



# Planning Commission Staff Report

Meeting Date: May 5, 2020

Agenda Item: 7B

ABANDONMENT CASE NUMBER: WAB20-0001 (Ingenuity Industrial Center)

### BRIEF SUMMARY OF REQUEST:

Request to abandon a 56ft by 540.5ft portion of the right of way at the north western terminus of Ingenuity Avenue in favor of an access easement and a right of way turn around at the southwestern corner between APN 538-010-11 and 538-161-12.

### STAFF PLANNER:

Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
E-mail: dcahalane@washoecounty.us

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve the abandonment of a 56ft by 540.5ft portion of the right of way at the north western terminus of Ingenuity Avenue in favor of an access easement and a right of way turn around at the southwestern corner between APN 538-010-11 and 538-161-12. If approved, the abandoned portion of the right of way would become the property of the Ingenuity Industrial Center.

Applicant:	Avenue 55
Property Owner:	Ingenuity Industrial Center
Location:	Approximately 0.5 miles west of the intersection of Pyramid Way and Ingenuity Ave
APN:	538-010-11
Parcel Size:	39.53 acres
Master Plan:	Industrial
Regulatory Zone:	Industrial
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 806
Commission District:	4 – Commissioner Hartung



### 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 Abandonment Case Number WAB20-0001 for Ingenuity Industrial Center, having made all three findings in accordance with Washoe County Code Section 110.806.20.

*(Motion with Findings on Page 8)*

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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 applicant's 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.

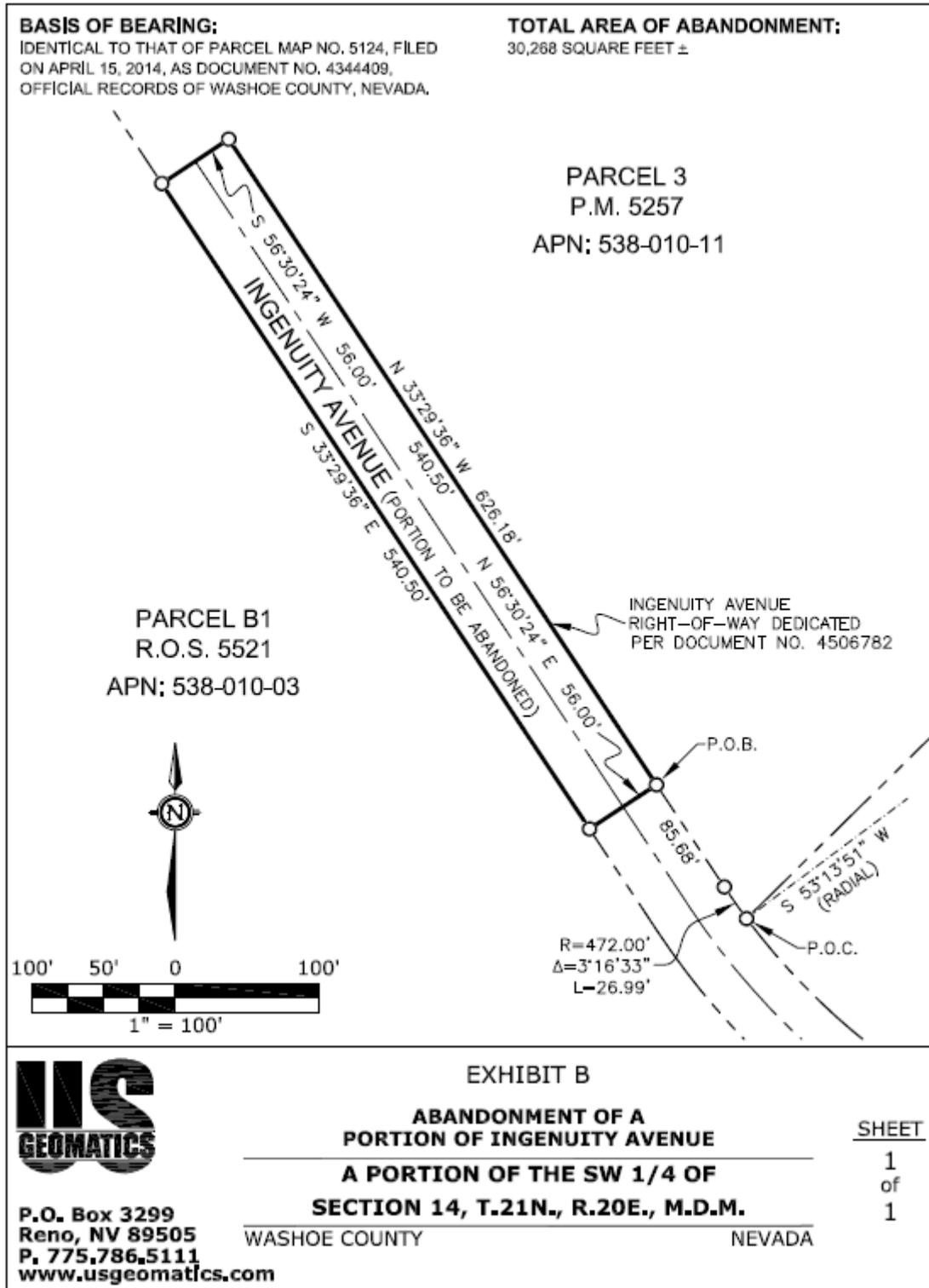
The conditions of approval for Abandonment Case Number WAB20-0001 is attached to this staff report and will be included with the Action Order if granted approval.

- 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.

The area subject to this abandonment is Washoe County right of way and therefore currently does not have a regulatory zone designation; however, the neighboring properties each have industrial (I) regulatory zone designations. The front and rear yard setbacks are 15 ft and the side setbacks are 10 ft.



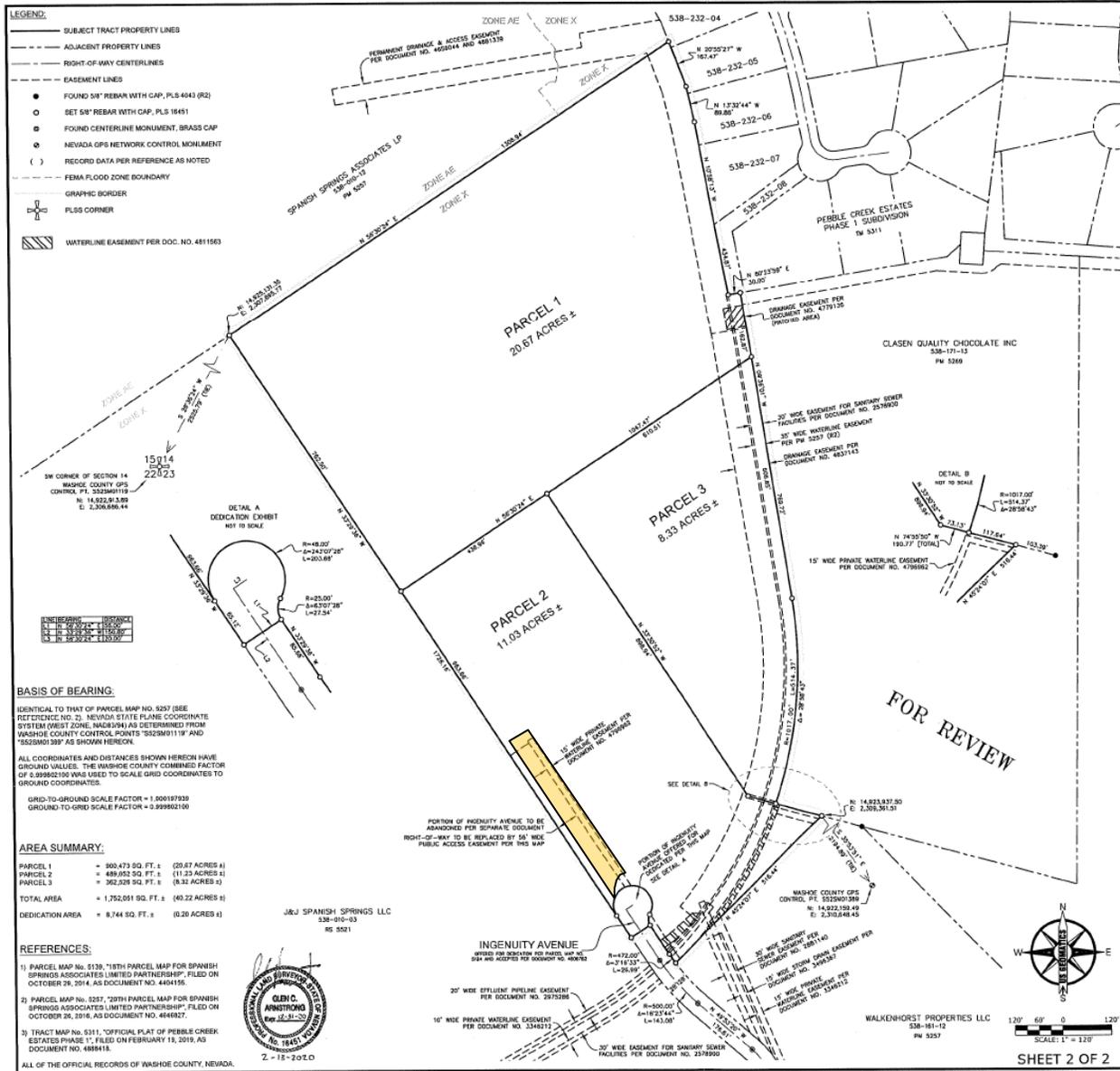
**Vicinity Map**



Site Plan

### Project Evaluation

The applicant is requesting to abandon a 56ft by 540.5ft portion of the right of way dedicated to the county. This right of way is to be replaced by an access easement and a right of way turn around bulb as part of the concurrently processed WTPM20-0002 as seen below:



This abandonment will be absorbed into parcel 538-010-11 and subsequently parcel 2 of the pending tentative parcel map. The proposed replacement easement retains access to both driveways for parcel 538-010-03. Staff has conditioned recording the easement as a condition of approval in Exhibit A. Therefore, there will be no change to access to or from any properties.

### **Spanish Springs Citizen Advisory Board (SSCAB)**

The proposed project was presented by staff at the Spanish Springs Citizen Advisory Board meeting on March 4, 2020. The attached CAB minutes reflect discussion on the following items:

- Ongoing access to existing parcels
- Unanimous recommendation for approval of the abandonment by the Spanish Springs CAB.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Nevada Department of Wildlife
- Washoe County Community Services Department
  - Engineering and Capitol Projects
  - Planning and Building Division
  - Regional Parks and Open Spaces
- Washoe County Health District
  - Vector-Borne Diseases Program
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Two out of the nine above listed agencies/departments provided feedback 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 Division addressed the hours of operation, set landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.

**Contact: Dan Cahalane, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us), 775-328-3628**

- Washoe County Engineering Division addressed access easements, utility easements, and legal descriptions of proposed new easements.

**Contact: Leo Vesely, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us), 775-328-2041**

### **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 Spanish Springs Area Plan.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Spanish Springs Area Plan.

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

Staff Comments: The proposed vacation does not result in material injury to the public. The applicant is proposing a replacement access easement in place of the vacated right of way to retain existing access.

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: The application does not propose abandoning any existing public utility easements.

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB20-0001 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 Abandonment Case Number WAB20-0001 for Ingenuity Industrial Center, 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 Spanish Springs 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: Ingenuity Industrial Center, 600 University St. Ste. 2305, Seattle, WA 98101

Developer: Avenue 55, 600 University St. Ste. 2305, Seattle, WA, 98101

Representatives: US Geomatics, PO Box 3299, Reno, NV, 89505



# Conditions of Approval

Abandonment Case Number WAB20-0001

The project approved under Abandonment Case Number WAB20-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on May 5, 2020. 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 CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact: Dan Cahalane, Planner, 775.328.3628, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- c. 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.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

**Washoe County Engineering and Capital Projects**

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

**Contact: Leo Vesely, 775.328.2041, [lvesely@washoecounty.us](mailto:lvesely@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. 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.
- c. A public access easement shall be granted, over the area that is to be abandoned, by either document or on parcel map WTPM20-0002.
- d. 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.
- e. The Order of Abandonment and parcel map WTPM20-0002 shall be recorded concurrently with the Order of Abandonment recording first.
- f. The applicant shall comply with conditions necessary to affect 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.

\*\*\* End of Conditions \*\*\*



# Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held March 4, 2020 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. **\*CALL TO ORDER/ DETERMINATION OF QUORUM** – The meeting was called to order at 6:00 p.m.

**MEMBERS PRESENT:** Sam Metz, Ken Theiss, Matt Lee, Sean Gephart (Alternate filling in for Stan

**MEMBERS ABSENT:** Bruce Parks (alternate), Stan Smith (excused), Donald Christensen (not excused)

2. **\*PLEDGE OF ALLEGIANCE** – The pledge was recited.

3. **\*PUBLIC COMMENT** –

**Sean Gephardt**

There were no requests for public comment, Ken Theiss closed the public comment period.

4. **APPROVAL OF AGENDA FOR THE REGULAR MEETING OF MARCH 4, 2020:**

Matt Lee moved to approve the agenda for the meeting of **MARCH 4, 2020**. Sam Metz seconded the motion to approve the agenda of **MARCH 4, 2020**. Motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 5, 2020.** Matt Lee moved to approve the minutes of **FEBRUARY 5, 2020**. Sam Metz seconded the motion to approve the minutes of **FEBRUARY 5, 2020**. Motion passed unanimously.

6.A. **Special Use Permit Case Number WSUP20-0002 (Boneyard Flat Grading Phase 2)** –

Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to allow the excavation of approximately 1,000,000 cubic yards of earthen material from the Boneyard Flat area to be used as fill material throughout the Eagle Canyon residential area and the Spanish Springs Business Part industrial area. The project is also intended to increase the holding capacity of the Boneyard Flat flood pool. (for Possible Action)

- Applicant\Property Owner: Spanish Springs Associates, LP
- Location: North of the terminus of the Sha-Neva Hail road and south and west of the Pebble Creek subdivision
- Assessor's Parcel Number: 538-020-01 & 538-010-12
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on April 2, 2020

Roger Pelham, Senior Planner, said he welcomes a recommendation. He said this is for second phase of another 1 million cubic yards excavated from the Boneyard flats. He said he was available for policy, code, and process question.

Derek Kirkland, representative from Wood Rogers, spoke about phase 1. He said this request is to dig area deeper in the same area. He this project will increases capacity of the flood storage and the

excavated fill can be used for proposed development. There will be no changes to the surrounding area with re-vegetation.

Sam Metz asked for the current depth. Steve Strickland, project engineer, said the next phase will dig 10 feet below where it is today. Sam Metz asked about drainage in regard to an inlet and outlet of nuisance water. He asked if it would breed mosquitos. Mr. Strickland said there is standing water there currently, and function will stay the same as a retention basin.

Sean Gephardt said he surveyed the site. He was concerned about noxious weed with contamination of the fill. He spoke with homeowners. He said there were concerns with the water being too high. He said the neighbors were ok with shaving it down to lower the water level.

There were no requests for public comment.

Sam Metz asked Roger Pelham regarding retention basin design requirements. If it's a closed detention center, what controls over mosquitos. Mr. Pelham said he can't speak to what the Health Department techniques are for combating mosquitos. Mr. Pelham said they will review and provided appropriate conditions. It will meet the appropriate code.

**MOTION: Matt Lee moved to recommend approval of Special Use Permit Case Number WSUP20-0002. Sean Gephardt seconded the motion. The motion moved 3 to 1 with Sam Metz opposed due to questions not answered.**

**6.B. Abandonment Case Number WAB19-0001 (Ingenuity Industrial Center)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to abandon a portion of Ingenuity Avenue prior to the dedication of a subsequent roundabout further down Ingenuity Avenue. (for Possible Action)

- Applicant\Property Owner: Avenue 55\Ingenuity Industrial Center
- Location: Approx. .5 miles west of the intersection of Pyramid Way and Ingenuity Ave.
- Assessor's Parcel Number: 538-010-11
- Staff: Dan Cahalane, Planner, (775) 328-3628; [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

Dan Cahalane, Washoe County Planner, said he was available to answer questions.

Mr. Theiss asked about the roundabout. Mr. Cahalane explained the request to abandon a portion of Ingenuity Avenue, and then dedicate the roundabout further down Ingenuity.

Sam Metz said he doesn't see anything wrong with this.

There were no requests for public comment. Ken Theiss closed the public comment period.

**MOTION: Sam Metz recommend to approval of Abandonment Case Number WAB19-0001. Sean Gephardt seconded the motion. The motion carried unanimously.**

**7. \*WASHOE COUNTY COMMISSIONER UPDATE-** Commissioner Hartung was not present. He can be reached at (775) 328-2007 or via email at [vhartung@washoecounty.us](mailto:vhartung@washoecounty.us)

**8. \*CHAIRMAN/BOARD MEMBER ITEMS-** None.

**9. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

Sandra L. stated she is running for a State Assembly District seat. She introduced herself and invited everyone to speak with her afterwards.

With no further requests for public comment, Ken Theiss closed the public comment period.

**ADJOURNMENT** – Meeting adjourned at 7:30 p.m.

Number of CAB members present: 4

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 2



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

Date: March 4, 2020

To: Dan Cahalane, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB20-0001 – Ingenuity Industrial Center**  
APN 528-010-11

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of a portion of Ingenuity Avenue prior to the dedication of a subsequent roundabout on proposed parcel map WTPM20-0002. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by U.S. Geomatics Inc. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

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. A public access easement shall be granted, over the area that is to be abandoned, by either document or on parcel map WTPM20-0002.
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. The Order of Abandonment and parcel map WTPM20-0002 shall be recorded concurrently with the Order of Abandonment recording first.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: Ingenuity Avenue – WAB20-0001  
Date: March 4, 2020  
Page: 2

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.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Leo Vesely, P.E. (775) 328-2041

There are no Drainage related comments.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval.

089-170-09

-170-03

089-170-08

089-160-51

089-160-04

530-931-20

538-181-10

530-932-01

530-460-25

530-470-16

538-010-03

538-010-11

538-010-12

538-171-14

538-171-13

538-171-11

538-161-11

530-492-03

530-491-11

530-491-12

530-460-02

076-290-44

534-600-10

534-600-09

534-600-08

534-600-07

534-600-06

534-600-05

534-571-WAB20-0001  
EXHIBIT D



## Cahalane, Daniel

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**From:** Connie Anderson <conniea@lkwp.com>  
**Sent:** Saturday, April 18, 2020 9:07 AM  
**To:** Washoe311  
**Cc:** Cahalane, Daniel; Scott Maresh; Jordan Lott  
**Subject:** Abandonment Case Number WAB20-0001 (Ingenuity Industrial Center)

**Importance:** High

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To the Washoe County Planning Commission,

I am the Asset Manager of Lake Washington Partners which represents J&J Spanish Springs, the owner of 555 Ingenuity Avenue, as well as SanMar, the tenant at that location. I am writing to express opposition to the installation of a right of way turn around at the location identified in Abandonment Case Number WAB20-0001.

Based on our understanding of the presented materials, the proposed turnaround would be at the same location as the primary truck entry into the distribution center located at 555 Ingenuity Avenue. While we do not see the benefit of installing a turnaround at this location, it is our view that any sort of roundabout structure or other traffic reconfiguration/dampening would interfere with both the left turn ingress from Ingenuity Avenue into the distribution center as well as right turn egress from the distribution center on Ingenuity Avenue. Importantly, these negative impacts would be on the primary entrance into this distribution center and would have the potential to impede business operations.

Furthermore, J&J Spanish Springs owns the property adjacent to the current SanMar distribution center, which we anticipate improving with additional industrial development. We are concerned that the proposed turn around/roundabout would unnecessarily and materially impede ingress and egress for this further development, resulting in a diminution of value of that parcel.

Keeping in mind that this is an industrial park, it is our strong view that this turn around/roundabout is inconsistent with the nature of the area, will adversely impact our (tax paying and job creating) tenant in its use of its distribution center, and would result in a loss of functionality and/or value of our property. We are not aware of any proposed mitigation to address these concerns, and as such we object to the installation of a turnaround/roundabout on Ingenuity Avenue. We strongly urge Washoe County to reject this proposed installation.

Sincerely,

Connie Anderson



**Connie Anderson | Asset Manager**  
**Lake Washington Partners**

22833 SE Black Nugget Rd. | Suite 140 | Issaquah | WA | 98029  
Phone 206.770.5560 | Direct: 206-770-5623  
[conniea@lkwp.com](mailto:conniea@lkwp.com)

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>Ingenuity Industrial Center</b>			
Project Description: Dividing APN 538-010-11 into 3 Parcels (20.67 ac, 11.03 ac, 8.33 ac) which will be used for Industrial Warehouses. Ingenuity Avenue will have a portion relinquished and a subsequent roundabout dedicated to end Ingenuity Avenue.			
Project Address: 447 Ingenuity Avenue, Washoe County, Nevada, 89441			
Project Area (acres or square feet): 39.53 Acres or 1,721,926.8 Sq. Ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Located on the northerly right-of-way and end of Ingenuity Ave., about 800 feet from the Intersection of Ingenuity Ave. & Hawco Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-010-11	39.53 Ac		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Ingenuity Industrial Center LLC		Name: US Geomatics	
Address: 600 University St, Suite 2305		Address: P.O. Box 3299	
Seattle, WA	Zip: 98101	Reno, Nevada	Zip: 89505
Phone: 206.707.9696	Fax:	Phone: (775)-786-5111	Fax:
Email: sholcomb@avenue55.net		Email: info@usgeomatics.com	
Cell:	Other:	Cell:	Other:
Contact Person: Spencer Holcomb		Contact Person: Glen C. Armstrong	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Avenue 55		Name: Glen Armstrong	
Address: 600 University St., Suite 2305		Address: 648 Lander Street	
Seattle, WA	Zip: 98101	Reno, Nevada	Zip: 89509
Phone: 206.707.9696	Fax:	Phone: 775.786.5111	Fax:
Email: sholcomb@avenue55.net		Email: garmstrong@usgeomatics.com	
Cell:	Other:	Cell: 775.560.8516	Other:
Contact Person: Spencer Holcomb		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?

*A portion of Ingenuity Avenue, said portion dedicated per document no. 4506782, part of Washoe County, Nevada.*

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

*Right-of-Way offered for dedication per parcel map no. 5124, accepted per document no. 4506782.*

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

*Said portion to be granted to current parcel APN 538,010,11. A roundabout will be offered for dedication in a subsequent Parcel Map.*

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

*A replacement 56' wide Public Access Easement per subsequent Parcel Map, Roundabout ending to Ingenuity Avenue.*

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 replacement 56' wide Public Access Easement (see above) will allow access to Parcel APN 538-010-03.*

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

* Yes	* No ✓
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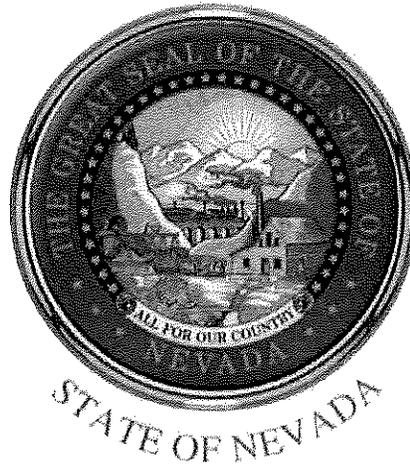
*None that apply to Abandonment.*

### 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.

SECRETARY OF STATE



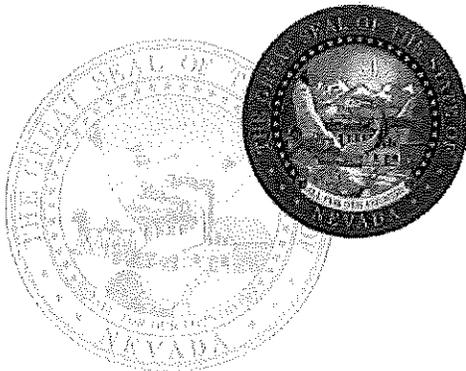
# NEVADA STATE BUSINESS LICENSE

**INGENUITY INDUSTRIAL CENTER, LLC**  
Nevada Business Identification # NV20191436439

**Expiration Date: June 30, 2020**

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on June 12, 2019

*Barbara K. Cegavske*

Barbara K. Cegavske  
Secretary of State

*You may verify this license at [www.nvsos.gov](http://www.nvsos.gov) under the Nevada Business Search.*

License must be cancelled on or before its expiration date if business activity ceases.  
Failure to do so will result in late fees or penalties which by law cannot be waived.



BARBARA K. CEGAVSKE  
 Secretary of State  
 202 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-6708  
 Website: www.nvsos.gov



\*050303\*

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number <b>20190251539-27</b> Filing Date and Time <b>06/10/2019 11:23 AM</b> Entity Number <b>E0271132019-7</b>
--	---

**Application for  
 Registration of Foreign  
 Limited-Liability Company**  
 (PURSUANT TO NRS 86.544)

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

1. Name of Foreign Limited-Liability Company:	Ingenuity Industrial Center, LLC		Check box if a Series Limited-Liability Company <input type="checkbox"/>
2. Name Being Registered with Nevada: (see instructions)	The name under which this foreign limited-liability company proposes to register and transact business in Nevada is: Ingenuity Industrial Center, LLC		
3. Entity Domicile: (date and state or country of formation)	3/4/2019 Date Formed	Delaware State or Country where Authorized	<input checked="" type="checkbox"/> This entity is in good standing in the jurisdiction of its incorporation/creation.
4. Registered Agent for Service of Process: (check only one box)	<input checked="" type="checkbox"/> Commercial Registered Agent: Paracorp Incorporated Name <input type="checkbox"/> Noncommercial Registered Agent (name and address below) <b>OR</b> <input type="checkbox"/> Office or Position with Entity (name and address below) Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity Street Address _____ City _____ Nevada _____ Zip Code _____ Mailing Address (if different from street address) _____ City _____ Nevada _____ Zip Code _____ <i>In the event the above-designated Agent for Service of Process resigns and is not replaced or the agent's authority has been revoked or the agent cannot be found or served with exercise of reasonable diligence, then the Secretary of State is hereby appointed as the Agent for Service of Process.</i>		
5. Records Office: (see instructions)	c/o 600 University Street, Suite 2305 Street Address	Seattle City	WA 98101 State Zip Code
6. Street Address of Principal Office: (or office required to be maintained in the domicile state by the laws of that state)	251 Little Falls Drive Street Address	Wilmington City	DE 19808 State Zip Code
7. Name and Address of each Manager or Member: (attach additional pages if more than 1)	BI Ingenuity LLC Name 600 University Street, Suite 2305 Street Address Seattle City WA 98101 State Zip Code		
8. Name and Signature of Manager or Member:	I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. JOSEPH D. BLATTNER Name  Authorized Signature		
9. Certificate of Acceptance of Appointment of Registered Agent:	<input checked="" type="checkbox"/> I hereby accept appointment as Registered Agent for the above named Entity. If the registered agent is unable to sign the Application for Registration, submit a separate signed Registered Agent Acceptance form. Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity _____ Date _____		

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 86.544 FLLC  
 Article Revised: 9-28-17



BARBARA K. CEGAVSKE  
 Secretary of State  
 202 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-5708  
 Website: www.nvsos.gov



\*180301\*

**Registered Agent  
 Acceptance**  
 (PURSUANT TO NRS 77.310)

This form may be submitted by: a Commercial Registered Agent, Noncommercial Registered Agent or Represented Entity. For more information please visit <http://www.nvsos.gov/index.aspx?page=141>

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

**Certificate of Acceptance of Appointment by Registered Agent**

In the matter of Ingenuity Industrial Center, LLC

Name of Represented Business Entity

Paracorp Incorporated

am a:

Name of Appointed Registered Agent OR Represented Entity Serving as Own Agent\*

(complete only one)

- a)  commercial registered agent listed with the Nevada Secretary of State,
- b)  noncommercial registered agent with the following address for service of process:

Street Address \_\_\_\_\_ City \_\_\_\_\_ Nevada \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Mailing Address (if different from street address) \_\_\_\_\_ City \_\_\_\_\_ Nevada \_\_\_\_\_ Zip Code \_\_\_\_\_

- c)  represented entity accepting own service of process at the following address:

Title of Office or Position of Person in Represented Entity

Street Address \_\_\_\_\_ City \_\_\_\_\_ Nevada \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Mailing Address (if different from street address) \_\_\_\_\_ City \_\_\_\_\_ Nevada \_\_\_\_\_ Zip Code \_\_\_\_\_

and hereby state that on 06/04/2019 I accepted the appointment as registered agent for the above named business entity. Date

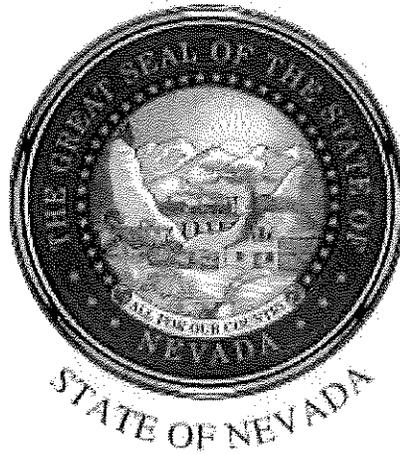
Jody Moua Jody Moua, Assistant Secretary  
 Authorized Signature of R.A. or On Behalf of R.A. Company

6/4/2019  
 Date

\*If changing Registered Agent when reinstating, officer's signature required.  
  
 Signature of Officer \_\_\_\_\_ Date \_\_\_\_\_

Nevada Secretary of State Form RA Acceptance  
 Revised: 1-5-15

SECRETARY OF STATE



**CERTIFICATE OF REGISTRATION  
OF  
FOREIGN LIMITED LIABILITY COMPANY**

I, Barbara K. Cegavske, the duly elected and qualified Nevada Secretary of State, do hereby certify that I am the legal custodian of the records pertaining to Limited Liability Companies, and that I am the proper officer to execute this certificate.

I further certify upon said records that **INGENUITY INDUSTRIAL CENTER, LLC**, a Limited Liability Company organized under the laws of the State of Delaware did, on June 10, 2019 qualify pursuant to the provisions of the Nevada Revised Statutes and is currently registered to transact business in this State as a Limited Liability Company.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on June 12, 2019.

*Barbara K. Cegavske*

Barbara K. Cegavske  
Secretary of State

Certified By: Melanie Negralle  
Certificate Number: C20190611-1195

**INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE  
BUSINESS LICENSE APPLICATION OF:**

Ingenuity Industrial Center, LLC  
NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER

FOR THE FILING PERIOD OF 6/2019 TO 6/2020  
USE BLACK INK ONLY - DO NOT HIGHLIGHT



Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number <b>20190251540-59</b>
	Filing Date and Time <b>06/10/2019 11:23 AM</b>
	Entity Number <b>E0271132019-7</b>

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

**IMPORTANT:** Read instructions before completing and returning this form.

- Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
- If there are additional managers or managing members, attach a list of them to this form.
- Return completed form with the fee of \$150.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
- State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
- Make your check payable to the Secretary of State.
- Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
- Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
- Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$150.00 LATE PENALTY: \$75.00 (if filing late) BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

**CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW**

NRS 76.020 Exemption Codes

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

001 - Governmental Entity  
006 - NRS 680B.020 Insurance Co.

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NAME <u>BI Ingenuity LLC</u>	MANAGER OR MANAGING MEMBER		
ADDRESS <u>600 University Street, Suite 2305</u>	CITY <u>Seattle</u>	STATE <u>WA</u>	ZIP CODE <u>98101</u>
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X   
Signature of Manager, Managing Member or  
Other Authorized Signature

Title Managing Member Date 06/05/2019

Nevada Secretary of State List ManagMem  
Form: 100403 Revised: 11-7-17

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$3,453.67
- Partial

[ADD TO CART](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
53801011	Active	2/14/2020 2:08:57 AM

**Current Owner:**  
 INGENUITY INDUSTRIAL CENTER LLC  
 600 UNIVERSITY ST STE 2305  
 SEATTLE, WA 98101

**SITUS:**  
 447 INGENUITY AVE  
 WASHOE COUNTY NV

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Township 21 Section 14 Lot 3 Block Range 20 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
<a href="#">2019</a>	\$13,814.83	\$10,361.16	\$0.00	\$0.00	\$3,453.67
<a href="#">2018</a>	\$13,182.11	\$13,182.11	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$12,650.93	\$12,650.93	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$3,453.67</b>

**Disclaimer**

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

**Pay By Check**

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

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

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



## EXHIBIT A

### LEGAL DESCRIPTION FOR AN ABANDONMENT OF A PORTION OF INGENUITY AVENUE

A portion of Ingenuity Avenue as shown on and offered for dedication on Parcel Map No. 5124, "2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain LLC", filed on April 15, 2014, as Document No. 4344409, Official Records of Washoe County, Nevada, situated in the Southwest Quarter of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

**COMMENCING** at the southernmost corner of Parcel 3, as shown on Parcel Map No. 5257, "20<sup>th</sup> Parcel Map for Spanish Springs Associates Limited Partnership", filed on October 26, 2016, as Document No. 4646827, Official Records of Washoe County, Nevada.

THENCE, a distance of 26.99 feet along the arc of a non-tangent curve to the right, having a radius of 472.00 feet, through a central angle of 3°16'33" and a radial line to the beginning of said curve to the right bearing South 53°13'51" West;

THENCE, North 33°29'36" West, a distance of 85.68 feet along the northerly right-of-way for Ingenuity Avenue to the **POINT OF BEGINNING**.

THENCE, North 33°29'36" West, a distance of 540.50 feet continuing along said right-of-way;

THENCE, South 56°30'24" West, a distance of 56.00 feet;

THENCE, South 33°29'36" East, a distance of 540.50 feet along the southerly right-of-way for Ingenuity Avenue;

THENCE, North 56°30'24" East, a distance of 56.00 feet to the **POINT OF BEGINNING**.

Containing 30,268 square feet of land, more or less.

#### BASIS OF BEARING:

Identical to that of Parcel Map No. 5124, "2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain LLC", filed on April 15, 2014, as Document No. 4344409, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
P.O. Box 3299  
Reno, Nevada, 89505

DRAFT

**BASIS OF BEARING:**

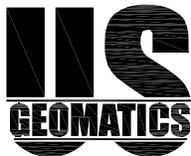
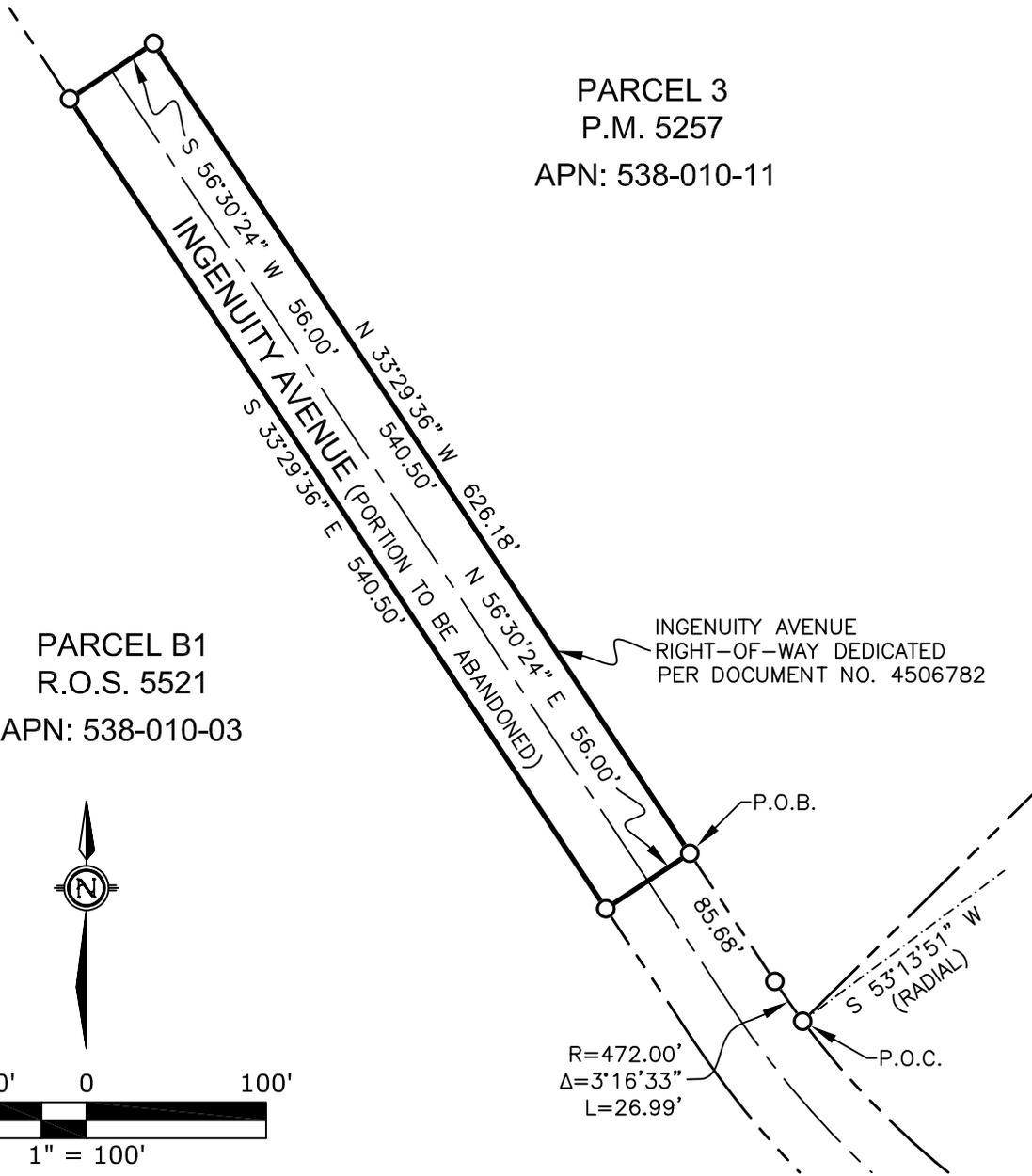
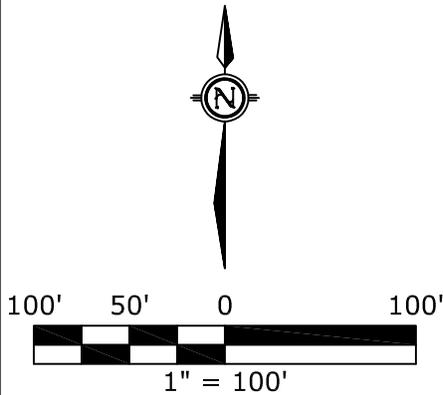
IDENTICAL TO THAT OF PARCEL MAP NO. 5124, FILED ON APRIL 15, 2014, AS DOCUMENT NO. 4344409, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**TOTAL AREA OF ABANDONMENT:**

30,268 SQUARE FEET ±

PARCEL 3  
P.M. 5257  
APN: 538-010-11

PARCEL B1  
R.O.S. 5521  
APN: 538-010-03



P.O. Box 3299  
 Reno, NV 89505  
 P. 775.786.5111  
 www.usgeomatics.com

**EXHIBIT B**

**ABANDONMENT OF A PORTION OF INGENUITY AVENUE**

**A PORTION OF THE SW 1/4 OF SECTION 14, T.21N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

**SHEET**

1  
of  
1

**LEGEND:**

- SUBJECT TRACT PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - RIGHT-OF-WAY CENTERLINES
- - - EASEMENT LINES
- FOUND 5/8" REBAR WITH CAP, PLS 4043 (R2)
- SET 5/8" REBAR WITH CAP, PLS 16451
- ⊙ FOUND CENTERLINE MONUMENT, BRASS CAP
- ⊙ NEVADA GPS NETWORK CONTROL MONUMENT
- ( ) RECORD DATA PER REFERENCE AS NOTED
- - - FEMA FLOOD ZONE BOUNDARY
- ⊕ GRAPHIC BORDER
- ⊕ PLSS CORNER
- ▨ WATERLINE EASEMENT PER DOC. NO. 4811563

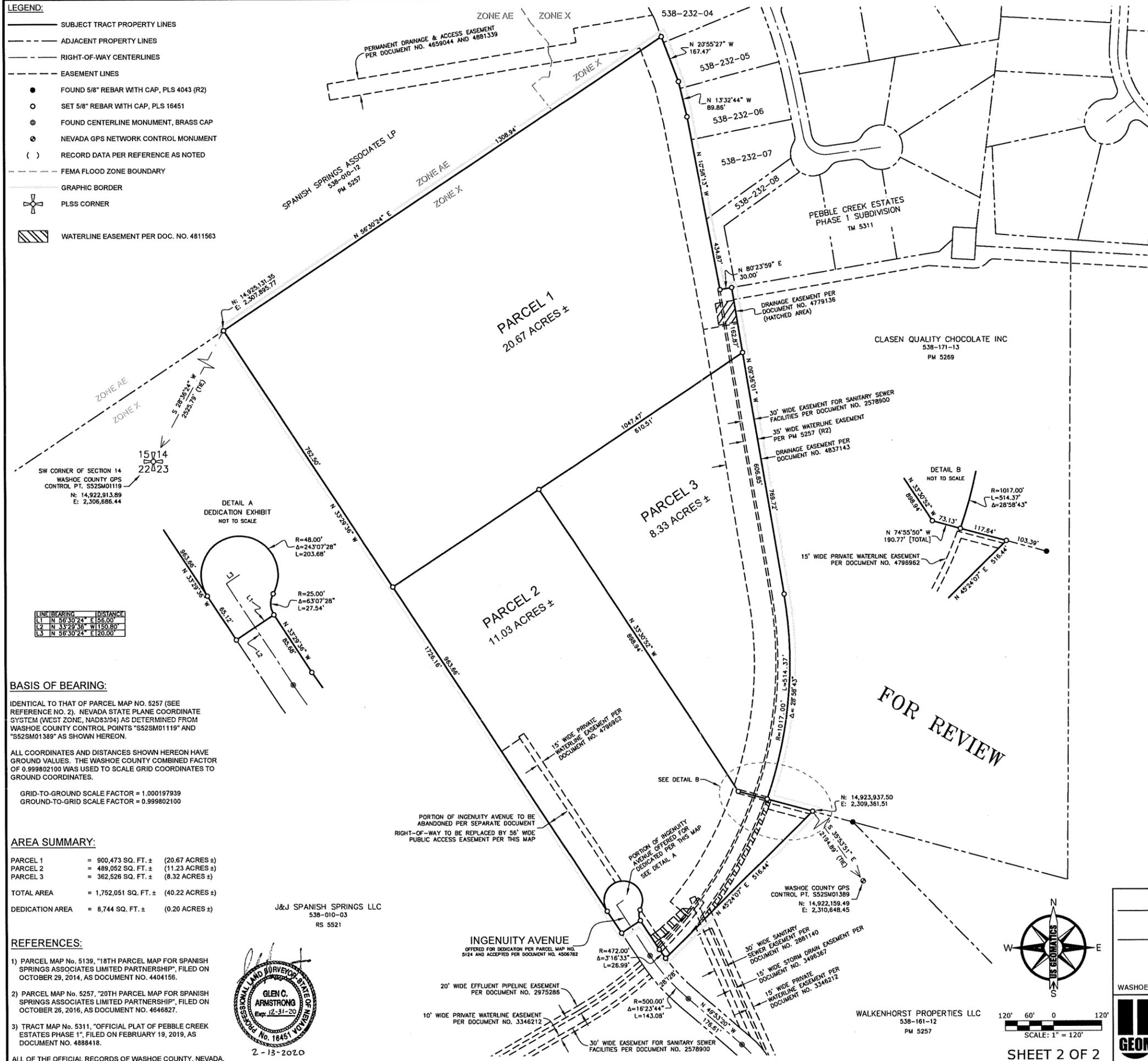
**NOTES:**

- 1) ACCORDING TO FEMA FLOOD LETTER OF MAP REVISION NO. 14-09-1338P-320019, EFFECTIVE OCTOBER 20, 2014, THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 2) PARCELS ARE FOR NON-RESIDENTIAL USE.
- 3) NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 4) SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- 5) WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT.
- 6) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 7) FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 8) PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- 9) THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 10) STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.

**EASEMENT NOTES:**

- 1) ALL PREVIOUSLY ESTABLISHED EASEMENTS ARE TO REMAIN.
- 2) A PUBLIC UTILITY AND CABLE TV EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVICING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 3) ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION FACILITIES AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
- 4) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 5) PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED AS FOLLOWS, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 6) A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
- 7) A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
- 7) PRIVATE FIRE WATERLINE EASEMENTS ARE HEREBY RESERVED AS FOLLOWS: 15 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.

Subsequent Parcel Map



LINE	BEARING	DISTANCE
L1	N 06°30'24" E	156.00'
L2	N 33°29'36" W	150.86'
L3	N 56°30'24" E	120.00'

**BASIS OF BEARING:**

IDENTICAL TO THAT OF PARCEL MAP NO. 5257 (SEE REFERENCE NO. 2). NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83/04) AS DETERMINED FROM WASHOE COUNTY CONTROL POINTS "S52SM01119" AND "S52SM01389" AS SHOWN HEREON.

ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE GROUND VALUES. THE WASHOE COUNTY COMBINED FACTOR OF 0.999802100 WAS USED TO SCALE GRID COORDINATES TO GROUND COORDINATES.

GRID-TO-GROUND SCALE FACTOR = 1.000197939  
GROUND-TO-GRID SCALE FACTOR = 0.999802100

**AREA SUMMARY:**

PARCEL 1	= 900,473 SQ. FT. ±	(20.67 ACRES ±)
PARCEL 2	= 489,052 SQ. FT. ±	(11.23 ACRES ±)
PARCEL 3	= 362,526 SQ. FT. ±	(8.32 ACRES ±)
TOTAL AREA	= 1,752,051 SQ. FT. ±	(40.22 ACRES ±)
DEDICATION AREA	= 8,744 SQ. FT. ±	(0.20 ACRES ±)

J&J SPANISH SPRINGS LLC  
538-010-03  
RS 5521

**REFERENCES:**

- 1) PARCEL MAP No. 5139, "18TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 29, 2014, AS DOCUMENT NO. 4404156.
- 2) PARCEL MAP No. 5257, "20TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 26, 2016, AS DOCUMENT NO. 4646827.
- 3) TRACT MAP No. 5311, "OFFICIAL PLAT OF PEBBLE CREEK ESTATES PHASE 1", FILED ON FEBRUARY 19, 2019, AS DOCUMENT NO. 4888418.



Z-13-2020

ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TENTATIVE PARCEL MAP FOR

**INGENUITY INDUSTRIAL CENTER LLC**

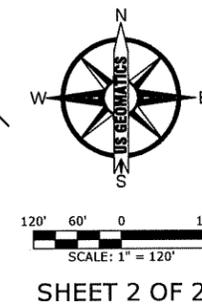
PARCEL 3 OF PARCEL MAP NO. 5257  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14,  
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY NEVADA

**US GEOMATICS**  
P.O. BOX 3299  
RENO, NV 89505

648 LANDER STREET  
RENO, NV 89509

PHONE (775) 786-5111  
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INFO@USGEOMATICS.COM



WAB20-0001  
EXHIBIT F

# Ingenuity Avenue Abandonment

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