

## 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: Rock Springs Solar - Indian Lane			
Project Description: Request to abandon the 50ft access easement across APN 074-061-29 and APN 074-061-30			
Project Address:			
Project Area (acres or square feet): Approximately 21.8 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Approximately 1/4 mile west of the intersection of Rainbow Way and Indian Lane			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
074-061-29	10.934		
074-061-30	10.872		
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). WSUP21-0001 Rock Springs Solar			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Linda Bell & Tina Hampe		Name:	
Address: See affidavits		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: ConEd CEB Rock Solar		Name:	
Address: 101 West Broadway #1120		Address:	
San Diego, CA Zip: 92101		Zip:	
Phone: 619-507-4130 Fax:		Phone: Fax:	
Email: herediaj@conedCEB.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Joan Heredia		Contact Person:	
<b>For Office Use Only</b>			
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?

Abandonment of 50 ft RDWY & utility easement on the south edge of parcels 074 061 29 (Bell) and 074 061 30 (Church)

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

Sheet 2 of Pyramid Lake Ranches Unit No. 2, filed as Record of Survey 401.

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

Solar panels and ancillary facilities associated with WSUP21-0001 Rock Springs Solar

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

None, the noted parcels are part of the solar project area. Access available from Fish Springs Rd and utilities could be obtained from adjacent parcels, if necessary in the future.

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?

Alternate access via Fish Springs Rd and Utility easements 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
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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.



JANUARY, 1961

348852  
940882

V104

RECORD OF SURVEY  
 EXTENDED  
**PYRAMID LAKE RANCHES UNIT NO. 2**  
 IN UNINCORPORATED TERRITORY OF WASHOE COUNTY  
 SURVEYED BY C-S-T ENGINEERING COMPANY

SCALE: 1" = 300'



FOR LEGAL DESCRIPTIONS SEE SHEET NO. 3

See 21st Meridian  
Spring Corner, registered by monument  
of the survey & survey section lines

See 21st Meridian  
Spring Corner  
of section line

401 A

401 A



**Property Owner Affidavit**

**Applicant Name:** CED Rock Springs Solar, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF <sup>Montana</sup> ~~NEVADA~~ )  
COUNTY OF <sup>Flathead</sup> ~~WASHOE~~ )

I, Linda Bell  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

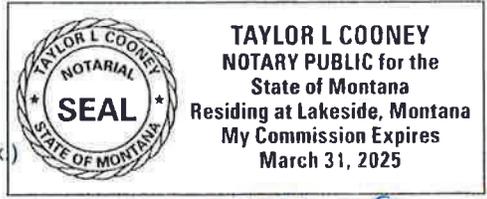
Assessor Parcel Number(s): 074 061 29

Printed Name Linda Bell  
Signed Linda Bell  
Address 204 Bergans Dr  
W Intyish, MT 59937  
(Notary Stamp)

Subscribed and sworn to before me this 21 day of June, 21.

Montana, Flathead  
Notary Public in and for said county and state

My commission expires: March 31, 2025



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Notary Signature Taylor Cooney

### Property Owner Affidavit

**Applicant Name:**

CED Rock Springs Solar, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )

COUNTY OF WASHOE )

Tina Hampe  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 074 061 30

Printed Name Tina Hampe

Signed Tina Hampe

Address 2436 E. Commonwealth Ave  
Fullerton, CA 92831

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
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- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
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See A  
Doc

# CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Orange )

Subscribed and sworn to (or affirmed) before me on this 30<sup>th</sup> day  
of June, 20 21, by Tina Hampe

proved to me on the basis of satisfactory evidence to be the person(s)  
who appeared before me.



(Seal)

Signature [Handwritten Signature]

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Property Owner  
Affidavit

containing \_\_\_\_\_ pages, and dated 06/30/2021

**Attached  
Documents**

Additional Information
<b>Method of Affiant Identification</b>
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Affiant(s) Thumbprint(s) <input type="checkbox"/> Describe: _____

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07406129	Active	6/29/2021 1:42:01 AM

**Current Owner:**  
 BELL, TERRY L & LINDA  
 204 BEARGRASS CIR  
 WHITEFISH, MT 59937

**SITUS:**  
 0 FISH SPRINGS RD  
 WASHOE COUNTY NV

**Taxing District**  
 9000

**Geo CD:**

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$39.44	\$39.44	\$0.00	\$0.00	\$0.00
2019	\$37.56	\$37.56	\$0.00	\$0.00	\$0.00
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00
2016	\$33.53	\$33.53	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>



Washoe County Treasurer  
 Tammi Davis

## Account Detail

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### CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

### Pay Online

No payment due for this account.

### Washoe County Parcel Information

Parcel ID	Status	Last Update
07406130	Active	6/29/2021 1:42:01 AM

**Current Owner:**  
 HAMPE, TINA  
 2436 E COMMONWEALTH AVE  
 FULLERTON, CA 92831

**SITUS:**  
 0 FISH SPRINGS RD  
 WASHOE COUNTY NV

**Taxing District**  
 9000

**Geo CD:**

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$39.44	\$39.44	\$0.00	\$0.00	\$0.00
2019	\$37.56	\$53.89	\$0.00	\$0.00	\$0.00
2018	\$35.84	\$35.84	\$0.00	\$0.00	\$0.00
2017	\$34.40	\$34.40	\$0.00	\$0.00	\$0.00
2016	\$33.53	\$42.91	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

### Disclaimer

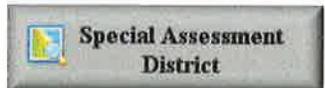
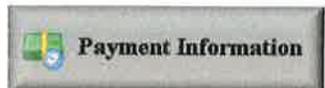
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

### Pay By Check

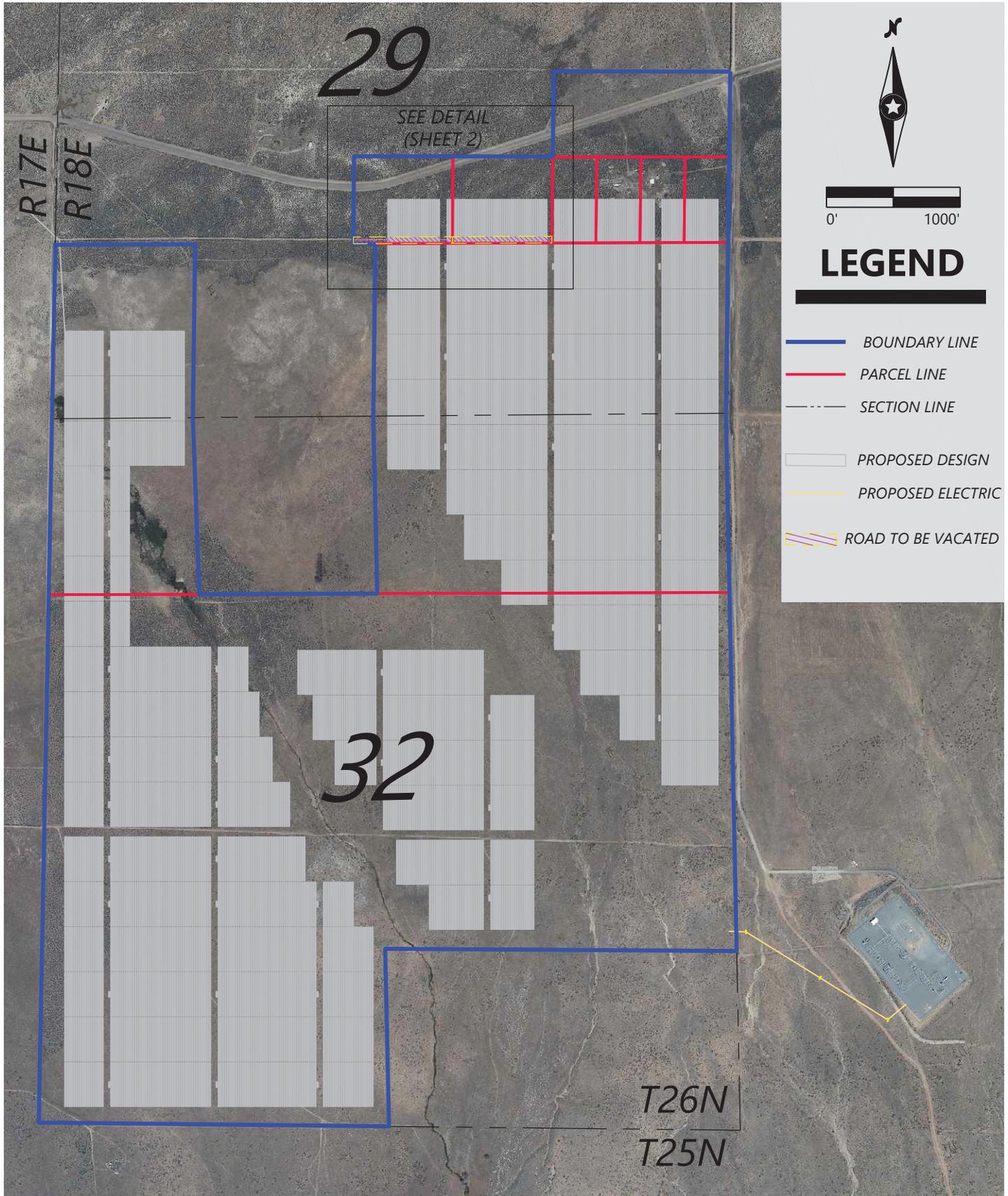
Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



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# Westwood

Phone (320) 253-9495 3701 12th Street North, Suite 206  
 Fax (320) 358-2001 St. Cloud, MN 56303  
 Toll Free (800) 270-9495 westwoodps.com

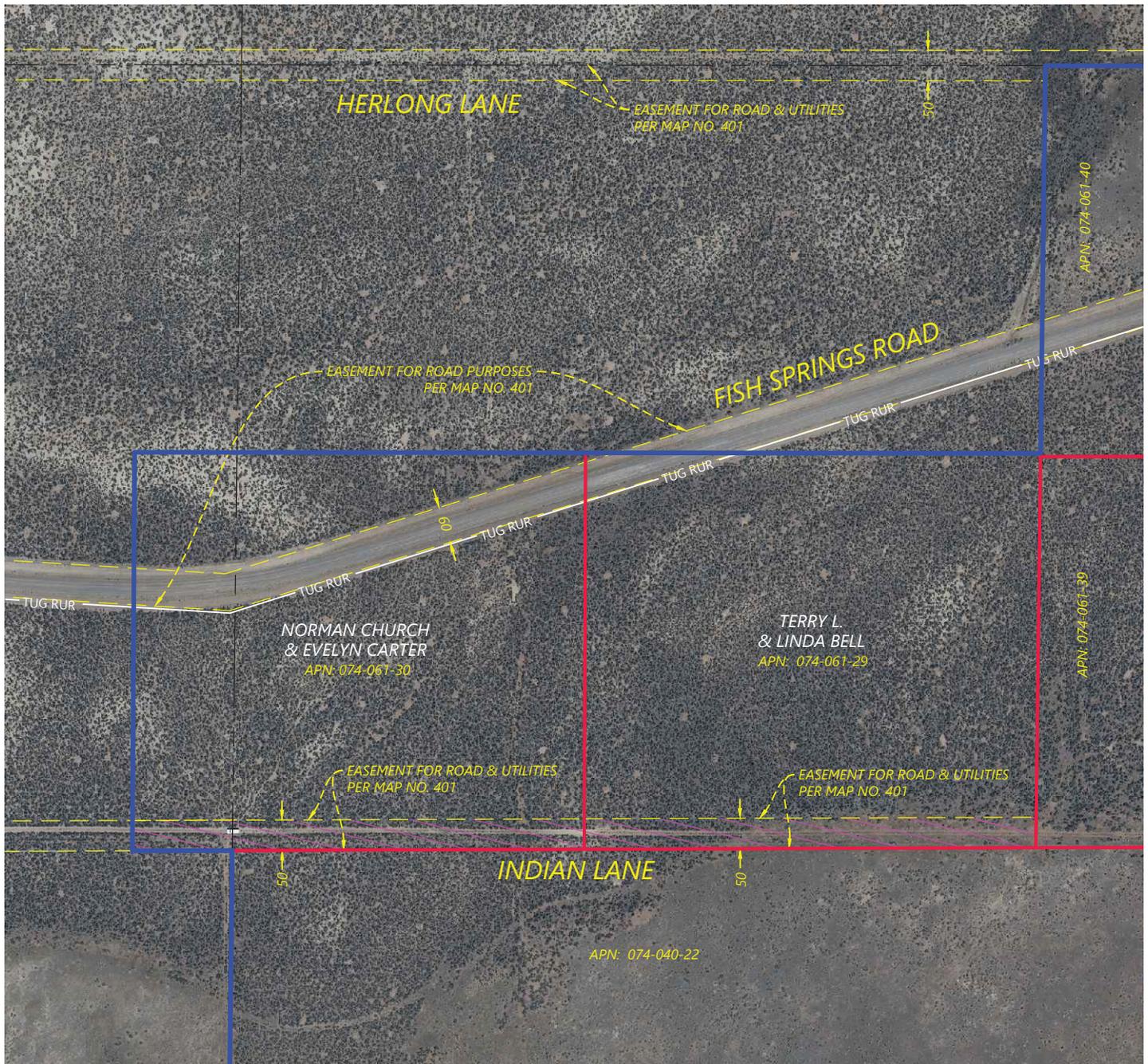
Westwood Professional Services, Inc.

## Rock Springs Solar Project

Washoe County, Nevada

## Vacated Road Exhibit - Overview

DATE: 05/28/2021 SHEET: 01 of 02



## LEGEND

- BOUNDARY LINE
- PARCEL LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING TEL. UNDERGROUND
- ROAD TO BE VACATED



N:\024310\_00\_CAD\Survey\024310\_00V-EKH02-Overall-Abandonment-Detail.dwg

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## Rock Springs Solar Project

Washoe County, Nevada

## Vacated Road Exhibit - Detail

DATE: 05/28/2021 SHEET: 02 of 02