

**From:** [Bob Smith](#)  
**To:** [Cahalane, Daniel](#); [Bronczyk, Christopher](#); [brenna2699@gmail.com](mailto:brenna2699@gmail.com)  
**Cc:** [Bob Smith](#)  
**Subject:** RE: Variance and Abandonment - APN 076-381-64  
**Date:** Tuesday, February 04, 2020 11:57:42 AM

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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.]

To Whom It May Concern,

As a property owner of an adjacent property to Assessor's Parcel Number 076-381-64, I am re-asserting my rights and my opposition to the proposed Abandonment - Case #WAB19-0003 (Cooper Easement), and Variance - Case Number WPVAR19-0003 (Cooper Variance).

I want to be a good neighbor, but I don't have enough information to grant my approval of these two proposals.

I would welcome discussions and ideas from all parties concerned. Please reply to me via email at: [rlsmith@smithwalls.com](mailto:rlsmith@smithwalls.com).

Sincerely,

Robert L. Smith, Owner of Washoe County Assessor's Parcel Number 076-381-65

Sent from [Mail](#) for Windows 10

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**From:** [Bob Smith](#)  
**Sent:** Wednesday, January 8, 2020 11:41 AM  
**To:** [Cahalane, Daniel](#); [matt@smithmech.net](mailto:matt@smithmech.net)  
**Subject:** RE: Variance and Abandonment - APN 076-381-64

Hi Dan,

I haven't been to my property for several months, and I can't recall in detail, the beautiful views from various locations, which is a key aesthetic feature of my land, and the value thereof, and one which I certainly do want to preserve.

Would granting either, or both, the variance, and/or the abandonment potentially allow changes in the elevation(s) of any structures on the subject property – specifically, raising the elevation? If the house, or any structure could potentially be built higher, due to the variance or abandonment being granted, I would have an issue.

I want to be a good neighbor, and I don't necessarily want to oppose these items, I just need to have all of the facts, before making any decisions.

Sincerely,

Bob Smith

Sent from [Mail](#) for Windows 10

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**From:** [Cahalane, Daniel](#)  
**Sent:** Wednesday, January 8, 2020 11:09 AM  
**Subject:** RE: Variance and Abandonment - APN 076-381-64

Hi Bob,

The address of the meeting is Spanish Springs Library, 7100A Pyramid Lake Highway.  
The meeting starts at 6:00pm.

Please feel free to send me your concerns regarding this application via email.

Regards,  
Dan



**Dan Cahalane**  
Planner | Community Services Department- Planning & Building Division  
[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) | Office: 775.328.3628 | Fax: 775.328.6133  
1001 E. Ninth St., Bldg A., Reno, NV 89512



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**From:** Bob Smith <[rlsmith@smithwalls.com](mailto:rlsmith@smithwalls.com)>  
**Sent:** Wednesday, January 08, 2020 11:06 AM  
**To:** Cahalane, Daniel <[DCahalane@washoecounty.us](mailto:DCahalane@washoecounty.us)>; [matt@smithmech.net](mailto:matt@smithmech.net); Bob Smith <[rlsmith@smithwalls.com](mailto:rlsmith@smithwalls.com)>  
**Subject:** RE: Variance and Abandonment - APN 076-381-64

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Hi Dan,

Thanks for sending this info to me. I will certainly have an interest in learning more about the variance, and abandonment issues.

I assert and reserve all of my rights as a property owner, directly adjacent to the subject property. I have contacted my cousin, Matt Smith, who is a partner in our property on El Molino Drive. (parcel #076-381-65). Matt may be able to attend the meeting tonight at the county building. Is the meeting at 6:00 pm? Please reply by email today, if possible, with the correct address and time.

Sincerely,

Bob Smith

Cell: 650-714-3708

Sent from [Mail](#) for Windows 10

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**From:** [Cahalane, Daniel](#)  
**Sent:** Monday, January 6, 2020 12:41 PM  
**To:** [rlsmith@smithwalls.com](mailto:rlsmith@smithwalls.com)  
**Subject:** RE: Variance and Abandonment - APN 076-381-64

Here is the location of the applications for 0 Molina.

[https://www.washoecounty.us/csd/planning\\_and\\_development/applications/apps\\_commish\\_district\\_four.php](https://www.washoecounty.us/csd/planning_and_development/applications/apps_commish_district_four.php)

Please review WAB19-0003 Cooper Easement (Abandonment)  
Please review WVAR-003 Cooper variance

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**From:** Cahalane, Daniel  
**Sent:** Monday, January 06, 2020 11:30 AM  
**To:** [rlsmith@smithwalls.com](mailto:rlsmith@smithwalls.com)  
**Subject:** Variance and Abandonment - APN 076-381-64

Hi Robert,

Here is the email chain so you can voice your concerns on the record.

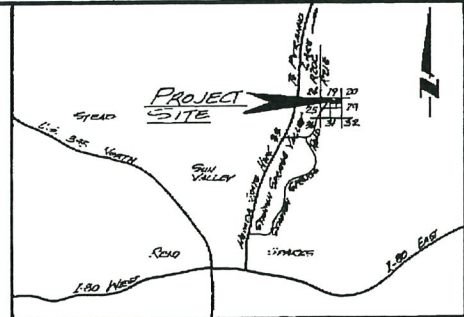
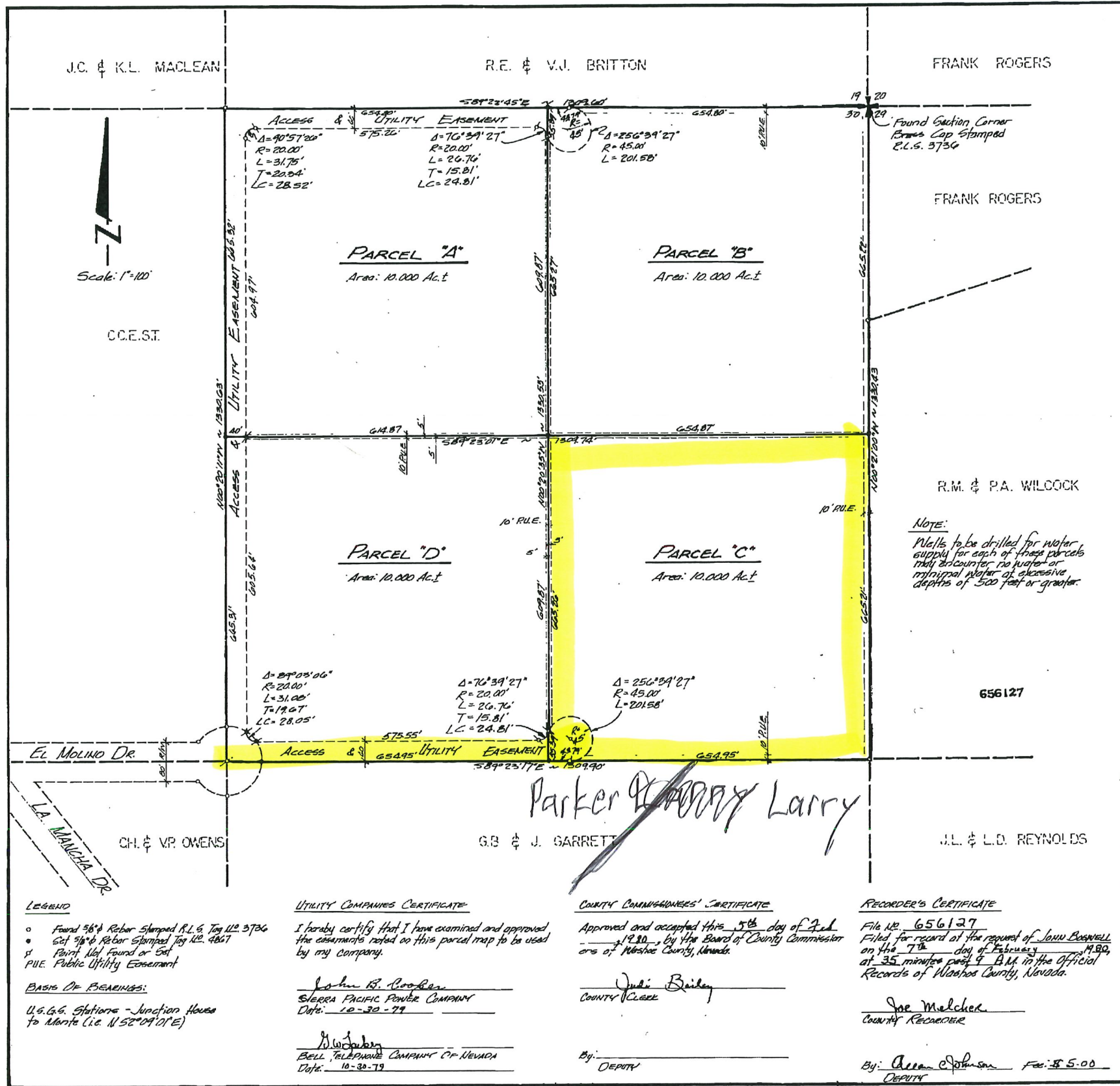
Regards,



**Dan Cahalane**  
Planner | Community Services Department- Planning & Building Division  
[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us) | Office: 775.328.3628 | Fax: 775.328.6133  
1001 E. Ninth St., Bldg A., Reno, NV 89512



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**OWNER'S CERTIFICATE**  
 The undersigned does hereby certify that he is the owner of the tract of land shown hereon and hereby consents to the preparation and recordation of this map and does hereby grant forever those permanent easements for access and utility installation shown hereon.

John Boswell  
 JOHN BOSWELL  
 STATE OF NEVADA  
 COUNTY OF WASHOE

On this 28<sup>th</sup> day of November, 1979, John Boswell, did personally appear before me and upon oath did depose and say that he executed the foregoing certificate freely and voluntarily for the uses and purposes stated herein.

James R. Zuccarello  
 Notary Public

**SURVEYOR'S CERTIFICATE**  
 I, Loreto M. Manuel, a duly registered land surveyor in the State of Nevada, do hereby certify that this map is a true and accurate plot of the land shown hereon, taken from field notes of a survey made by me or under my direct supervision at the request of John Boswell, and completed on October 30, 1979. I do further certify that monuments of the required character occupy the positions indicated and are sufficient to enable the survey to be retraced.

Loreto M. Manuel  
 Loreto M. Manuel  
 Registered Land Surveyor No. 4867



- NOTES**
- Access to this property from Spanish Springs Road, the most dedicated county roadway is by roadways and/or easements which are not at this time county roads. Maintenance is the responsibility of the users.
  - A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel, of locations mutually agreed upon by the owner of record at the time of installation and the utility company.
  - All parcel acreages shown include roadway and utility easements.
  - Developer agrees to perpetuate natural drainage through Parcels A & C.
  - Improvements to be in accordance with Washoe County Ordinance No. 19's Appendix E.

**LEGEND**

- Found 3/8" Rebar Stamped R.L.G. Tag U.S. 3736
- Set 3/8" Rebar Stamped Tag U.S. 4867
- Point Not Found or Set
- P.U.E. Public Utility Easement

**BASIS OF BEARINGS:**  
 U.S.G.S. Station - Junction House to Monte (i.e. N 52° 04' 01" E)

**UTILITY COMPANIES CERTIFICATE**  
 I hereby certify that I have examined and approved the easements noted on this parcel map to be used by my company.

John B. Cooper  
 SIERRA PACIFIC POWER COMPANY  
 Date: 10-30-79

D. W. Fisher  
 BELL TELEPHONE COMPANY OF NEVADA  
 Date: 10-30-79

**COUNTY COMMISSIONERS' CERTIFICATE**  
 Approved and accepted this 5<sup>th</sup> day of Feb 1980 by the Board of County Commissioners of Washoe County, Nevada.

Judi Bailey  
 COUNTY CLERK

By: \_\_\_\_\_  
 DEPUTY

**RECORDER'S CERTIFICATE**  
 File No. 656127  
 Filed for record at the request of John Boswell on the 7<sup>th</sup> day of February 1980 at 3:55 minutes past 9 A.M. in the Official Records of Washoe County, Nevada.

Joe Melcher  
 COUNTY RECORDER

By: Anna Johnson Fee: \$ 5.00  
 DEPUTY

PARCEL MAP Division Parcel 30-1-1-4  
 FOR Land Map # 23

**JOHN BOSWELL**  
 PARCEL 30-1-1-4 R, 'S #1096  
 NE1/4 NE1/4, SEC 30, T 21 N, R 21 E, M.D. & B M.  
 WASHOE COUNTY, NEVADA

**THE SPINK CORPORATION**  
 ENGINEERS · PLANNERS · SURVEYORS  
 625 Margrave Dr. Reno, Nevada 89502

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N2121-80

UNSPECIFIED

281199

Parker

Larry