



Planning Commission Staff Report

Meeting Date: January 6, 2025

Agenda Item: 8A

ABANDONMENT CASE NUMBER:	WAB25-0007 (Rocky Vista Abandonment)
BRIEF SUMMARY OF REQUEST:	Request to abandon Washoe County's interest in three, 33-foot-wide government patent easements.
STAFF PLANNER:	Jolene Bertetto, Planner 775.328.6101 jbertetto@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in three, 33' access easements along the north, east, and south portions of APN 017-200-11. The easement along the west property line is to remain in place.

Applicant/Owner: Harry Fry
 Location: 15990 Rocky Vista Rd.
 APN: 017-200-11
 Parcel Size: 5 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Southeast Truckee Meadows
 Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
 Commission District: 2 – Commissioner Clark



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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Abandonment Definition

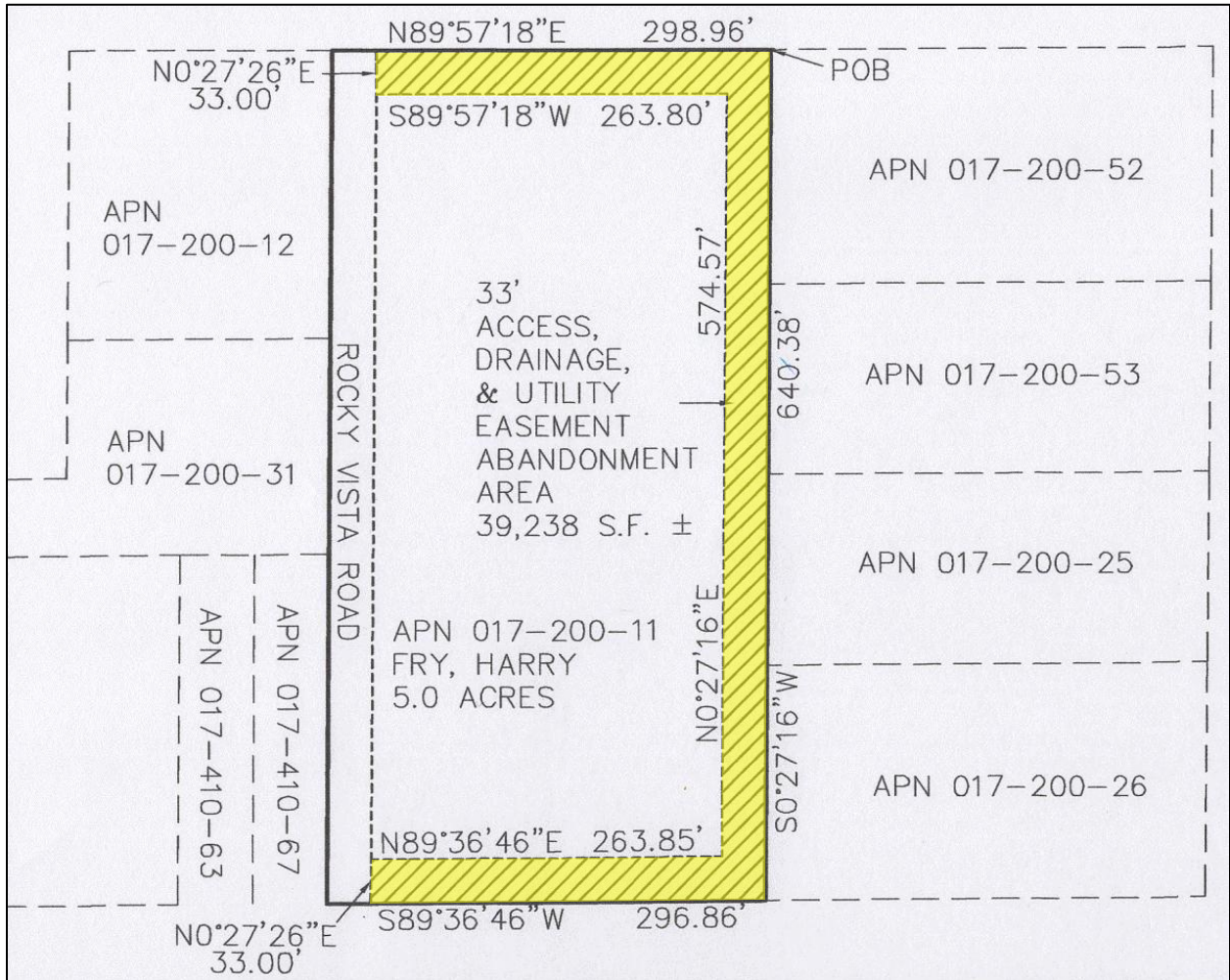
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB23-0007 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.

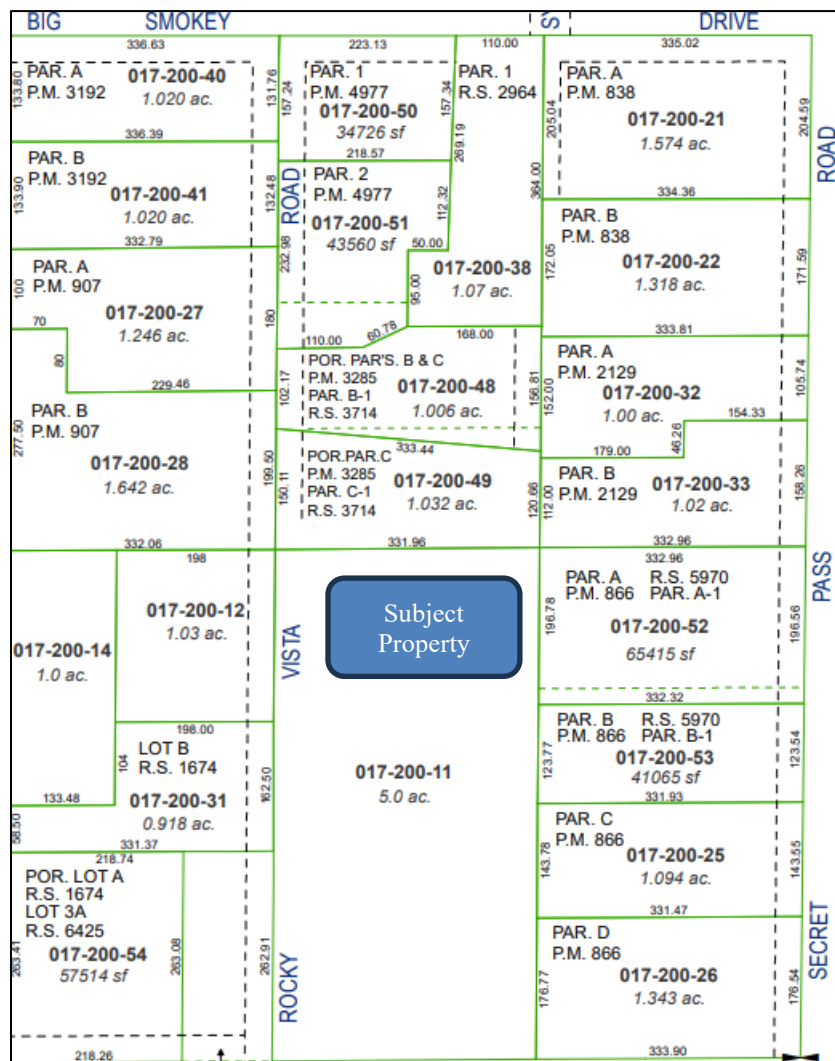
The subject property has a regulatory zone of Medium Density Suburban (MDS). Setbacks for the MDS regulatory zone are 20 feet from the front and rear property lines and 8 feet from the side property lines.



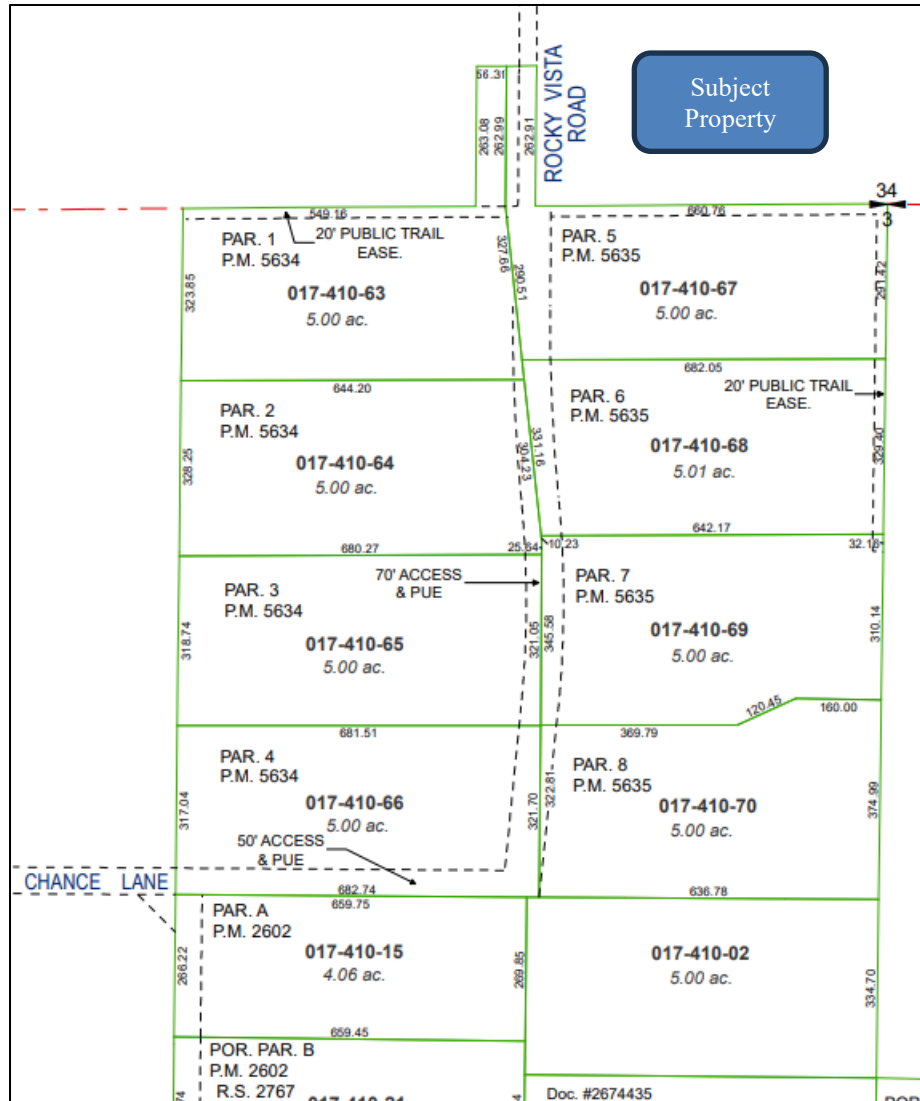
Site Plan

Project Evaluation

The applicant is requesting to abandon three, 33-foot-wide government patent easements along the north, east, and south portions of the subject property. The west portion of the easement would remain in place. All surrounding properties have their own access points and would not be negatively impacted by abandoning these patent easements, as shown in the accessor’s maps below. The property to the north is accessible via the northern segment of Rocky Vista Road; the properties to the east are accessible via Secret Pass Road; and the property to the south is accessible via the southern segment of Rocky Vista Road (the road continues south, joining with Chance Lane.) Staff are supportive of the applicant’s request to abandon these easements and did not find that the abandonment would result in foreseeable damage to other properties in the vicinity.



Surrounding Property Access Points- North & East



Surrounding Property Access Points- South

Southeast Truckee Meadows Planning Area

The subject parcel is located within the Southeast Truckee Meadows Planning Area. There are no relevant policies related to the abandonment of easements in the Southeast Truckee Meadows Planning Area section of the Washoe County Master Plan.

Reviewing Agencies

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

Washoe County Planning Commission

Agencies	Sent to Review	Responded	Provided Conditions	Contact
COUNTY				
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All)	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X	X	X	Robert Wimer, rwimer@washoecounty.gov
HEALTH				
NNPH EMS	X	X		
NNPH Environmental Health	X	X		
FIRE PROTECTION				
TMFPD	X			
UTILITIES				
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X			
Spectrum Cable	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 is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows Planning Area.

Staff Comments: The abandonment, as recommended by staff, is consistent with the policies, action programs, standards, and maps of the Master Plan and the Southeast Truckee Meadows Planning Area, 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, as recommended by staff, will not result in any material injury to the public. Access is already established to all adjoining lots, and access along the western property line will remain. 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: AT&T, TMWA, and NV Energy were sent the project description and application for evaluation. Staff received a response from AT&T stating that they had no concerns with the request. An existing water main runs along the

western segment of the property where the existing easement will remain in place, allowing for municipal service for the property to the south, which is currently undeveloped. Engineering conditions of approval require retention or relocation of any public utility easements to the satisfaction of Washoe County, if impacted.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB25-0007 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 WAB25-0007 for Harry Fry, 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, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3):

- (a) Master Plan. The abandonment is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows Planning Area; 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.
- (d) No longer required for a public purpose (NRS 278.480(3)). The government patent easement is no longer required for a public purpose.

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 WAB25-0007

The project approved under Abandonment Case Number WAB25-0007 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 6, 2026. 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.

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

- The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.
- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.

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 – Jolene Bertetto, Planner, 775.328.6100, jbortetto@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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. 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.
- 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

Washoe County Conditions of Approval

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. 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.

*** End of Conditions ***

From: [COOPER, CLIFFORD E](#)
To: [Bertetto, Jolene](#)
Subject: Abandonment Case Number WAB25-0007 (15990 Rocky Vista Abandonment)
Date: Tuesday, November 18, 2025 6:30:54 AM

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](#)

Jolene,
AT&T does not have any adverse comment on this project.
Thanks,

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

**WAB25-0007
EXHIBIT B**



Date: November 25, 2025

To: Jolene Bertetto, Planner

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

Re: Abandonment Case WAB25-0007 15990 Rocky Vista Roadway Easement
Abandonment
APN: 017-200-11

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of a roadway easement along the northern, eastern, and southern borders of the lot. The parcel is located on approximately 5 acres west of Toll Road in South Reno. 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 MST Surveying. 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 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. 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.

WAB25-0007
EXHIBIT B

From: [Program, EMS](#)
To: [Bertetto, Jolene](#)
Cc: [Program, EMS](#)
Subject: FW: November Agency Review Memo II - Abandonment Case Number WAB25-0007 (15990 Rocky Vista Abandonment)
Date: Thursday, November 20, 2025 11:33:44 AM
Attachments: [image001.png](#)

Good Morning,

The EMS Program has reviewed the November Agency Review Memo II - Abandonment Case Number WAB25-0007 (15990 Rocky Vista Abandonment), and has no concerns or questions at this time based on the information provided.

Thank you



April Miller
Sr. Office Specialist
Population Health Division

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

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WAB25-0007
EXHIBIT B

December 3, 2025

Washoe County Community Services
Planning and Development Division

RE: 15990 Rocky Vista Abandonment; 017-200-11
Abandonment Case; WAB25-0007

Dear Washoe County Staff:

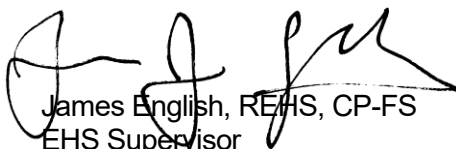
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

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 on a parcel which shall be served by community water and onsite domestic onsite sewage disposal systems.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

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





Date: November 25, 2025

To: Jolene Bertetto, Planner

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

Re: Abandonment Case Number WAB25-0007 (15990 Rocky Vista Abandonment)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in three 33' access easements along the north, east, and south portions of APN 017-200-11. The easement along the west property line is to remain in place.

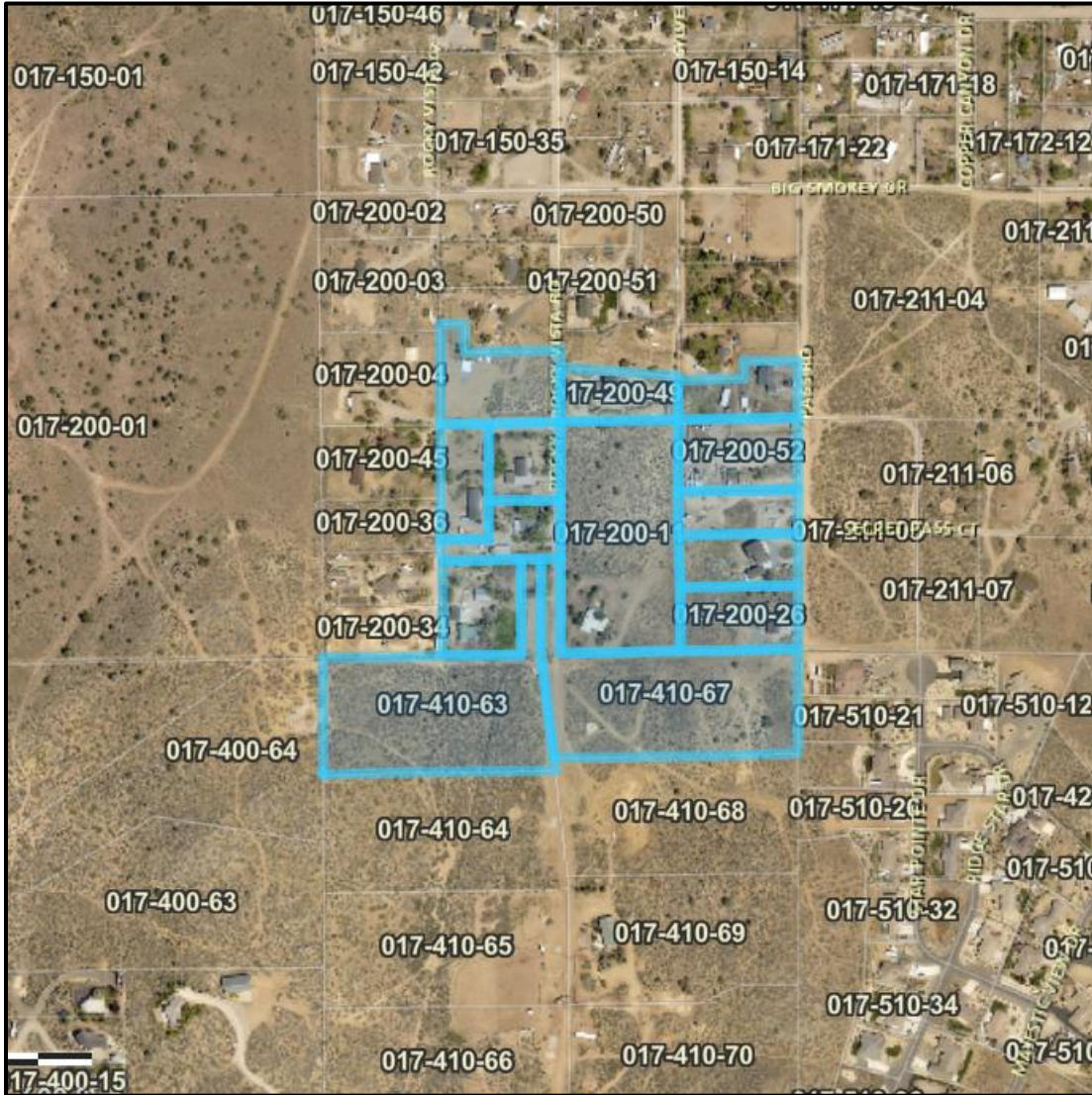
The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this abandonment.

**WAB25-0007
EXHIBIT B**

Public Notice

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of 11 (eleven) separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



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: 15990 Rocky Vista			
Project Description: Patent # 1218140 Abandonment			
Project Address: 15990 Rocky Vista Reno, NV 89511			
Project Area (acres or square feet): 5 acres			
Project Location (with point of reference to major cross streets AND area locator): Toll Rd., Big Smokey Dr. Rocky Vista Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-200-11	5		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Harry Fry		Name: Simon Braun	
Address:		Address: _____	
Zip: _____		Zip: Reno	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
Contact Person: _____		Contact Person: _____	
Applicant/Developer:		Other Persons to be Contacted:	
Name: _____		Name: _____	
Address: _____		Address: _____	
Zip: _____		Zip: _____	
Phone: _____	Fax: _____	Phone: _____	Fax: _____
Email: _____		Email: _____	
Cell: _____	Other: _____	Cell: _____	Other: _____
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): _____	

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

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

Abandon the north, east and south portions of the patent.

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

Document # 339769

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

N/A

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

West portion of the easement to remain in place.

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?

All surrounding properties have their own access points that won't be impeded by abandoning this patent.

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	* No 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.

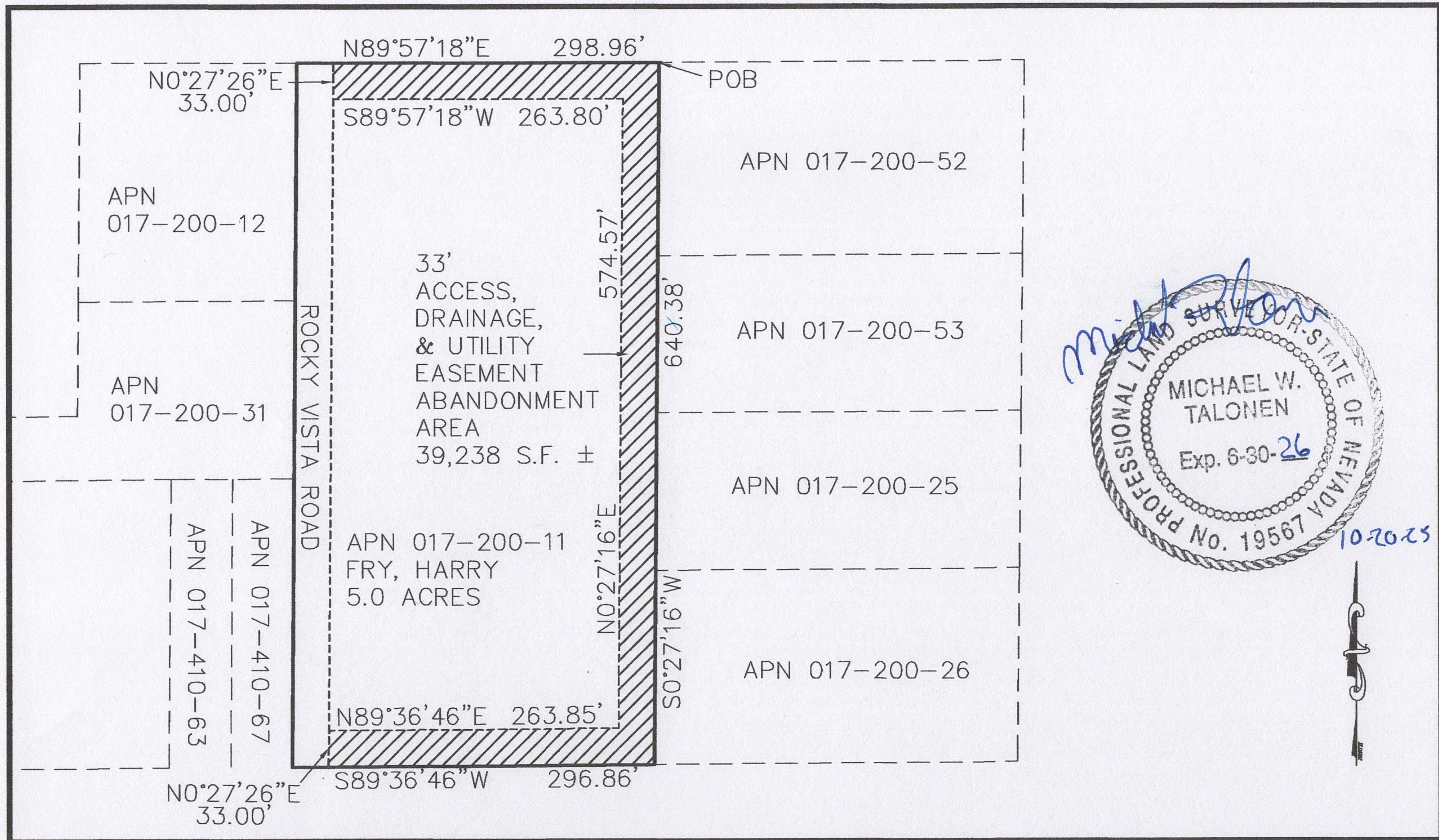
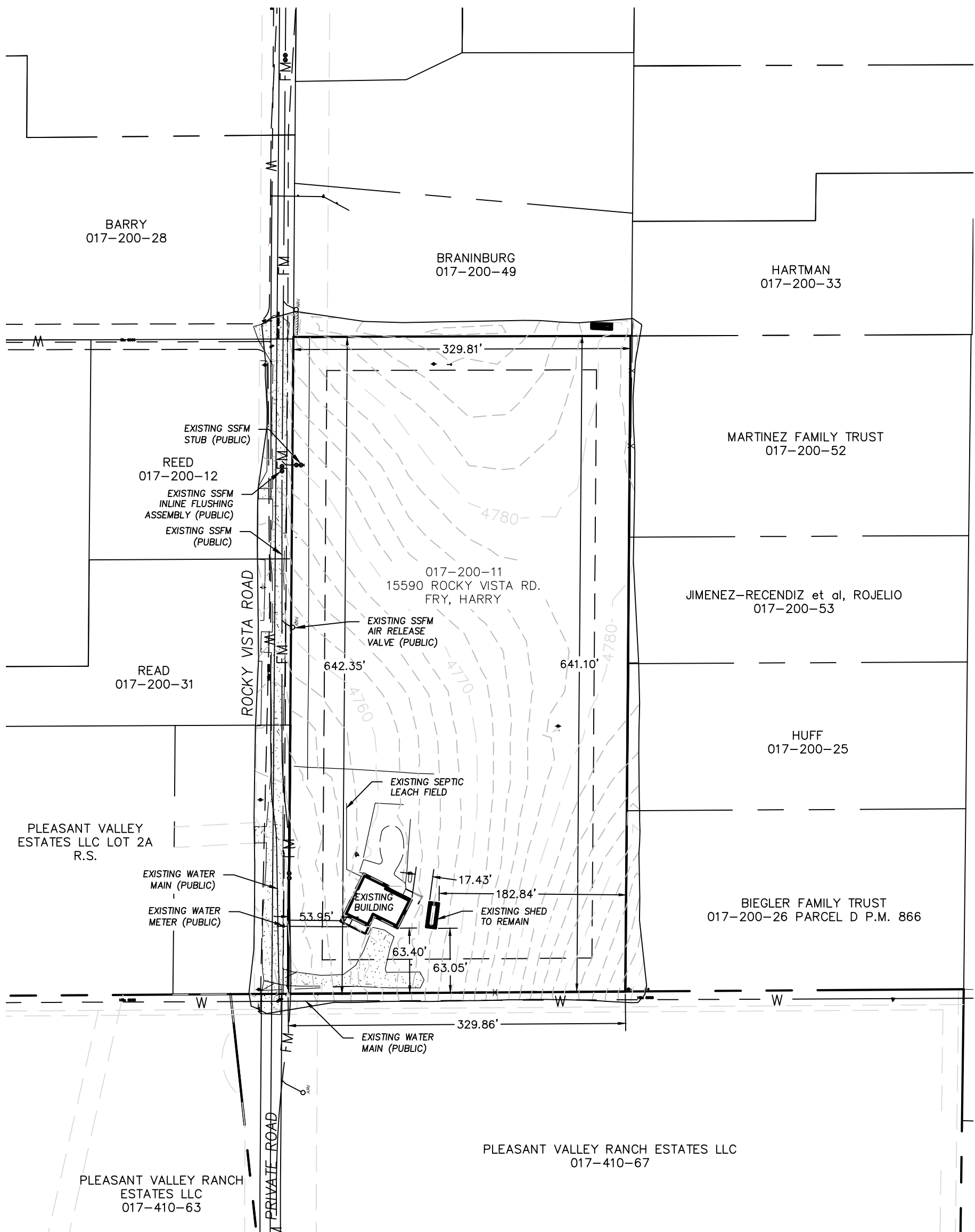


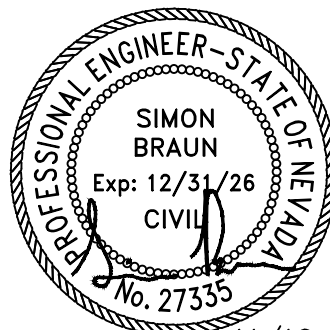
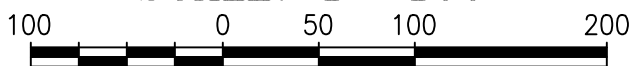
EXHIBIT "B" APN 017-200-11 33' EASEMENT ABANDONMENT WASHOE COUNTY, NEVADA	SCALE: 1"=150'	MST Surveying <small>SURVEYORS</small> <small>15506 Quicksilver Drive Reno, Nevada 89511</small> <small>(775) 544-7817 • mike@mstsurveying.com</small>
	DRAWN BY: MT	
	10-20-25 23125.00	

15990 ROCKY VISTA RD SITE PLAN

NOVEMBER 2025



SCALE: 1" = 100'



11/10/25

PREPARED BY:

BRAUN
ENGINEERING

RENO, NV
775.277.3584