



# Planning Commission Staff Report

Meeting Date: October 4, 2022

Agenda Item: 8A

ABANDONMENT CASE NUMBER:

WAB22-0011 (Farr Residence)

BRIEF SUMMARY OF REQUEST:

To abandon a 16-foot-wide stretch of roadway and access easements along the northern and eastern property lines

STAFF PLANNER:

Julee Olander, Planner

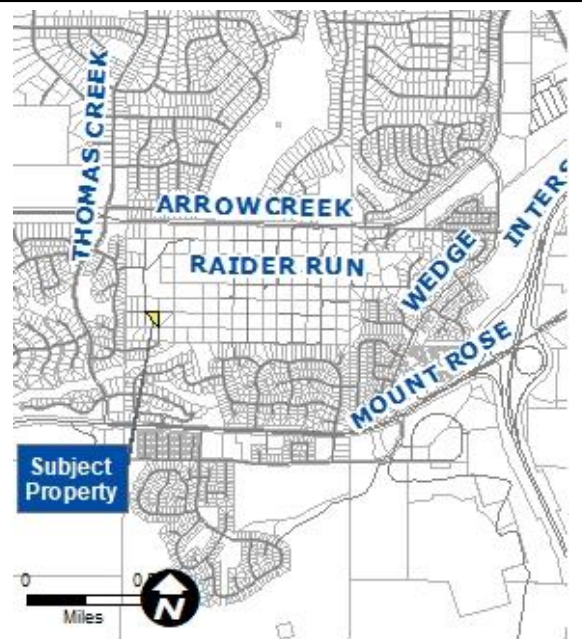
Phone Number: 775.328.3627

E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in 16 feet of a 33 foot-wide government patent easement for access along the northern and eastern sides of the parcel at 1605 Taos Lane (APN 142-260-10).

Applicant/	Jeff & Deanne Farr
Property Owner:	
Location:	1605 Taos Lane
APN:	142-260-10
Parcel Size:	1.26 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Low Density Suburban (LDS)
Area Plan:	Southwest Truckee Meadows
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 Abandonment Case Number WAB22-0011 for Jeff & Deanne Farr, 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 8)*

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**Exhibits Contents**

Conditions of Approval..... Exhibit A  
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**Abandonment Definition**

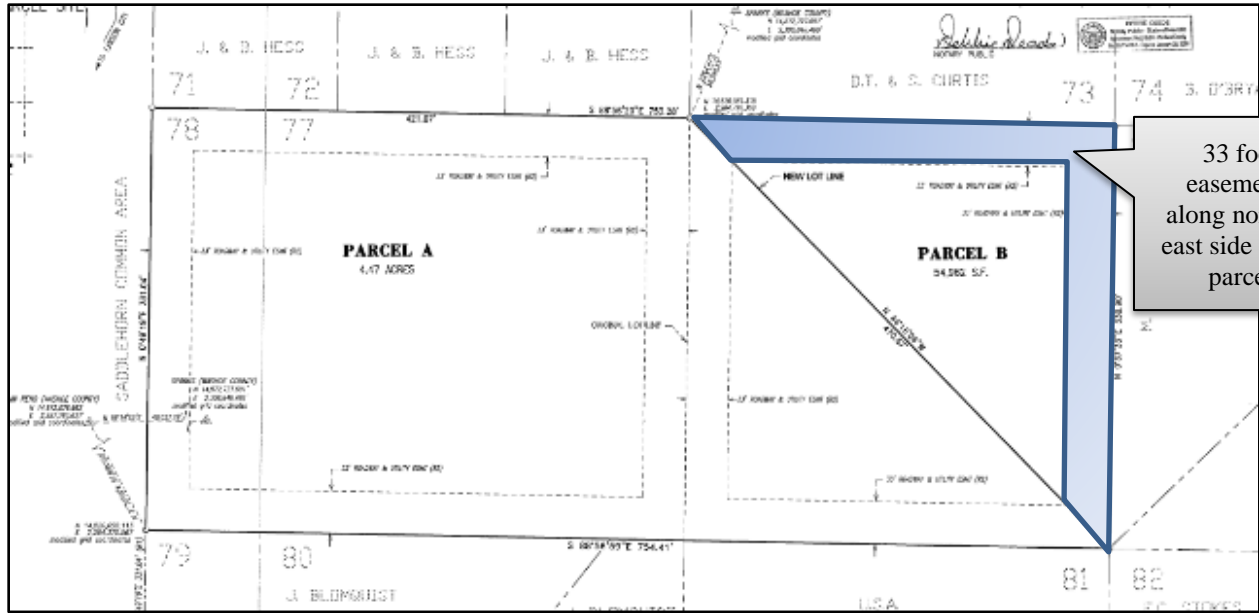
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation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

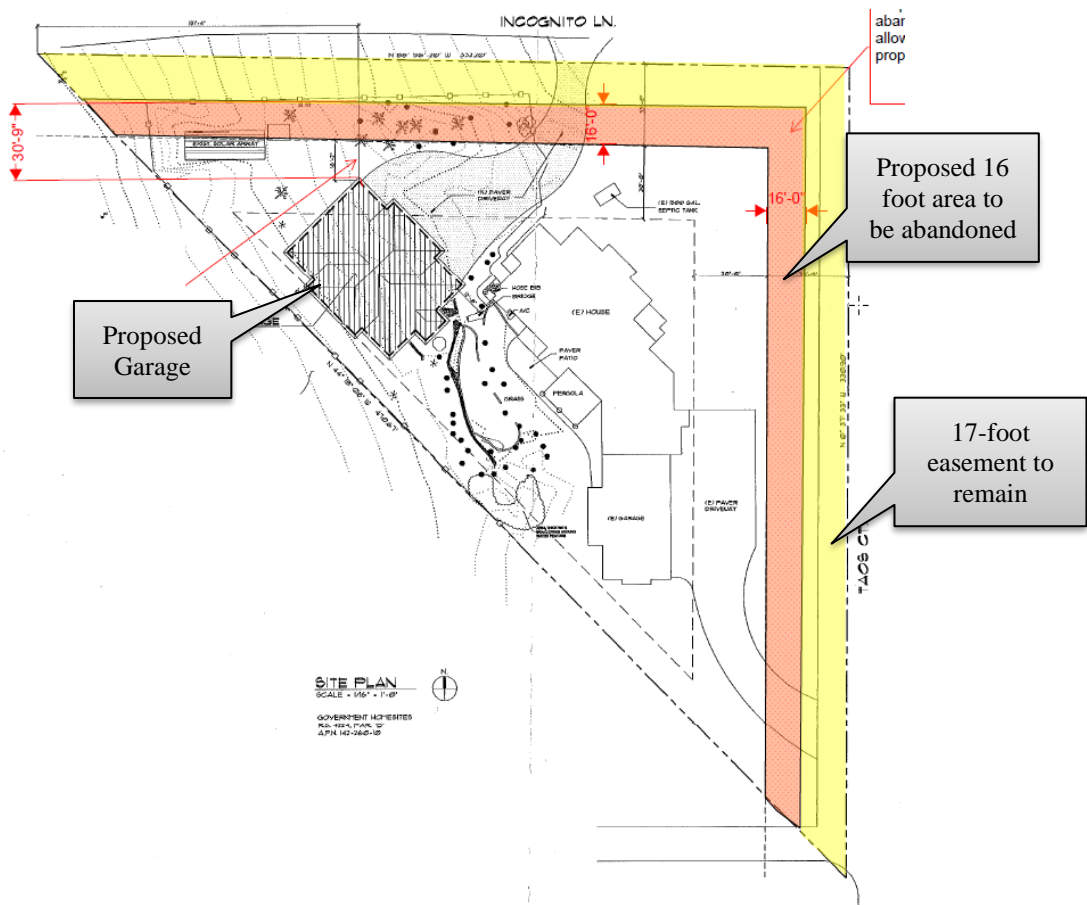
The conditions of approval for Abandonment Case Number WAB22-0011 are attached to this staff report and will be included with the Action Order if granted approval.

- 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).



**Parcel Map**



**Site Plan**



### **Project Evaluation**

The applicant is seeking to abandon 16 feet of a 33-foot-wide right-of-way easement located along the northern and eastern property line of the subject parcel. The area proposed to be abandoned is depicted in the orange color on the site plan, on the page above, and is wholly within the applicant's property. There are two 33 foot-wide easements within the parcel along the north and east property line, which were created by a government patent (see Parcel Map, on page 4).

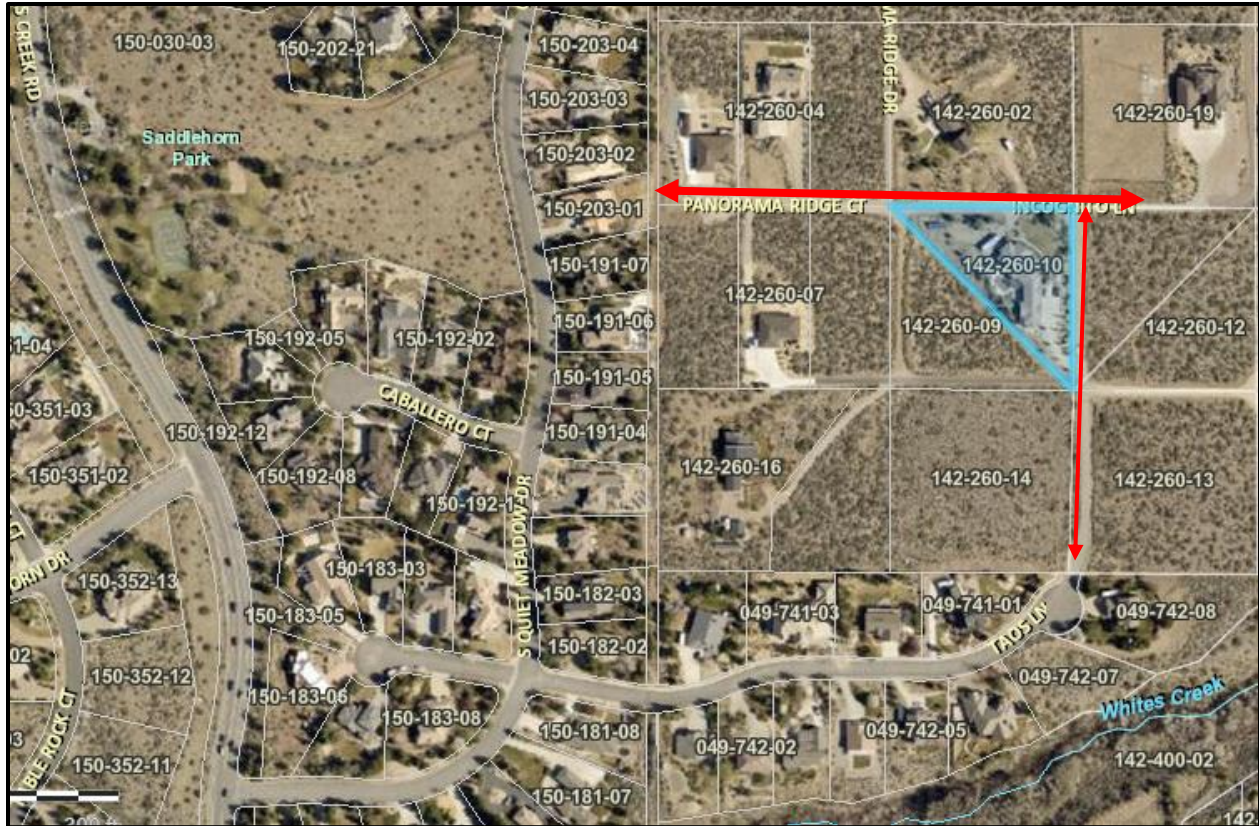
The request is to remove 16 feet from the 33-foot-wide easement, where Incognito and Taos Lanes are located and a 17-foot-wide easement for right-of-way will continue to remain. Incognito and Taos Lanes will continue to provide roadway access for the parcel and the surrounding parcels along Incognito (Panorama) to Taos Lane and then to Thomas Creek Road, see the Access Map below.

The applicant is requesting the abandonment in order to be able to construct a large garage in the northeast area of the parcel (see site plan on page 4). The parcel has a regulatory zone of low density suburban (LDS), as do the parcels to the north, south, west and east. The LDS setbacks are 30 feet in the front and rear and 12 feet on the sides and the abandonment of 16 feet will allow the garage to be constructed in this location.

The Truckee Meadows Fire Protection District (TMFPD) stated that "Fire apparatus access, a minimum of 20 feet, must be maintained for this parcel and all parcels that are served from Taos and Incognito." With the proposed reduction of 16 feet from the existing 33 feet wide roadway easement a width of 17 feet will remain. The roadway easement will then be 17 feet wide for the applicant and 33 feet wide for the adjacent parcels existing easements, for a total of 50 feet wide roadway easements for both Taos and Incognito Lanes. The width of current dirt roadway is approximately 20 feet. Also, the Washoe County Health District has conditioned the abandonment concerning the onsite sewage disposal system. The system will need to be plotted on the map to confirm that the system will not be negatively impacted by the abandonment. The property owner will need to complete this condition before the abandonment can be completed.

### **Noticing and Public Comment**

Notices were sent to 12 neighboring properties, see Exhibit D. An abandonment requires noticing to, "each owner of property abutting or connected to the proposed vacation or abandonment" per WWC 110.806.15(c)(1), along with a notice "published at least once in a newspaper of general circulation in the County not less than 10 business days prior to the date of the Planning Commission's public hearing. An email and document were received from the public in opposition, see Exhibit C.



**Access Map**

**Southwest Truckee Meadows Area Plan**

The subject parcel is located within the Southwest Truckee Meadows Area Plan in the Timberline Wildland Transition Suburban Character Management Area. Staff was unable to find any relevant policies related to the abandonment of easements.

**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
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer; rwimer@washoecounty.gov
Washoe County Parks & Open Space	X			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLeomon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer; shafferjam51@gmail.com
AT&T	X			
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 Southwest Truckee Meadows Area Plan.

*Staff Comment: The proposed abandonment does not affect any standards of either the Master Plan or the Southwest Truckee Meadows Area Plan. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or Southwest Truckee Meadows Area Plan related to this abandonment request.*

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

*Staff Comment: The request was submitted to all relevant agencies and departments for review and conditions of approval are included with the staff report as Exhibit A. The request proposes to abandon 16 feet of a 33-foot-wide right-of-way easement located along the northern and eastern property lines of the subject parcel. The remaining 17 feet of the easement will continue to provide access to the subject parcel and the surrounding parcels. Property owners in the area will continue to have access to their properties and roadways will be persevered. The roadway is currently approximately 20 feet wide and the abandonment will primarily include the areas that have not been developed into a roadway.*

- (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 Comment: AT&T, NV Energy and Truckee Meadows Water Authority (TMWA) were sent the project description and no conditions were received. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements. Conditions are included in Exhibit A.*

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB22-0011 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 Abandonment Case Number WAB22-0011 for Jeff & Deanne Farr, 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 Southwest Truckee Meadows; 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).

Applicant/Owner: Jeff & Deanne Farr; Email: [jfarr@resourcedevelopmentco.com](mailto:jfarr@resourcedevelopmentco.com)



# Conditions of Approval

Abandonment Case Number WAB22-0011

The project approved under Abandonment Case Number WAB22-0011 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on October 4, 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.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**



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 – Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@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. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

**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., 775.328.2040, [rwimer@washoecounty.gov](mailto: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. An easement for roadway, drainage, and public utility is hereby expressly reserved along the northern and eastern borders of the parcel.
- 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.

**Washoe County Health District**

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. Property utilizes an onsite sewage disposal system for the disposal of generated sewage. Current system must be plotted on plans as part of the application.

- b. Abandonment cannot be completely reviewed until such time as the onsite sewage disposal system is plotted on the maps. System cannot be negatively impacted by the approval of the abandonment which includes the future repair area.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.” <https://tmfpd.us/fire-code/>.

\*\*\* End of Conditions \*\*\*



Date: July 28, 2022

To: Julee Olander, Planner, Planning and Building Division  
From: Robert Wimer, P.E., Engineering and Capital Projects Division  
Re: Abandonment Case **WAB22-0011**

### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of a 15-foot portion of access easements along the northern and eastern 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 a portion of public right-of-way only. An easement for roadway, drainage, and public utility is hereby expressly reserved along the southern border of the parcel.
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.



QUALITY  
PUBLIC SERVICE



INTEGRITY



EFFECTIVE  
COMMUNICATION



**From:** [Lemon, Brittany](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WAB22-0011 (Farr Residence) Conditions of Approval  
**Date:** Monday, July 25, 2022 2:36:15 PM  
**Attachments:** [image001.png](#)

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Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Fire apparatus access, a minimum of 20 feet, must be maintained for this parcel and all parcels that are served from Taos and Incognito.

Thank you.

## **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*

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

September 6, 2022

Washoe County Community Services  
Planning and Development Division

RE: Farr Residence; 142-260-10  
Abandonment Case; WAB22-0011

Dear Washoe County Staff:

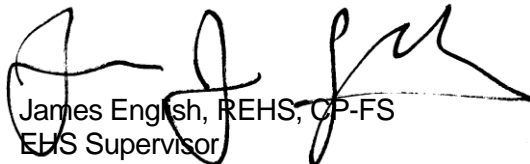
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: Property utilizes an onsite sewage disposal system for the disposal of generated sewage. Current system must be plotted on plans as part of the application.
- b) Condition #2: Abandonment cannot be completely reviewed until such time as the onsite sewage disposal system is plotted on the maps. System cannot be negatively impacted by the approval of the abandonment which includes the future repair area.

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

Sincerely,



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



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

July 27, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WAB22-0011 Farr Residence

Dear Julee,

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

We recommend as a condition of approval the detached structure has the same paint color including roofing as the existing dwelling.

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

Sincerely,

Jim Shaffer

**From:** [GORDON, BRYSON](#)  
**To:** [Olander, Julee](#)  
**Cc:** [COOPER, CLIFFORD E](#)  
**Subject:** RE: WAB22-0011 Farr property  
**Date:** Wednesday, September 14, 2022 9:40:33 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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[**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 Julee,  
AT&T has no adverse comments or concerns with this abandonment request.

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](mailto:bg1853@att.com)

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Sent:** Tuesday, September 13, 2022 11:57 AM  
**To:** GORDON, BRYSON <[BG1853@att.com](mailto:BG1853@att.com)>  
**Cc:** COOPER, CLIFFORD E <[cc2132@att.com](mailto:cc2132@att.com)>  
**Subject:** RE: WAB22-0011 Farr property

Any comments/conditions?



**Julee Olander**  
**Planner, Planning & Building Division | Community Services Department**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
**My working hours: Monday-Friday 8:00 am to 4:30 pm**  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



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**From:** GORDON, BRYSON <[BG1853@att.com](mailto:BG1853@att.com)>  
**Sent:** Friday, September 9, 2022 12:04 PM  
**To:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Cc:** COOPER, CLIFFORD E <[cc2132@att.com](mailto:cc2132@att.com)>  
**Subject:** RE: WAB22-0011 Farr property

[**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,

No I had not received this abandonment of easement. I will need to share this with our design engineer for their input and final decision on abandonment.

I am a little confused by the abandonment requested. Page 2 states 30' split between both sides of the road 15' each but on page 5 it shows 16' as proposed abandonment. Also, not sure why asking for 16' on the east side, nowhere near the proposed garage.

Thanks Julee,



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

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Sent:** Friday, September 9, 2022 10:41 AM  
**To:** GORDON, BRYSON <[BG1853@att.com](mailto:BG1853@att.com)>  
**Subject:** WAB22-0011 Farr property

Bryson,

Don't know if you got the application for this abandonment? Could you take a look at it and see if you have any issues?

Thanks,



**Julee Olander**

**Planner, Planning & Building Division | Community Services Department**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

**My working hours: Monday-Friday 8:00 am to 4:30 pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

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

1001 East Ninth Street, Reno, NV 89512



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From: william mandeville [wcmandeville@gmail.com](mailto:wcmandeville@gmail.com)  
Subject: Easement abandonment Case Number WAB22-0011  
Date: Aug 18, 2022 at 12:31:59 PM  
To: [engineering@washoecounty.gov](mailto:engineering@washoecounty.gov)

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As a concerned property owner that would be affected by the abandonment of the roadway easement. this abandonment will restrict Road access to eight parcels of property on panorama Ridge Court and Incognito Lane.

From our research the road width should be 50 foot minimum .

What is the minimum road width requirement for a main thorough fare into the neighborhood on Taos Lane and Incognito lane to panorama Ridge Court?

Can you confirm the minimum width on the main thorough fare through this neighborhood. we have heard the numbers 50 feet,42 feet,and 36 feet .

If the county's new number is 36 feet on a private roadway this abandonment does not leave 36 feet there is an existing power pole anchor line at 7 feet on the north side of that property line on Incognito lane and a utility box above ground at about 11 feet.

On Farris roadway easement in the 36 feet there's a fence and landscaping .

Restricting the roadway easement on Taos Lane and Incognito lane serving other parcels in this area is a major concern for emergency vehicles in case of fire .

In 2018 Farr applied for a variance to build this garage in the 30 foot setback that was unsuccessful it was withdrawn. This abandonment will allow the owner to build a garage that does not fit in his existing building envelope.

When I was designing and planning to build my house in 2014 Washoe county planning and building department told me to design my project not to be in any easements or setbacks.

In the future the property owners will want to build a road on panorama Ridge and incognito lane with proper drainage .

This abandonment will set precedence for property owners to design projects which their properties will not accommodate.

I would recommend the Washoe county engineering division make an on-site visit and a survey on this abandonment to confirm our concerns.

your earliest response is requested.

William C Mandeville

1600 Taos Ln.

Reno,Nv. 89511

775-530-6316.

[wcmandeville@gmail.com](mailto:wcmandeville@gmail.com)

Thank you







To : Julie Olander

9-6-2022

List of parcels affected in  
Case # WAB22-0011 (Farr Reg.)

142-260-06	}	William Brooks
142-260-08		
142-260-09		
142-260-07		William Mandeville
142-260-05		Brad + Mary Warren
142-260-04		Scott + misty Hoffman
142-260-03		?
142-260-02		Todd Curtis
142-260-18		?
142-260-17		?
142-260-11		?
142-260-16	}	Greg + Jill Silva
142-260-15		

2 more parcels use these roads for Access

Owners of the parcels should be notified of future meetings.

William Mandeville

1600 Taos Ln.

Reno, NV. 89511

775-530-6516

parcel # 142-260-07

My name is Gregory A. Silva. My wife and I own the properties at 1603 Taos Lane and 1575 Taos Lane. I am writing this in regard to Case Number: WAB22-0011 (Farr Residence). The Farris are asking for the county to abandon 15 ft on each side of a 66 ft roadway and utilities (R/U) easement (33 ft on their property + 33 ft on the adjacent property = total 66 ft). This is to allow them to move out the 30 ft setback that all of us property owners in this "government lots" area are required to maintain in order to allow them to build an approximately 2500 sq ft garage (Note their house already has a six car garage). This request if granted would reduce the roadway and utilities easement to 36 ft. Right now along the opposite side of the R/U easement from the Farr's property there is an above ground power and telephone line well into the easement. In fact there is a support cable for a power pole that is anchored to the ground seven feet from the property line between the Farr's and adjacent property on Incognito Ln. So, if this abandonment is granted the easement left for a roadway would be down to 22 ft (Farr's 15 ft + remaining 7 ft on adjacent lot). This is not near enough room to maintain a road with proper drainage on each side and allow for safe ingress/egress especially for fire trucks and evacuation in the event of a fire.

In our neighborhood all the lots are one acre and larger. This requires ingrees/egress roadway easements to be a minimum of 50 ft according to county engineering policy. Dropping the road way easement to 36 feet violates this policy an is not safe for our neighborhood. Also as mention above the available roadway easement that would be left along Incognito Ln would be only 22 ft due to the existing power line.

The possibility of fire these days is very high. Granting this reduction of R/U easement would put my and my wife's and our neighbors lives in even severe danger in the event of a fire. This is not a prudent thing to allow just so a property owner wants to build a huge (bigger than some houses in our neighborhood) second garage. It would also set precedent so that others in the future would be granted this type of abandonment in our neighborhood putting us in even more danger.

Please do not grant this abandonment application.

Thank you,

Gregory A. Silva

1603 Taos Lane

Reno, NV 89511

P.O. Box 64  
Genoa, NV 89411

15 September 2022

Washoe County Planning Commission  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

**RE: WAB22-0011 (FARR RESIDENCE)**

Commissioners,

I own the abutting properties directly west of the applicant property [APN'S: 142-260-09, 08, & 06].

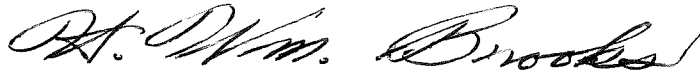
The present **Road Easement Abandonment** request represents the second attempt, after a **previous Variance request [WPVAR18-002]** was **withdrawn in 2018**, after significant opposition from neighboring property owners and the Truckee Meadows Citizens Advisory Board. I am in concurrence with my neighbors in **opposition** to the present above referenced **Road Easement Abandonment**.

Regarding the present **Application Factor # 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”**. My property, was originally patented from the U. S. Government [Bureau of Land Management] by my family, subject to **setback easements** to accommodate future roadways to be determined by Washoe County, to give future specified road access to approximately a dozen neighborhood properties now solely served by an extension of Taos Lane. The neighborhood is otherwise **landlocked by federally owned and managed [U.S. Forest Service] parcels** [Attachment 1]. To date, Washoe County has failed, other than naming private access, to **specifically designate official roadway locations, alignments and sizes within the area**. Therefore, until Washoe County specifically designates such roads within this vicinity the present abandonment request will significantly complicate and negatively impact future resolution of these issues in relation to the ‘Factor’ noted above.

Furthermore, the Application is to ultimately allow the construction of a large **2 ½ story structure** directly **obliterating** the **viewscape** of my Parcel APN: **142-260-09** into the Truckee Meadows thereby significantly diminishing the value of that property [Attachment 2]. It should be noted that the applicant has a three car garage attached to his existing home and ample parking available to accommodate recreational equipment and vehicles at his equipment yard located at 1050 Linda Way in Sparks [Attachment 3]

Lastly, approval of this application until the above referenced issues are resolved, will set a significantly negative precedent complicating similar future requests in the vicinity.

Sincerely,

A handwritten signature in cursive script that reads "H. Wm. Brooks". The signature is written in black ink and is positioned to the right of the typed name.

H. William Brooks

Cc: File

*APPLICANT 2*

**GOVERNMENT HOMESITES  
PORTION OF THE NW 1/4 OF SECTION 30  
T18N - R20E**

142-26

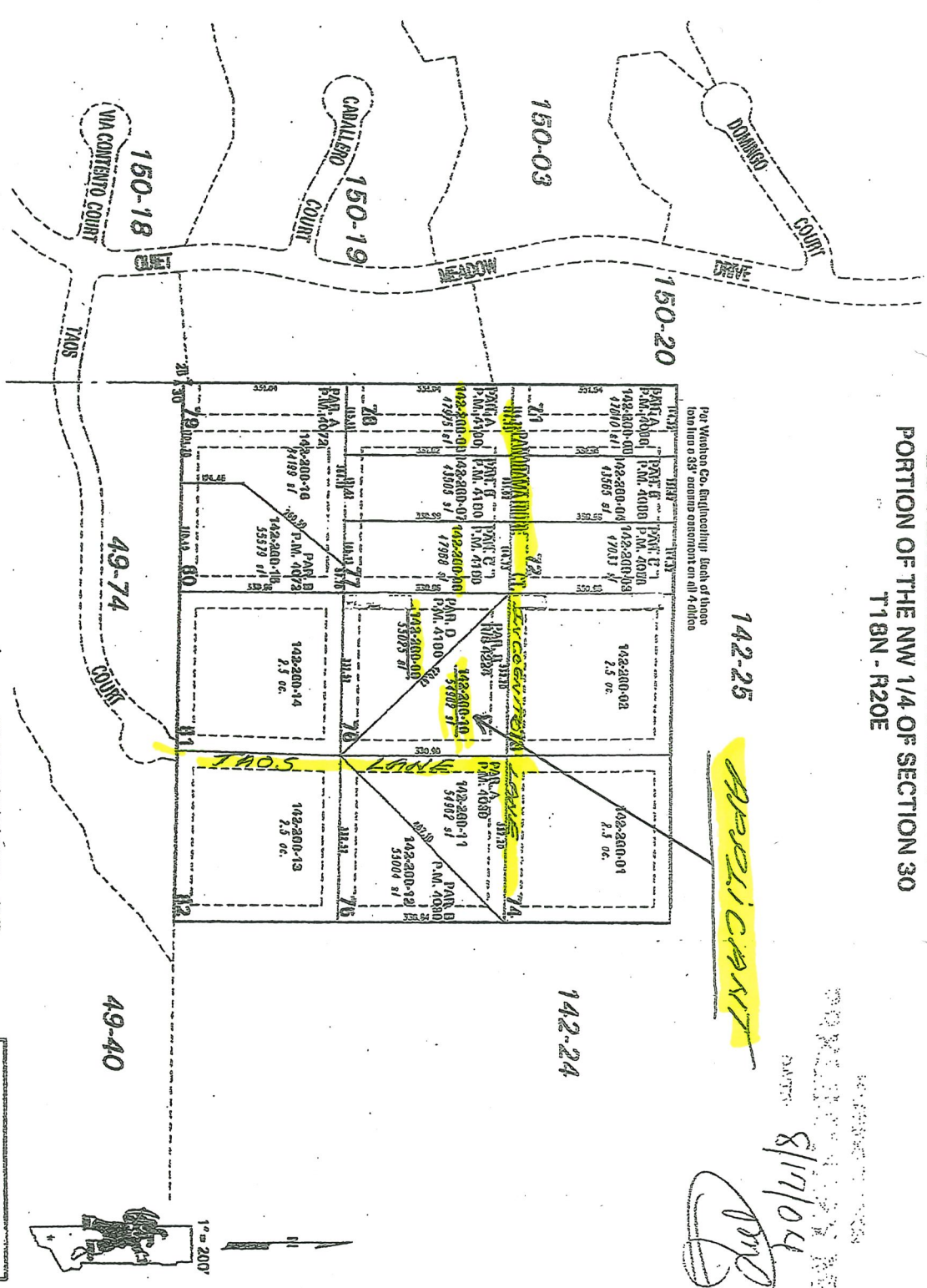
*[Signature]*

DATE: 8/17/04

142-25

**APPLICANT**

142-24



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

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

NOTE: Areas of parcels which are less than 2 acres and shown in yellow font.

Drawn by: IWT 06/29/04  
Reviewed: \_\_\_\_\_  
WASHOE COUNTY, NEVADA



U.S. FOREST SERVICE

N<sup>2</sup> SEC. 30 T18N R20E

BOOK 142

ARROW CREEK PARKWAY

BOOK 142

371

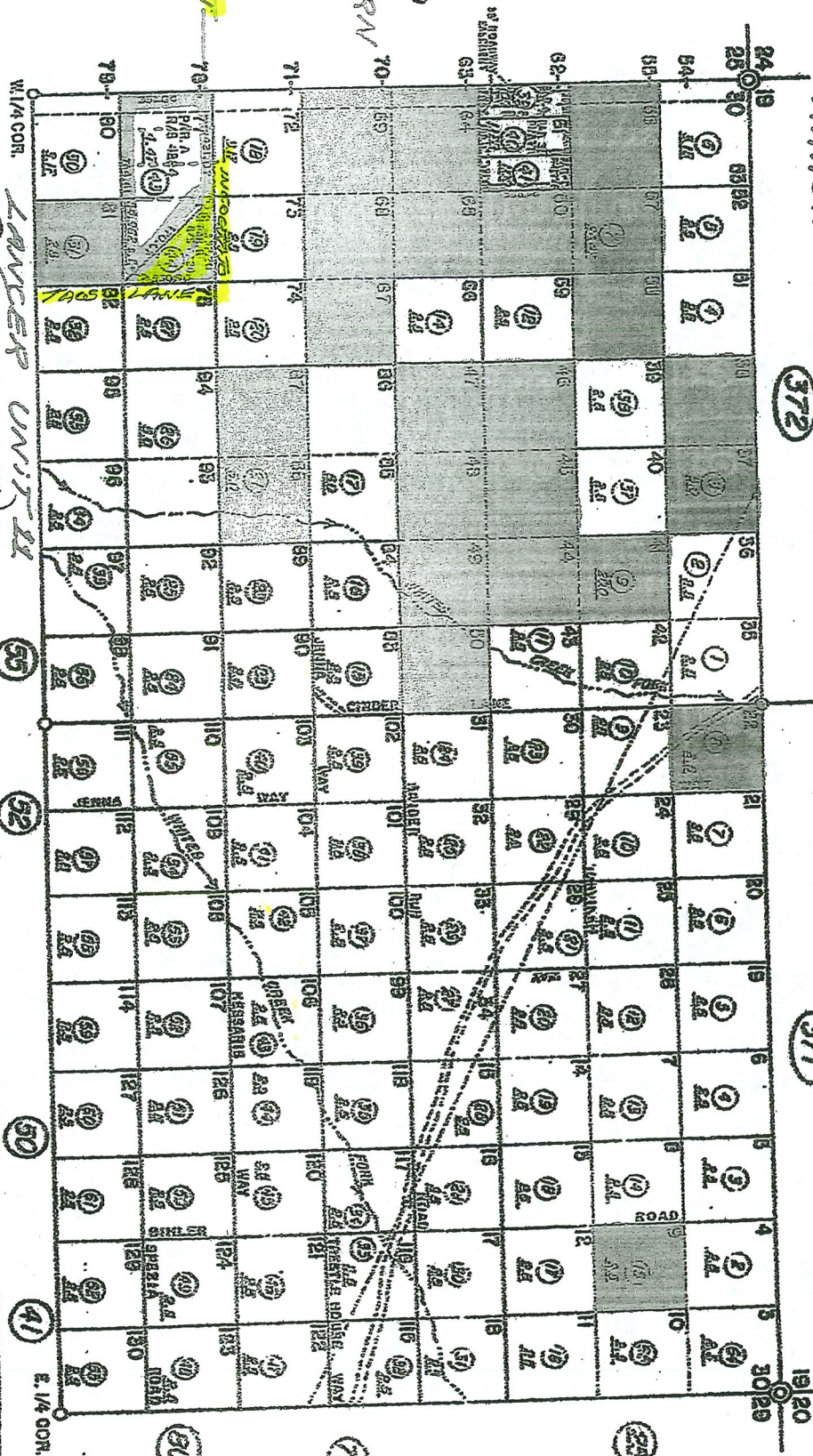
WASHER CO. ASSESSOR

RECEIVED  
APR 18 2013

WAB22-0011  
EXHIBIT C

ATTACHMENT 2-A

Per Washeco Co. Engineering Dept. of these  
lot 105 and 99' across easement on all 4 sides.



NOTE: This map is prepared by the use of the Washeco County Assessor for Assessor and the Assessor's Office. It is not a legal survey of the section. No liability is assumed by the Assessor for recovery of the data contained therein.

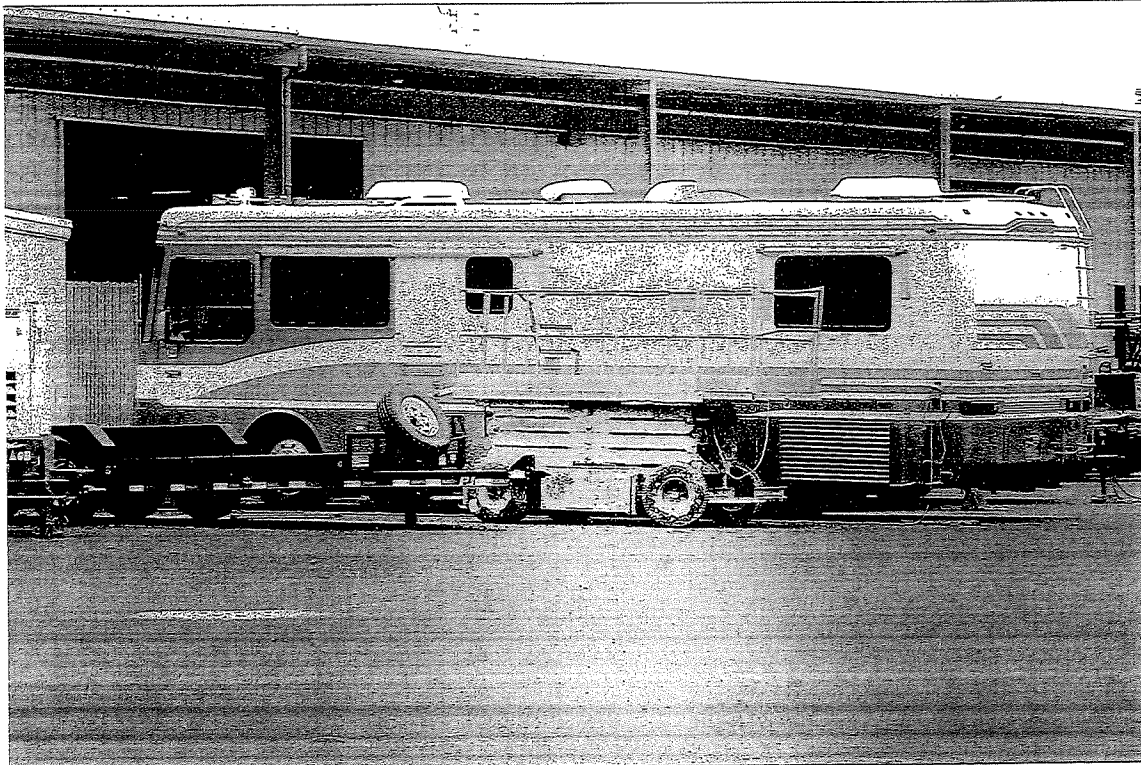
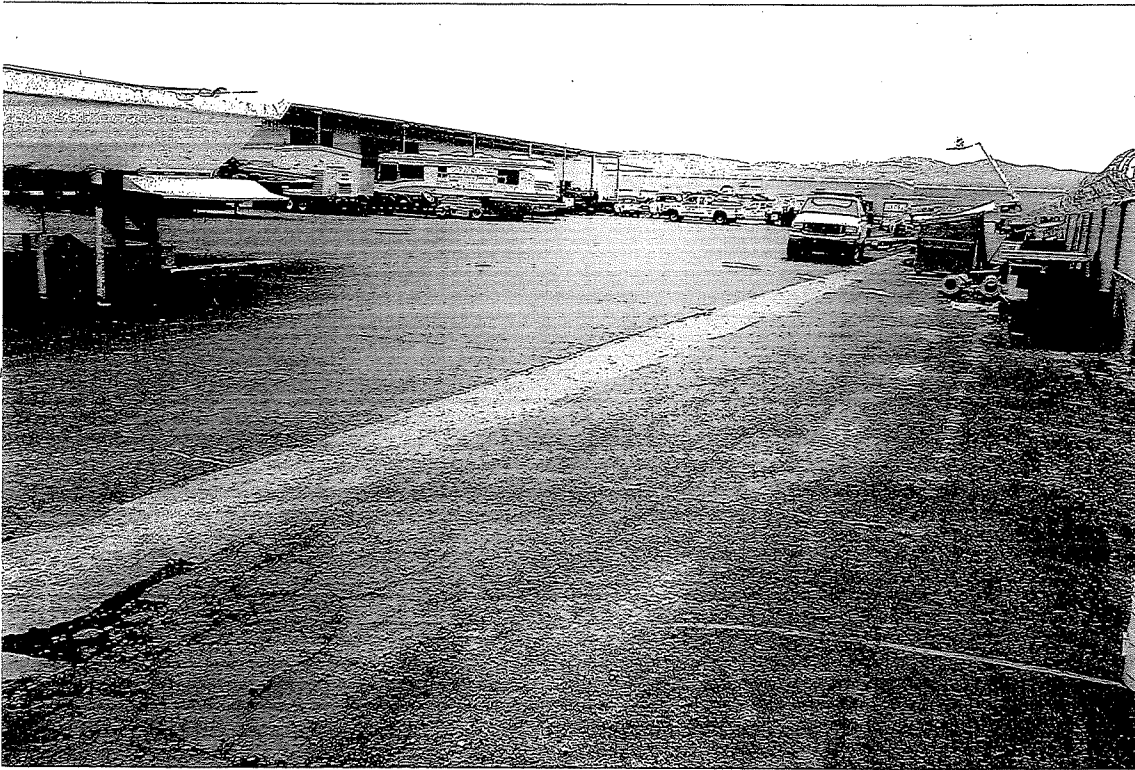
Assessor's Map County of Washeco, Nevada  
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN SQUARES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by J.S.P. 8/18  
revised 10/10/11/12  
revised 10/10/11/12

ATTACHMENT 2-A

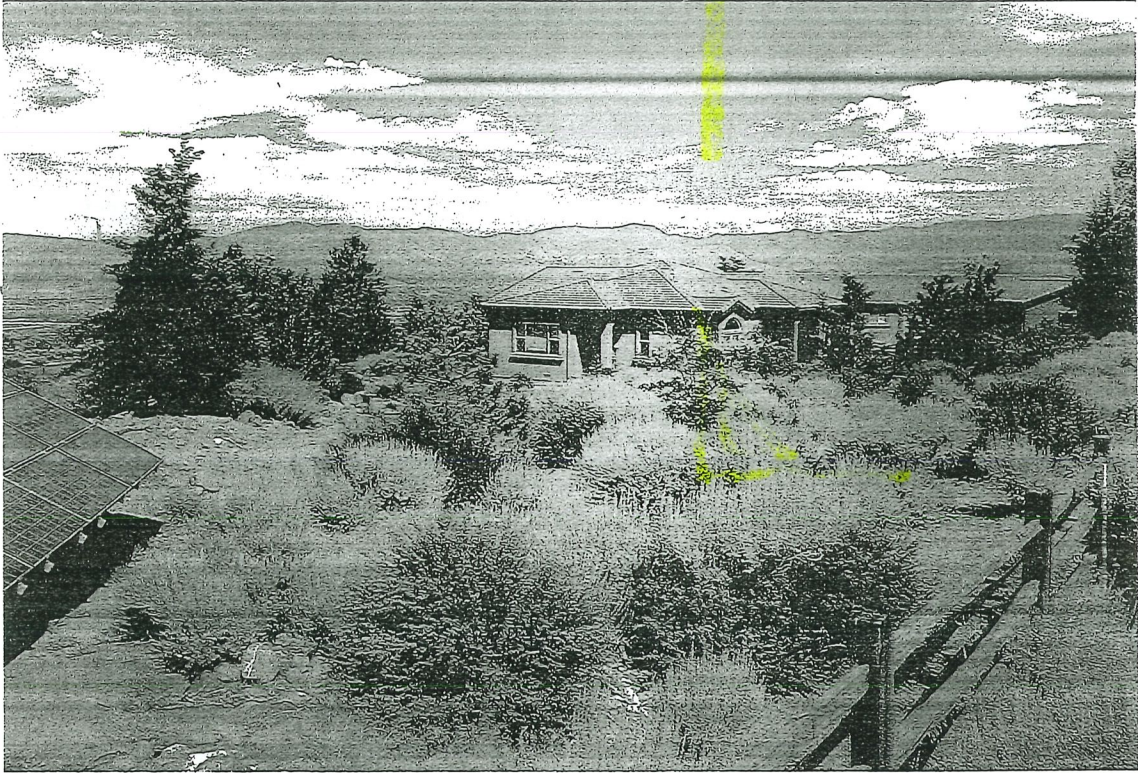




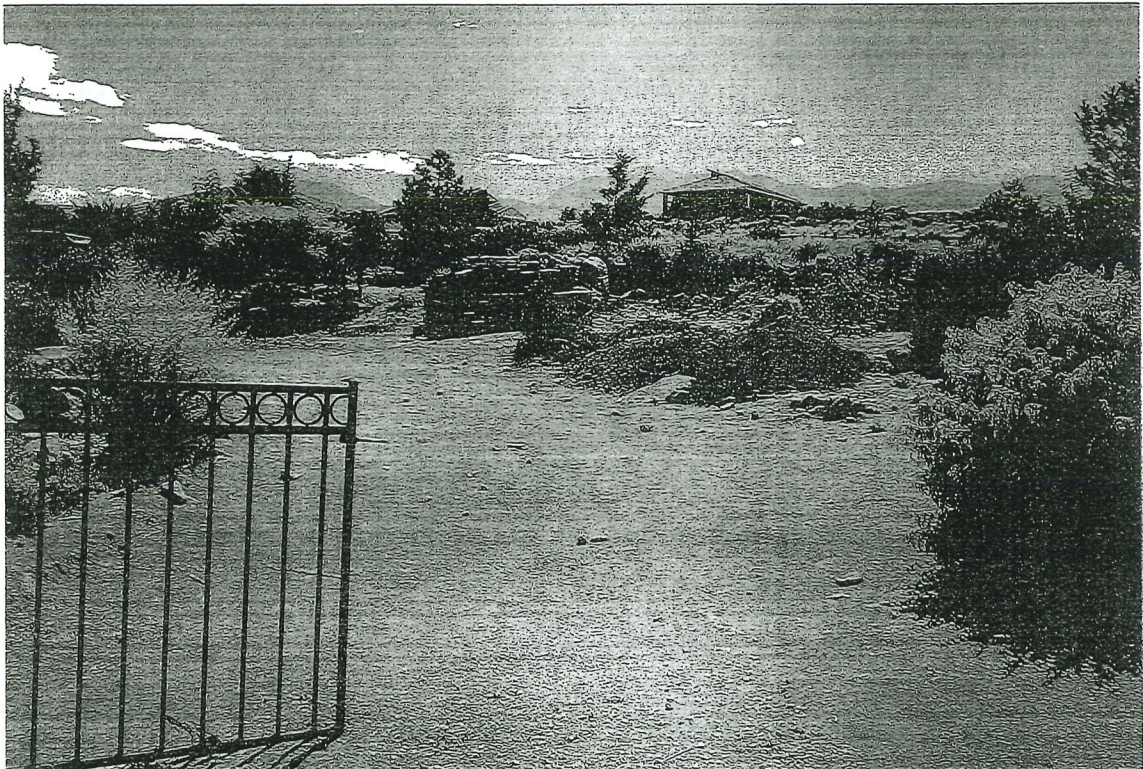




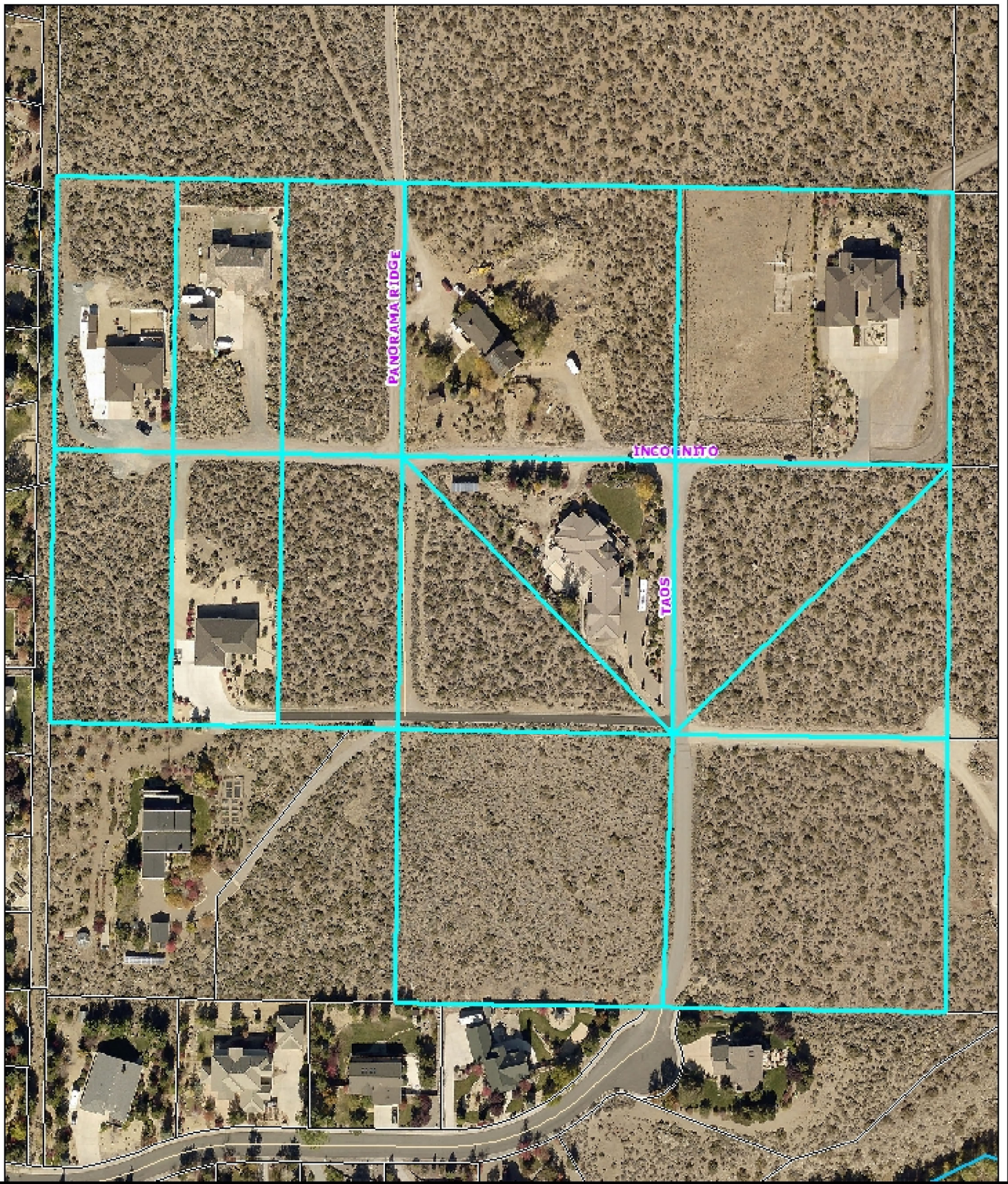
ATTACHMENT 2



LOCATION OF PROPOSED STRUCTURE







**WAB22-0011 Farr Residence**

Abutting Parcels



Community Services  
Department



**WAB22-0011**  
1001 E Ninth St  
Reno, Nevada 89502  
**EXHIBIT D**



## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Farr Residence</b>			
Project Description: Abandon Partial Road Easement			
Project Address: 1605 Taos Ln			
Project Area (acres or square feet): 1.26 Acres			
Project Location (with point of reference to major cross streets AND area locator): <b>Corner of Taos and Incognito near Saddlehorn Dev.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-260-10	1.26 ac		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jeff & Deanna Farr		Name:	
Address: 1605 Taos Ln Reno NV 89511		Address:	
Zip: 89511		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <i>Jeff &amp; Deanna Farr</i>		Name:	
Address: <i>1605 Taos Ln</i>		Address:	
Zip: <i>89511</i>		Zip:	
Phone: <i>775-842-9174</i>	Fax:	Phone:	Fax:
Email: <i>JFarr@resourcedevelopment.com</i>		Email:	
Cell: <i>775-842-9174</i>	Other:	Cell:	Other:
Contact Person: <i>Jeff Farr</i>		Contact Person:	
<b>For Office Use Only</b>			
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)

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

North property line of 1605 Taos bordering Incognito Ln

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

Assesor's map

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

Build Garage

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

Reduce easement by 30', split between both sides of road at 15' each.

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?

Garage foundation will be same level as main house matching existing architectural elevations.

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 None
-------	-----------

**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.



**SITE PLAN**  
SCALE = 1/16" = 1'-0"



GOVERNMENT HOMESITES  
R.S. 4224, PAR. 'B'  
A.P.N. 142-260-10

DATE:
5-16-18
REVISIONS

*George K. Timbridge*  
ARCHITECT

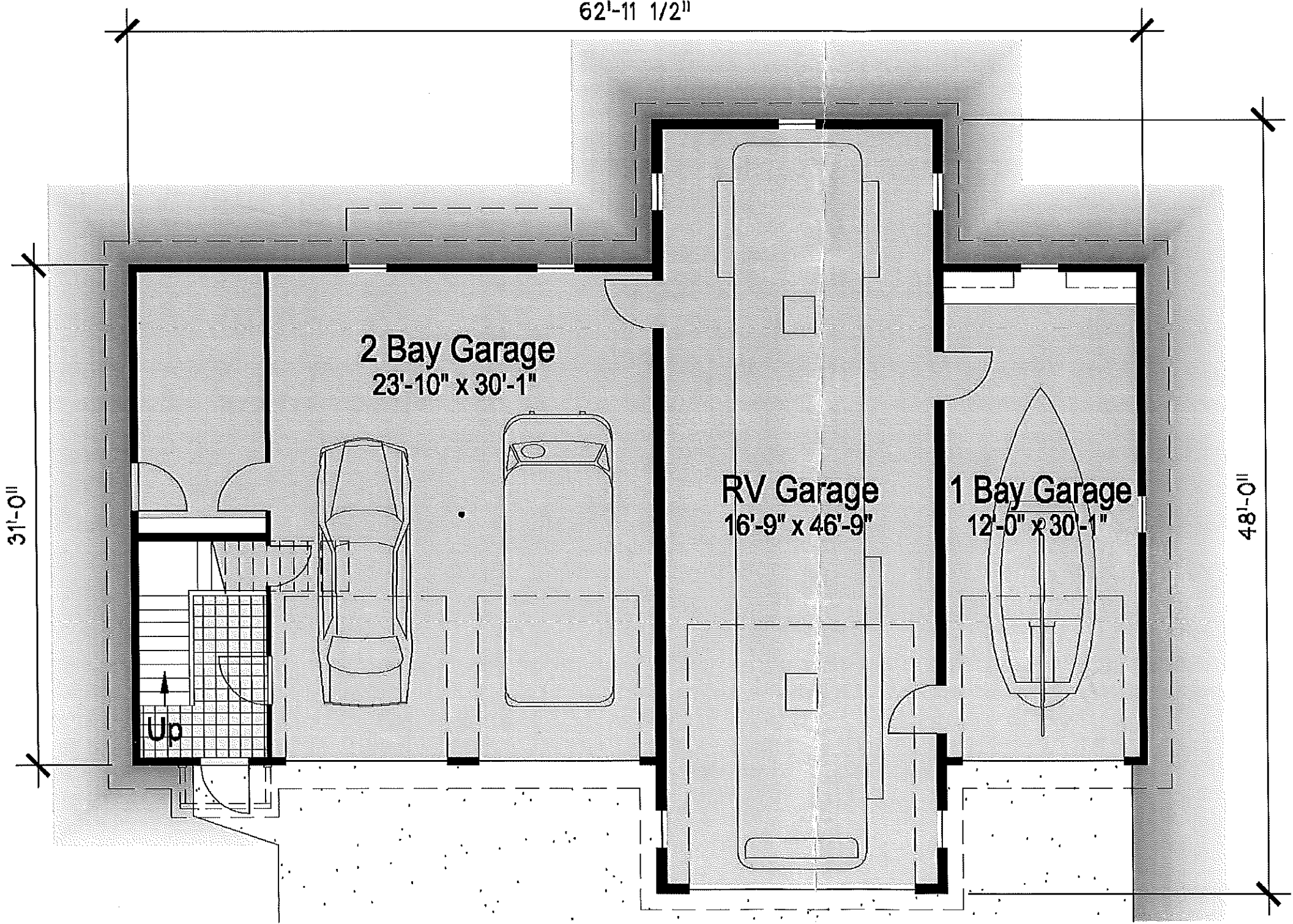
1325 AIRMOIVE WAY, STE. 285  
RENO, NEVADA 89502  
(775)332-5997  
(775)332-6286 FAX  
www.GTAarchitects.com  
GKArch@gmail.com

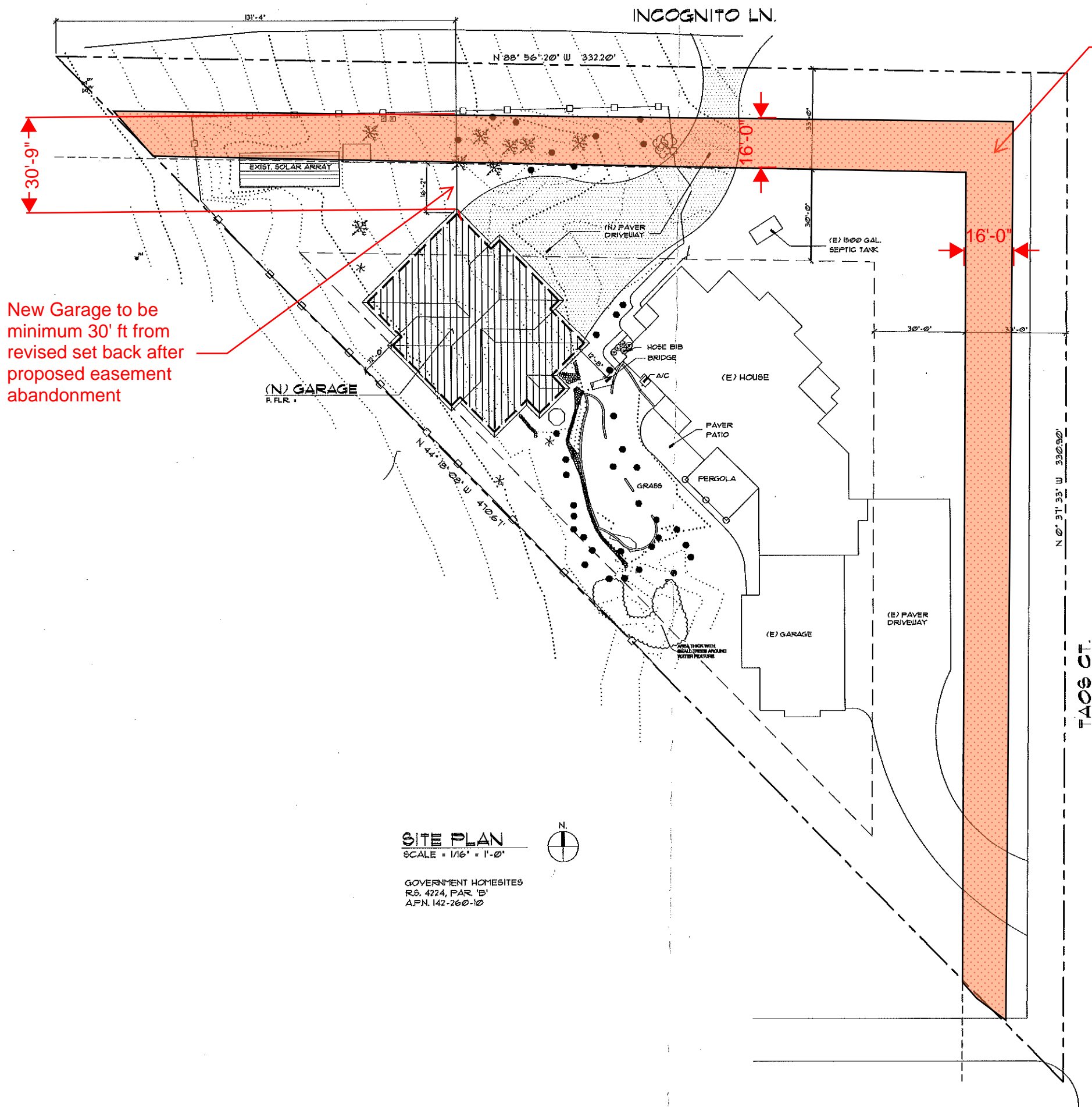
**NEW GARAGE**  
FOR: JEFF FARR  
1605 TAOS COURT  
WASHOE COUNTY, NEVADA

FILE NO.
17XX
SHEET.

WAB22-0011  
EXHIBIT E

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New Garage to be minimum 30' ft from revised set back after proposed easement abandonment

Proposed Easement to be abandoned or modified to allow for setback changes for proposed new garage

**SITE PLAN**  
 SCALE = 1/16" = 1'-0"  
 GOVERNMENT HOMESITES  
 R.S. 4224, PAR. 'B'  
 A.P.N. 142-260-10

DATE:	5-16-18
REVISIONS	

George K. Timbridge  
 ARCHITECT

1325 AIRMOIVE WAY, STE. 285  
 RENO, NEVADA 89502  
 (775)332-5997  
 (775)332-6286 FAX  
 www.GTA-architects.com  
 GKArch@gmail.com

**NEW GARAGE**  
 FOR: JEFF FARR  
 1605 TAOS COURT  
 WASHOE COUNTY, NEVADA

FILE NO.	17XX
SHEET	

WAB22-0011  
 EXHIBIT E

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