



Planning Commission Staff Report

Meeting Date: August 7, 2018

Agenda Item: 8B

ABANDONMENT CASE NUMBER: WAB18-0004 (Lupin Drive Abandonment)

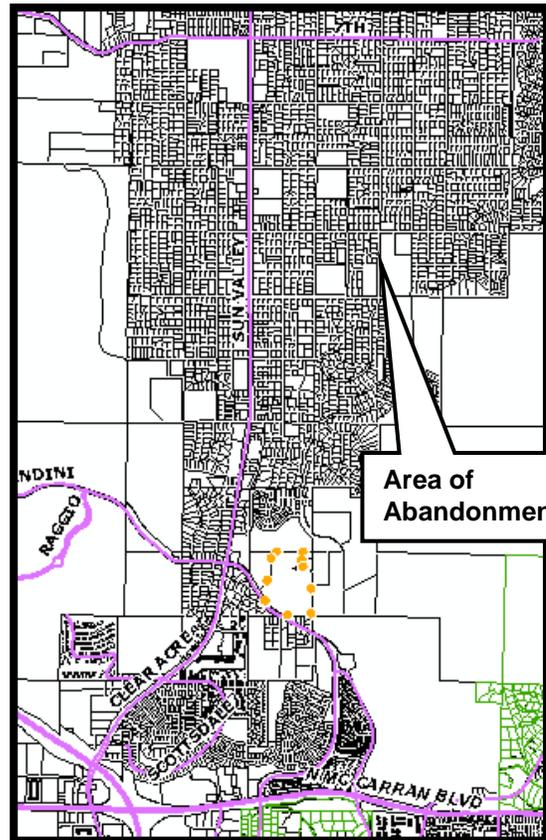
BRIEF SUMMARY OF REQUEST: To abandon Washoe County's interest in ±77,484 square feet of right-of-way of unimproved Lupin Drive

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an abandonment of Washoe County's interest in ±77,484 square feet of right-of-way of unimproved roadway on Lupin Drive between East 4th Avenue and East Gepford Parkway. If approved, the property will be abandoned to the abutting property owners. Also, if approved the eastern half will be designated as common open area in connection with the Valle Vista subdivision (WTM18-003) that was approved on April 3, 2018, immediately to the east of the roadway proposed for abandonment; and the western half of the roadway may also become common open area in the same subdivision, if the abutting property owners on the west side do not accept the abandoned area.

Applicant:	Landbank Development Co., LLC
Property Owner:	Washoe County
Location:	Lupin Drive between East 4th Avenue and East Gepford Parkway
APN:	085-151-49, 085-151-50, 085-151-45, 085-151-46, 085-151-47, 085-151-48, 085-1581-02 & 085-122-03
Parcel Size:	±77,484 square feet
Master Plan:	NA
Regulatory Zone:	NA
Area Plan:	Sun Valley
Citizen Advisory Board:	Sun Valley
Development Code:	Authorized in Article 806, Vacations and Abandonments of Streets and Easements
Commission District:	5 – Commissioner Herman



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 to this matter, Abandonment Case Number WAB18-0004 for Landbank Development Co., LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 9)

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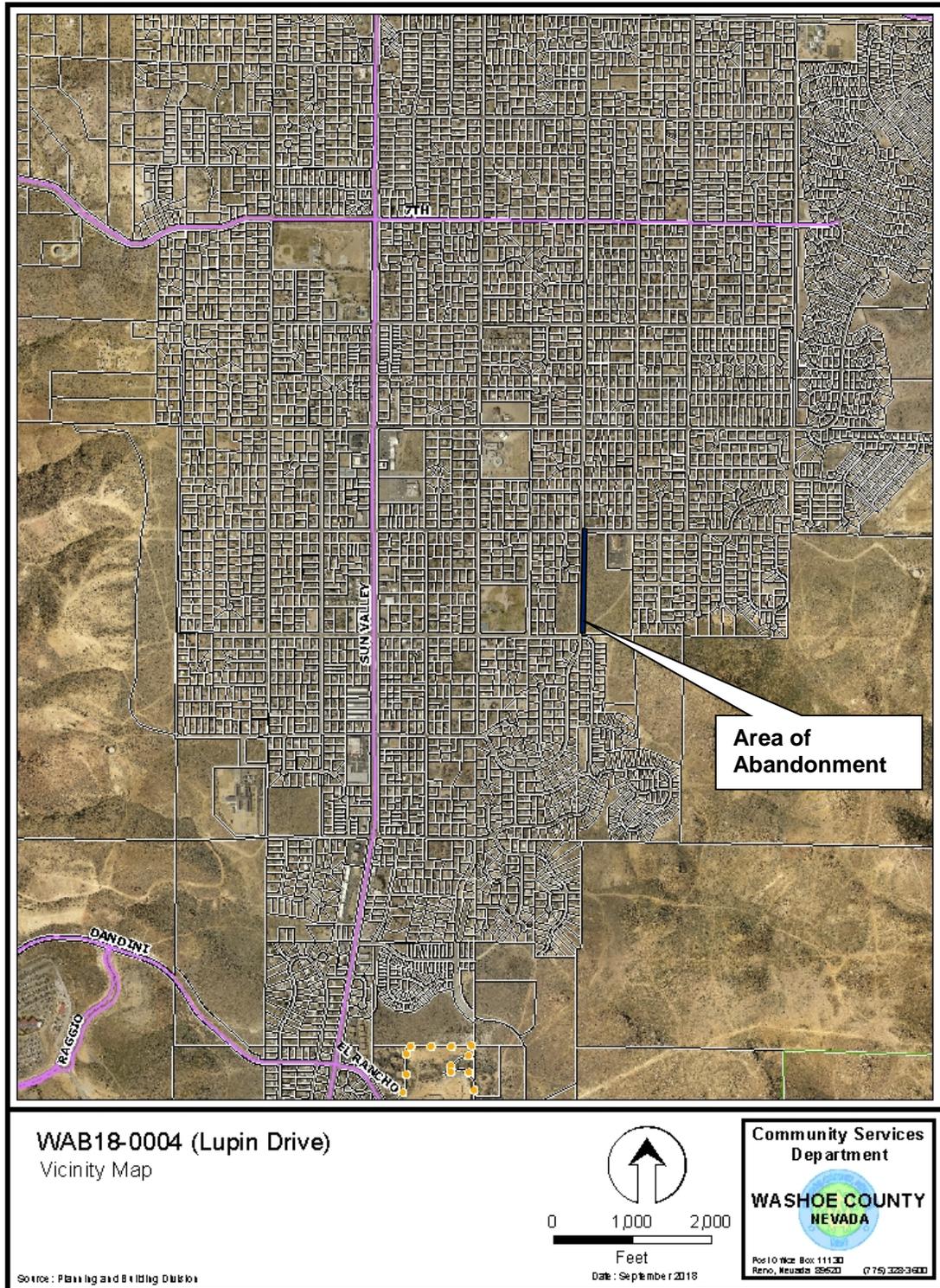
Abandonment Definition

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.

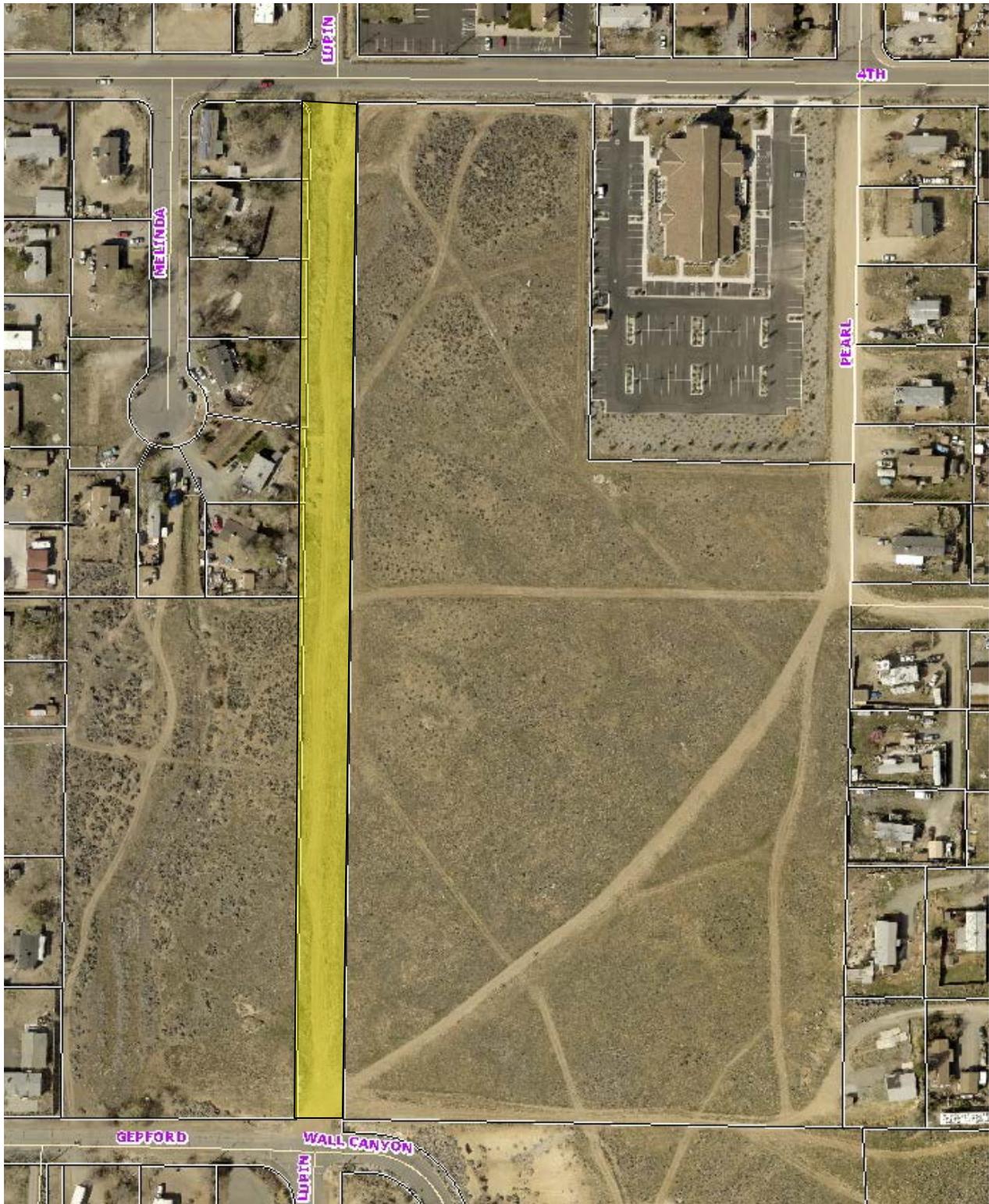
The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, 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 WAB18-0004 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.



Vicinity Map



Abandonment Area



Looking north at portion of Lupin Drive to be abandoned



Looking south at portion of Lupin Drive to be abandoned

At the Washoe County Planning Commission April 3, 2018 meeting a tentative map application WTM18-003 (Valle Vista) was approved for the parcel to the east of the section of Lupin Drive that is now being reviewed for abandonment. The tentative map was for a 75 lot common open space development and one of the conditions required the following:

“The applicant shall apply for an abandonment of Lupin Drive right-of-way adjacent to the site prior the recordation of the first final map. The former Lupin Drive right-of-way shall then be designated as common area.”

The applicant is now applying to abandon this portion of Lupin Drive to meet this condition. Staff did review developing Lupin Drive as a 2-lane facility during the tentative map review process. It was concluded that this section of roadway was not needed for current or future traffic volumes. Also, to improve this section of Lupin would be very costly; the area at the intersection of East 4th Avenue and Lupin Drive is in the 100-year flood plain and would require significant improvements. The right-of-way has not been developed and the abandonment will not impact or affect the neighboring properties. The traffic patterns are well established in the area and the existing roads have been and are anticipated in the future to manage the traffic needs of the area.

Sun Valley Citizen Advisory Board (SVCAB)

Abandonment applications are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects
- Truckee Meadows Fire Protection
- Regional Transportation Commission
- Washoe-Storey Conservation District

Two out of the five above 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 and will be included with the Action Order if the Planning Commission approves the requested abandonment.

- Washoe County Planning and Building provided conditions regarding recordation of the Resolution and Order of Abandonment.

Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us

- Washoe County Engineering and Capital Projects, Land Development provided conditions related to recordation of the abandonment

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

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 Sun Valley Area Plan.

Staff Comments: The proposed abandonment does not affect any policies, action programs, standards or maps of either the Master Plan or the Sun Valley Area Plan.

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

Staff Comments: Lupin Drive between East 4th Avenue and East Gepford Pkwy. Is not built and the proposed 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: Abandoning this section of roadway doesn't deprive any other properties of access to utilities easements. The public utilities easements can be reasonably relocated as need to continue to provide 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 WAB18-0004 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 to this matter, Abandonment Case Number WAB18-0004 for Landbank Development Co., LLC, 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 Sun Valley; 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.

Applicant: Landbank Development Co., LLC, Attn: Darren Proulx, 1227 Baring Blvd., Sparks, NV 89434, email: Darren@newmarkinvestment.com

Property Owner: Washoe County

Representatives: CFA, David Snelgrove, 1150 Corporate Blvd., Reno, NV 89502, email: dsnelgrove@cfareno.com



Conditions of Approval

Abandonment Case Number WAB18-0004

The project approved under Abandonment Case Number WAB18-0004 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on August 7, 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 Division 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 Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- b. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- c. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects Division

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

Contact Name – Leo R. Vesely, P.E., 775.328.2313, lvesely@washoecounty.us

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. The applicant shall offer the right of first refusal to each abutting property owner adjacent to the west side of the Lupin Drive abandonment for the western half of the vacated portion of Lupin Drive. If the abutting property owners accept the western half of the vacation portion of Lupin Drive, it shall be added to their parcels. If the abutting property owners reject the western half of the vacated portion of Lupin Drive, the applicant shall submit legal documentation of the rejection and this area shall be added to the parcel on the east side of Lupin Drive.
- c. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- d. A drainage easement shall be reserved over the FEMA Special Flood Hazard Area that exists over a portion of the Lupin Drive right-of-way.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

DATE: July 10, 2018
TO: Julee Olander, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WAB18-0004**
APN 085-122-03
LUPIN DRIVE ABANDONMENT CONDITIONS

APPLICATION DISCUSSION

This application for the abandonment of Lupin Drive from the south side of E. 4th Avenue to the north side of Gepford Parkway is to satisfy Traffic and Roadway condition "i" of WTM18-003 which states: "The applicant shall apply for an abandonment of Lupin Drive right-of-way adjacent to the site prior the recordation of the first final map. The former Lupin Drive right-of-way shall then be designated as common area."

GENERAL CONDITIONS

Washoe County Engineering and Capital Projects Division staff has reviewed the referenced abandonment and recommends approval subject to the following conditions of approval. The Washoe County Engineer shall determine compliance with the following conditions of approval.

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. The applicant shall offer the right of first refusal to each abutting property owner adjacent to the west side of the Lupin Drive abandonment for the western half of the vacated portion of Lupin Drive. If the abutting property owners accept the western half of the vacation portion of Lupin Drive, it shall be added to their parcels. If the abutting property owners reject the western half of the vacated portion of Lupin Drive, the applicant shall submit legal



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Memo to:

Subject:

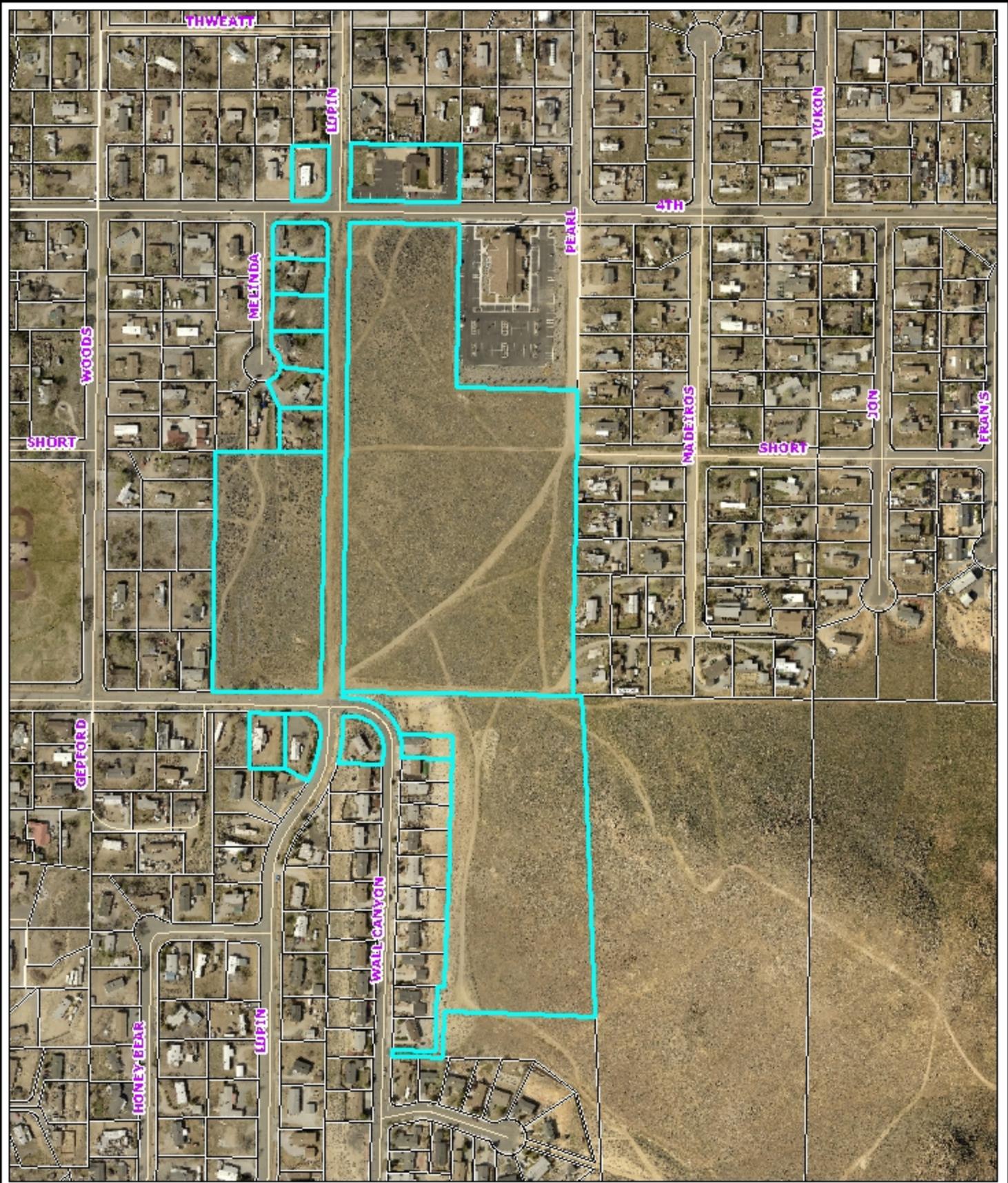
Date:

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documentation of the rejection and this area shall be added to the parcel on the east side of Lupin Drive.

3. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
4. A drainage easement shall be reserved over the FEMA Special Flood Hazard Area that exists over a portion of the Lupin Drive right-of-way.
5. 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.

LRV/lrv



WAB18-0004 (Lupin Drive)

Noticing Map

Notices sent to 15 properties

Source: Planning and Building Division



0 250 500

Feet

Date: September 2018

Community Services
Department



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: Partial Right-of-Way Abandonment - Lupin Drive			
Project Description: Request for abandonment of 77,484 +/- SF of Lupin Drive right-of-way as required per Traffic and Roadway Condition of Approval "i" from WTM18.003			
Project Address: No Address, subject property to be abandoned is County Right-of-Way			
Project Area (acres or square feet): 77,484 +/- SF			
Project Location (with point of reference to major cross streets AND area locator): Lupin Dr between E. Gepford Parkway and East 4th Ave			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-122-03 (Requesting Property)			
Section(s)/Township/Range: NE 1/4 Sec 19 & NW 1/4 Sec 20 T20N, R20E, MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WRZA17-0006, WTM18-003 & SB11-004			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Landbank Development Co LLC		Professional Consultant:	
Name: Darren Proulx		Name: CFA, Inc.	
Address:		Address: 1150 Corporate Boulevard	
Sparks, Nevada	Zip: 89434	Reno, NV	Zip: 89502
Phone: 775-358-4428	Fax:	Phone: 775-856-7075	Fax: 856-1160
Email: darren@newmarkinvestment.com		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Landbank Development Co LLC-Darren Proulx		Name: CFA, Inc.	
Address: 1227 Baring Blvd		Address: 1150 Corporate Boulevard	
Sparks, Nevada	Zip: 89434		Zip:
Phone: 775-358-4428	Fax:	Phone: 775-432-6601	Fax: 856-1160
Email: darren@newmarkinvestment.com		Email: dscheiber@cfareno.com	
Cell:	Other:	Cell: 775-336-7767	Other:
Contact Person: Darren Proulx		Contact Person: Deane Scheiber, CST	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: LANDBANK DEVELOPMENT CO. 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)

DARRON K. PROULX MGR
(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): 085-122-03

Printed Name DARRON K. PROULX

Signed D-K Proulx

Address 1227 BARING BLVD SPARKS
89434

Subscribed and sworn to before me this 4th day of JUNE, 2018.

(Notary Stamp)

Tamra Snyder
Notary Public in and for said county and state

My commission expires: 12/4/2018



*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

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?

Requested is the abandonment of a portion of Lupin Drive, which currently exists as a unmaintained dirt road running north/south located between E. 4th Avenue and E. Gepford Parkway. The right-of-way requested for abandonment lies between APN 085-122-03 on the east and APN;s 085-151-02, 085-151-45 thru 50 on the west.

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

The east 30' of right-of-way is first identified on TM 447, Sun Valley Subdivision No. 2, Washoe County - Nevada, as Juniper Drive and the west 30' of right-of-way is first identified on TM 574, Sun Valley Subdivision No. 6, Washoe County - Nevada, as Lupin Drive. Per phone call to Washoe Co. Assessors office entire 60' right-of-way was changed to Lupin Drive sometime in the 1950's by the Washoe County Commission.

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

Traffic and Roadway Condition of Approval "i" from the approved Tentative Map (WTM18-003), reads:

"The applicant shall apply for an abandonment of Lupin Drive right-of-way adjacent to the site prior to recordation of the first final map. The former Lupin Drive right-of-way" shall then be designated as common area."

Per this condition, the abandoned area to become associated with APN 085-122-03 would have to be added into the common area associated with the Valle Vista Community.

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

Also, there are private roadways within the Valle Vista Community Tentative Map area (approved under WTM18-003) that will provide access to the future lots/homes within 085-122-03. A final map application will be submitted within the next couple months for the Valle Vista Community. There is a 30' wide access easement that was offered for dedication per PM 4961 on the east side of APN:085-122-03 (now part of Pearl Drive). Access to parcels to the west and south of the proposed abandonment area of this section of Lupin Drive are appropriately served off Melinda Lane, Woods Drive, E. Gepford Parkway, Wall Canyon Drive and the Lupin Drive (south of the proposed abandonment area).

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 damage or discrimination to other property owners within the vicinity of this project are foreseen with this proposed abandonment predominately due to the fact that property owner to the west have roadway access to their parcels via Melinda Lane. This abandonment submittal was recommended as a condition of approval under WTM18-003 and was approved by the Washoe County Planning Commission.

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.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89520-3039
Ph: 775-328-2510 Fax: 775-328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information

Parcel ID 08512203	Status Active	Last Update 6/6/2018 2:06:37 AM
Current Owner: LANDBANK DEVELOPMENT CO LLC 1227 BARING BLVD SPARKS, NV 89434	SITUS: 550 E 4TH AVE WCTY NV	
Taxing District 4020	Geo CD:	
Legal Description Township 20 Section Lot 1 Block Range 20 SubdivisionName SUN VALLEY SUBDIVISION 6		

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

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Tax Detail

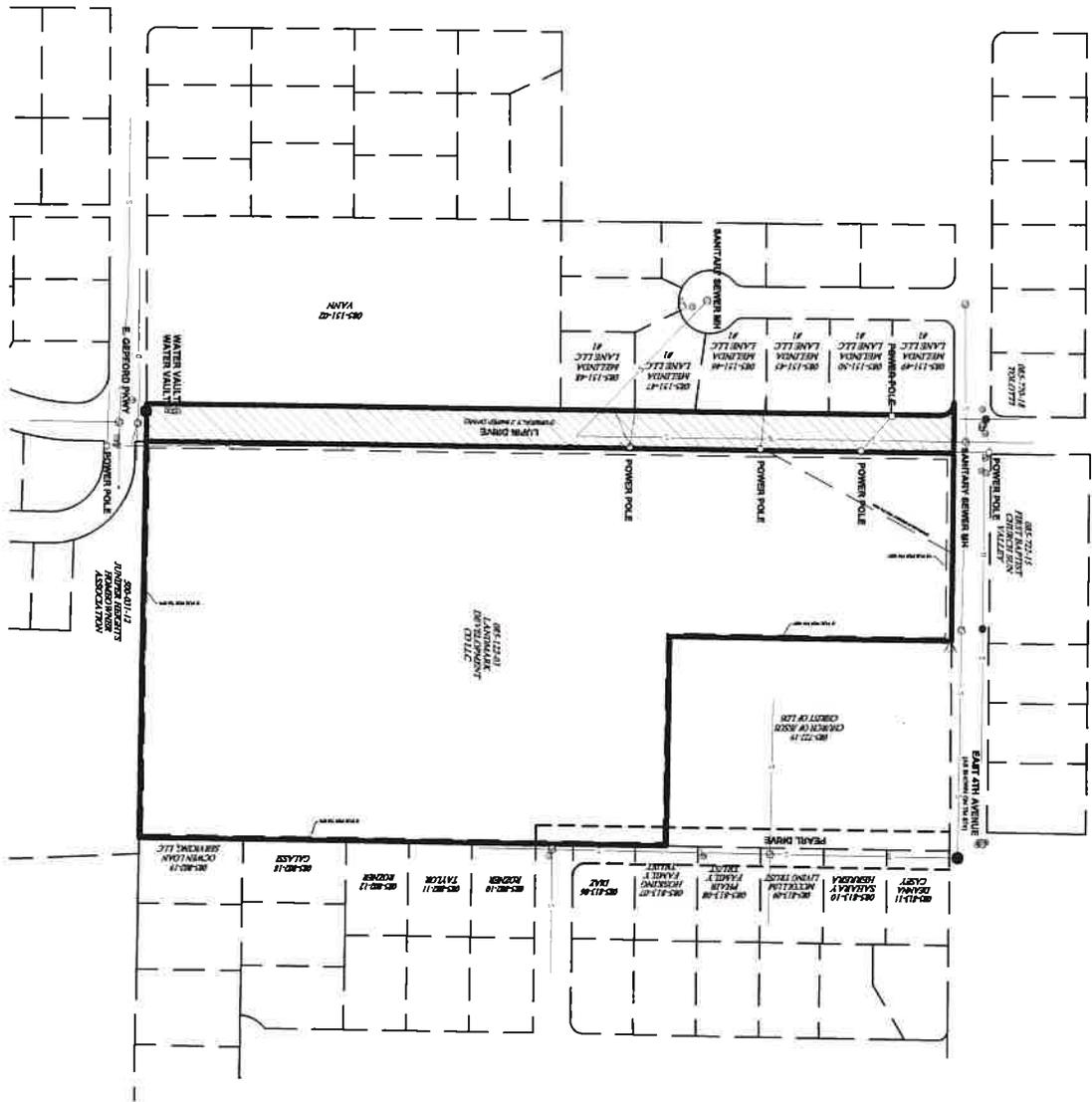
	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$155.84	\$0.00	\$155.84
<u>Sun Valley GID</u>	\$176.74	\$0.00	\$176.74
<u>Truckee Meadows Fire Dist</u>	\$495.02	\$0.00	\$495.02
<u>Washoe County</u>	\$1,275.77	\$0.00	\$1,275.77
<u>Washoe County Sc</u>	\$1,043.67	\$0.00	\$1,043.67
<u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u>	\$0.03	\$0.00	\$0.03
Total Tax	\$3,147.07	\$0.00	\$3,147.07

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017172122	B17.111342	\$786.76	9/29/2017
2017	2017172122	B17.189072	\$786.76	1/4/2018
2017	2017172122	B17.234356	\$786.76	3/6/2018
2017	2017172122	B17.70705	\$786.79	8/24/2017

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari



SITE PLAN

LUPIN DRIVE ABANDONMENT

WASCO COUNTY

	CFB INC. CIVIL ENGINEERS 13300 CENTRE STREET, SUITE 100 BEAVERTON, OR 97005	PREPARED BY ANDY	DATE 1/1
	PROJECT NO. 16-0004	SHEET NO. 1	TOTAL SHEETS 1

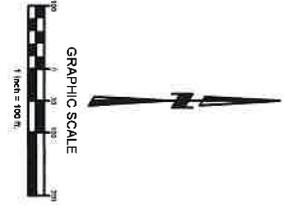


EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LUPIN DRIVE ROADWAY ABANDONMENT

Situate within the northeast ¼ of Section 19 and the northwest ¼ of Section 20, Township 19 North, Range 20 East, M.D.M, lying within the County of Washoe, State of Nevada, more particularly described as follows:

BEGINNING at the northwest corner of Parcel 1 of Parcel Map No. 4961 for LANDBANK DEVELOPMENT COMPANY LLC, File No. 3714309, recorded December 22, 2008, Official Records, Washoe County, Nevada, said point being further described as lying on the easterly right-of-way of Lupin Drive, a 60' public right-of-way;

THENCE along said easterly right-of-way, S 00°51'04" W, 1290.16 feet to the southwest corner of said Parcel 1, said point being further described as lying on the ¼ section line of section 20;

THENCE departing said easterly right-of-way N 89°02'07" W, 60.00 feet to a point on the westerly right-of-way of Lupin Drive;

THENCE along said westerly right-of-way, N 00°51'04" E, 1269.67 feet,

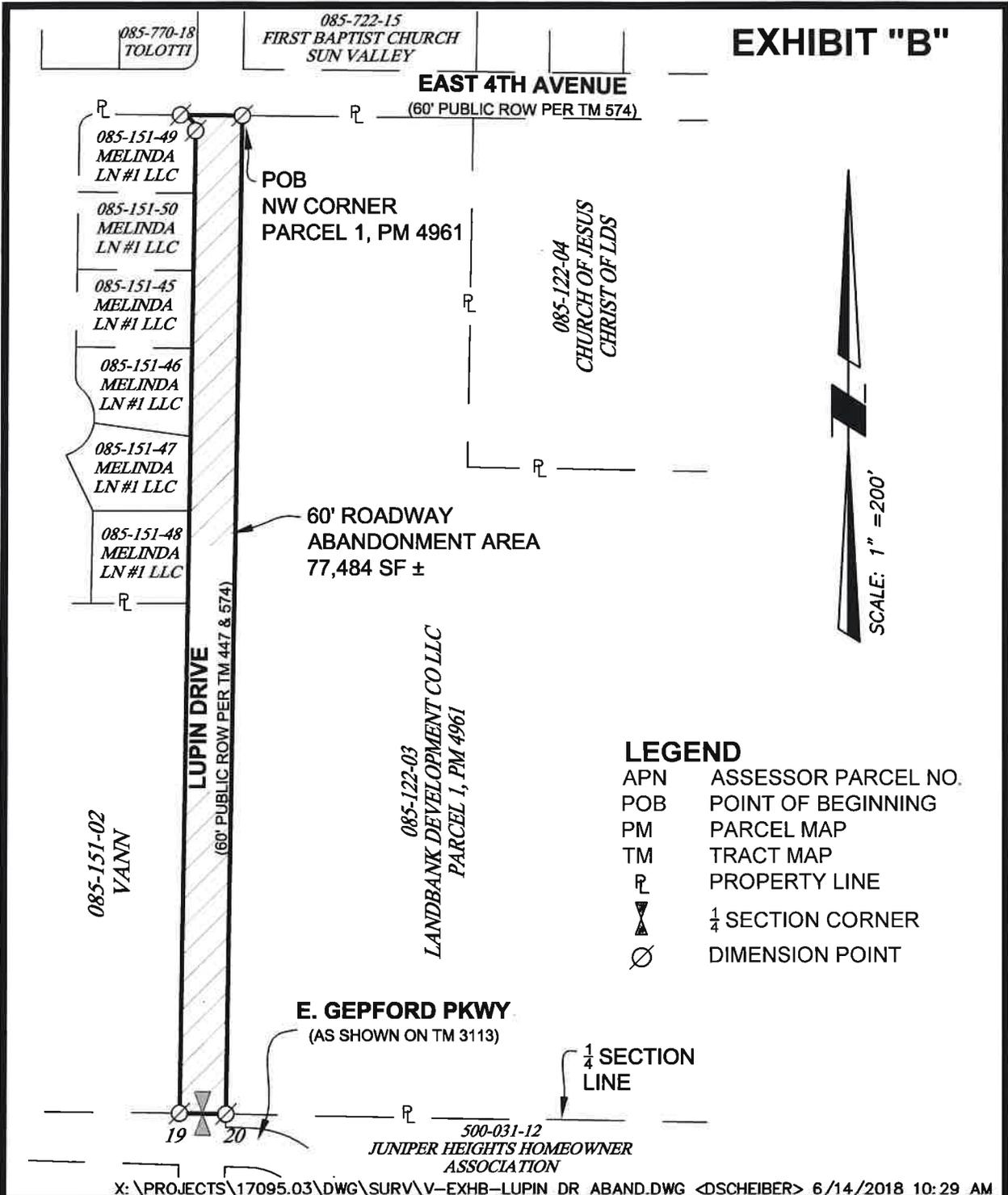
THENCE continuing along said westerly right-of-way line along the arc of a tangent curve to the left, having a radius of 20.00 feet, through a central angle of 90°15'44", a distance of 31.51 feet to a point on the southerly right-of-way line of E. 4th Avenue;

THENCE departing said southerly line S 89°24'40" E, 80.09 feet to the POINT OF BEGINNING, containing 77,484 square feet of land, more or less.

The basis of bearings for this description is Nevada State Plane Coordinates, West Zone NAD 83/94, and is identical to Parcel Map No. 4961.



Kevin L. German, P.L.S. 20461
CFA Inc. - 1150 Corporate Blvd. - Reno, NV 89502



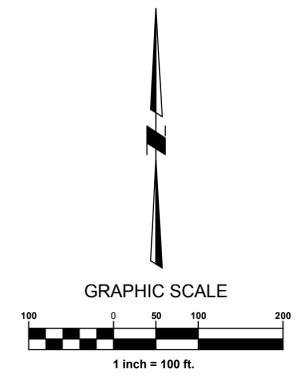
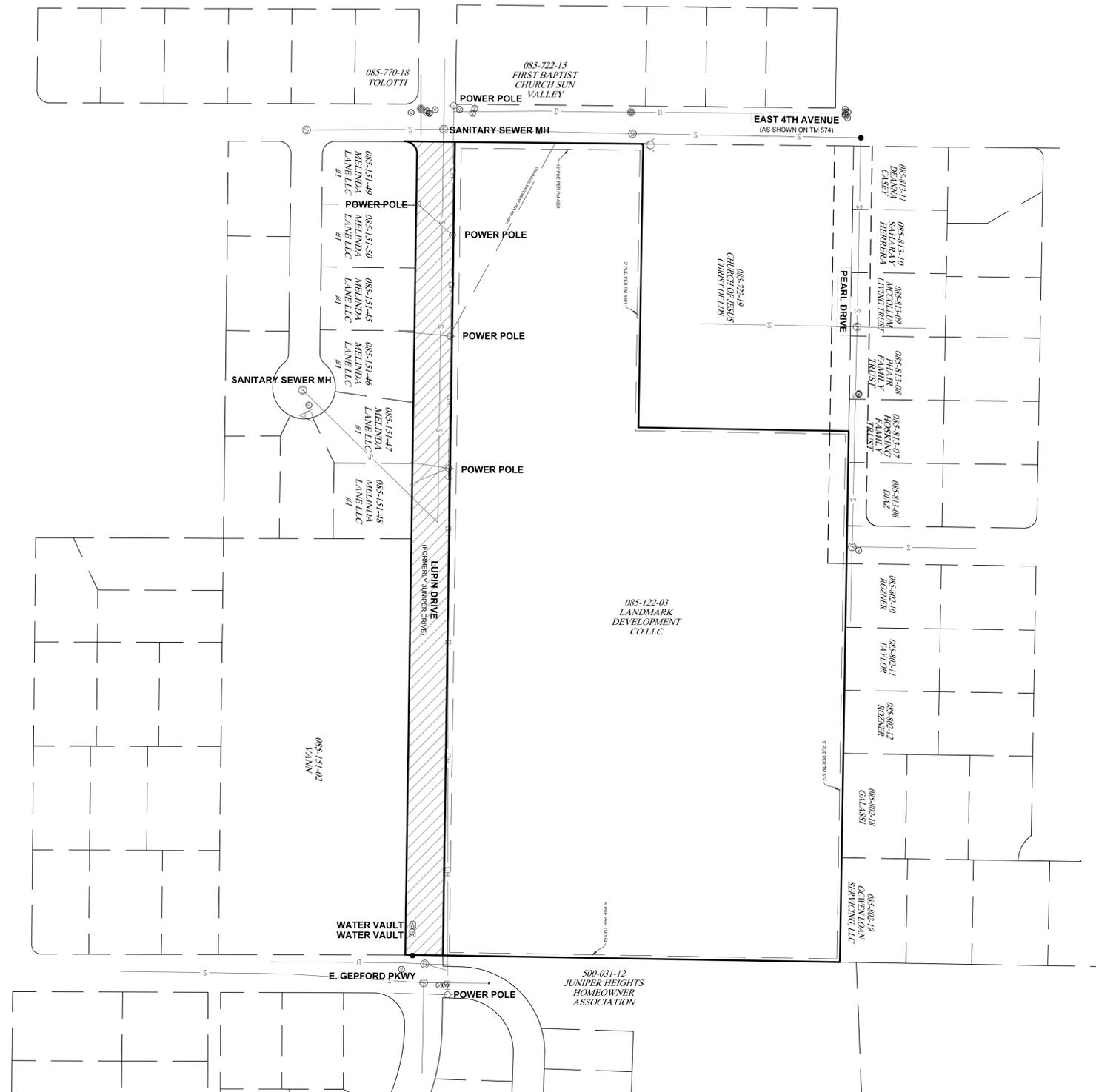
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EXHIBIT MAP TO ACCOMPANY A LEGAL DESCRIPTION
OF
RIGHT-OF-WAY ABANDONMENT
LYING IN THE NE 1/4 SEC 19 & NW 1/4 SEC 20, T20N, R20E, MDM
WASHOE COUNTY NEVADA

LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
775-856-1150 MAIN • CFARENO.COM

SHEET **1** / OF **1**



SITE PLAN

SITE PLAN FOR LUPIN DRIVE ABANDONMENT		
RENO	WASHOE COUNTY	NEVADA
CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM	JOB NO. 17095.03 DRAWN BY DRS CHECKED BY KLG DATE JUNE 2018	SHEET 1 OF 1