

## 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>Eli Drive Abandonment</b>			
Project Description: Abandonment of Eli Drive right-of-way from the western right-of-way of Monte Vista Drive to the western terminus of Eli Drive			
Project Address: 1255 Monte Vista Drive, Reno, NV 89511			
Project Area (acres or square feet): 12,930+/- sf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Eli Drive west of intersection with Monte Vista Drive</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-362-01	1.37	044-374-02	1.88
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM21-008 (Braesview Custom Lot Subdivision)			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Guild Family Trust		Name: Lumos & Associates	
Address: 1255 Monte Vista Drive		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: (775)772-1983	Fax:	Phone: (775)827-6111	Fax:
Email: josephguild@yahoo.com		Email: ethomas@grayassociates.net	
Cell:	Other:	Cell:	Other:
Contact Person: Joseph Guild		Contact Person: Edward C. Thomas, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Thomas Foothill, LLC		Name: Thomas Foothill, LLC	
Address: 2100 Manzanita Lane		Address: 2100 Manzanita Lane	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89509
Phone: (518)339-4655	Fax:	Phone: (917)400-9150	Fax:
Email: roger@sierrapeakhomes.com		Email: adam@sierrapeakhomes.com	
Cell:	Other:	Cell:	Other:
Contact Person: Roger Davidson		Contact Person: Adam Giordano	
<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?

Abandonment of Eli Drive right-of-way from western right-of-way at Monte Vista Dr. to western terminus of Eli Drive.

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

TM 448 (Shown as Buena Vista Drive)

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

Residential.

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

Private access for APN's 162-240-02, 044-362-01, and 044-374-02 and emergency access and utility access to APN 162-240-01

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?

Private access, emergency access, and utility access will be retained.

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 <input checked="" type="checkbox"/>	* No <input type="checkbox"/>
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**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.

Property Owner Affidavit

Applicant Name: Guild Family Trust

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

STATE OF NEVADA )
COUNTY OF WASHOE )

I, Clark Joseph Guild, III (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): 044-362-01

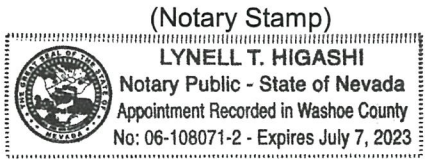
Joseph Guild as Trustee of the Guild Family Trust. Printed Name

Signed [Handwritten Signature]

Address 1255 Monte Vista Dr. Reno, NV 89511

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

Lynell T. Higashi Notary Public in and for said county and state



My commission expires: July 7, 2023

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

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship





Bill Detail

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**Pay By Check**

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

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

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

**Change of Address**

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

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

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:  
Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04436201	Active	10/4/2021 1:38:43 AM
<b>Current Owner:</b> GUILD FAMILY TRUST 1255 MONTE VISTA DR RENO, NV 89511		<b>SITUS:</b> 1255 MONTE VISTA DR WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Range 20 Block C Section Township 18 Lot 1 SubdivisionName SIERRA MANOR SUBDIVISION AMD		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$1,492.33	\$0.00	\$0.00	\$1,492.33
INST 4	3/7/2022	2021	\$1,492.33	\$0.00	\$0.00	\$1,492.33
<b>Total Due:</b>			<b>\$2,984.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,984.66</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$330.81	(\$18.04)	\$312.77
<a href="#">Truckee Meadows Fire Dist</a>	\$1,050.81	(\$57.32)	\$993.49
<a href="#">Washoe County</a>	\$2,708.18	(\$147.73)	\$2,560.45
<a href="#">Washoe County Sc</a>	\$2,215.46	(\$120.84)	\$2,094.62
<a href="#">Water District</a>	\$15.60	\$0.00	\$15.60
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$2.00	\$0.00	\$2.00
<a href="#">RECLAMATION DAM SAFETY</a>	\$8.00	\$0.00	\$8.00
<b>Total Tax</b>	<b>\$6,330.86</b>	<b>(\$343.93)</b>	<b>\$5,986.93</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021254337	B21.150157	\$1,492.33	9/30/2021
2021	2021254337	B21.101110	\$1,509.94	8/23/2021

Bill Detail

[Back to Account Detail](#)

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**Pay By Check**

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

**Mailing Address:**  
P.O. Box 30039  
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**Change of Address**

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Address change requests may also be mailed to:  
Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04437402	Active	10/4/2021 1:38:43 AM
<b>Current Owner:</b> CADDEL, STEVE & DIANE 1185 MONTE VISTA DR RENO, NV 89511		<b>SITUS:</b> 1185 MONTE VISTA DR WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Range 20 SubdivisionName SIERRA MANOR SUBDIVISION AMD Block B Lot 7 Township 18		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$906.49	\$0.00	\$0.00	\$906.49
INST 4	3/7/2022	2021	\$906.49	\$0.00	\$0.00	\$906.49
<b>Total Due:</b>			<b>\$1,812.98</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,812.98</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$232.02	(\$42.41)	\$189.61
<a href="#">Truckee Meadows Fire Dist</a>	\$737.01	(\$134.72)	\$602.29
<a href="#">Washoe County</a>	\$1,899.44	(\$347.19)	\$1,552.25
<a href="#">Washoe County Sc</a>	\$1,553.87	(\$284.04)	\$1,269.83
<a href="#">Water District</a>	\$23.40	\$0.00	\$23.40
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$2.00	\$0.00	\$2.00
<a href="#">RECLAMATION DAM SAFETY</a>	\$12.00	\$0.00	\$12.00
<b>Total Tax</b>	<b>\$4,459.74</b>	<b>(\$808.36)</b>	<b>\$3,651.38</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021254235	B21.150157	\$906.50	9/30/2021
2021	2021254235	B21.101110	\$931.90	8/23/2021

**EXHIBIT "A"**

JN: 10175.002

All that certain real property situate within a portion of the Southeast One-Quarter (SE1/4) of Section 7, Township 18 North, Range 20 East, Mount Diablo Meridian, County of Washoe, State of Nevada, also being a portion of Eli Drive, formally known as Buena Vista Drive as shown on Tract Map No. 448, recorded September 14, 1949 as File No. 177079 in the Official Records of Washoe County, Nevada and more particularly described as follows;

BEGINNING at the southwest corner of Lot 7 as shown on said Tract Map No. 448;

THENCE along the southerly line of said Lot 7, South 79° 03' 00" East for a distance of 233.65 to the beginning of a tangent curve;

THENCE 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet through a central angle of 90° 00' 00" to the westerly right-of-way of Monte Vista Drive as shown on said Tract Map No. 448;

THENCE South 10° 57' 00" West for a distance of 50.00 feet to the beginning of a tangent curve;

THENCE 49.96 feet along the arc of a curve to the left having a radius of 1448.07 feet through a central angle of 1° 58' 36" to the cusp of a curve;

THENCE from a radial bearing of South 80° 32' 00" East, 39.57 feet along the arc of a curve to the left having a radius of 25.61 feet through a central angle of 88° 31' 00";

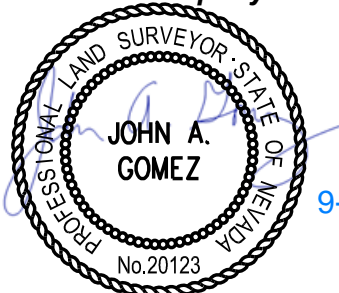
THENCE North 79° 03' 00" West for a distance of 223.51 feet to the westerly boundary of said Tract Map No. 448;

THENCE along said westerly boundary, North 0° 47' 56" West for a distance of 51.07 feet to THE POINT OF BEGINNING

Containing 12,926 square feet of land more or less

*The Basis of Bearings for this description are identical to those shown on Tract Map No. 448.*

**See exhibit "B", Plat to Accompany Description, Attached hereto and made a part hereof.**



9-14-2021

Prepared by:

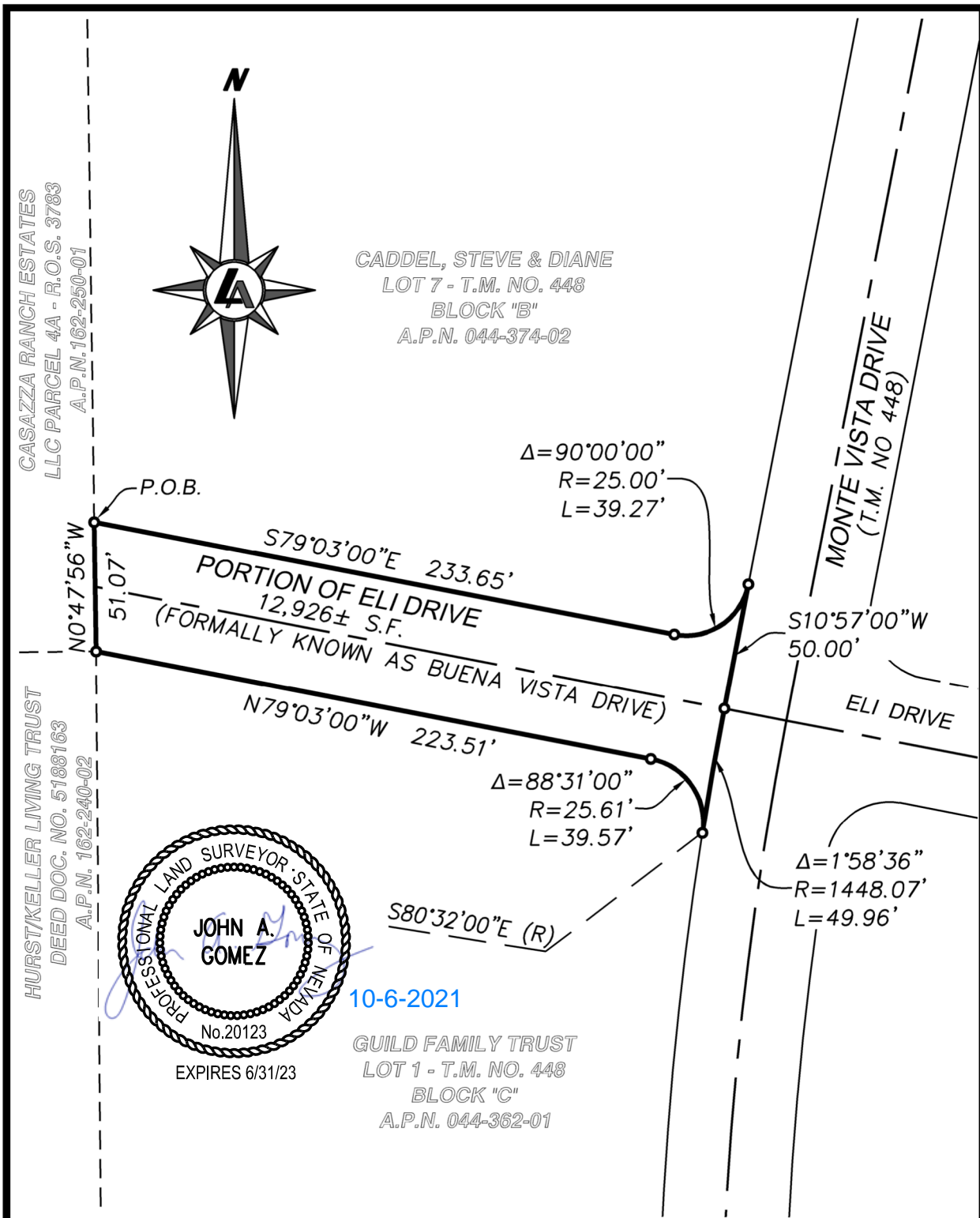
EXPIRES 6/31/23

Lumos & Associates, Inc.

John A. Gomez P.L.S. 20123

9222 Prototype Drive

Reno, NV 89521



<p><b>LUMOS</b> &amp; ASSOCIATES </p> <p>9222 PROTOTYPE DRIVE        RENO, NEVADA 89521        TEL (775) 827-6111</p>	<p><b>EXHIBIT "B"</b></p> <p><b>ELI DRIVE - SIERRA MANOR SUBDIVISION</b></p> <p><b>TRACT MAP NO 448</b></p> <p><b>PORTION OF SEC. 7, T18N, R20E, MDM</b></p>	<p>Date SEPT/2021</p> <p>Scale: 1" = 60'</p> <p>Job No: 10175.002</p>
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**Reno**  
9222 Prototype Drive  
Reno, Nevada 89521  
775.827.6111

October 12, 2021

Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning & Building Division  
1001 E. Ninth St.  
Reno, NV 89512

**Subject: Eli Drive Abandonment (WAB21-00110)  
Project Narrative**

Dear Mr. Cahalane:

The following is a project narrative for the Eli Drive Abandonment request.

### **Project History**

The Eli Drive Abandonment is an outcome of the approval process for the tentative map application for the Braesview Custom Lot Subdivision (WTM21-008). The Braesview Custom Lot Subdivision ("Braesview") is a 24-unit single-family subdivision located on APN's 044-391-26, 28, and 29 and 162-240-01. Braesview will be accessed from Foothill Road. A private road – Braesview Lane - will serve the lots within the subdivision. The road will end in a cul-de-sac at the southwest corner of 1425 Eli Drive (APN 162-240-02). From the northern end of the cul-de-sac, an emergency access road will be extended to the intersection of Eli Drive and Monte Vista Drive to ensure two points of access to Braesview.

In the original tentative map application, Braesview Lane was to be extended from Foothill Road to the western terminus of Eli Drive. Eli Dr. is an existing public right-of-way, but full improvements were never constructed from the intersection with Monte Vista Dr. to the existing terminus at the boundary of APN 162-240-01. The portion of Eli Dr. right-of-way west of Monte Vista Dr. has been used primarily as access to 1425 Eli Drive. An existing asphalt driveway extends from the intersection to 1425 Eli Dr. Consequently, one of the original conditions of approval for Braesview was to construct Eli Dr. to full width County standards.

The property owners in the Sierra Manor development were concerned that by connecting Foothill Road to Monte Vista, there would be an increase in traffic within their development. Braesview was to be a gated development, so the only additional traffic in Sierra Manor would be Braesview residents, but the neighbors' concerns were heard by the developer, so an alternative solution was investigated. The distance from Foothill Road to the northern-most lot in Braesview is greater than the maximum length of cul-de-sac that allowed by County Code, so secondary emergency access to Eli Dr. was still a requirement.

During the processing of the Braesview tentative map, additional detailed surveying of Eli Dr. was performed to support the upcoming final subdivision design. The survey of Eli Dr. unveiled that the

adjacent neighbors had been using Eli Dr. as their personal property. One owner had constructed irrigation improvements within the right-of way. Their existing barn also encroached into the right-of-way. The neighbors to the north and south, whose primary access is from Monte Vista Dr., were using Eli Drive as secondary access points and had constructed driveways within the right-of-way. If Eli Dr. were to be constructed as a County road, all of these encroachments would have to be removed.

On April 28, 2021, Lumos & Associates ("Lumos") initiated a conversation with Washoe County Engineering requesting their support with respect to the encroachments within the Eli Dr. right-of-way. After some thought, Walt West in the Engineering Division suggested that maybe it would be easier if Eli Dr. west of Monte Vista were to be abandoned back to the adjacent property owners with easement reservations for private access to adjacent property owners, utility access, and emergency access. Once Eli Dr. is abandoned, then a driveway could be constructed to emergency access standards that would also serve as the primary access for 1425 Eli Dr. Once past the entrance to 1425 Eli Dr., and emergency access control gate would be installed to prevent travel from Braesview to Monte Vista Dr. Mr. West presented the idea to Dwayne Smith, the Public Works Director. Mr. Smith was supportive of the opportunity to be relieved of the burden of an unused segment of right-of-way.

Lumos presented the abandonment idea to the developers as well as the owner of 1255 Monte Vista Dr. who had been previously acting as de facto spokesperson for the neighbors. All parties supported the idea of the abandonment. The developers of Braesview were able to maintain secondary emergency access, and the neighbors' concerns of traffic were eliminated.

Later on April 28, Mr. West contacted Julee Olander, the planner assigned to WTM21-008, to ask that the condition to construct Eli Dr. as a County road be removed from the conditions of approval. At this point in time, the conditions had already been submitted, but Ms. Olander agreed to request that the condition be stricken at the Planning Commission hearing. In the hearing on May 4, 2021 the condition to construct Eli Dr. as a County road was removed for the conditions of approval and WTM21-008 was approved.

By Code, secondary emergency access must be provided, so the construction of an emergency access road to the intersection of Eli Dr. and Monte Vista Dr. is implicit in the decision to approve the Braesview Custom Lot Subdivision.

An initial submittal for a final map for Braesview was made to the Engineering Division on June 28, 2021. Included in the plan set is a design for an emergency access road that connects Braesview Lane to the intersection of Eli Dr. and Monte Vista Dr. Recordation of the Braesview final map is contingent upon the abandonment of Eli Dr. and recordation of appropriate easements in its place.

### **Current Application**

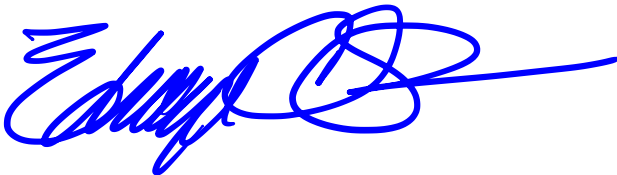
In an effort to comply with the Action Order for WTM21-008, Lumos, on the behalf of the property owners adjacent to Eli Dr. has made an application to abandon Eli Dr. from the western right-of-way of Monte Vista Dr. to the western terminus of the existing Eli Dr. right-of-way. Immediately prior to recordation of Eli Dr., easements must be recorded reserving private access for the properties currently served by the portion of Eli Dr. to be abandoned, for emergency access to Braesview, and

for public utility access. The Braesview Final Map cannot be recorded until the Eli Abandonment is recorded. As a condition of WTM21-008, an emergency access road must be constructed to Washoe County standards from Braesview to Monte Vista Dr. Construction of the emergency access road will be ensured by bonding for public improvements associated with the recordation of the Braesview final map as required by Washoe County Code.

I have attached copies of the email correspondence between Lumos, Walt West, and Julee Olander during the decision to abandon Eli Dr.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Edward C. Thomas', with a long horizontal line extending to the right.

Edward C. Thomas, P.E.  
Senior Engineer

CC: Roger Davidson, Thomas Foothill, LLC

**Edward Thomas, P.E., LEED AP**

---

**From:** West, Walt <WWest@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 2:19 PM  
**To:** Edward Thomas, P.E., LEED AP  
**Subject:** RE: Braesview Custom Lot Subdivision (WTM21-008)

**Dwayne absolutely supports the abandonment of Eli.** Would be best if one of the adjoining property owners applies for it.

I will talk to Julee to remove the condition requiring full roadway construction.



**Walter West, P.E.**  
Licensed Engineer | Community Services Department  
[wwest@washoecounty.us](mailto:wwest@washoecounty.us) | Office: 775.328-2310 | Fax: 775.328.3699  
1001 E. Ninth Street, Reno, NV 89512



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**From:** Edward Thomas, P.E., LEED AP <ethomas@LumosInc.com>  
**Sent:** Wednesday, April 28, 2021 9:37 AM  
**To:** West, Walt <WWest@washoecounty.us>  
**Subject:** RE: Braesview Custom Lot Subdivision (WTM21-008)

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

Thanks Walt.

For some reason, your message said you were on vacation the first time I called but not the second.

--ED



**Edward Thomas, P.E., LEED AP**  
Senior Engineer  
Engineering  
9222 Prototype Drive  
Reno, NV 89521  
775.827.6111  
[ethomas@LumosInc.com](mailto:ethomas@LumosInc.com)



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**From:** West, Walt <[WWest@washoecounty.us](mailto:WWest@washoecounty.us)>  
**Sent:** Wednesday, April 28, 2021 9:36 AM



**Edward Thomas, P.E., LEED AP**

---

**From:** West, Walt <WWest@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 2:34 PM  
**To:** Olander, Julee  
**Cc:** Smith, Dwayne E.; Heeran, Jennifer; Fink, Mitchell; Wimer, Robert; Hein, Stephen; Edward Thomas, P.E., LEED AP  
**Subject:** RE: Braesview - Amended Preliminary Plans/Tentative Map Sheets

Julee,

We have had a rethink on the condition. Eli Drive currently is County right-of-way, however it is an unmaintained gravel road. After further contemplation, **Engineering has determined that it would be better for the County to abandon the r/w back to the adjoining property owners instead of the requirement of a full roadway construction.** We can reserve an access easement which can serve as access to the existing property and emergency access to the development. So in the end I am requesting that you remove the condition (item 3k I believe) that I had previously asked you add back in to the staff report, and I do so with apologies. This will be a better design solution for all parties involved.



Thank you.



**Walter West, P.E.**  
Licensed Engineer | Community Services Department  
[wwest@washoecounty.us](mailto:wwest@washoecounty.us) | Office: 775.328-2310 | Fax: 775.328.3699  
1001 E. Ninth Street, Reno, NV 89512



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---

**From:** Olander, Julee <JOlander@washoecounty.us>  
**Sent:** Friday, April 23, 2021 1:36 PM  
**To:** West, Walt <WWest@washoecounty.us>

**Edward Thomas, P.E., LEED AP**

**From:** West, Walt <WWest@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 4:01 PM  
**To:** Olander, Julee  
**Cc:** Heeran, Jennifer; Fink, Mitchell; Wimer, Robert; Hein, Stephen; Edward Thomas, P.E., LEED AP  
**Subject:** RE: Braesview - Amended Preliminary Plans/Tentative Map Sheets

Yes, I understand you already posted and expected that you will need to request at the meeting. **No need to add a condition since the tentative map already shows an emergency access extension to Monte Vista and code requires an emergency access be provided.**

Thank you.



**Walter West, P.E.**  
Licensed Engineer | Community Services Department  
[wwest@washoecounty.us](mailto:wwest@washoecounty.us) | Office: 775.328-2310 | Fax: 775.328.3699  
1001 E. Ninth Street, Reno, NV 89512



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---

**From:** Olander, Julee <JOlander@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 3:56 PM  
**To:** West, Walt <WWest@washoecounty.us>  
**Cc:** Smith, Dwayne E. <DESmith@washoecounty.us>; Heeran, Jennifer <JHeeran@washoecounty.us>; Fink, Mitchell <MFink@washoecounty.us>; Wimer, Robert <RWimer@washoecounty.us>; Hein, Stephen <SHein@washoecounty.us>; Edward Thomas, P.E., LEED AP <ethomas@lumosinc.com>  
**Subject:** RE: Braesview - Amended Preliminary Plans/Tentative Map Sheets

Walt,

The staff report and conditions have been posted. I ask to have the condition removed at the Planning Commission meeting. Do you want any condition for Eli?



**Please tell us how we did by taking a quick survey**

**Julee Olander**  
Planner | Community Services Department- Planning & Building Division  
[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627  
1001 E. Ninth St., Bldg A., Reno, NV 89512  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



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THOMAS FOOTHILL, LLC

# ELI DRIVE ABANDONMENT

APNs: 044-362-01 AND 044-374-02



9222 PROTOTYPE DRIVE  
RENO, NV 89521  
TEL: 775.827.8111  
WWW.LUMOSINC.COM  
INFO@LUMOSINC.COM

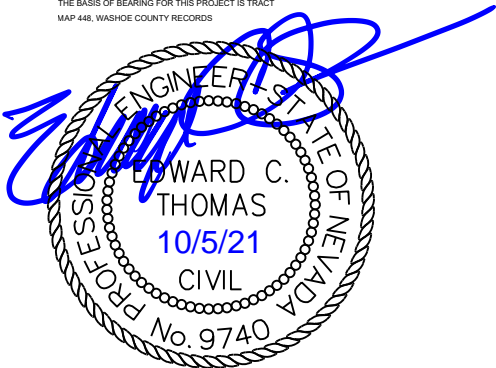
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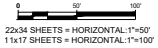
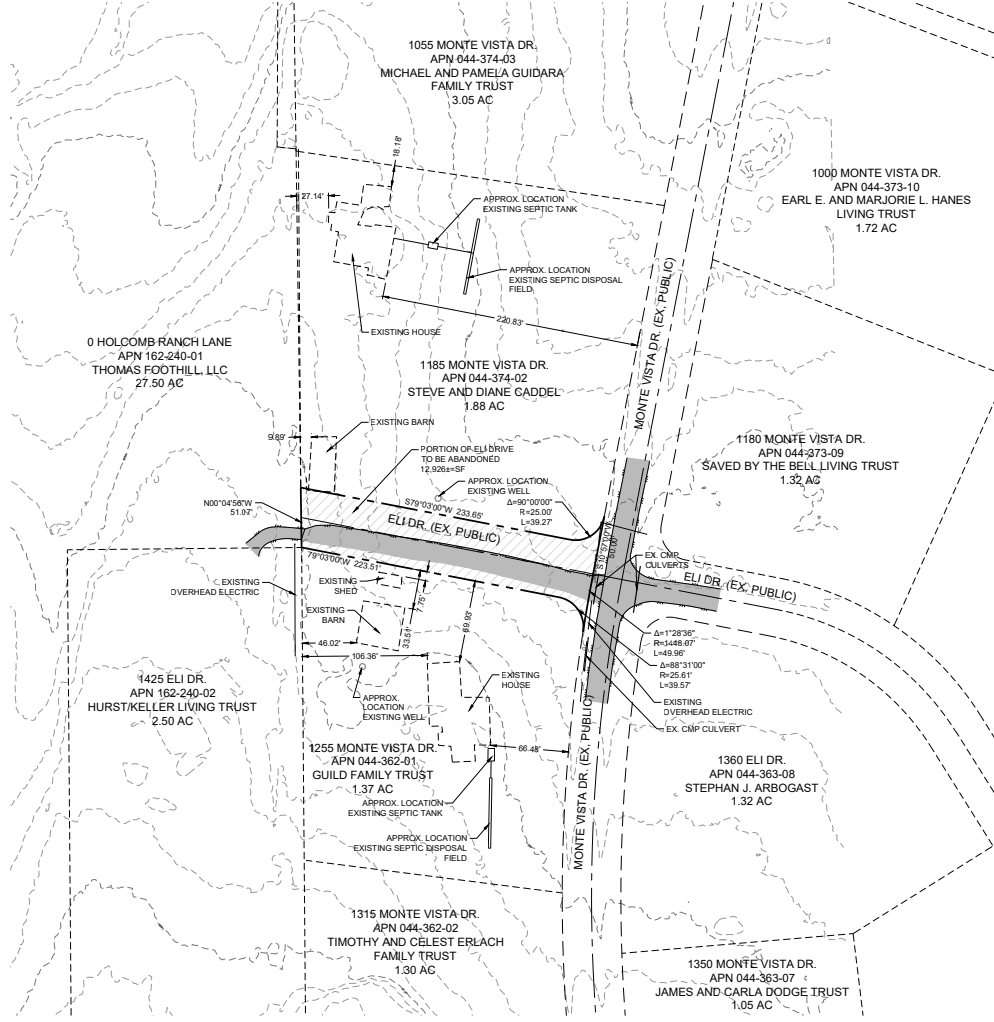
VICINITY MAP

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS PROJECT IS TRACT MAP 448, WASHOE COUNTY RECORDS



EXP. 6/30/2022



THOMAS FOOTHILL, LLC  
ELI DRIVE ABANDONMENT  
SITE PLAN  
TO SUPPORT ABAANDONMENT APPLICATION

REV.	DATE	DESCRIPTION

**FOR REVIEW**

BAR IS 1 INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**AB-01**

DRAWN BY: ECT  
DESIGNED BY:  
CHECKED BY:  
JOB NO.: 10175.002

L:\Projects\2021\05\05 - Basis of Bearing - Improvement - Plans\Survey\NMS\10175002 - 01 - ABAANDONMENT SITE PLAN.dwg, PLOT: 10/20/2021 09:20 AM, USERNAME: ...



THOMAS FOOTHILL, LLC

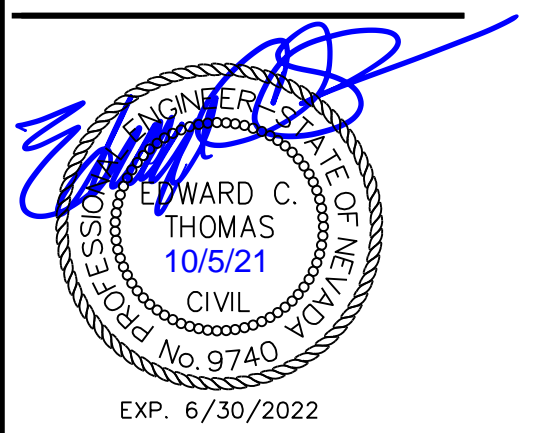
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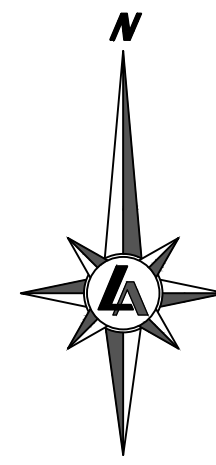
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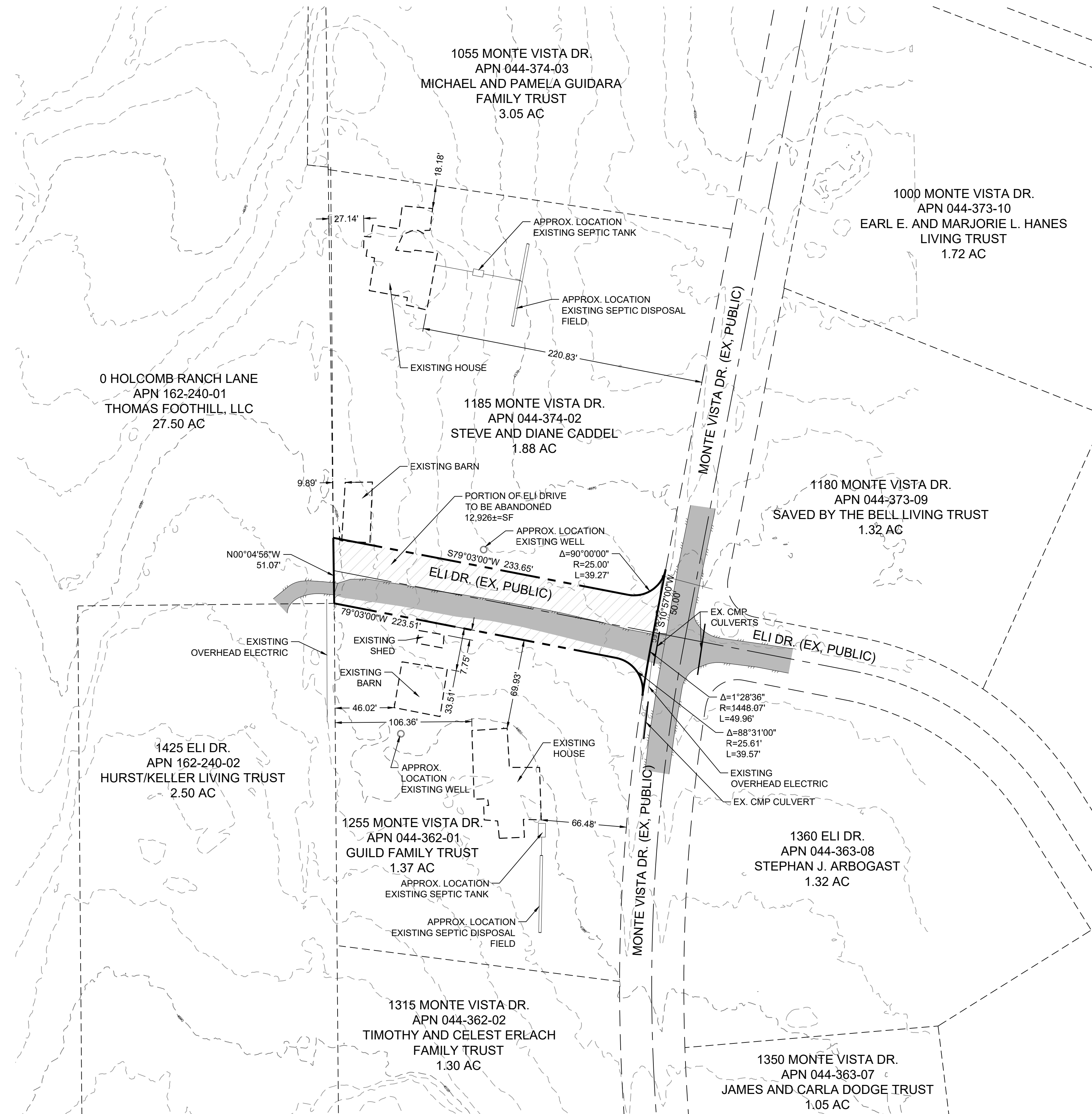
VICINITY MAP

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS PROJECT IS TRACT MAP 448, WASHOE COUNTY RECORDS



0 50' 100'  
22x34 SHEETS = HORIZONTAL: 1"=50'  
11x17 SHEETS = HORIZONTAL: 1"=100'



THOMAS FOOTHILL, LLC

ELI DRIVE ABANDONMENT  
SITE PLAN  
TO SUPPORT ABANDONMENT APPLICATION

CITY COUNTY STATE

REV.	DATE	DESCRIPTION

FOR REVIEW

BAR IS 1 INCH ON ORIGINAL DRAWING  
0 1  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

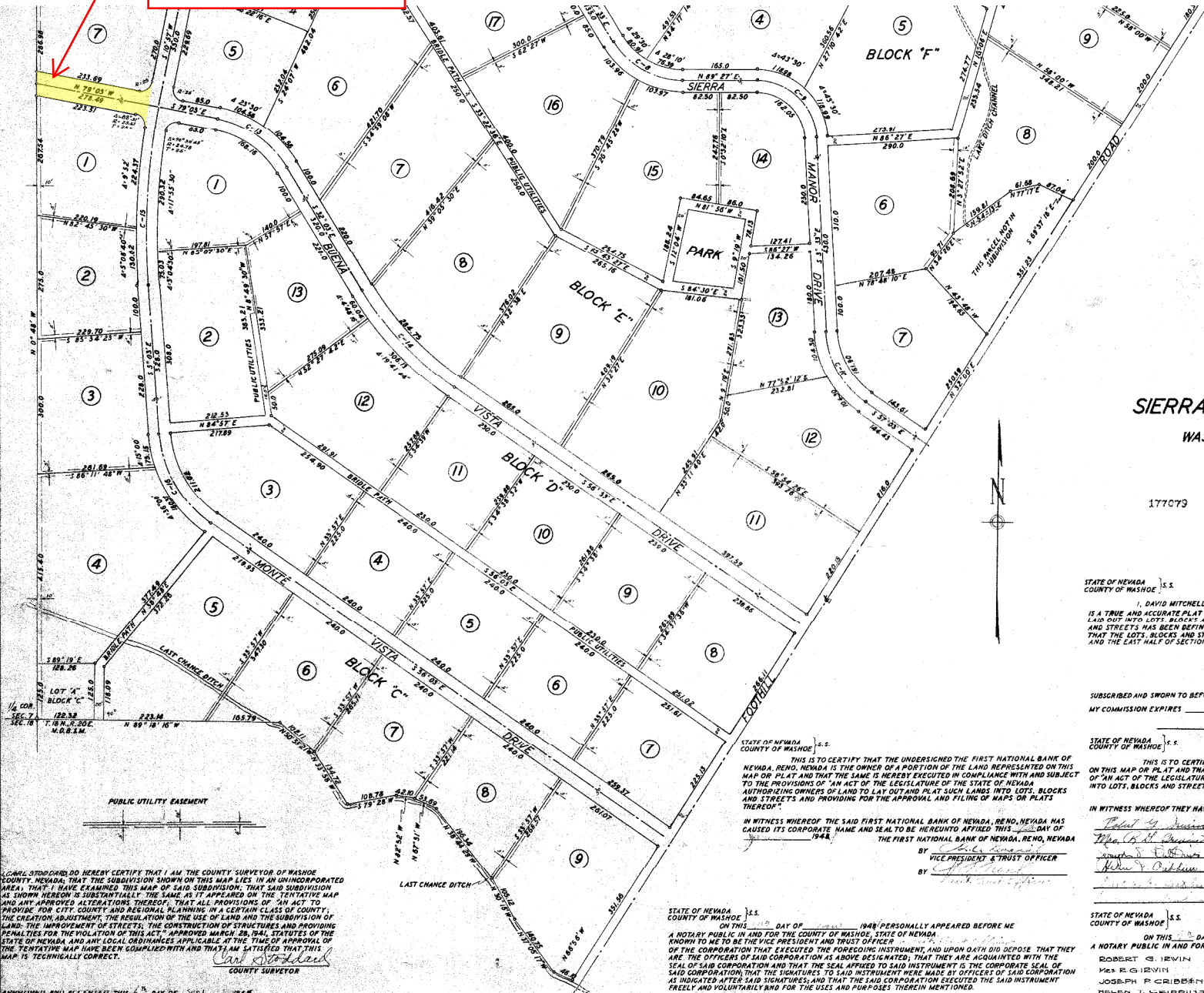
**AB-01**

DRAWN BY: ECT  
DESIGNED BY:  
CHECKED BY:  
JOB NO.: 10175.002

L:\APNs\10175.002 - Brasserie Final Map & Improvement Plans\Survey\DWG\10175002 ELI ABANDONMENT SITE PLAN.dwg, TITLE, 10/05/2021 09:20 am ethomas



**PORCION OF ELI DRIVE TO BE ABANDONED**



CENTER LINE CURVE DATA				
NO.	A	RADIUS	LENGTH	S. T.
1	56.07	92.05	30.63	43.08
2	50.00	267.00	233.63	129.00
3	25.00	868.30	333.37	200.00
4	17.00	1511.15	310.30	175.00
5	10.00	2533.00	278.89	175.00
6	6.00	4200.00	268.07	150.00
7	3.00	8400.00	262.41	100.00
8	1.50	16800.00	258.05	100.00
9	0.75	33600.00	256.52	100.00
10	0.375	67200.00	256.26	100.00
11	0.1875	134400.00	256.21	100.00
12	0.09375	268800.00	256.20	100.00
13	0.046875	537600.00	256.19	100.00
14	0.0234375	1075200.00	256.18	100.00
15	0.01171875	2150400.00	256.18	100.00
16	0.005859375	4300800.00	256.17	100.00

AMENDED MAP OF  
**SIERRA MANOR SUBDIVISION**  
WASHOE COUNTY, NEVADA.

SCALE 1 INCH = 100 FEET  
177079

177C79

Filed for record at the request of  
First National Bank of Nevada, Sept. 11, 1948  
at 30 minutes past 10 o'clock, P. M.  
Records of Washoe County, Nevada  
Doris B. Boyd, County Recorder  
By M. McDonald, Deputy  
Fee: \$21.25

STATE OF NEVADA ss  
COUNTY OF WASHOE

I, DAVID MITCHELL, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS PLAT, CONSISTING OF TWO SHEETS, IS A TRUE AND ACCURATE PLAT OF THE LAND REPRESENTED THEREON AND SURVEYED UNDER MY SUPERVISION AND Laid out into lots, blocks and streets as the instance of the owners of the land to be laid out into lots, blocks and streets and streets as shown hereon, and that the lots, blocks and streets shown hereon and wholly situated within the west half of section 8 and the east half of section 7, T. 18 N. R. 20 E., M. 6 E. AND THAT THE CORNER WAS COMPLETED MAY 17, 1947.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF September 1948. NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA

STATE OF NEVADA ss  
COUNTY OF WASHOE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF A PORTION OF THE LAND REPRESENTED ON THIS MAP OR PLAT AND THAT THE SAME IS HEREBY EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF AN ACT OF THE LEGISLATURE OF THE STATE OF NEVADA AUTHORIZING OWNERS OF LAND TO LAY OUT AND PLAT SUCH LAND INTO LOTS, BLOCKS AND STREETS AND PROVIDING FOR THE APPROVAL AND FILING OF MAPS OR PLATS THEREOF.

IN WITNESS WHEREOF THEY HAVE HERETO SET THEIR HANDS THIS 11th DAY OF September 1948.

*David Mitchell*  
VICE PRESIDENT & TRUST OFFICER

STATE OF NEVADA ss  
COUNTY OF WASHOE

ON THIS 11th DAY OF September 1948, PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA

ROBERT G. IRVIN	JESS P. JOHNSON	BERT P. SAVYSE
Mrs. E. IRVIN	MARY E. JOHNSON	KATIE P. SAVYSE
JOSEPH P. CRIBBENS	MARY B. COLLINS	JAY B. BARBER
WILSON D. CRIBBENS	FRANK S. POITZ	EUGENE BARBER
RUTH E. SUTHERLAND	MARY G. KAUFBE	
JACK SUTHERLAND	R.L. KAUFBE	

KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE COUNTY OF WASHOE, STATE OF NEVADA THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES... NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA

I, CARL STODOLDO, COUNTY SURVEYOR OF WASHOE COUNTY, NEVADA, HAVE EXAMINED THIS MAP AND FIND THAT THE SUBDIVISION SHOWN ON THIS MAP LIES IN AN UNINCORPORATED AREA THAT I HAVE EXAMINED THIS MAP OF SAID SUBDIVISION, THAT SAID SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON, THAT ALL PROVISIONS OF AN ACT TO PROVIDE FOR CITY, COUNTY AND REGIONAL PLANNING IN A CERTAIN CLASS OF COUNTY, THE CREATION, ADJUSTMENT, THE REGULATION OF THE USE OF LAND AND THE SUBDIVISION OF LAND, THE MANAGEMENT OF STREETS, THE CONSTRUCTION OF STRUCTURES AND PROVIDING PENALTIES FOR THE VIOLATION OF THIS ACT, APPROVED MARCH 28, 1941, STATUTES OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

*Carl Stodoldo*  
COUNTY SURVEYOR

APPROVED AND ACCEPTED THIS 11th DAY OF September 1948 BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA.

ATTEST:  
*Carl Stodoldo*  
CHAIRMAN

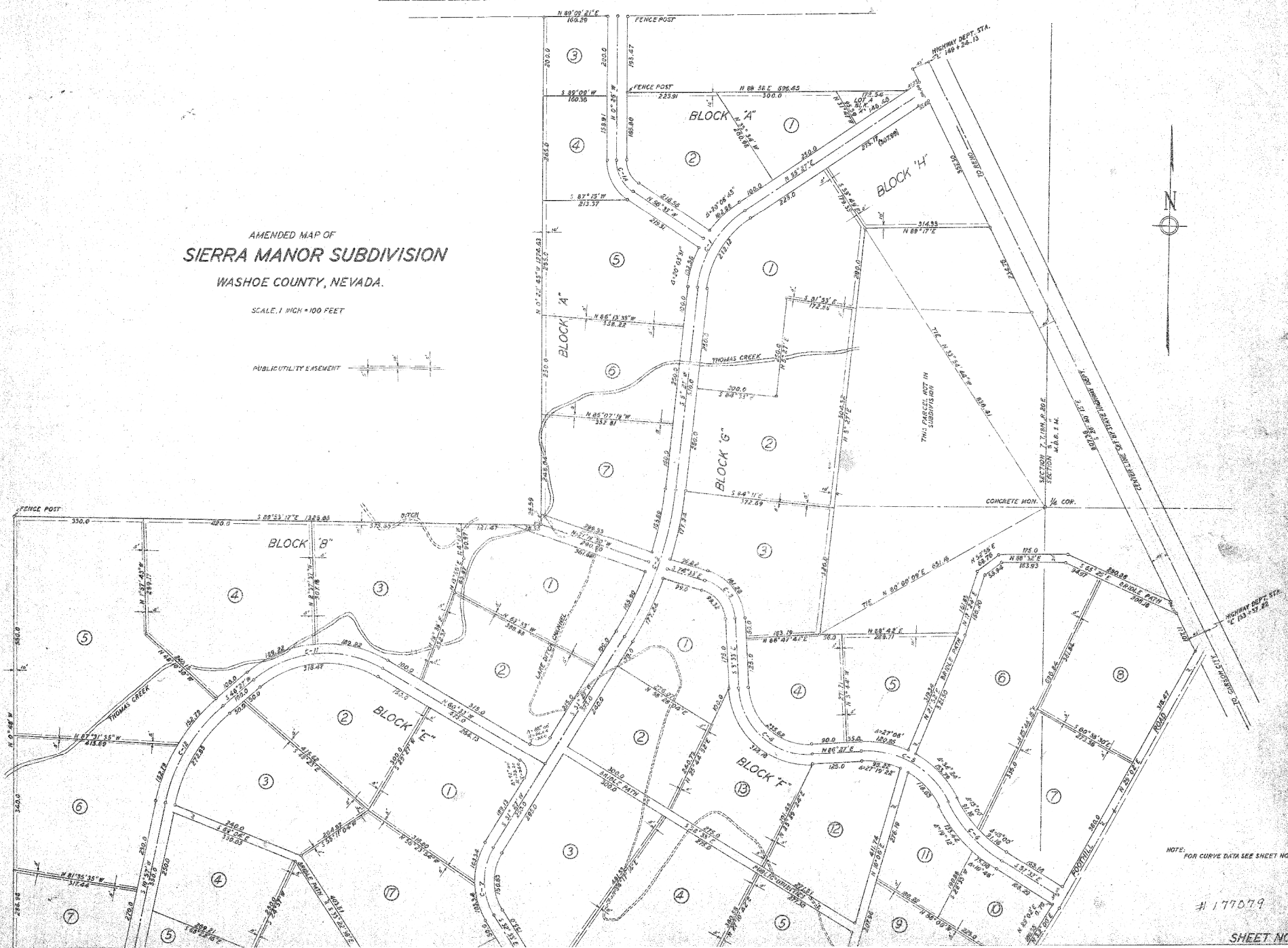
APPROVED THIS 11th DAY OF September 1948 BY THE WASHOE COUNTY PLANNING COMMISSION

SECRETARY

AMENDED MAP OF  
**SIERRA MANOR SUBDIVISION**  
 WASHOE COUNTY, NEVADA.

SCALE: 1 INCH = 100 FEET

PUBLIC UTILITY EASEMENT



448A

NOTE: FOR CURVE DATA SEE SHEET NO. 1

# 177079

SHEET NO. 2