

September 7th, 2021

Washoe County Planning Commission
1001 E 9th Street, Building A
Reno, NV 89512

Re: Abandonment Case WAB21-0007
(Nachlinger - Taylor)

Good Evening Chair Donshick and Planning Commission Members:

I am Charlie Donohue and I reside at 15445 Fawn Lane, Washoe County Nevada. My family and I are Ken Taylor and Jan Nachlinger's neighbors to the west – APN 150-221-03.

I would like to thank Washoe County staff, Katy Stark, as well as Ken and Jan in answering a number of questions I had regarding this abandonment and the potential of impacting future access to our property.

The principle access for these parcels is off of Fawn Lane and through a similar 33 foot wide easement that was established in the patent at the time the parcels went out of federal ownership as well as being established by Parcel Map 1210 which was recorded in 1981 by Fredrich Stoll.

This same Parcel Map, 1210, was referenced when a 30 foot easement for ingress and egress was also established over the patented 33 foot right of way on the southern portion of APNs 150-221-04, 150-221-05 and 150-221-06. This 30 foot easement was recorded in 1988.

While I recognize Taylor/Nachlinger's request to abandon a portion of the easement through their property lies to the north of their home, my research on this issue, as well as the comment reducing their request from Truckee Meadows Fire Protection District and maintaining a 20 foot easement for fire apparatus access, has me concerned regarding our principle access to the south – particularly during a wildland fire.

My research and discussions with neighbors indicate that both landscaping and installation of fencing and a rockery wall have been placed within the 33/30 foot easements - to the north as well as the south. I have attached an aerial highlighting these restrictions are less than 20 feet and confirmed the measurements on the southern portion of APN 150-221-06 in the field. It is my understanding that the fencing was constructed without the benefit of a permit or having gone through the abandonment process.

Our property is the furthest west on this shared drive and I wouldn't want access by the local fire protection agency compromised considering Fawn Lane does not have the benefit of fire suppression hydrants and this area was recently excluded from pile burning to reduce fuel loads for air quality purposes by the Health Department.

Washoe County staff is recommending approval for the modified abandonment of the 33 foot easement to the north down to 20 feet. Based on comments from the local fire protection district, the staff recommendation and Nachlinger/Taylor's request seems reasonable.

However, I'd respectfully request that the County ensure that the fire protection district can actually access this modified easement and ensure there are no public life or safety issues where the existing easements have been compromised.



Sincerely –

Charles Donohue

Charles Donohue
15445 Fawn Lane
Reno NV 89511