



# Planning Commission Staff Report

Meeting Date: July 5, 2022

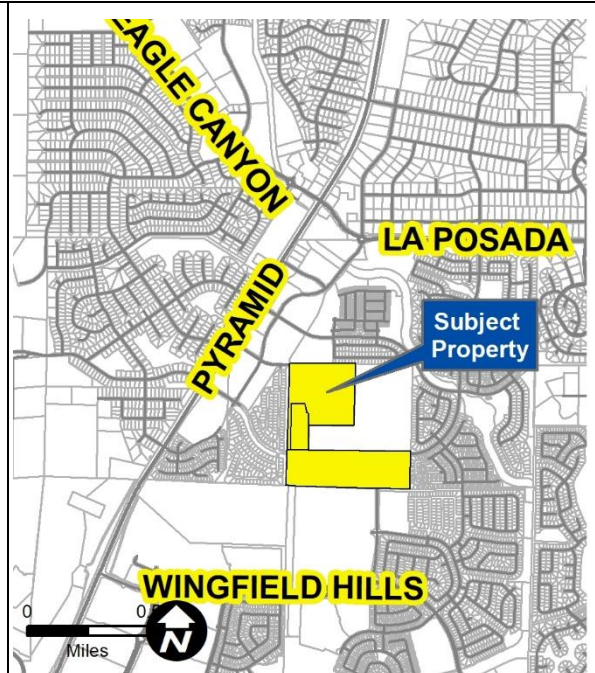
Agenda Item: 9B

ABANDONMENT CASE NUMBER:	WAB22-0009 (Andelin Ranch)
BRIEF SUMMARY OF REQUEST:	Abandonment of a 65-foot-wide road easement and a portion of a roadway easement on the west property lines
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve the abandonment of two easements, which include a 65-foot-wide road easement and a portion of a roadway easement which run along the western boundary of the parcels identified by APNs 528-030-13, 528-030-14, and 528-030-16.

Applicant/Owner: Andelin Family Trust  
 Location: 8100 Pyramid Way & 0 Pyramid Way  
 APNs: 528-030-13, 528-030-14 & 528-030-16  
 Parcel Sizes: 8.634 acres, 40.887 acres & 49.026 acres  
 Sparks Master Plan Designation: Low Density Residential (LDR) & Open Space (OS)  
 Regulatory Zone: Agricultural 7 (A-7)  
 Area Plan: Spanish Springs (SS)  
 Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets  
 Commission District: 4 – Commissioner Hartung



**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 WAB22-0009 for Andelin Family Trust, 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)*

**Staff Report Contents**

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**Exhibits Contents**

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Agency Comments..... Exhibit B  
Public Notice..... Exhibit C  
Project Application ..... Exhibit D

### **Abandonment Definition**

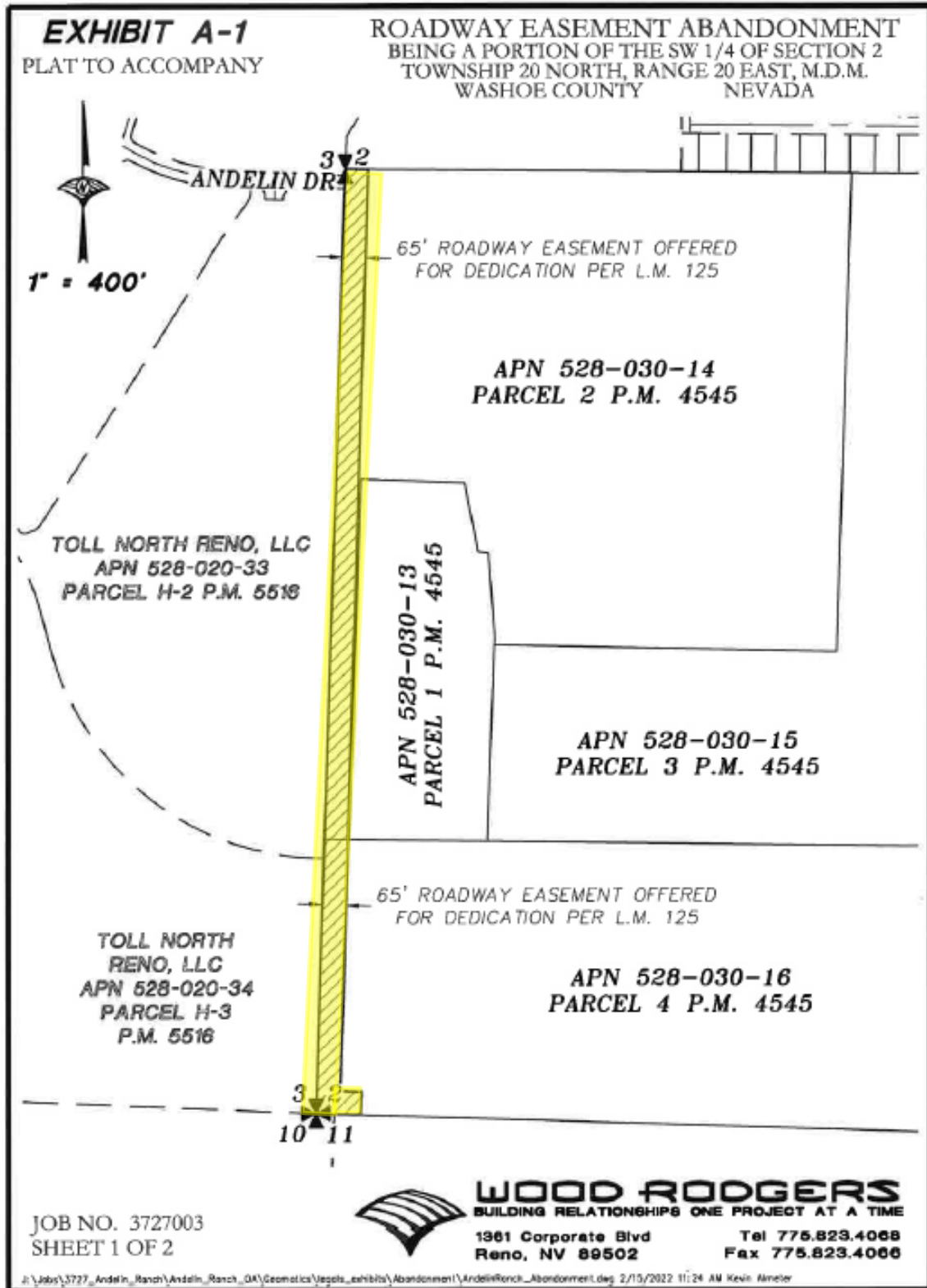
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation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

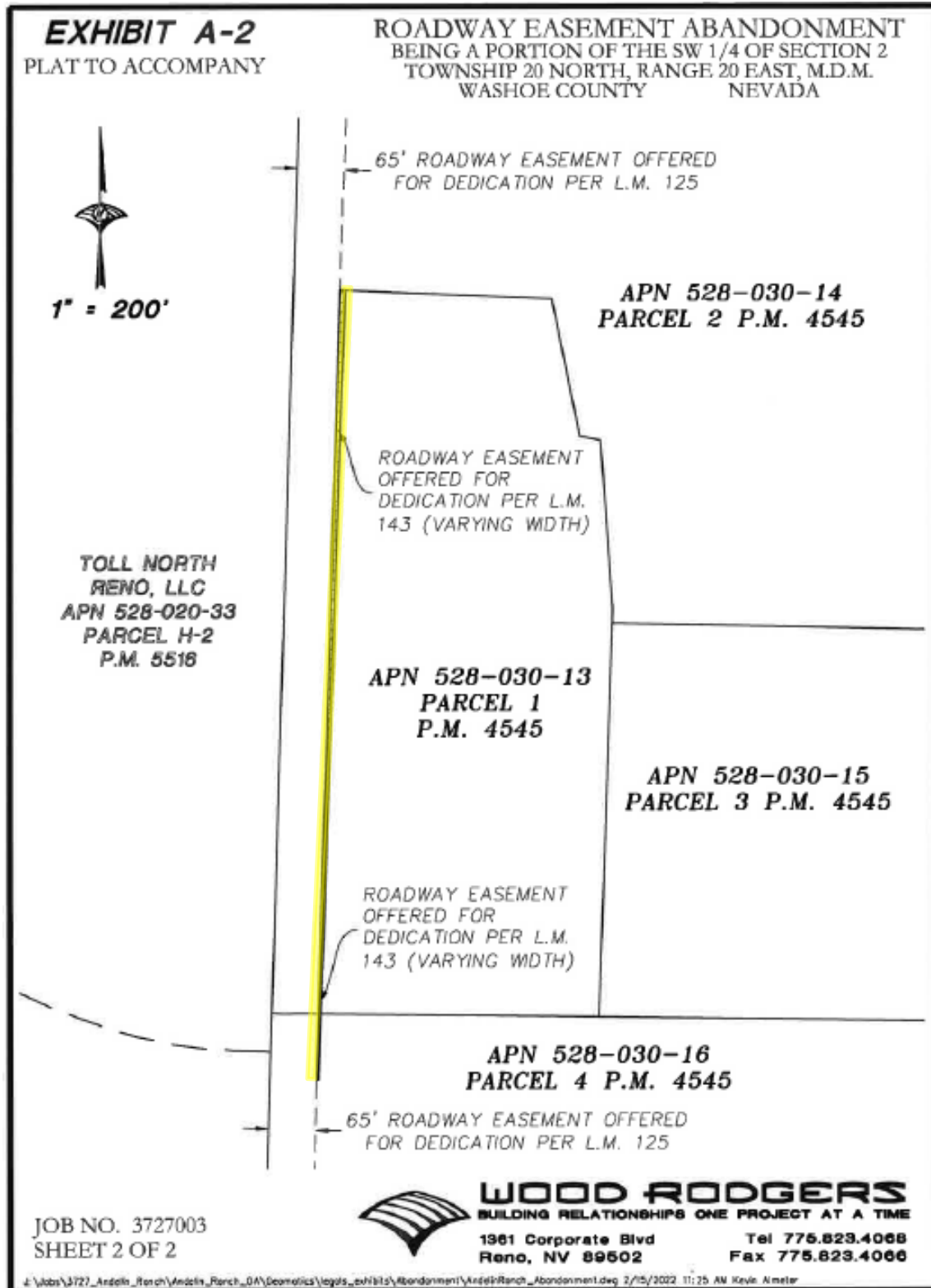
The conditions of approval for Abandonment Case Number WAB22-0009 are attached to this staff report and will be included with the Action Order if granted approval.

- 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 is located in unincorporated Washoe County within the City of Sparks Sphere of Influence. While the City of Sparks would usually process applications in this area, they do not currently have systems in place to process abandonment requests. Therefore, Washoe County agreed to do so. The City of Sparks Master Plan designation is Low Density Residential (LDR) and Open Space (OS). The Washoe County regulatory zone is Agricultural 7 (A-7), which is a regulatory zone that was in effect prior to May 26, 1993, per WCC Section 110.106.30, *Use of Land within Spheres of Influence*. The parcel has no zoning classification under Washoe County's current Development Code because it has remained within the City of Sparks Sphere of Influence.



**Site Plan – 65-foot Easement Proposed to be Abandoned**

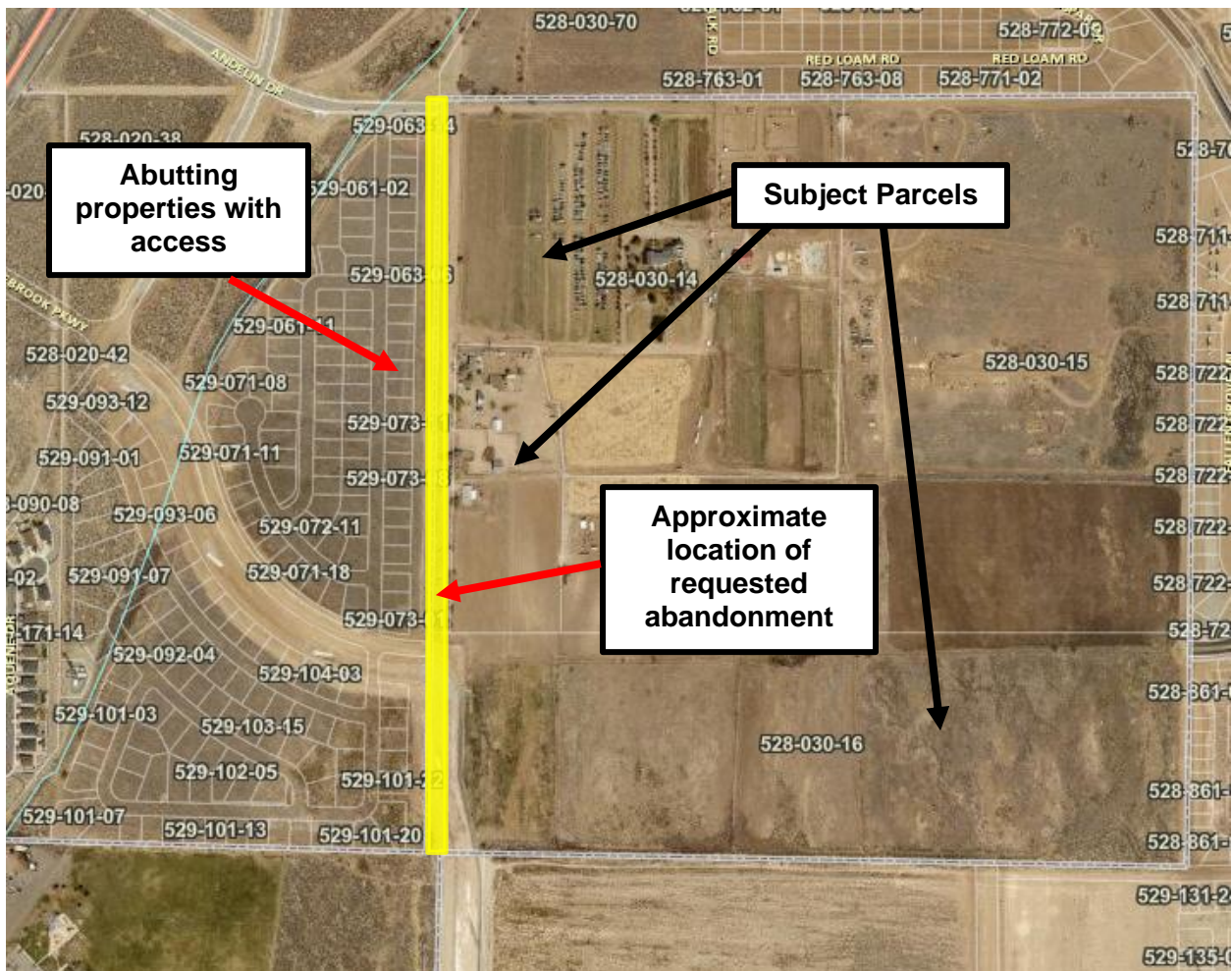


**Site Plan – Easement of Varying Width Proposed to be Abandoned**

**Project Evaluation**

The applicant is requesting to abandon a 65-foot roadway easement, which is located on the west side of parcels 528-030-13, 528-030-14, and 528-030-16. The applicant is also requesting to abandon a roadway easement of varying width that runs along the west side of parcels 528-030-13 and 528-030-16. The site plan images provided above show the easements which the applicant is requesting to abandon.

The project site is known as Andelin Family Farm and is primarily used for farm activities and seasonal festivals throughout the year. Parcels 528-030-13, 528-030-14, and 528-030-16 have minimal structures. According to the applicant, the surrounding properties have been or are currently under development, and access through and to the site has been approved and does not include the two easements in the requested abandonment. Sparks Community Service Department also reviewed the application and indicated that they had no concerns. The applicant has stated that the easements included in this abandonment request are no longer needed to serve the subject parcels. The image below shows multiple access roads for parcels to the west of the subject site, which will not be impacted by the requested abandonment.



Washoe County Engineering reviewed the project application and submitted a condition requiring the applicant to provide a minimum 20-foot-wide access easement over a roadway providing access to parcel 528-030-13. Truckee Meadows Fire Protection District (TMFPD) reviewed the project application and provided a condition requiring the applicant to provide and maintain an

approved, all-weather fire apparatus access road to all parcels and structures in accordance with the 2018 IFC. These conditions are included in Exhibit A.

The applicant has indicated that both of the easements requested for abandonment are roadway easements only and not utility easements.

**Spanish Springs Area Plan**

The subject parcels are located within the Spanish Springs Area Plan. Staff was unable to find any relevant policies related to the abandonment of easements in the Spanish Springs Area Plan.

**Reviewing Agencies**

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Rober Wimer, rwimer@washoecounty.gov
Washoe County GIS	X			
Washoe County Land Development	X			
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
Sparks Fire	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Sparks Community Services Dept.	X	X		Jon Ericson, jericson@cityofsparks.us
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & bretttyler2@gmail.com

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 Spanish Springs Area Plan.

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

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

*Staff Comments:* The proposed abandonment does not result in a material injury to the public. Access roads are available for the parcels to the west of the proposed abandonment. Washoe County Engineering is requiring a minimum 20-foot-wide access easement over a roadway providing access to parcel 528-030-13; this condition is included in Exhibit A. Truckee Meadows Fire Protection District (TMFPD) is requiring an approved, all-weather fire apparatus access road to all parcels and structures; this condition is included in Exhibit A.

- (c) **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

*Staff Comments:* The applicant has indicated that both of the easements requested for abandonment are roadway easements only and not utility easements. In addition, Washoe County Engineering reviewed the project and provided a condition (Exhibit A) requiring retention or relocation of all public utility easements to the satisfaction of and at no expense to Washoe County or the existing public utilities. If any utility easements were discovered, then this condition would ensure retention or relocation of those utility easements.

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB22-0009 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 WAB22-0009 for Andelin Family Trust, 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 Spanish Springs Area Plan; and



- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



# Conditions of Approval

Abandonment Case Number WAB22-0009

The project approved under Abandonment Case Number WAB22-0009 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on July 5, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

**Unless otherwise specified**, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

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

**Contact Name – Kat Oakley, Planner, 775.328.3618, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- d. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- e. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

**Washoe County Engineering and Capital Projects**

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

**Contact Name – Robert Wimer, P.E., 775.328.2059, [rwimer@washoecounty.gov](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. This Abandonment approval is for the elimination of public right-of-way easements.
- d. A minimum 20' wide access easement over a roadway providing access to parcel 528-030-13 shall be provided.
- e. The applicant shall comply with the above 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 approval of abandonment will be null and void.

**Truckee Meadows Fire Protection District**

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

**Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, [blemon@tmfpd.us](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. An approved, all-weather fire apparatus access road shall be provided and maintained to all parcels and structures in accordance with the 2018 IFC. <https://tmfpd.us/fire-code/>

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

Date: May 26, 2022

To: Katy Stark, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Andelin Ranch Abandonment  
WAB22-0009  
APN: 528-030-13, 14, 16

Washoe County Engineering Division staff has reviewed the referenced abandonment and recommends approval subject to the following conditions of approval. The Washoe County Engineer shall determine compliance with the following conditions of approval.

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of public right-of-way easements.
4. A minimum 20' wide access easement over a roadway providing access to parcel 528-030-13 shall be provided.
5. The applicant shall comply with the above 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 approval of abandonment will be null and void.



**From:** [Kirschenman, Sophia](#)  
**To:** [Stark, Katherine](#)  
**Subject:** Parks Comments Re: WAB22-0009  
**Date:** Friday, May 27, 2022 9:00:48 AM  
**Attachments:** [Outlook-vlajv0bc.png](#)  
[Outlook-0bygfudh.png](#)  
[Outlook-3pjf445m.png](#)  
[Outlook-n403apmt.png](#)  
[Outlook-rtvbf34n.png](#)


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Hi Katy,

I've reviewed WAB22-0009 (Andelin Ranch) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512  
  
[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

May 26, 2022

TO: Katy Stark, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Abandonment Case Number WAB22-0009 (Andelin Ranch)

**Project description:**

The applicant is proposing approve an abandonment of two easements, which include a 65-foot-wide road easement and a portion of a roadway easement which run along the western boundary of the parcels identified by APNs 528-030- 13, 528-030-14, and 528-030-16.

Location: 8100 Pyramid Way and 0 Pyramid Way  
APN(s): 528-030-13, 528-030-14 & 528-030-16

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

Comment: Recommend approval of abandonment, no conditions.

**From:** [Program, EMS](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: May Agency Review Memo III  
**Date:** Thursday, May 19, 2022 8:06:14 AM  
**Attachments:** [Outlook-mxw5pr2y.png](#)  
[Outlook-pbehcmfk.png](#)  
[Outlook-k0zqez1u.png](#)  
[Outlook-tuuxir51.png](#)  
[Outlook-tmwrv4ji.png](#)  
[May Agency Review Memo III.pdf](#)

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Good morning,

The EMS Program has reviewed the May Agency Review Memo III - Abandonment Case Number WAB22-0009 (Andelin Ranch) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

**Sabrina Brasuell**

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

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**From:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Sent:** Monday, May 16, 2022 11:18 AM  
**To:** Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>  
**Cc:** EHS Plan Review <EHSPlanReview@washoecounty.gov>  
**Subject:** May Agency Review Memo III

Good morning,

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

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. Comments are due by May 26, 2022.



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

~~~~~

EMS: **Items 1 and 3**

James/Wes/David (Environmental): **All Items**

Regards,



**Adriana Albarran**

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

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

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

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



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

[Submit a Nomination](#)

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

June 5, 2022

Washoe County Community Services  
Planning and Development Division

RE: Andelin Ranch; Various APNs  
Abandonment Case; WAB22-0009

Dear Washoe County Staff:

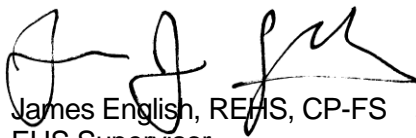
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

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

- a) Condition #1: The WCHD does not have any concerns, requirements or conditions for the approval of this application as submitted.

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

**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WAB22-0009 (Andelin Ranch) Conditions of Approval  
**Date:** Monday, May 23, 2022 8:56:58 AM  
**Attachments:** [image001.png](#)

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Good Morning Katy,

“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. An approved, all-weather fire apparatus access road shall be provided and maintained to all parcels and structures in accordance with the 2018 IFC.”

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

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-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

May 21, 2022

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB22-0009 Andelin Ranch

Dear Katy,

In reviewing the amendment to the North valleys Area Plan to approve a Master Plan Amendment, the Conservation District has no comments.

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:** [Marvitz, Frank](#)  
**To:** [Oakley, Katherine](#)  
**Cc:** [Pelham, Roger](#)  
**Subject:** RE: WAB22-0009 Andelin Ranch Abandonment comments  
**Date:** Friday, June 10, 2022 8:25:45 AM  
**Attachments:** [image006.wmz](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image001.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 Kat,

Could someone please send a site plan showing the 3 parcels. Please have them provide all access roads to and from these properties and cloud the roads that the applicant is seeking to abandon.

That would great.

Thank you for reaching out.

**Frank Marvitz**

Fire Plans Examiner/Inspector  
Sparks Fire Prevention Bureau  
Phone: (775) 353-1659  
E-Mail: [fmarvitz@cityofsparks.us](mailto:fmarvitz@cityofsparks.us)



[www.SparksFire.com](http://www.SparksFire.com)

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**From:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
**Sent:** Thursday, June 9, 2022 3:46 PM  
**To:** Marvitz, Frank <[fmarvitz@cityofsparks.us](mailto:fmarvitz@cityofsparks.us)>  
**Cc:** Pelham, Roger <[RPelham@washoecounty.gov](mailto:RPelham@washoecounty.gov)>  
**Subject:** WAB22-0009 Andelin Ranch Abandonment comments

**This Message Is From an External Sender**

[NOTICE: This message came from outside City of Sparks -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon,

Washoe County Planning recently circulated a request for comment to you for a roadway/PUE abandonment that is in your jurisdiction. I just wanted to check back in to see if you have any concerns, because the easements the applicant is seeking to abandon are directly abutting a recently-approved subdivision. We particularly want to verify that it wasn't intended to be used for emergency access or anything like that. The easement runs along the west side of three parcels: 528-030-14, 528-030-13, and 528-030-16. Let me know if any other information would be useful, and thank you for your time.

Best,



**Kat Oakley**

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

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

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



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

[Submit a Nomination](#)

**From:** [Ericson, Jon](#)  
**To:** [Oakley, Katherine](#)  
**Cc:** [Ornelas Jr, Armando](#); [Rundle, James](#)  
**Subject:** RE: WAB22-0009 Andelin Ranch Abandonment Request for Comment  
**Date:** Thursday, June 9, 2022 4:36:33 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

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

Hi Kat,

We do not have any concerns with the abandonment. Thanks, Jon

Jon R. Ericson, P.E., PTOE  
City Engineer  
City of Sparks  
Community Services Department  
Engineering Division  
(O) (775) 353-7809

---

**From:** Ornelas Jr, Armando <aornelas@cityofsparks.us>  
**Sent:** Thursday, June 9, 2022 3:54 PM  
**To:** Ericson, Jon <jericson@cityofsparks.us>  
**Cc:** Rundle, James <jrundle@cityofsparks.us>  
**Subject:** FW: WAB22-0009 Andelin Ranch Abandonment Request for Comment

Jon –  
Would you please check this out?  
AO

---

**From:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
**Sent:** Thursday, June 9, 2022 3:51 PM  
**To:** Ornelas Jr, Armando <[aornelas@cityofsparks.us](mailto:aornelas@cityofsparks.us)>; Rundle, James <[jrundle@cityofsparks.us](mailto:jrundle@cityofsparks.us)>; [kmelby@cityofsparks.us](mailto:kmelby@cityofsparks.us)  
**Cc:** Pelham, Roger <[RPelham@washoecounty.gov](mailto:RPelham@washoecounty.gov)>  
**Subject:** WAB22-0009 Andelin Ranch Abandonment Request for Comment

**This Message Is From an External Sender**

[NOTICE: This message came from outside City of Sparks -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon,

Washoe County Planning recently circulated a request for comment to you for a roadway/PUE abandonment that is in your sphere of influence. I just wanted to check back in to see if you have any concerns, because the easements the applicant is seeking to abandon are directly abutting a recently-approved subdivision in your jurisdiction. We particularly want to verify that it wasn't intended to be used for emergency access or anything like that. The easement runs along the west side of three parcels: 528-030-14, 528-030-13, and 528-030-16. Let me know if any other information would be useful, and thank you for your time.

Best,



**Kat Oakley**  
**Planner, Planning & Building Division | Community Services Department**  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

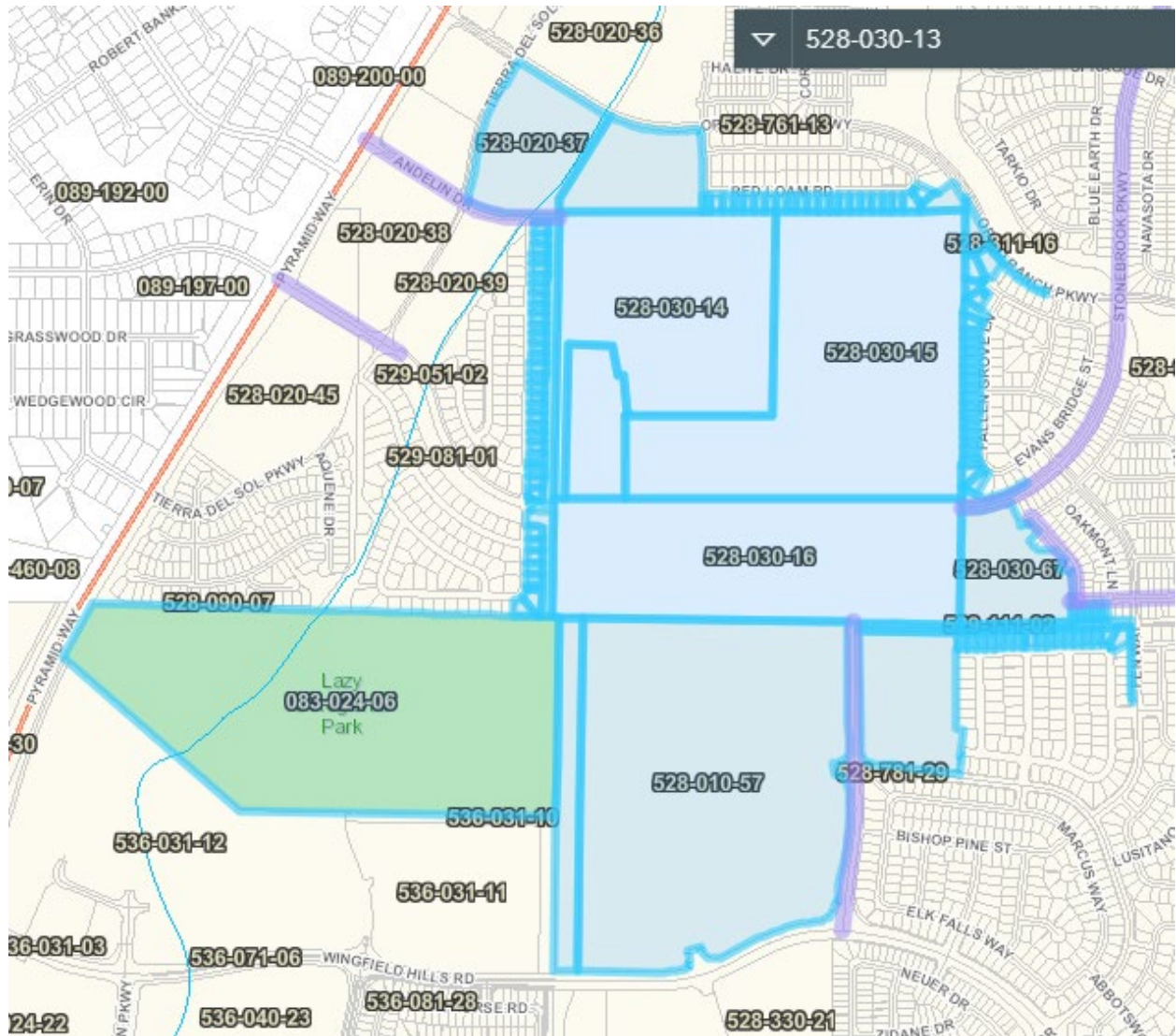
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)



**Abandonment Case Number WAB22-0009 (Andelin Ranch)**



**Public Notice – 117 abutting parcels**

# Abandonment Andelin Ranch

Submitted to Washoe County  
March 8, 2022

Prepared for

Andelin Family Trust  
8100 Pyramid Way  
Washoe County, NV 89436

Prepared by



**WAB22-0009**  
**EXHIBIT D**

**WOOD RODGERS**

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

---

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- Washoe County Abandonment Application
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  - Property Owner Affidavit
  - Title Report (Original Only)

### Section 2

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  - Current Request
  - Master Plan and Zoning Designations
  - Site Characteristics
  - Project Details
- Abandonment Findings

### Section 3

- Maps
  - Vicinity Map
  - Aerial Map
  - Existing Land Use Map
  - Existing Zoning Map

### Section 4

- Legal Descriptions and Exhibits

# Section 1

## 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: Andelin Ranch Abandonment                                                                                                                                                                                                                                                                                                                                                                 |                 |                                       |                 |
| Project Description: Abandonment of two (2) easements, identified in the legal description and exhibits submitted with this application, which are no longer required to serve this property. The two easements include a 65-foot wide road easement and a portion of a roadway easement which run along the western boundary of the parcels identified by APNs 528-030-13, 528-030-14, and 528-030-16. |                 |                                       |                 |
| Project Address: 8100 Pyramid Way, 0 Pyramid Way                                                                                                                                                                                                                                                                                                                                                        |                 |                                       |                 |
| Project Area (acres or square feet): 98.55 AC                                                                                                                                                                                                                                                                                                                                                           |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>Located near intersection of Pyramid Way and Andelin Drive, northeast of Lazy 5 Regional Park.                                                                                                                                                                                                            |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                                                                                                                                                                                                                               | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 528-030-14                                                                                                                                                                                                                                                                                                                                                                                              | 40.8            | 528-030-13                            | 8.6             |
| 528-030-16                                                                                                                                                                                                                                                                                                                                                                                              | 49.1            |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).                                                                                                                                                                                                                                                                                                         |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                                                                                                                                                                                                                                                                                                                                    |                 |                                       |                 |
| <b>Property Owner:</b>                                                                                                                                                                                                                                                                                                                                                                                  |                 | <b>Professional Consultant:</b>       |                 |
| Name: Andelin Family Trust                                                                                                                                                                                                                                                                                                                                                                              |                 | Name: Andy Durling                    |                 |
| Address: PO Box 30                                                                                                                                                                                                                                                                                                                                                                                      |                 | Address: 1361 Corporate Boulevard     |                 |
| Ola, ID                                                                                                                                                                                                                                                                                                                                                                                                 | Zip: 83657      | Reno, NV                              | Zip: 89502      |
| Phone:                                                                                                                                                                                                                                                                                                                                                                                                  | Fax:            | Phone: 775-823-4068                   | Fax:            |
| Email:                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Email: adurling@woodrogers.com        |                 |
| Cell:                                                                                                                                                                                                                                                                                                                                                                                                   | Other:          | Cell:                                 | Other:          |
| Contact Person: Mark Andelin                                                                                                                                                                                                                                                                                                                                                                            |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                                                                                                                                                                                                                             |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name:                                                                                                                                                                                                                                                                                                                                                                                                   |                 | Name:                                 |                 |
| Address:                                                                                                                                                                                                                                                                                                                                                                                                |                 | Address:                              |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                         | Zip:            |                                       | Zip:            |
| Phone:                                                                                                                                                                                                                                                                                                                                                                                                  | Fax:            | Phone:                                | Fax:            |
| Email:                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Email:                                |                 |
| Cell:                                                                                                                                                                                                                                                                                                                                                                                                   | Other:          | Cell:                                 | Other:          |
| Contact Person:                                                                                                                                                                                                                                                                                                                                                                                         |                 | 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?

The requested abandonment includes two (2) easements, identified in the attached legal description and exhibits, which border the western boundary of the parcels identified by APNs 528-030-14 and 528-030-16.

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

Exhibit A: Legal Description for an Abandonment

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

Andelin Family Farms

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

None

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 easements to be abandoned are unused and do not serve the properties on which they exist.

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.

# Property Owner Affidavit

**Applicant Name:** Andelin 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 ID )  
COUNTY OF WASHOE )

I, MARK F. ANDELIN  
(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): ~~528-030-14, 15, & 16~~ 528-030-13, 14+15

Printed Name MARK F ANDELIN, TRUSTEE

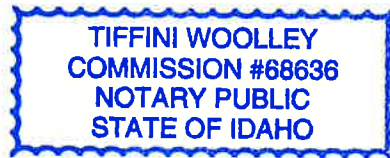
Signed [Signature]

Address PO Box 30  
OLA, ID 83657

Subscribed and sworn to before me this 24 day of February, 2022

(Notary Stamp)

[Signature]  
Notary Public in and for said county and state ID



My commission expires: 10-13-2022

\*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

# Section 2





## **Project Description**

### **Location**

The project site consists of three parcels, APNs 528-030-13, 528-030-14, and 528-030-16, which are located east of Pyramid Way on Andelin Drive. The three parcels measure 8.63 acres, 40.89 acres, and 49.03 acres, respectively, totaling 98.55 acres.

### **Current Request**

The request includes:

- An **Abandonment** is specific to a 65-foot wide road easement and a portion of a roadway easement that runs along the western boundary of the parcels.

### **Master Plan and Zoning Designations**

The subject site is located in unincorporated Washoe County within the City of Sparks Sphere of Influence having a Master Plan Designation of Low Density Residential (LDR) and Open Space (OS). The zoning is currently zoned Agricultural 7 acres (A-7) under Washoe County Zoning. Surrounding properties are zoned Planned Unit Development (PUD).

### **Site Characteristics**

The project site is known as Andelin Family Farm and is used for a number of seasonal festivals and farm activities throughout the year, ranging from a pumpkin patch and spring festival to smaller field trips and educational tours. The properties have minimal structures and are predominantly used for agricultural purposes and year-round events held onsite. The surrounding properties have been or are currently under development and access through and to the site have been approved and do not include the two easements addressed in this request.

### **Project Details**

An abandonment of existing easements which border the western property boundaries of APNs 528-030-13, 528-030-14, and 528-030-16 is requested. The easements, as outlined in the legal description and Exhibit A-1 and A-2 submitted with this application, include a 65-foot wide road easement and a portion of a roadway easement that are no longer needed to serve the subject parcels. The easements were previously offered for dedication but were rejected. With the development of surrounding properties, these easements are no longer relevant and should be abandoned.

### **Findings**

Granting this request to allow for the abandonment of two easements on the parcels identified by APNs 528-030-13, 528-030-14, and 528-030-16 will not result in damage or discrimination to surrounding properties. All development standards will continue to be adhered to. Below is a summary of the required findings for an Abandonment (Division 8, Section 110.806.20 of the Washoe County Development Code). The Planning Commission shall find that all the following are true:

Finding 1: 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 request to abandon two roadway easements meets applicable goals and policies of the Washoe County Master Plan. Specifically, the abandonment supports Goal Six: Land use and transportation decisions which support a healthy economic base and Policy LUT.6.2: Promote development projects that direct resources to promote business attraction, retention and expansion. The easements to be abandoned impact Andelin Ranch, a respected local business which holds seasonal events that are significant to the community. The abandonment of the two unused easements will not alter or negatively impact the business use of the property.***

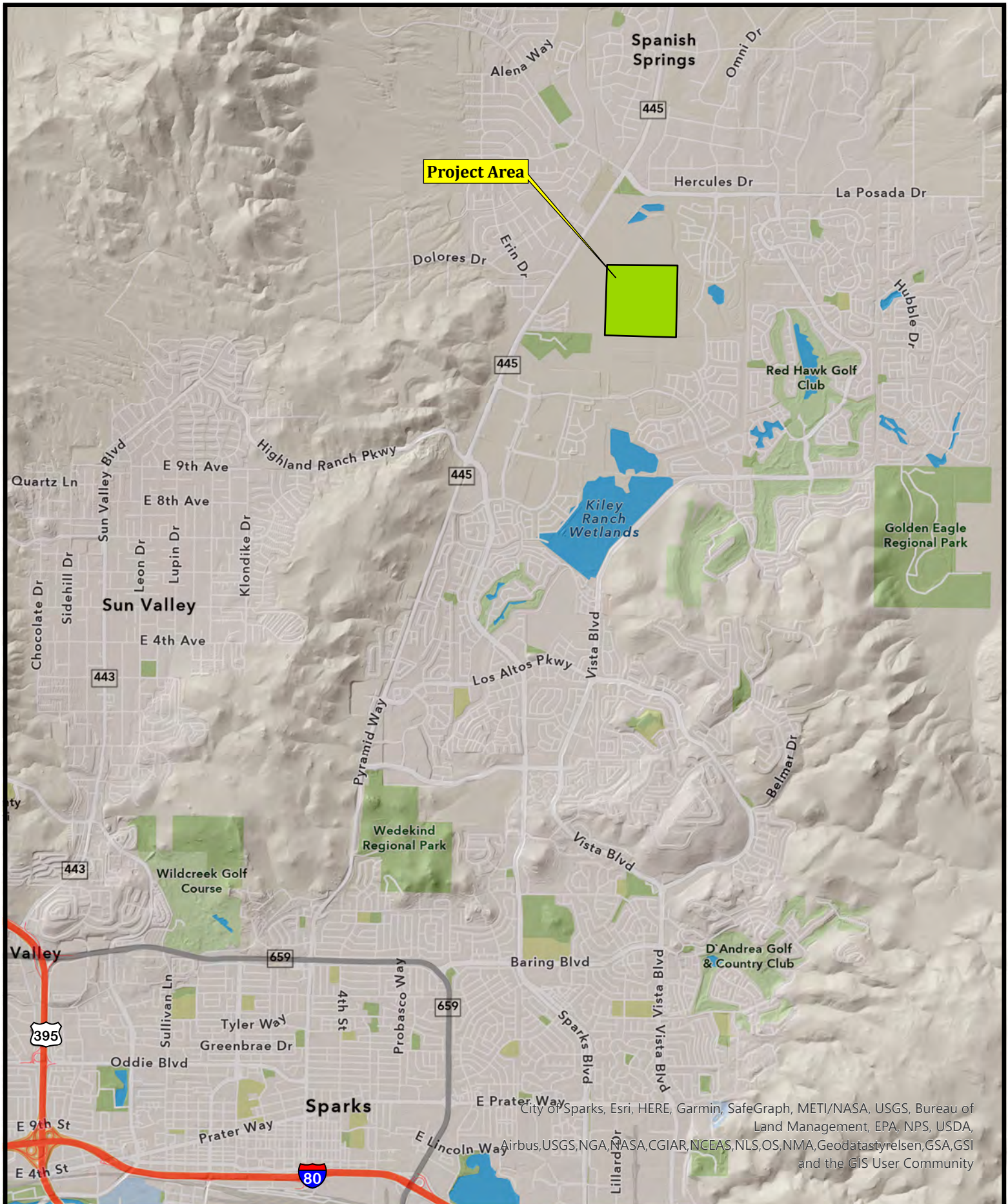
Finding 2: No Detriment. The abandonment or vacation does not result in a material injury to the public;

***Response: The proposed abandonment of two roadway easements does not impact the public. The easements are located on private property and do not affect public access or safety.***

Finding 3: 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: The proposed abandonment does not pertain to utility easements. The easements to be abandoned are both roadway easements applicable specifically to the subject parcels, which are private property.***

# Section 3



**Vicinity Map**  
**Andelin Ranch**  
**August 2021**

**WAB22-0009**  
**EXHIBIT D**

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



37

0 260 520

FEET

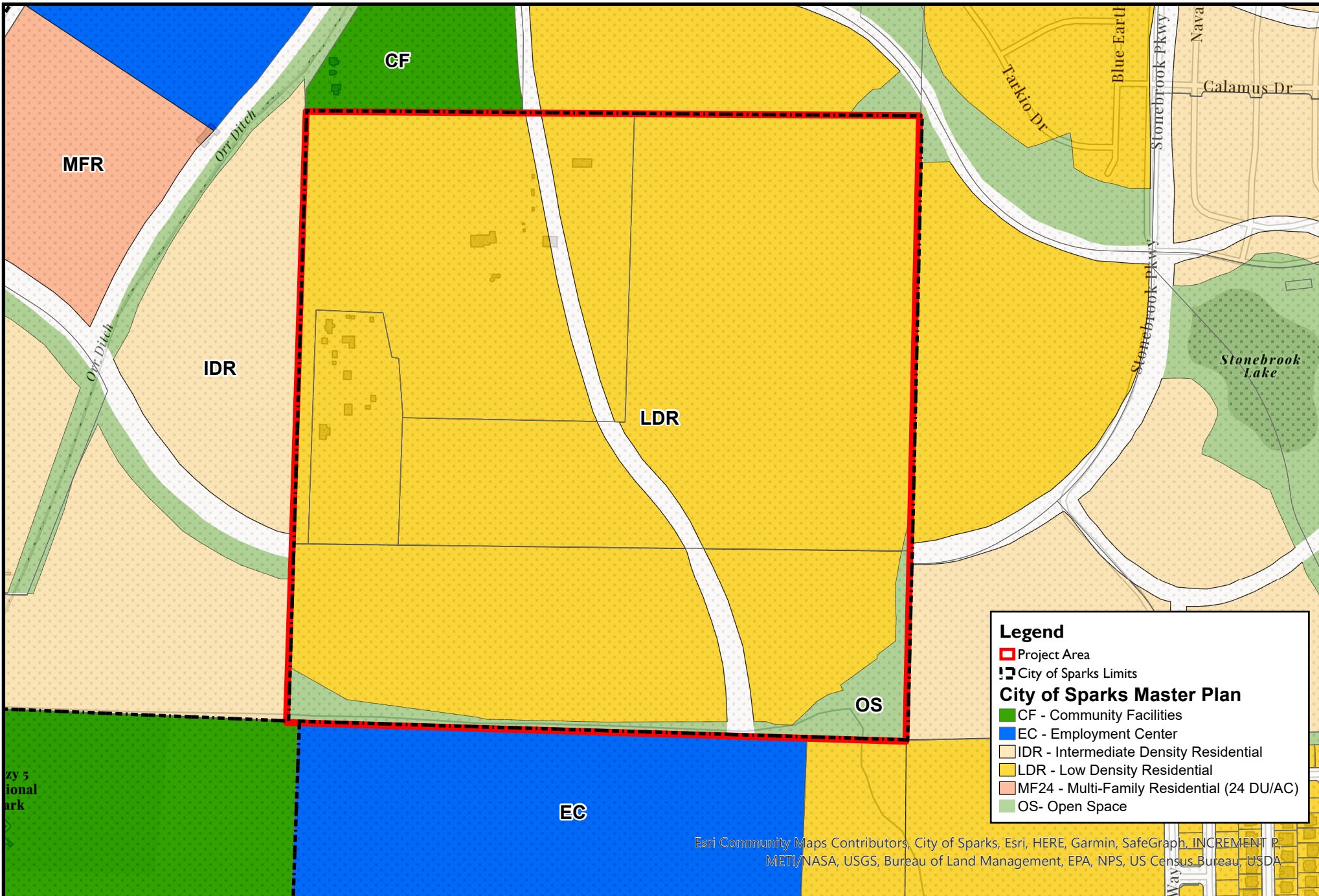
# Aerial Map

## Andelin Ranch

August 2021

**WAB22-0009**  
**EXHIBIT D**

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



**Legend**

- Project Area
- City of Sparks Limits

**City of Sparks Master Plan**

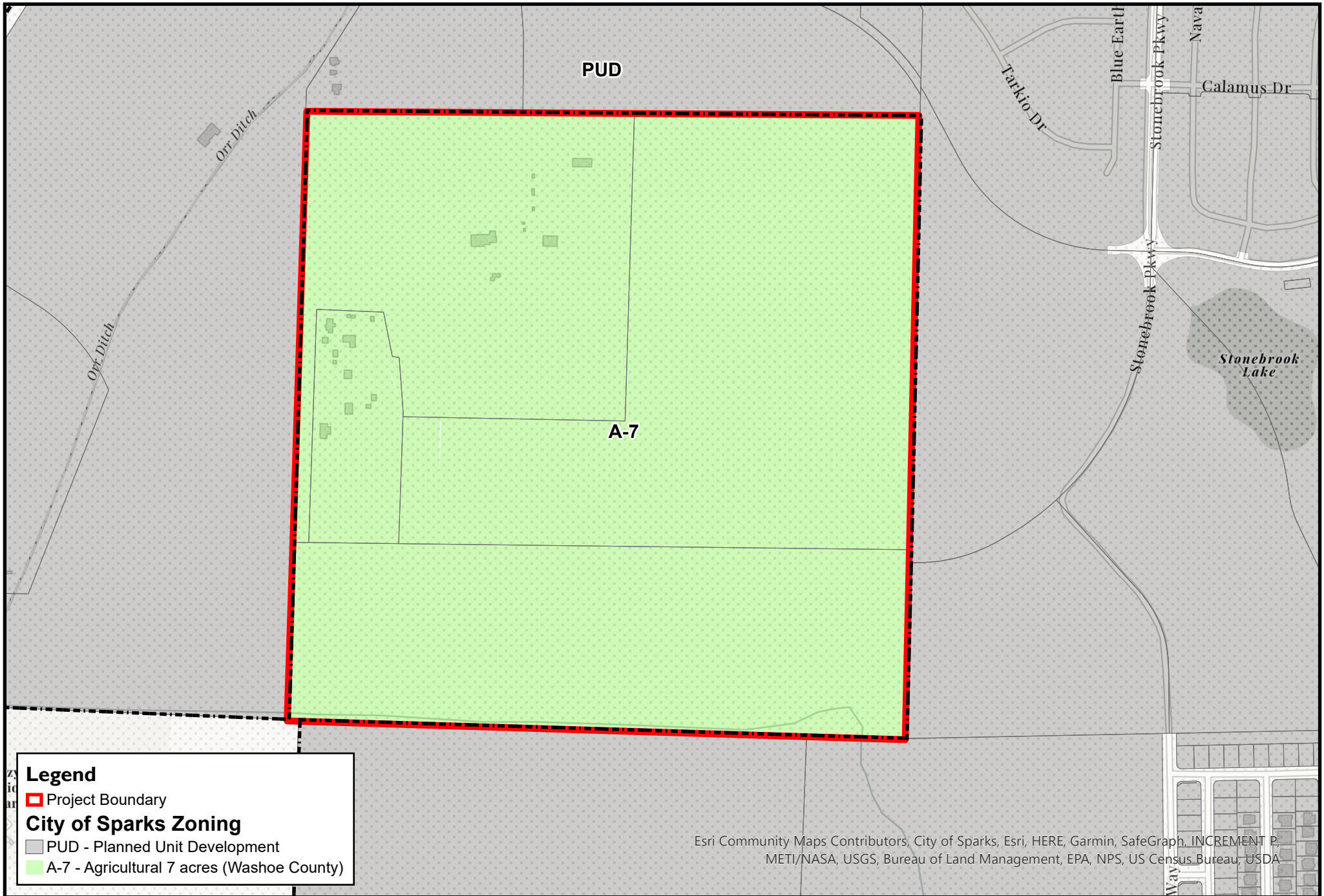
- CF - Community Facilities
- EC - Employment Center
- IDR - Intermediate Density Residential
- LDR - Low Density Residential
- MF24 - Multi-Family Residential (24 DU/AC)
- OS - Open Space

Esri Community Maps Contributors, City of Sparks, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

**Existing Land Use**  
**Andelin Ranch**  
 August 2021

**WAB22-0009**  
**EXHIBIT D**  
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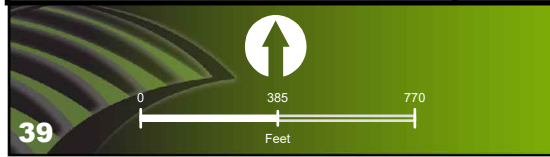
**Legend**

- Project Boundary

**City of Sparks Zoning**

- PUD - Planned Unit Development
- A-7 - Agricultural 7 acres (Washoe County)

Esri Community Maps Contributors, City of Sparks, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



**Existing Zoning**  
**Andelin Ranch**  
 August 2021

**WAB22-0009**  
**EXHIBIT D**

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

# Section 4



**EXHIBIT A  
LEGAL DESCRIPTION FOR  
AN ABANDONMENT**

A roadway easement situate within the Southwest One-Quarter of Section 2, Township 20 North, Range 20 East, M.D.M., Washoe County, State of Nevada, being a portion of Parcels 2 and 4 of Parcel Map No. 4545, File No. 3376788, recorded on April 20, 2006, in the Official Records of Washoe County, Nevada, being more particularly described as follows:

**Abandonment Area 1**

**BEING** all of that 65 foot Roadway Easement coincident with the West line of said Southwest Quarter and coincident with a portion of the South line of said Southwest Quarter granted per Land Map No. 125, File No. 1390186, recorded on April 2, 1990, in said Official Records.

*See Exhibit "A-1", attached hereto and made a part hereof.*

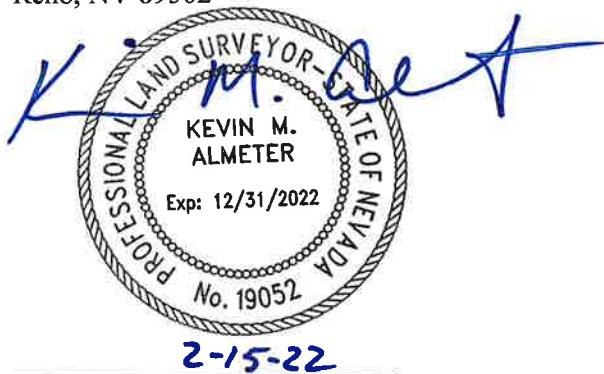
**Abandonment Area 2**

**BEING** all of the Roadway Easement granted per Land Map No. 143, File No. 1673249, recorded on May 13, 1993, in said Official Records, lying coincident with the Easterly 65 foot Roadway Easement per said Land Map No. 125.

*See Exhibit "A-2", attached hereto and made a part hereof.*

The Basis of Bearings for these descriptions is identical to said Parcel Map No. 4545.

Prepared by:  
Wood Rodgers, Inc.  
1361 Corporate Blvd.  
Reno, NV 89502



**2-15-22**

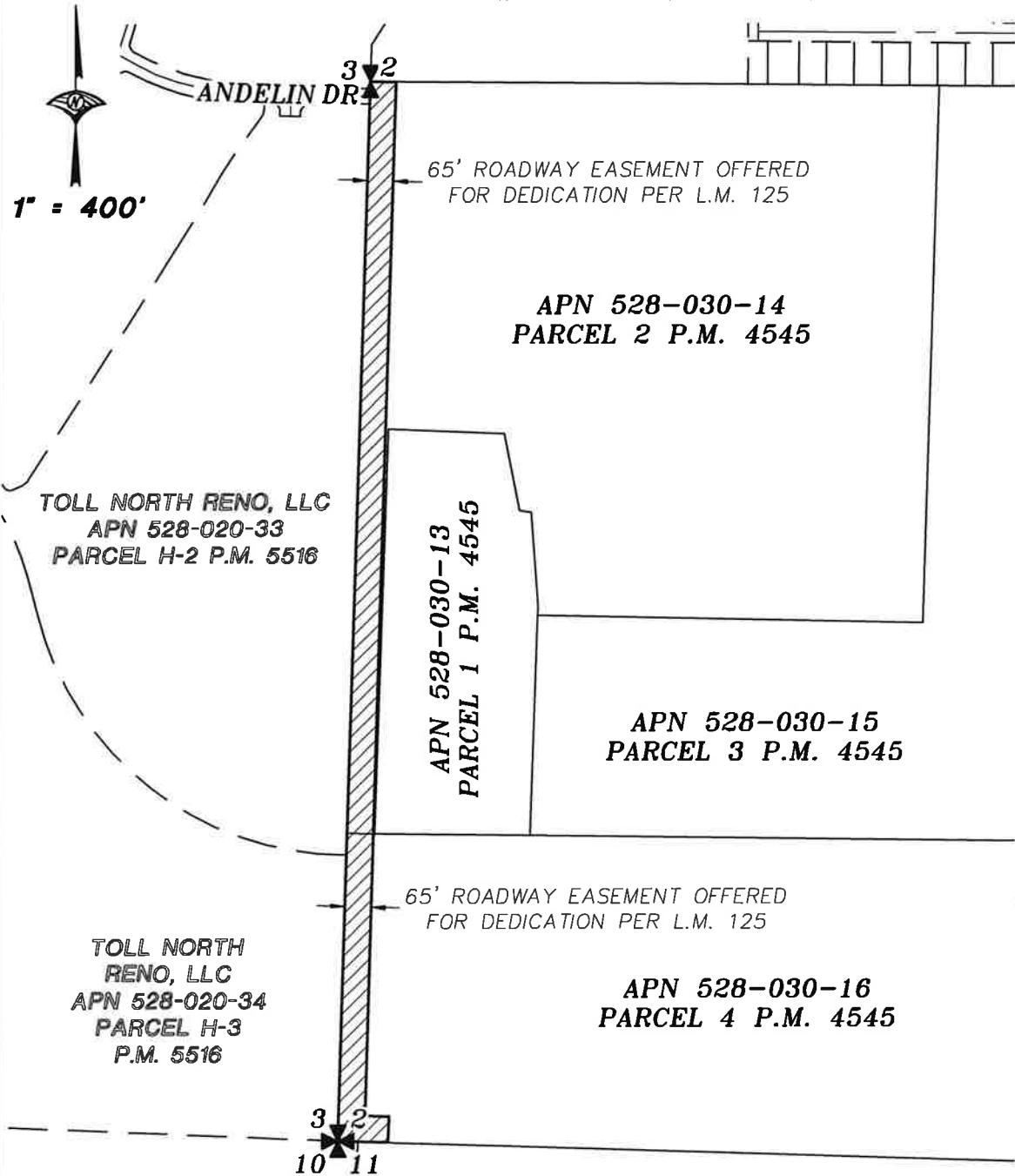
Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

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**EXHIBIT A-1**

PLAT TO ACCOMPANY

**ROADWAY EASEMENT ABANDONMENT**  
BEING A PORTION OF THE SW 1/4 OF SECTION 2  
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.  
WASHOE COUNTY NEVADA



JOB NO. 3727003  
SHEET 1 OF 2



**WOOD RODGERS**

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd  
Reno, NV 89502

Tel 775.823.4068  
Fax 775.823.4066

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**EXHIBIT A-2**  
PLAT TO ACCOMPANY

**ROADWAY EASEMENT ABANDONMENT**  
BEING A PORTION OF THE SW 1/4 OF SECTION 2  
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.  
WASHOE COUNTY NEVADA



1" = 200'

**TOLL NORTH  
RENO, LLC  
APN 528-020-33  
PARCEL H-2  
P.M. 5516**

65' ROADWAY EASEMENT OFFERED  
FOR DEDICATION PER L.M. 125

**APN 528-030-14  
PARCEL 2 P.M. 4545**

ROADWAY EASEMENT  
OFFERED FOR  
DEDICATION PER L.M.  
143 (VARYING WIDTH)

**APN 528-030-13  
PARCEL 1  
P.M. 4545**

**APN 528-030-15  
PARCEL 3 P.M. 4545**

ROADWAY EASEMENT  
OFFERED FOR  
DEDICATION PER L.M.  
143 (VARYING WIDTH)

**APN 528-030-16  
PARCEL 4 P.M. 4545**

65' ROADWAY EASEMENT OFFERED  
FOR DEDICATION PER L.M. 125

JOB NO. 3727003  
SHEET 2 OF 2



**WOOD RODGERS**

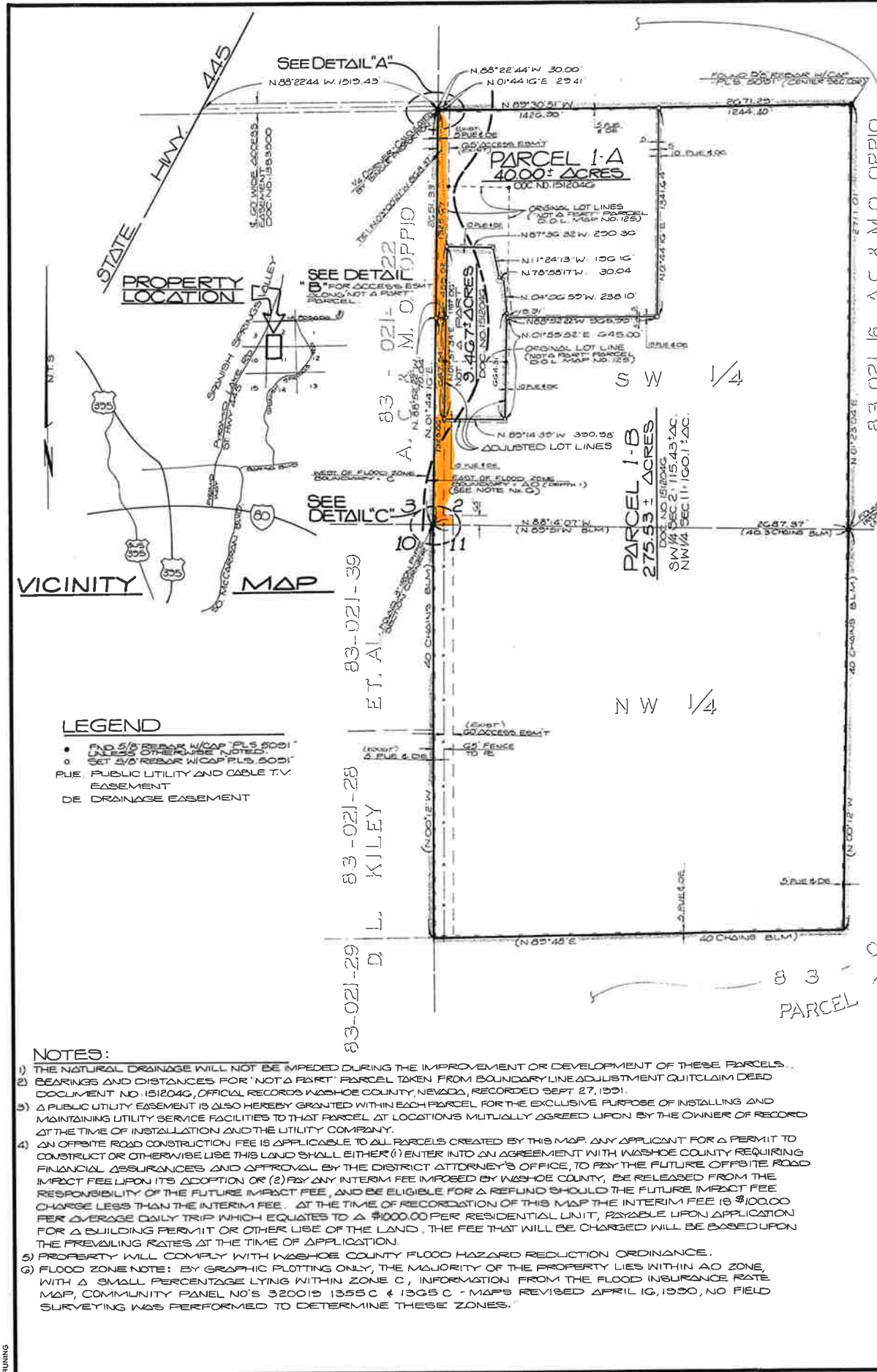
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1961 Corporate Blvd  
Reno, NV 89502

Tel 775.823.4068  
Fax 775.823.4068

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EH1



**REFERENCE**

- BUREAU OF LAND MANAGEMENT DEPT. RESURVEY PLAT OF T.20N., R.20E., DATED MAY 25, 1908.
- DEED DOC NO. 78G480, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- DIVISION OF LAND MAP NO. 38, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- RECORD OF SURVEY MAP NO. 135, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- RECORD OF SURVEY MAP NO. 509, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- RECORD OF SURVEY MAP NO. 1242, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- DIVISION OF LAND MAP 125, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- 60' WIDE ACCESS EASEMENT, DOC. NO. 1383500, OFFICIAL RECORDS WASHOE COUNTY, NEVADA
- BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED DOC. NO. 151204G, OFFICIAL RECORDS WASHOE COUNTY, NEVADA

**SURVEYOR'S CERTIFICATE**

I, BARRY W. HICKERSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF SIERRA VISTA PROPERTIES, INC., AND THE SURVEY WAS COMPLETED ON DEC. 4, 1992.
- THE LANDS SHOWN HEREON LIE WITHIN THE SW 1/4 SECTION 2 AND THE NW 1/4 SECTION 11, T.20N., R.20E., M.D.M.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
- THE PARCELS CONTAIN THE AREAS SHOWN HEREON.
- THE NW 1/4 OF SECTION 11, AS SHOWN IS BASED ON G.L.O. PLAT 109. (REF. P. 1)

BARRY W. HICKERSON, NEVADA P.L.S. 5091 12/26/92  
DATE

**OWNER'S CERTIFICATE**

I, MARK F. ANDELIN, PRESIDENT - SIERRA VISTA PROPERTIES, INC., CERTIFY THAT I HAVE CAUSED THIS MAP OF DIVISION INTO LARGE PARCELS TO BE PREPARED IN COMPLIANCE WITH NRS CHAPTER 276 AND HEREBY SET APART THOSE AREAS OF ROADWAY EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES AS A CONTINUING OFFER OF DEDICATION.

*Mark F. Andelin* 12-9-92  
DATE

MARK F. ANDELIN, PRESIDENT - SIERRA VISTA PROPERTIES, INC.

STATE OF NEVADA COUNTY OF WASHOE S.S.

ON December 9, 1992, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, MARK F. ANDELIN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME.

*Rae Ann Loving*  
NOTARY PUBLIC  
RAE ANN LOVING

**UTILITY COMPANY CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THE EASEMENTS SHOWN HEREON:

*Sierra Pacific Power Co.* 1-28-92  
DATE

*Sierra Pacific Power Co.* 1/28/92  
DATE

*James K. ...* 2/18/92  
DATE

**CITY COUNCIL APPROVAL**

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, ON THE 16th DAY OF MAY, 1993.

*Mayor* ATTEST: *City Clerk*  
MAYOR CITY CLERK OF THE CITY COUNCIL

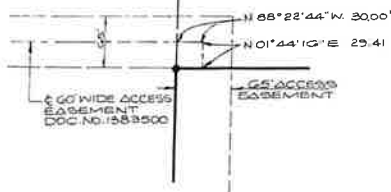
**TAXATION CERTIFICATE**

THE UNDERSIGNED CERTIFIES THAT PROPERTY TAXES ON THIS PARCEL OF LAND ARE PAID IN FULL FOR THE FISCAL YEAR.

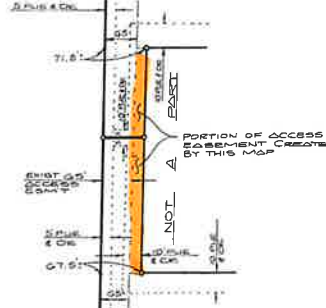
*Sierra Pacific Power Co.* 12/30/92  
DATE

*James K. ...* 12/30/92  
DATE

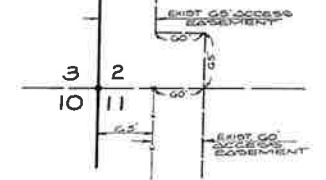
TOTAL AREA: 315.53± ACRES



DETAIL "A"



DETAIL "B"



DETAIL "C"

**BASIS OF BEARINGS**

DIVISION OF LAND MAP NO. 125, FILE NO. 135018G, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AND THE OFFICIAL G.L.O. TOWNSHIP PLAT 109 AS FILED IN THE BUREAU OF LAND MANAGEMENT OFFICE/ APPROVED MAY 25, 1908.

SCALE: 1" = 400'

83-021-16 A.C. & M.O. OPPIO

83-021-4 J.L. & P.C. PACE

83-021-29 D. L. KILEY

83-021-25 E.T. AL

83-021-39

83-021-29

83-021-29

**2 ND MAP OF DIVISION INTO LARGE PARCELS**

FOR SIERRA VISTA PROPERTIES, INC.

A DIVISION OF PARCEL 1 OF DIVISION OF LAND MAP NO. 125 BEING A PORTION OF THE SW 1/4 OF SECTION 2, AND THE NW 1/4 OF SECTION 11, T. 20 N., R. 20 E., M.D.M. WASHOE COUNTY NEVADA

FILE NO. 1673249  
FILED FOR RECORD AT THE REQUEST OF TRI STATE SURVEYING ON THIS 13 DAY OF May, 1993 AT 2:22 MIN. PAST 1 O'CLOCK, P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER J.E. MELCHER

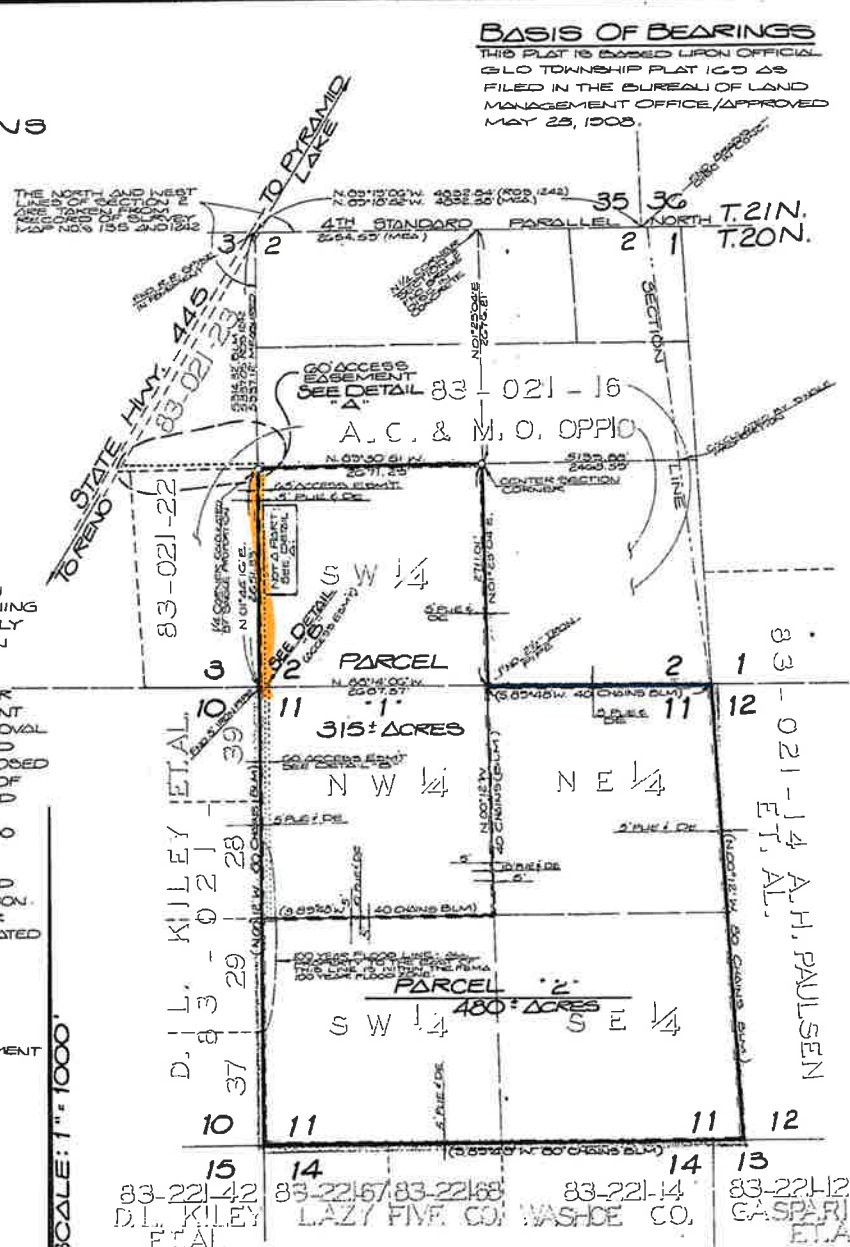
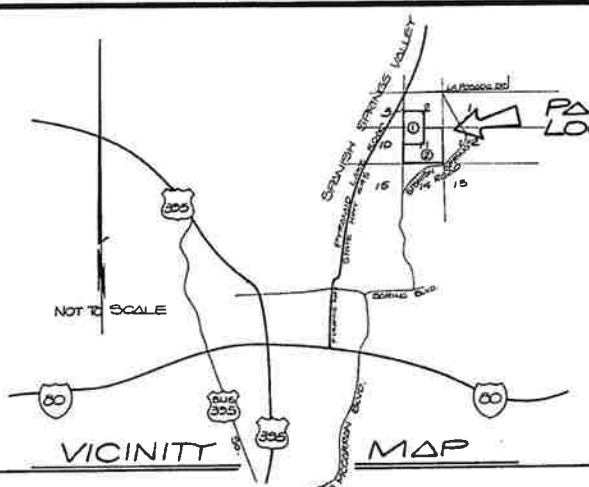
BY: *John Colahan* DEPUTY  
FEE: \$25.00

1673249

DIVISION OF LAND MAP NO. 143

WAB22-0009 EXHIBIT D

143



**BASIS OF BEARINGS**  
 THIS PLAT IS BASED UPON OFFICIAL G.L.O. TOWNSHIP PLAT 160 AS FILED IN THE BUREAU OF LAND MANAGEMENT OFFICE, APPROVED MAY 25, 1908.

**NOTES:**

- 1) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OR DEVELOPMENT OF THESE PARCELS.
- 2) BEARINGS AND DISTANCES FOR A.P.N. 83-021-40 (10 ACRES) TAKEN FROM DEED DOC. NO. 706488.
- 3) 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 AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 4) AN OFFSITE ROAD CONSTRUCTION FEE IS APPLICABLE TO ALL PARCELS CREATED BY THIS MAP. ANY APPLICANT FOR A PERMIT TO CONSTRUCT OR OTHERWISE USE THIS LAND SHALL EITHER (1) ENTER INTO AN AGREEMENT WITH WASHOE COUNTY, REQUIRING FINANCIAL ASSURANCES AND APPROVAL BY THE DISTRICT ATTORNEY'S OFFICE, TO PAY THE FUTURE OFFSITE ROAD IMPACT FEE UPON ITS ADOPTION OR (2) PAY ANY INTERIM FEE IMPOSED BY WASHOE COUNTY, BE RELEASED FROM THE RESPONSIBILITY OF THE FUTURE IMPACT FEE, AND BE ELIGIBLE FOR A REFUND SHOULD THE FUTURE IMPACT FEE CHARGE LESS THAN THE INTERIM FEE. AT THE TIME OF RECONCILIATION OF THIS MAP THE INTERIM FEE IS \$100.00 PER AVERAGE DAILY TRIP WHICH EQUATES TO A \$1000.00 PER RESIDENTIAL UNIT, PAYABLE UPON APPLICATION FOR A BUILDING PERMIT OR OTHER USE OF THE LAND. THE FEE THAT WILL BE CHARGED WILL BE BASED UPON THE PREVAILING RATES AT THE TIME OF APPLICATION.
- 5) APPROXIMATELY 90% OF THIS PROPERTY LIE WITHIN THE 100 YEAR FLOOD PLANE AND WILL REQUIRE A SPECIAL FOUNDATION OR ELEVATED BUILDING PAD PER WASHOE COUNTY BUILDING DEPARTMENT.

**LEGEND**

A.P.N. ASSESSOR'S PARCEL NUMBER  
 P.U.E. PUBLIC UTILITY EASEMENT AND T.V. CABLE  
 D.E. DRAINAGE EASEMENT  
 0 DISTRICT SURVEYOR W/C P.L.S. 5091  
 (M.E.) MEASURED, (R.E.) RECORD, B.L.M., BUREAU OF LAND MANAGEMENT

**REFERENCE**

- 1) BUREAU OF LAND MANAGEMENT DEPT. RESURVEY PLAT OF T.20N., R.20E., DATED MAY 25, 1908.
- 2) DEED DOC. NO. 706488, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 3) DIVISION OF LAND MAP NO. 39, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 4) RECORD OF SURVEY MAP NO. 909, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 5) RECORD OF SURVEY MAP NO. 1242, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.
- 6) RECORD OF SURVEY MAP NO. 135, OFFICIAL RECORDS WASHOE COUNTY, NEVADA.

**COUNTY COMMISSIONER'S CERTIFICATE**  
 THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, ON THE DAY OF March, 1990, THE OFFER OF DEDICATION IS REJECTED AT THIS TIME BUT TO REMAIN OPEN.

*Judi Baird*  
 COUNTY CLERK

**PLANNING COMMISSION CERTIFICATE**  
 THE TENTATIVE MAP OF DIVISION INTO LARGE PARCELS, CASE NO. DLT-12-89 WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475, ON THE 12<sup>TH</sup> DAY OF SEPTEMBER, 1989, AND NOW COMPLIES WITH THE CONDITIONS OF APPROVAL.

*Robt. N. Young* 3/21/90  
 COUNTY CLERK

**TAX CERTIFICATE**  
 THE UNDERSIGNED CERTIFIES THAT NO PROPERTY TAXES ON THE LAND ARE DELINQUENT.  
 WASHOE COUNTY TREASURER

*By: [Signature]* DATE 1/20-89

**SURVEYOR'S CERTIFICATE**

I, BARRY W. HICKERSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF MARK F. ANDELIN, PRESIDENT SIERRA VISTA PROP., INC., AND THE SURVEY WAS COMPLETED ON MARCH 6, 1990.
- 2) THE LANDS SHOWN HEREON LIE WITHIN SECTION 11 AND WITHIN THE SW 1/4 OF SECTION 2, T.20N., R.20E., M.D.M.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- 4) THIS PLAT IS BASED UPON OFFICIAL G.L.O. TOWNSHIP PLAT 160 AS FILED IN THE B.L.M. OFFICE, APPROVED MAY 25, 1908, AND DOES NOT REPRESENT A SURVEY.
- 5) THE PARCELS CONTAIN THE AREAS SHOWN HEREON.

*Barry W. Hickerson*  
 BARRY W. HICKERSON P.L.S. 5091  
 3/6/90 DATE

**OWNER'S CERTIFICATE**

I, MARK F. ANDELIN, PRESIDENT SIERRA VISTA PROP., INC., CERTIFY THAT HAVE CAUSED THIS MAP OF DIVISION INTO LARGE PARCELS TO BE PREPARED IN COMPLIANCE WITH N.R.S. CHAPTER 278.010 TO 278.030 INCLUSIVE AS AMENDED, AND THAT I HEREBY SET APART THE AREAS OF ROADWAY EASEMENTS FOR INGRESS-EGRESS AND PUBLIC UTILITY PURPOSES AS A CONTINUING OFFER OF DEDICATION TO THE GOVERNING BODY; AND DO HEREBY OFFER A 5 FOOT PUBLIC UTILITY EASEMENT ALONG THE INTERIOR OF ALL PARCEL LINES. THE ABOVE PUBLIC UTILITY EASEMENTS ARE OFFERED TOGETHER WITH THE RIGHT TO INSTALL GUY AND ANCHOR FACILITIES AT ANGLE AND TERMINAL POLE LOCATIONS NOT TO EXCEED 25 FEET FROM POLES SO SUPPORTED.

*Mark F. Andelin* 3-6-90  
 MARK F. ANDELIN, PRESIDENT SIERRA VISTA PROP., INC. DATE

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

ON 3/6/90 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, MARK F. ANDELIN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME.

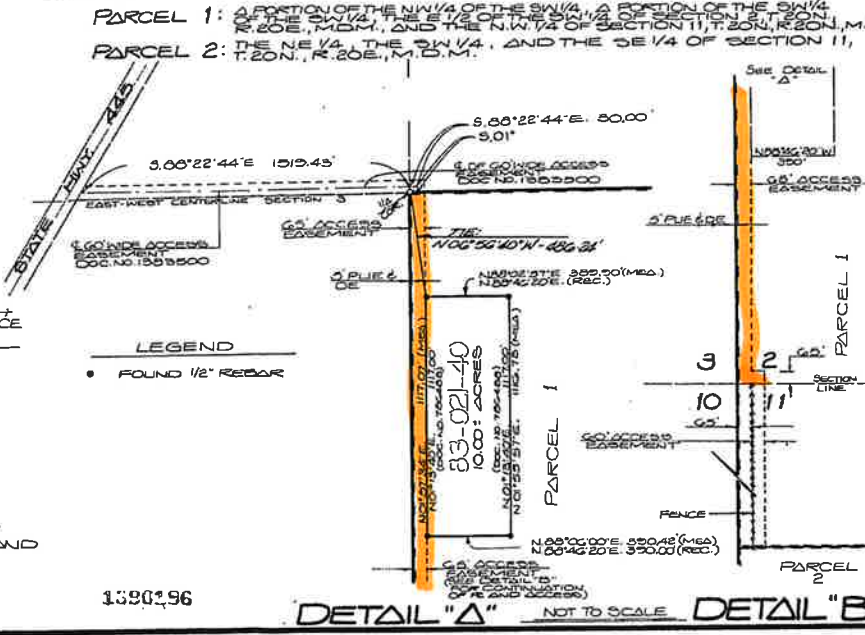
*Rae Ann Loving*  
 RAE ANN LOVING  
 Notary Public - State of Nevada  
 My Appointment Expires APR. 21, 1991

**UTILITY COMPANY CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THE EASEMENTS SHOWN HEREON.

*Sierra Pacific Power Co.* 8/21/89 DATE  
*William K. King* 8/21/89 DATE  
*John J. Gough* 11/30/89 DATE

TOTAL AREA: 795 ACRES



**MAP OF DIVISION INTO LARGE PARCELS**

FOR SIERRA VISTA PROPERTIES, INC.  
 BEING SECTION 11, T.20N., R.20E., M.D.M., AND A PORTION OF THE SW 1/4 OF SECTION 2, T.20N., R.20E., M.D.M., WASHOE COUNTY NEVADA

TRI STATE SURVEYING, LTD.  
 801 GREENBRAE DR. SHEET 1  
 SPARKS, NEVADA 89431 OF 1  
 (702) 358-9491, License No. 83099A.01

FILE NO. 1390186  
 FILED FOR RECORD AT THE REQUEST OF TRI STATE SURVEYING ON THIS 22 DAY OF April 1990 AT 12 MIN. PAST 2 O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
*Joe Paschere*  
 COUNTY RECORDER  
 BY: *J. Soderstrom* DEPUTY  
 FEE: \$25.00

125

CUMULATIVE INDEXES SHOULD BE SUBMITTED FOR ANY SUBSEQUENT CHANGES TO THIS MAP.