



Planning Commission Staff Report

Meeting Date: July 5, 2022

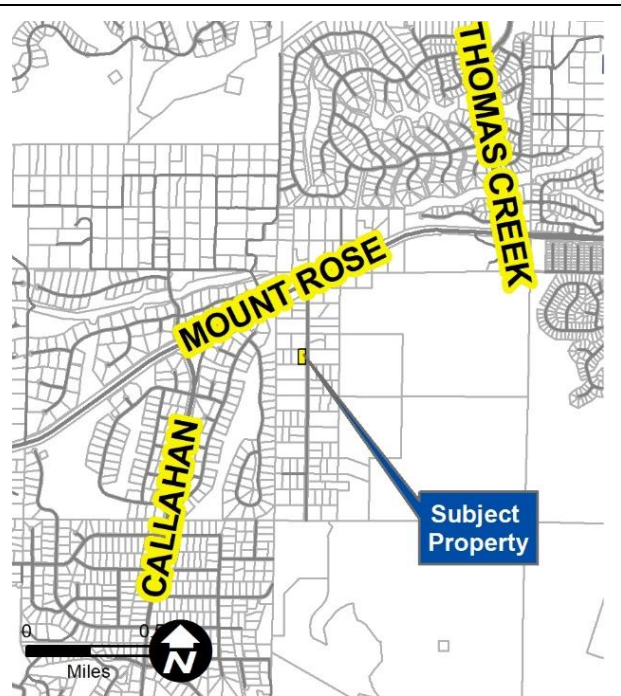
Agenda Item: 9A

ABANDONMENT CASE NUMBER:	WAB22-0006 (West Abandonment)
BRIEF SUMMARY OF REQUEST:	Abandonment of 13 feet of existing 33-foot easements on the north and south property lines.
STAFF PLANNER:	Katy Stark, Planner; Kat Oakley, Planner Phone Number: 775.328.3618; 775.328.3628 E-mail: krstark@washoecounty.gov ; koakley@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve the abandonment of Washoe County's interest in 13 feet of an existing 33-foot roadway and public utility easement abutting the northern property line of APN 150-221-06 and 13 feet of an existing 33-foot roadway and public utility easement abutting the southern property line of APN 150-221-06.

Applicant/Owner: Dustin West
 Location: 15415 Fawn Lane, Reno, NV 89511
 APN: 150-221-06
 Parcel Size: 1.177 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Low Density Suburban (LDS)
 Area Plan: Forest
 Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
 Commission District: 2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 Washoe County's abandonment of its interest in 13 feet of the easement abutting the north property line and 13 feet of the easement abutting the south property line of parcel 150-221-06 as indicated in Abandonment Case Number WAB22-0006 for Dustin West, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 9)

Staff Report Contents

Abandonment Definition..... 3
Site Plan 4
Project Evaluation..... 5
Forest Area Plan 8
Reviewing Agencies..... 8
Recommendation..... 9
Motion..... 9
Appeal Process.....10

Exhibits Contents

Conditions of Approval..... Exhibit A
Agency Comments..... Exhibit B
Public Notice..... Exhibit C
Project Application Exhibit D
Updated Site Plan 5-4-2022 Exhibit E

Abandonment Definition

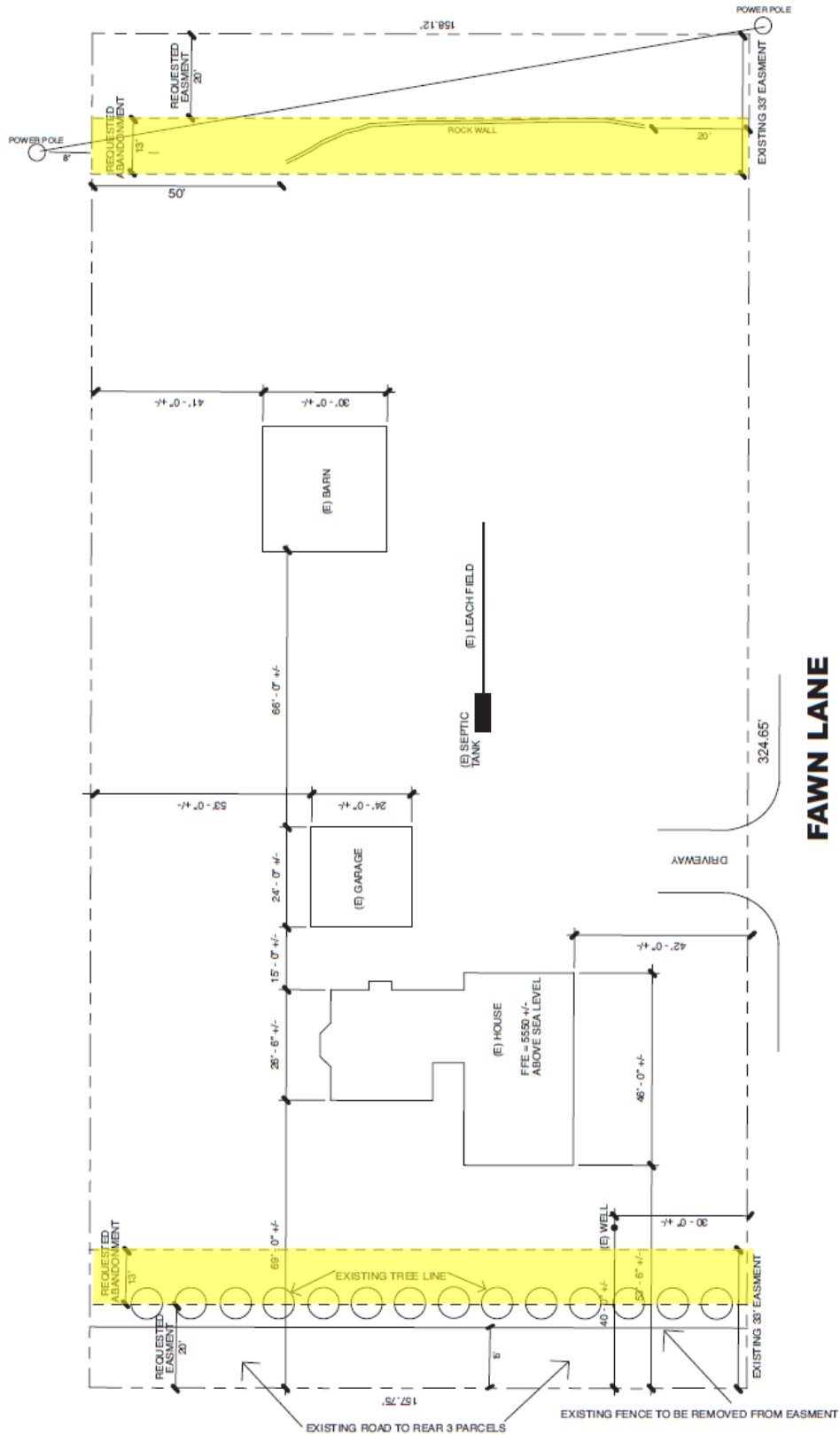
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 which is 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, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB22-0006 are attached to this staff report and will be included with the Action Order if granted approval.

- 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.

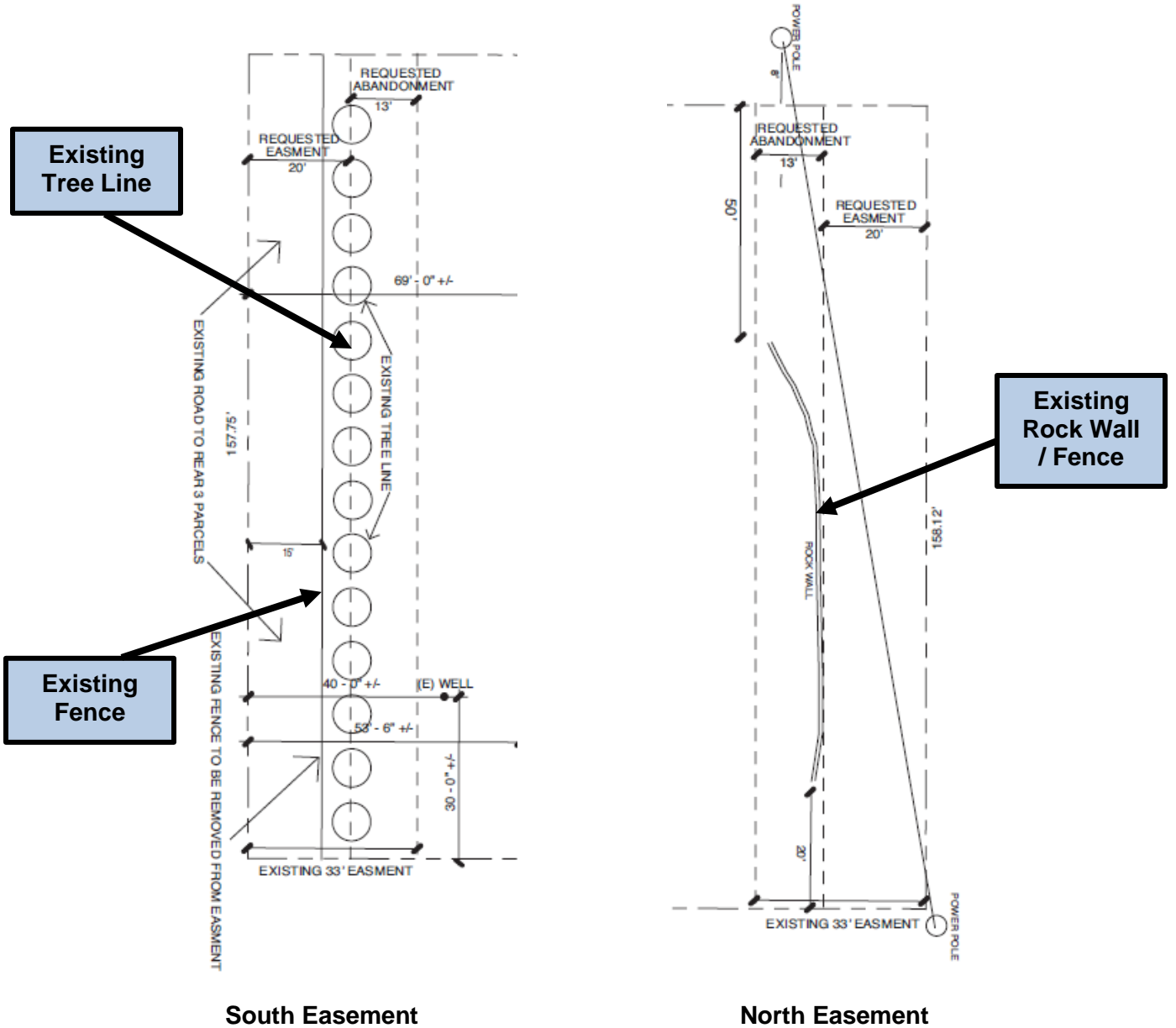
The subject property has a regulatory zone of Low Density Suburban (LDS). The front and rear yard setbacks are 30 feet, and the side yard setbacks are 12 feet from their respective property lines.



Site Plan

Project Evaluation

The applicant is requesting to abandon 13 feet of the 33-foot-wide roadway and public utility easement on the north side of the subject property and 13 feet of the 33-foot-wide roadway and public utility easement on the south side of the subject property.



South Easement:

There is an existing mature tree line 20 feet from the south property line, within the current 33-foot easement. The tree line is designated by the line of circles shown above in the "South Easement" image. A fence is located south of the tree line and within the current 33-foot easement. A photograph of the south fence is shown in the image below. If the requested abandonment is granted, then the existing fence would fall inside of the remaining 20-foot easement. The applicant is aware of the fence location and is willing to remove the south fence in order to adhere to the 20-foot easement, if granted. A condition for fence removal is included in the conditions of approval (Exhibit A).



View of south side of property

North Easement:

There is currently a rock wall and wood fence on the north side of the property. Truckee Meadows Fire Protection District (TMFPD) contacted Planning staff after TMFPD reviewed the abandonment application and visited the site. TMFPD measured the drive aisle on the north side of the property and found the drive aisle (between the rock wall and trees) to be 14 feet wide in some locations. TMFPD expressed concern about the width of this drive aisle and access to the utility lines and power poles. Images of the drive aisle, utility lines and power poles are shown in the photographs below. TMFPD, the applicant, and Planning staff communicated regarding the north drive aisle. The applicant removed some plant matter on the north property line and somewhat increased the width of the drive aisle. However, TMFPD retained some concerns regarding the width of the drive aisle. In order to address these concerns, a condition of approval from TMFPD is included in Exhibit A, which requires the applicant to cut back, limb up, and properly maintain the vegetation along the northern property line as much as is possible to create as much usable drive aisle for the easement as remains with the existing conditions. TMFPD will determine compliance with this condition.

The project application was sent to NV Energy for agency review and staff received no comments or conditions from NV Energy. Washoe County Engineering provided a condition (Exhibit A) requiring the retention or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities.



View of north side of property – Drive aisle & utility lines

With the conditions described above and with the additional conditions included in Exhibit A, staff believes that access will be maintained for all surrounding parcels and utilities with a reduction of the north and south easements from 33 feet to 20 feet. Parcels to the north of the subject parcel access their properties via their north access easements, and parcels to the west of the subject parcel access their properties via their south access easements.



Access for surrounding parcels

Forest Area Plan

The subject parcel is located within the Forest Area Plan in the Galena-Callahan Suburban Character Management Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Forest Area Plan.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Rober Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Water Rights Manager	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us & Dale Way, dway@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com
Nevada State Historic Preservation	X			
AT&T	X	X		Bryson Gordon, bg1853@att.net
NV Energy	X			
Truckee Meadows Water Authority	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.806.20 requires 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.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Forest Area Plan, as staff has not found any applicable policies, action programs, standards or maps related to this abandonment request.

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The proposed vacation does not result in material injury to the public. Existing access will be maintained for the properties to the north and west of the subject parcel, and 20-foot access easements will remain on the north and south sides of the subject parcel. Conditions have been included in Exhibit A to ensure that access to utilities will be maintained.

- (c) 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: AT&T, NV Energy and Truckee Meadows Water Authority (TMWA) were sent the project description and application for evaluation. Staff only received a response from AT&T, and AT&T indicated no conflict with the proposed abandonment. Washoe County Engineering also reviewed the project and provided a condition requiring the retention or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities. This condition is included in Exhibit A.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB22-0006 is being recommended for approval with conditions. 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 Washoe County's abandonment of its interest in 13 feet of the easement abutting the north property line and 13 feet of the easement abutting the south property line of parcel 150-221-06 as indicated in Abandonment Case Number WAB22-0006 for Dustin West, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) 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 applicant(s), 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB22-0006

The project approved under Abandonment Case Number WAB22-0006 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on July 5, 2022. Conditions of approval are requirements placed on a permit or development 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. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this 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. Nothing in this abandonment should 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, this abandonment 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.

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 Building 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 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 Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov; Kat Oakley, 775.328.3628, koakley@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- d. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- e. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.
- f. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall remove the fence located within the 20-foot southern access easement of APN 150-221-06. No fence or structure shall be located within the 20-foot southern access easement.
- g. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall obtain a site plan from a licensed surveyor in order to demonstrate that the rock wall and fencing are not within the 20-foot northern access easement of APN 150-221-06. If the rock wall and fencing are located within the 20-foot northern access easement, then the applicant shall remove any portion(s) of the rock wall and fencing that extend into the 20-foot access easement. No fence or structure shall be located within the 20-foot northern access easement.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of public right-of-way only. A private roadway easement for the benefit of existing parcels (APN 150-221-03, 150-221-04, 150-221-05, 150-221-06), as well as an easement for emergency access roadway, drainage, and public utility is hereby expressly reserved.

- d. 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 (TMFPD), which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall cut back, limb up, and properly maintain the vegetation along the northern property line as much as is possible to create as much usable drive aisle for the easement as remains with the existing conditions.

*** End of Conditions ***

From: [Landis, Rosa](#)
To: [Stark, Katherine](#)
Subject: April Agency Review - Memorandum I, Items 2 & 7
Date: Monday, April 25, 2022 2:01:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon Katy,

I have reviewed items 2& 7 for the Building Division and here are my comments:

Item 2

- No comment. Any new construction on this lot must comply with the 2018 International Residential Code.

Item 7

- The construction of the proposed DADU must comply with the 2018 International Residential Code.

Please let me know if you have any questions or need any additional information.

Thank you,



Rosa Landis

ICC Certified Plans Examiner | Community Services Department

RLandis@washoecounty.gov | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

Visit us online: www.washoecounty.us/csd

For Building call: 775.328.2020

Building Email: building@washoecounty.gov

1001 E. 9th Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

☆ [Submit a Nomination](#) ☆

**** Please notify the Permit Technician you have been working with or building@washoecounty.us when you have uploaded corrections, revisions, or ANY new document. ****



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
 Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.6133

Application Review Memorandum I

Agency Comments and Conditions Due as Follows:

#1 – #8 – Agency Comments and Conditions Due – April 29, 2022

To: Reviewing Agencies
 Subject: Review of Applications Submitted April 2022 – Memo I
 From: Planning and Building Division
 Community Services Department

Agency Review Process

Each project application received through the Planning and Building Division is sent to applicable agencies for review and analysis. Each agency is responsible for providing comments and/or conditions for the applications to the Planning and Building Division. Relevant agency comments will be included in the staff report and agency conditions will be incorporated as Conditions of Approval.

Comments and Conditions are requested according to the above-noted schedule and may be submitted to the staff planner listed for each case.

Project Descriptions: Project descriptions are provided below with links to the applications, or you may visit the Planning and Building Division Applications' website and choose the correct Commission District page: www.washoecounty.gov/csd/planning_and_development/applications/index.php

The following case is tentatively scheduled to be heard by

#1 – Planning Commission – June 7, 2022

This application was resubmitted on April 8, 2022. The applications for both projects are included under one hyperlink.

- Amendment of Conditions Case Number WAC22-0001 (Tentative Subdivision Map Case Number TM16-005, Ridges at Hunter Creek Phase 2)** – For hearing, discussion and possible action to approve an amendment of conditions to allow new and different lot configuration and to add a clubhouse as a common-area amenity.

Special Use Permit Case Number WSUP22-0007 (Ridges at Hunter Creek Phases 1 & 2) – For hearing, discussion and possible action to approve a special use permit for major grading including approximately 122,700 cubic yards of excavation, approximately 117,400 cubic yards of import of earthen material and approximately 2,004,302 square feet (±46 acres) of surface disturbance.

- Applicant: New Edge Living



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

- Property Owner: Kia Ora, LLC
- Location: South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor's Parcel Number(s): 041-661-02 through 05, 08 through 11; 041-662-01,03, 04, 06, 08 through 13;041-671-02 and 014-650-03
- Parcel Size: ±155 acres
- Master Plan Category: Suburban Residential (SR), Rural Residential (RR) and Rural (R)
- Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Development Code: Authorized in Article 408, Common Open Space Developments; Article 424, Hillside Development; and, Article 608, Tentative Subdivision Maps, Article 438, Grading
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.gov

The following case is tentatively scheduled to be heard by

#2 – Planning Commission – June 7, 2022

2. [Abandonment Case Number WAB22-0006 \(West Abandonment\)](#) - For hearing, discussion, and possible action to approve the abandonment of 13 feet of an existing 33-foot easement on the northern property line of APN 150-221-06 and 13 feet of an existing 33-foot easement on the southern property line of APN 150-221-06.

- Applicant: Dustin West
- Location: 15415 Fawn Lane, Reno, NV 89511
- Assessor's Parcel Number(s): 150-221-06
- Parcel Size: 1.177 acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest (FO)
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- E-mail: krstark@washoecounty.gov



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: April 29, 2022

To: Katy Stark, Planner, Planning and Building Division

From: Robert Wimer, P.E., Engineering and Capital Projects Division

Re: Abandonment Case **WAB22-0006 West Abandonment**

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of access easements along the northern and southern borders of the subject parcel. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by the owner. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of public right-of-way only. A private roadway easement for the benefit of existing parcels (APN 150-221-03, 150-221-04, 150-221-05), as well as an easement for emergency access roadway, drainage, and public utility is hereby expressly reserved.



Subject: West Abandonment – WAB22-0006
Date: April 29, 2022
Page: 2

4. 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.


From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: WAB22-0006
Date: Friday, April 29, 2022 9:08:27 AM
Attachments: [Outlook-ttqsrq3u.png](#)
[Outlook-ubqb12vy.png](#)
[Outlook-e2e0bem0.png](#)
[Outlook-tag03ma0.png](#)
[Outlook-gma1nlq1.png](#)

Hi Katy,

I've reviewed WAB22-0006 (West Abandonment) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

April 27, 2022

TO: Katy Stark, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Abandonment Case Number WAB22-0006 (West Abandonment)

Project description:

The applicant is proposing to abandon 13 feet of an existing 33-foot easement on the northern property line of APN 150-There are no appurtenant water rights on this land.

Location: 15415 Fawn Lane, APN: 150-221-06

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Comment: Recommend approval of abandonment, no conditions.

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: April Agency Review Memo I
Date: Tuesday, April 19, 2022 12:51:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[April Agency Review Memo I.pdf](#)

Good afternoon,

The EMS Program has reviewed April Agency Review Memo I - Abandonment Case Number WAB22-0006 (West Abandonment) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

EMS Coordinator | Epidemiology and Public Health Preparedness
Washoe County Health District
sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043
1001 E. Ninth St., Bldg. B. Reno, NV 89512

From: Kerfoot, Lacey <LKerfoot@washoecounty.gov>
Sent: Friday, April 15, 2022 1:00 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Pelham, Roger <RPelham@washoecounty.gov>
Subject: April Agency Review Memo I

Good afternoon,

Please find the attached **Agency Review Memo I** with cases received in April by the Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the following applications:

- Air Quality: **Items 1 and 7**
- EMS: **Items 1, 2 and 7**
- Environmental Health: **Items 1, 2, 3, 6, 7 and 8**

The item descriptions and links to the applications are provided in the memo. Comments are due by April 29, 2022.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Lacey Kerfoot
Office Support Specialist, Planning & Building Division | Community Services Department

lkerfoot@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

April 27, 2022

Washoe County Community Services
Planning and Development Division

RE: West Abandonment; APN 150-221-06
Abandonment Case; WAB22-0006

Dear Washoe County Staff:

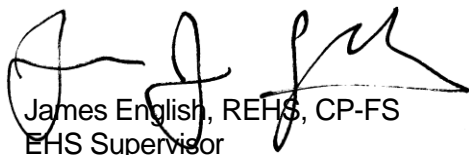
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD supports this application request to reduce an existing easement on this property as it will provide for more usable land for future onsite sewage disposal installations and expansions if requested.
- b) Condition #2: WCHD notes the existing property has an onsite sewage disposal system on the parcel.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Way, Dale](#)
To: [Stark, Katherine](#)
Cc: [Lemon, Brittany](#)
Subject: RE: TMFPD's condition for Fawn Lane Abandonment - 15415 Fawn Ln
Date: Wednesday, May 18, 2022 8:26:26 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Katy,

Sorry I didn't get a chance to respond to this yesterday.

This is sufficient.

Thank you.

Dale Way
Deputy Fire Chief | Truckee Meadows Fire & Rescue
dway@tmfpd.us | Office: 775.326-6000
3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Monday, May 16, 2022 2:54 PM
To: Way, Dale <DWay@tmfpd.us>
Cc: Lemon, Brittany <BLemon@tmfpd.us>; Stark, Katherine <KRStark@washoecounty.gov>
Subject: TMFPD's condition for Fawn Lane Abandonment - 15415 Fawn Ln

Hi Chief Way,

I needed to talk through some of planning's conditions for the property with Trevor to get my own brain clear on this one. I'll list the pertinent planning conditions at the end of this email so you can see them.

For TMFPD's condition, does this wording capture what you want?: "Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall cut back, limb up, and properly maintain the vegetation along the northern property line as much as is possible to create as much usable drive aisle for the easement as remains with the existing conditions." If you like that condition as-is,

then I will list it under TMFPD's conditions of approval. Please let me know if you'd like the wording to be different. My final staff report is due Thursday.

Planning is going to focus on any structures the might fall within the 20-ft. northern and southern easements. These are my conditions for reference:

- a. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall remove the fence located within the 20-foot southern access easement of APN 150-221-06. No fence or structure shall be located within the 20-foot southern access easement.
- b. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall obtain a site plan from a licensed surveyor in order to demonstrate that the rock wall and fencing are not within the 20-foot northern access easement of APN 150-221-06. If the rock wall and fencing are located within the 20-foot northern access easement, then the applicant shall remove any portion(s) of the rock wall and fencing that extend into the 20-foot access easement. No fence or structure shall be located within the 20-foot northern access easement.

Thanks!



Please tell us how we did by taking a quick [survey](#)

Katy Stark

Planner, Planning & Building Division | Community Services Department

krstark@washoecounty.gov | Direct Line: 775.328.3618

My working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Way, Dale <DWay@tmfpd.us>
Sent: Tuesday, May 10, 2022 12:10 PM
To: Stark, Katherine <KRStark@washoecounty.gov>
Cc: Lemon, Brittany <BLemon@tmfpd.us>
Subject: RE: Final Opinion? - RE: Fawn Lane Abandonment - 15415 Fawn Ln

Katy,

I'm not sure that he'll be able to accomplish a 20' wide drive aisle at this point without taking out vegetation completely along the northern property line.

I would suggest that the condition be that he must cut back, limb up, and properly maintain the vegetation along the northern property line as much as is possible to create as much usable drive aisle for the easement as remains with the existing conditions, which is probably about 16'.

Otherwise, I believe he would need to remove all vegetation to get to 20'.

Dale Way

Deputy Fire Chief | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326-6000

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

April 28, 2022

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB22-0006 West abandonment

Dear Katy,

In reviewing the abandonment, the Conservation District has the following comment.

The District supports the abandonment that would allow landscaping of this area. We request that as part of the landscape evergreen and deciduous trees included in the landscape plans.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

From: [GORDON, BRYSON](#)
To: [Stark, Katherine](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: Abandonment Case Number WAB22-0006 (West Abandonment)
Date: Monday, April 18, 2022 1:03:43 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Katy,

AT&T has no conflict with this proposed abandonment of the 13ft of the existing 33ft easement on the Northern line of APN150-221-06

13 feet of an existing 33-foot easement on the southern property line of APN 150-221-06.

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

Abandonment Case Number WAB22-0006 (West Abandonment)



Public Notice - 12 Parcels

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: West Abandonment			
Project Description: Request for reduction of easement from 33' to 20' on North property line and for reduction of easement from 33' to 20' on South property line			
Project Address: 15415 Fawn Lane Reno, Nv 89511			
Project Area (acres or square feet): 1.177 acres			
Project Location (with point of reference to major cross streets AND area locator): Fawn Lane off of Mt. Rose Hwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-221-06	1.177		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dustin West		Name:	
Address: 15415 Fawn Lane		Address:	
Reno	Zip: 89511		Zip:
Phone: 775-677-4462	Fax:	Phone:	Fax:
Email: djwest449@hotmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Dustin West		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Dustin West

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, Dustin West
(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 Building.

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

Assessor Parcel Number(s): 150-221-06

Printed Name Dustin West

Signed [Signature]

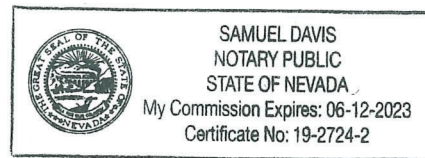
Address 15415 Fawn Lane

Reno, NV. 89511

Subscribed and sworn to before me this 31st day of March, 2022.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state
My commission expires: 06-12-2023



*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

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

Reduction of easement from 33' to 20' on North and South property lines

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

Parcel Map 1210 dated 1981

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

See Attached

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

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?

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 X
-------	--------

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.

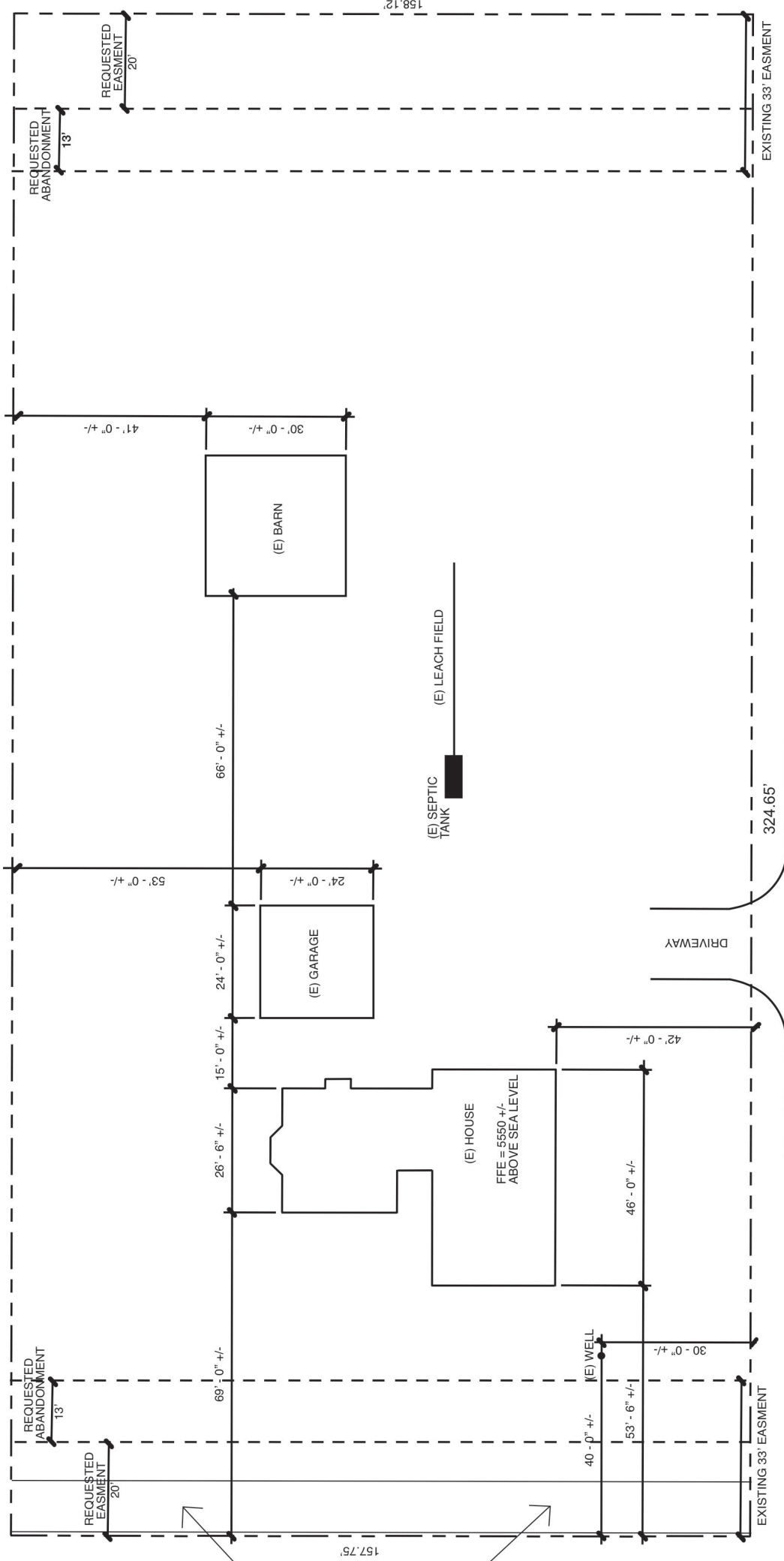
Proposed use for the vacated areas

Requesting reduction of easement by 13 feet down to 20 feet which would meet with the existing tree line on the south side of the property. This would allow for landscaping and fencing to be installed within the abandoned area.

Requesting reduction of easement by 13 feet down to 20 feet on the north side of property to allow for material to support the elevation drop. This would allow for material to support elevation drop as well as for landscaping and fencing within the abandoned area. Please see attached photo.

Elevation Drop On North Side Of Property



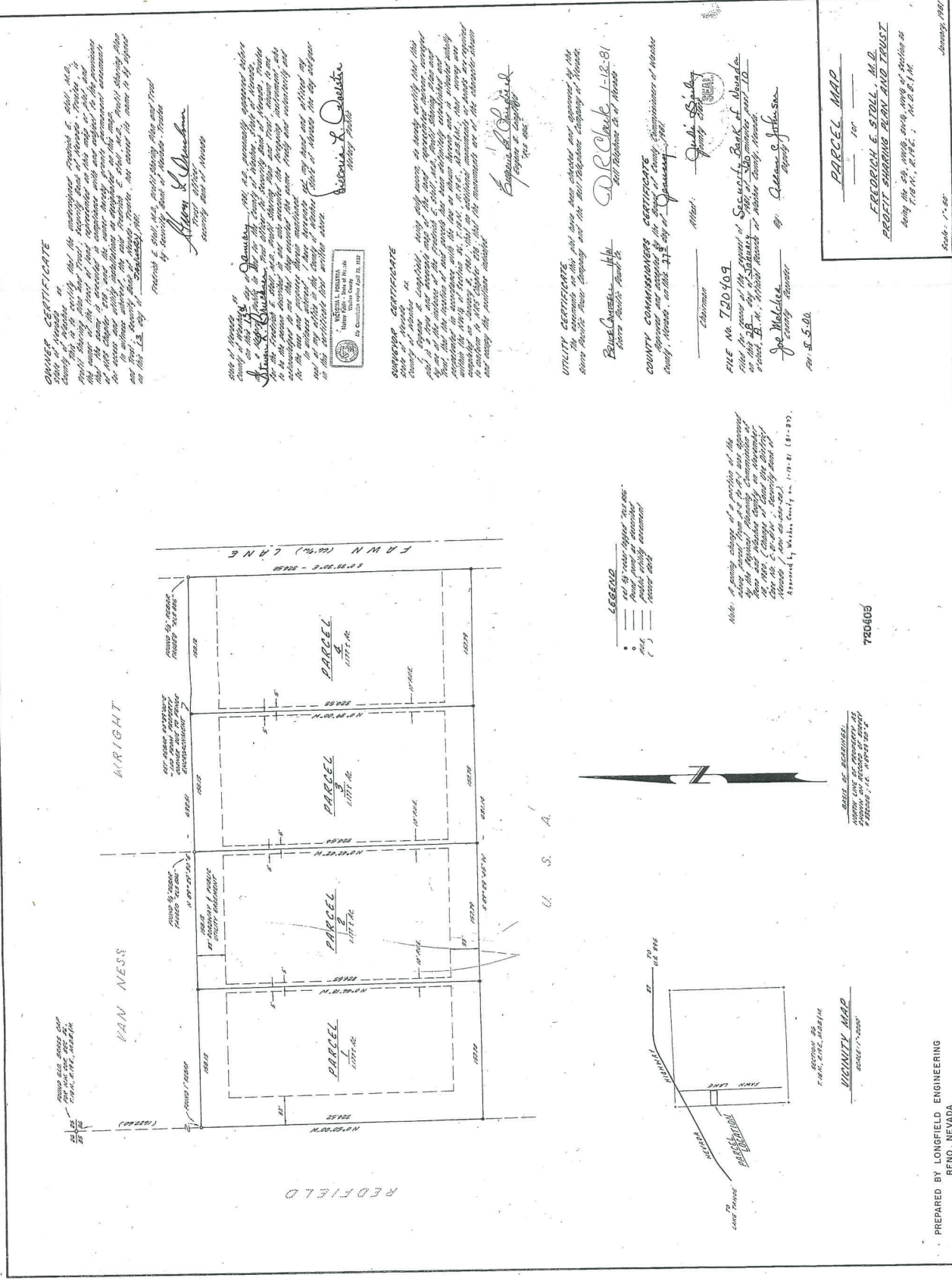


FAWN LANE



WAB22-0006
EXHIBIT D

1210



OWNER CERTIFICATE

State of Nevada
County of Washoe
I, the undersigned, being duly qualified and sworn as a Justice of the Peace for the County of Washoe, State of Nevada, do hereby certify that the foregoing plat of the parcels of land shown thereon is a true and correct copy of the original plat on file in my office, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada.

John S. Johnson
Justice of the Peace
County of Washoe, Nevada

SURVEYOR CERTIFICATE

I, the undersigned, being duly qualified and sworn as a Surveyor of Nevada, do hereby certify that the foregoing plat of the parcels of land shown thereon is a true and correct copy of the original plat on file in my office, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada.

John S. Johnson
Surveyor of Nevada
License No. 10000-000-000

UTILITY CERTIFICATE

I, the undersigned, being duly qualified and sworn as a Utility Commissioner of Nevada, do hereby certify that the foregoing plat of the parcels of land shown thereon is a true and correct copy of the original plat on file in my office, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada.

John S. Johnson
Utility Commissioner
County of Washoe, Nevada

COUNTY COMMISSIONERS CERTIFICATE

I, the undersigned, being duly qualified and sworn as a County Commissioner of Nevada, do hereby certify that the foregoing plat of the parcels of land shown thereon is a true and correct copy of the original plat on file in my office, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada, and that the same is correct in accordance with the provisions of the laws of the State of Nevada.

John S. Johnson
County Commissioner
County of Washoe, Nevada

FILE NO. 720409

PLAT FOR THE PARCELS OF LAND SHOWN THEREON, AS SHOWN ON THIS 28th DAY OF JANUARY, 1981, UNDER THE NAME OF "PARCEL 1, 2, 3, 4, 1/4 ACRE, 100' X 100'". THE SURVEY WAS PREPARED BY J. M. JOHNSON, SURVEYOR OF NEVADA, LICENSE NO. 10000-000-000.

John S. Johnson
County Commissioner
County of Washoe, Nevada

720409

1210

SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

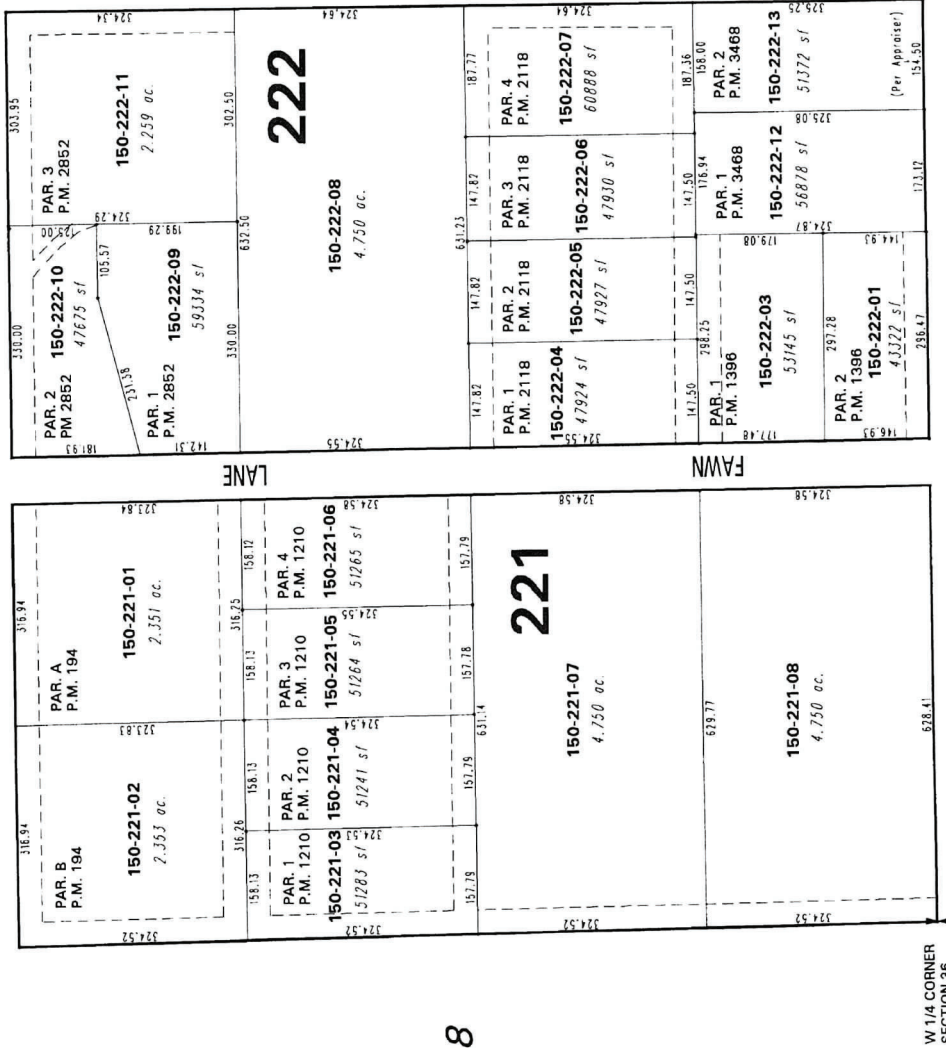
PREPARED BY LONGFIELD ENGINEERING
RENO, NEVADA

Scale: 1" = 80'

January, 1981

SW 1/4 NW 1/4 SECTION 36 T18N - R19E

150-21



150-38

150-08

150-23

This area previously shown on 49-12

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

Drawn by MP 9/89
 Revised 1/27/99 R.L.T. TWT 3/30/99, 8/11/03
KSB 12/19/03

ARC/INFO 6.1.7 WINDOWS 2000 6.0

WAB22-0006
EXHIBIT D

use of the Washoe County Assessor for only. It does not represent a survey of as to the sufficiency or the accuracy

