



Planning Commission Staff Report

Meeting Date: December 7, 2021

Agenda Item: 9C

ABANDONMENT CASE NUMBER: WAB21-0011 (Lenco Avenue)

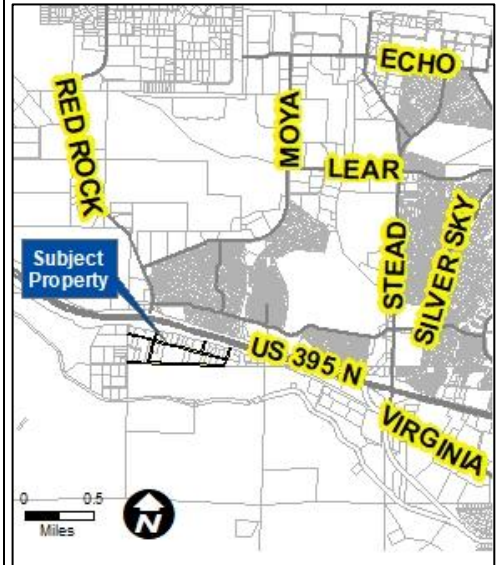
BRIEF SUMMARY OF REQUEST: Abandonment of Lenco Avenue and a portion of undeveloped roadway, totaling ±3.72 acres

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
Email: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve the abandonment of Lenco Avenue and a portion of undeveloped roadway at the southern terminus of Lenco Avenue totaling ±3.72 acres. If approved, the roadway will be abandoned to the abutting properties which are all owned by Peavine Investors LLC. The request to abandon is pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

Applicant:	Panattoni Development
Property Owner:	Peavine Investors LLC
Location:	Lenco Drive and a portion of roadway at the southern terminus of Lenco Avenue
APN:	081-031-50
Parcel Size:	±3.72 acres
Master Plan:	OpenSpace (OS)
Regulatory Zone:	Public & Semi Public Facility (PSP)
Area Plan:	North Valleys
Development Code:	Authorized in Article 806, Vacations and Abandonments of Streets and Easements
Commission District:	5 – Commissioner Herman



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 WAB21-0011 for Peavine Investors LLC, 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 6)

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Abandonment Definition

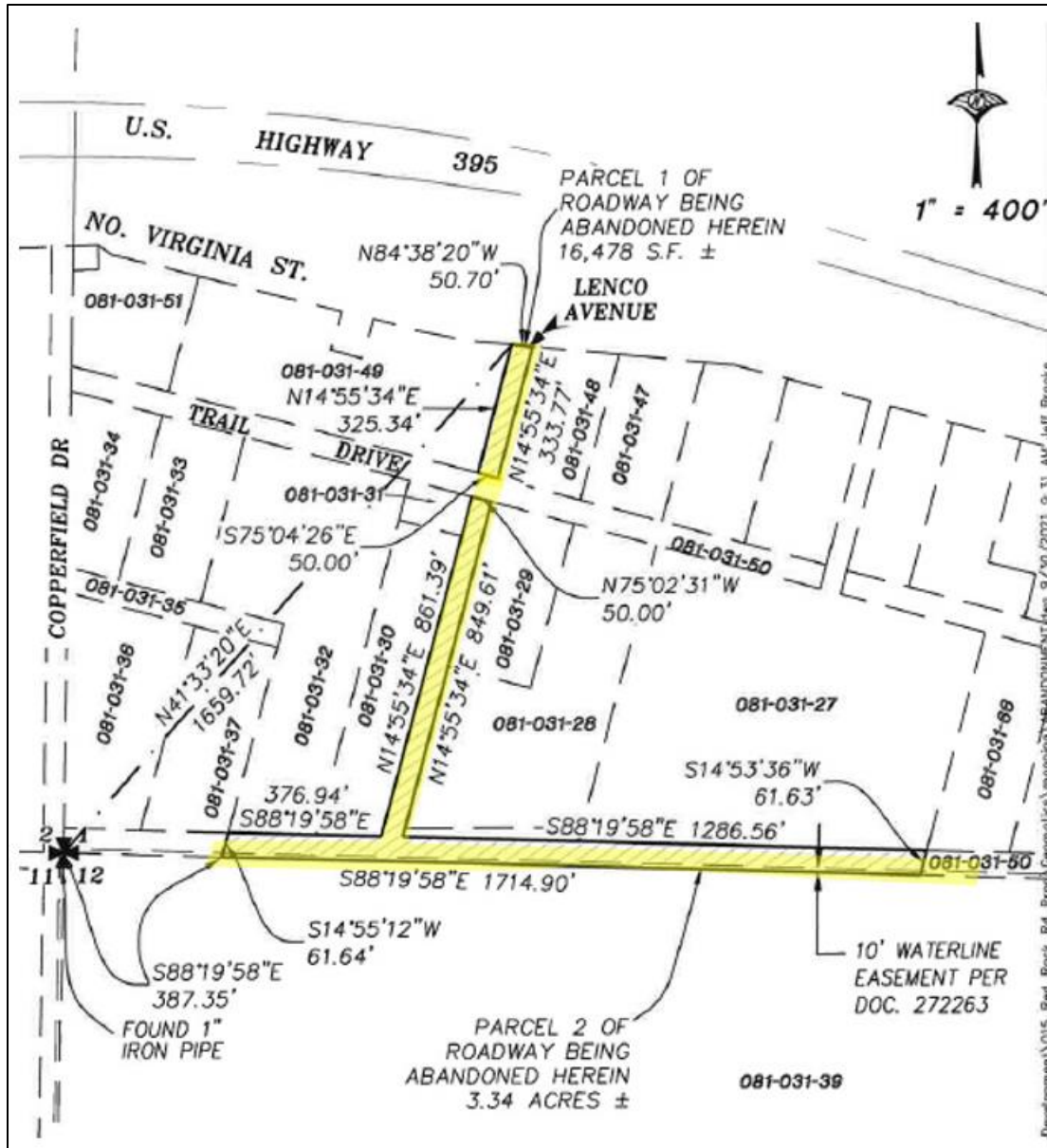
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB21-0011 is 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 has a regulatory zone of Public & Semi Public Facility (PSP).



Site Plan



Area to be abandoned – highlighted in blue

Project Evaluation

The applicant is requesting to fully abandon Lenco Avenue and a portion of undeveloped roadway at the southern terminus of Lenco Avenue, totaling 3.72 acres (see map above). The area will be abandoned to the adjacent parcels, which are all owned by the applicant Peavine Investors, LLC. The applicant has also applied for a Tentative Parcel Map WTPM21-00018, to create three parcels. The abandoned area will be included in the new proposed parcels. The area adjacent to the proposed abandonment is undeveloped and there are no structures on any the adjacent parcels. The applicant indicates that the abandonment will not impact access to the area and that residents in the area will have access on other portions of roadways that are not being abandoned. The abandonment will facilitate future development of the area for the property owner.

The abandoned area is within the Anderson Acres subdivision. The roadway parcel (APN: 081-031-50) was never officially offered for dedication, because it was not built to County standards. The roadway is identified within a deed (Doc. 380688, October 7, 1975), which established area for roadways and utilities within Anderson Acres. According to the application there are no other utilities except for “the east/west oriented unnamed roadway, which has a water line and existing easement.” This water line is subject to an existing recorded easement and will not be impacted by the abandonment.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robert Wimer, rwimer@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way / Brittany Lemon dway@tmfpd.gov / blemon@tmfpd.gov
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Schaffer, shafferjam51@gmail.com
Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Water Authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cliff Cooper, cc2132@att.com
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comments: The proposed abandonment does not affect any policies, action programs, standards or maps of either the Master Plan or the North Valleys Area Plan.

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

Staff Comments: Lenco Avenue and the undeveloped road do not access any parcels with structures. The proposed abandonment will not result in a material injury to the public and will not prevent access to any parcel. The applicant's intent is to include the abandoned area with the adjacent parcels for future development.

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.

Staff Comments: Abandoning this area will not deprive any other properties of access to utilities easements. The public utilities companies have been noticed and the applicant will be conditioned to relocate or provide easements for utilities, as needed, to continue to provide service. In the conditions of approval a condition addresses the AT & T's easement.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB21-0011 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 WAB21-0011 for Peavine Investors LLC, 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:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the North Valleys Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
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.

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).

Applicant: Panattoni Development; ldeller@panattoni.com

Property Owner: Peavine Investors, LLC; teresaemaloney@gmail.com

Representatives: Wood Rodgers; shuggins@woodrodgers.com



Conditions of Approval

Abandonment Case Number WAB21-0011

The project approved under Abandonment Case Number WAB21-0011 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on December 7, 2021. 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 – Julee Olander, Planner; 775.328.3627, jolander@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

- 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. A Parcel Map to merge and re-subdivide the subject parcels shall be prepared and recorded concurrently and with the Order of Abandonment.
- d. The applicant shall comply with 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 abandonment will be null and void.

AT & T

3. The following conditions are requirements of AT&T, which shall be responsible for determining compliance with these conditions.

Contact Name – Cliff Cooper, Mgr OSP Planning & Engineering Design, AT&T NEVADA ROW Office, 775.683.5282, cc2132@att.com

- a. AT&T occupies a pole line with NV Energy within the area to be abandoned and requests an easement for the existing utilities.

Truckee Meadows Fire Protection District

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

Contact Name – Dale Way/Brittany Lemon, 775.326.6000, dway@tmfpd.us / 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. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

Olander, Julee

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Monday, October 18, 2021 10:33 AM
To: Olander, Julee
Subject: RE: 4. Abandonment Case Number WAB21-0011 (Lenco Avenue)
Attachments: WAB21-0011_app.pdf

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

Julee,

AT&T occupies a pole line with NVEnergy within the area to be abandoned and will request an easement for the existing utilities.

Please see page 10 of the attachment and contact me with any questions.

Cliff Cooper
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5282
Cell: 775-233-0434
E-mail: cc2132@att.com
TEXTING and DRIVING... It Can Wait.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: November 5, 2021

To: Julee Olander, Planner, Planning and Building Division

From: Robert Wimer, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB21-0011 – Lenco Avenue Abandonment**
APN 081-031-50

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of a portion of an existing parcel that is assumed to be a roadway on the unofficial Anderson Acres. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Wood Rodgers. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

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. A Parcel Map to merge and re-subdivide the subject parcels shall be prepared and recorded concurrently and with the Order of Abandonment.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WAB21-0011
EXHIBIT B

Subject: WAB21-0011 – Lenco Avenue Abandonment
Date: November 1, 2021
Page: 2

4. The applicant shall comply with 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 abandonment will be null and void.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAB21-0011 (Lenco Avenue) Conditions of Approval
Date: Monday, October 25, 2021 3:49:18 PM
Attachments: [image001.png](#)

Hi Julee,

“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.”

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

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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.
RenoNV 89502
775 857-8500 ext. 131
nevadaconservation.com

November 1, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB21-0011 Lenco Avenue

Dear Julee,

In reviewing the abandonment of 3.72 acres of Lenco Avenue, the Conservation District has no comments.

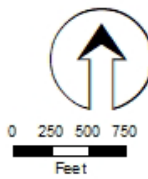
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



WAB21-0011 Lenco Drive
Noticing Map - 500 feet



Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Source: Planning and Building Division

Date: 10/12/2021

Application for Abandonment **Lenco Avenue**

Submitted to Washoe County
October 8, 2021

Prepared for

PDC Reno/LV/PHX LPIV LLC

980 Sandhill Road, Suite 100

Reno, NV 89521

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

WAB21-0011
EXHIBIT D

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:			
Project Description: Partial abandonment of unutilized "roadway" parcel associated with Anderson Acres Unofficial Subdivision.			
Project Address: n/a			
Project Area (acres or square feet): Portion of 9.43-acre parcel			
Project Location (with point of reference to major cross streets AND area locator): Located south of the Red Rock Road/US 395 interchange in the North Valleys			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Portion of 081-031-50	9.43 AC		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Peavine Investors LLC		Name: Wood Rodgers	
Address: 9432 Double R Blvd		Address: 1361 Corporate Boulevard	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-786-4800	Fax:	Phone: 775-823-4068	Fax:
Email: teresaemaloney@gmail.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Teresa Maloney		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Panattoni Development		Name:	
Address: 980 Sandhill Road #100		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-327-6280	Fax:	Phone:	Fax:
Email: ldeller@panattoni.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Lindy Deller		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

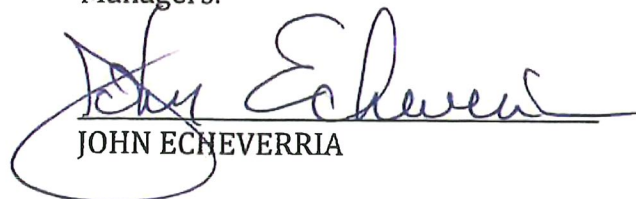
**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

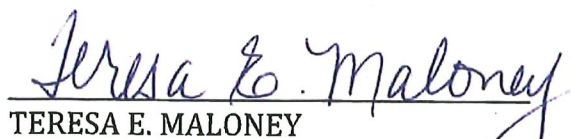
RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:



JOHN ECHEVERRIA

MICHAEL A. ECHEVERRIA



TERESA E. MALONEY



M. CRISTINA WELMERINK

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:

JOHN ECHEVERRIA



MICHAEL A. ECHEVERRIA

TERESA E. MALONEY

M. CRISTINA WELMERINK

Property Owner Affidavit

Applicant Name: PDC Reno/LV/PHX LPIV 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, TERESA MALONEY
(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): a portion of APN 081-031-50

Printed Name TERESA MALONEY

Signed Teresa Maloney

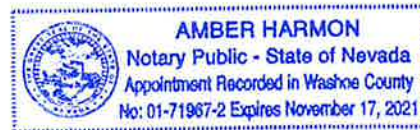
Address 9432 DOUBLE R BLVD
RENO, NV 89521

Subscribed and sworn to before me this 7th day of October, 2021.

Amber Harmon
Notary Public in and for said county and state

My commission expires: 11-17-21

(Notary Stamp)



*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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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.

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08103150	Active	8/31/2021 1:39:44 AM
Current Owner: PEAVINE INVESTORS LLC		SITUS: 0 UNSPECIFIED WCTY NV
9432 DOUBLE R BLVD RENO, NV 89521		
Taxing District 4000	Geo CD:	

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



Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

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

The proposed abandonment is a portion of an existing parcel that is assumed to be a roadway on the unofficial Anderson Acres

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

The roadways are assumed to be first presented on the unofficial and unrecorded Anderson Acres subdivision, which is not able to be found.

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

The vacated right of way will become part of the adjacent parcels for future development.

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

No replacement easements are necessary, as the parcels front on other rights of way.

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 owner and their affiliate entities control all surrounding properties.

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
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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.

PROJECT DESCRIPTION

Executive Summary

Applicant: PDC Reno/LV/PHX LPIV LLC
APN Number: Portion of APN 081-031-50
Benefitting Parcels: APNS 081-031-28, 29, 30, 31, 32, 48 & 49
District: District 5
Request: A request has been made to abandon a portion of APN 081-031-50, which consists of presumed roadways associated with the unrecorded, unofficial Anderson Acres Subdivision. The request includes all of "Lenco Avenue", a north/south roadway, and a portion of Trail Drive on the southern boundary of Anderson Acres.
Location: The subject abandonment area consists of approximately 3.72 acres of roadway. The benefitting parcels adjacent to the roadways have a master plan designation of Rural Residential (RR) and are zoned High Density Rural (HDR) and the parcel associated with the abandonment request has a zoning designation of Public/Semi-Public (PSP).

Background

The subject abandonment area is owned by the same owner as the benefitting parcels described above. The "roadways" are a part of the Anderson Acres Unofficial Subdivision, which is a subdivision identified by the Washoe County Assessor, however the Anderson Acres is not a recorded subdivision. As of the date of this submittal, the Washoe County Assessor is unable to produce a copy of the unrecorded subdivision. The roadways are identified within a deed (Doc. 380688, October 7, 1975) that identifies parcels associated with the subject roadways as having the purpose for roadway and utilities. The deed describes the subject abandonment areas as Parcel "A" and Parcel "D" referred to as Lennox Drive (now referred to as Lenco Drive). These roadway parcels were never officially offered for dedication, nor formally improved and, therefore, were never accepted by Washoe County as public right of way. Peavine Investors, LLC acquired the adjacent parcels (benefitting parcels), as well as the roadway parcel.

Proposed Request

The proposed abandonment consists of a full abandonment of Lenco Drive (formally Lennox Drive) and a portion of Trail Drive located along the northerly line of Section 12, T20, R18E, also identified as Parcel A of the Deed recorded as document number 380688, recorded October 7, 1975. The total area being abandoned consists of ±3.72 acres that will benefit the adjoining parcels, as described in the legal description and exhibits provided with this application. As the original right of way was originally dedicated from the parent parcels associated with Anderson Acres, the adjoining parcels, as described in the exhibits provided, will benefit from the resulting abandonment. All of the benefitting parcels are under the common ownership of the roadways, Peavine Investors LLC.

The intention of this request will allow for future combination of the benefitting parcels to facilitate future development. The abandonment will not result in any land locked parcels, as all of the associated

benefitting parcels, as well as adjacent parcels, have other means of access available to them. There are no other utilities within the rights of way, with the exception of the east/west oriented unnamed roadway, which has a water line and existing easement. As such, the order of abandonment associated with this request should not include the reservation of utility or other easements.

Summary of Site

Existing Site Characteristics

The adjoining, benefitting parcels are currently vacant. The parcel associated with the abandonment has a graded roadway to access an existing borrow site located south of the subject area. The parcel south is also owned by the same owner associated by the abandonment and temporary access will be perpetuated for the grading operation. Other than the graded borrow site access, no other improvements are present within the rights of way.

Current Master Plan and Zoning

The property has a Washoe County master plan of Rural Residential (RR) and a zoning designation of Public/Semi-Public (PSP), (*Refer to Existing Zoning Map and Existing Master Plan Map in Section 3 of this submittal packet*).

Utilities

A water line is located within an easement along the alignment of the unnamed east/west roadway, as identified in document number 272263, as recorded by with the Washoe County Recorder.

Abandonment Findings

Section 110.806.20 Findings. Prior to recommending approval of an application for an abandonment or vacation, the Planning Commission shall find that all of the following are true:

- (a) 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;

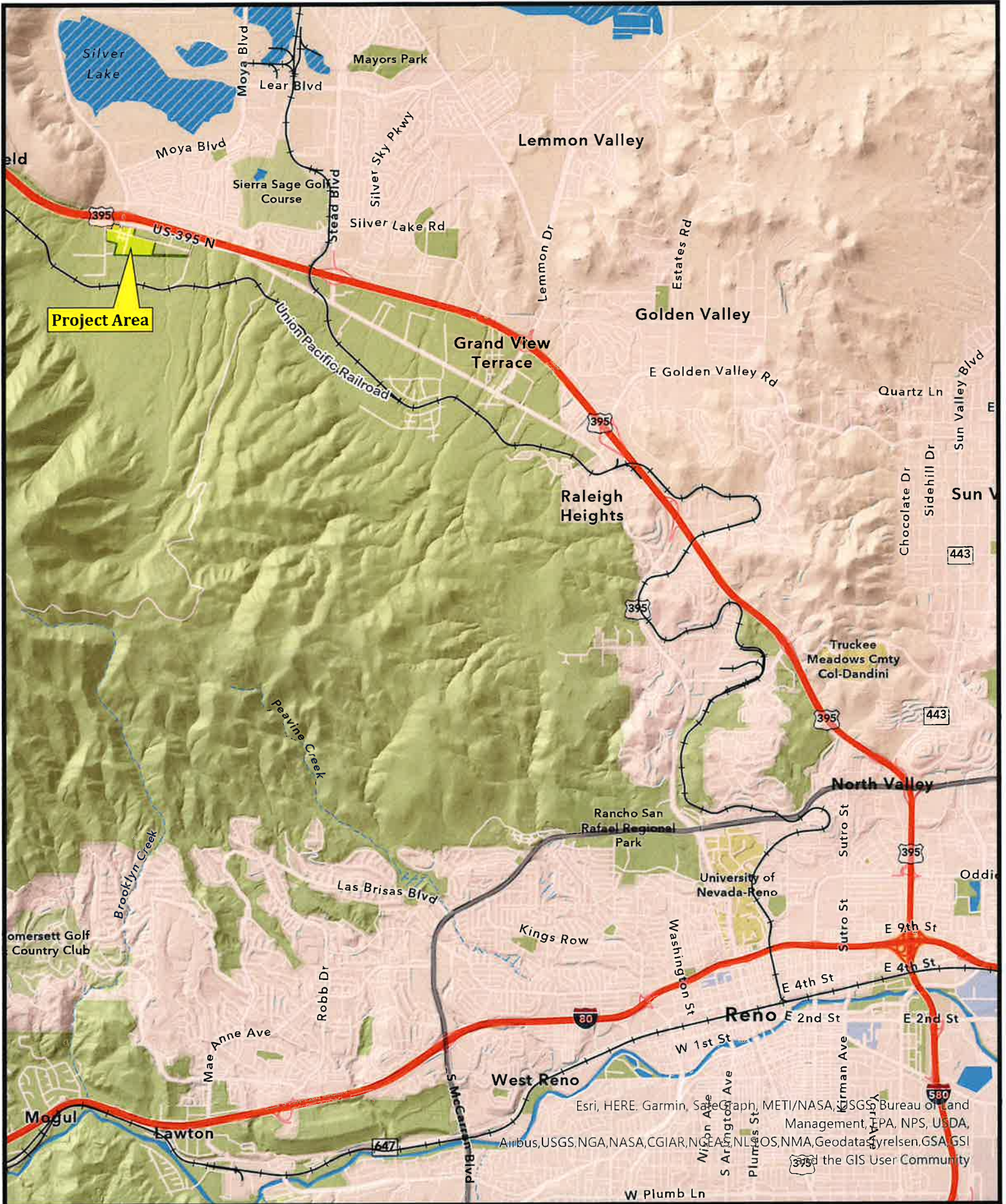
***Response:** The applicable area plans does not specifically address vacation or abandonment of rights of way.*

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

***Response:** As the proposed abandonment only benefits the right of way owner by transferring the vacated right of way to the adjacent commonly owned property and, further, there are no improvements within the rights of way that benefit adjoining or other properties within the vicinity, it does not result in any material injury to the public, nor result in a detrimental situation to the public at large.*

- (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.

***Response:** There are no public utilities within the rights of way, with the exception of an existing water line that is subject to an existing recorded easement.*



Project Area

Vicinity Map

October 2021

WAB21-0011
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

EXHIBIT "A"

ACCESS EASEMENT ABANDONMENT

LEGAL DESCRIPTION

All that certain Access Easement Abandonment situate within the southwest ¼ of Section 1, Township 20 North, Range 18 East, MDM and being portions of PARCEL "A" and PARCEL "D" (Lennox Drive) of Document No. 380688 as recorded in Washoe County Official Records on October 7, 1975, and consisting of two separate, distinct parcels being described as follows:

PARCEL 1

BEGINNING at the northeast corner of the land described as "Property 2" (APN 081-031-49) in document No. 4777648, as recorded in Washoe County Official Records on January 5, 2018, said point being further described as bearing N41°33'20"E, 1659.72 feet from the southwest corner of said Section 1; **THENCE**, S84°38'20"E, 50.70 feet to the northwest corner of the land described in document No. 4777649, as recorded in Washoe County Official Records on January 5, 2018; **THENCE**, S14°55'34"W, 333.77 feet along the westerly line of the last mentioned parcel to the northerly line of Trail Drive; **THENCE**, N75°04'26"W, 50.00 feet along said northerly line to the southeast corner of said "Property 2"; **THENCE**, N14°55'34"E, 325.34 feet along the easterly line of said "Property 2" to the **POINT OF BEGINNING**.

Contains: 16,478 Square feet of land, more or less

PARCEL 2

BEGINNING at a point on the south line of said Section 1 from which the southwest corner thereof bears N88°19'58"W, 387.35 feet, said point being further described as being the intersection of said south line of Section 1 and the westerly line (produced southerly) of the southern portion of the land described as "PARCEL 3" in the aforementioned document No. 4777648; **THENCE**, S88°19'58"E, 1714.90 feet along said south line of Section 1 to it's intersection with the east line (produced southerly) of the land described in document No. 34704 as recorded in Washoe County Official Records on July 23, 1965; **THENCE**, N14°53'36"E, 61.63 feet along said east line (produced southerly) to the southeast corner of said "PARCEL 3"; **THENCE**, N88°19'58"W, 1286.56 feet to the easterly line of Lenco Avenue (formerly Lennox Drive); **THENCE**, N14°55'34"E, 849.61 feet along said easterly line to the southerly line of Trail Drive; **THENCE**, N75°02'31"W, 50.00 feet along said southerly line to the northeast corner of the land described as "PARCEL 2" in said document No. 4777648 and the westerly line of said Lenco Avenue; **THENCE**, S14°55'34"W, 861.39 feet along said westerly line to the north line of the sixty-foot (60') wide roadway easement granted in said document 34704; **THENCE**, N88°19'58"W, 376.94 feet along said north line to it's intersection with the aforementioned westerly line of the southern portion of the land described as "PARCEL 3"; **THENCE**, S14°55'12"W, 61.64 feet along the last mentioned line to the **POINT OF BEGINNING**.

Contains: 3.34 acres of land, more or less

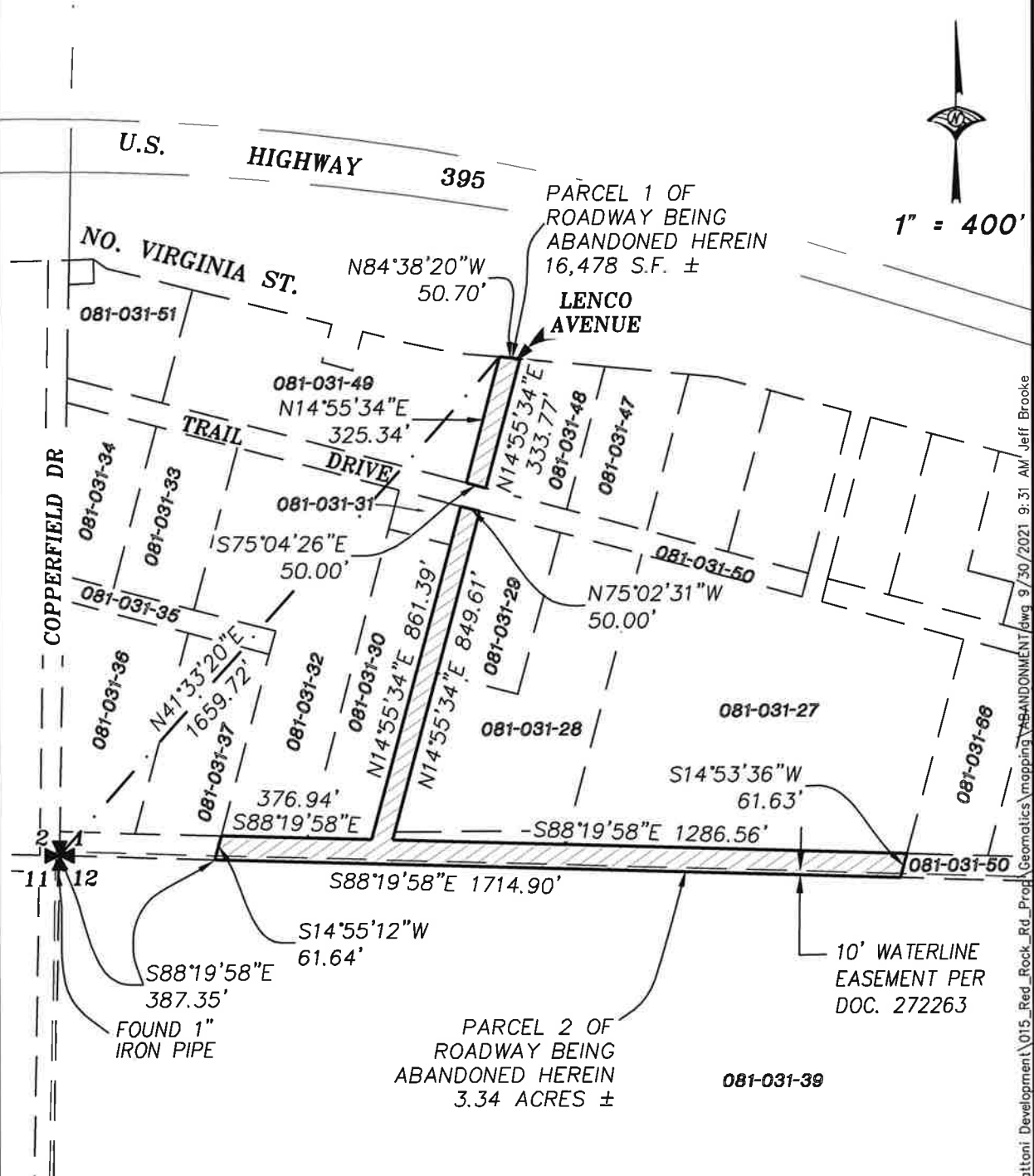
Refer to Exhibit "A-1" attached hereto and by reference herein becomes a part hereof.

Prepared by:
Jeffrey F. Brooke, PLS, CFedS
WOOD RODGERS,
1361 Corporate Blvd,
Reno, NV, 89502
(775) 823-4068



EXHIBIT A-1
 PLAT TO ACCOMPANY

ROADWAY ABANDONMENT
 BEING A PORTION OF THE SW 1/4 OF SECTION 1
 TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.M.
 WASHOE COUNTY NEVADA



3170015
 SHEET 1 OF 1

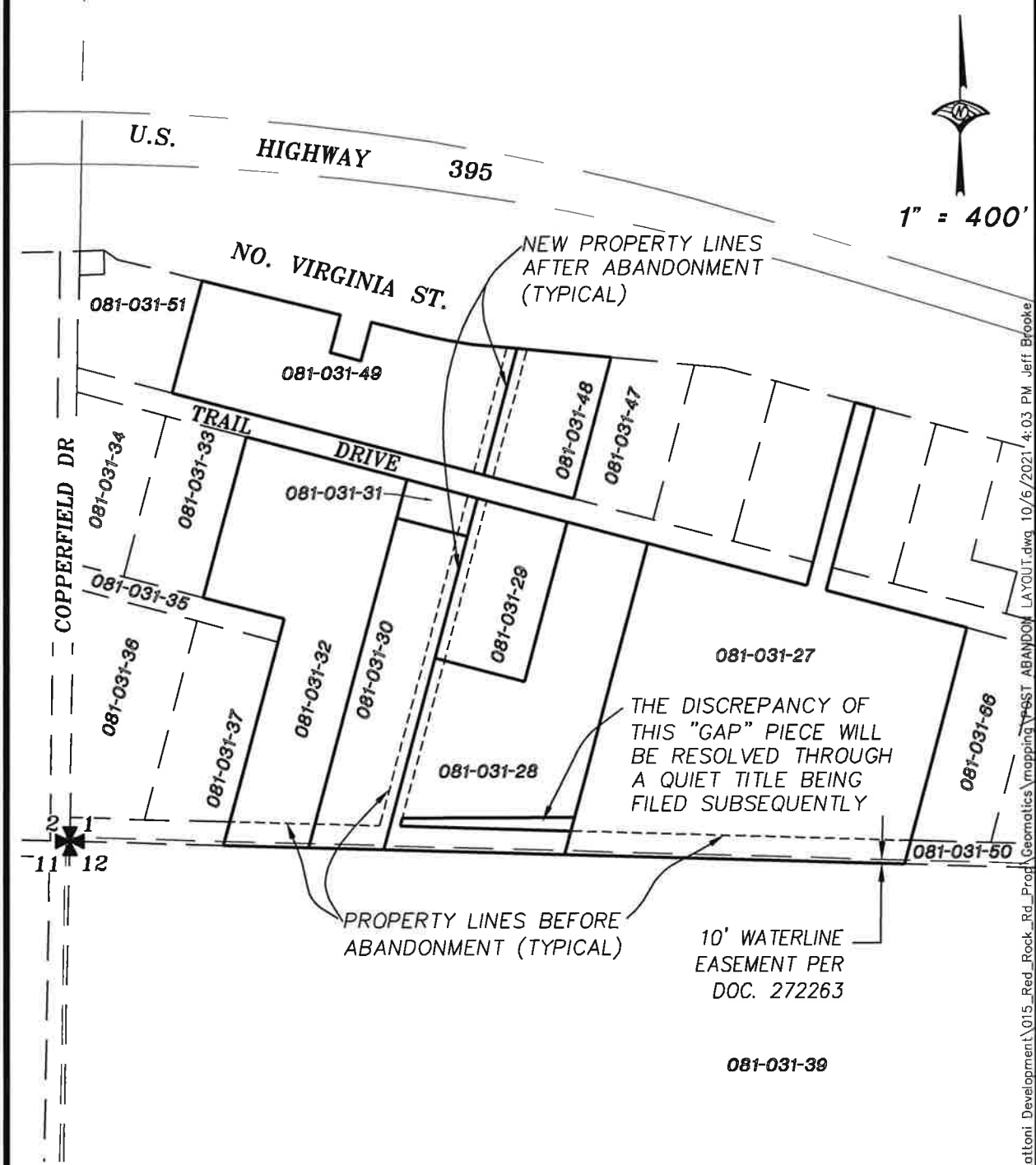


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EXHIBIT B-1
 PLAT TO ACCOMPANY

PARCEL LAYOUT AFTER ABANDONMENT
 BEING A PORTION OF THE SW 1/4 OF SECTION 1
 TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.M.
 WASHOE COUNTY NEVADA



3170015
 SHEET 1 OF 1



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