

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Partial Right-of-Way Abandonment - Lupin Drive			
Project Description: Request for abandonment of 77,484 +/- SF of Lupin Drive right-of-way as required per Traffic and Roadway Condition of Approval "i" from WTM18.003			
Project Address: No Address, subject property to be abandoned is County Right-of-Way			
Project Area (acres or square feet): 77,484 +/- SF			
Project Location (with point of reference to major cross streets AND area locator): Lupin Dr between E. Gepford Parkway and East 4th Ave			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-122-03 (Requesting Property)			
Section(s)/Township/Range: NE 1/4 Sec 19 & NW 1/4 Sec 20 T20N, R20E, MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WRZA17-0006, WTM18-003 & SB11-004			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Landbank Development Co LLC		Professional Consultant:	
Name: Darren Proulx		Name: CFA, Inc.	
Address:		Address: 1150 Corporate Boulevard	
Sparks, Nevada	Zip: 89434	Reno, NV	Zip: 89502
Phone: 775-358-4428	Fax:	Phone: 775-856-7075	Fax: 856-1160
Email: darren@newmarkinvestment.com		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Landbank Development Co LLC-Darren Proulx		Name: CFA, Inc.	
Address: 1227 Baring Blvd		Address: 1150 Corporate Boulevard	
Sparks, Nevada	Zip: 89434		Zip:
Phone: 775-358-4428	Fax:	Phone: 775-432-6601	Fax: 856-1160
Email: darren@newmarkinvestment.com		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell: 775-336-7767	Other:
Contact Person: Darren Proulx		Contact Person: Deane Scheiber, CST	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: LANDBANK DEVELOPMENT CO. LLC

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, DARRON K. PROULX MGR
(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): 085-122-03

Printed Name DARRON K. PROULX

Signed D-K Proulx

Address 1227 BARING BLVD SPARKS
89434

Subscribed and sworn to before me this 4th day of JUNE, 2018.

(Notary Stamp)

Tamra Snyder
Notary Public in and for said county and state
My commission expires: 12/4/2018



*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

Abandonment Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

Requested is the abandonment of a portion of Lupin Drive, which currently exists as a unmaintained dirt road running north/south located between E. 4th Avenue and E. Gepford Parkway. The right-of-way requested for abandonment lies between APN 085-122-03 on the east and APN;s 085-151-02, 085-151-45 thru 50 on the west.

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

The east 30' of right-of-way is first identified on TM 447, Sun Valley Subdivision No. 2, Washoe County - Nevada, as Juniper Drive and the west 30' of right-of-way is first identified on TM 574, Sun Valley Subdivision No. 6, Washoe County - Nevada, as Lupin Drive. Per phone call to Washoe Co. Assessors office entire 60' right-of-way was changed to Lupin Drive sometime in the 1950's by the Washoe County Commission.

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

Traffic and Roadway Condition of Approval "i" from the approved Tentative Map (WTM18-003), reads:

"The applicant shall apply for an abandonment of Lupin Drive right-of-way adjacent to the site prior to recordation of the first final map. The former Lupin Drive right-of-way" shall then be designated as common area."

Per this condition, the abandoned area to become associated with APN 085-122-03 would have to be added into the common area associated with the Valle Vista Community.

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

Also, there are private roadways within the Valle Vista Community Tentative Map area (approved under WTM18-003) that will provide access to the future lots/homes within 085-122-03. A final map application will be submitted within the next couple months for the Valle Vista Community. There is a 30' wide access easement that was offered for dedication per PM 4961 on the east side of APN:085-122-03 (now part of Pearl Drive). Access to parcels to the west and south of the proposed abandonment area of this section of Lupin Drive are appropriately served off Melinda Lane, Woods Drive, E. Gepford Parkway, Wall Canyon Drive and the Lupin Drive (south of the proposed abandonment area).

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?

No damage or discrimination to other property owners within the vicinity of this project are foreseen with this proposed abandonment predominately due to the fact that property owner to the west have roadway access to their parcels via Melinda Lane. This abandonment submittal was recommended as a condition of approval under WTM18-003 and was approved by the Washoe County Planning Commission.

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

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.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89520-3039
Ph: 775-328-2510 Fax: 775-328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information

Parcel ID 08512203	Status Active	Last Update 6/6/2018 2:06:37 AM
Current Owner: LANDBANK DEVELOPMENT CO LLC 1227 BARING BLVD SPARKS, NV 89434	SITUS: 550 E 4TH AVE WCTY NV	
Taxing District 4020	Geo CD:	
Legal Description Township 20 Section Lot 1 Block Range 20 SubdivisionName SUN VALLEY SUBDIVISION 6		

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

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$155.84	\$0.00	\$155.84
<u>Sun Valley GID</u>	\$176.74	\$0.00	\$176.74
<u>Truckee Meadows Fire Dist</u>	\$495.02	\$0.00	\$495.02
<u>Washoe County</u>	\$1,275.77	\$0.00	\$1,275.77
<u>Washoe County Sc</u>	\$1,043.67	\$0.00	\$1,043.67
<u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u>	\$0.03	\$0.00	\$0.03
Total Tax	\$3,147.07	\$0.00	\$3,147.07

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017172122	B17.111342	\$786.76	9/29/2017
2017	2017172122	B17.189072	\$786.76	1/4/2018
2017	2017172122	B17.234356	\$786.76	3/6/2018
2017	2017172122	B17.70705	\$786.79	8/24/2017

Change of Address

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

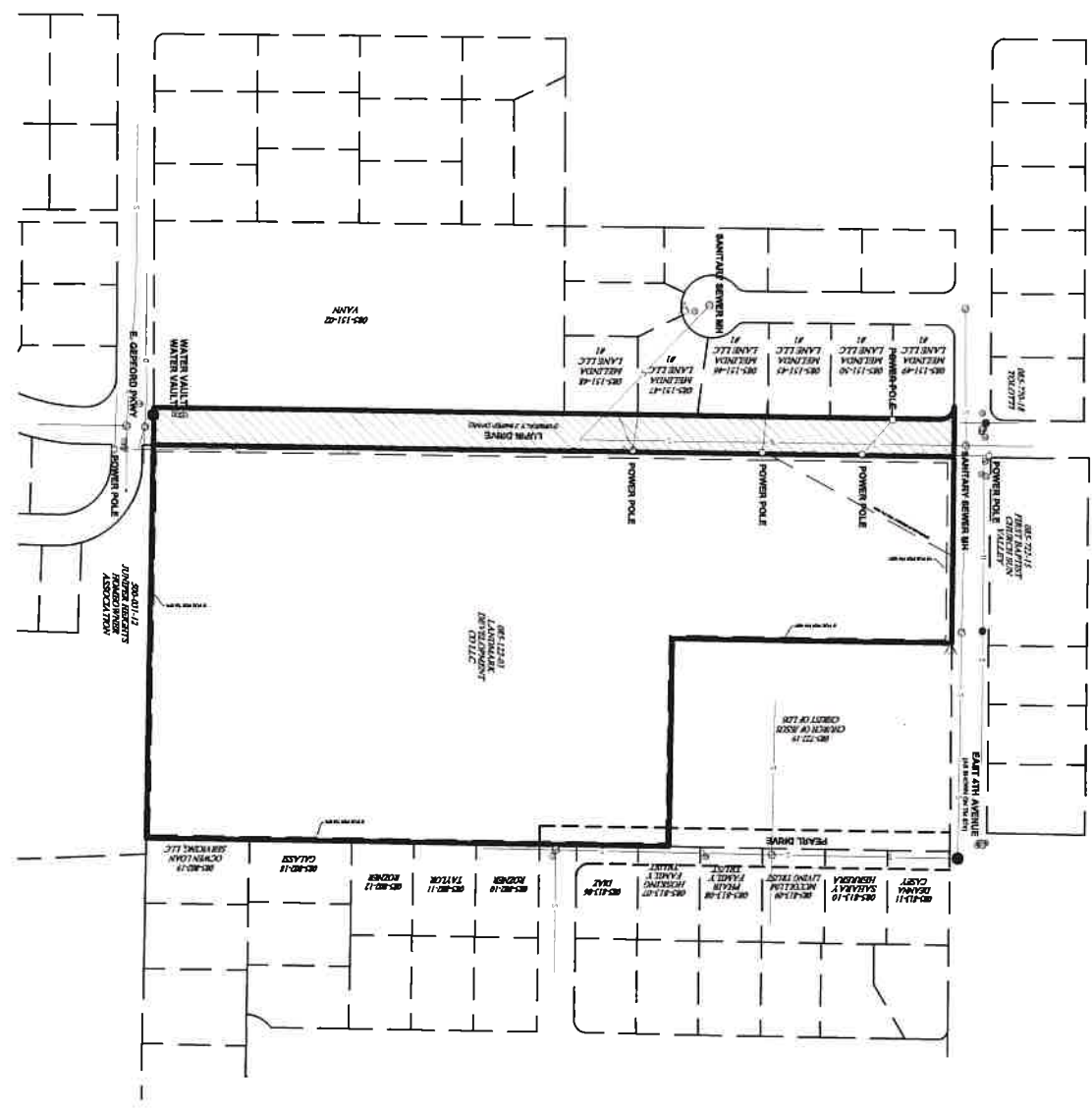
To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

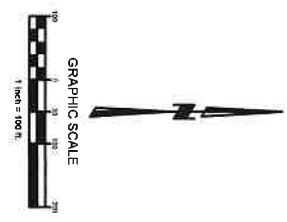
This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari



SITE PLAN

LUPIN DRIVE ABANDONMENT

<p>CFB INC. LAND SURVEYORS 13300 W. CENTRAL EXPRESSWAY SUITE 100 DENVER, CO 80231 303.755.9500 • WWW.CFBINC.COM</p>	<p>WASCOE COUNTY</p>
<p>DATE: 1/13/2020 DRAWN BY: JMS CHECKED BY: JMS SCALE: 1/8" = 1'</p>	<p>15-00000</p>



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CFB INC.

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LUPIN DRIVE ROADWAY ABANDONMENT

Situate within the northeast ¼ of Section 19 and the northwest ¼ of Section 20, Township 19 North, Range 20 East, M.D.M, lying within the County of Washoe, State of Nevada, more particularly described as follows:

BEGINNING at the northwest corner of Parcel 1 of Parcel Map No. 4961 for LANDBANK DEVELOPMENT COMPANY LLC, File No. 3714309, recorded December 22, 2008, Official Records, Washoe County, Nevada, said point being further described as lying on the easterly right-of-way of Lupin Drive, a 60' public right-of-way;

THENCE along said easterly right-of-way, S 00°51'04" W, 1290.16 feet to the southwest corner of said Parcel 1, said point being further described as lying on the ¼ section line of section 20;

THENCE departing said easterly right-of-way N 89°02'07" W, 60.00 feet to a point on the westerly right-of-way of Lupin Drive;

THENCE along said westerly right-of-way, N 00°51'04" E, 1269.67 feet,

THENCE continuing along said westerly right-of-way line along the arc of a tangent curve to the left, having a radius of 20.00 feet, through a central angle of 90°15'44", a distance of 31.51 feet to a point on the southerly right-of-way line of E. 4th Avenue;

THENCE departing said southerly line S 89°24'40" E, 80.09 feet to the POINT OF BEGINNING, containing 77,484 square feet of land, more or less.

The basis of bearings for this description is Nevada State Plane Coordinates, West Zone NAD 83/94, and is identical to Parcel Map No. 4961.



Kevin L. German, P.L.S. 20461
CFA Inc. - 1150 Corporate Blvd. - Reno, NV 89502

085-770-18
TOLOTTI

085-722-15
FIRST BAPTIST CHURCH
SUN VALLEY

EXHIBIT "B"

EAST 4TH AVENUE

(60' PUBLIC ROW PER TM 574)

085-151-49
MELINDA
LN #1 LLC

085-151-50
MELINDA
LN #1 LLC

085-151-45
MELINDA
LN #1 LLC

085-151-46
MELINDA
LN #1 LLC

085-151-47
MELINDA
LN #1 LLC

085-151-48
MELINDA
LN #1 LLC

POB
NW CORNER
PARCEL 1, PM 4961

085-122-04
CHURCH OF JESUS
CHRIST OF LDS

60' ROADWAY
ABANDONMENT AREA
77,484 SF ±

LUPIN DRIVE

(60' PUBLIC ROW PER TM 447 & 574)

085-151-02
VANN

085-122-03
LANDBANK DEVELOPMENT CO LLC
PARCEL 1, PM 4961

E. GEPFORD PKWY
(AS SHOWN ON TM 3113)

LEGEND

- APN ASSESSOR PARCEL NO.
- POB POINT OF BEGINNING
- PM PARCEL MAP
- TM TRACT MAP
- ℙ PROPERTY LINE
- ⊠ ¼ SECTION CORNER
- ⊙ DIMENSION POINT

¼ SECTION
LINE

19

20

500-031-12
JUNIPER HEIGHTS HOMEOWNER
ASSOCIATION

X:\PROJECTS\17095.03\DWG\SUR\V-EXHB-LUPIN DR ABAND.DWG <DSCHEIBER> 6/14/2018 10:29 AM



EXHIBIT MAP TO ACCOMPANY A LEGAL DESCRIPTION
OF

RIGHT-OF-WAY ABANDONMENT

LYING IN THE NE ¼ SEC 19 & NW ¼ SEC 20, T20N, R20E, MDM
WASHOE COUNTY NEVADA

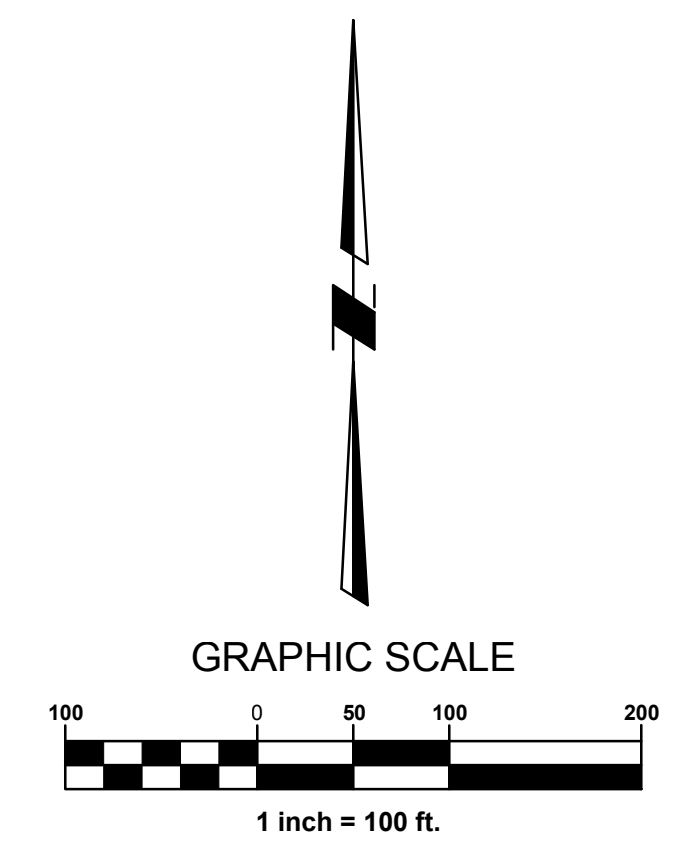
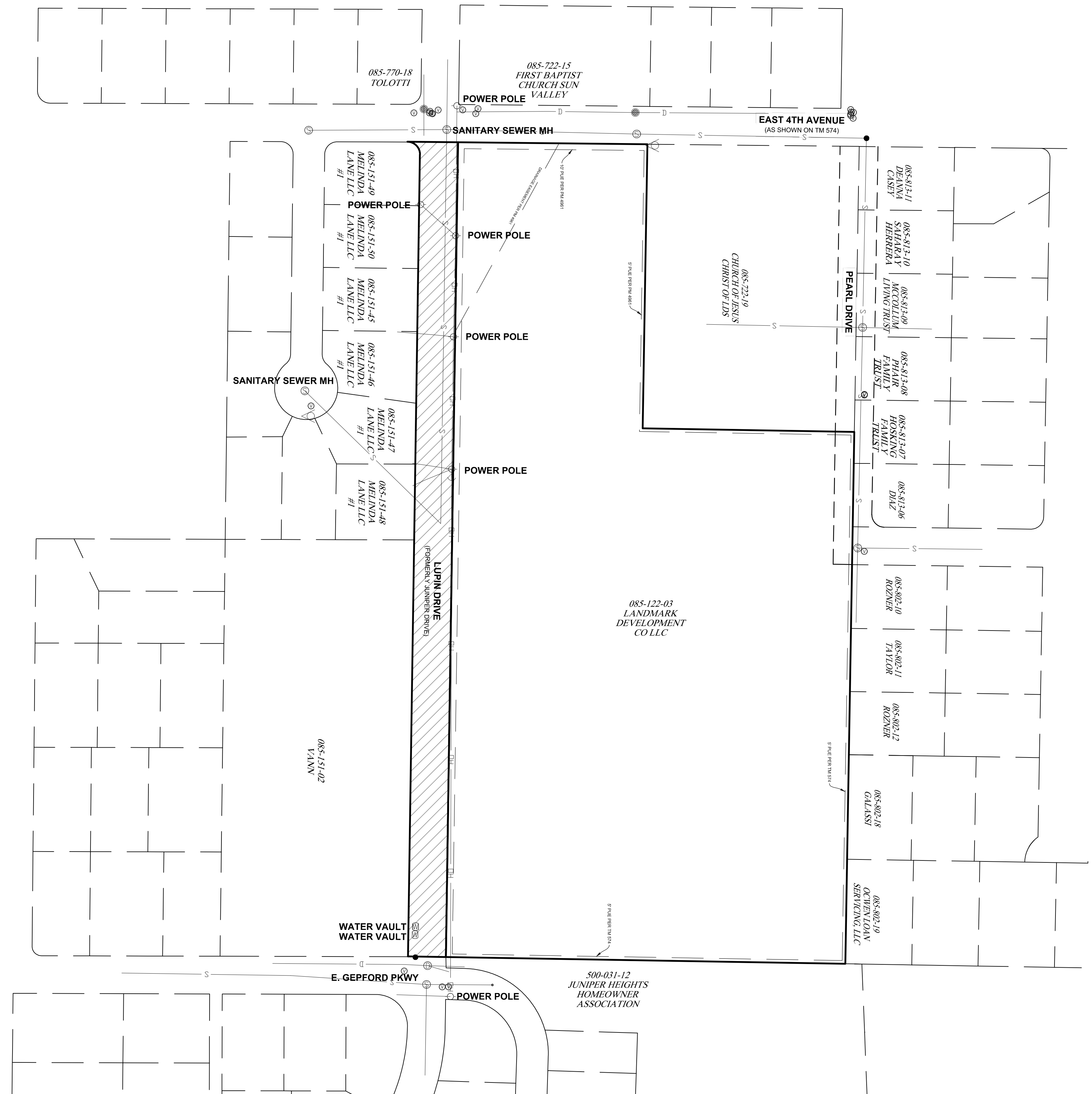
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
775-856-1150 MAIN • CFARENO.COM

SHEET

1

OF

1



SITE PLAN

SITE PLAN
FOR
LUPIN DRIVE ABANDONMENT

RENO WASHOE COUNTY NEVADA

CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM	JOB NO. 17095.03
	DRAWN BY DRS
	CHECKED BY KLG
	DATE JUNE 2018
1	1
OF	