

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 15<sup>th</sup> of each month (if the 15<sup>th</sup> is a non-work day, the first working day after the 15<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 flash drive or DVD - 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: <b>Cooper, Easement Abandonment</b>			
Project Description: Access and utility easement bulb abandonment and relocation. Cooper would like to abandon just the bulb part of the easement and relocate it further down on his property, in order to build in the only buildable area based on slope percentages being to high. We are also submitting a variance application to change setbacks in order to build in the only buildable area.			
Project Address: 0 El Molino Dr, Wshoe County NV 89411			
Project Area (acres or square feet): 10.0 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>NE of El Molino Dr and La Mancha Dr</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-381-64	10		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Jimmy and Marianna Cooper		Name:	
Address: 100 James Ranch Ct		Address:	
Reno Nv	Zip: 89510		Zip:
Phone: 775-229-2776	Fax:	Phone:	Fax:
Email: jcooper@volitionco.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jimmy Cooper		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Robison Engineering		Name:	
Address: Po Box 1505		Address:	
Sparks, Nv	Zip: 89432		Zip:
Phone: 775-852-2251	Fax:	Phone:	Fax:
Email: rswitzer@robisoneng.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Ryan Switzer		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?

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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?

Please see attached

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	* NoX
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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.

## Abandonment Application Supplemental Information

1. What and where is the abandonment that is being requested?
  - a. *The Access and Utility Easement bulb in the SW corner of the lot. We will be replacing with a 120' Hammerhead fire apparatus access road per ICC codes. Please see the attached map, and legal descriptions with exhibit maps to further explain the replaced easement. The 10' PUE will not be abandoned.*
  
2. On which map or document (please include with application) is the easement or right-of-way first referenced?
  - a. *Parcel Map 1038, Recorded February 7, 1980 in the Official Records of Washoe County, Nevada.*
  
3. What is the proposed use for the vacated area?
  - a. *Residential building to be built in the only suitable area based on slope percentages. We are currently submitting a variance application to reduce the setback requirements so a residential structure may be built in the only area that is buildable. Please see attached slope map to further explain the area.*
  
4. What replacement easements are proposed for any to be abandoned?
  - a. *The 40' wide Access and Utility Easement will be replaced with a 120' Hammerhead fire apparatus access road per ICC codes. Please see the attached map, and legal descriptions with exhibit maps to further explain the replaced easement.*
  
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?
  - a. *The are no factors that will cause damage to other properties.*

# Property Owner Affidavit

**Applicant Name:** Jimmy Cooper

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    )

I, MARIANNA COOPER  
(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): 076-381-64

Printed Name MARIANNA COOPER

Signed [Signature]

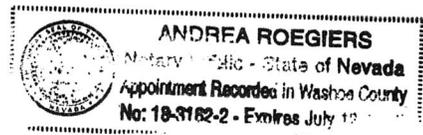
Address 100 James Ranch Ct  
Reno, NV 89510

Subscribed and sworn to before me this 13 day of December, 2019.

[Signature]  
Notary Public in and for said county and state

My commission expires: July 12, 2022

(Notary Stamp)



\*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

# Property Owner Affidavit

**Applicant Name:** Jimmy Cooper

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    )

I, Jimmy Cooper  
(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): 076-381-64

Printed Name Jimmy Cooper

Signed [Signature]

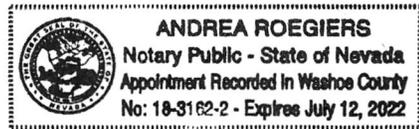
Address 100 JAMES RANCH CT  
RENO NV. 89510

Subscribed and sworn to before me this 25 day of November, 2019.

(Notary Stamp)

[Signature]  
Notary Public in and for said county and state

My commission expires: 7/12/22



\*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

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

**CollectionCart**

Collection Cart	Items 0	Total \$0.00	<a href="#">Checkout</a>	<a href="#">View</a>
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**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07638164	Active	11/12/2019 2:08:12 AM

**Current Owner:**  
 COOPER FAMILY TRUST, JIMMY D & MARIANNA  
 100 JAMES RANCH CT  
 RENO, NV 89510

**SITUS:**  
 0 EL MOLINO DR  
 WCTY NV

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Township 21 Section 30 Lot C Block Range 21 SubdivisionName SPANISH SPRINGS VALLEY RNCHS 2

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$457.57	\$457.57	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$436.63	\$436.63	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$419.19	\$419.19	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$408.43	\$408.43	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$408.27	\$408.27	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

Robison Engineering Co.  
846 Victorian Ave, Suite 20  
Sparks, NV 89431

Jimmy Cooper  
APN: 076-381-64  
P.M.# 1038 W.C.R.  
Date: November 11th, 2019

**“EXHIBIT A”  
ACCESS AND UTILITY EASEMENT ABANDONMENT**

All that portion of the Access & Utility Easement as shown on Parcel C, of Parcel Map No. 1038, recorded February 7<sup>th</sup>, 1980 as document No. 656127 of Washoe County Official Records, State of Nevada, situate within the Northeast One Quarter (1/4) of the Northeast One Quarter (1/4) of Section 30, Township 21 North, Range 21 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Southwest Corner of Parcel C as shown on Parcel Map No. 1038, recorded February 7<sup>th</sup>, 1980 as document No. 656127 of Washoe County Official Records, State of Nevada; thence on the Westerly Line of said Parcel C North 00°20'35" West a distance of 55.39 feet to the beginning of a non-tangent curve from which the radius bears South 76°02'44" East 45.00 feet; thence leaving said Westerly Line on said curve in a Northeasterly direction through a central angle 256°39'27" an arc distance of 201.58 feet to a point on the Southerly Line of said Parcel C; thence on said Southerly Line North 89°23'17" West a distance of 43.79 feet to the Point of Beginning, containing 6,707 square feet more or less.

End of Description.

The Basis of Bearings for the above description is Parcel Map # 1038 recorded February 7<sup>th</sup>, 1980 as document No. 656127 of Washoe County Official Records, State of Nevada.

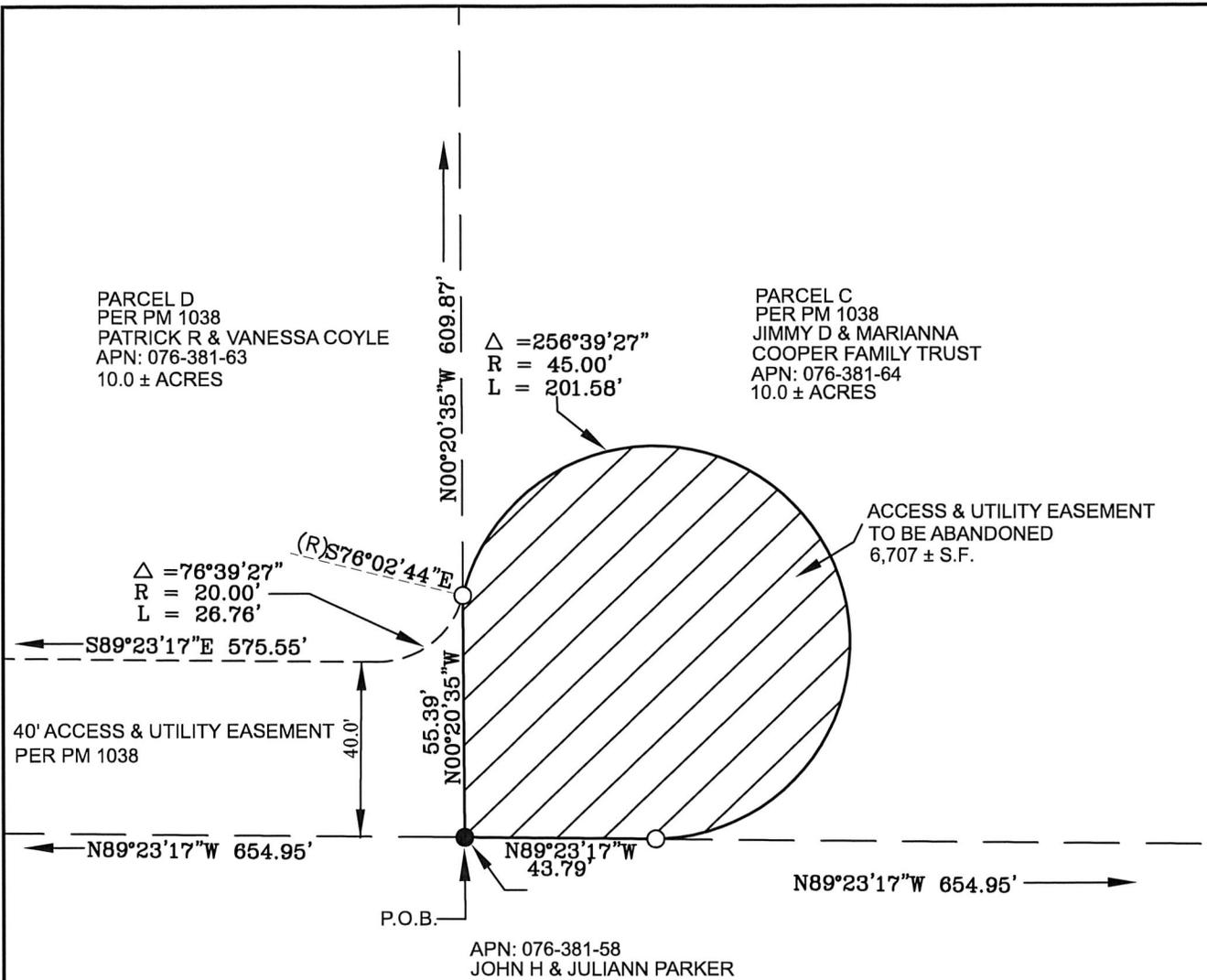
Refer this description to  
your title company before  
incorporating into any  
document.

Prepared by: \_\_\_\_\_  
Eric C. Sage  
P.L.S. 23301  
Exp. 6/30/20



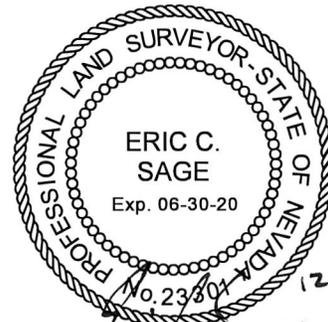
PARCEL D  
 PER PM 1038  
 PATRICK R & VANESSA COYLE  
 APN: 076-381-63  
 10.0 ± ACRES

PARCEL C  
 PER PM 1038  
 JIMMY D & MARIANNA  
 COOPER FAMILY TRUST  
 APN: 076-381-64  
 10.0 ± ACRES



- LEGEND**
- DIMENSION POINT
  - POINT OF BEGINNING (P.O.B.)
  - ▨ AREA TO BE ABANDONED (6,707± S.F.)
  - (R) RADIAL

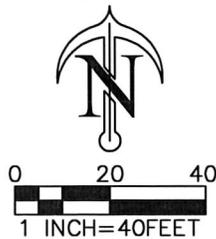
**BASIS OF BEARINGS**  
 PARCEL MAP # 1038 RECORDED ON  
 FEBRUARY 7TH 1980, AS FILE NUMBER  
 656127 IN THE OFFICIAL RECORDS OF  
 WASHOE COUNTY, NEVADA.



Washoe County Nevada

**Robison Engineering**  
 COMPANY, INC.  
 846 VICTORIAN AVENUE  
 SPARKS, NV 89431  
 www.robisoneng.com

PREPARED FOR:  
**JIMMY COOPER**  
 EL MOLINO DR  
 WASHOE, NV  
 1(775)229-2776



**EXHIBIT "B"**  
Access & Utility Easement  
Abandonment  
 PORTION OF PARCEL C OF  
 PARCEL MAP # 1038, W.C.R.  
 SITUATE WITHIN THE NE 1/4 OF NE 1/4  
 SECTION 30, T. 21 N., R. 21 E., M.D.M.

DRAWN: ANR  
 DATE: 2019-11-11

PROJECT NO. 1-1545-01.003

Robison Engineering Co.  
846 Victorian Ave, Suite 20  
Sparks, NV 89431

Jimmy Cooper  
APN: 076-381-64  
P.M.# 1038 W.C.R.  
Date: December 23rd, 2019

**“EXHIBIT A”  
ACCESS AND UTILITY EASEMENT**

Being an Access and Utility Easement, lying on, over, under and across a portion of Parcel C as shown on Parcel Map No. 1038, recorded February 7<sup>th</sup>, 1980 as File No. 656127 of Washoe County Official Records, State of Nevada, situate within the Northeast One Quarter (1/4) of the Northeast One Quarter (1/4) of Section 30, Township 21 North, Range 21 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Southwest Corner of Parcel C as shown on Parcel Map No. 1038, recorded February 7<sup>th</sup>, 1980 as document No. 656127 of Washoe County Official Records, State of Nevada; thence on the Westerly Line of said Parcel C North 00°20'35" West a distance of 40.01 feet; thence leaving said Westerly Line South 89°23'17" East a distance of 8.33 feet to the beginning of a non-tangent curve, from which the radius bears North 72°47'11" West 28.00 feet; thence on said non-tangent curve through a central angle of 16°36'06" an arc distance of 8.11 feet; thence North 00°36'43" East a distance of 21.99 feet; thence South 89°23'17" East a distance of 20.00 feet; thence South 00°36'43" West a distance of 21.99 feet to the beginning of a tangent curve to the left, having a radius of 28.00 feet; thence on said tangent curve through a central angle of 90°00'00" an arc distance of 43.98 feet; thence South 89°23'17" East a distance of 23.17 feet; thence South 00°36'43" West a distance of 20.00 feet to a point on the Southerly Line of said Parcel C; thence on said Southerly Line North 89°23'17" West 80.00 feet to the Point of Beginning, containing 2,961 square feet more or less.

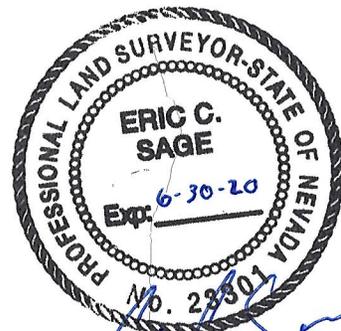
End of Description.

The Basis of Bearings for the above description is Parcel Map # 1038 recorded February 7<sup>th</sup>, 1980 as File No. 656127 of Washoe County Official Records, State of Nevada.

Refer this description to  
your title company before  
incorporating into any  
document.

Prepared by: \_\_\_\_\_  
Eric C. Sage  
P.L.S. 23301  
Exp. 6/30/20

*Eric C. Sage*  
12/23/19

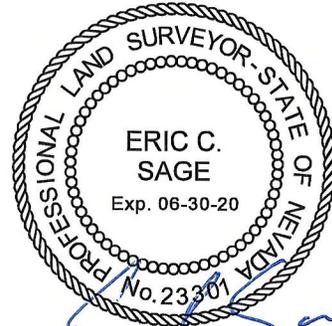


**LEGEND**

- DIMENSION POINT
- POINT OF BEGINNING (P.O.B.)
- ▨ ACCESS & UTILITY EASEMENT (2,961 ± S.F.)
- (R) RADIAL

**BASIS OF BEARINGS**

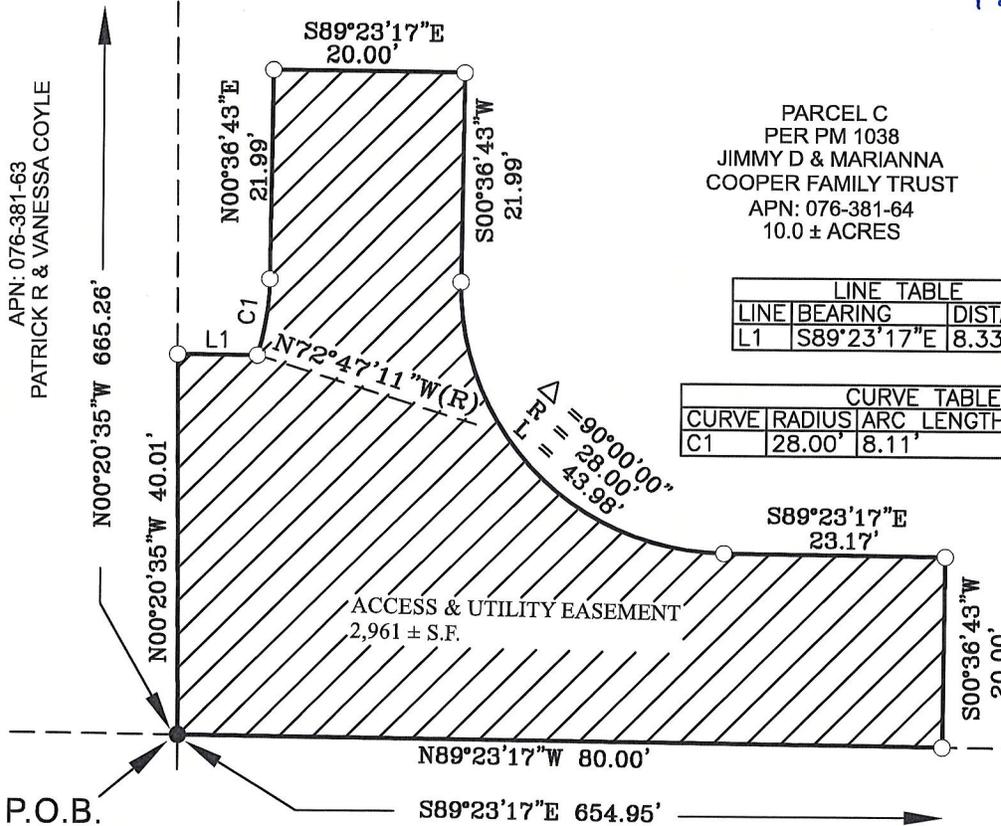
PARCEL MAP # 1038 RECORDED ON  
FEBRUARY 7TH 1980, AS FILE NUMBER  
656127 IN THE OFFICIAL RECORDS OF  
WASHOE COUNTY, NEVADA.



PARCEL C  
PER PM 1038  
JIMMY D & MARIANNA  
COOPER FAMILY TRUST  
APN: 076-381-64  
10.0 ± ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°23'17"E	8.33'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	28.00'	8.11'	16°36'06"

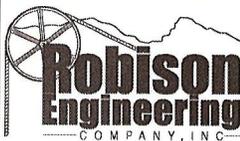


APN: 076-381-63  
PATRICK R & VANESSA COYLE

APN: 076-381-58  
JOHN H & JULIANN PARKER

Washoe County

Nevada



846 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com

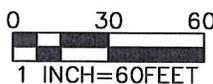
DRAWN: ANR

DATE: 2019-12-23

PREPARED FOR:

JIMMY  
COOPER

EL MOLINO DR  
WASHOE, NV  
1(775)229-2776



**Exhibit "B"**

**Access And Utility Easement**

PORTION OF PARCEL C OF  
PARCEL MAP # 1038, W.C.R.  
SITUATE WITHIN THE NE 1/4 OF NE 1/4  
SECTION 30, T. 21 N., R. 21 E., M.D.M.

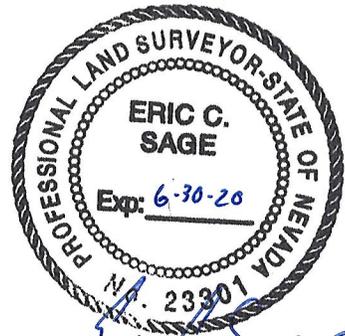
PROJECT NO. 1-1545-01.003

Closure Calculations  
 Access and Utility Easement  
 11:07:30 2019

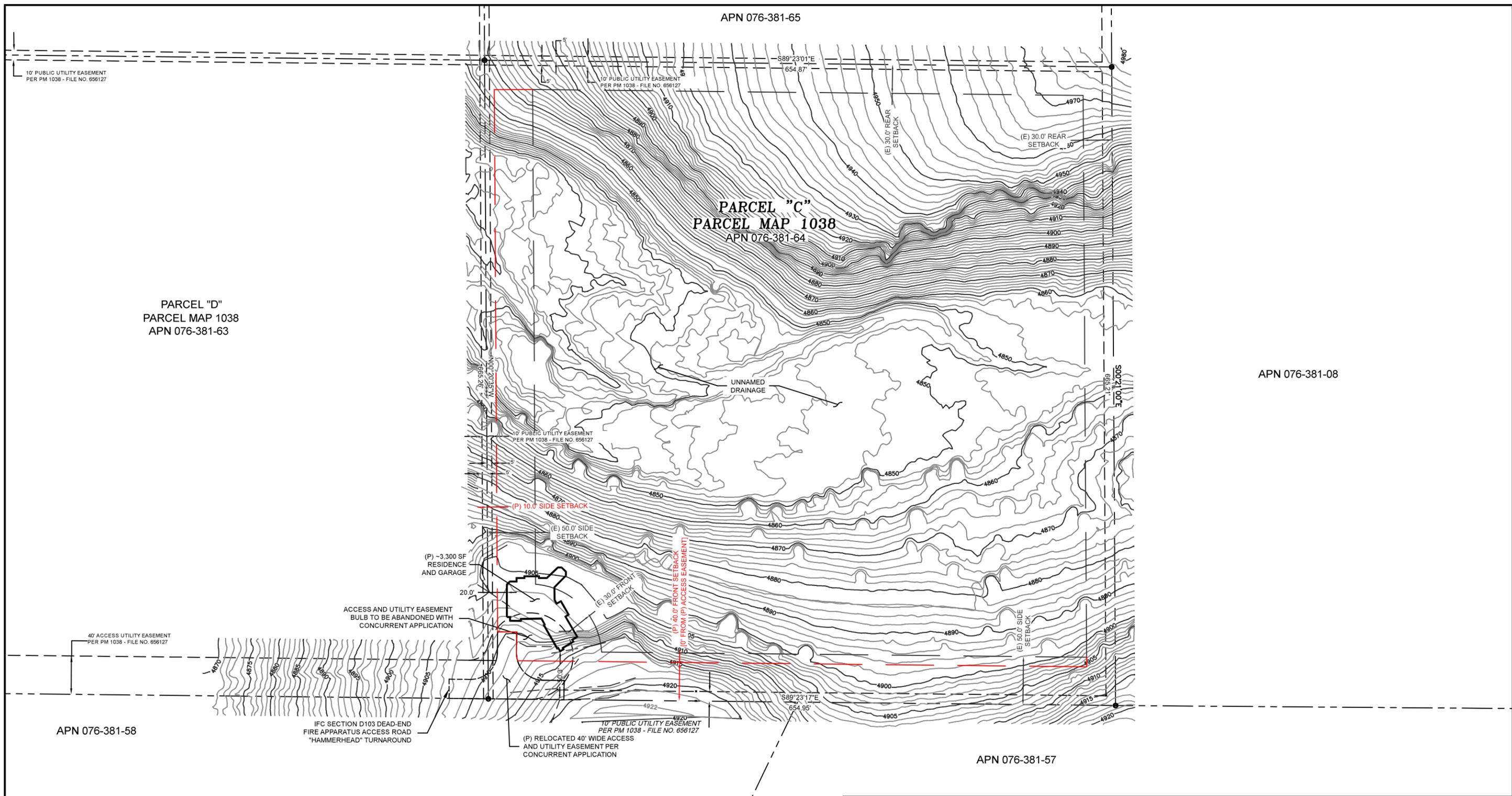
Mon Dec 23

Northing	Easting	Bearing	Distance
14914895.52	2328932.13		
		N 89°23'17" W	8.33
14914895.61	2328923.79		
		S 00°20'35" E	40.01
14914855.61	2328924.03		
		S 89°23'17" E	80.00
14914854.75	2329004.03		
		N 00°36'43" E	20.00
14914874.75	2329004.24		
		N 89°23'17" W	23.17
14914875.00	2328981.08		
Radius: 28.00      Chord: 39.60      Degree: 204°37'40" Dir: Right Length: 43.98      Delta: 90°00'00"      Tangent: 28.00 Chord BRG: N 44°23'17" W      Rad-In: N 00°36'43" E      Rad-Out: S 89°23'17" E Radius Point: 14914903.00, 2328981.38			
14914903.30	2328953.38		
		N 00°36'43" E	21.99
14914925.29	2328953.61		
		N 89°23'17" W	20.00
14914925.50	2328933.61		
		S 00°36'43" W	21.99
14914903.51	2328933.38		
Radius: 28.00      Chord: 8.08      Degree: 204°37'40" Dir: Right Length: 8.11      Delta: 16°36'06"      Tangent: 4.09 Chord BRG: S 08°54'46" W      Rad-In: N 89°23'17" W      Rad-Out: N 72°47'11" W Radius Point: 14914903.81, 2328905.38			
14914895.52	2328932.13		

Closure Error Distance > 0.0000  
 Total Distance > 287.59  
 Polyline Area: 2961 sq ft, 0.0680 acres



*Eric C. Sage*  
 12/23/19



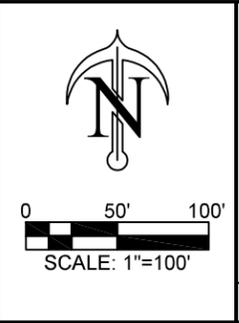
**Robison Engineering**  
 COMPANY, INC.  
 846 VICTORIAN AVENUE  
 SPARKS, NV 89431  
 (775) 852-2251  
 www.robisoneng.com

DRAWN:  
 ANR/RMS

DATE: 2019-12-23

PREPARED FOR:  
**JIMMY COOPER**

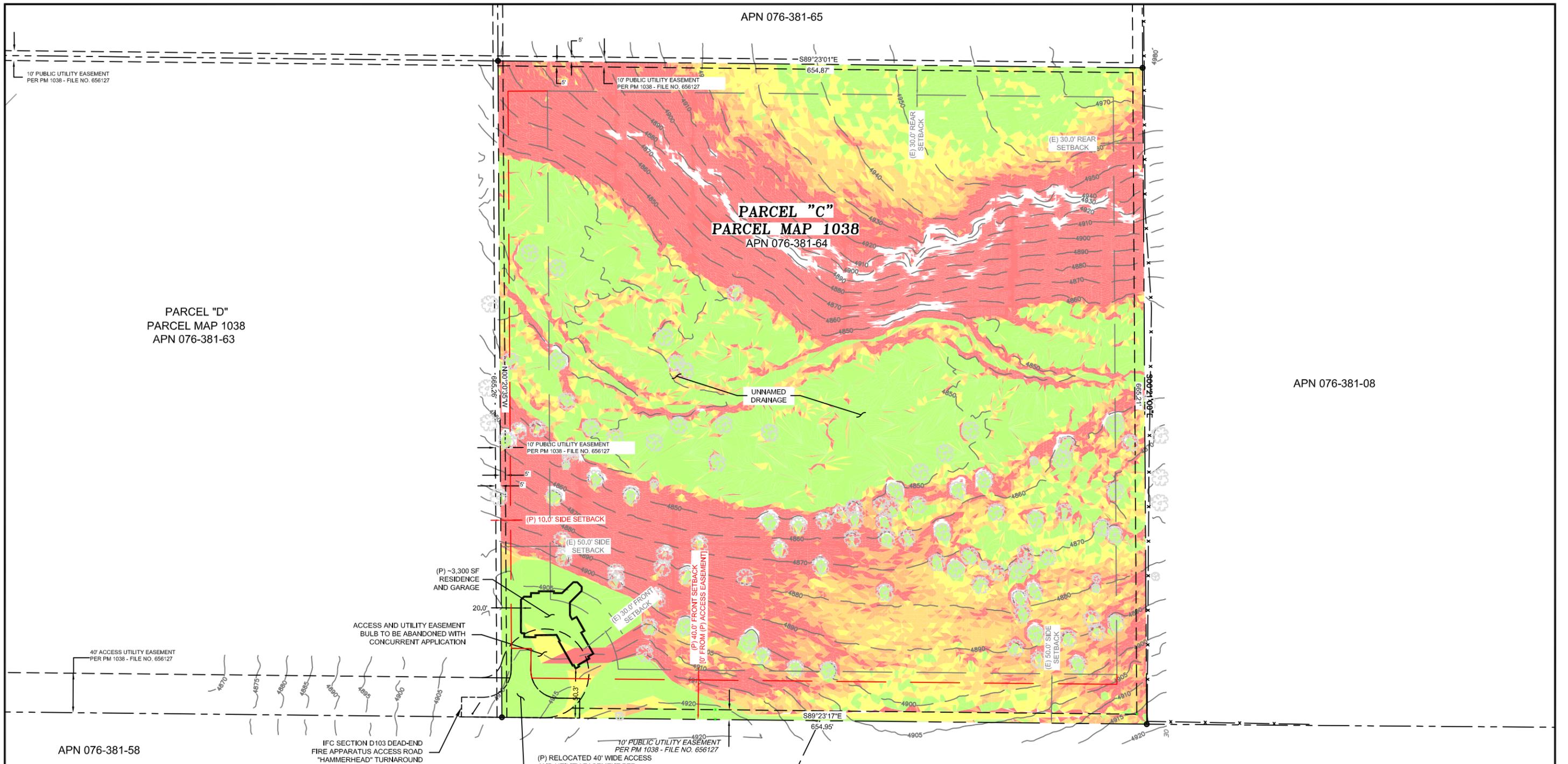
0 EL MOLINO DR  
 WASHOE COUNTY  
 NEVADA  
 775-229-2776



**EL MOLINO DR**  
**PROPOSED SETBACK VARIANCE**

APN: 076-381-64  
 PM 1038 LOT C  
 SPANISH SPRINGS VALLEY RANCHES 2

WASHOE COUNTY NV  
 PROJECT NO. 1-1545-01.003



PARCEL "D"  
PARCEL MAP 1038  
APN 076-381-63

**PARCEL "C"**  
**PARCEL MAP 1038**  
APN 076-381-64

APN 076-381-08

APN 076-381-58

IFC SECTION D103 DEAD-END  
FIRE APPARATUS ACCESS ROAD  
"HAMMERHEAD" TURNAROUND

(P) RELOCATED 40' WIDE ACCESS  
AND UTILITY EASEMENT PER  
CONCURRENT APPLICATION

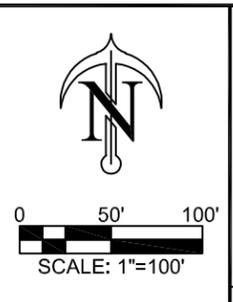
APN 076-381-57

Slopes Table

Number	Minimum Slope	Maximum Slope	Area (SF)	Color
1	0.00%	15.00%	149286	<span style="color: green;">■</span>
2	15.00%	20.00%	43613	<span style="color: yellow;">■</span>
3	20.00%	25.00%	41437	<span style="color: orange;">■</span>
4	25.00%	30.00%	35240	<span style="color: red;">■</span>
5	30.00%	100.00%	153470	<span style="color: red;">■</span>



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NEVADA  
775-229-2776



**EL MOLINO DR  
SLOPE MAP**  
  
APN: 076-381-64  
PM 1038 LOT C  
SPANISH SPRINGS VALLEY RANCHES 2  
  
WASHOE COUNTY NV  
PROJECT NO. 1-1545-01.003

DRAWN:  
RMS  
DATE: 2019-12-23