



Planning Commission Staff Report

Meeting Date: November 1, 2022

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB22-0012 (Wilson Abandonment)

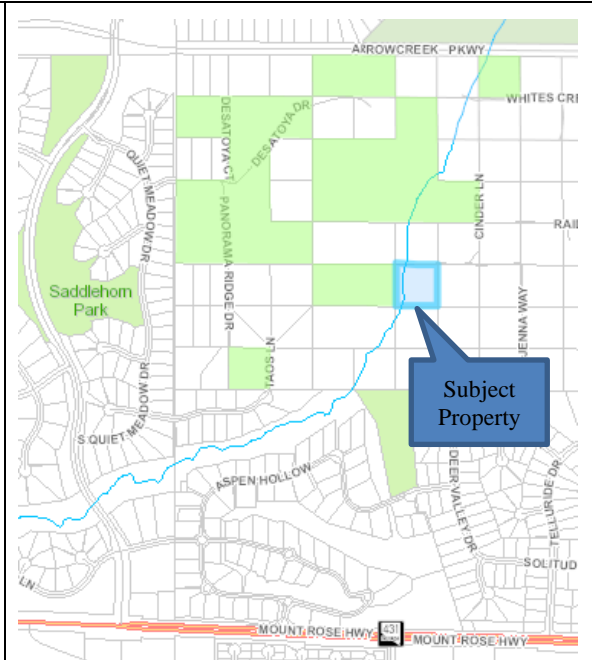
BRIEF SUMMARY OF REQUEST: Request to abandon Washoe County's interest in three 33-foot-wide access and public utility easements.

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 an abandonment of Washoe County's interest in three 33-foot-wide government patent access and public utility easements along the northern, western, and southern property lines of APN 142-242-13.

Applicant/Owner: Harry & Paula Wilson
Location: 3315 Mount Rose Hwy
APN: 142-242-13
Parcel Size: 2.5 acres
Master Plan: Rural Residential
Regulatory Zone: 32% High Density Rural, 68% General Rural
Area Plan: Southwest
Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District: 2 – Commissioner Lucey



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 partially approve Abandonment Case Number WAB22-0012 for Harry & Paula Wilson, approving the request for abandonment of Washoe County's interest in the right-of-ways and denying the request for abandonment of Washoe County's interest in the public utility easements, 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:

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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.

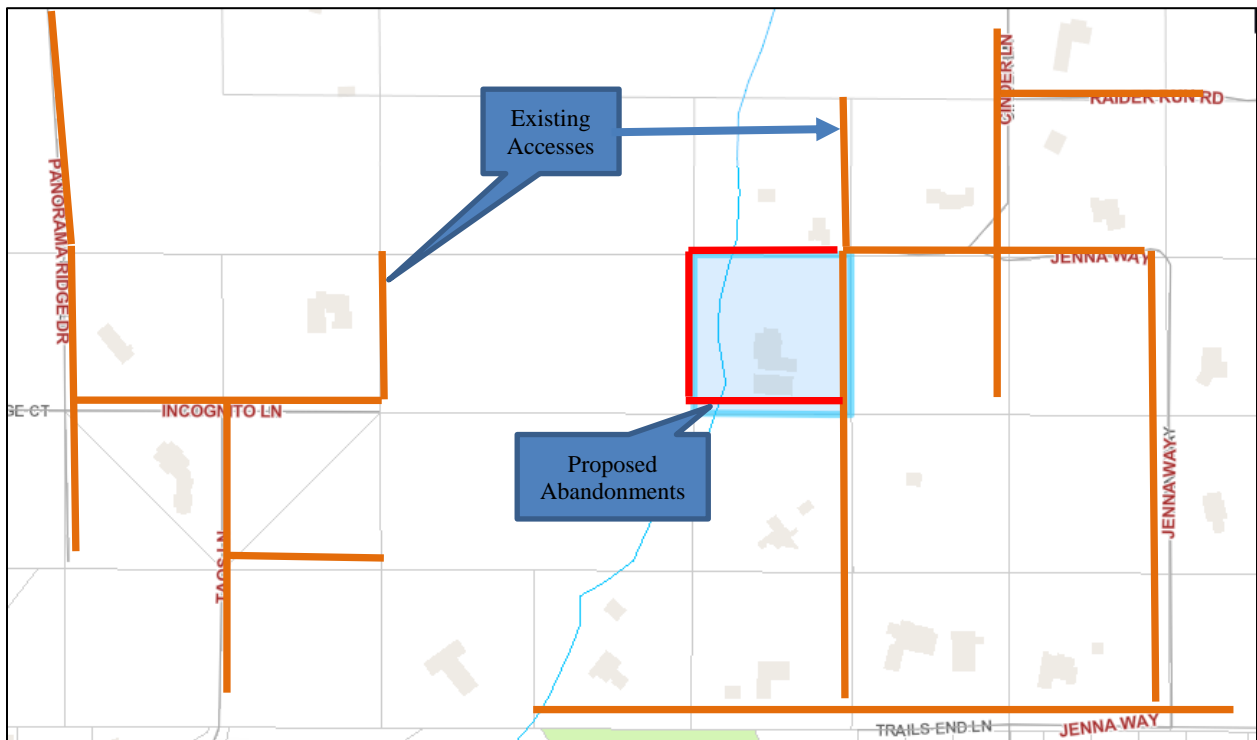
The conditions of approval for Abandonment Case Number WAB22-0012 are attached to this staff report and will be included with the Action Order if granted approval.

- 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 has a regulatory zone of 32% High Density Rural (HDR) and 68% General Rural (GR). Setbacks for the HDR regulatory zone are 30 feet from the front and rear property lines and 15 feet from the side property lines. Setbacks for the GR regulatory zone are 30 feet from the front property line and 50 feet from the rear and side property lines.



Site Plan



Existing Lot Accesses

Project Evaluation

The subject property is 2.5 acres and contains 33' wide access and public utility easements along all four property lines, as do the surrounding lots. While portions of the property are zoned GR, per WCC 110.406.05, when a lot does not meet the minimum lot size for its regulatory zone, it shall be assessed by setbacks for the next densest regulatory zone for which it meets the minimum lot size. In this case, it is assessed by HDR setbacks, which are 30' from the front and rear property lines and 15' from the side property lines.

The parcel is developed with a single-family residence built in 1992, a detached garage built in 2002, and other accessory structures. A detached accessory dwelling unit was approved in 2021 under permit WBLD21-103447 and is currently not constructed. The applicant's intention is to modify the approved permit after approval of this abandonment to relocate it closer to the property line.

Whites Creek—a regulated waterway—runs along the western property line, and to its west the property slopes steeply up and continues to do so beyond the property's border. Existing access to the property is established along the eastern property line, within the easement. The applicant is requesting the abandonment of the three remaining easements. The figure on page 4 shows existing accesses to all lots potentially impacted by this abandonment request. Staff research found no recorded orders of abandonment on the adjacent parcels. Therefore, all original government patent easements along property lines are thought to still exist.

North Easement:

The easement running along the northern property line currently contains no roadways or structures. All property lines of this lot are currently considered "fronts," as a front line is defined as, "the narrowest lot dimension fronting on a street" and a street is defined as, "a public right-of-way or easement which affords a primary means of access to abutting property." As the lot currently exists, it has a 30' setback from the edge of the 33' easement. With the abandonment of the easement, that northern property line will become a side property line and be subject to a 15' setback. No existing structures fall within the existing setback or the setback as it will be after the abandonment of the north access easement. Furthermore, all lots connected to that easement have existing accesses through other developed easements. Staff therefore has no objection to abandonment of the northern easement.

West Easement:

The easement running along the western property line is currently undeveloped and contains slopes from approximately 5%-50%. Whites Creek runs directly to the east of the easement, within the existing 30' setback. Whites Creek is classified as a significant hydrological resource, and as such, is bound by a critical stream zone buffer area of 30' on either side and a sensitive stream zone buffer area of 150' on either side. The critical stream zone buffer area partially extends into the 33' easement, and the sensitive stream zone buffer area encompasses the easement in its entirety. Given the significant slopes and the propensity for impermeable surfaces to increase runoff into nearby waterways, staff considers the abandonment of the western easement appropriate. All lots connected to the easement have existing accesses through other easements. If all abandonments proposed in this application are approved, the western lot line in the future would be considered a rear property line and therefore subject to a 30' setback. Development in the vicinity of Whites Creek will continue to be subject to the provisions of WCC 110.418, Significant Hydrological Resources.

South Easement:

The easement running along the southern property line currently contains no roadways or structures. As the lot currently exists, it has a 30’ setback from the edge of the 33’ easement. The existing detached garage built in 2002 currently falls almost entirely within the 30’ setback. The location of the detached garage was approved by a variance in 2002. If the easement is abandoned, the property line will be considered a “side” and subject to a 15’ setback. The garage would fall outside of that setback. The legal conformance of the structure will not be impacted. All lots connected to the easement have existing accesses through other easements. Staff therefore has no objection to abandoning the access easement.

The only comment received from utility providers indicating any concern with the proposed abandonment was from AT&T. They stated that they have existing pole line and cable facilities within the southern easement and therefore are unable to abandon it. The applicant is aware of AT&T’s comments and can work with them regarding their utility easement. AT&T’s retention of their easement is enshrined in condition 3.a.

Overall, none of the proposed right-of-way abandonments would create any connectivity problems, cause any detriment, or increase non-conformities on the lot. Staff is therefore able to support all three right-of-way abandonment requests in this application. However, AT&T indicated a need to retain the southern public utility easement, and the Washoe County Engineering & Capital Projects Division commented that they support abandonment of the right-of-way easements only. Staff is therefore recommending partial approval of this request. Specifically, staff recommends approval of all three right-of-way abandonment requests, and denial of all three public utility easement abandonment requests.

Southwest Area Plan

The subject parcel is located within the Southwest Area Plan in the Thomas Creek Suburban Character Management Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Southwest 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
FS - Carson Ranger District	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov

Agencies	Sent to Review	Responded	Provided Conditions	Contact
WCSO Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X			
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
AT&T	X	X		Bryson Gordon, bg1853@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X	X		Marc Rohus, marc.rohus@greatbasinwaterco.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 Southwest Area Plan.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Southwest 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 abandonment will not result in any material injury to the public. Access is already established to all lots connected to the subject easements, and all necessary utility access preservation is ensured by the conditions in Exhibit A. Staff received no public comment and all agency concerns have been addressed in the proposed conditions.

- (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 Truckee Meadows Water Authority, AT&T, NV Energy, and Utilities, Inc. all had the opportunity to review this application. The only utility agency that indicated any concerns was AT&T, who stated they were unable to relinquish the southern easement due to existing facilities within that easement, which is enshrined in condition 3.a. Washoe County Engineering and Capital Projects also commented in support of abandoning only the right-of-way easements and requiring the retention of

roadway, drainage, and public utility easements along the eastern property line. This is required by condition 2.c. Based on these comments, staff is recommending partial approval of this request in line with Engineering's recommendation.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB22-0012 is being recommended for partial 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 partially approve Abandonment Case Number WAB22-0012 for Harry & Paula Wilson, approving the request for abandonment of Washoe County's interest in the right-of-ways and denying the request for abandonment of Washoe County's interest in the public utility easements, 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 Southwest 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).

Applicant/Owner: Harry & Paula Wilson, paulaharrysautomall@gmail.com

Representatives: Mike Peterson, mike@mtpeterson.com



Conditions of Approval

Abandonment Case Number WAB22-0012

The project approved under Abandonment Case Number WAB22-0012 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on November 1, 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 the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Kat Oakley, Planner, 775.328.3628, 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. 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.
- d. 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. This Abandonment approval is for the elimination of public right-of-way only.
- d. An easement for roadway, drainage, and public utility is hereby expressly reserved along the entirety of the eastern border of the parcel.

AT & T

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

Contact Name –Bryson Gordon, MGR OSP PLNG & ENGRG DESIGN, AT&T NEVADA ROW Office, 775.343.6655, bq1853@att.com

- a. AT&T cannot relinquish the easement on the south side of parcel 142-242-13 due to a pole line and cable facilities located in the southern easement. AT&T is willing to relinquish the northern and western 33' easement only.

*** End of Conditions ***

Oakley, Katherine

From: GORDON, BRYSON <BG1853@att.com>
Sent: Wednesday, September 21, 2022 8:08 AM
To: Oakley, Katherine
Cc: COOPER, CLIFFORD E
Subject: Abandonment Case Number WAB22-0012 (Wilson)

[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,

After reviewing this abandonment request and with our AT&T engineer. AT&T cannot relinquish the easement on the South side of parcel 142-242-13. We have a pole line and cable facilities located in the southern easement. AT&T would be willing to relinquish the Northern and Western 33' easement only.

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2022/Files/WAB22-0012app.pdf

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

Oakley, Katherine

From: Landis, Rosa
Sent: Tuesday, September 27, 2022 12:37 PM
To: Oakley, Katherine
Subject: September Agency Reviews - Memorandum 1, Items 2 & 4

Good afternoon Kat,

I have reviewed items 2 & 4 for the Building Division and here are my comments:

Item 2

- No Comments or Conditions

Item 4

- No Comments or Conditions.

Please let me know if you have any questions or need and additional information.

Thank you,



Rosa Landis

ICC Certified Plans Examiner | Community Services Department

RLandis@washoecounty.gov | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

Visit us online: www.washoecounty.us/csd

For Building call: 775.328.2020

Building Email: building@washoecounty.gov

1001 E. 9th Street, Reno, NV 89512



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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

September 20, 2022

Washoe County Community Services Department

C/O Kat Oakley, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

Re: WAB22-0012 Wilson

Dear Kat,

In reviewing the abandonment in three 33-foot-wide access and public utility easements, 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

Oakley, Katherine

From: Program, EMS
Sent: Monday, September 19, 2022 9:23 AM
To: Oakley, Katherine
Cc: Program, EMS
Subject: FW: September Agency Review Memo I
Attachments: September Agency Review Memo I.pdf

Good morning,

The EMS Program has reviewed the September Agency Review Memo I - Abandonment Case Number WAB22-0012 (Wilson) - 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 | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**



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Public Health

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From: Kerfoot, Lacey <LKERfoot@washoecounty.gov>
Sent: Thursday, September 15, 2022 10:57 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 <EHSPanReview@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Oakley, Katherine <KOakley@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>
Subject: September Agency Review Memo I

Good morning,

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

You've been asked to review the following applications:

- EMS: **Items 2, 3 & 4**
- Environmental Health: **ALL ITEMS**

The item descriptions and links to the applications are provided in the memo. Comments for Item #1-3 are due September 27, 2022. Comments for Item #4 are due October 4, 2022.

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

Regards,



Lacey Kerfoot (she/her)

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

lkerfoot@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

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Date: September 27, 2022

To: Kat Oakley, Planner, Planning and Building Division
From: Robert Wimer, P.E., Engineering and Capital Projects Division
Re: Abandonment Case **WAB22-0012**

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of access easements along the northern, western, and southern borders of the subject parcel, with the entirety of the access easement on the eastern border to remain. 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 the owner. 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. This Abandonment approval is for the elimination of public right-of-way only. An easement for roadway, drainage, and public utility is hereby expressly reserved along the entirety of the eastern border of the parcel.
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.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Oakley, Katherine

From: Kerfoot, Lacey
Sent: Thursday, September 15, 2022 1:53 PM
To: Marc Rohus; Darrin Lewis; Oakley, Katherine
Subject: RE: September Agency Review Memo I

Hi Marc,

Thank you for the reply!

@Oakley, Katherine Please see Marc's response regarding WAB22-0012 (Wilson).

Regards,



Lacey Kerfoot (she/her)

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

lkerfoot@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

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From: Marc Rohus <Marc.Rohus@greatbasinwaterco.com>
Sent: Thursday, September 15, 2022 12:53 PM
To: Kerfoot, Lacey <LKerfoot@washoecounty.gov>; Darrin Lewis <Darrin.Lewis@greatbasinwaterco.com>
Subject: RE: September Agency Review Memo I

[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 Lacey,

Item #2 on the attached is not in our service territory. Thank you for asking.

Thanks, Marc

From: Kerfoot, Lacey <LKerfoot@washoecounty.gov>
Sent: Thursday, September 15, 2022 10:53 AM

To: Marc Rohus <Marc.Rohus@greatbasinwaterco.com>; Darrin Lewis <Darrin.Lewis@greatbasinwaterco.com>

Subject: September Agency Review Memo I

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and verify that the content is safe.

Good morning,

Please find the attached **Agency Review Memo I** with cases received in **September** by the Washoe County Community Services Department, Planning and Building Division. You've been asked to review the application for **Item #2**. The item description and link to the application are provided in the memo. **Comments are due September 27, 2022.**

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

Regards,



Lacey Kerfoot (she/her)

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

lkerfoot@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | 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?

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Oakley, Katherine

From: Lowden, Joanne
Sent: Tuesday, September 27, 2022 3:53 PM
To: Oakley, Katherine
Subject: WAB22-0012 (Wilson)

Hi Kat,

I reviewed WAB22-0012 (Wilson) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planner
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.us | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512



Agency Review Checklist

Planner: Kat Oakley

Case Number: WAB22-0012 Wilson

Agencies	Sent to Review	Responded	Provided Conditions	Contact
FS - Carson Ranger District	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X			
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X			
Washoe County Water Rights Manager (All Apps)	X			
WCSO Law Enforcement	X			
WCHD EMS	X			
WCHD Environmental Health	X			
TMFPD	X			
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X			

Date Sent: 09/15/2022

By Staff: Lacey Kerfoot

Oakley, Katherine

From: Weiss, Timber A.
Sent: Wednesday, September 28, 2022 8:54 AM
To: Oakley, Katherine
Cc: Behmaram, Vahid
Subject: Abandonment Case Number WAB22-0012 (Wilson)

Hello,

No water rights comments for this abandonment, recommend approval.

Thank you,



Timber Weiss, PE | Professional Engineer
Engineering & Capital Projects Division | Community Services Department
1001 E. 9th Street, Bldg A Reno, NV 89512
tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769
Visit us first online: www.washoecounty.us/csd
For additional information, email engineering@washoecounty.us or call 775.328.2040



Public Notice Map

Pursuant to Washoe County Code Section 110.806.15 public notification consists of notification by mail of each owner of property abutting or connected to the proposed vacation or abandonment. All abutting property owners were noticed, amounting to 8 separate property owners.



NOTICING MAP

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: <u>Wilson Properties Easement Abandonment</u>			
Project Description: <u>Request to abandon redundant access and utility easements on in accessible portions of property</u>			
Project Address: <u>3315 MT ROSE HWY RENO NV 89511</u>			
Project Area (acres or square feet): <u>2.5 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>3315 MT ROSE HWY, BACK OF PROPERTY WHICH IS WEST AND LOCATED UP MOUNTAIN AND BETWEEN OUR PARCEL AND 3385 MT ROSE HWY (Northside)</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>142-242-13</u>	<u>2.5</u>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>Harry & Paula Wilson</u>		Professional Consultant:	
Name: <u>Wilson</u>		Name: <u>Mike Peterson</u>	
Address: <u>3315 mt Rose Hwy</u>		Address: <u>3710 Grant Dr Suite C</u>	
<u>Reno, NV</u> Zip: <u>89511</u>		<u>Reno, NV</u> Zip: <u>89509</u>	
Phone: <u>775-771-1548</u> Fax:		Phone: <u>775-850-1400</u> Fax:	
Email: <u>paulahamysautomall@gmail.com</u>		Email: <u>mike@mtpeterson.com</u>	
Cell: <u>775-527-9417</u> Other:		Cell: <u>775-240-4564</u> Other:	
Contact Person: <u>Harry or Paula Wilson</u>		Contact Person: <u>Mike Peterson</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>same as owner above</u>		Name: <u>Paula Wilson</u>	
Address:		Address: <u>3315 MT ROSE HWY</u>	
Zip:		<u>Reno NV</u> Zip: <u>89511</u>	
Phone:		Phone: <u>775-527-9417</u> Fax:	
Fax:		Email: <u>paulahamysautomall@gmail.com</u>	
Email:		Cell:	
Cell:		Other:	
Other:		Contact Person:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

no access trees etc

**Abandonment Application
Supplemental Information**

(All required information may be separately attached)

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

The easement is a utility and access easement on parcel APN 142-242-13

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

APN# 142-242-13, see attached map

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

make use of my property, ^{on one side} open space on the back

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

No replacements are necessary as the easements are not used, nor will ever be used as it backs to a mountain behind us and/or is on the mountain behind me.

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 other property(s) rely on these easements for access or utilities

very mature trees and no firm access to back needed prep as it

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

is on a mountain

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

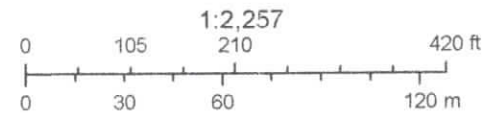
To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment 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.

Aerial image of proposed abandonment area



Wilson Living Trust
 Wilson, Harry | Paula TTE
 3315 MT ROSE HWY Reno NV 89511

142-242-13



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit C
Proposed Easement Abandonment

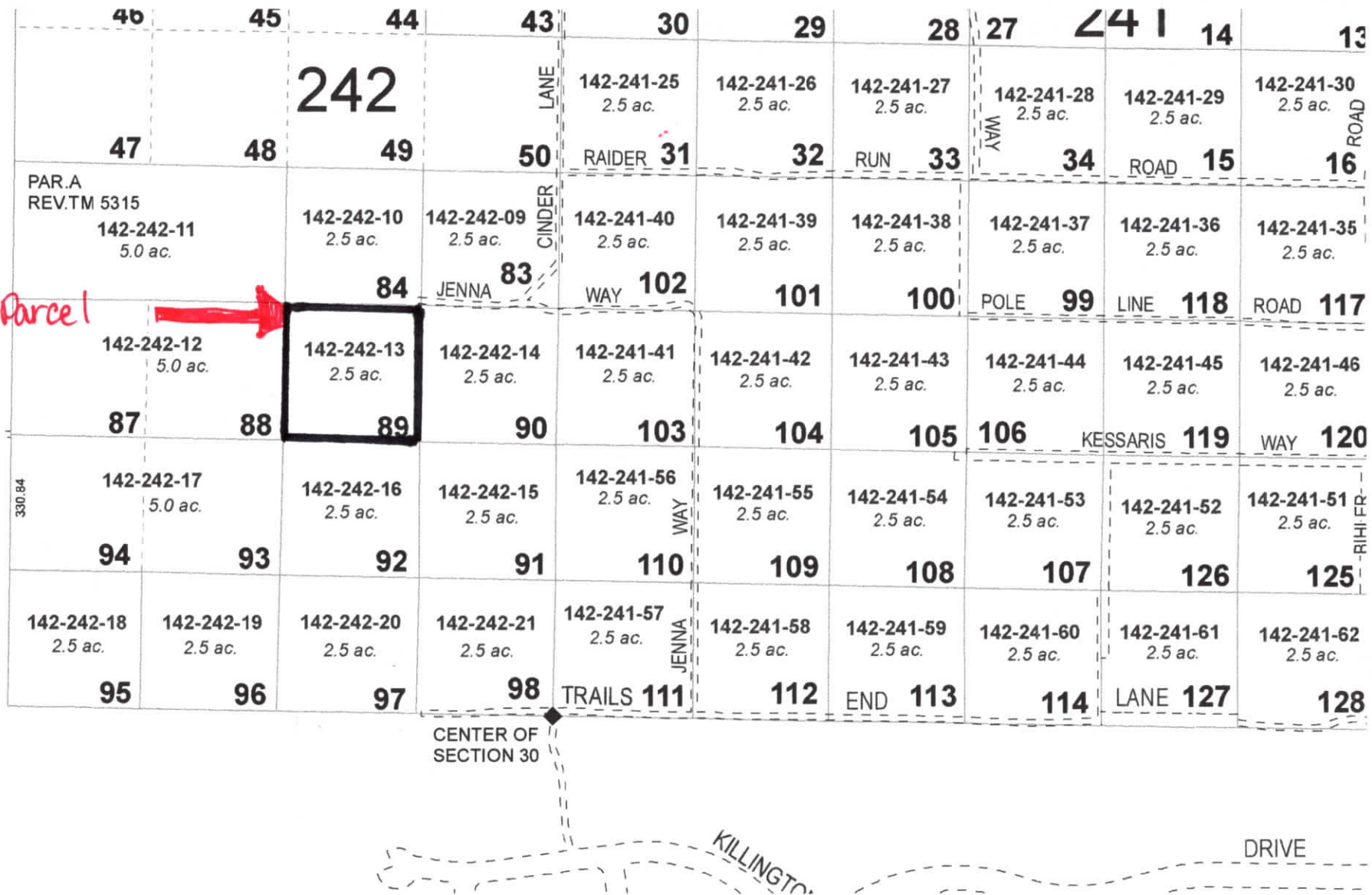


Exhibit D Proposed Easement Abandonment

Traffic Patterns - egress/ingress
in/out

WILSON LIVING TRUST EASEMENT ABANDONMENT

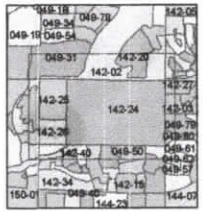
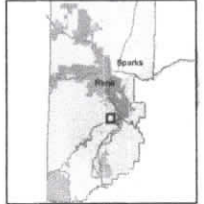
wilson, Harry / Paula TTE

Assessor's Map Number
142-24

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1071 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2291

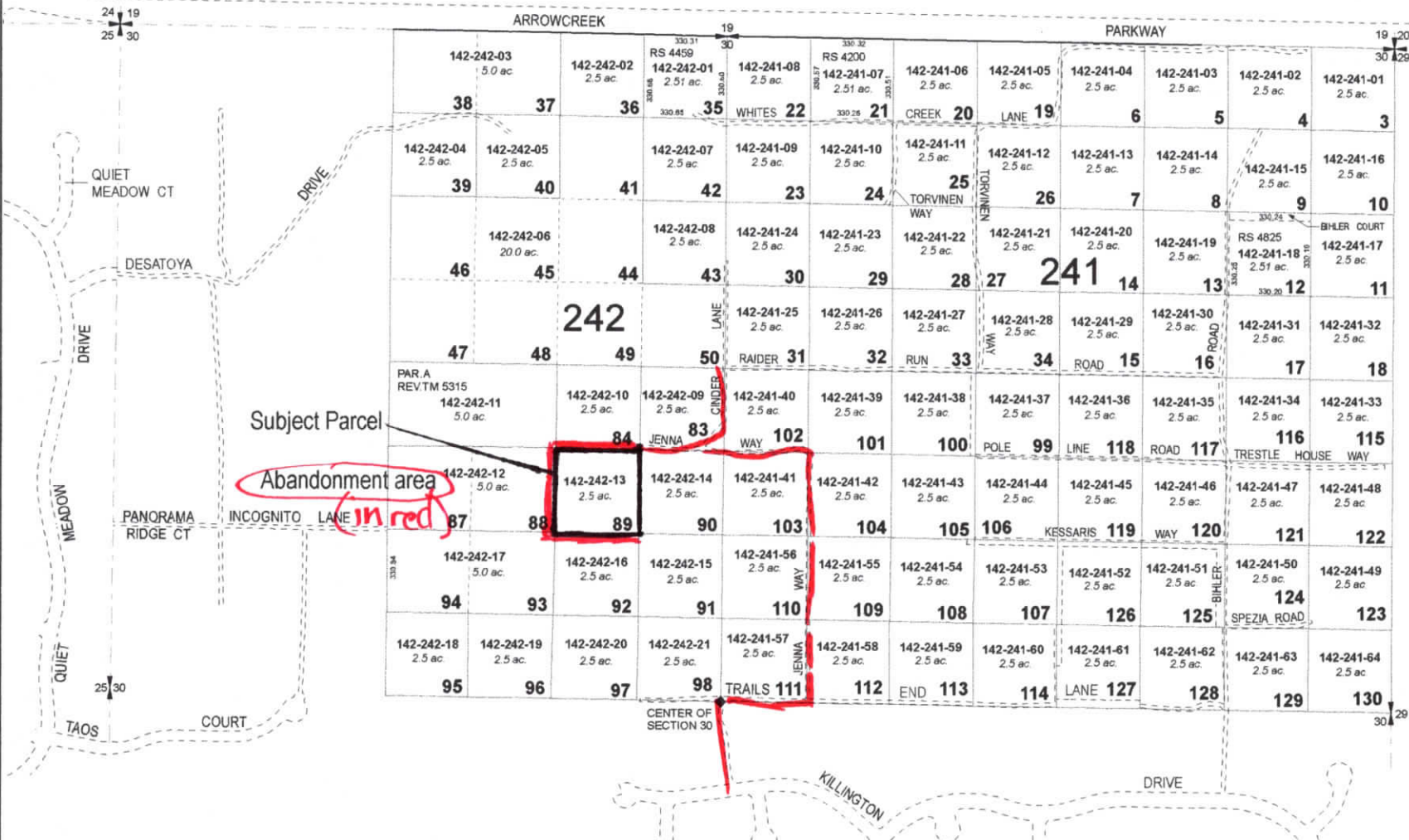


1 inch = 400 feet



created by: NLH 8/5/2009
updated: NLH 11/2/11 JFK 11/2/17
SR 3/20/19 SR 9/23/21 JFK 1/20/22
area previously shown on map(s):
049-37, 45-18

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

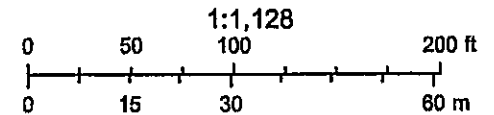


Lot Size with well, septic and leach. Overhead utility, water and sewer

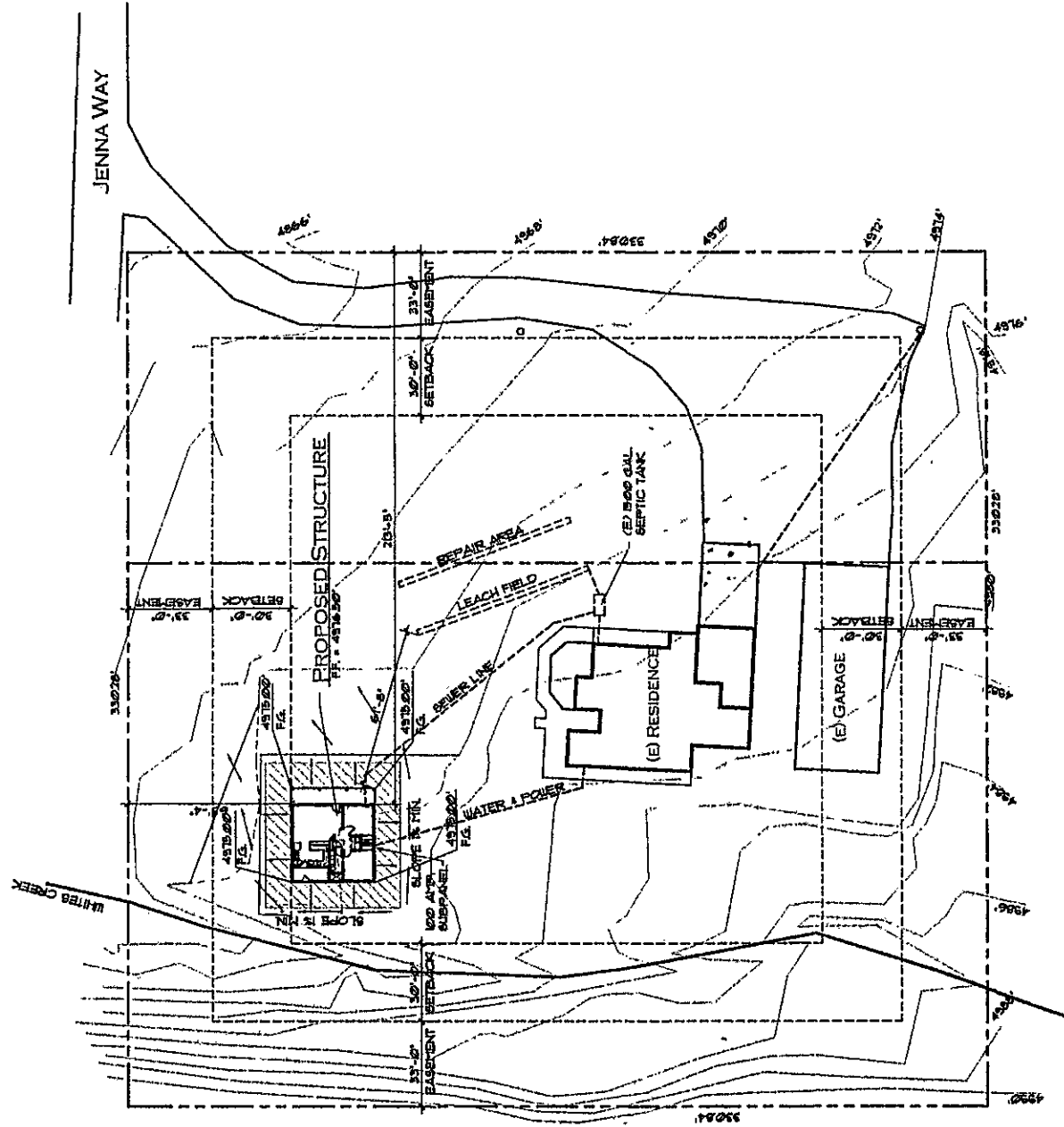


September 8, 2022

3315 is on city water, no well existing septic
 on subject property



Washoe County GIS
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
WAB22-0012




SITE PLAN
 142-242-13
 NORTH 3315 MOUNT ROSE HIGHWAY
 1"=30'-0"