



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

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INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: September 18, 2020
TO: Roger Pelham, Senior Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Bannockburn Trust*
Parcel Map Case No.: WTPM20-0006
APN: 047-130-35
Review Date: September 17, 2020

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Provide evidence of documented access for parcel 3, the two documents shown appear to be private easements, that favors the applicant.
5. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WTPM20-0006
PMRC 10/9/2020