



Planning Commission Staff Report

Meeting Date: April 3, 2018

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB18-0001 (Cheryl Ln.)

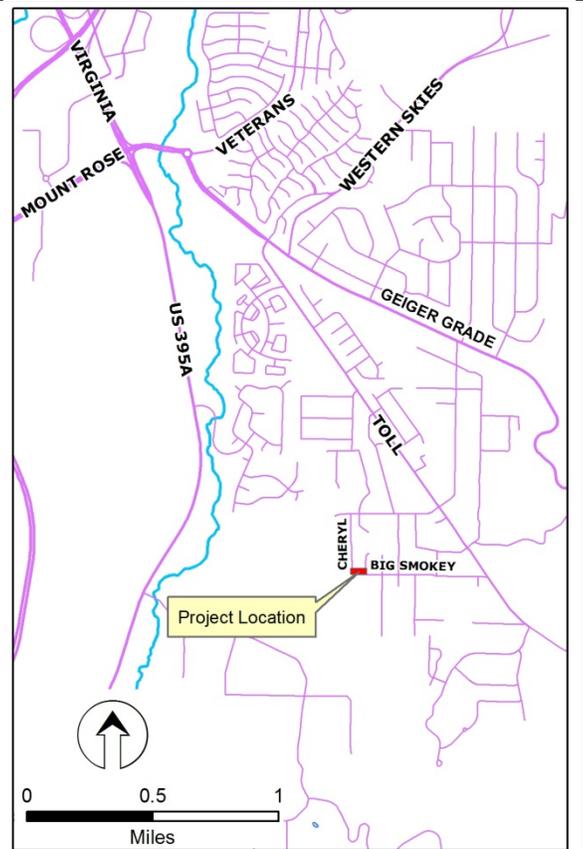
BRIEF SUMMARY OF REQUEST: Request to reduce the width of an existing access easement from 33 feet to 15 feet

STAFF PLANNER: Planner's Name: Chad Giesinger, Senior Planner
Phone Number: 775.328.3626
E-mail: cgiesinger@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve the partial abandonment of a 33 foot access easement by reducing its width to 15 feet. The 18 feet of the access easement proposed to be abandoned is the northernmost 18 feet of the easement that runs along the southern edge of the subject property (along Big Smokey Drive). If approved, the abandoned portion of the easement would be conveyed to the owner/applicant for the proposed abandonment. Any approval only applies to whatever interest Washoe County owns in the easement.

Applicant: Del Roehrick & Nancy Foster
Property Owner: Roehrick Trust / Foster Trust
Location: 15750 Cheryl Ln.
APN: 017-150-44
Parcel Size: 1 acre
Master Plan: Rural
Regulatory Zone: General Rural (GR)
Area Plan: Southeast Truckee Meadows
Citizen Advisory Board: South Truckee Meadows/
Washoe Valley
Development Code: Authorized in Article 806
Commission District: 2 – Commissioner Lucey
Section/Township/Range: Section 34, T18N, R20E



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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, with the conditions included as Exhibit A in the staff report, Abandonment Case Number WAB18-0001 for Del Roehrick and Nancy Foster, having made all three findings in accordance with Washoe County Code Section 110.806.20:

(Motion with Findings on Page 9)

Staff Report Contents

Abandonment Definition..... 3
Vicinity Map 4
Site Plan 5
Project Evaluation 6
South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)..... 8
Reviewing Agencies..... 8
Recommendation..... 9
Motion 9
Appeal Process..... 9

Exhibits Contents

Conditions of Approval.....Exhibit A
Public Notice MapExhibit B
Project Application Exhibit C

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 applicants 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.

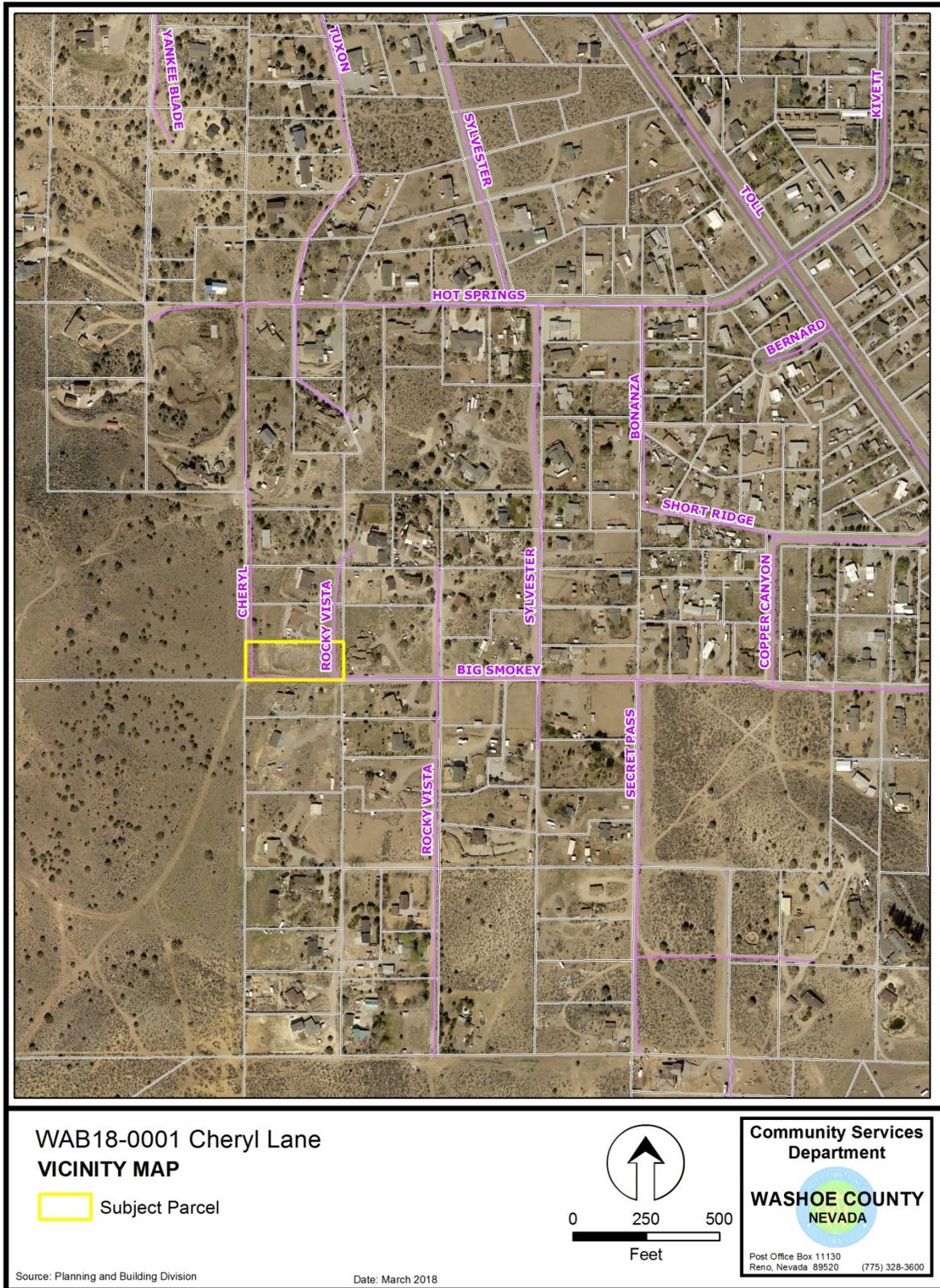
The Conditions of Approval for Abandonment Case Number WAB18-0001 is attached to this staff report and will be included with the Action Order if granted approval.

- 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.

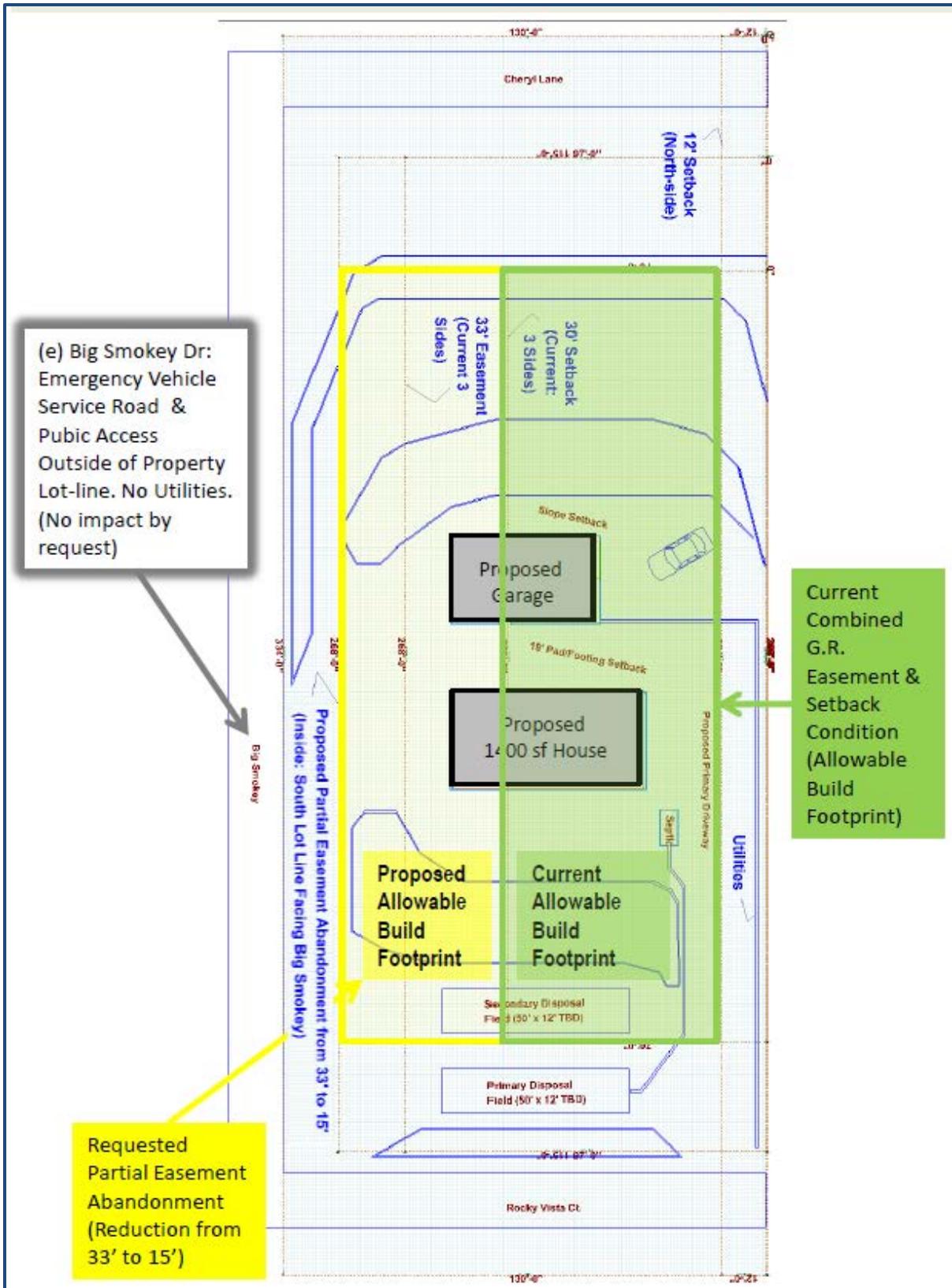
Washoe County Code (WCC) Section 110.806.15 authorizes the Planning Commission to consider abandonments or vacations of streets and easements, including government patent easements. Abandonment Case Number WAB18-0001 seeks to abandon 18 feet of an unused and unimproved portion of a 33 foot access easement that only affects the subject parcel, and is asking the Planning Commission to consider that request.

Code and Policy Regarding Easements

Washoe County Code (WCC) Section 110.806.15(d) states that if “the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated.” WCC Section 110.806.70, also states, in part, that “the Planning Commission or Board may reserve and except therefrom any easements, rights, or interests therein which it deems desirable for the use of the County or any public utility.” To the extent other property owners nearby or other entities might have any ownership interests in these easements, the County’s action to abandon or not abandon would not affect those interests. In turn, the property owners applying for the abandonment would be responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own. In order to recommend approval of an abandonment, WCC Section 110.806.20 requires that the Planning Commission make three findings, including that such an abandonment would not result in material injury to the public.



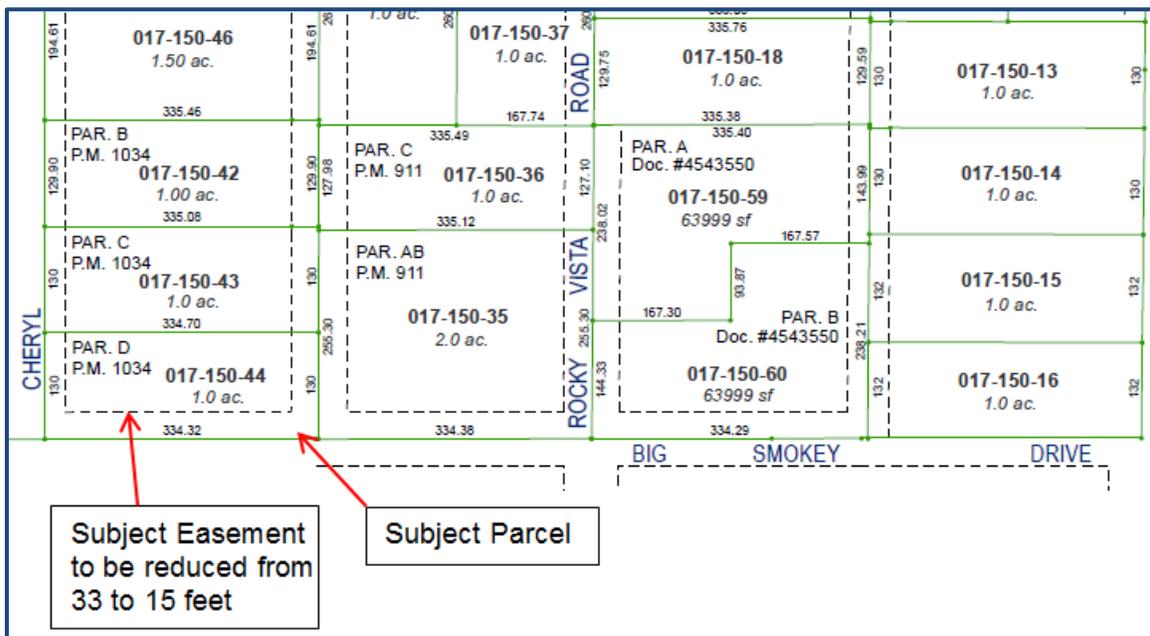
Vicinity Map



Site Plan

Project Evaluation

The applicant is seeking to abandon an 18 foot portion of a 33 foot access easement to increase the buildable area of the subject parcel and enable construction of a house and detached garage. The 33 foot easement in question is entirely on the subject property and terminates at the westerly property line where it abuts a large parcel owned by the Bureau of Land Management (BLM). The easement is currently unused and unimproved. Buildable area on the one acre parcel is significantly constrained because the property is bounded on 3 sides by 33 foot wide access easements, as shown in the below graphic. In addition to the encumbrance the width of the easements creates, the Development Code requires structure setbacks to be measured from the edge of all access easements 20 feet or greater in width. Required setbacks for the property are 30 feet for the front and rear yards, and 12 feet for the side yard, resulting in a total setback from the property lines of 60 feet and 42 feet respectively. The applicant has provided numerous exhibits in the project application depicting this situation (see Exhibit C to this staff report).



The applicant is seeking to reduce the width of the southern easement to 15 feet, which would substantially increase the buildable area of the parcel and better accommodate proposed development. The applicant is seeking to build a modest 1,400 square foot house and a small detached garage. Development of the site is further constrained by the presence of slopes in excess of 15% over the majority of the parcel (see graphic on following page).

The applicant is not proposing to entirely abandon the access easement so that access to the adjacent BLM parcel is adequately perpetuated by the 15 foot remainder access easement. There is also a 33 foot patent easement on the abutting property to the south, resulting in a total remaining access easement to the adjacent BLM parcel of 48 feet, which is more than adequate for future access needs. Only a small portion of the existing road used to access the abutting BLM parcel is within the subject 33 foot access easement. The majority of the existing road traverses the property to the south and is within the access easement on that parcel.

The original intent of the blanket 33 foot access easements in this area was to establish corridors for future roads meeting the standards for acceptance by Washoe County engineering after an offer of dedication. This easement approach was common in areas of the county where future development was anticipated, but where a large scale subdivision or road platting

process had not yet identified a particular street layout / network. Development over time in this area has largely occurred through sporadic parcel maps and most of the roads have not been upgraded to county standards. Therefore, the extent and width of access easements in the area is no longer necessary. There are no CC&R's applicable to the property.



Slopes and contours of subject parcel. The orange shading represents slopes between 15-30%. Below is a graphic illustrating the existing easement and proposed reduction.



South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed abandonment application was provided to the STM/WV CAB and the case was scheduled to be heard at the March 1, 2018 CAB meeting, but the meeting was cancelled due to weather. The STM/WV CAB was subsequently provided with a comment sheet and asked to send staff any comments they may have. Staff had not received any comments from CAB members as of the writing of this staff report.

Public Notice

WCC Section 110.806.15(c)(1) requires notice of a vacation or abandonment (that is not part of a tentative subdivision map application) to be mailed to each owner of property abutting or connected to the proposed vacation or abandonment. Staff has provided this required notice as shown on the Public Notice map attached as Exhibit B. Staff has not received any comments from noticed property owners.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Engineering and Capital Projects Division, Land Development
 - Engineering and Capital Projects Division, Surveyor
 - Planning and Development Division
- Bureau of Land Management
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- AT&T
- NV Energy

Two of the above eight listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report as Exhibit A and will be included with the Action Order if the Planning Commission approves the requested abandonment.

- Washoe County Planning and Building Division requires that the applicant demonstrate substantial conformance to the plans approved as part of this abandonment action.

Contact: Chad Giesinger, 775.328.3626, cgiesinger@washoecounty.us

- Washoe County Engineering and Capital Projects, Land Development has recommended approval with conditions that the applicant submit acceptable legal descriptions, retention or relocation of all public utility and drainage easements, and comply with all conditions of approval from reviewing agencies.

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

The Regional Transportation Commission indicated they reviewed the proposal and had no comment.

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.

1. **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 Area Plan.

Staff Comments: The proposed abandonments do not affect any policies, action programs, standards or maps of either the Master Plan or the Southeast Truckee Meadows Area Plan.

2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The portion of the easement proposed for abandonment is exclusive to the subject parcel, doesn't provide access to any other properties (besides the BLM parcel, which will still be accessible through the 15 foot remainder easement), and is not improved. Staff therefore finds that the requested abandonment will not result in a material injury to the public.

3. **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: Adequate public utility easements exist on the subject and adjacent parcels and these easements will not be impacted by the partial abandonment of the subject access easement. Staff therefore finds that the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Abandonment Case Number WAB18-0001 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, with the conditions included as Exhibit A in the staff report, Abandonment Case Number WAB18-0001 (Cheryl Lane) for Del Roehrick and Nancy Foster, having made all three findings in accordance with Washoe County Code Section 110.806.20:

1. **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 Area Plan; and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **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).

Applicant: Del Roehrick & Nancy Foster
Property Owner: Roehrick Trust / Foster Trust
15055 Pinion Dr., Reno, NV 89521
Staff Report xc: Bureau of Land Management
5665 Morgan Mill Rd., Carson City, NV 89701



Conditions of Approval

Abandonment Case Number WAB18-0001 (Cheryl Ln)

The project approved under Abandonment Case Number WAB18-0001 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on April 3, 2018. 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 the Community Services Department – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Chad Giesinger, Senior Planner, 775.328.3626,
cgiesinger@washoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action.

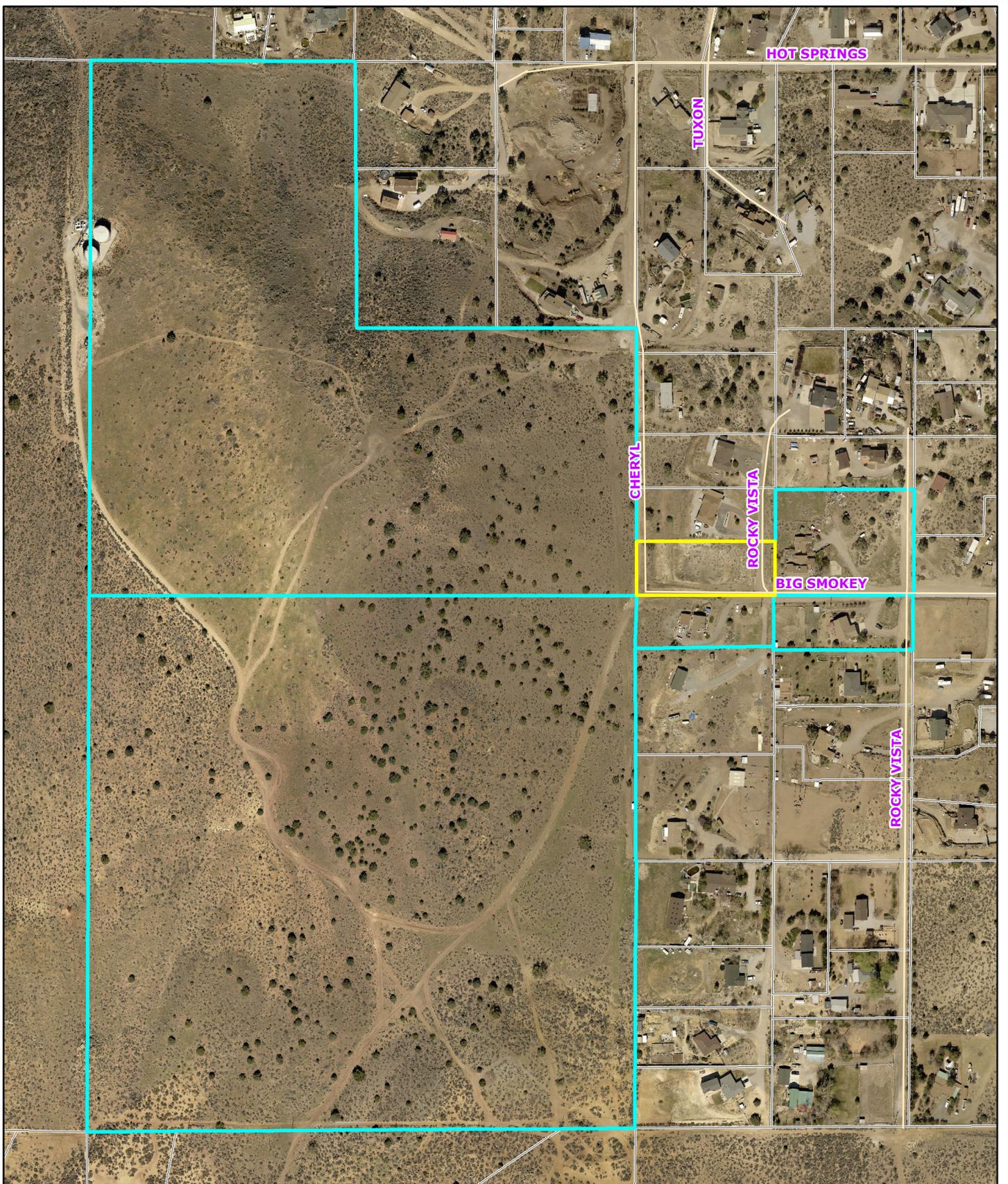
Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Community Services Department – Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2313, ivesely@washoecounty.us

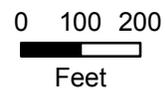
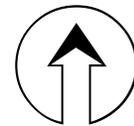
- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps to the Engineering Division for review and approval. The legal descriptions and exhibit maps shall be prepared by a registered professional surveyor and shall be for area of abandonment, and any new easements that may be required. The Engineering Division shall determine compliance with this condition.
- b. Retention of all public utility easements or relocation of all public utility easements 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 the new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. Retention of all drainage easements or relocation of all drainage easements to the satisfaction of and at no expense to Washoe County as well as any drainage facilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements.
- d. The applicant shall comply with conditions necessary to effect 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. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

*** End of Conditions ***



WAB18-0001 Public Notice Map

-  Noticed Parcels
-  Subject Parcel



Community Services
Department



WASHOE COUNTY
NEVADA
1861

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

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: 017-150-44.15750 Cheryl Ln.Reno.Roehrick			
Project Description: Manufactured homed and garage to be installed			
Project Address: 15750 Cheryl Ln., Reno, NV 89521			
Project Area (acres or square feet): 1 acre/43,420 sq ft			
Project Location (with point of reference to major cross streets AND area locator): Cheryl Ln/Big Smokey Dr (Toll Rd/Big Smokey X-st)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-150-44	1.0		
Section(s)/Township/Range: N ½ of SW ¼ of Section 34 – T18N-R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Roehrick Trust/Foster Trust		Professional Consultant: TBD	
Name: Del Roehrick & Nancy Foster		Name:	
Address: 15055 Pinion Dr.		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-762-7657	Fax:	Phone:	Fax:
Email: Del.roehrick@sbcglobal.net		Email:	
Cell: 408-316-3572	Other: (C)Preferred	Cell:	Other:
Contact Person: Del Roehrick		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Owner/builder (same)		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):	

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

Property Owner Affidavit

Applicant Name: Roehrick Living Trust

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, DEL ROEHRRICK TRUSTEE OF THE ROEHRRICK LIVING TRUST
(please print name) DATED MARCH 19, 2012

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): 017-150-44 017-150-44

Printed Name: DEL ROEHRRICK TRUSTEE

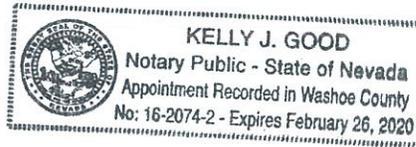
Signed: [Signature]

Address: 15055 PINION DR
RENO NV 89521

Subscribed and sworn to before me this 14 day of February, 12

[Signature]
Notary Public in and for said county and state
My commission expires 2/26/2020

(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

ORIGINAL

Certificate of Trust

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

Comes now DEL ROEHRICK, and swears as follows:

Pursuant to Nevada Revised Statutes sections 164.400 et seq., this Certificate of Trust is signed by all the currently acting Trustees of the ROEHRICK LIVING TRUST, dated March 19, 2012, and any amendments thereto, who, being first duly sworn upon oath, depose and say:

1. This Certificate of Trust refers to the ROEHRICK LIVING TRUST, dated March 19, 2012, and any amendments thereto, executed by DEL ROEHRICK as Trustor. Property to be titled in this trust should be transferred to DEL ROEHRICK, Trustee, or his successors in trust, under the ROEHRICK LIVING TRUST, dated March 19, 2012.
2. The address of the Trustor is 5740 East Hidden Valley, Reno, NV 89502.
3. The initial Trustee of the Trust is:

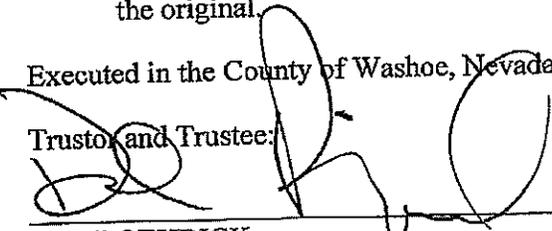
DEL ROEHRICK
4. The present Trustee is:

DEL ROEHRICK
5. My Trust is a grantor trust under the provisions of Sections 673-677 of the Code.
6. My Trustee shall act unanimously when there are two trustees serving and shall act by majority decision when three or more trustees are acting.
7. My Trustee under my Trust Agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in my Trust name. My Trustee shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. All powers of my Trustee are fully set forth in the Trustee Powers Article of my Trust Agreement.
8. My Trust is revocable and DEL ROEHRICK holds the power to revoke the Trust. My Trust, executed on March 19, 2012, currently exists, has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect. There have been no amendments limiting the powers of my Trustee over trust property.
9. No person or entity paying money to or delivering property to my Trustee shall be required to see to its application. All persons relying on this document regarding my

Trustee and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

Executed in the County of Washoe, Nevada, on March 19, 2012.

Trustor and Trustee:



DEL ROEHRICK

STATE OF NEVADA

)
SS

COUNTY OF WASHOE

)

This instrument was signed and sworn (or affirmed) before me on March 19, 2012 by DEL ROEHRICK.



Notary



Prepared by:
Bradley B Anderson
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway
Reno, NV 89521
(775) 823-9455 FAX (775) 823-9456
www.probatebusters.com

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

Property Owner Affidavit

Applicant Name: Foster Living Trust

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 }

Nancy Foster Trustee of the Foster Living Trust dated marc
(please print name) 19, 2012

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): 017-150-44

Printed Name Nancy Foster Trustee

Signed Nancy Foster Trustee

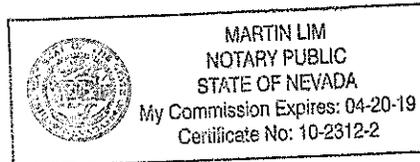
Address 15055 Pinion Dr Reno NV
89521

Subscribed and sworn to before me this 14 day of February, 2018.

[Signature] Washoe County, NV
Notary Public in and for said county and state

My commission expires 04-20-2019

(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

July 1, 2017

ORIGINAL

Abandonment Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

Approximate 50% abandonment of width of exiting roadway easement facing Big Smokey Drive (along south property boundary) from 33' to 15'. Neither adjacent properties nor their owners use thereof or access to, or future utilities access/serviceability, or emergency, off road vehicle, equestrian, or pedestrian access to adjacent BLM/Public Lands in this rural location are impacted by the proposed reduction of the partial easement abandonment adjustments being request, which are well contained within the 15750 Cheryl Lane lots' footprint.

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

Washoe County Assessor's Map Number 017-15

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

To ease a highly constrained permit-able building footprint due to extraordinary conditions placed on this particular lot, not consistent with the use and utility enjoyed by surrounding property owners.

Backed by BLM land along its' western perimeter (facing Cheryl Ln), constructible area on this perpendicular-cornered 1-acre/43,420 sq. ft. lot is inhibited due to down-sloped (west to east direction) topographic conditions and narrowness. The condition is unusually compounded as the lot is fully bound along 3 (west/south/east) of its 4 perimeters by roads, their respective 33' road-facing GR-mandated easements, as well as an additional 30' setback requirement along each of the same property lines. There is an additional 12' setback requirement along the northern property boundary.

Exacerbating conditions due to slope benching/contouring of the property [in concert with other adjacent lots] in order to create a consolidated single-level residential/garage building pad located in the north-central area of the property further reduces the buildable footprint to approximately 80' x 55', or 4,400 sq.ft. of the 43,420 sq.ft. lot size; 10% +/- of the total.

The proposed modest single-level/single-family home of 1400 sq ft (+/-), garage, septic, and related infrastructure consistent with current residences of similar build (manufactured) and size directly adjacent to the property would be significantly challenging to install within the current permit-able footprint, while also attempting to follow aesthetic symmetry and slope orientation of surrounding residences.

3. What is the proposed use for the vacated area? (Continued)

Further, should the full width of the easement and GR setback remain intact, combined with the existing 12' setback on the properties northern terraced boundary, it makes it nearly physically impossible to provide proper access/egress for transport equipment, etc., to position manufactured home components (52'x13', plus approx. 6' hitch) adjacent to the required foundation footprint (within the 55' maximum footprint), in preparation for final installation.

Without the southern east/west (Big Smokey Drive) easement adjustment: It eliminates the ability to build a preferred primary, safer (year-around; rain/snow/ice), more-shallow sloped driveway of approximately 5% grade (50% that of the Big Smokey access point; see attached photos) along the northeast perimeter of the property. This is also the preferred path for adjacent trenching to and provide for future serviceability of existing on-site utilities, e.g. city water, electric, telephone, cable, etc., as well as the to-be-defined location for required Septic & disposal field infrastructure.

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

N/A

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?

No Impact: Neither adjacent properties nor their owners use thereof or access to, or future utilities access/ serviceability, or emergency, off road vehicle, equestrian, or pedestrian access to adjacent BLM/Public Lands in this rural location are impacted by the proposed reduction of the partial easement abandonment adjustments being request, which are well contained within the 15750 Cheryl Lane lots' footprint.

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

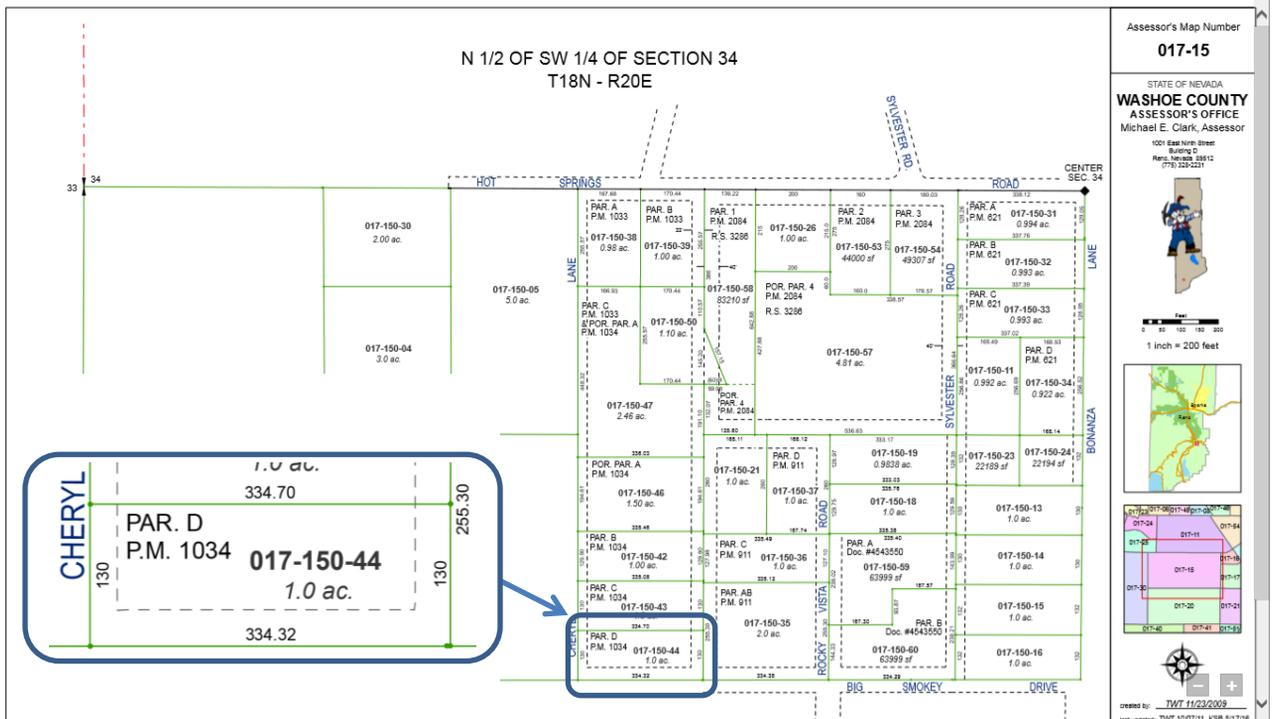
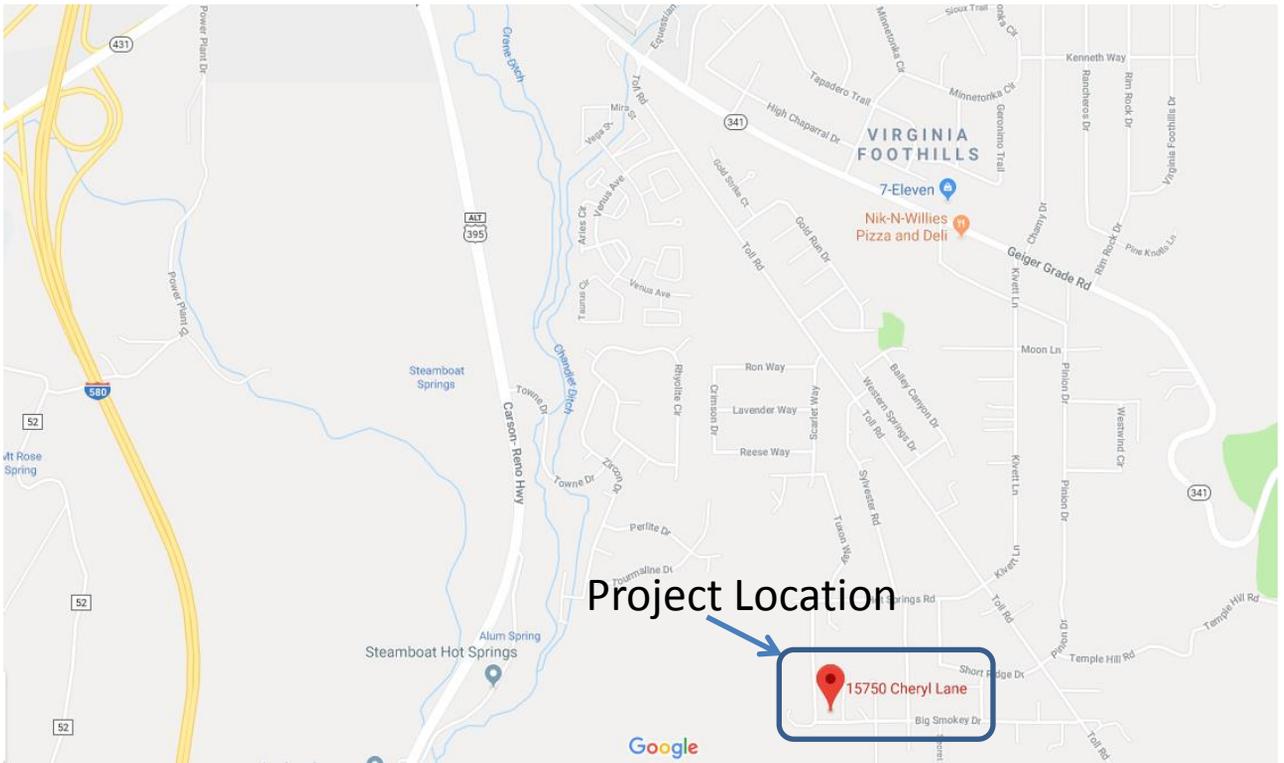
No

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.

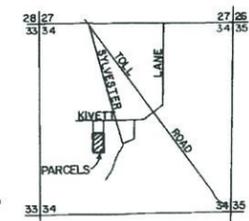
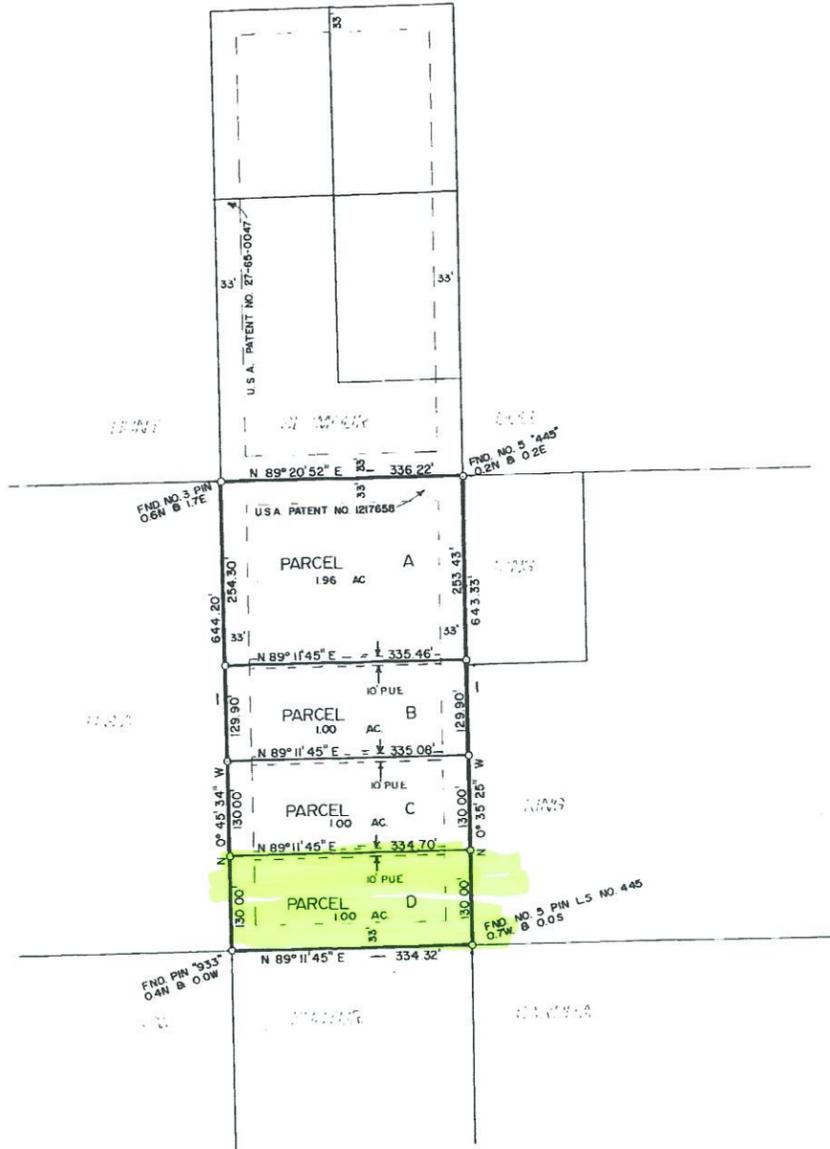
Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster



https://www.washoecounty.us/assessor/cama/?command=subarea_data&parid=01715044&Card=1

WAB18-0001
EXHIBIT C

1034



655989

BASIS OF BEARINGS: N 89° 30' 00" E ON & KIVETT LANE PER P.M. NO. 471.

- = FOUND SURVEY POINT AS INDICATED
- = SET CAPPED NO. 5 REBAR NV. L.S. 3226

ACCESS FROM THIS PROPERTY TO TOLL ROAD IS BY PRIVATE ROADWAYS AND EASEMENTS NOT MAINTAINED BY WASHOE COUNTY; MAINTENANCE IS THE RESPONSIBILITY OF THE USER.

NOTE: FOR THE DOCUMENTATION OF THE 50' ACCESS EASEMENT SEE P.M. NO. 1033
THE 33' GOVERNMENT EASEMENTS ARE PUBLIC ROADWAY AND UTILITY.

1" = 100'

OWNERS CERTIFICATE
This is to certify that the undersigned PHIL B. HALCOMB & CAMILLA G. HALCOMB HALCOMB & NANCY A. KLOSTERMAN are the owners of the tract of land represented on this map, that they hereby consent to the preparation and recordation of this map, and hereby grant those permanent easements for utility installation and access shown hereon.

Phil Halcomb Camilla G. Halcomb
PHIL HALCOMB CAMILLA G. HALCOMB
Nancy A. Klosterman
NANCY KLOSTERMAN

NOTARY'S CERTIFICATE
STATE OF NEVADA ss
County of WASHOE ss
On Sept. 9th, 1979, personally appeared before me, a Notary Public, PHIL B. HALCOMB & CAMILLA G. HALCOMB & NANCY A. KLOSTERMAN known to me to be the persons described in the foregoing instrument, who acknowledged that they executed the same.
Gerald D. Stanton
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE
I, GERALD STANTON, hereby certify that this is a true and accurate plat of the land surveyed by me or under my direct supervision, at the instance of PHIL B. HALCOMB & CAMILLA G. HALCOMB & NANCY A. KLOSTERMAN, and that the monuments are of the character and occupy the positions indicated, and are sufficient for the survey to be retraced. This survey was completed on Aug 15th, 1979.

UTILITY COMPANIES' APPROVAL
We, the undersigned public utility companies, hereby approve the grant of easements designated on this map.
Sierra Pacific Power Co. Wells Fargo Bank of Nevada
DATE 9-10-79 DATE 9/10/79

NOTE: A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities at locations mutually agreed upon by the Owner of Record at the time of installation and the utility company.

COUNTY COMMISSIONER'S APPROVAL
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, ON Feb 5th 1980.

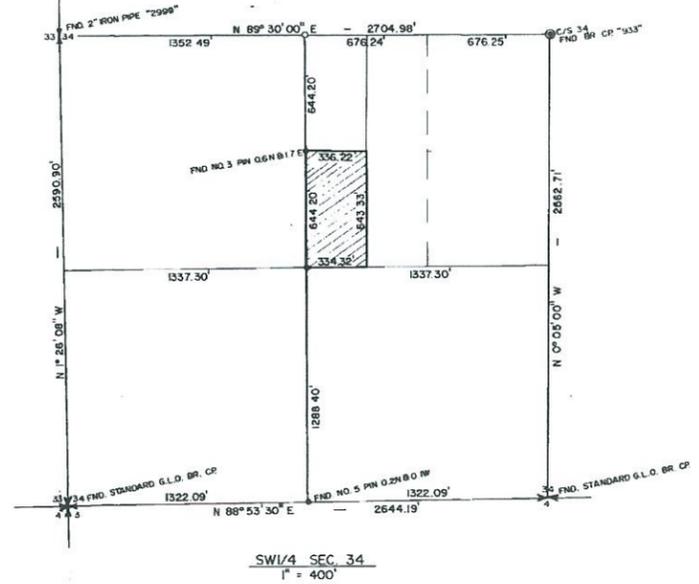
ATTEST Debi Bentley
COUNTY CLERK

FILE No. 655989
Filed for record at the request of Stanton Surveying on this 6th day of February, 1980, at 10 minutes past 3 o'clock, P.M., Official Records of Washoe County, Nevada.

Joe Malches COUNTY RECORDER
FEE \$5.00 By Arcane Johnson DEPUTY

PARCEL MAP FOR
HALCOMB & KLOSTERMAN
W1/2 SW1/4 NE1/4 SW1/4 SEC. 34
T18N. R.20E. M.D.M.
STANTON & SURVEYING

CUMULATIVE INDEXES FOR ANY SUBSEQUENT CHANGES TO THIS MAP



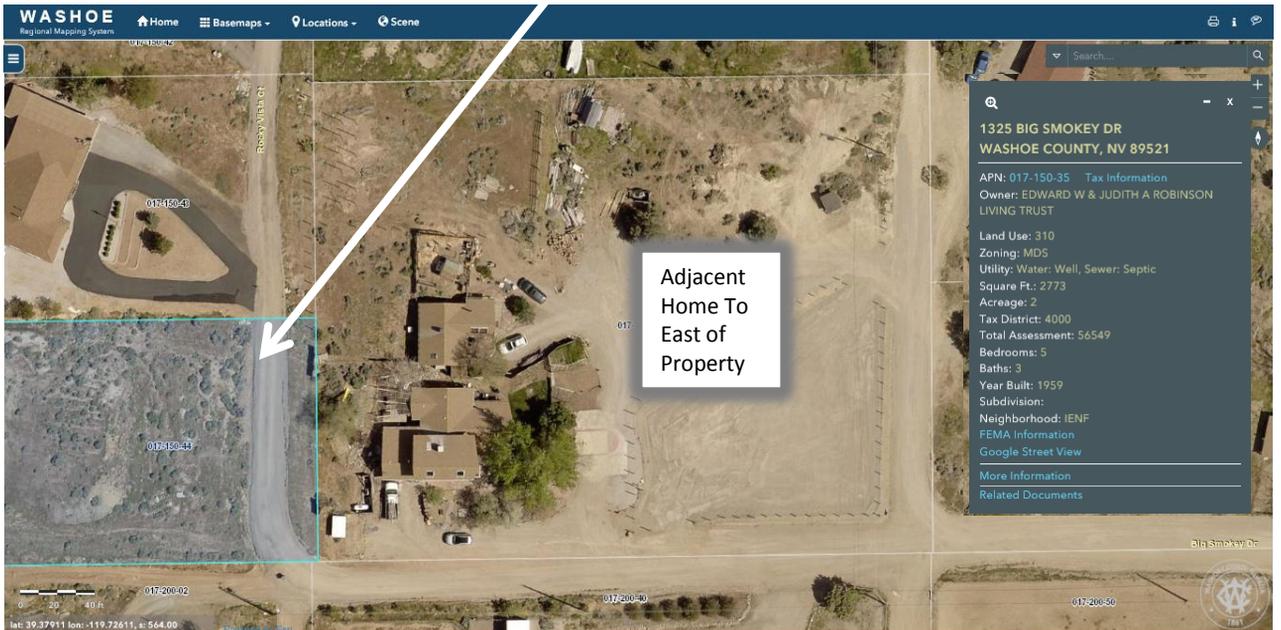
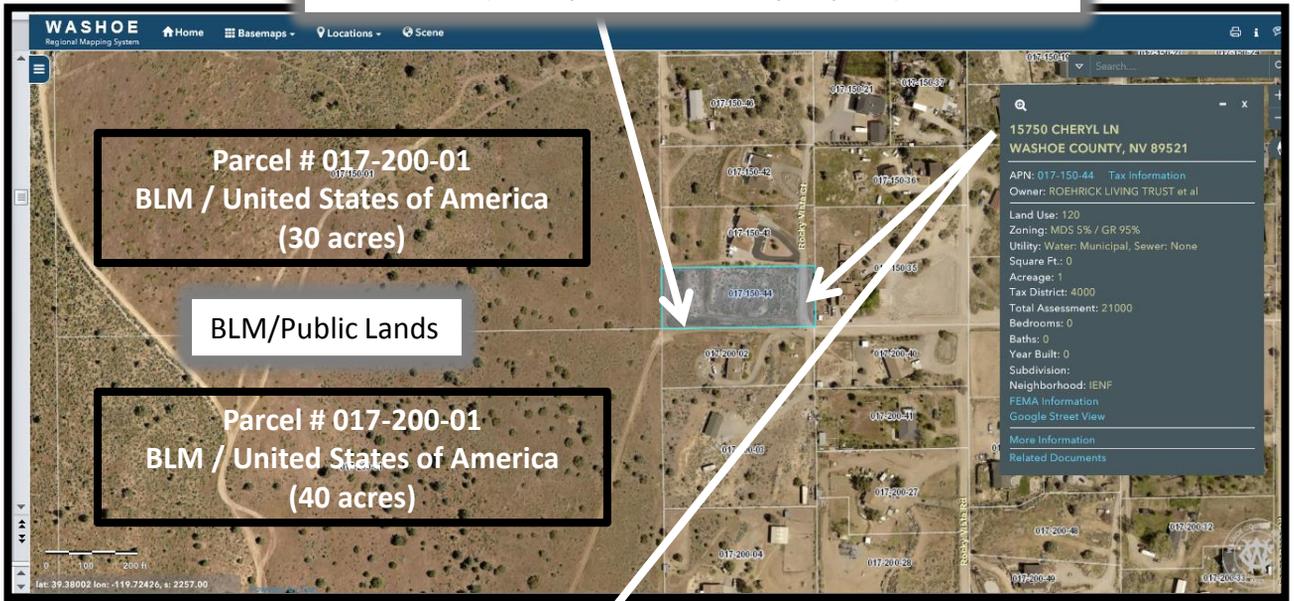
1" = 400'

1034

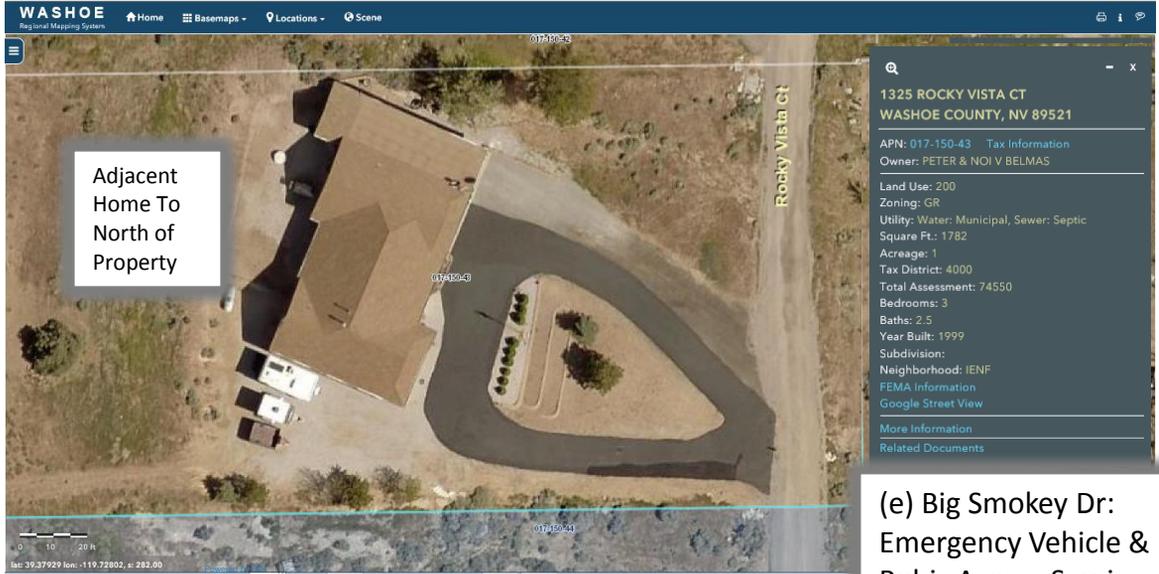
Parcel Map # 1034

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

(e) Big Smokey Dr: Emergency Vehicle Service Road & Pubic Access to Public Lands Outside of Property Lot-line. No Utilities. (No impact to access by request)



Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster



(e) Big Smokey Dr: Emergency Vehicle & Pubic Access Service Road Outside of Property Lot-line. No Utilities. (No impact by request)



Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster





BLM/Public Lands

Adjacent Homes To North of Property



Adjacent Homes To South of Property

BLM/Public Lands



**Purchased Home: 1397 sf;
3/2; 56' x 26'6"; Energy Star**





15750 Cheryl Ln:
(South) Big Smokey
Property Line

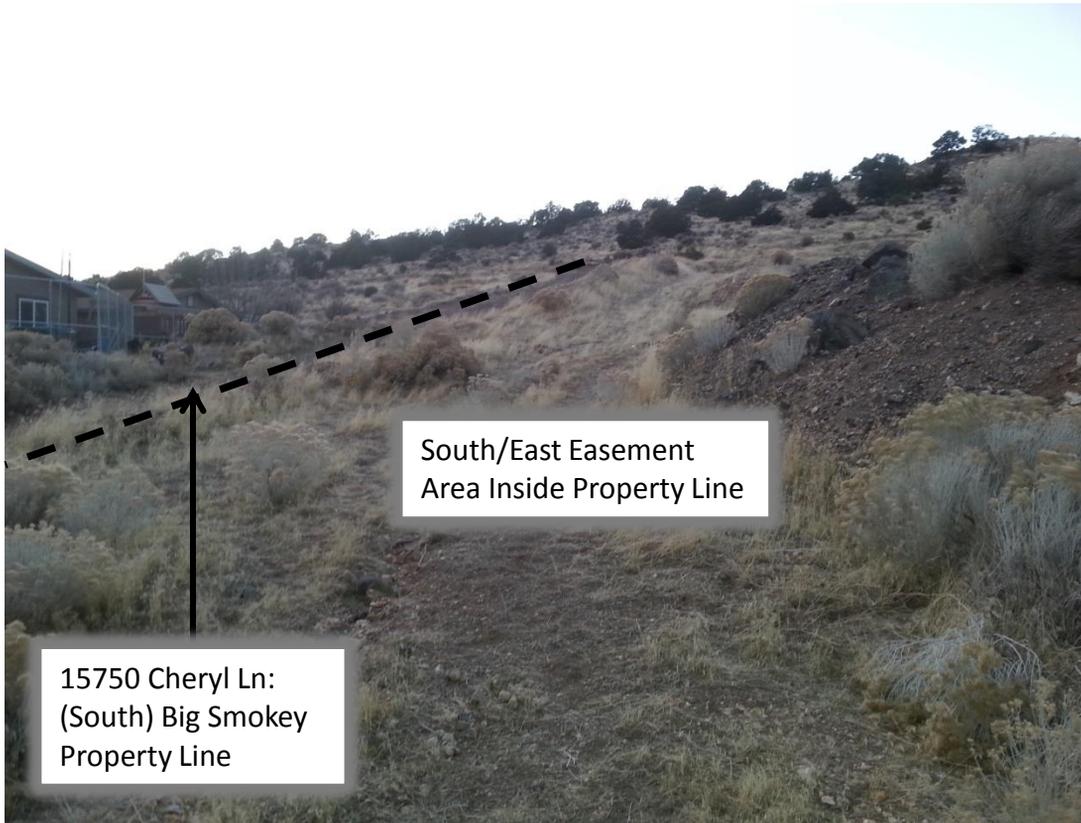
(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access to BLM
Outside of Property
Lot-line. No Utilities.
(No impact by
request)



Cheryl Ln (North):
Limited access from
Hot Springs Road







15750 Cheryl Ln:
(South) Big Smokey
Property Line

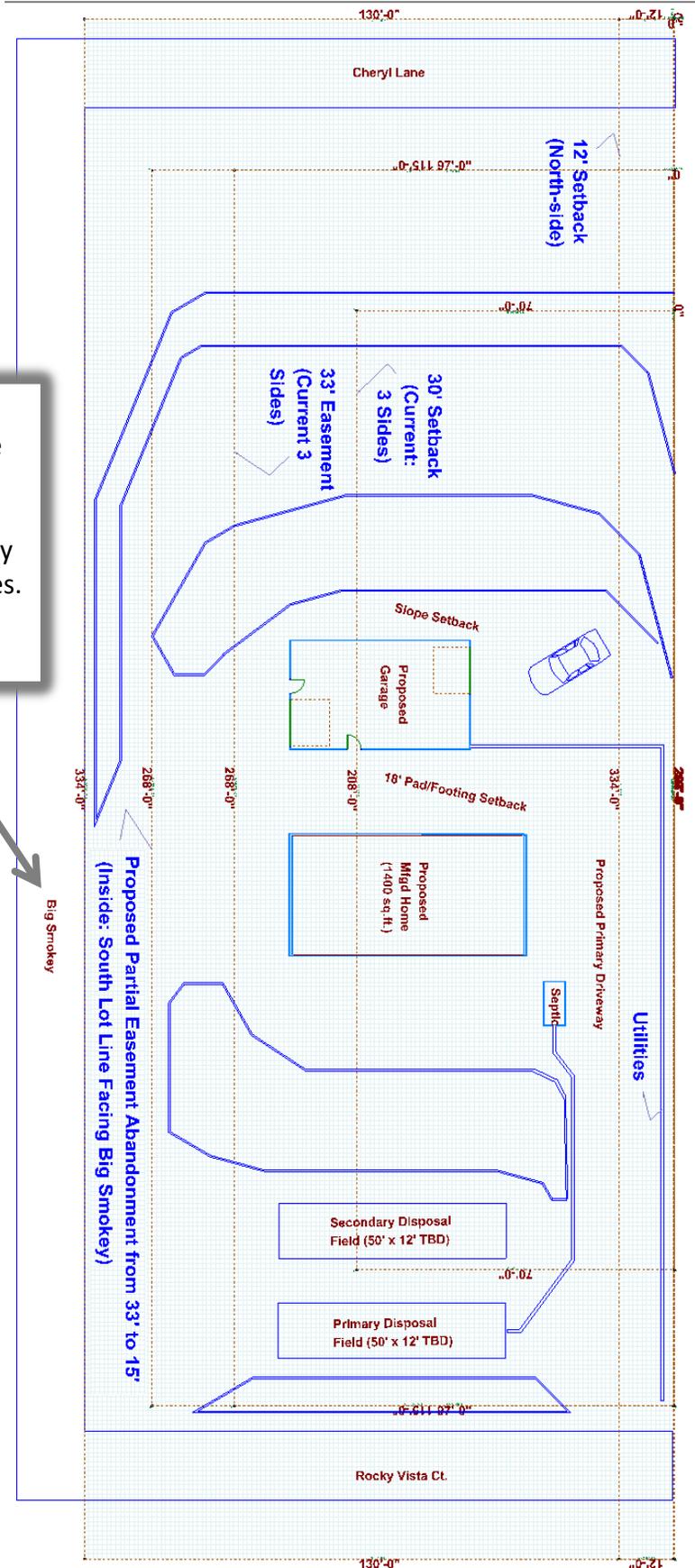
South/East Easement
Area Inside Property Line



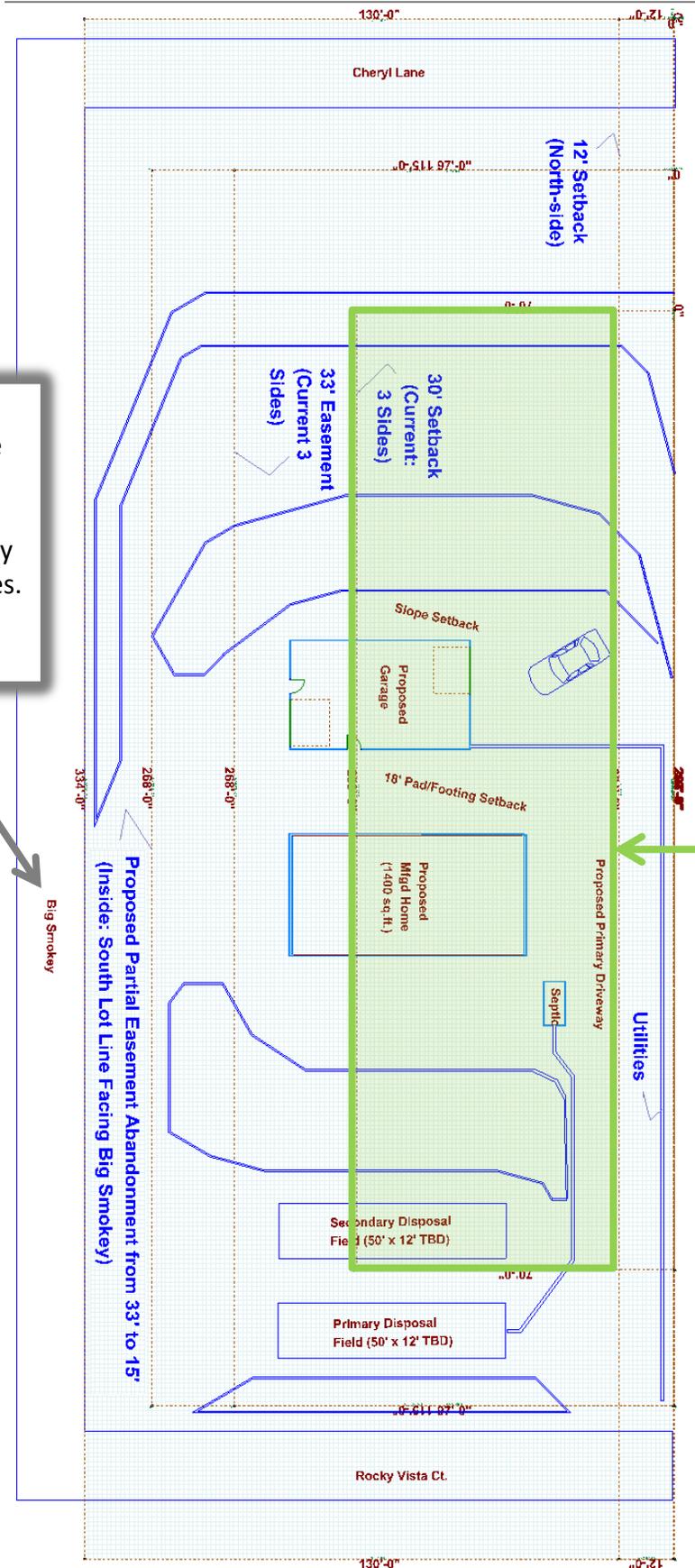
15750 Cheryl Ln:
Primary Building
(Terrace) Location



(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access
Outside of Property
Lot-line. No Utilities.
(No impact by
request)

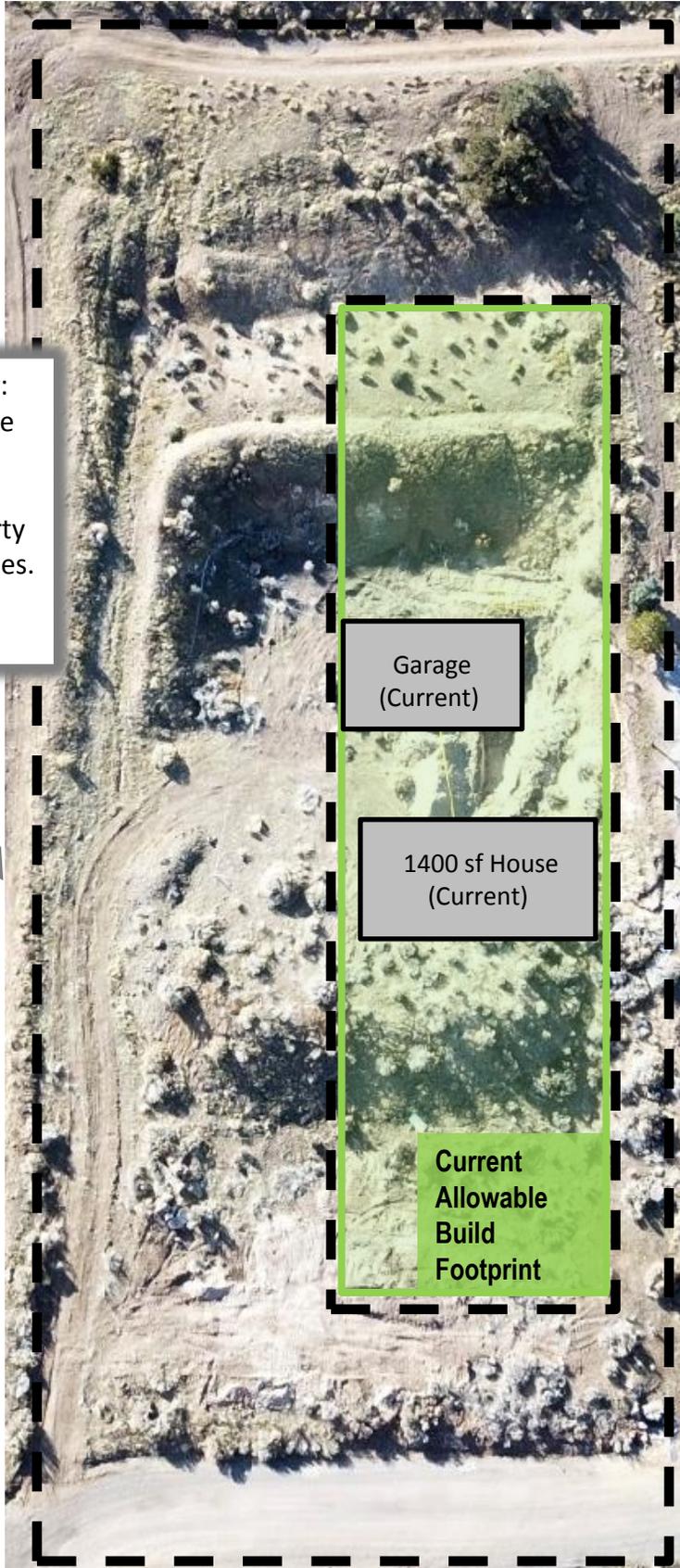


(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access
Outside of Property
Lot-line. No Utilities.
(No impact by
request)



Current
Combined
G.R.
Easement &
Setback
Condition
(Allowable
Build
Footprint)

(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access
Outside of Property
Lot-line. No Utilities.
(No impact by
request)



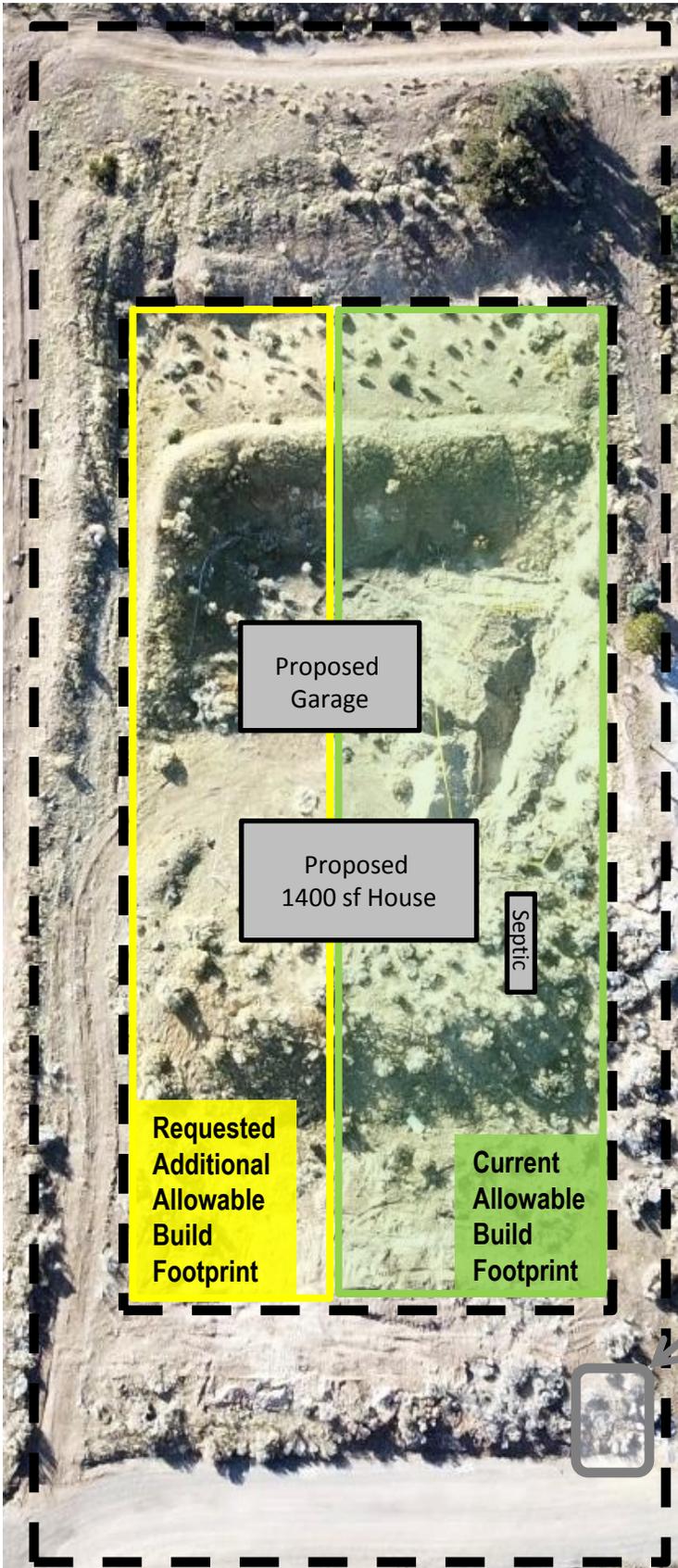
Current
Topography and
Allowable Build
Footprint Makes
Placement of
Mfgd. Home and
Access/Egress of
Transport
Equipment
Extraordinarily
Challenging

Garage
(Current)

1400 sf House
(Current)

Current
Allowable
Build
Footprint

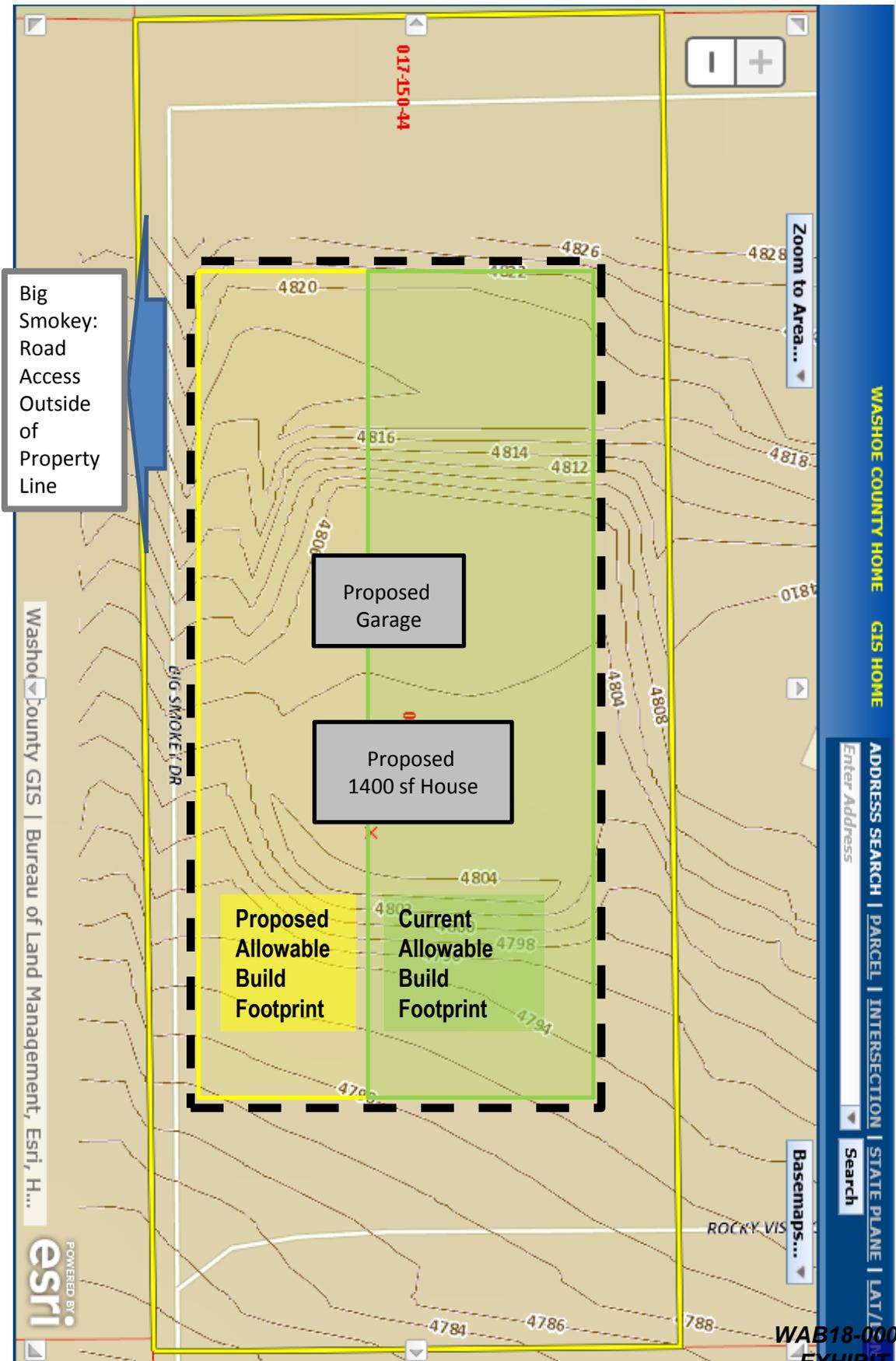
Eliminates ability
to Design &
Construct Safer
(Shallow Slope;
5%+/- Grade)
North Perimeter
Driveway



**Partial Easement
Abandonment**

- Allows Central Placement of Mfgd. Home Consistent with Surrounding Residences
- Enables Access/Egress of Home Transport Equipment to North
- Enables Design/Construction of Safer (Shallow Slope; 5%+/- Grade) Year-around Primary Driveway
- Enables Simplified & Serviceable Placement of Septic System, Disposal Field Line, Site Utilities Trenching & Access

(e) Site Utilities Location & Access Point; e.g. Water, Elect., Phone, Cable



Big Smokey: Road Access Outside of Property Line

Proposed Garage

Proposed 1400 sf House

Proposed Allowable Build Footprint

Current Allowable Build Footprint

Washoe County GIS | Bureau of Land Management, Esri, H...



WASHOE COUNTY HOME GIS HOME

ADDRESS SEARCH | PARCEL | INTERSECTION | STATE PLANE | LAT/LONG
Enter Address Search

Zoom to Area...

Basemaps...

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

Tax Search
Payment Cart

Proof of Property Tax Payment

Account Detail

Back to Account Detail
Change of Address
Print this Page

Washoe County Parcel Information

Parcel ID	Status	Last Update
01715044	Active	2/9/2018 2:06:30 AM

Current Owner:
ROEHRICK LIVING TRUST

15055 PINION DR
RENO, NV 89521

Taxing District

SITUS:
15750 CHERYL LN

Geo CD:

Legal Description

Lot D SubdivisionName _UNSPECIFIED

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$371.83	\$371.83	\$0.00	\$0.00	\$0.00
2016	\$362.82	\$362.82	\$0.00	\$0.00	\$0.00
2015	\$361.76	\$361.76	\$0.00	\$0.00	\$0.00
2014	\$350.52	\$350.52	\$0.00	\$0.00	\$0.00
2013	\$340.30	\$340.30	\$0.00	\$0.00	\$0.00
Total					\$0.00

Pay Online

\$0.00

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

Real Property Assessment Data

New Search

WASHOE COUNTY ASSESSOR PROPERTY DATA
02/11/2018

Parcel Map
Map Index
Quick Map
Sales/Transfer/Doc History
Additional Owners
Valuation History
Improvement Details

Permits

Last Recorded Document in our records: # 4783626 January 30, 2018

APN: 017-150-44 Card 1 of 1

Proof of Current Ownership

Owners for 017-150-44		
Owner Name	Owner Description	Percent
ROEHRICK LIVING TRUST	TRUST AND ETAL OWNERSHIP	
ROEHRICK TRUSTEE, DEL	TRUSTEE	
FOSTER LIVING TRUST	LIVING TRUST	
FOSTER TRUSTEE, NANCY	TRUSTEE	

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 02/10/2018. NOTE: The 2018/2019 values are preliminary values and subject to change.

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

Last Recorded Document In our records: # 4783626 January 30, 2018

Proof of Current Ownership

APN: 017-150-44 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	15750 CHERYL LN , WASHOE COUNTY 89521			Quality		Bldg Type	
Owner 1	ROEHRICK LIVING TRUST et al			Stories		Square Feet	0
Mail Address	15055 PINION DR RENO NV 89521			Year Built	0	Square Feet does not include Basement or Garage Conversion Area.	
Owner 2 or Trustee	ROEHRICK TRUSTEE, DEL			W.A.Y.	0	Finished Bsmt	0
Owner 3 or Trustee	FOSTER LIVING TRUST			Bedrooms	0	Unfin Bsmt	0
Rec Doc No	4783626	Rec Date	01/30/2018	Full Baths	0	Bsmt Type	
Prior Owner	ELDER-STOUT TRUST			Half Baths	0	Gar Conv Sq Foot	0
Prior Doc	3681938			Fixtures		Total Gar Area	0
Keyline Desc	PM 1034 LT D			Fireplaces	0	Gar Type	
Subdivision	_UNSPECIFIED			Heat Type		Det Garage	0
	Lot: D	Block:	Sub Map#	Sec Heat Type		Bsmt Gar Door	0
	Record of Survey Map:		Parcel Map#	Ext Walls		Sub Floor	
			1034	Sec Ext Walls		Frame	
	Section:	Township:	Range:	Roof Cover		Construction Mod	0
			SPC	Obso/Bldg Adj	0	Units/Bldg	0
	Tax Dist	4000	Add'l Tax Info	% Complete	0	Units/Parcel	0
			Prior APN		%		
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied						

Land Information							
Land Detail						NBC = Neighborhood Code	
Land Use	120	Zoning	MDS 5% / GR 95%	Sewer	None	NBC	IENF
Size	43,560 SqFt or ~ 1 Acre	Water	Muni	Street	Unpaved	NBC Map	IE NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2017/18 FV	2018/19 NR	Sales/Transfer History					
Taxable Land Value	52,500	60,000	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Improvement Value	0	0	4BV	120	01-30-2018	82,000	ELDER-STOUT TRUST	ROEHRICK LIVING TRUST
Taxable Total	52,500	60,000	3BGG	120	08-26-2008	0	STOUT, GERALD C	ELDER-STOUT TRUST
Assessed Land Value	18,375	21,000	3BGG	120	07-31-2008	0	STOUT, GERALD	STOUT,GERALD C
Assessed Improvement Value	0	0	3BPM	120	02-07-2007	0	GURNEY, DONNA	STOUT,GERALD
Total Assessed	18,375	21,000	1G	120	04-21-2004	85,000	BRANINBURG, JOSEPH B	GURNEY,DONNA
			2MQC	120	05-13-1997	62,500		BRANINBURG,JOSEPH B
The 2018/2019 values are preliminary values and subject to change.								

Building #1 Sketch	Property Photo
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