



Planning Commission Staff Report

Meeting Date: March 3, 2026

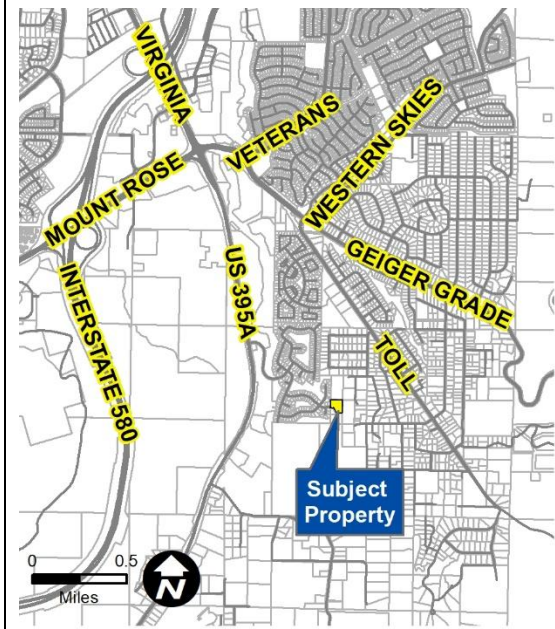
Agenda Item: 7B

ABANDONMENT CASE NUMBER:	WAB26-0001 (Dierksen)
BRIEF SUMMARY OF REQUEST:	Request to abandon the County's interest in two 33-foot-wide easements and a 13-foot portion of an easement
STAFF PLANNER:	Julee Olander, Planner 775.328.3627 jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in two 33-foot access easements along the northern and eastern portions of the parcel and a 13-foot portion of an easement along the western property line.

Applicant/Owner: Sierra Dierksen
 Location: 16000 Perlite Drive
 APN: 017-111-19
 Parcel Size: 2.428 acres
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDS)
 Planning Area: 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

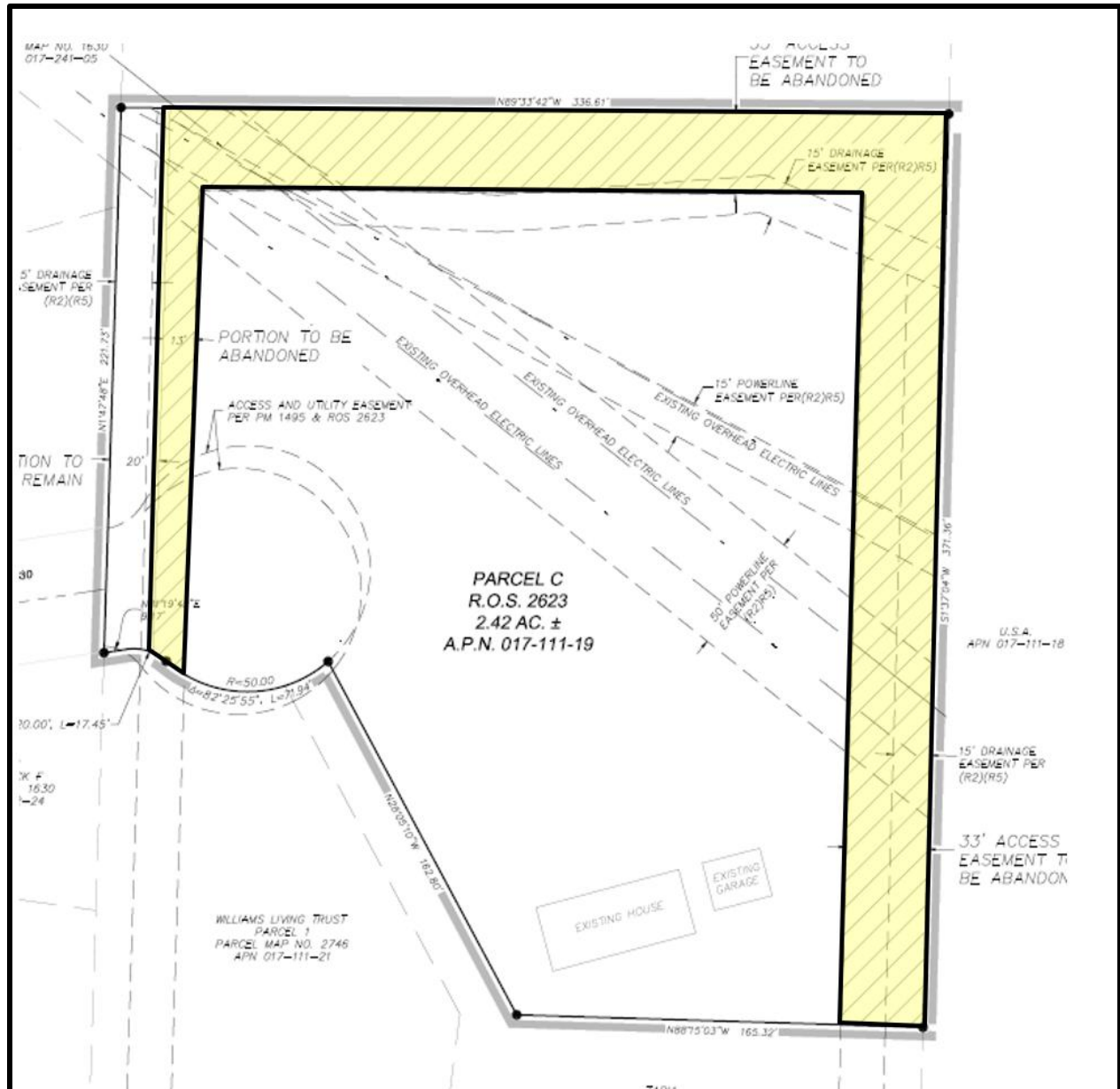
The purpose of an abandonment is to allow for the vacation or abandonment of the County's interest in easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed 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 WAB26-0001 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.



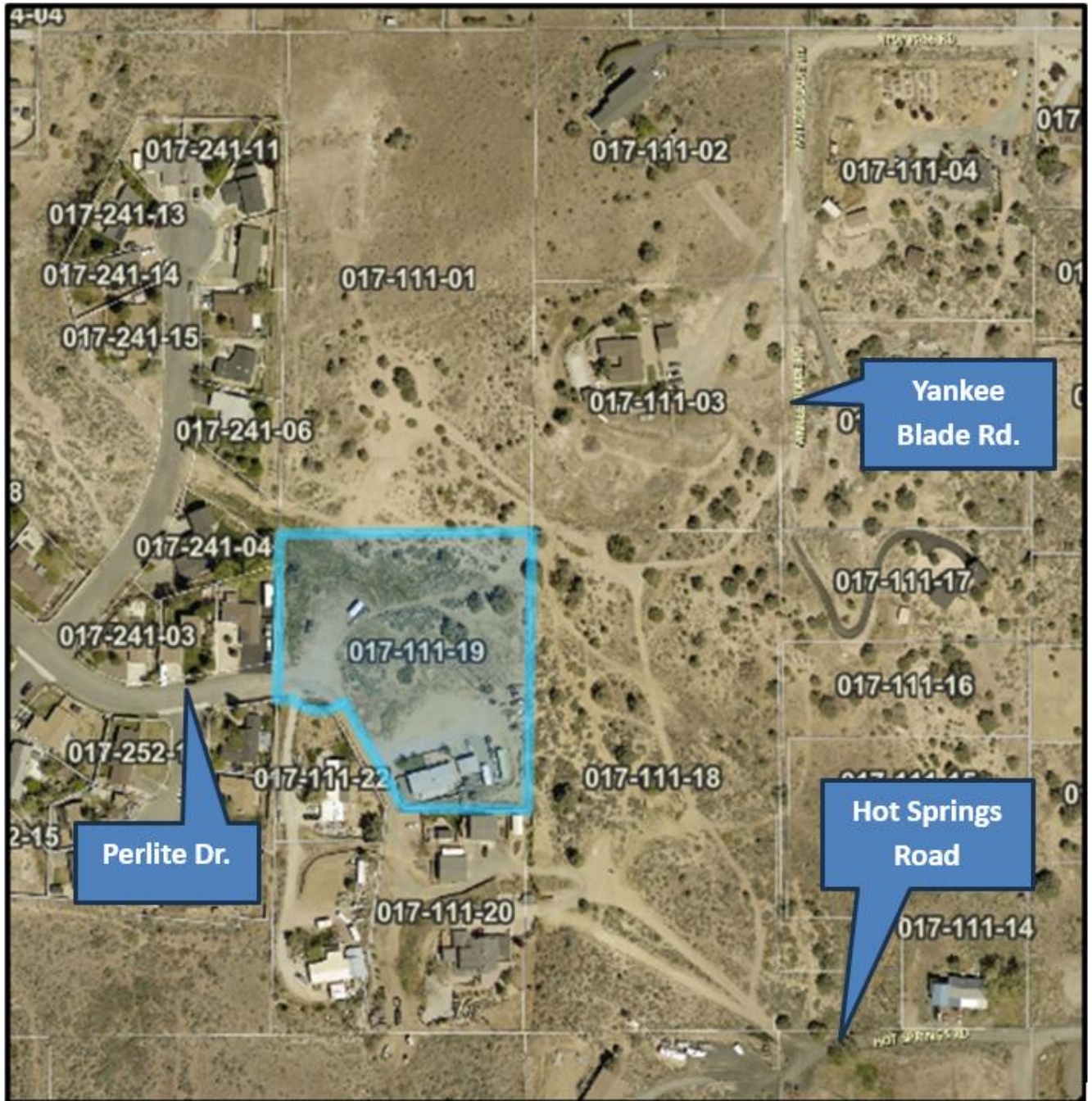
Site Plan

Project Evaluation

The applicant is requesting to abandon Washoe County’s interest of two 33-foot access easements along the northern and eastern portions of the parcel and a 13-foot portion of an access easement along the western property line. There is a 33-foot easement along the western property line, however the request is to abandon only 13-feet in order to allow a 20-foot portion to be retained for access to a neighboring northern parcel (See Assessor’s map, page 5).

None of the easements are developed as roadways and do not provide access to the adjacent parcels; except, as noted above, 20 feet of the easement along the western property line will be maintained as an access easement to ensure access to the parcel to the north. As can be seen on the assessor’s map below (See Assessor’s Map, page 5),

the parcels to the east have access by means of Yankee Blade Road and Hot Springs Road. Other parcels to the west have access by Perlite Drive. Access to the 5-acre parcel to the north (APN: 017-111-01), owned by the United States of America, may require use of the 20 feet of the access easement being retained along the western property line. All drainage easements, even those that overlap the access easement, are unaffected by this abandonment.



Assessor's Map

Southeast Truckee Meadows Planning Area

The subject parcel is located within the Southeast Truckee Meadows Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Southwest Truckee Meadows 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 Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Environmental Health	X			
TMFPD	X	X		
AT&T	X	X		
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 Southeast Truckee Meadows Planning Area.

***Staff Comments:** The abandonment 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 along the east and west portion of the parcel. Only 13-feet of the western 33-foot easement is proposed to be abandoned, with 20-feet remaining for access to the*

parcel to the north. 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, NV Energy, and Truckee Meadows Water Authority (TMWA) were sent the project application and no comments were received. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements (See Conditions of Approval included in Exhibit A- 2c).

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB26-0001 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 WAB26-0001 for Sierra Dierksen, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

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

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 WAB26-0001

The project approved under Abandonment Case Number WAB26-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 3, 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.

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 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 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.
- b. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 33-foot width of the northern and eastern access easements, and a 13-foot portion of the western access easement to retain adequate access easement width on the west side of the property to perpetuate access to neighboring parcels.
- c. 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.

Washoe County Conditions of Approval

- d. Retention of all drainage easements as shown on Parcel Map Nos. 1495 and 2746 is required to the satisfaction of the County Engineer.
- e. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
- f. 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 ***



Date: January 27, 2026

To: Julee Olander, Planner

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

Re: Abandonment Case WAB26-0001 Dierksen Abandonment
APN: 017-111-19

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of the access easement along the western, northern, and eastern borders on the subject parcel and is located on approximately 2.42 acres on the west side of Toll Road. 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 John Gomez, PLS. 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

Discussion:

1. Following discussion with staff, Engineering recommends approval of the abandonment of a 33-foot access easement along the northern and eastern portions of the parcel. However, the access easement along the western border should only abandon a 13-foot eastern portion of the access easement in order to allow the western 20-foot portion to be retained to perpetuate access to neighboring parcels.

Conditions:

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.
2. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 33-foot width of the northern and eastern access easements, and a 13-foot eastern portion of the western access easement to retain adequate access easement width on the west side of the property to perpetuate access to neighboring parcels.
3. 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

WAB26-0001
EXHIBIT B

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.

4. Retention of all drainage easements as shown on Parcel Map Nos. 1495 and 2746 is required to the satisfaction of the County Engineer.
5. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
6. 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.

WAB26-0001
EXHIBIT B

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: Abandonment Case Number WAB26-0001 (Dierksen)
Date: Thursday, January 15, 2026 8:09:51 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](#)

Julee,

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

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

**WAB26-0001
EXHIBIT B**

From: [Donohue, Jen](#)
To: [Olander, Julee](#)
Subject: WAB26-0001, Dierksen Abandonment
Date: Monday, January 19, 2026 11:54:51 AM

Greetings Julee.

TMFPD has no conditions/requirements for the abandonment (WAB26-0001). However, the future Parcel Map (indicated in the response to question 3) shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.

Regards,

Jen Donohue

Contract Fire Plans Examiner

Truckee Meadows Fire & Rescue

jdonohue@tmfpd.us | Cell: 775.447-5780

3663 Barron Way, Reno, NV 89511

WAB26-0001
EXHIBIT B



Date: January 26, 2026

To: Julee Olander, Planner

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

Re: Abandonment Case Number WAB26-0001 (Dierksen)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in three 33 foot wide easements along the west, north and east property lines.

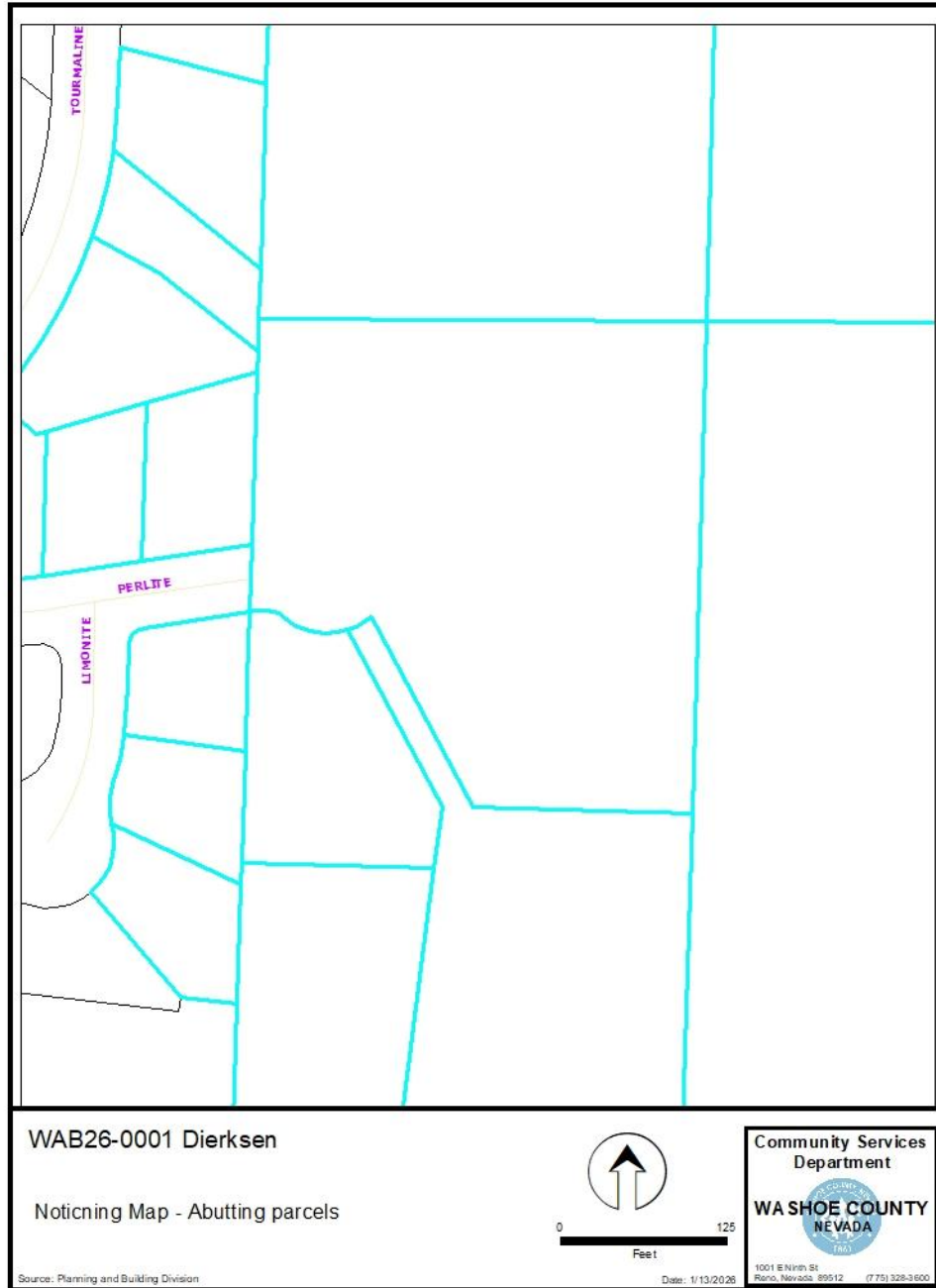
The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this abandonment.

**WAB26-0001
EXHIBIT B**

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 **14** separate property owners.



NOTICING MAP

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: 16000 Perlite Dr.- Easement Abandonment			
Project Description: Remove 33' access easements from west, north, and east edges of the property boundary.			
Project Address: 16000 Perlite Drive Reno, NV 89521			
Project Area (acres or square feet): 2.428 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-111-19	2.428		
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: Sierra Dierksen		Name: John Gomez	
		Address:	
		Zip:	
Fax:		Fax:	
Other:		Other:	
Contact Person: Sierra Dierksen		Contact Person: John Gomez	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
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?

The West, North and East 33' of APN No. 07-111-19

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

Parcel Map 1495, Recorded July 13, 1983 as file no. 866584

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

Residential Structure setback requirements for future Parcel Map

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

None

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

The easement currently does not serve any access to any adjoining properties.

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

* Yes	* No X
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IMPORTANT

NOTICE REGARDING ABANDONMENTS:

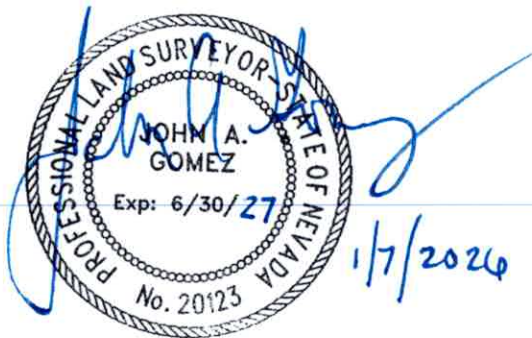
To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment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

EXHIBIT A

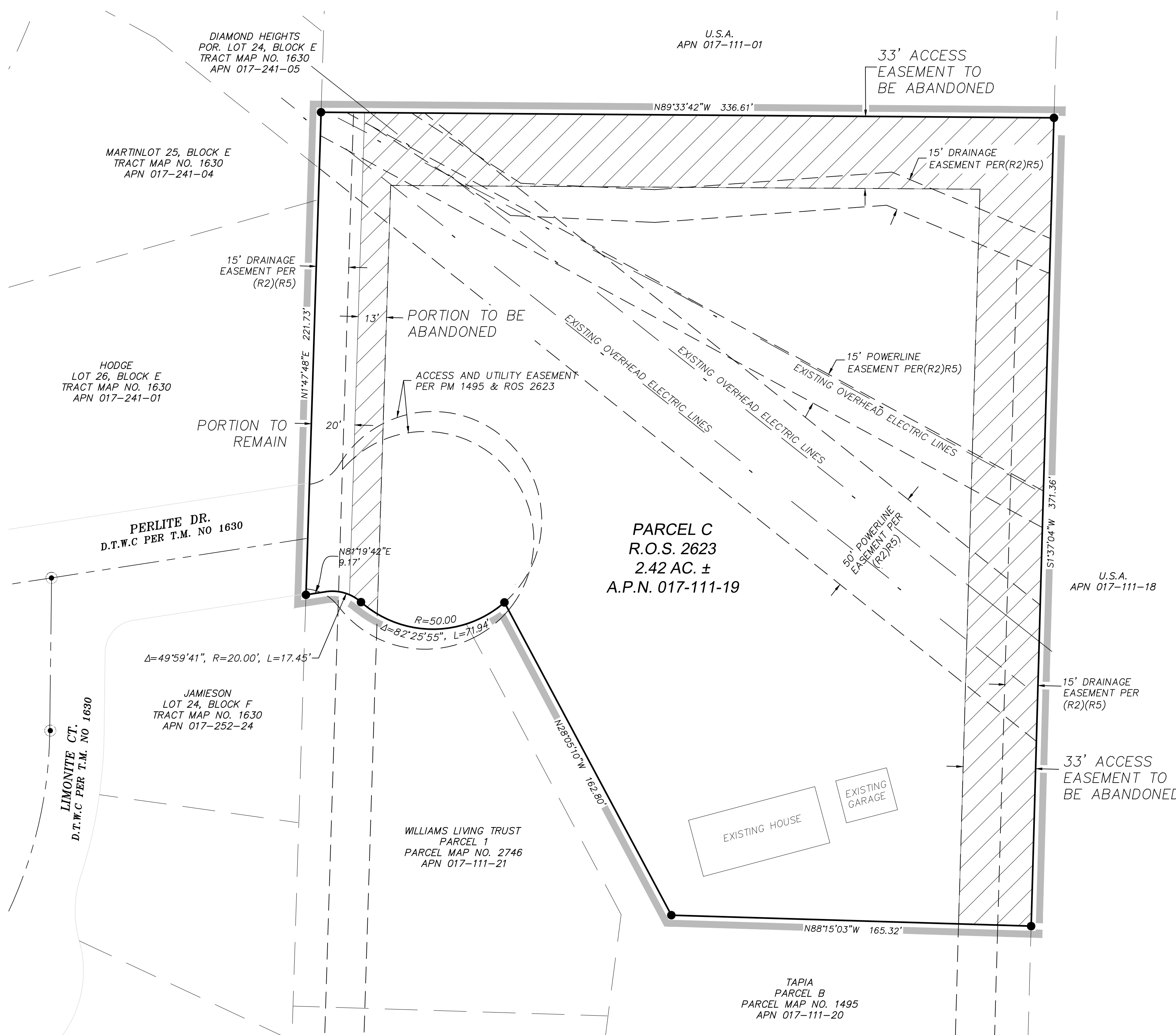
Legal Description

All that certain real property, situate in the East One Half (E1/2), of the Southwest One-Quarter (SW1/4) of the Northwest One Quarter (NW1/4) Section 34, Township 18 North, Range 20 East, Mount Diablo Meridian, Washoe County Nevada, and more particularly described as follows;

Being Parcel C as shown on Record of Survey No 2632, recorded September 1, 1993, as File No. 1708695, in The Official Records Of Washoe County, Nevada;



Prepared by:
John A. Gomez, PLS 20123
JMG Surveying, LLC
3690 Glen Echo Ct.
Reno, NV 89509



BASIS OF BEARINGS

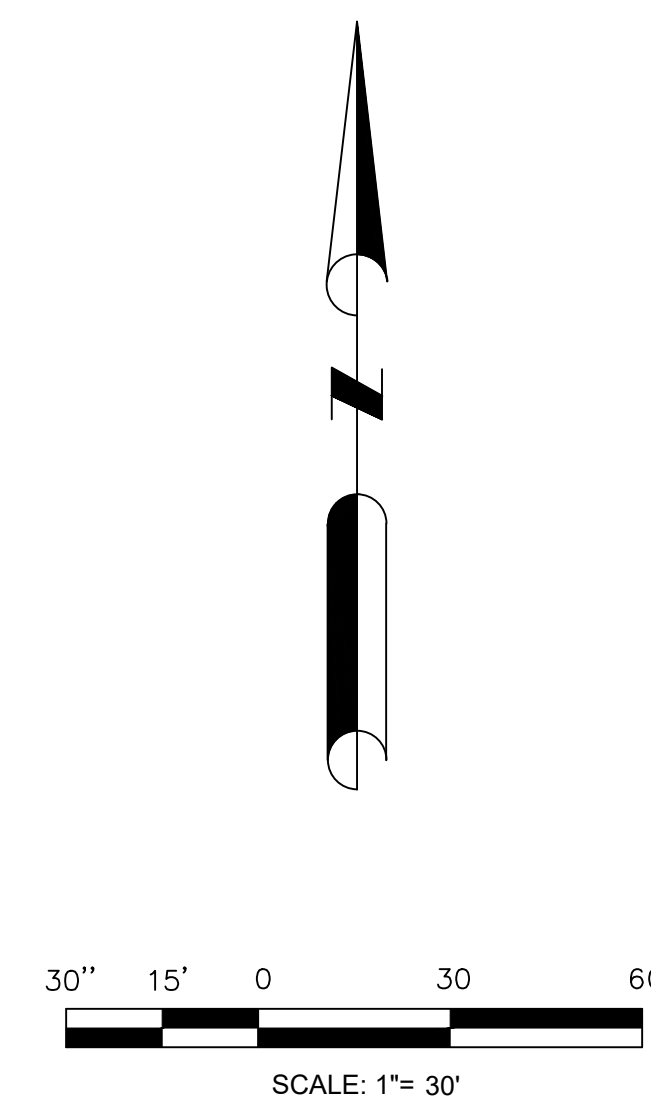
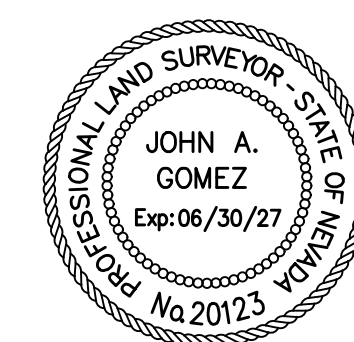
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, TRANSMITTED BY WASHOE COUNTY C.O.R.S. "S11SM1500" (WRF). GROUND COORDINATES SHOWN REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939. ALL DISTANCES SHOWN ARE GROUND DISTANCES

REFERENCE DOCUMENTS

1. TRACT MAP NO 1630, RECORDED MARCH 10, 1977 AS FILE NO. 453117
 2. PARCEL MAP NO. 1495, RECORDED JULY 13, 1977 AS FILE NO. 866584
 3. PARCEL MAP NO. 2746, RECORDED SEPTEMBER 8, 1993 AS FILE NO 1710201
 4. DEED DOCUMENT NO. 1708694, RECORDED SEPTEMBER 1, 1993
 5. RECORD OF SURVEY NO. 2623, RECORDED SEPTEMBER 1, 1993 AS FILE NO 1708695
- ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

- BOUNDARY CORNER
- FOUND STREET CENTERLINE EMONUMENT
- D.T.W.C. DEDICATED TO WASHOE COUNTY
- SUBJECT PROPERTY BOUNDARY
- PUBLIC RIGHT-OF-WAY
- ADJACENT PARCEL LINES
- - - EASEMENT LIMITS
- ▨ PROPOSED ABANDONMENT AREA



SITE PLAN	
PROPOSED ABANDONMENT AREA	
PARCEL C OF RECORD OF SURVEY NO 2623, RECORDED SEPTEMBER 1, 1993 AS FILE NO. 1708694 A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST M.D.M.	
WASHOE COUNTY	STATE OF NEVADA
3690 GLEN ECHO CT. RENO, NV 89509 JMG@SURVEY.COM 775-232-4837	DATE: 9-7-2026 PROJECT NO. 116 SHEET 1 OF 1