

Application for Abandonment
Lenco Avenue

Submitted to Washoe County
October 8, 2021

Prepared for

PDC Reno/LV/PHX LPIV LLC
980 Sandhill Road, Suite 100
Reno, NV 89521

Prepared by



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

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:			
Project Description: Partial abandonment of unutilized "roadway" parcel associated with Anderson Acres Unofficial Subdivision.			
Project Address: n/a			
Project Area (acres or square feet): Portion of 9.43-acre parcel			
Project Location (with point of reference to major cross streets AND area locator): Located south of the Red Rock Road/US 395 interchange in the North Valleys			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Portion of 081-031-50	9.43 AC		
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: Peavine Investors LLC		Name: Wood Rodgers	
Address: 9432 Double R Blvd		Address: 1361 Corporate Boulevard	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-786-4800	Fax:	Phone: 775-823-4068	Fax:
Email: teresaemaloney@gmail.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Teresa Maloney		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Panattoni Development		Name:	
Address: 980 Sandhill Road #100		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-327-6280	Fax:	Phone:	Fax:
Email: ldeller@panattoni.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Lindy Deller		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

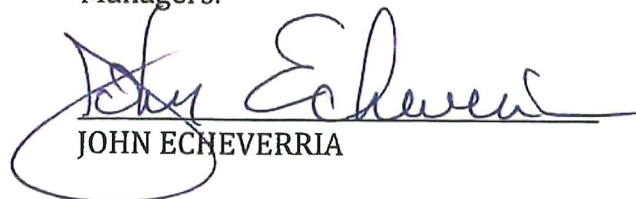
**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

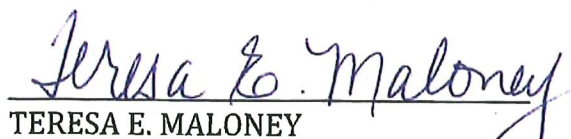
RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:



JOHN ECHEVERRIA

MICHAEL A. ECHEVERRIA



TERESA E. MALONEY



M. CRISTINA WELMERINK

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:

JOHN ECHEVERRIA



MICHAEL A. ECHEVERRIA

TERESA E. MALONEY

M. CRISTINA WELMERINK

Property Owner Affidavit

Applicant Name: PDC Reno/LV/PHX LPIV LLC

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, TERESA MALONEY
(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): a portion of APN 081-031-50

Printed Name TERESA MALONEY

Signed Teresa Maloney

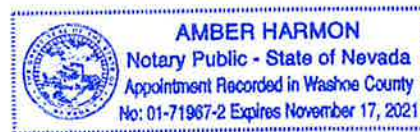
Address 9432 DOUBLE R BLVD
RENO, NV 89521

Subscribed and sworn to before me this 7th day of October, 2021.

Amber Harmon
Notary Public in and for said county and state

My commission expires: 11-17-21

(Notary Stamp)



*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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08103150	Active	8/31/2021 1:39:44 AM
Current Owner: PEAVINE INVESTORS LLC		SITUS: 0 UNSPECIFIED WCTY NV
9432 DOUBLE R BLVD RENO, NV 89521		
Taxing District 4000	Geo CD:	

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

The proposed abandonment is a portion of an existing parcel that is assumed to be a roadway on the unofficial Anderson Acres

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

The roadways are assumed to be first presented on the unofficial and unrecorded Anderson Acres subdivision, which is not able to be found.

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

The vacated right of way will become part of the adjacent parcels for future development.

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

No replacement easements are necessary, as the parcels front on other rights of way.

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?

The owner and their affiliate entities control all surrounding properties.

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.

PROJECT DESCRIPTION

Executive Summary

Applicant: PDC Reno/LV/PHX LPIV LLC
APN Number: Portion of APN 081-031-50
Benefitting Parcels: APNS 081-031-28, 29, 30, 31, 32, 48 & 49
District: District 5
Request: A request has been made to abandon a portion of APN 081-031-50, which consists of presumed roadways associated with the unrecorded, unofficial Anderson Acres Subdivision. The request includes all of "Lenco Avenue", a north/south roadway, and a portion of Trail Drive on the southern boundary of Anderson Acres.
Location: The subject abandonment area consists of approximately 3.72 acres of roadway. The benefitting parcels adjacent to the roadways have a master plan designation of Rural Residential (RR) and are zoned High Density Rural (HDR) and the parcel associated with the abandonment request has a zoning designation of Public/Semi-Public (PSP).

Background

The subject abandonment area is owned by the same owner as the benefitting parcels described above. The "roadways" are a part of the Anderson Acres Unofficial Subdivision, which is a subdivision identified by the Washoe County Assessor, however the Anderson Acres is not a recorded subdivision. As of the date of this submittal, the Washoe County Assessor is unable to produce a copy of the unrecorded subdivision. The roadways are identified within a deed (Doc. 380688, October 7, 1975) that identifies parcels associated with the subject roadways as having the purpose for roadway and utilities. The deed describes the subject abandonment areas as Parcel "A" and Parcel "D" referred to as Lennox Drive (now referred to as Lenco Drive). These roadway parcels were never officially offered for dedication, nor formally improved and, therefore, were never accepted by Washoe County as public right of way. Peavine Investors, LLC acquired the adjacent parcels (benefitting parcels), as well as the roadway parcel.

Proposed Request

The proposed abandonment consists of a full abandonment of Lenco Drive (formally Lennox Drive) and a portion of Trail Drive located along the northerly line of Section 12, T20, R18E, also identified as Parcel A of the Deed recorded as document number 380688, recorded October 7, 1975. The total area being abandoned consists of ±3.72 acres that will benefit the adjoining parcels, as described in the legal description and exhibits provided with this application. As the original right of way was originally dedicated from the parent parcels associated with Anderson Acres, the adjoining parcels, as described in the exhibits provided, will benefit from the resulting abandonment. All of the benefitting parcels are under the common ownership of the roadways, Peavine Investors LLC.

The intention of this request will allow for future combination of the benefitting parcels to facilitate future development. The abandonment will not result in any land locked parcels, as all of the associated

benefitting parcels, as well as adjacent parcels, have other means of access available to them. There are no other utilities within the rights of way, with the exception of the east/west oriented unnamed roadway, which has a water line and existing easement. As such, the order of abandonment associated with this request should not include the reservation of utility or other easements.

Summary of Site

Existing Site Characteristics

The adjoining, benefitting parcels are currently vacant. The parcel associated with the abandonment has a graded roadway to access an existing borrow site located south of the subject area. The parcel south is also owned by the same owner associated by the abandonment and temporary access will be perpetuated for the grading operation. Other than the graded borrow site access, no other improvements are present within the rights of way.

Current Master Plan and Zoning

The property has a Washoe County master plan of Rural Residential (RR) and a zoning designation of Public/Semi-Public (PSP), (*Refer to Existing Zoning Map and Existing Master Plan Map in Section 3 of this submittal packet*).

Utilities

A water line is located within an easement along the alignment of the unnamed east/west roadway, as identified in document number 272263, as recorded by with the Washoe County Recorder.

Abandonment Findings

Section 110.806.20 Findings. Prior to recommending approval of an application for an abandonment or vacation, the Planning Commission shall find that all of the following are true:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;

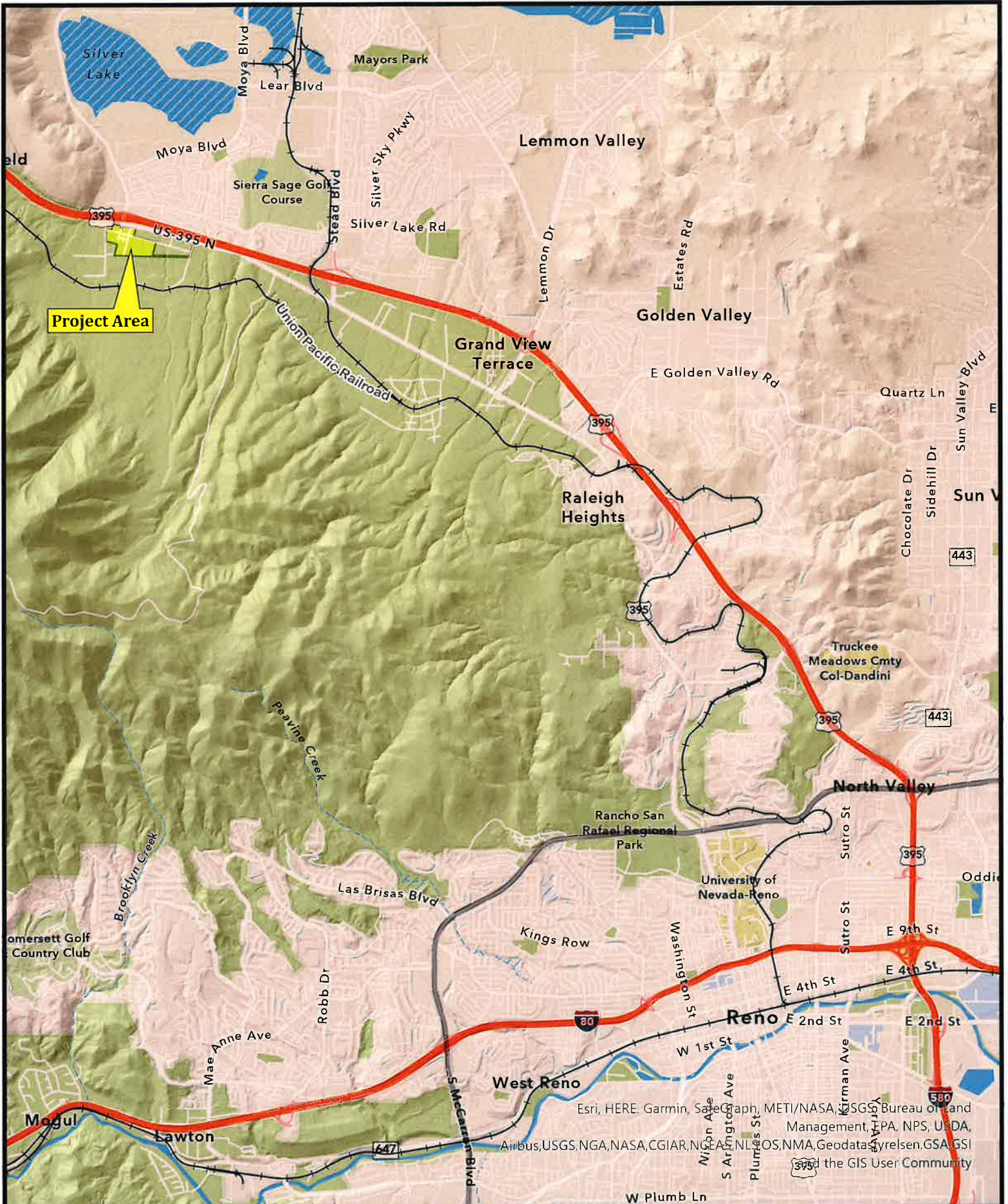
***Response:** The applicable area plans does not specifically address vacation or abandonment of rights of way.*

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

***Response:** As the proposed abandonment only benefits the right of way owner by transferring the vacated right of way to the adjacent commonly owned property and, further, there are no improvements within the rights of way that benefit adjoining or other properties within the vicinity, it does not result in any material injury to the public, nor result in a detrimental situation to the public at large.*

- (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.

***Response:** There are no public utilities within the rights of way, with the exception of an existing water line that is subject to an existing recorded easement.*



Vicinity Map



October 2021



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4068

EXHIBIT "A"

ACCESS EASEMENT ABANDONMENT

LEGAL DESCRIPTION

All that certain Access Easement Abandonment situate within the southwest $\frac{1}{4}$ of Section 1, Township 20 North, Range 18 East, MDM and being portions of PARCEL "A" and PARCEL "D" (Lennox Drive) of Document No. 380688 as recorded in Washoe County Official Records on October 7, 1975, and consisting of two separate, distinct parcels being described as follows:

PARCEL 1

BEGINNING at the northeast corner of the land described as "Property 2" (APN 081-031-49) in document No. 4777648, as recorded in Washoe County Official Records on January 5, 2018, said point being further described as bearing N41°33'20"E, 1659.72 feet from the southwest corner of said Section 1; **THENCE**, S84°38'20"E, 50.70 feet to the northwest corner of the land described in document No. 4777649, as recorded in Washoe County Official Records on January 5, 2018; **THENCE**, S14°55'34"W, 333.77 feet along the westerly line of the last mentioned parcel to the northerly line of Trail Drive; **THENCE**, N75°04'26"W, 50.00 feet along said northerly line to the southeast corner of said "Property 2"; **THENCE**, N14°55'34"E, 325.34 feet along the easterly line of said "Property 2" to the **POINT OF BEGINNING**.

Contains: 16,478 Square feet of land, more or less

PARCEL 2

BEGINNING at a point on the south line of said Section 1 from which the southwest corner thereof bears N88°19'58"W, 387.35 feet, said point being further described as being the intersection of said south line of Section 1 and the westerly line (produced southerly) of the southern portion of the land described as "PARCEL 3" in the aforementioned document No. 4777648; **THENCE**, S88°19'58"E, 1714.90 feet along said south line of Section 1 to it's intersection with the east line (produced southerly) of the land described in document No. 34704 as recorded in Washoe County Official Records on July 23, 1965; **THENCE**, N14°53'36"E, 61.63 feet along said east line (produced southerly) to the southeast corner of said "PARCEL 3"; **THENCE**, N88°19'58"W, 1286.56 feet to the easterly line of Lenco Avenue (formerly Lennox Drive); **THENCE**, N14°55'34"E, 849.61 feet along said easterly line to the southerly line of Trail Drive; **THENCE**, N75°02'31"W, 50.00 feet along said southerly line to the northeast corner of the land described as "PARCEL 2" in said document No. 4777648 and the westerly line of said Lenco Avenue; **THENCE**, S14°55'34"W, 861.39 feet along said westerly line to the north line of the sixty-foot (60') wide roadway easement granted in said document 34704; **THENCE**, N88°19'58"W, 376.94 feet along said north line to it's intersection with the aforementioned westerly line of the southern portion of the land described as "PARCEL 3"; **THENCE**, S14°55'12"W, 61.64 feet along the last mentioned line to the **POINT OF BEGINNING**.

Contains: 3.34 acres of land, more or less

Refer to Exhibit "A-1" attached hereto and by reference herein becomes a part hereof.

Prepared by:
Jeffrey F. Brooke, PLS, CFedS
WOOD RODGERS,
1361 Corporate Blvd,
Reno, NV, 89502
(775) 823-4068

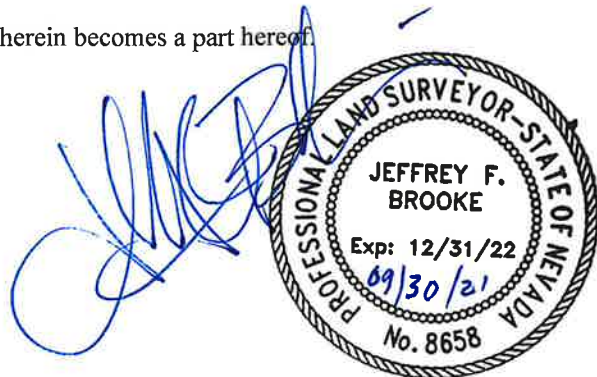
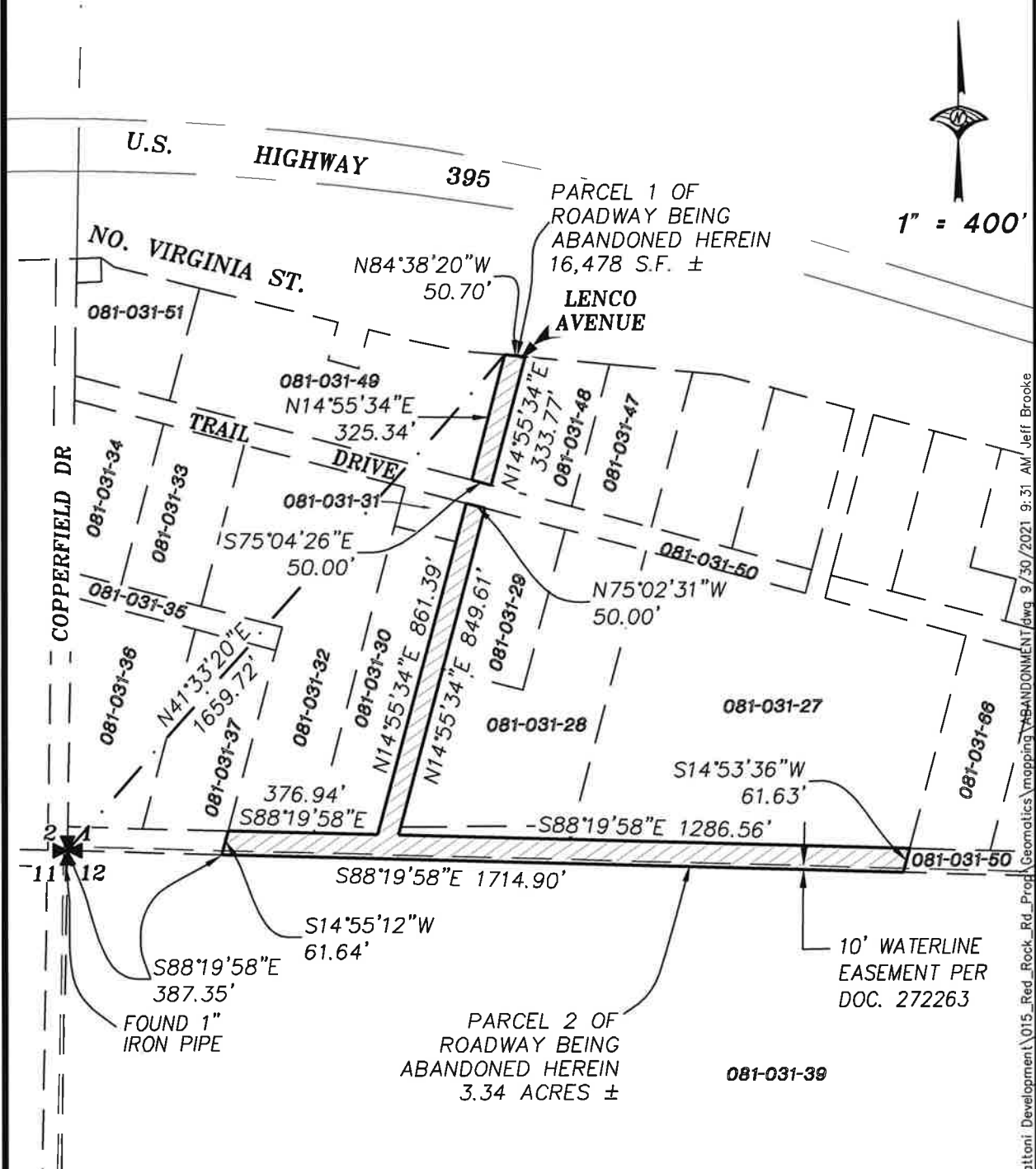


EXHIBIT A-1
 PLAT TO ACCOMPANY

ROADWAY ABANDONMENT
 BEING A PORTION OF THE SW 1/4 OF SECTION 1
 TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.M.
 WASHOE COUNTY NEVADA



3170015
 SHEET 1 OF 1

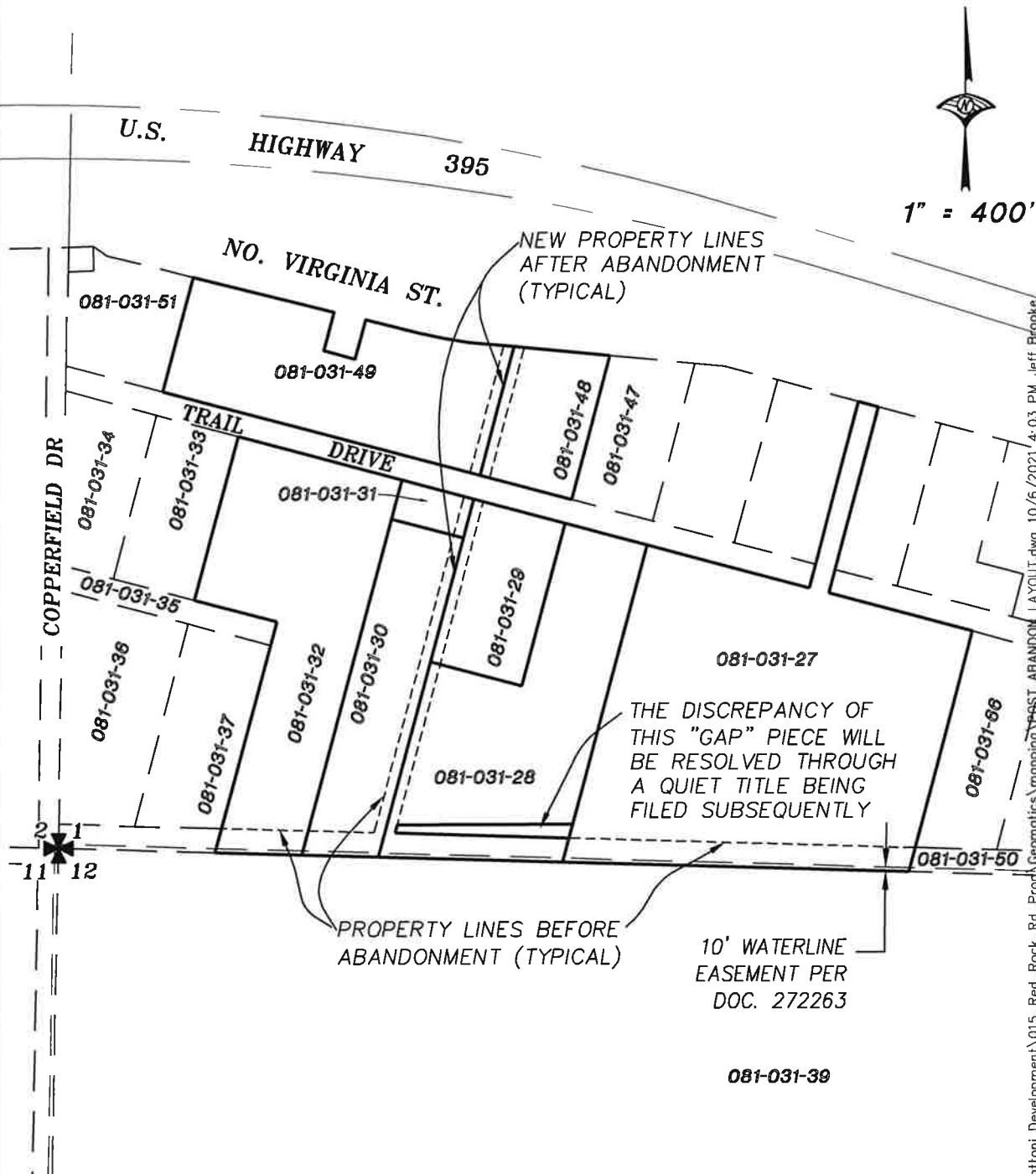


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Blvd Reno, NV 89502
 Tel 775.823.4068 Fax 775.823.4066

J:\jobs\3170_Pomattori_Development\015_Red_Rd_Proj\Ceomatics\mapping\ABANDONMENT.dwg 9/30/2021 9:31 AM Jeff Brooke

EXHIBIT B-1
PLAT TO ACCOMPANY

PARCEL LAYOUT AFTER ABANDONMENT
BEING A PORTION OF THE SW 1/4 OF SECTION 1
TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.M.
WASHOE COUNTY NEVADA



3170015
SHEET 1 OF 1



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4068

J:\Jobs\3170_Parattoni_Development\015_Red_Rock_Rd_Proj\Geomatics\mapping\POST_ABANDON_LAYOUT.dwg 10/6/2021 4:03 PM Jeff Brooke