



Planning Commission Staff Report

Meeting Date: July 5, 2017

Subject: Abandonment Case Number WAB17-0003

Applicants: Jason Lurie

Agenda Item Number: 9A

Summary: Request to abandon an unused 20 foot emergency access easement stemming from Lurie Lane that traverses the 3 parcels that are the subject of this request

Recommendation: Approval with Conditions

Prepared by: Chad Giesinger, Senior Planner
Washoe County Community Services Department
Planning and Development Division
775.328.3626
cgiesinger@washoecounty.us

Description

Abandonment Case Number WAB17-0003 (Lurie Ln) – For possible action, hearing, and discussion to approve the abandonment of an unused 20 foot emergency access easement that traverses the 3 parcels that are the subject of this request. The easement proposed for abandonment stems from Lurie Lane and only provides access to the 3 subject parcels and no other surrounding or connected parcels have an interest in the easement.

- Property Owners: Jason and Jennifer Lurie Living Trust, 2012 Becker Family Trust, Lurie-Vogelsong Living Trust, Arthur J and Cary Lurie
- Applicant: Jason Lurie, 4 Patrick Lane, Orinda, CA 94563
- Location: 20 Lurie Lane, approximately 1/3 mile west of Lakeside Drive off of Faretto Lane
- Assessor's Parcel Numbers: 222-060-29, 222-060-30, and 222-060-31
- Parcel Sizes: All 3 parcels are 2.5-acres
- Master Plan Category: Rural Residential (all 3 parcels)
- Regulatory Zone: High Density Rural (all 3 parcels)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 806, *Vacations and Abandonments of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 2, T18N, R19E, MDM, Washoe County, NV

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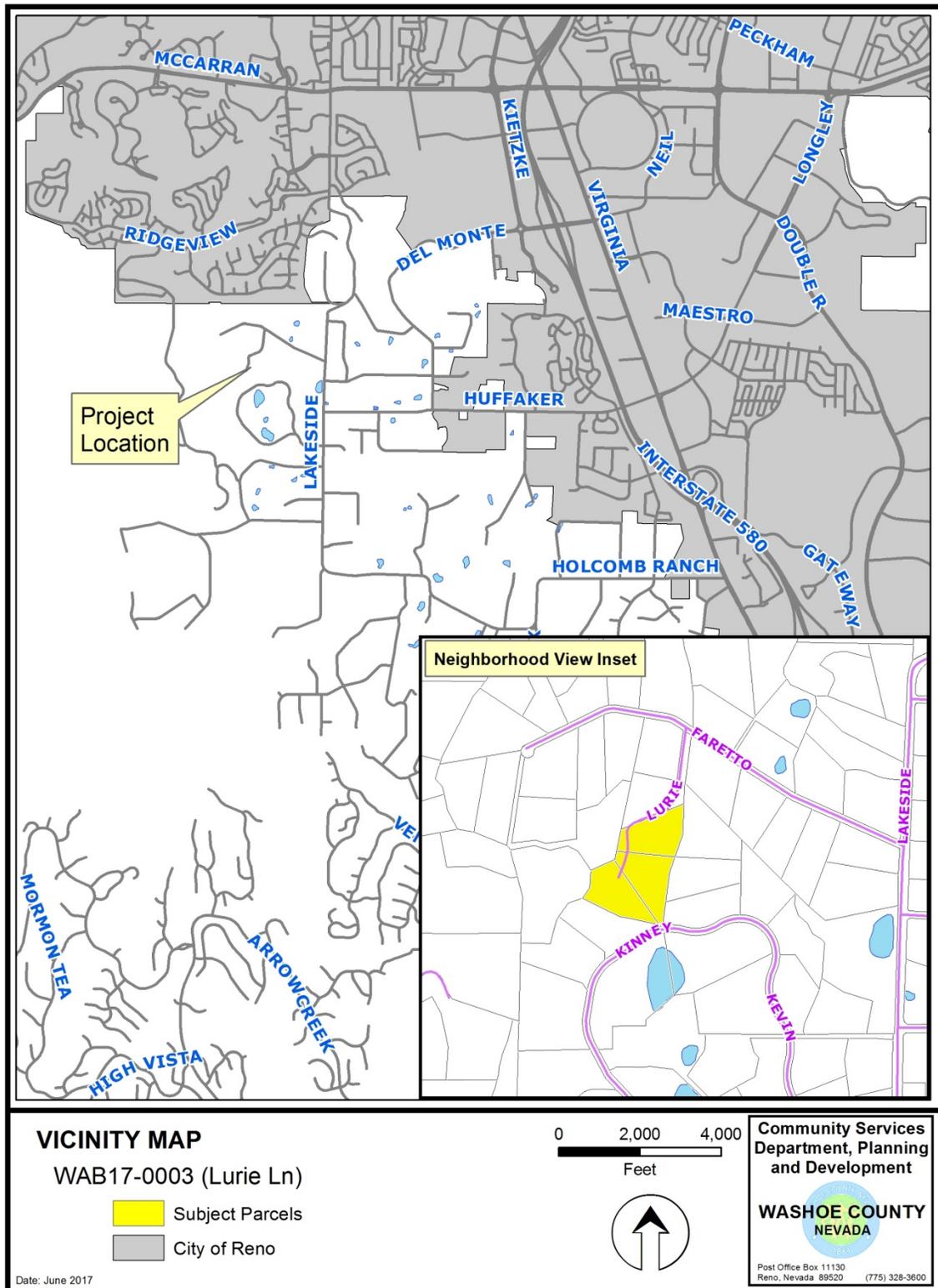
Abandonment Purpose and Process

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the Abandonment, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

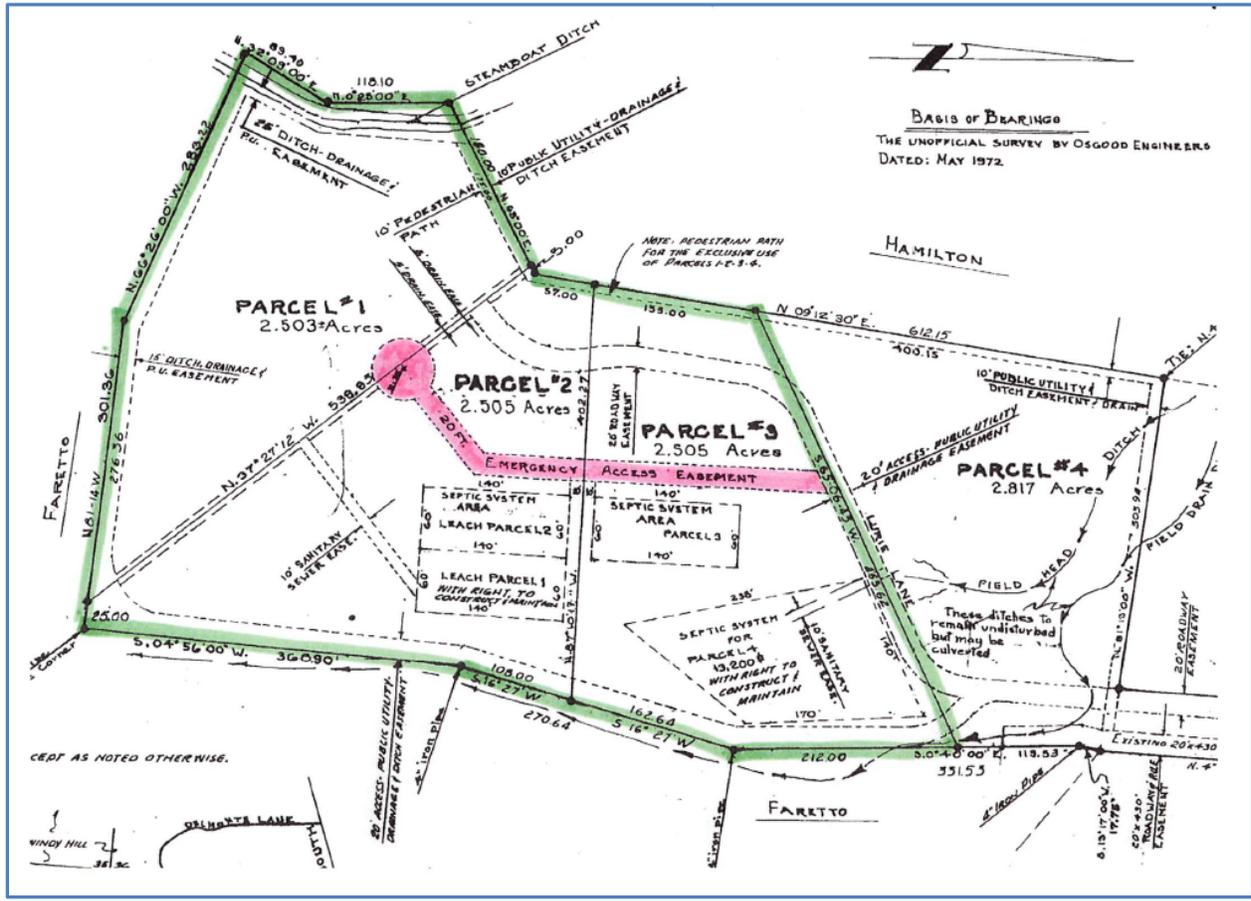
The Resolution and Order of Abandonment is the legal record prepared by the Engineering and Capital Projects Division and recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements that are required by the Conditions of Approval and submitted by the applicant’s surveyor. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, they record the Resolution and Order of Abandonment with the County Recorder. An abandonment is complete once that recordation has occurred.

Washoe County Code (WCC) Section 110.806.15 authorizes the Planning Commission to consider abandonments or vacations of streets and easements, including government patent easements. Abandonment Case Number WAB17-0003 seeks to abandon an unused and unimproved 20 foot emergency access easement that only affects the subject parcels, and is asking the Planning Commission to consider that request.

Vicinity Map



Site Plan



The unused and unimproved easement requested for abandonment is highlighted in pink above. The other 20 foot easement is the actual improved access and will remain. Fire has requested that a new 50 foot radius turnaround easement be added to the end of this existing easement to replace the turnaround to be abandoned.

Aerial Photo of Project Site



Project Evaluation

The applicant is seeking to abandon an unused and unimproved 20-foot-wide emergency access easement that is exclusive to the 3 subject parcels (i.e. the easement does not affect or provide access to any other parcels). All 3 parcels are currently owned by the same family / trust. The subject easement, which was originally created on parcel map #729 recorded in 1976, is for emergency fire access only and does not include any public utility or drainage interests. The applicant is requesting the abandonment because it is not being used and is creating an unnecessary legal (and land use) encumbrance on the properties.

As shown in the aerial photo on the previous page, only 1 of the 3 subject properties is currently developed with a single-family residence while the remaining 2 parcels are vacant. The developed parcel is located in the middle of the 3 parcel cluster. Access to all 3 parcels is provided by an existing improved 20 foot access and public utility and drainage easement that will not be affected by the requested abandonment. Fire has requested that a 50 foot radius turnaround be added to this existing easement to replace the turnaround to be abandoned. Surrounding properties are developed with single-family residences that have separate dedicated access easements that will not be impacted by the requested abandonment.

Code and Policy Regarding Easements

Washoe County Code (WCC) Section 110.806.15(d) states that if “the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated.” WCC Section 110.806.70, also states, in part, that “the Planning Commission or Board may reserve and except therefrom any easements, rights, or interests therein which it deems desirable for the use of the County or any public utility.” To the extent other property owners nearby or other entities might have any ownership interests in these easements, the County’s action to abandon or not abandon would not affect those interests. In turn, the property owners applying for the abandonment would be responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own. In order to recommend approval of an abandonment, WCC Section 110.806.20 requires that the Planning Commission make three findings, including that such an abandonment would not result in material injury to the public.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

Pursuant to Article 806, Vacations and Abandonments of Easements and Streets, proposals for abandonments or vacations are not required to be noticed to Citizen Advisory Boards. No comments have been received from the public regarding this request.

Public Notice

WCC Section 110.806.15(c)(1) requires notice of a vacation or abandonment (that is not part of a tentative subdivision map application) to be mailed to each owner of property abutting or connected to the proposed vacation or abandonment. Staff has provided this required notice as shown on the Public Notice map attached as Exhibit C.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Engineering and Capital Projects Division, Land Development
 - Planning and Development Division

- Washoe County Health District, Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- AT&T
- NV Energy
- Truckee Meadows Water Authority
- Southwest Gas

Two of the above-listed agencies/departments provided comments in response to their evaluation of the project application. A **summary** of each agency's comments and their contact information is provided below.

- Washoe County Engineering and Capital Projects, Land Development has recommended approval with conditions that the applicant submit acceptable legal descriptions and comply with all conditions of approval from reviewing agencies.

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- Truckee Meadows Fire Protection District is recommending approval subject to the condition that a new 50 foot radius turn around emergency access easement (to replace the abandoned easement) be provided/shown on the final map so that access to all 3 parcels is maintained.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

The Regional Transportation Commission and the Washoe County Health District indicated they reviewed the proposal and have no comments.

Staff Comment on Required Findings

WCC Section 110.806.20 and NRS 278.480 require that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

WCC Section 110.806.20 Required Findings

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

Staff Comments: The proposed abandonments do not affect any policies, action programs, standards or maps of either the Master Plan or the Southwest Truckee Meadows Area Plan.

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The easement proposed for abandonment is exclusive to the subject parcels, doesn't provide access to any other properties, is not used nor improved, and a separate easement exists to provide continued access to the parcels. Staff therefore finds that the requested abandonment will not result in a material injury to the public.

3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: Adequate public utility easements exist on the subject parcels and these easements will not be impacted by abandonment of the emergency access easement. Staff therefore finds that the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the requested abandonment or provided no comments. Therefore, after a thorough analysis and review, Abandonment Case Number WAB17-003 is being recommended for approval with the conditions included as Exhibit A to this staff report. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A in the staff report, Abandonment Case Number WAB17-003 for Jason Lurie, having made all three findings in accordance with Washoe County Code Section 110.806.20:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicants, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicants.

xc: Applicant/Owner: Jason Lurie, 4 Patrick Lane, Orinda, CA 94563

Consultant: John Krympotic, KLS Planning & Design Group, Inc, 9480 Double Diamond Pkwy, Reno NV 89521



Conditions of Approval

Abandonment Case Number: WAB17-0003

The abandonment approved under Abandonment Case Number WAB17-0003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 5, 2017. Conditions of Approval are requirements placed on the abandonment by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department, Planning and Development Division.

Compliance with the conditions of approval related to this Abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development Division

1. The following condition is a requirement of Community Services Department, Planning and Development Division, which shall be responsible for determining compliance with this condition.

Contact Name – Chad Giesinger, 775.328.3626, cgiesinger@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action.

Washoe County Engineering and Capital Projects Division

2. The following conditions are requirements of the Community Services Department, Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2313, ivesely@washoecounty.us

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions to the County Surveyor for review and approval. The legal descriptions shall be prepared by a registered professional and shall be for area of abandonment, and any new easements that may be required. The County Surveyor shall determine compliance with this condition.
- b. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact: Amy Ray, 775.326-6005, aray@washoecounty.us

- a. This access easement was put in place to allow access to all of the three parcels. The current house sits on two of the three parcels. Access to the third parcel and an associated turn-around with a 50 foot turn around radius for emergency vehicles shall be provided / shown on the final map in case the owner decides to sell any of the parcels, so access is maintained.

*** End of Conditions ***

20 Lurie Lane

Application to Washoe County for a:

Abandonment

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
9480 Double Diamond Parkway, Suite 299
Reno, Nevada 89521

Prepared for:

Lurie Trust, Et al
Jason Lurie
4 Patrick Lane
Orinda, CA 94563

May 15, 2017

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Application Materials

- WC Development Application
- Abandonment Application
- Property Owner Affidavits
- WC Application Fee Sheet
- WC Treasurer (Payment Records – 3 sheets)
- Preliminary Title Report
- Legal Description
- Assessor’s Parcel Map (subject parcels highlighted)
- Additional Map Exhibits

Project Request - This application includes the following request:

- A request for **Abandonment** of an unused Emergency Access Easement that spans over three parcels.

Property Location

The site is located on Lurie Lane near the intersection of Faretto Lane in Southwest Washoe County. The site area includes 3 parcels (see Figure 2) which consists of 7.5 acres on three parcels equally split at 2.5 acres.

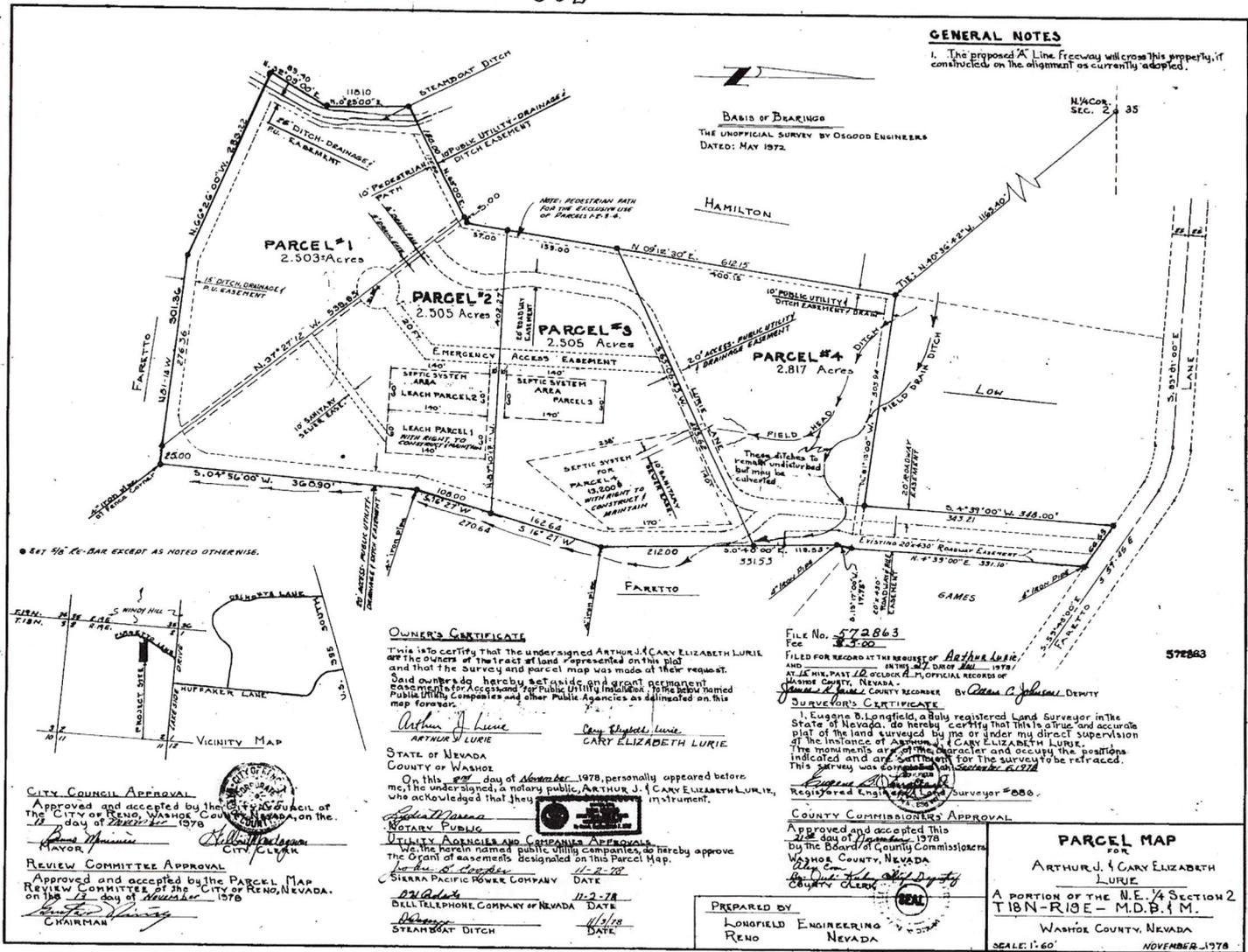
Reason for the Request

The request to remove the easement is for two reasons. It does not serve any purpose as an Emergency Access Easement and it has created an legal encumbrance on the three parcels. All of the properties owners are in agreement and support removal of the easement in the Abandonment request, knowing that it serves no functional purpose.



Figure 4 - Copy of Recorded Parcel Map 729

729



Parcel map # 729

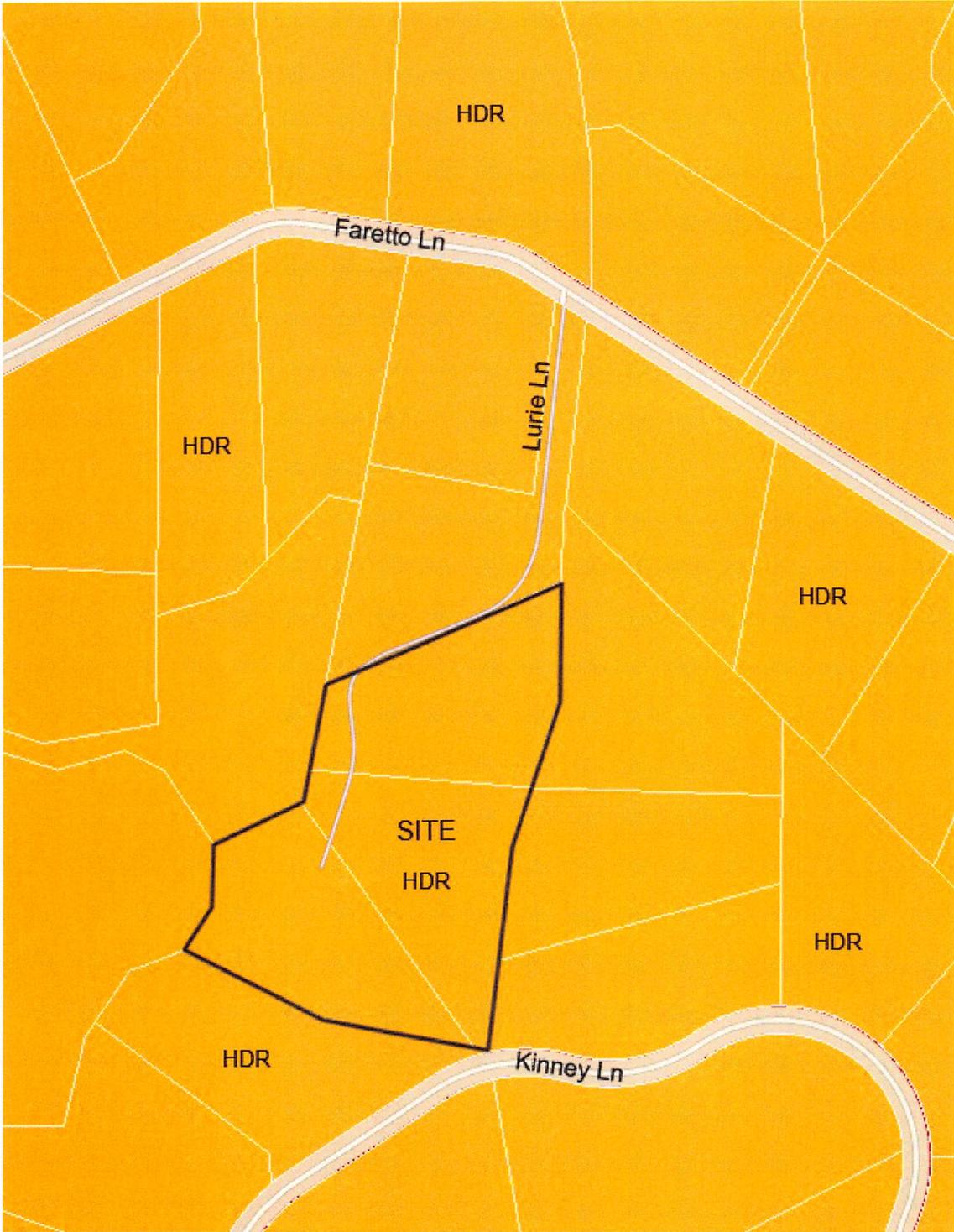


Figure 5 – Existing County Zoning

Appendix

Application Materials

WC Development Application

Abandonment Application

Property Owner Affidavits

WC Application Fee Sheet

WC Treasurer (Payment Records – 3 sheets)

Preliminary Title Report

Legal Description

Assessor's Parcel Map (subject parcels highlighted)

Additional Map Exhibits

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: 20 Lurie Lane			
Project Description: Abandonment of a 20' emergency access easement that spans over three parcels included in this request.			
Project Address: 20 Lurie Lane, Reno NV 89511			
Project Area (acres or square feet): 3 parcels totaling 7.5 acres with a 20' wide easement as a portion of that			
Project Location (with point of reference to major cross streets AND area locator): Lurie Lane which intersects Faretto Lane to the east			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
222-060-29	2.50 ac	222-060-31	2.50 ac
222-060-30	2.50 ac		
Section(s)/Township/Range: Not Known			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Lurie Trust		Professional Consultant:	
Name: Jason Lurie		Name: KLS Planning & Design Group, Inc	
Address: 4 Patrick Lane, Orinda, CA		Address: 9480 Double Diamond Pkwy, Reno NV	
Zip: 94563		Zip: 89521	
Phone: 925-323-6508	Fax: N/A	Phone: 775-852-7606	Fax: 852-7609
Email: Jasonlurie2012@yahoo.com		Email: Johnk@klsdesigngroup.com	
Cell: None	Other: N/A	Cell: 775-857-7710	Other: N/A
Contact Person: Jason Lurie		Contact Person: John F. Krmptotic, AICP	
Applicant/Developer: Lurie trust		Other Persons to be Contacted:	
Name: Jason Lurie		Name: Oliver Real Estate	
Address: 4 Patrick Lane, Orinda, CA		Address: 65 Foothill Road #2, Reno, NV	
Zip: 94563		Zip: 89511	
Phone: 925-323-6508	Fax: N/A	Phone: 775-741-5675	Fax:
Email: Jasonlurie2012@yahoo.com		Email: kathie@kathiebartlett.com	
Cell: None	Other: N/A	Cell: 775-741-5675	Other: N/A
Contact Person: Jason Lurie		Contact Person: Kathie Bartlett	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

This is a request for Abandonment of a 20' Emergency Access Easement that was created with the original parcel map (#792). That easement spans across the 3 parcels of this application. The easement is no longer needed based on discussions with Washoe County staff including Engineering and the TMFPD. There is no function or purpose to the easement at this time and it has created an encumbrance on the 3 parcels.

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

It is shown on Parcel Map #729 (see attached) that was approved in November of 1976.

3. What is the proposed use for the vacated area?

The proposed use is the same as the current use which is the undeveloped part of the lot used for landscaping and pasture area in a rural setting.

4. What replacement easements are proposed for any to be abandoned?

There is an access road near (above) the emergency access easement that serves primary access to the 3 lots and serves the same purpose of the easement if it were improved. The easement is obsolete and serves no purpose for emergency access.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

There are no factors that exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other properties in the vicinity. In vetting this request with staff, it is clear that the easement is not being used for its original purpose and will not result in any damage to any properties in the area.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

Yes No

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

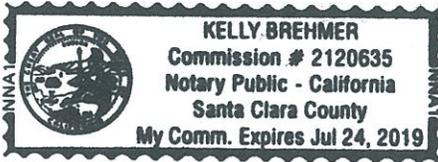
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)
On May 10, 2017 before me, Kelly Brehmer,
Date Here Insert Name and Title of the Officer
personally appeared Alexander J. Lurie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kelly Brehmer
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 16th day of MAY, 2017,

by Jason Lurie

Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



M. Marcucci

Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: PROPERTY OWNER

Document Date: 5-16-17

No. of Pages: _____

Signers(s) Other Than Named Above: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Mateo

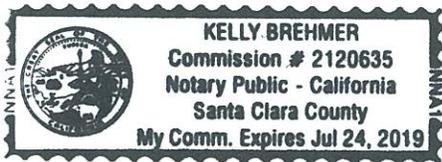
Subscribed and sworn to (or affirmed) before me
 on this 16 day of May, 2017,
 by Date Month Year

(1) Alexander Lurie

(and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Kelley Brehmer
 Signature of Notary Public



Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Affidavit Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Property Owner Affidavit

Applicant Name: 2012 Becker Family Trust

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Elizabeth Lurie Becker
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 222-060-30

Printed Name Elizabeth Lurie Becker

Signed Elizabeth Lurie Becker

Address 20 Lurie Lane Reno, NV 89511

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

**PLEASE SEE ATTACHED
FOR NOTARIZATION**

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 16TH day of MAY, 2017,
by Elizabeth Lurie Becker
Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.



M. Marcucci

Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: Property Owner Affidavit

Document Date: 5.16.17 No. of Pages: _____

Signers(s) Other Than Named Above: _____

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Pay By Check

Please make checks payable to:
**WASHOE COUNTY
 TREASURER**

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste
 D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
22206029	Active	5/9/2017 2:10:51 AM
Current Owner: LURIE, ARTHUR J & CARY 20 LURIE LN RENO, NV 89511		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District: 4000		Geo CD:
Legal Description		
Lot 1 SubdivisionName _UNSPECIFIED Township 18 Range 19		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$152.32	(\$19.42)	\$132.90
Truckee Meadows Fire Dist	\$483.84	(\$61.69)	\$422.15
Washoe County	\$1,246.96	(\$158.99)	\$1,087.97
Washoe County Sc	\$1,020.10	(\$130.07)	\$890.03
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$2,913.66	(\$370.17)	\$2,543.49

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016113402	B16.105932	\$633.37	9/29/2016
2016	2016113402	B16.161451	\$633.37	12/19/2016
2016	2016113402	B16.216372	\$633.37	2/22/2017
2016	2016113402	B16.78966	\$643.38	8/25/2016

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
22206030	Active	5/9/2017 2:10:51 AM
Current Owner: LURIE TRUST, JASON & JENNIFER 20 LURIE LN RENO, NV 89511		SITUS: 20 LURIE LN WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Lot 2 SubdivisionName _UNSPECIFIED Township 18 Range 19		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$564.00	(\$26.00)	\$538.00
Truckee Meadows Fire Dist	\$1,791.51	(\$82.57)	\$1,708.94
Washoe County	\$4,617.12	(\$212.83)	\$4,404.29
Washoe County Sc	\$3,777.12	(\$174.08)	\$3,603.04
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$10,760.19	(\$495.48)	\$10,264.71

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016113477	B16.105933	\$2,563.68	9/29/2016
2016	2016113477	B16.161452	\$2,563.68	12/19/2016
2016	2016113477	B16.216373	\$2,563.67	2/22/2017
2016	2016113477	B16.78967	\$2,573.68	8/25/2016

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:
 (775) 328-2500

Address change requests may also mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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Reno, NV 89520-3039

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(775) 328-2500

Address change requests may also mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID	Status	Last Update
22206031	Active	5/9/2017 2:10:51 AM
Current Owner: LURIE, ARTHUR J & CARY 20 LURIE LN RENO, NV 89511		SITUS: 20 LURIE LN WCTY NV
Taxing District: 4000		Geo CD:
Legal Description		
Township 18 SubdivisionName _UNSPECIFIED Range 19 Lot 3		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$171.36	(\$21.85)	\$149.51
Truckee Meadows Fire Dist	\$544.32	(\$69.39)	\$474.93
Washoe County	\$1,402.83	(\$178.87)	\$1,223.96
Washoe County Sc	\$1,147.61	(\$146.30)	\$1,001.31
Water District	\$10.00	\$0.00	\$10.00
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.44	\$0.00	\$0.44
Total Tax	\$3,276.56	(\$416.41)	\$2,860.15

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016113871	B16.105934	\$712.54	9/29/2016
2016	2016113871	B16.161453	\$712.54	12/19/2016
2016	2016113871	B16.216374	\$712.53	2/22/2017
2016	2016113871	B16.78968	\$722.54	8/25/2016

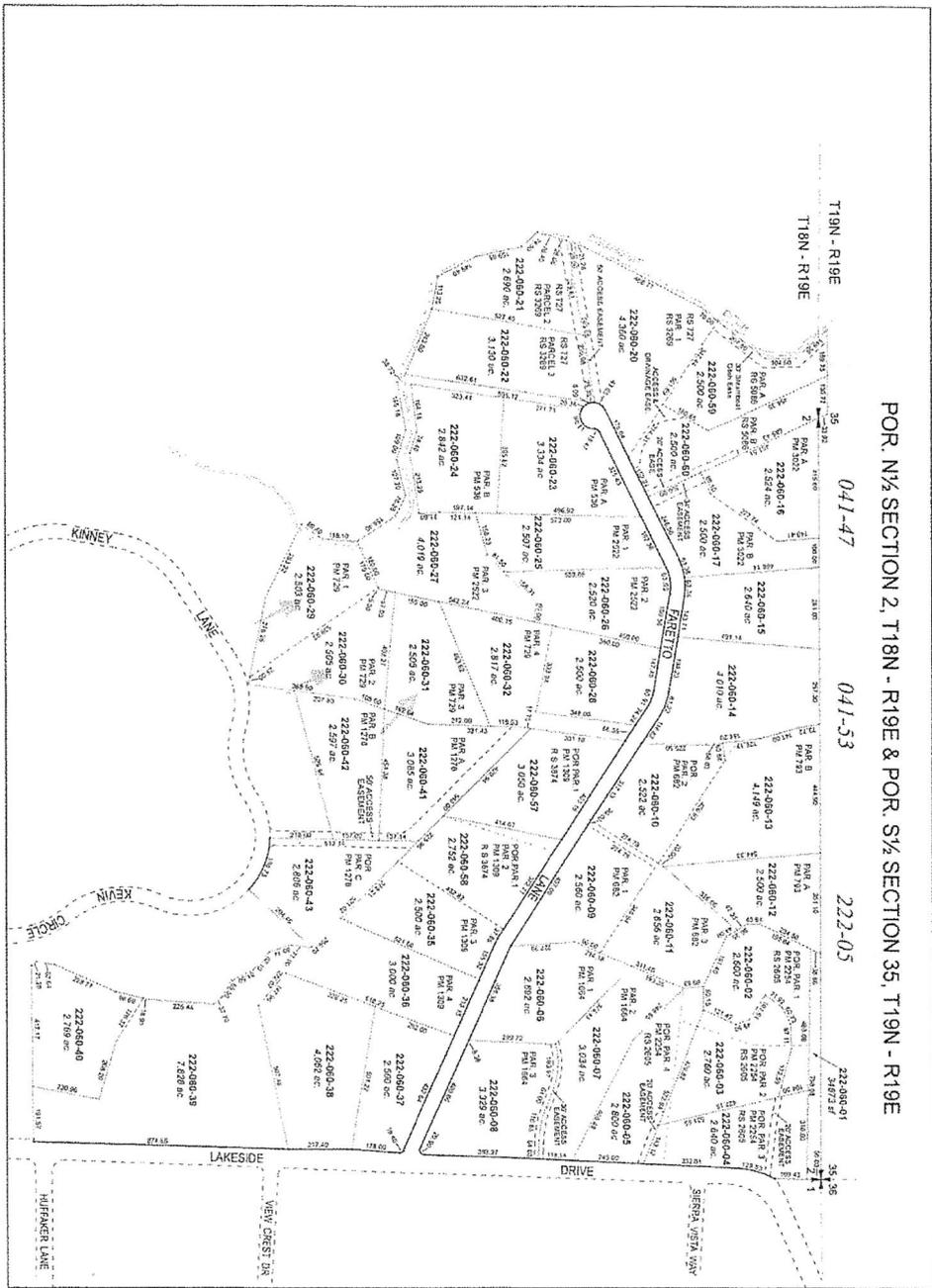
FOR. N½ SECTION 2, T18N - R19E & FOR. S½ SECTION 35, T19N - R19E

T19N - R19E
T18N - R19E

041-47

041-53

222-05



Assessor's Map Number
222-06

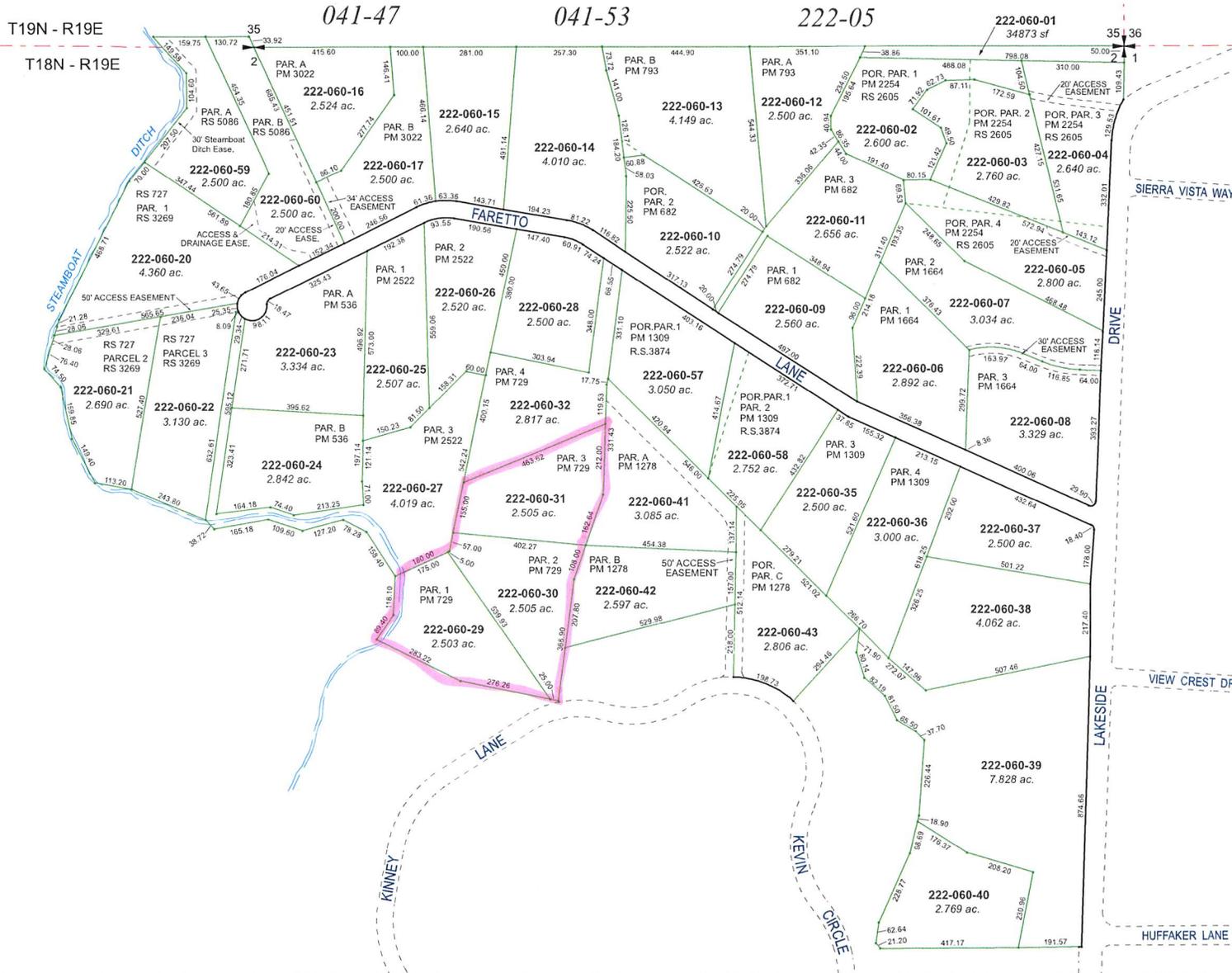
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Main Street
Reno, Nevada 89502
(775) 335-2531



Created by **CSRS 8/16/2012**
Unlocked **EDS 2/20/14**
#12 removed (see map page)
541.1

NOTE: This map was prepared for the use of the Assessor's Office. It is not intended to be a legal document. It is not a substitute for a deed or other legal instrument. It is not a warranty of title. It is not a guarantee of accuracy. It is not a contract. It is not a representation of value. It is not a statement of opinion. It is not a statement of fact. It is not a statement of law. It is not a statement of policy. It is not a statement of procedure. It is not a statement of result. It is not a statement of conclusion. It is not a statement of recommendation. It is not a statement of advice. It is not a statement of assistance. It is not a statement of support. It is not a statement of endorsement. It is not a statement of approval. It is not a statement of disapproval. It is not a statement of objection. It is not a statement of protest. It is not a statement of dissent. It is not a statement of disagreement. It is not a statement of conflict. It is not a statement of controversy. It is not a statement of dispute. It is not a statement of litigation. It is not a statement of judgment. It is not a statement of decision. It is not a statement of action. It is not a statement of inaction. It is not a statement of omission. It is not a statement of commission. It is not a statement of error. It is not a statement of omission. It is not a statement of commission. It is not a statement of error.

POR. N½ SECTION 2, T18N - R19E & POR. S½ SECTION 35, T19N - R19E



Assessor's Map Number

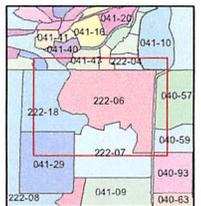
222-06

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



1 inch = 300 feet



created by: KSB 8/14/2012

last updated: EMG 9/26/14

area previously shown on map(s)

041-11

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



160-24

222-060-27

222-060-31

Subject
Parcels

222-060-30

222-180-01

222-060-29

222-072-04

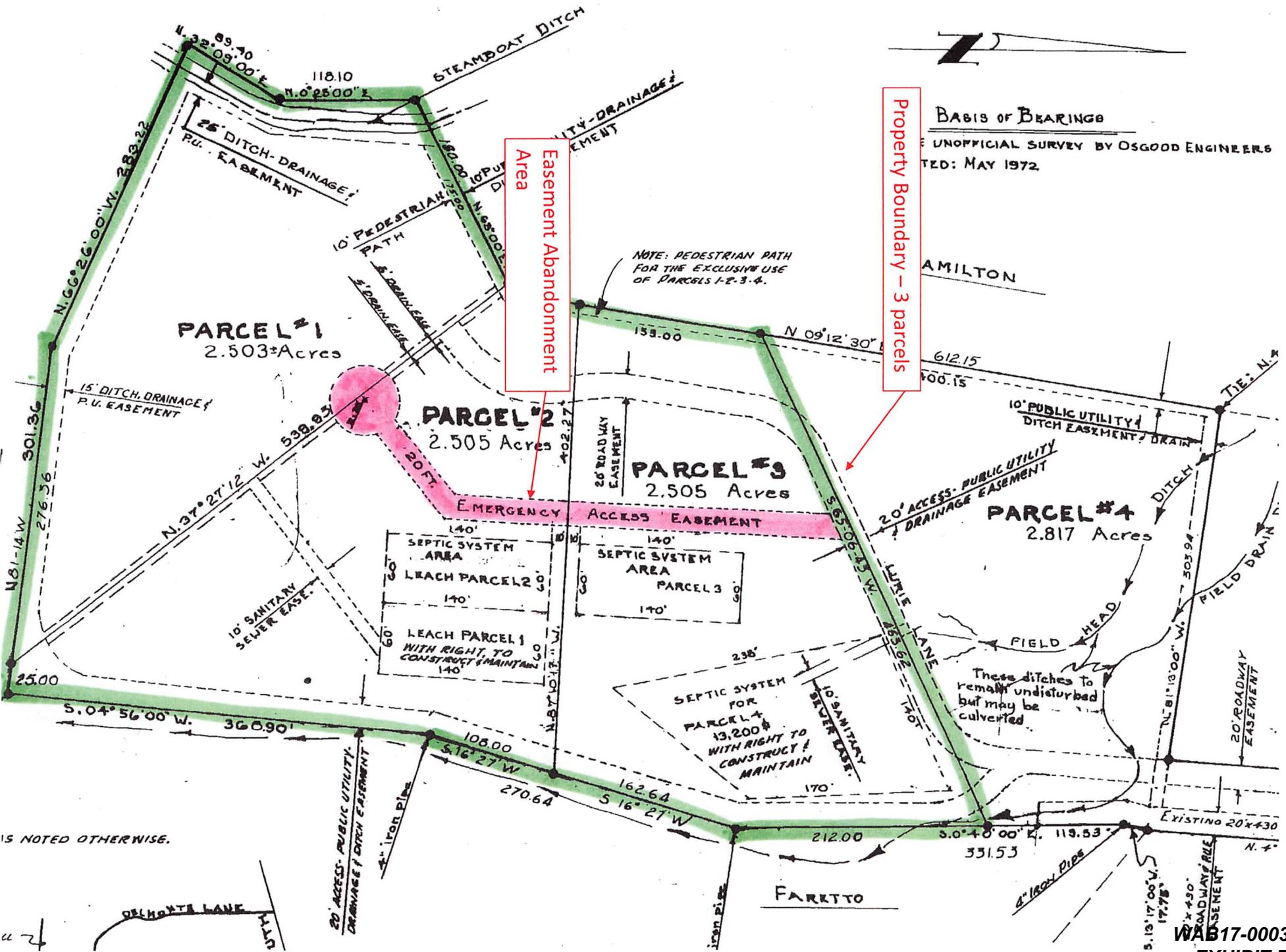
DITCH

SUNSET BLVD

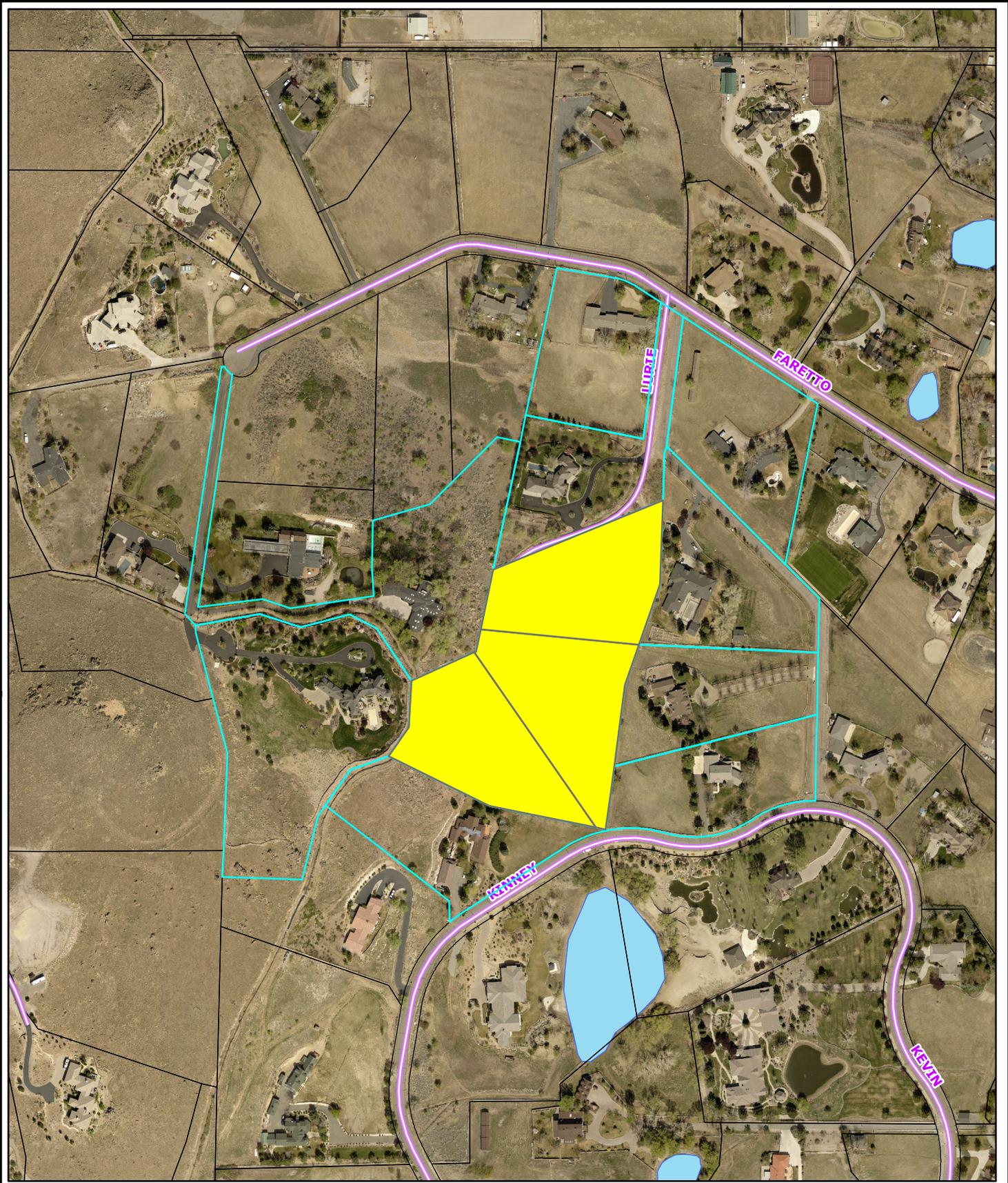
WAB17-0003
EXHIBIT B

BASIS OF BEARINGS

UNOFFICIAL SURVEY BY OSGOOD ENGINEERS
DATED: MAY 1972

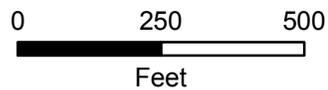
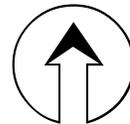


IS NOTED OTHERWISE.



WAB17-0003 Public Notice Map
Parcels Abutting or Connected to Subject Parcel

- Noticed Parcels
- Subject Parcel



**Community Services
 Department, Planning
 and Development**

**WASHOE COUNTY
 NEVADA**
 1861

Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

Source: Planning and Development Date: May, 2017