# **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: Rock Springs	Solar - Indian Lane				
Project Request to abar 074-061-30	ndon the 50ft access	s easement across APN 074-061	-29 and APN		
Project Address:					
Project Area (acres or square fe	et): Approximately 2	21.8 acres			
Project Location (with point of re	eference to major cross	s streets <b>AND</b> area locator):			
Approximately 1/4 mile	e west of the interse	ction of Rainbow Way and Indian	Lane		
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:		
074-061-29	10.934				
074-061-30	10.872				
		Is associated with this applica	tion:		
Case No.(s).	P21-0001 Rock Spri	ngs Solar			
Applicant Information (attach additional sheets if necessary)					
Property Owner:		Professional Consultant:			
Name: Linda Bell & Tina Ha	ampe	Name:			
Address: See affidavits		Address:			
	Zip:		Zip:		
Phone:	Fax:	Phone:	Fax:		
Email:		Email:			
Cell:	Other:	Cell:	Other:		
Contact Person:		Contact Person:			
Applicant/Developer:		Other Persons to be Contacted:			
Name: ConEd CEB Rock	Solar	Name:			
Address: 101 West Broadway	y #1120	Address:			
San Diego, CA	Zip: 92101		Zip:		
Phone: 619-507-4130	Fax:	Phone:	Fax:		
Email: herediaj@conedCEB	.com	Email:			
Cell:	Other:	Cell:	Other:		
Contact Person: Joan Heredi	a	Contact Person:			
	For Office	e Use Only			
Date Received:	Initial:	Planning Area:			
County Commission District:		Master Plan Designation(s):			
CAB(s):		Regulatory Zoning(s):			

# **Abandonment Application Supplemental Information**

(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

Abandonment of 50 ft RDWY & utility easement on the south edge of parcels 074 061 29 (Bell) and 074 061 30 (Church)

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

Sheet 2 of Pyramid Lake Ranches Unit No. 2, filed as Record of Survey 401.

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

Solar panels and ancillary facilities associated with WSUP21-0001 Rock Springs Solar

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

None, the noted parcels are part of the solar project area. Access available from Fish Springs Rd and utilities could be obtained from adjacent parcels, if necessary in the future

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?

Alternate access via Fish Springs Rd and Utility easements in the vicinity.

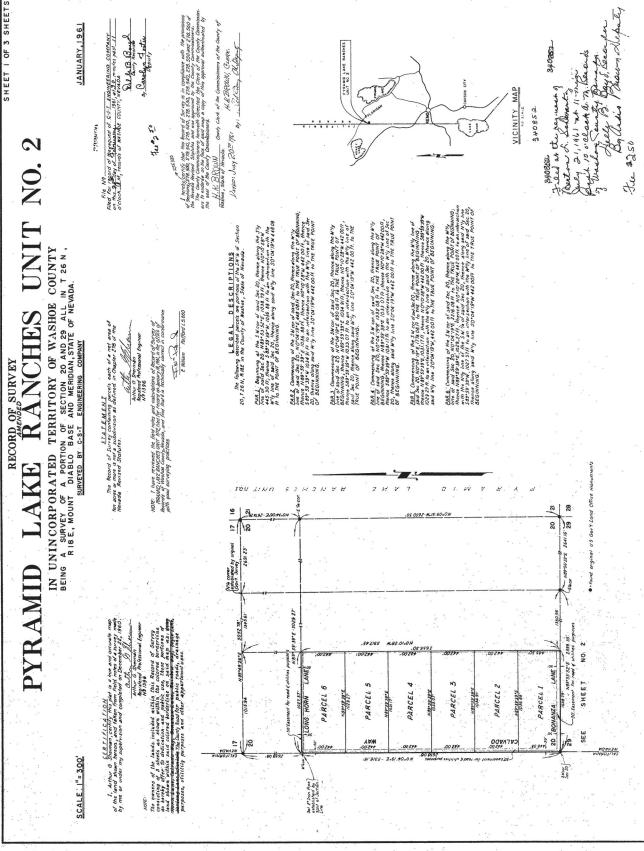
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

^ Yes   ^ <mark>No</mark>	*	Yes	*	No
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# **IMPORTANT**

# **NOTICE REGARDING ABANDONMENTS:**

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.



SHEET 3 OF 3 SHEETS

# PYRAMID LAKE RANCHES UNIT NO. 2

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810H

# **Property Owner Affidavit**

CED Rock Springs Solar, LLC

Applicant Name: CED Rock Springs Solar, LLC	
The receipt of this application at the time of submittal does not guarantee the application complies witl requirements of the Washoe County Development Code, the Washoe County Master Plan or applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and be processed.	the
STATE OF NEVADA  COUNTY OF WASHOE  LINDA  Bell  (Slave richard)	
(please print name) being duly sworn, depose and say that I am the owner* of the property or properties involved in	thic
application as listed below and that the foregoing statements and answers herein contained and information herewith submitted are in all respects complete, true, and correct to the best of my knowled and belief. I understand that no assurance or guarantee can be given by members of Planning Building.	the dae
(A separate Affidavit must be provided by each property owner named in the title report.)	
Assessor Parcel Number(s): 074 061 29	
Printed Name  Signed  Signed	el
Address 204 Blan	gass ou
( luters mit	(-992-
Subscribed and sworn to before me this  All day of One (Notary Stamp)	0 10
Notary Public in and for said county and state  TAYLOR L COONE TAYLOR L COONE	
My commission expires: May Com	
*Owner refers to the following: (Please mark appropriate box ) My Commission Expi	
□ Owner	
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)	orky
□ Power of Attorney (Provide copy of Power of Attorney.)	
<ul> <li>Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)</li> </ul>	
□ Property Agent (Provide copy of record document indicating authority to sign.)	
☐ Letter from Government Agency with Stewardship	

# **Property Owner Affidavit**

Applicant Name: _	CED Rock Springs Solar, LLC	
requirements of the Washo	n at the time of submittal does not guarantee the application complies with a see County Development Code, the Washoe County Master Plan or th plicable regulatory zoning, or that the application is deemed complete and w	0
STATE OF NEVADA )		
COUNTY OF WASHOE )		
T	La Harrison	
1,	(please wint name)	na T
application as listed below information herewith submitted	and say that I am the owner* of the property or properties involved in this and that the foregoing statements and answers herein contained and the ed are in all respects complete, true, and correct to the best of my knowledg at no assurance or guarantee can be given by members of Planning an	e e
(A separate Affidavit n	nust be provided by each property owner named in the title report.)	
Assessor Parcel Number(s):_	074 061 30	-
	Signed Sina Hampe Signed Sina Janya Address 2436 E. Commonwe Fullerton CA 9	- ead ave 2831
Subscribed and sworn to	before me this (Notary Stamp)	-
Notary Public in and for said	county and state	
My commission expires:		
*Owner refers to the following	g: (Please mark appropriate box.)	
□ Owner	, , , , , , , , , , , , , , , , , , , ,	
☐ Corporate Officer/Pai	rtner (Provide copy of record document indicating authority to sign.)	
·	rovide copy of Power of Attorney.)	
• '	e notarized letter from property owner giving legal authority to agent.)	
	ride copy of record document indicating authority to sign.)	
, , ,	ant Agancy with Stewardship	



# **CALIFORNIA JURAT**

A notary public or other officer completing this cer the individual who signed the document to which the truthfulness, accuracy, or validity of that docum	tificate verifies only the identity of this certificate is attached, and not nent.
State of California	)
County of Orange	_ )
Subscribed and sworn to (or affirmed	) before me on this day
of June	, 20 21, by Tina Hampe
proved to me on the basis of satisfactory e	vidence to be the person(s)
who appeared before me.	
STEPHANIE E. GARCIA COMM. #2261357 Notary Public - California Orange County My Comm. Expires Oct. 6, 2022 P	Signature Signature

# **Optional Information**

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document	
Property Owner  Affidavit	Method of Affi  Proved to me of Office form(s) of Notarial even
containing pages, and dated 06 30 2021	Notary contains Other Affiant(s) Thu
attached	

Method of Affiant Identification
Proved to me on the basis of satisfactory evidence:  O form(s) of identification C credible witness(es)
Notarial event is detailed in notary journal on:  Page # Entry #
Notary contact:
Other
Affiant(s) Thumbprint(s) Describe:

Austria Tourn harringer Par till stand Home No Messachar and 176 528 Safe für 175 (500)2560 Ental Turk Sammerstand

Washoe County Treasurer Tammi Davis

### **Account Detail**

Back to Account Detail		Change of Address		Print this Page	
CollectionCart					
Collection Cart	Items ()	Total इस खुर्ग	Checkou	L View	
Pay Online					
No payment due for this account.					
Washoe County Parcel Informat	tion				
Parcel ID		Status		Last Update	
07406129		Active		6/29/2021 1:42:01 AM	
Current Owner: BELL, TERRY L & LINDA 204 BEARGRASS CIR			SPRINGS I		
WHITEFISH, MT 59937					
<b>Taxing District</b> 9000		Geo C	D:		

Tax Bill (Click on desired tax year for due dates and further details)						
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due	
2020	\$39,44	\$39.44	\$0.00	\$0.00	\$0.00	
2019	\$37.56	\$37.56	\$0.00	\$0.00	\$0.00	
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00	
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00	
2016	\$33.53	\$33.53	\$0.00	\$0.00	\$0.00	
				Total	\$0.00	

### Disclaimer

- ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

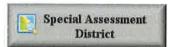
Pay By Check

Please make checks payable to: WASHOE COUNTY TREASURER

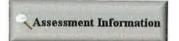
Mailing Address: P.O. Box 30039 Reno, NV 89520-3039

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









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Washoe County Treasurer Tammi Davis

## **Account Detail**

Back to Account Detail			Change of Ad	ldress	Print this Page	
ollection	Cart					
	Collection Cart	Rems	Total 50.00	Checko	ut. View	

### **Pay Online**

No payment due for this account.				
Washoe County Parcel Information	on			
Parcel ID	Status	Last Update		
07406130	Active	6/29/2021 1:42:01 AM		
,		ITUS: FISH SPRINGS RD ASHOE COUNTY NV		
2436 E COMMONWEALTH AVE FULLERTON, CA 92831				
<b>Taxing District</b> 9000	Geo CD:			

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$39.44	\$39.44	\$0.00	\$0.00	\$0.00
2019	\$37.56	\$53.89	\$0.00	\$0.00	\$0.00
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00
2016	\$33.53	\$42.91	\$0.00	\$0.00	\$0.00
				Total	\$0.00

### Disclaimer

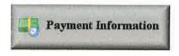
- \* ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site.
   E-check payments are accepted without a fee.
   However, a service fee does apply for online credit card payments.
   See Payment
   Information for details.

Pay By Check

Please make checks payable to: WASHOE COUNTY TREASURER

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

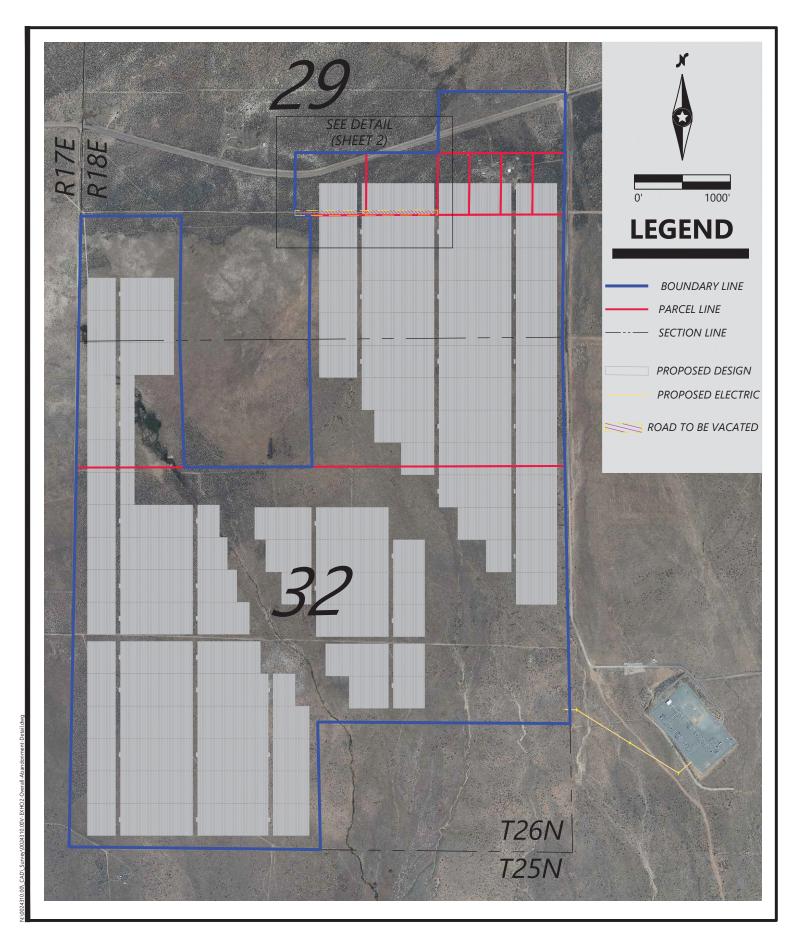
Overnight Address: 1001 E. Ninth St., Ste D140 Reno, NV 89512-2845













 Phone
 (320) 253-9495
 3701 12th Street North, Suite 20

 Fax
 (320) 358-2001
 St. Cloud, MN 56303

 Toll Free
 (800) 270-9495
 westwoodps.com

# Rock Springs Solar Project

Washoe County, Nevada

Vacated Road Exhibit - Overview

DATE: 05/28/2021 SHEET: 01 of 02







 Phone
 (320) 253-9495
 3701 12th Street North, Suite 206

 Fax
 (320) 358-2001
 St. Cloud, MN 56303

 Toll Free
 (800) 270-9495
 westwoodps.com

 Westwood Professional Services, Inc.

# Rock Springs Solar Project

Washoe County, Nevada

Vacated Road Exhibit - Detail

DATE: 05/28/2021 SHEET: 02 of 02