



Planning Commission Staff Report

Meeting Date: January 7, 2025

Agenda Item: 9A

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|---------------------------|---|
| ABANDONMENT CASE NUMBER: | WAB24-0009 (Spur Road) |
| BRIEF SUMMARY OF REQUEST: | Request to abandon ±17,061sf for access for neighboring property owners. |
| STAFF PLANNER: | Julee Olander, Planner Phone Number: 775.328.3627 E-mail: jolander@washoecounty.gov |

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a ±17,061 sf portion of a 4.789-acre parcel (APN: 220-011-15) that is owned by Washoe County to the abutting property owners at APNs: 220-060-10, 220-060-09, and 220-060-08. The requested area of abandonment is used as a private street to access the above three parcels.

Applicant: Aaron and Rebecca Jennings, Nicole Levi & Jacob Celnik, and Eric Lannes

Property Owner: Washoe County

Location: Adjacent to 4321, 4325, & 4327 Caughlin Parkway

APN: 220-011-15

Parcel Size: 4.789 acres

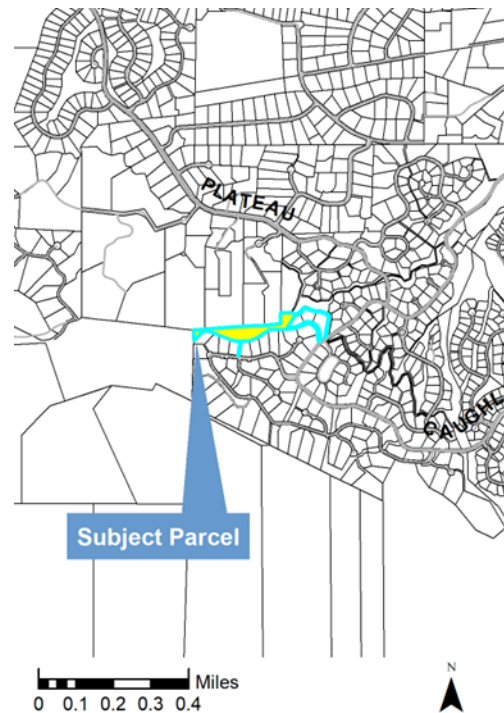
Master Plan: Rural (R)

Regulatory Zone: General Rural (GR)

Area Plan: Southwest Truckee Meadows

Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements

Commission District: 1 – Commissioner Hill



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 WAB24-0009 for Aaron and Rachel Jennings, Nicole Levi & Jacob Celnik, and Eric Lannes, 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 7)

Staff Report Contents

Abandonment Definition..... 3
Site Plan 4
Background..... 5
Project Evaluation 5
Southwest Truckee Meadows Planning Area 5
Reviewing Agencies..... 5
Recommendation..... 6
Motion..... 7
Appeal Process..... 7

Exhibits Contents

Conditions of Approval..... Exhibit A
Agency Comments..... Exhibit B
WAB21-0012 Action Letter..... Exhibit C
Public Notice..... Exhibit D
Project Application Exhibit E

Abandonment Definition

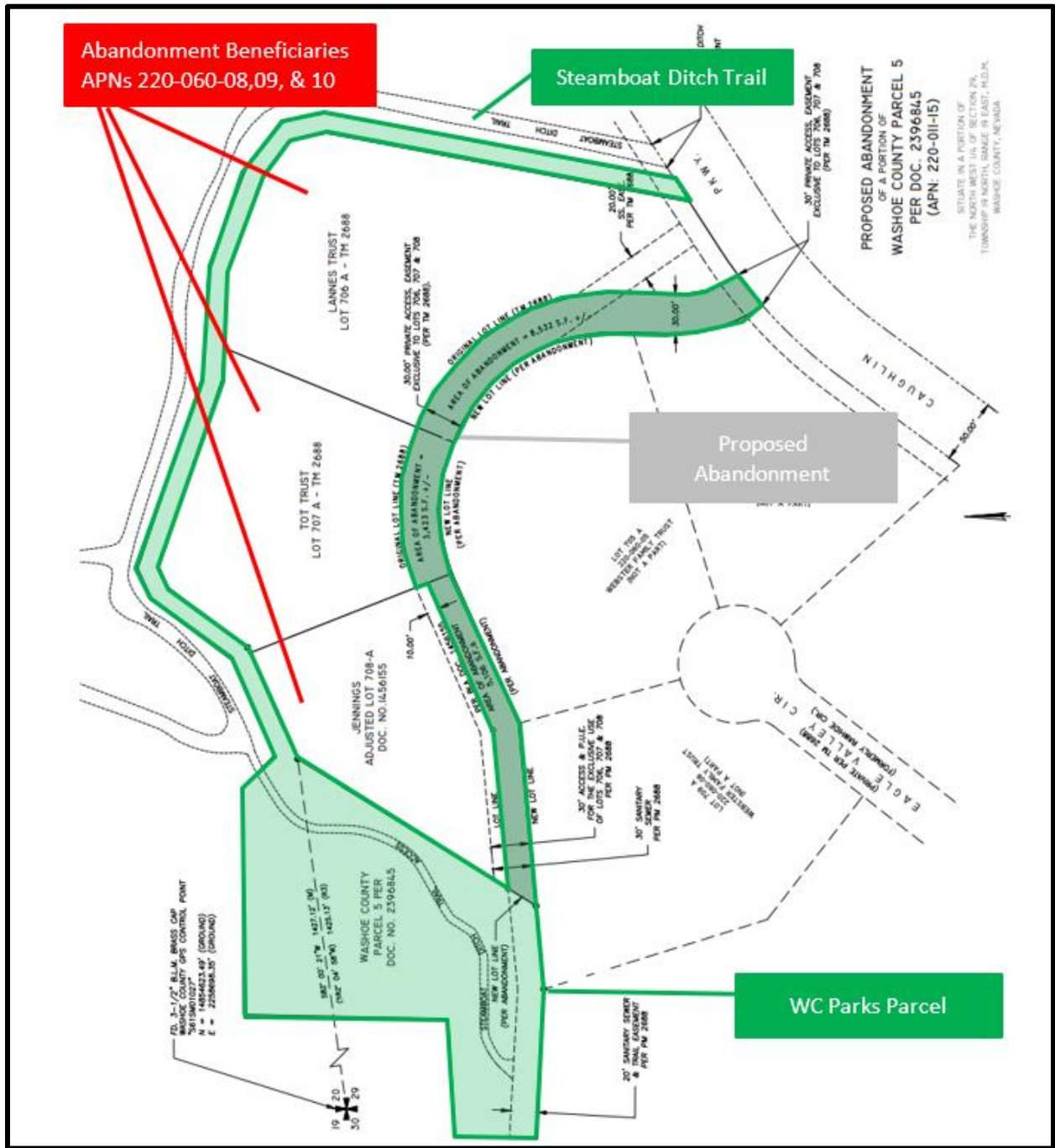
The purpose of an abandonment is to allow for the vacation or abandonment of Washoe County's interest in easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be 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 WAB23-0009 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 General Rural (GR).



Site Plan

Background

This abandonment request was previously approved under abandonment case number WAB21-0012 (See Exhibit C). However, the applicant was not able to meet the conditions of approval and record the order of abandonment before the approval expired. The applicant is again applying for the same abandonment.

According to Washoe County Parks, the subject site lies within the Juniper Trails Subdivision, currently managed by the Caughlin Ranch HOA. Washoe County owns several parcels within the subdivision that are part of the Caughlin Ranch Trail System. The trail system is maintained by the Caughlin Ranch HOA pursuant to a 1987 Agreement.

Additionally, staff from the Parks Program states:

“When the subdivision was developed, a 30’ wide access and public utility easement was granted along this road for the “exclusive use of Lots 706, 707, & 708” as shown in Tract Map 2688a. In 1991, prior owner Juniper Trails Development Company conducted a boundary line adjustment (Doc. No. 1456155), which added the subject property to the parcel currently identified as APN 220-011-15. The legal description provided in the BLA deed encompasses Tract Map No. 2688, containing the exclusive easement language. The owners of APNs 220-060-10, 220-060-09, and 220-060-08, respectively, continue to hold exclusive access to the subject site. In 1999, Juniper Trails Development Company conveyed APN 220-011-15 to Washoe County Regional Parks and Open Space (Doc. No. 2396845) to become part of the Caughlin Ranch Trail System. The conveyance to Washoe County included “...easements if any, thereto belonging or appertaining...” No known documentation exists to suggest the exclusive easement has been abandoned, leading Parks Program staff and legal counsel to believe that the exclusive access easement survived both the boundary line adjustment and the dedication to Washoe County.”

Project Evaluation

The proposed application is a request to abandon 17,061 sf, a portion of a 4.789-acre parcel owned by Washoe County (APN 220-011-15). The proposed area of abandonment is a private access easement which is used by the adjacent property owners (APNs 220-060-08,09, & 10) to access their homes, and which will be maintained by the property owners if the abandonment is approved and completed. Per the conditions of approval (See Exhibit A), a 20-foot wide access easement will be recorded, allowing Washoe County and Caughlin Ranch HOA to continue to use the street to access the open space and trail system for maintenance purposes as needed under the maintenance agreement between the HOA and the County. Public access will be available along the Steamboat Ditch trail to the east of the proposed abandonment.

Southwest Truckee Meadows Planning Area

The subject parcel is located within the Southwest Truckee Meadows Planning Area. There are no pertinent policies for abandonment applications within that Planning Area.

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 |
|--|----------------|-----------|---------------------|---|
| Washoe County Parks & Open Space | X | X | X | Faye-Marie Pekar, fpekar@washoecounty.gov |
| Washoe County Engineering (Land Development) (All) | X | X | X | Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov |
| NNPH Environmental Health | X | X | | James English jenglish@nnph.org |
| TMFPD | X | X | | Dale Way, dway@tmfpd.us |
| AT&T | X | X | | Cliff Cooper, cc2123@arr.net |
| NV Energy | X | | | |
| Truckee Meadows Water Authority | X | | | |

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 Truckee Meadows Planning Area.

Staff Comments: There are no conflicts with the Master Plan or the policies, action programs or standards of the Southwest Truckee Meadows Planning Area, as there are no specific policies, action programs or standards relevant to this proposed abandonment within the Master Plan.

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

Staff Comments: The proposed abandonment will provide nearly exclusive access to the adjacent parcels at APNs 220-060-10, 220-060-09, and 220-060-08, and the spur road will be maintained by the property owners. Access will be reserved for Washoe County and the HOA for maintenance for the open space and trails. Public access will be available along the Steamboat Ditch trail to the east of the proposed abandonment. The proposed conditions of approval in Exhibit A provide further requirements.

- (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 proposed conditions of approval expressly reserved easements for emergency access, drainage, public utility, and sanitary sewer facilities as outlined in Exhibit A. No recommendation of denial was received.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0009 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 WAB24-0009 for Aaron and Rachel Jennings, Nicole Levi & Jacob Celnik, and Eric Lannes, 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.
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.
- (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).



Conditions of Approval

Abandonment Case Number WAB24-0009

The project approved under Abandonment Case Number WAB24-0009 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 7, 2025. 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 or land 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- 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. 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 a legal description and exhibit map for the area 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. The existing Thirty (30) foot Sanitary Sewer Easement shall remain intact to allow maintenance access to the public sanitary sewer infrastructure.
- 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. A private access easement for the benefit of existing parcels (APNs 220-060-08, 220-060-09 and 220-60-10), as well as an easement for emergency access roadway, drainage, public utility, and sanitary sewer facilities is hereby expressly reserved.
- d. The applicant shall comply with conditions necessary to affect 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.

Washoe County Regional Parks and Open Space

3. The following condition is a requirement of Regional Parks and Open Space, which shall be responsible for determining compliance with this condition.

Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3623, FPekar@washoecounty.gov

- a. A 20-foot-wide access easement shall be granted along the spur road to Washoe County, its successors, assigns, agents, contractors, employees, licensees, and materialmen acting on behalf of the County for the purposes of accessing and

maintaining Caughlin Ranch recreational facilities for maintenance purposes, that, due to the size of equipment required, cannot be conducted using other existing access points. For purposes of the easement, Caughlin Ranch Homeowners Association is considered an assignee of Washoe County when it is carrying out its maintenance duties under the 1987 Agreement. Terms of the easement will be determined between Washoe County and the three property owners along the spur road. The easement shall be executed and recorded prior to recordation of the proposed abandonment.

- b. 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 licensed professional engineer or land surveyor of the right of way dedication to be abandoned and retention of private access.
- 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.

*** End of Conditions ***

Date: December 4, 2024

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB24-0009 Caughlin Parkway/Spur Road Abandonment
APN: 220-011-15

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of +/- 17,061 square feet of County-owned property to the owners of APNs 220-060-10, 220-060-09, and 220-060-08, respectively. The subject site lies within the Juniper Trails Subdivision, currently managed by the Caughlin Ranch HOA, and is part of the Caughlin Ranch Planned Unit Development. The Spur Road is located at 4327 Caughlin Parkway. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the 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 contact the staff's name referenced.

GENERAL CONDITIONS

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

1. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area 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. The existing Thirty (30) foot Sanitary Sewer Easement shall remain intact to allow maintenance access to the public sanitary sewer infrastructure.
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 the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
4. The applicant shall comply with conditions necessary to affect 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.

TO: Julee Olander, Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: December 23, 2024

SUBJECT: Abandonment Case Number WAB24-0009 (Caughlin Parkway/Spur Road)



I have reviewed WAB24-0009 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this item would result in the abandonment of ±17,061 square feet of County-owned property to the owners of APNs 220-060-10, 220-060-09, and 220-060-08, respectively. The subject site is a spur road stemming from a parcel that contains trails and open space. The subject site lies within the Juniper Trails Subdivision, currently managed by the Caughlin Ranch HOA 3 (see Exhibit 1, Caughlin Ranch Final Development Standards Handbook). The Parks Program owns a number of parcels within the subdivision that are part of the Caughlin Ranch Trail System. The trail system is owned by Washoe County and maintained by the Caughlin Ranch HOA pursuant to a 1987 Agreement (see Exhibit 2, Caughlin Ranch Trail System Maintenance Agreement).

As outlined in the 1987 Agreement, Washoe County transferred the Residential Construction Tax funds garnered through development of Caughlin Ranch to support construction of recreational facilities within the development. These recreational facilities, defined as a pedestrian/bicycle path system, passive park space, and equestrian trails, were deeded to the County and remain open to the public. The Caughlin Ranch HOA agreed to maintain these recreational facilities, in perpetuity, unless and until Washoe County relieves the HOA of such duties or the HOA files for bankruptcy.

The site that is subject to the potential abandonment is characterized by a spur road or private driveway to access three properties. When the subdivision was developed, a 30' wide access and public utility easement was granted along this road for the "exclusive use of Lots 706, 707, & 708" as shown in Tract Map 2688a (Exhibit 3). In 1991, prior owner Juniper Trails Development Company conducted a boundary line adjustment (Doc. No. 1456155), which added the subject property to the parcel currently identified as APN 220-011-15. The legal description provided in the BLA deed encompasses Tract Map No. 2688, containing the exclusive easement language.

The owners of APNs 220-060-10, 220-060-09, and 220-060-08, respectively, continue to hold exclusive access to the subject site. In 1999, Juniper Trails Development Company conveyed APN 220-011-15 to Washoe County Regional Parks and Open Space (Doc. No. 2396845) to become part of the Caughlin Ranch Trail System. The conveyance to Washoe County included "...easements if any, thereto belonging or appertaining..." No known documentation exists to suggest the exclusive

easement has been abandoned, leading Parks Program staff and legal counsel to believe that the exclusive access easement survived both the boundary line adjustment and the dedication to Washoe County.

The majority of APN 220-011-15 contains trails and passive park space. However, the portion of the parcel that is subject to this potential abandonment was designed solely for use as a vehicle roadway. As such, the 1987 Agreement does not apply to this portion of the property and this portion should not have been deeded to the County. It is unclear why a BLA transpired to place the subject site, a spur road, within APN 220-011-15. Additionally, there is a conflict in that the existing exclusive easement on the roadway means that the roadway, by nature, cannot be open to the public and therefore, cannot provide recreational access. Further, there is no sidewalk along the road and there is a trail that provides connectivity through this area less than 150' northeast of the roadway. The trails within APN 220-011-15 are designed to be accessed through a separate pedestrian-only access point. Routing trail users to the pedestrian-only trail improves safety and still provides access to the trail system. The adjacent property owners have submitted this abandonment application to rectify the situation and clarify ownership and use of the spur road.

The adjacent property owners have submitted this abandonment application to rectify the situation and clarify ownership and use of the spur road. However, concerns have been brought up that Washoe County and those completing trail maintenance obligations under the 1987 Agreement on behalf of Washoe County, may need access along this road under certain circumstances. Operations Division Director, Eric Crump, conducted a site visit and concluded that in the event of extraordinary maintenance, such as repaving the portion of the trail downhill and behind the parcel currently identified as APN 220-060-10, access along the road in question would be required. All routine trail maintenance can continue to be conducted via other access points.

Given these considerations, the Parks Program is supportive of the current abandonment request and requires the following condition of approval:

1. A 20-foot-wide access easement shall be granted along the spur road to Washoe County, its successors, assigns, agents, contractors, employees, licensees, and materialmen acting on behalf of the County for the purposes of accessing and maintaining Caughlin Ranch recreational facilities for maintenance purposes, that, due to the size of equipment required, cannot be conducted using other existing access points. For purposes of the easement, Caughlin Ranch Homeowners Association is considered an assignee of Washoe County when it is carrying out its maintenance duties under the 1987 Agreement. Terms of the easement will be determined between Washoe County and the three property owners along the spur road. The easement shall be executed and recorded prior to recordation of the proposed abandonment.
2. 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 licensed

professional engineer or land surveyor of the right of way dedication to be abandoned and retention of private access.

3. 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.

AGREEMENT

THIS AGREEMENT is made and entered into this 23rd day of June, 1987, by and between WASHOE COUNTY ("County") and CAUGHLIN RANCH, a Nevada partnership ("Ranch") and the CAUGHLIN RANCH HOMEOWNER'S ASSOCIATION, a Nevada nonprofit corporation ("Association").

W I T N E S S E T H:

WHEREAS, the County heretofore approved the Caughlin Ranch Development Standards Handbook for development of the area known as the Caughlin Ranch, West of Reno, in accordance with the master development plans therefore, and;

WHEREAS, a portion of the Caughlin Ranch has heretofore been developed with the Caughlin Ranch Homeowner's Association, a Nevada nonprofit corporation having been formed and in good standing on the date hereof, and;

WHEREAS, Ranch holds an option to purchase the balance of the Caughlin Ranch which option will be exercised from time to time as various areas are developed, and;

WHEREAS, the Master Plan for the Caughlin Ranch encompasses the following parks and recreational areas in Washoe County as shown on the Master Plan:

1. Pedestrian/Bicycle Path System (approximately ___ miles.

2. Passive Park Space including landscaped corridors with trees and ponds, landscaped areas along Alum Creek, and untouched open space along ridges and meadows (approximately ___ acres).

3. Equestrian trails covering approximately six (6) miles, open to public.

WHEREAS, the estimated costs of all of the above itemized improvements in Washoe County, with the estimated amount spent to date are set forth on Exhibit A, attached hereto, and;

WHEREAS, the projected annual operating costs for the above itemized recreational improvements are set forth on Exhibit B, attached hereto, and;

WHEREAS, the Residential Construction Tax (RCT) projected for the portion of the Caughlin Ranch within Washoe County is estimated to be approximately \$845,250.00, and;

WHEREAS, complete Covenants, Conditions and Restrictions (CC&R's) have been recorded against all of the developed areas of the Caughlin Ranch which provide for the establishment of a homeowner's association which has been formed as a Nevada nonprofit corporation, and;

WHEREAS, the CC&R's provide for additional areas of the Caughlin to be covered by the CC&R's as such areas are developed and;

WHEREAS, Ranch will deed to Washoe County the recreational areas and facilities completed to date, and will deed the additional recreational facilities which will be completed

in the future to Washoe County on completion, and;

WHEREAS, Association is willing to undertake future maintenance of such facilities, which maintenance will relieve the County of maintenance responsibilities for such facilities and;

WHEREAS, the parties hereto desire by this agreement to provide for certain RCT funds to be paid to Ranch to partially compensate Ranch for land, water, and construction costs for the above-described recreational facilities, and further desire by this agreement to provide for future maintenance of the above-described recreational facilities by Association.

NOW THEREFORE, in consideration of the agreements herein contained, the parties hereto agree as follows:

1. All RCT Tax monies which have been and will be collected by County on issuance of building permits for construction within the Caughlin Ranch shall be hereafter paid as provided herein by County to or as directed by Ranch provided that County shall have theretofore received, in a lien free condition recreational areas and facilities which are determined by the County to be desirable and proper subjects for use of residential construction tax funds as described herein having a construction cost and land value, in the determination of the County, at least as great as the aggregate of all RCT tax monies paid to Ranch hereunder.

Monies shall be disbursed quarterly by the 15th of

the month following the end of each calendar quarter. ...
No monies shall bear interest. On conveyance of each portion of the recreational facilities to the County, the County shall, within ninety (90) days of such conveyance being recorded (by recorded deed or dedication on a filed map) determine a fair value for the facility being conveyed to the County based on reasonable construction cost and replacement value, and shall communicate such value determination to Ranch. Such value determination shall be conclusive on the parties unless Ranch disputes in writing such value within thirty (30) days of receipt of County's value determination. In the event of such dispute, the parties shall select an independent appraiser who shall render an appraisal of the fair value of such facilities which shall be conclusive on the parties. Costs of the appraiser shall be paid by Ranch. The independent appraiser shall be selected within thirty (30) days of County receiving Ranch's dispute of County's value. The appraiser shall render his report in thirty (30) days of his selection.

2. Ranch agrees to fully comply with all provisions of the Master Plan and the Development Standards Handbook respecting development of the above recreational facilities. Ranch agrees to convey such facilities in a lien free condition to the County as each such facility has been completed.

3. Association hereby agrees to maintain such completed facilities in a first class condition during the term hereof or until the County relieves Association of such responsibility, and to charge such reasonable assessments to its members

as may be necessary to cover the costs of such maintenance if there are not sufficient funds from other sources to fund such obligation. Maintenance shall be to standards required by all applicable laws and ordinances and shall be at least equal to maintenance by County of similiar facilities. County shall have such remedies as provided by law to enforce Association's maintenance responsibilities hereunder, including the right to have a receiver appointed to levy and collect assessments and fulfill Association's maintenance responsibilities. Such remedies shall include the obtaining of a mandatory injunction and the right of County to effect such maintenance as may be required and collect the cost thereof together with attorney fees and court costs from Association. In the event County determines maintenance to be inadequate it may give Association written notice to such effect, describing in detail the claimed deficiencies. Association shall remedy the defects within thirty (30 days) of receipt of such notice, unless Association disputes such claim in which case the matter shall be arbitrated as described below. The determination by the arbitrators shall be binding on County and Association. In the event of three deficiency notices in any twelve (12) month period in which Association is deficient in meeting its maintenance responsibilities, County may in such event require Association to post a bond in favor of County in the amount of one year's maintenance costs, such bond to remain until Association is relieved of its maintenance responsibilities or until

County consents to termination of the bond, whichever first occurs.

4. All facilities to be deeded to the County pursuant to the provisions hereof shall be open to the public.

5. Association shall maintain liability insurance in connection with Association's maintenance activities, naming County as an additional insured and shall provide the County Manager evidence of such insurance from time to time on request. Such insurance shall be in the amount determined by the County's risk management analyst to cover the County's liability exposure in negligence cases.

6. The parties hereto agree to execute such other and further documents as may be necessary to carry out the provisions hereof.

7. In the event of arbitration, each party (County and Association) shall pick an arbitrator. The two arbitrators so selected shall pick a third. Within the thirty (30) day period mentioned above in paragraph 3, if Association disputes County's claim of deficiency maintenance, Association shall notify County of its dispute. Within fifteen (15) days of such notice the first two arbitrators shall be selected. Within fifteen (15) days of selection of the first two arbitrators the third one shall be selected. The three arbitrators shall render their decision within sixty (60) days of selection of the third arbitrator. In the event of a dispute among the arbitrators as to proced-

ures to follow, the Rules of the American Arbitration Association shall be followed. The losing party shall pay the costs of the arbitrators.

8. This Agreement shall terminate in the event of Chapter 7 bankruptcy or its equivalent by Association, on mutual termination by the parties, or on termination of the corporate existence of Association under its original Articles of Incorporation. The Association shall not voluntarily terminate its existence during the term hereof without the County's express written approval. Prior to the termination of the corporate existence of Association, Association and County shall negotiate provisions for future maintenance of all facilities conveyed hereunder to the mutual satisfaction of such parties.

9. This contract is entered into under the state law existing on the date of its execution. The parties agree that it shall not be affected by any future changes in the law.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

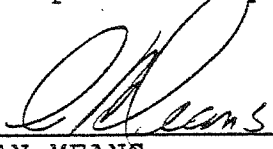
WASHOE COUNTY

by 

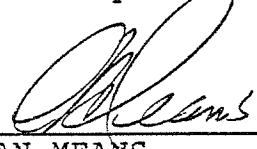
ATTEST:


County Clerk

CAUGHLIN RANCH, a
Nevada partnership

by 
ALAN MEANS
Managing Partner

CAUGHLIN RANCH HOMEOWNER'S
ASSOCIATION, a Nevada non-
profit corporation

by 
ALAN MEANS
President

Washoe County Improvements

Bicycle/Pedestrian Paths

| | |
|----------------------|---------|
| Improvement costs | 474,900 |
| Total | 474,900 |
| Amount spent to date | 273,900 |

Equestrian and Hiking Trails

| | |
|----------------------|--------|
| Improvement costs* | 57,180 |
| Total | 57,180 |
| Amount spent to date | 15,880 |

*Consisting primarily of clearing where needed
(Steamboat Ditch bank to remain as is)

Passive Park Space

| | |
|---------------------------------|-----------|
| Land costs | 826,208 |
| Improvement costs (incl. water) | 700,000 |
| Total | 1,526,208 |
| Amount spent to date | 1,030,800 |

Washoe County Totals

| | |
|---------------------------------|-----------|
| Land Costs | 826,208 |
| Improvement costs (incl. water) | 1,232,080 |
| Total | 2,058,288 |
| Amount spent to date | 1,320,580 |

EXHIBIT A

Washoe County Improvements

| | |
|--------------------------------|---------|
| Bicycle/Pedestrian Paths (b/o) | 24,000 |
| Current Annual Cost | 8,000 |
| <hr/> | |
| Equestrian Trails (b/o) | 8,000 |
| Current Annual Cost | 2,000 |
| <hr/> | |
| Passive Park Space (b/o) | 105,000 |
| Current Annual Cost | 30,000 |
| <hr/> | |
| Washoe County Total (b/o) | 137,000 |
| Current Annual Cost | 40,000 |

EXHIBIT B

Date: November 18, 2024

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Abandonment Case Number WAB24-0009 (Spur Road)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment for...

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this abandonment.

December 2, 2024

Washoe County Community Services
Planning and Development Division

RE: Spur Road; 220-011-15
Abandonment Case; WAB24-0009

Dear Washoe County Staff:

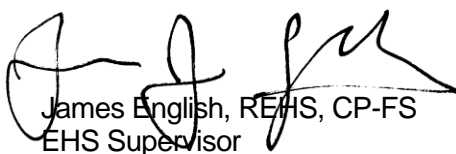
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcels served by a community water and sewerage systems.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: RE: Case Number WAB24-0009 (Spur Road)Julee
Date: Monday, November 18, 2024 9:46:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[November Agency Memo I.pdf](#)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Julee,

AT&T does not have any adverse comments for this action.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com

TEXTING and DRIVING...It Can Wait

From: Albarran, Adriana <AAlbarran@washoecounty.gov>
Sent: Monday, November 18, 2024 9:04 AM
To: COOPER, CLIFFORD E <cc2132@att.com>; GORDON, BRYSON <BG1853@att.com>
Subject: November Agency Review Memo I

Good Morning,

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

You've been asked to review the application listed below. The item description and link to the application is provided in the memo.

#1 – #5 – Agency Comments and Conditions Due – November 27, 2024

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

~~~~~  
**Item 1, 2, 4**

Regards,



**Adriana Albarran**

**Senior Office Specialist, Planning & Building Division | Community Services Department**

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

My working hours: Monday-Friday 7:30am to 4:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto: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?

[Submit a Nomination](#)

**From:** [Way, Dale](#)  
**To:** [Olander, Julee](#)  
**Subject:** RE: WAB24-0009 Spur Road  
**Date:** Tuesday, November 19, 2024 10:02:58 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

Julee,

Thank you.

In that case, we have no objection or specific comments.

## Dale Way

**Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

---

**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>

**Sent:** Tuesday, November 19, 2024 8:50 AM

**To:** Way, Dale <[DWay@tmfpd.us](mailto:DWay@tmfpd.us)>

**Subject:** WAB24-0009 Spur Road

Dale,

Have attached a map showing the abandonment. The road is being abandoned to Washoe County, it was considered park land and not a road. This was previously approved by WAB21-0021, however the applicants were not able to record the map before it expired. Fire had no conditions with the previous abandonment.



**Julee Olander, Planner**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

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

1001 East Ninth Street, Reno, NV 89512





**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Planning and Building Division**  
**Planning Program**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512-2845  
 PHONE (775) 328-6100  
 FAX (775) 328.6133

**Planning Commission Action Order**  
**Abandonment Case Number WAB21-0012 (Caughlin Parkway)**

Decision: **Approval with Conditions**  
 Decision Date: January 4, 2022  
 Mailing/Filing Date: January 6, 2022  
 Property Owner: Washoe County  
 Assigned Planner: Trevor Lloyd  
 Washoe County Community Services Department  
 Planning and Building Division  
 Phone: 775.328.3617  
 E-Mail: [tloyd@washoecounty.gov](mailto:tloyd@washoecounty.gov)

**Abandonment Case Number WAB21-0012 (Caughlin Parkway)** – Hearing, discussion, and possible action to approve an abandonment of ±17,061sf of county owned property street to the abutting property owners at APNs 220-060-10, 220-060-09, and 220-060-08, respectively. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

- Applicant: Aaron and Rebecca Jennings, Timothy Owen Tucker, Eric Lannes
- Property Owner: Washoe County
- Location: North of Promontory Pointe and Caughlin Pkwy
- APN: 220-011-15
- Parcel Size: 4.789 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 1 – Commissioner Hill

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 806, *Vacations and Abandonments of Streets and Easements*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all three findings in accordance with Washoe County Code Section 110.806.20:



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

To: Aaron and Rebecca Jennings  
Subject: WAB21-0012 (Caughlin Parkway)  
Date: January 6, 2022  
Page: Page 2 of 2

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Valleys 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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.**

Washoe County Community Services Department  
Planning and Building Division

  
\_\_\_\_\_  
Trevor Lloyd  
Secretary to the Planning Commission

TL/SK/lk

Enclosure: Conditions of Approval

Applicant: Aaron and Rebecca Jennings, [rebeccaannjennings@gmail.com](mailto:rebeccaannjennings@gmail.com)

Property Owner: Washoe County, Eric Crump, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

Action Order xc: Jennifer Gustafson & Lindsay Liddell, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Timber Weiss, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency, Sophia Kirschenman, Washoe County Parks





# Conditions of Approval

Abandonment Case Number WAB21-0012

The project approved under Abandonment Case Number WAB21-0012 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 4, 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 – Dan Cahalane, [dcahalane@washoecounty.gov](mailto:dcahalane@washoecounty.gov); Sophia Kirschenman, [skirschenman@washoecounty.gov](mailto:skirschenman@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. A 20 foot wide access easement shall be granted along the spur road to Washoe County, its successors, assigns, agents, contractors, employees, licensees, and materialmen acting on behalf of the County for the purposes of accessing and maintaining Caughlin Ranch recreational facilities for maintenance purposes, that, due to the size of equipment required, cannot be conducted using other existing access points. For purposes of the easement, Caughlin Ranch Homeowners Association is considered an assignee of Washoe County when it is carrying out its maintenance duties under the 1987 Agreement. Terms of the easement will be determined between Washoe County and the three property owners along the spur road. The easement shall be executed and recorded prior to recordation of the proposed abandonment.
- d. 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.
- e. 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.
- f. 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 – Timber Weiss, 775.954-4626, [tweiss@washoecounty.gov](mailto:tweiss@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 owned land. A private access easement for the benefit of existing parcels (APNs 220-060-08, 220-060-09 and 220-60-10), as well as easements for emergency access roadway across the entire abandoned

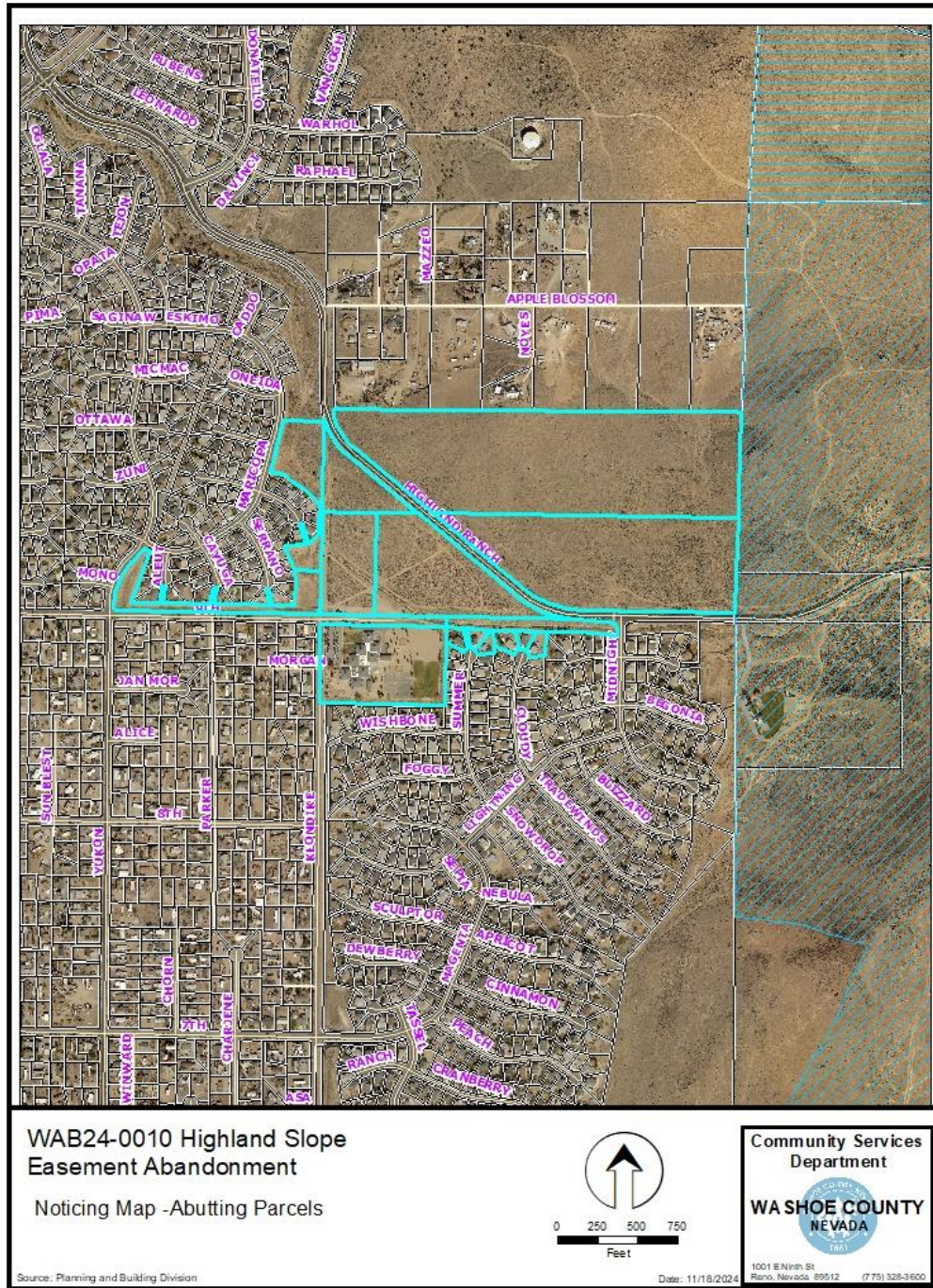
area to provide emergency access to Washoe County owned APN 220-011-15 in accordance with WCC 110.436.95, drainage, public utility, and sanitary sewer facilities are hereby expressly reserved.

- 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.

\*\*\* End of Conditions \*\*\*

**Public Notice**

Pursuant to Washoe County Code Section 110.806.15(c)(1) public notification consists of notification by mailing to each owner of property abutting or connected to the proposed vacation or abandonment. This proposal was noticed noticing to **34** separate property owners.



**NOTICING MAP**

Community Services Department  
Planning and Building  
ABANDONMENT APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

### Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month (if the 8<sup>th</sup> is a non-work day, the first working day after the 8<sup>th</sup>)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering and Capital Projects for Technical Plan Check
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Abandonment Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
7. **Site Plan Specifications:**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.

9. **Packets:** Three (3) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled “Original” and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5” x 11” reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11” display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- 
- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
  - (iii) All oversized maps and plans must be folded to a 9” x 12” size.
  - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

## 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:                                                                                |                 |                                       |                 |
| Project Description:                                                                         |                 |                                       |                 |
| Project Address:                                                                             |                 |                                       |                 |
| Project Area (acres or square feet):                                                         |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):   |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                    | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
|                                                                                              |                 |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                         |                 |                                       |                 |
| <b>Property Owner:</b>                                                                       |                 | <b>Professional Consultant:</b>       |                 |
| Name:                                                                                        |                 | Name:                                 |                 |
| Address:                                                                                     |                 | Address:                              |                 |
| Zip:                                                                                         |                 | Zip:                                  |                 |
| Phone:                                                                                       |                 | Phone:                                |                 |
| Fax:                                                                                         |                 | Fax:                                  |                 |
| Email:                                                                                       |                 | Email:                                |                 |
| Cell:                                                                                        |                 | Cell:                                 |                 |
| Other:                                                                                       |                 | Other:                                |                 |
| Contact Person:                                                                              |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>                                                                  |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name:                                                                                        |                 | Name:                                 |                 |
| Address:                                                                                     |                 | Address:                              |                 |
| Zip:                                                                                         |                 | Zip:                                  |                 |
| Phone:                                                                                       |                 | Phone:                                |                 |
| Fax:                                                                                         |                 | Fax:                                  |                 |
| Email:                                                                                       |                 | Email:                                |                 |
| Cell:                                                                                        |                 | Cell:                                 |                 |
| Other:                                                                                       |                 | Other:                                |                 |
| Contact Person:                                                                              |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>                                                                   |                 |                                       |                 |
| Date Received:                                                                               |                 | Initial:                              |                 |
| County Commission District:                                                                  |                 | Planning Area:                        |                 |
| CAB(s):                                                                                      |                 | Master Plan Designation(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?

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

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

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

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?

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

|       |      |
|-------|------|
| * Yes | * No |
|-------|------|

**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

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

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RESULTS OF THE PROPOSED ABANDONMENT OF A PORTION OF WASHOE COUNTY PARCEL 5 PER DOC. NO. 2396845. THE SIDE PROPERTY LINES OF ADJACENT LOTS 708-A, 707-A AND 706-A SHALL BE EXTENDED TO THE SOUTHERLY BOUNDARY OF SAID WASHOE COUNTY PARCEL.
2. THE EXISTING PAVED DRIVEWAY WITHIN THE AREA OF PROPOSED ABANDONMENT IS WITHIN A PRIVATE ACCESS EASEMENT EXCLUSIVE TO LOTS 706, 707 AND 708 (PER TM 2688) AND IS NOT PUBLICLY MAINTAINED.
3. NO PUBLICLY MAINTAINED ROADS, STREETS, PATHS OR TRAILS EXIST WITHIN THE AREA OF PROPOSED ABANDONMENT.
4. NO ROADS, STREETS, PATHS OR TRAILS DEDICATED TO THE PUBLIC EXIST WITHIN THE AREA OF PROPOSED ABANDONMENT.
5. ACCESS TO THE STEAMBOAT DITCH TRAIL IS FROM SAID WASHOE COUNTY PARCEL 5 AND CAUGHLIN PARKWAY SHOWN HEREON.
6. THE EXISTING PUBLIC UTILITY EASEMENTS, SANITARY SEWER EASEMENTS PER TM 2688 SHOWN HEREON ARE TO REMAIN.
7. THE REFERENCED BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 DOES NOT ADJUST OR RELOCATE THE LOCATION OF ANY EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS ARE SHOWN HEREON.
8. THE DEED DOCUMENT FILE No. 2396845, 11/10/1999, TRANSFERRING THE ADJUSTED COMMON AREA PARCEL PER THE BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 TO WASHOE COUNTY EXPLICITLY INCLUDES THE EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS WERE NOT ABANDONED, RELOCATED OR DEDICATED TO THE PUBLIC OR WASHOE COUNTY PER SAID DOCUMENT 2396845.
9. NO RECORD EVIDENCE OFFERING FOR DEDICATION TO THE PUBLIC, THE PRIVATE PAVED DRIVEWAY, EXCLUSIVE TO 706, 707 AND 708 WAS FOUND BY THIS SURVEY.

**REFERENCES:**

1. TICOR TITLE OF NEVADA TITLE INSURANCE POLICY No. 01605847-004-SL
2. TRACT MAP No. 2688, FILE No. 1400211, 05/16/1990.
3. BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991.
4. DEED DOCUMENT FILE No. 2396845, 11/10/1999.
5. DEED DOCUMENT FILE No. 4700773, 05/01/2017.

**LEGEND:**

- SET 5/8" REBAR W/ 2" ALUMINUM CAP "PLS 20793" OR AS NOTED
- SET NAIL & WASHER "PLS 20793"
- FOUND SURVEY MONUMENT 5/8" REBAR & CAP

AREA OF PROPOSED ABANDONMENT

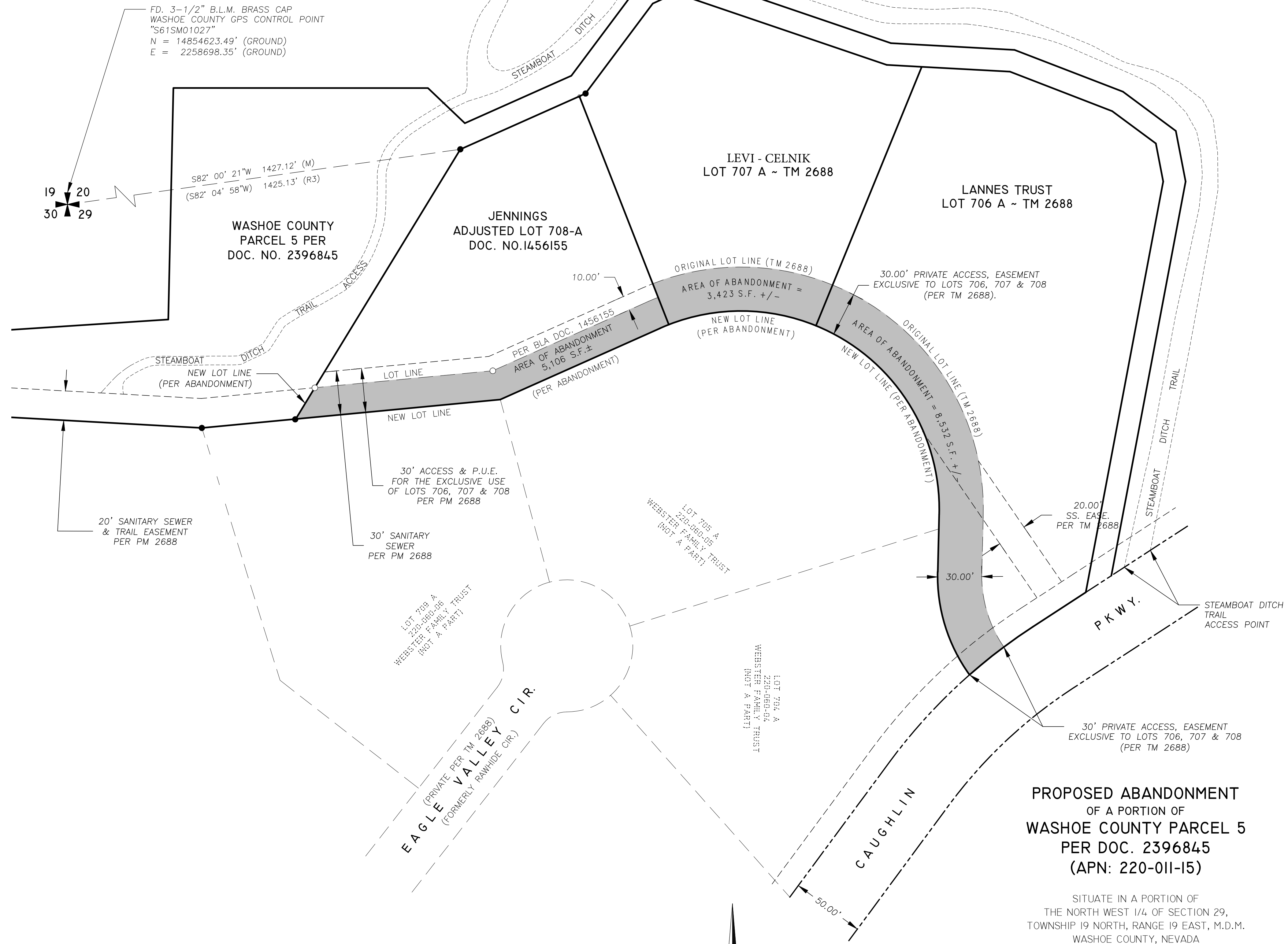
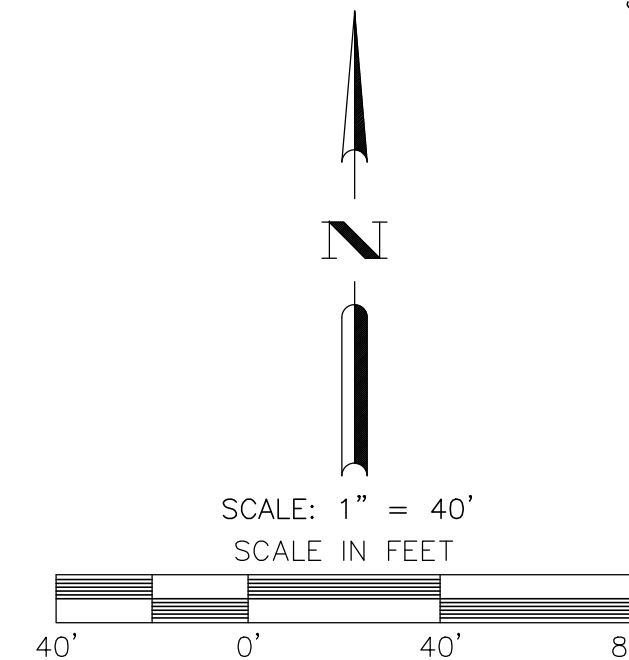
- BOUNDARY LINE
- - - - - ADJACENT BOUNDARY LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT

- T.M. TRACT MAP
- P.M. PARCEL MAP
- R/W RIGHT OF WAY
- S.S. SANITARY SEWER
- EASE. EASEMENT
- (M) MEASURED
- (R#) RECORD PER REFERENCE

**BASIS OF BEARINGS:**

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATIONS UTILIZING THE NORTHERN NEVADA GPS REAL TIME NETWORK.

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. THE COMBINED GRID TO GROUND SCALE FACTOR = 1.000197939.



**PROPOSED ABANDONMENT**  
 OF A PORTION OF  
**WASHOE COUNTY PARCEL 5**  
 PER DOC. 2396845  
 (APN: 220-011-15)

SITUATE IN A PORTION OF  
 THE NORTH WEST 1/4 OF SECTION 29,  
 TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.  
 WASHOE COUNTY, NEVADA

**MEYER SURVEYING**  
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 (775) 786-1166  
 meyersurveying.com

7029

POR. NW. 1/4 SEC. 29, T.19N., R.19E., M.D.M.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHOE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

**PARCEL 1:**

All that certain real property situate in a portion of the West One-Half (W 1/2) of Section Twenty-Nine (29), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, also being a portion of Lot 708-A as shown on the Official Plat for Juniper-Trails Unit 7-A as Subdivision Tract Map No. 2688, filed in the Office of the Washoe County Recorder on May 16, 1990, as File No. 1400211, and being more particularly described as follows:

BEGINNING at the Northwestern corner of the above mentioned Lot 708-A from which the Northwest corner of said Section 29 bears South 82°04'58" West, 1425.12 feet; thence South 31°22'37" West, 190.27 feet; thence North 84°32'51" East 121.75 feet; thence North 65°57'39" East, 116.05 feet to the beginning of a tangent curve to the right; thence 7.17 feet along the arc of a 155.00 foot radius curve, through a central angle of 02°39'00"; thence North 21°23'21" West, 147.13 feet; thence South 65°57'39" West, 88.77 feet to the above described POINT OF BEGINNING.

**PARCEL 2:**

An easement for access, sanitary sewer and public utility purposes 30 feet in width over a portion of 708-A in Block A, as shown on said map of JUNIPER TRAILS UNIT 7A, and adjusted to common area by Boundary Line Adjustment Deed dated January 24, 1991, recorded January 25, 1991, in Book 3205, Page 76, as Document No. 1456155, Official Records.

APN: 220-060-10

\*PLEASE NOTE THE ABOVE LEGAL DESCRIPTION IS CONTAINED IN BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991, THE BEARINGS PER THE SAID LEGAL DESCRIPTION HAVE BEEN ROTATED +00°01'01" (CLOCKWISE) BY THIS SURVEY.

**NOTES:**

1. THIS RECORD OF SURVEY IS IN CONFORMANCE WITH N.R.S. CHAPTER 625.340.
2. THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY OF THE ADJUSTED LOT 708 A PER BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991 AND THE ACCESS, PUBLIC UTILITY, SANITARY SEWER & TRAIL EASEMENTS PER TRACT MAP No. 2688, FILE No. 1400211, 05/16/1990.
3. A RECORD OF SURVEY HAS NOT PREVIOUSLY BEEN RECORDED, SUPPORTING THE BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155, 01/25/1991.
4. THE REFERENCED BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 DOES NOT ADJUST OR RELOCATE THE LOCATION OF ANY EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS ARE SHOWN HEREON.
5. THE DEED DOCUMENT FILE No. 2396845, 11/10/1999, TRANSFERRING THE ADJUSTED COMMON AREA PARCEL PER THE BOUNDARY LINE ADJUSTMENT DEED FILE No. 1456155 TO WASHOE COUNTY EXPLICITLY INCLUDES THE EASEMENTS PER TRACT MAP 2688. SAID EASEMENTS WERE NOT ABANDONED, RELOCATED OR DEDICATED TO THE PUBLIC OR WASHOE COUNTY PER SAID DOCUMENT 2396845.
6. NO RECORD EVIDENCE OFFERING FOR DEDICATION TO THE PUBLIC, THE PRIVATE PAVED DRIVEWAY, EXCLUSIVE TO 706, 707 AND 708 WAS FOUND BY THIS SURVEY.

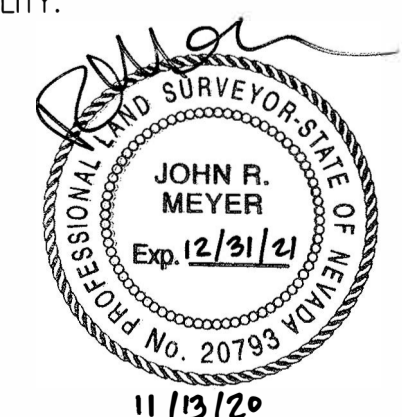
**REFERENCES:**

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4. DEED DOCUMENT FILE No. 2396845, 11/10/1999.
5. DEED DOCUMENT FILE No. 4700773, 05/01/2017.

**SURVEYOR'S CERTIFICATE:**

I, JOHN RANDOLPH MEYER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF AARON H. & REBECCA JENNINGS.
2. THE LANDS SURVEYED LIES WITHIN A PORTION OF THE NW 1/4 OF SEC. 29, T.19N., R.19E., M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 13, 2020.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



JOHN RANDOLPH MEYER

PLS 20793

5104172

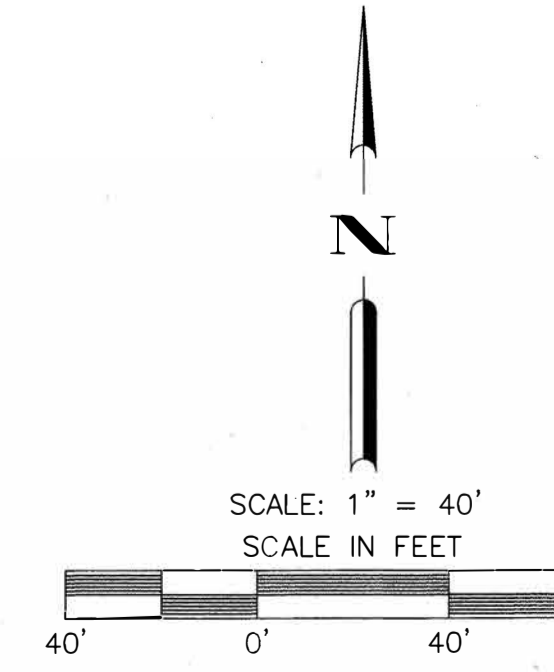
**LEGEND:**

- SET 5/8" REBAR W/ 2" ALUMINUM CAP "PLS 20793" OR AS NOTED
- SET NAIL & WASHER "PLS 20793"
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FILE NO. 5104172  
 FILED FOR RECORD AT THE REQUEST OF Meyer Surveying  
 ON THIS 16th DAY OF November  
 2020 AT 14 MINUTES PAST 9  
 O'CLOCK AM, OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.  
Kalie M. Work  
 COUNTY RECORDER  
 BY: m. Storey  
 DEPUTY  
 FEE: 35.00

**RECORD OF SURVEY**  
 FOR  
**AARON H. & REBECCA JENNINGS**  
 ADJUSTED LOT 708 A PER  
 BOUNDARY LINE ADJUSTMENT DEED DOCUMENT 1456155  
 SITUATE IN A PORTION OF  
 THE NORTH WEST 1/4 OF SECTION 29,  
 TOWNSHIP 19 NORTH, RANGE 19 EAST, M.D.M.  
 WASHOE COUNTY, NEVADA



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 (775) 786-1166  
 meyersurvey.com

SHT 1 OF 1

Record of Survey Map 6204

6204

CRIMINATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

WAB24-0009 EXHIBIT E



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

