

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

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: Rock Springs Solar - Indian Lane Abandonment | | | |
| Project Description: Request to Abandon the 50' access easement (Indian Lane) across southern boundary of 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 AND 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 | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP21-0001, WAB21-0009, WAC23-0003, WAC25-0018 | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: CED Rock Springs Solar LLC | | Name: Holland & Hart LLP | |
| Address: 100 Summit Lake Dr., Suite 200 | | Address: 5470 Kietzke Lane, Suite 100 | |
| Vahalla, NY | Zip: 10595 | Reno, NV | Zip: 89511 |
| Phone: | Fax: | Phone: 775.327.3000 | Fax: |
| Email: Jacquelline.DeLaRocha@rwe.com | | Email: DRThornley@hollandhart.com | |
| Cell: 619.306.6898 | Other: | Cell: 775.857.8905 | Other: |
| Contact Person: Jacquelline DeLaRocha | | Contact Person: Doug Thornley | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: CED Rock Springs Solar LLC | | Name: | |
| Address: 100 Summit Lake Dr., Suite 200 | | Address: | |
| Vahalla, NY | Zip: 10595 | | Zip: |
| Phone: | Fax: | Phone: | Fax: |
| Email: Jacquelline.DeLaRocha@rwe.com | | Email: | |
| Cell: 619.306.6898 | Other: | Cell: | Other: |
| Contact Person: Jacquelline DeLaRocha | | 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?

Requested abandonment of a 50' roadway and utility easement on southern boundary of APNs 074-061-29 and 074-061-30

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 subject parcels are part of the solar project area. Adjacent parcels to the east are also owned by CWE Rock Springs Solar LLC and may obtain access and utilities from Fish Springs Road in the future, if necessary.

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 Road and utility easements in close proximity.

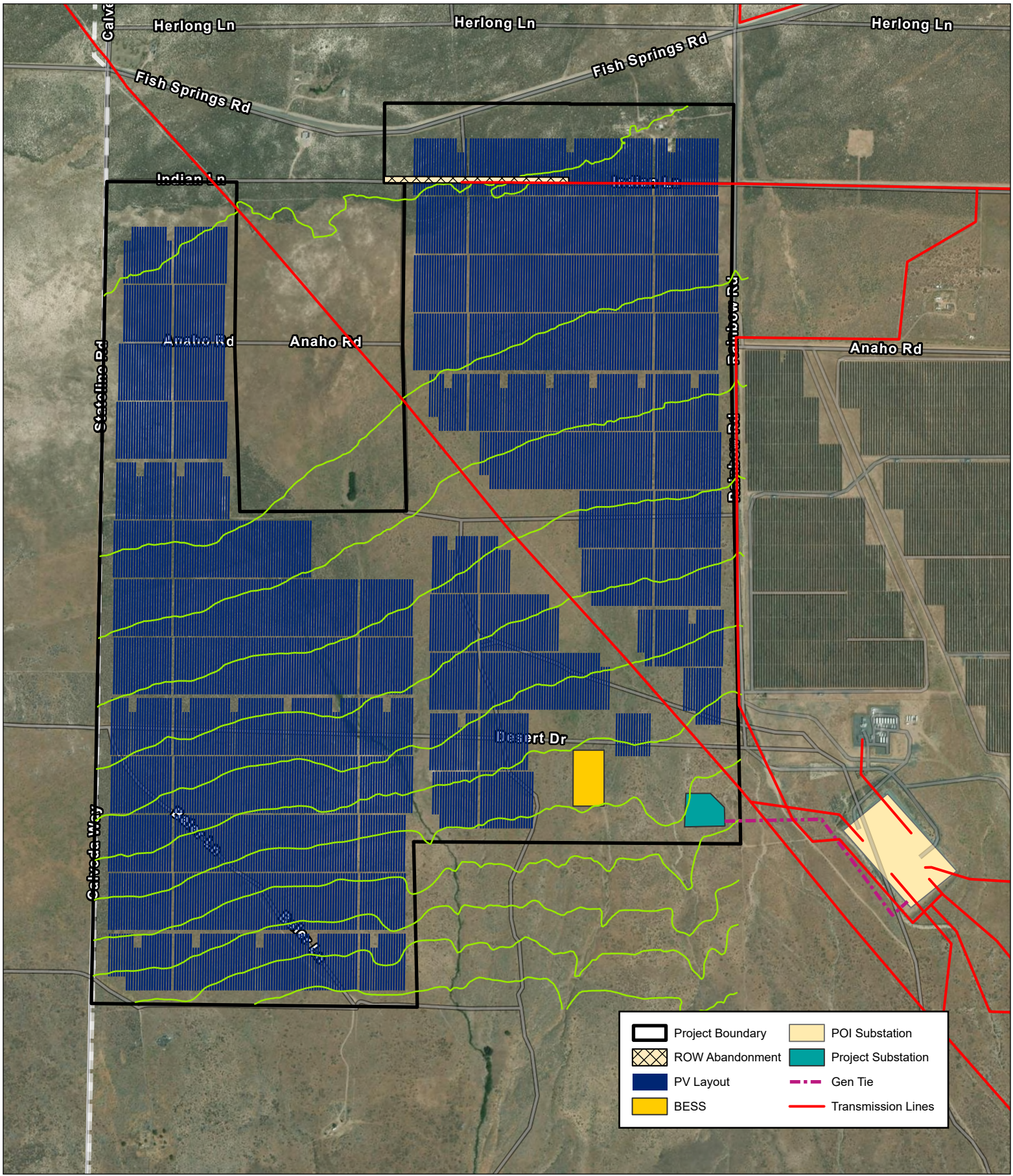
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

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

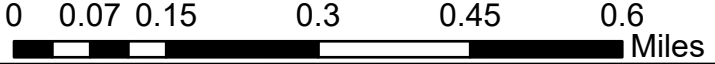
IMPORTANT

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.



April 02, 2026
 NAD 1983 2011 StatePlane Nevada West FIPS 2703 Ft US

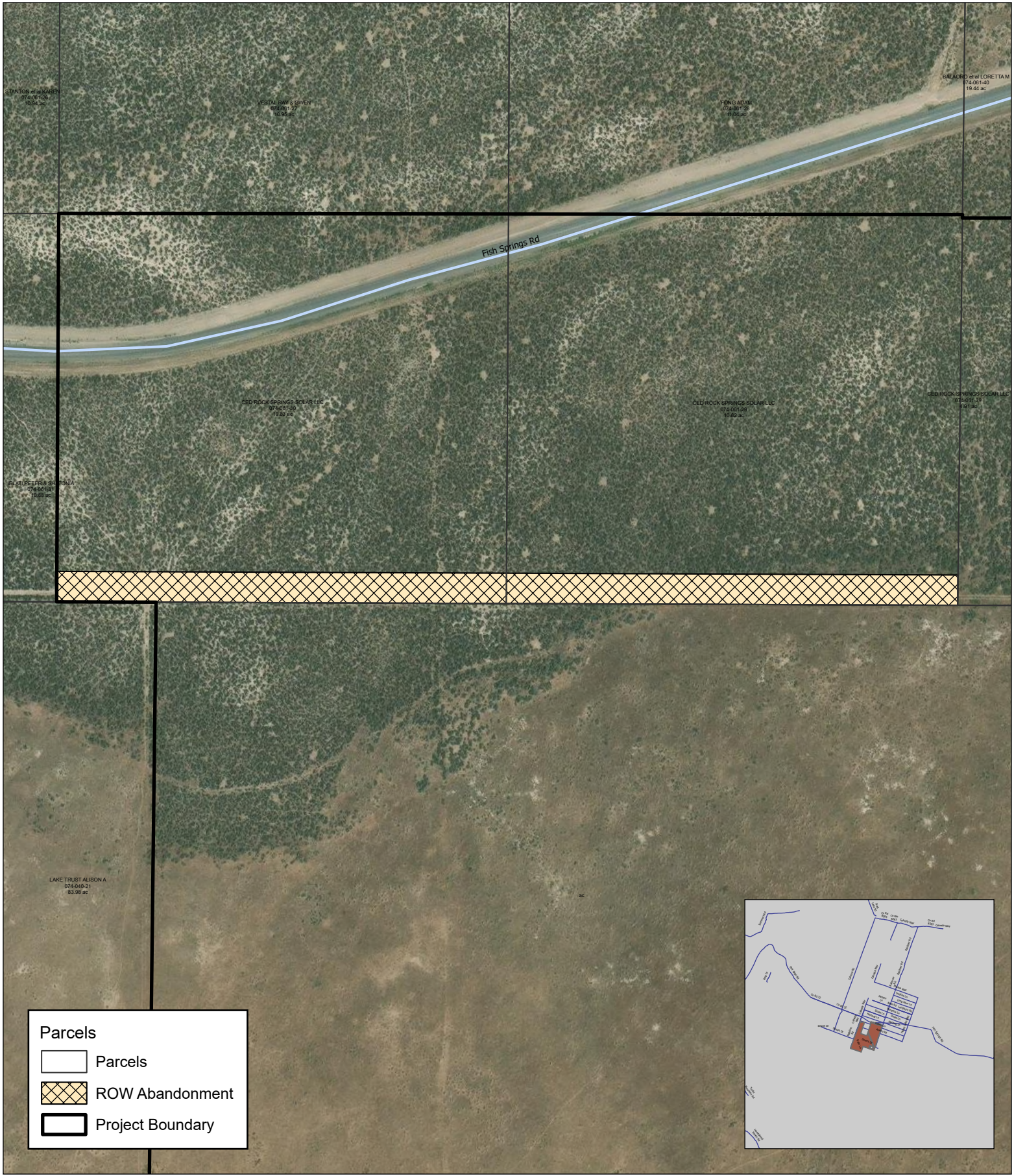


Rock Springs Solar
 Site Plan
 Washoe County, NV

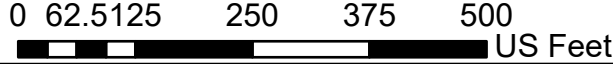


Map produced by RWE Clean Energy Development, LLC ("RWE"). Final locations to be verified on-site by RWE personnel. The recipient shall not reproduce or redistribute the map without the express written consent of RWE. By accepting the receipt of this map, the recipient agrees to use the map only as expressly authorized by RWE.

Author: U1608118
 Appr: V1 Projects - NorthAmerica\Nevada\Solar\RockSprings\Map - Files\Project_Map_EA_2\Rock_Springs.aprx, Map\Exhibit - RockSprings_SitePlan20260401_8.5x11_Portrait



April 01, 2026
 NAD 1983 2011 StatePlane Nevada West FIPS 2703 Ft US



Rock Springs Solar
 ROW Abandonment
 Washoe County, NV



Map produced by RWE Clean Energy Development, LLC ("RWE"). Final locations to be verified on-site by RWE personnel. The recipient shall not reproduce or redistribute the map without the express written consent of RWE. By accepting the receipt of this map, the recipient agrees to use the map only as expressly authorized by RWE.

Author: UI608118
 Appr: V:\Projects_NorthAmerica\Nevada\Solar\RockSprings\Map_EA_2\Rock_Springs.aprx, Map\Exhibit - Rock Springs 20260401 - Layout: RockSprings 2026_8.5x11_Portal