



# Planning Commission Staff Report

Meeting Date: August 3, 2021

Agenda Item: 8B

ABANDONMENT CASE NUMBER:

WAB21-0005 (Andrews-Gonyeau)

BRIEF SUMMARY OF REQUEST:

Request to abandon various easements along the property lines of APN 142-241-38 and APN 142-241-43

STAFF PLANNER:

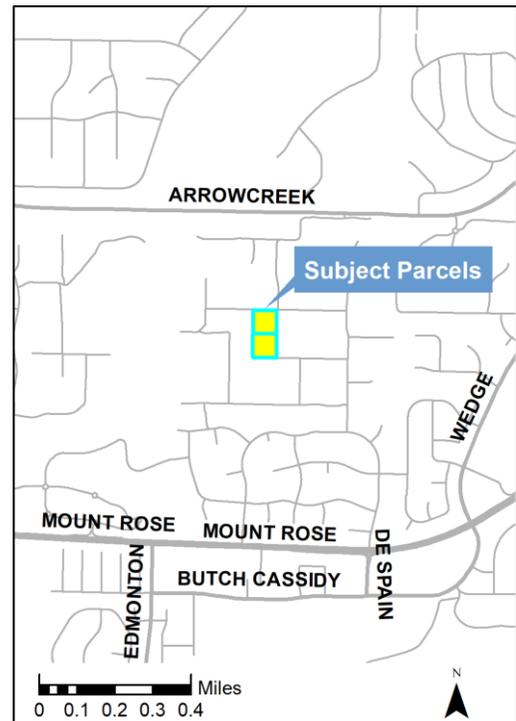
Planner's Name:  
Phone Number:  
E-mail:

Dan Cahalane  
775.328.3628  
[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve the abandonment of 33ft wide access and public utility easements along the north, south, and western property lines of parcels 142-241-38 and 142-241-43, the abandonment of a 33ft wide access and public utility easement along the eastern property line of parcel 142-241-43, and the abandonment of 13 ft of a 33 ft wide access and public utility easement along the eastern property line of parcel 142-241-38.

Applicant/Property Owner: Laureen & Jonathan Andrews, Patricia Gonyeau  
Location: South of the intersection of Raider Run Rd & Torvinen Way.  
APN: 142-241-38, 142-241-43  
Parcel Size: 5 acres (2.5 acres each)  
Master Plan: Rural Residential  
Regulatory Zone: High Density Rural  
Area Plan: Southwest Truckee Meadows  
Development Code: Authorized in Article 806  
Commission District: 2- Commissioner Lucey



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**PARTIAL APPROVAL 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 partially approve Abandonment Case Number WAB21-0005 for Laureen and Jonathan Andrews and Patricia Gonyeau, with the conditions listed in Exhibit A, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(4):

*(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 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.

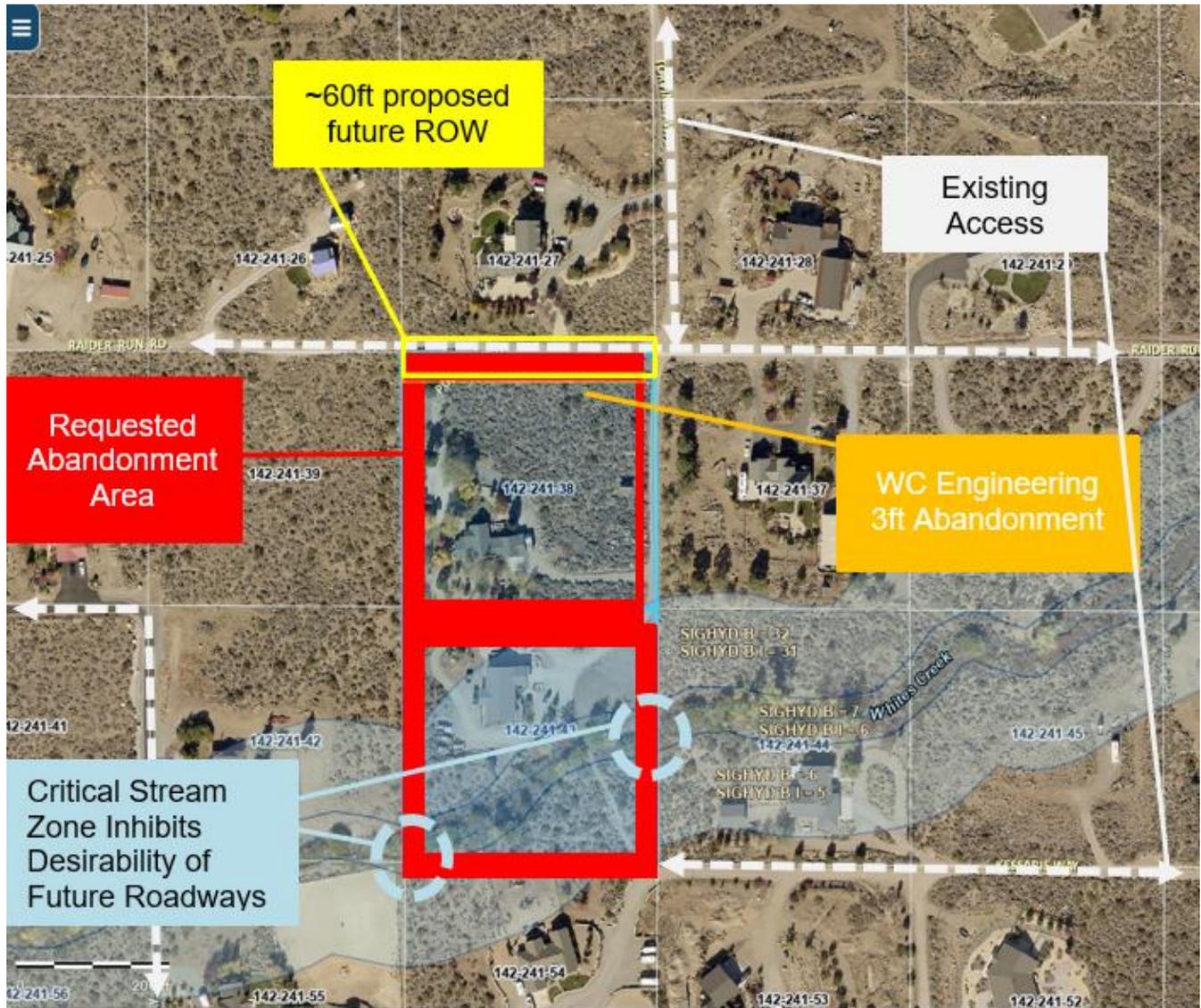
The conditions of approval for Abandonment Case Number WAB21-0005 are attached to this staff report and will be included with the Action Order if granted approval.

- 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.



Aerial view of abandonment area

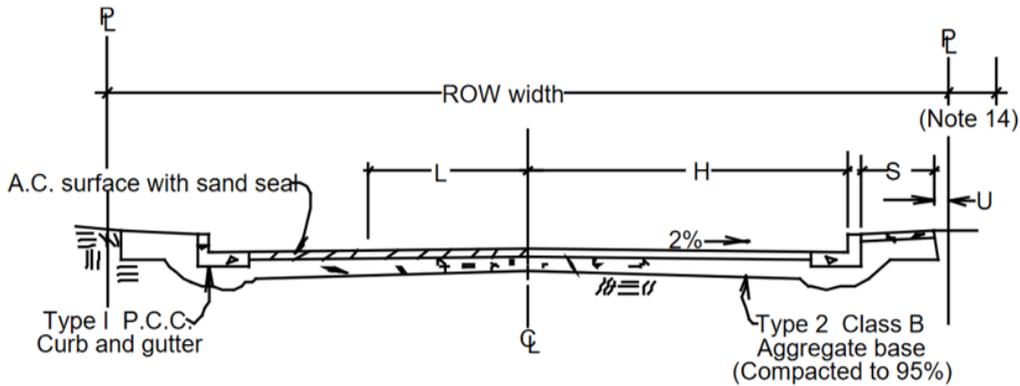
**Site Plan**



**Site Analysis**

Table 110.436.25.2

**ROADWAY SECTIONS - B**  
**GENERAL APPLICATIONS: STREETS SERVING LOT SIZES LESS THAN 0.5 ACRES**

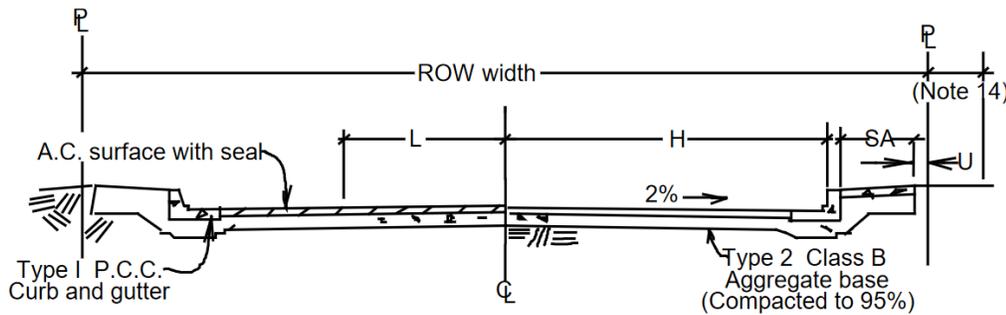


ROW	H	S	U	L	B	PL	ADT Maximum per 2 Travel Lanes	Remarks
52	20	5	0.5	12	4	0	9,600	Collector
42	16	4	0.5	11	0	2	1,000	Local

**Roadway Section – Streets Serving Lots Less than 0.5 Acres**

Table 110.436.25.3

**ROADWAY SECTIONS - C**  
**GENERAL APPLICATIONS: STREETS SERVING LOT SIZES 0.5 - 1.5 ACRES**



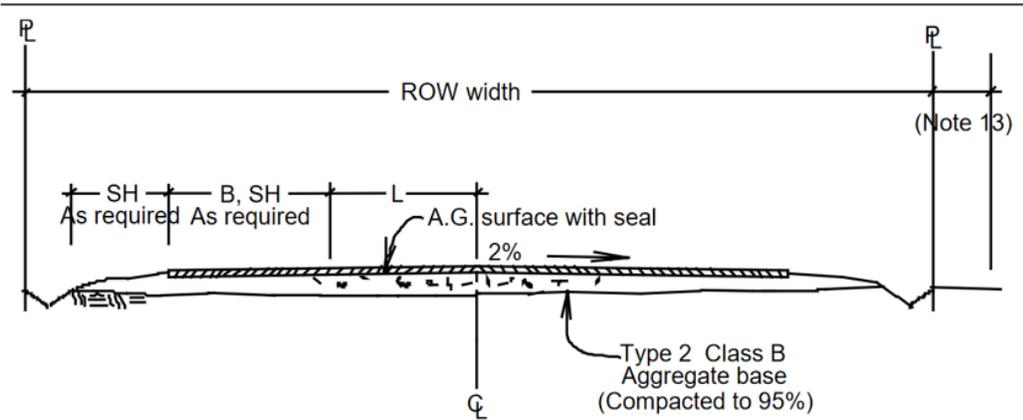
ROW	H	SA	U	L	B	PL	ADT Maximum per 2 Travel Lanes	Remarks
52	20	5	0.5	12	4	0	9,600	Collector
42	16	4	0.5	11	0	2	1,000	Local

**Roadway Section – Streets Serving 0.5-1.5acres**

Table 110.436.25.4

**ROADWAY SECTIONS - D**

**GENERAL APPLICATIONS: STREETS SERVING LOT SIZES GREATER THAN 1.5 ACRES**



ROW	L	B	SH	ADT Maximum per 2 Travel Lanes	Remarks
60	12	0	0	9,600	Collector
50	11	0	0	1,000	Local

**Roadway Section – Streets Serving Lots Greater than 1.5 acres**

**Project Evaluation**

The applicants are requesting to abandon the 33ft wide access and public utility easements along the north, south, and western property lines of parcels 142-241-38 and 142-241-43, a 33ft wide easement along the eastern property line of parcel 142-241-43, and 13ft of a 33 ft wide easement along the eastern property line of parcel 142-241-38 in order to maintain access to APN 142-241-43.

The proposed abandonments affect APNs 142-241-27, 37, 39, 42, & 44. None of these parcels would become landlocked by the loss of public access within the proposed 33ft abandonments as outlined below and seen in the Site Analysis diagram above:

- APN 142-241-27 contains the current alignment of Raider Run Road within its 33ft public access easement.
- APN 142-241-39 and 142-241-37 can be accessed via Raider Run Road.
- APN 142-241-42 can be accessed via Jenna Way.
- APN 142-241-44 can be accessed via Kessarais Way.

Staff notes that perpetuating the remaining access easements along the east, west, and south of APN 142-241-43 for future road construction would be undesirable due to the need to cross a Critical Stream Zone (CSZ) to cross Whites Creek as noted in the Site Analysis above. Jenna Way already provides a North-South access over Whites Creek to provide connectivity to adjacent subdivisions.

Washoe County staff is recommending a **partial approval** of the request, agreeing with all requests to abandon easements **except** for the request to abandon the easement along the northern property line of APN 142-241-38. Staff recommends an abandonment of only 3ft in width along the northern property line of APN 142-241-38 to maintain sufficient space for any future proposed Right of Way (ROW) in accordance with WCC Tables 110.436.25.2,3 & 4, as seen above. This 3 ft wide area of abandonment will allow for road section widths that are sufficient to account for current and future development

conditions of the surrounding parcels within the Truckee Meadows Service Area per the 2019 Truckee Meadows Regional Plan

Thus, Washoe County Engineering instead proposes a 3ft wide abandonment along the northern property line of APN 142-241-38, which combined with the 33ft access easement on APN 142-241-27, totals 63ft. This allows for an equal distribution of any future 60ft ROW to be split evenly with the property owner of APN 142-241-27 at a future date.

**Southwest Truckee Meadows Area Plan**

The subject parcel is located within the Southwest Truckee Meadows Area Plan. Staff was unable to find any relevant policies related to the abandonment of easements.

**Reviewing Agencies**

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Walt West, PE <a href="mailto:wwest@washoecounty.us">wwest@washoecounty.us</a>
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

**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, with Washoe County Engineering’s modification, 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 Southwest Truckee Meadows Area Plan.  
*Staff Comments:* Staff reviewed the Southwest Truckee Meadows Area Plan and found no relevant policies for abandonment of easements.
2. No Detriment. The abandonment or vacation does not result in a material injury to the public.
3. *Staff Comments:* The proposed abandonments, as conditioned by Engineering in Exhibit A, does not result in material injury to the public. The conditioned 3ft public access abandonment along the north property line of APN 142-241-38 preserves sufficient area to construct a county standard roadway. Further, the remaining 20ft access easement provides sufficient access to APN 142-

241-43. 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 applicant is proposing removing all access and public utility easements except the eastern 20ft of APN 142-241-38. Washoe County Engineering has provided conditions requiring the retention or relocation of all public utility easements to the satisfaction of the County Engineer in Exhibit A.

4. No longer required for a public purpose (NRS 278.480(4)). The government patent easement is no longer required for a public purpose. (FOR government patent easements only)

Staff Comments: The subject easements are reservations contained in the patent from the United States of America. Washoe County Engineering has determined that 30ft of the northern easement is still required for a future roadway along Raider Run Rd as conditioned in Exhibit A. The requested 13ft abandonment along the eastern edge of APN 142-241-38 still provides sufficient access to APN 142-241-43 in accordance with WCC 110.436.105 as the easement serves less than 4 parcels.

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB21-0005 is being recommended for partial 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 partially approve Abandonment Case Number WAB21-0005 for Laureen and Jonathan Andrews and Patricia Gonyeau, as conditioned in Exhibit A, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(4):

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.
4. No longer required for a public purpose (NRS 278.480(4)). The government patent easement is no longer required for a public purpose.

### **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).

Applicants/Owners: Laureen and Jonathan Andrews  
14437 Raider Run Road  
Reno, NV 89511

Patricia Gonyeau  
3215 Kessariss Way  
Reno, NV, 89511

Representative: Rubicon Design Group  
1985 Chimney Rock Trail  
Reno, NV 89523



# Conditions of Approval

Abandonment Case Number WAB21-0005 (Andrews-Gonyeau)

The project approved under Abandonment Case Number WAB21-0005 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 3, 2021. 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.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

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 Name – 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. 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.
- c. 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.
- d. 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.
- e. 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 Name – Walter West, P.E., (775) 328-2310, [wwest@washoecounty.us](mailto:wwest@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. 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.
- c. 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.
- d. A 30-foot-wide access easement along the north boundary of Andrews property, APN 142-241-38, shall be preserved. The approved abandonment for this said easement is for three feet (from 33 feet to 30 feet).

- e. This Abandonment approval is for access easement only. Any drainage or utility easement rights are hereby expressly reserved.

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

Date: July 12, 2021

To: Dan Cahalane, Planner, Planning and Building Division

From: Walter West, P.E., Engineering and Capitol Projects Division  
 Jennifer Heeran, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB21-0005 – Andrews - Gonyeau Abandonment**  
 APN 142-241-38 & 142-241-43

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of roadway and public utility easement along the periphery of the subject parcels. 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 Rubicon Design Group. 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: Walter West, P.E. (775) 328-2310

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. 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.
  
3. 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.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WAB21-0005**  
**EXHIBIT B**

Subject: Andrews-Gonyeau Abandonment – WAB21-0005  
Date: June 25, 2021  
Page: 2

4. A 30-foot-wide access easement along the north boundary of Andrews property, APN 142-241-38, shall be preserved. The approved abandonment for this said easement is for three feet (from 33 feet to 30 feet).
5. This Abandonment approval is for access easement only. Any drainage or utility easement rights are hereby expressly reserved.

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

Contact Information: Leo Vesely, P.E. (775) 328-2313

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

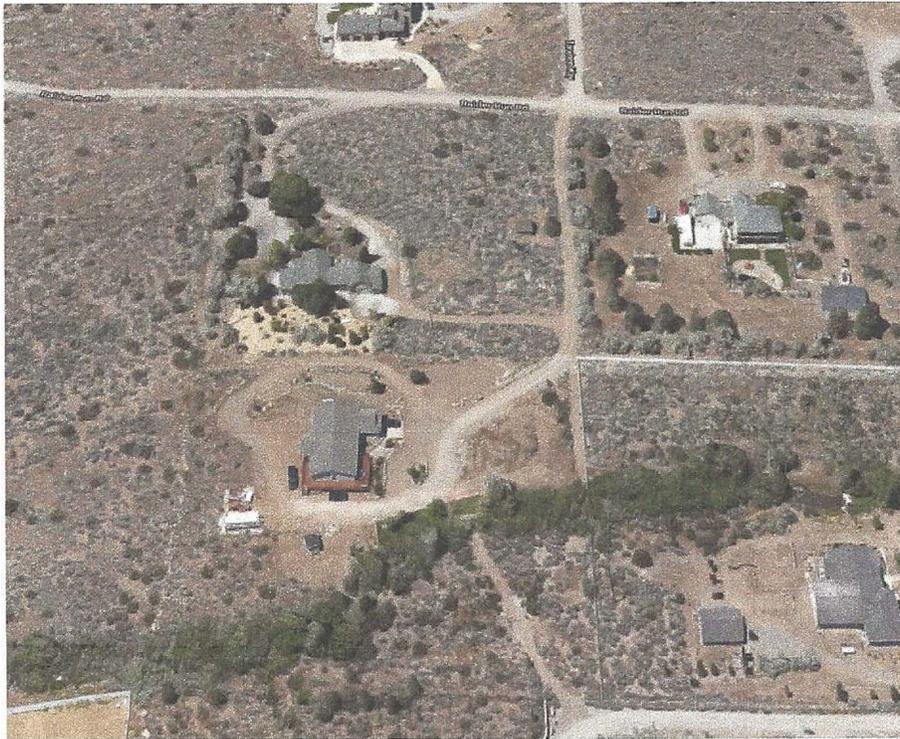
There are no utility related conditions of approval.



Notice provided to 10 Parcels immediately abutting the properties.

# ANDREWS/GONYEAU PROPERTIES

## EASEMENT ABANDONMENT



Prepared by:



June 8, 2021

# ANDREWS/GONYEAU PROPERTIES EASEMENT ABANDONMENT

**Prepared for:**

Patricia Gonyeau

3215 Kessaris Way

Reno, NV 89511

and

Laureen and Jonathan Andrews

14300 Pole Line Road

Reno, NV 89511

**Prepared by:**

Rubicon Design Group, LLC

1985 Chimney Rock Trail

Reno, Nevada 89523

(775) 527-6710

**June 8, 2021**

**ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT**

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**Appendices:**

- Washoe County Abandonment Application
- Owner/Applicant Affidavit
- Property Tax proof of payment
- Title Report
- 8.5x11 Site Plan
- 24x36 Site Plan

# ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

## Introduction

This submittal includes the following request:

- An application to abandon redundant access and utility easements on two residential parcels.

## Project Location

The subject parcels are contiguous and are located at 14300 Pole Line Road (APN 142-241-38) and 3215 Kessarar Way (APN 142-241-43), in the Government Homesites subdivision located south of Arrowcreek Parkway and north of Mt. Rose Highway. Both parcels are residential site of 2.5 acres. Parcel -38 is entirely zoned High Density Rural (HDR). Parcel -43 is zoned a mix of General Rural (GR) and High Density Rural (HDR). All surrounding parcels are similarly zoned. The two parcels are legal, conforming lots.

Figure 1 (below) shows the project location.



Figure 1 Vicinity Map

# ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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## Project Summary

The purpose of this project is to abandon unneeded access and utility easements. Exhibits below detail the exact areas of abandonment. One easement section is proposed to be reduced in width.

As County staff is aware, there has recently been interest in this neighborhood to remove/reduce these easements. The overall concern of the neighborhood is about the use of informal driving trails by off-road vehicle users. Because the easements exist, off-road vehicle users can claim a right to traverse residential property in this area. Many owners feel this activity is detrimental to the neighborhood and produces noise and erosion impacts. Existing roads are sufficient to allow driving and walking access to all parcels in the neighborhood.

Additionally, any motivated member of the public could theoretically use earthmoving equipment to grade and level these easements into formal roads. Such activity is generally not desired by the neighborhood, is not needed for access, is not in conformance with Washoe County grading practices, and does not conform to the County Master Plan.

Rubicon Design Group understands these easements were established as part of the Federal government patent system used to convey land from government ownership to private ownership. This system included many easements that were never constructed as roadways and are not now in use. Many of these patent easements did not respect natural topography or feasible access routes. They generally were laid along all sides of rectangular parcels and did not account for grades, rock outcroppings, watercourses, or other natural features. While this system had a certain efficiency in transferring land to the public, it created a large number of easements that are not needed. It has been common for many of these easements to be abandoned over the years.

Previous discussions with the County Engineering Department indicated they view many of these easements as redundant.

This application specifically requests:

### Parcel 142-241-38 (Andrews)

- abandon 33'-wide easement along north property line, with the exception of the easternmost 20'.
- abandon 33'-wide easement along west property line.
- abandon 33'-wide easement along south property line, with the exception of the easternmost 20'.
- reduce easement along east property line to 20'-width (i.e. abandon western 13' of easement).

### Parcel 142-241-43 (Gonyeau)

- abandon 33'-wide easement along north property line.
- abandon 33'-wide easement along south property line.
- abandon 33'-wide easement along east property line.
- abandon 33'-wide easement along west property line.

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

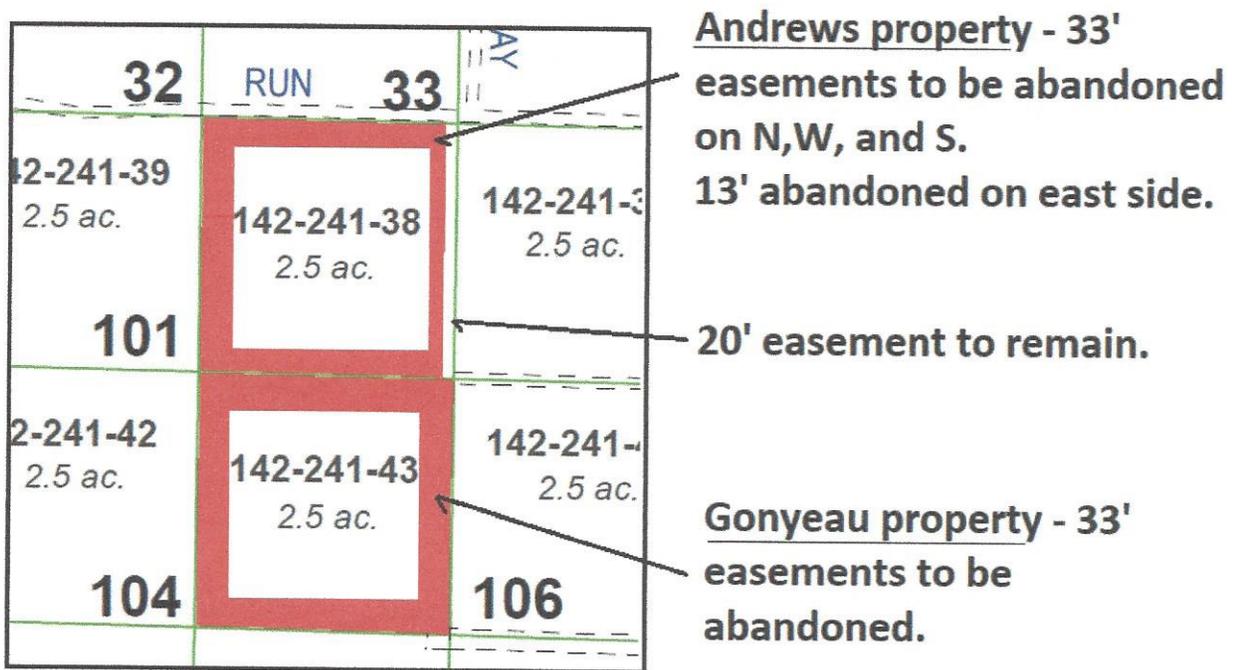
The total proposed abandonment area is 53,724 +/- square feet. All of the abandonment area is within the two parcels owned by the applicants.

Kessarais Way and Raider Run Road will not be altered with this request.

Figure 2 below shows the proposed abandonment area.

Figure 3 provides a parcel site plan.

Figure 4 shows how existing access will be maintained with the approval of this request.



Parcel map with notes

Figure 2 – Proposed Easement Abandonment

# ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT



20' easement to remain

33' easements to be abandoned

*Aerial view of abandonment area*

Figure 2 (continued) – Proposed Easement Abandonment

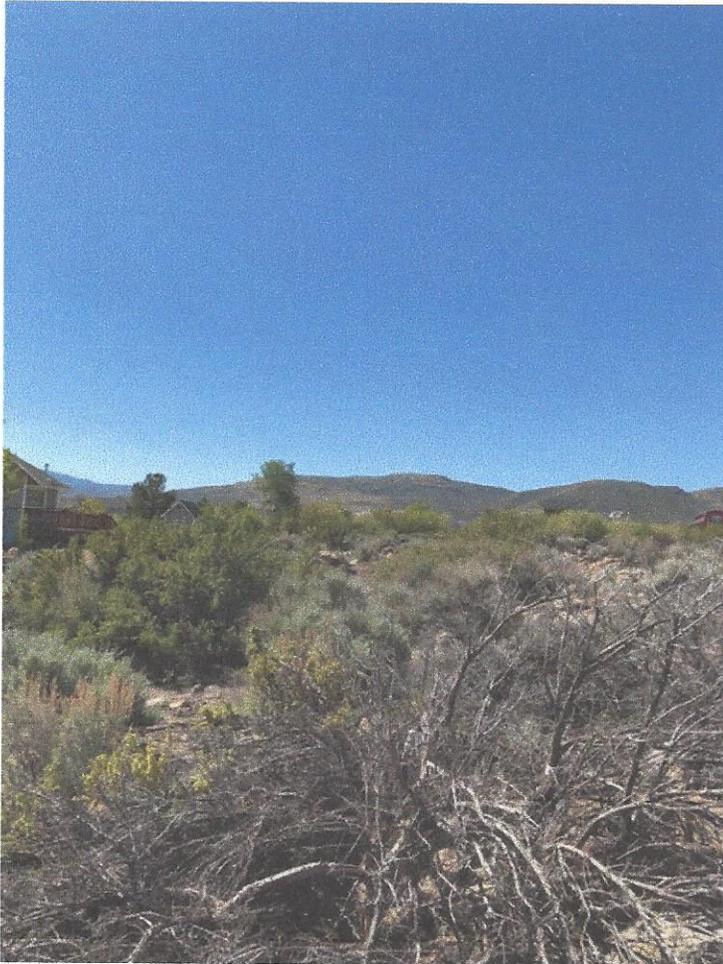
## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

All homesites in the area are already connected to utilities that run within existing roads and driveways. There are no additional parcels needing to be connected.

The following photos show the condition of the easement areas. Note there are no roads, informal or otherwise, through most of these easements. They have been left undisturbed due to the existence of more logical travel routes in the area. The only travel paths within the easements are:

-driveway to Gonyeau property, along eastern edge of Andrews property. A 20' easement will remain in this area. No other properties are served by this driveway.

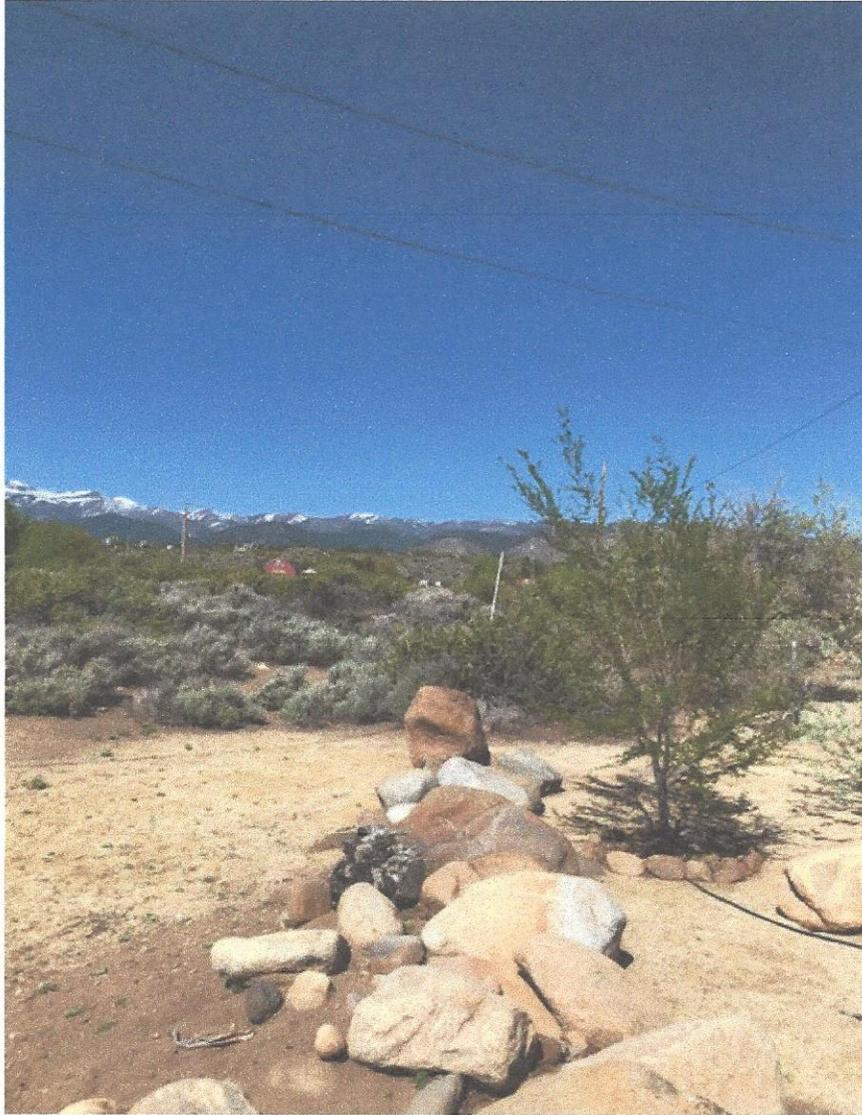
-walking path at southeast corner of Gonyeau property. This path is used by the Gonyeau property to reach the garbage collection location on Kessariss Way. No vehicle access or public access is required.



*Photo 1: west property line, looking south along both parcels*

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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*Photo 2: northern edge of Andrews property, looking west*

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

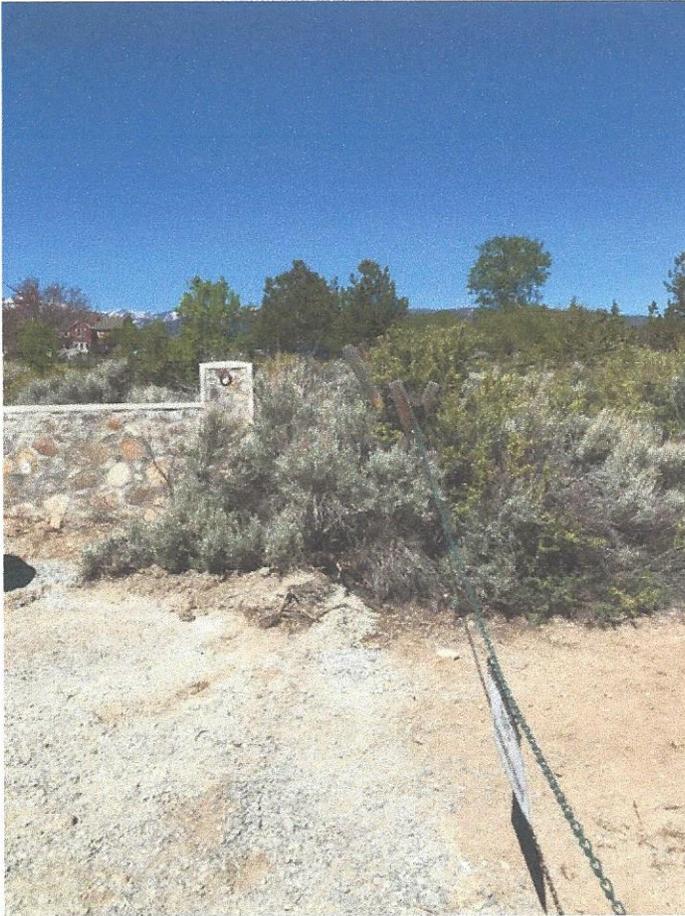
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*Photo 3: east property line, looking north along both parcels*

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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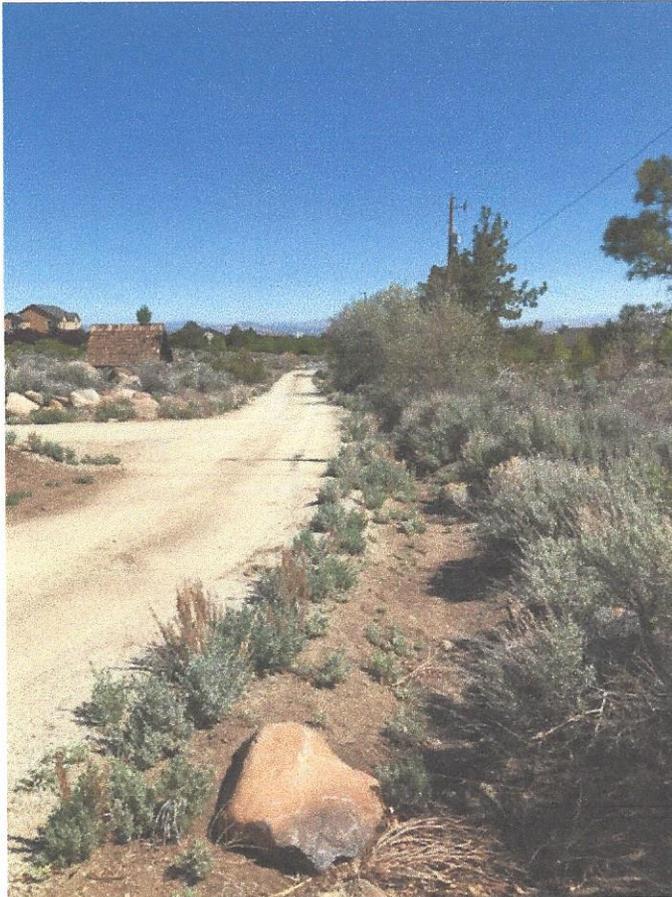
*Photo 4: south property line of Gonyeau parcel, looking west*

Photo 4 is taken from the western end of Kessariss Way, with the Gonyeau property on the right. The walking path used by the Gonyeau property to facilitate their garbage pickup is visible in the lower right of the photo. The easement containing Kessariss Way will remain with this request.

Note the stone wall in the background of the photo. This wall is located near the end of Kessariss Way, on a former unused easement that was abandoned in 2017.

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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*Photo 5: eastern edge of Andrews property, looking north. Driveway and easement to Gonyeau property to remain*

Photo 5 shows the driveway to the Gonyeau property, crossing the Andrews property. This is the only driving path in use on any of the easements proposed for abandonment. It will remain in place with this request.

Figure 3, on the following page, provides a site plan of the parcels. A full-size version of this plan is included with this report. No new construction is proposed with this abandonment.

Note that both parcels contain single family homes and mature landscaping. There are no plans at present to alter the use, layout, or development intensity of either parcel.

# ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT



Figure 3 – Site Plan

## **ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT**

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### **Impacts**

There are effectively no impacts from the proposed change. The purpose of the abandonment is to prevent new roads being established in the area and to reduce unregulated driving access across private residential parcels. There is no development associated with this request.

No new traffic, noise, or other adverse changes will occur. The overall use and intensity of the area will not change. No new land uses or development patterns will be introduced with this change.

No portions of the proposed abandonment area are being used as public roadways. There are three points where private driveways cross the abandonment areas but these serve no public use and only access the houses owned by the applicants of this request.

The easements proposed for abandonment are not logical travel areas and are not needed to access adjacent parcels. Removing these easements is therefore a reduction to potential impacts to the area, by removing the potential for unnecessary road development.

Existing access patterns will remain in place for all parcels in the area. Figure 4 shows how all surrounding parcels will maintain access.

No parcels rely on the proposed abandonment areas access. Parcels to the north are accessed from Raider Run Road. Parcels to the west are accessed from Raider Run Road and Jenna Way. Parcels to the south are accessed from Kessarar Way and Jenna Way. Parcels to the east are accessed from Kessarar Way and Raider Run Road.

Note that parcel -26 to the northwest of this project recently completed a similar abandonment, in the interest of curtailing unregulated off-road vehicle travel. In 2017, parcels -51, -52, -53, -54, and -61, to the south and southeast of this project also completed a similar abandonment. This suggests that much of the neighborhood recognizes the redundancy of these easements and supports their removal where appropriate.

Preliminary discussion with the Washoe County Planning and Engineering Departments did not identify any reasons to maintain the existing easements.

# ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

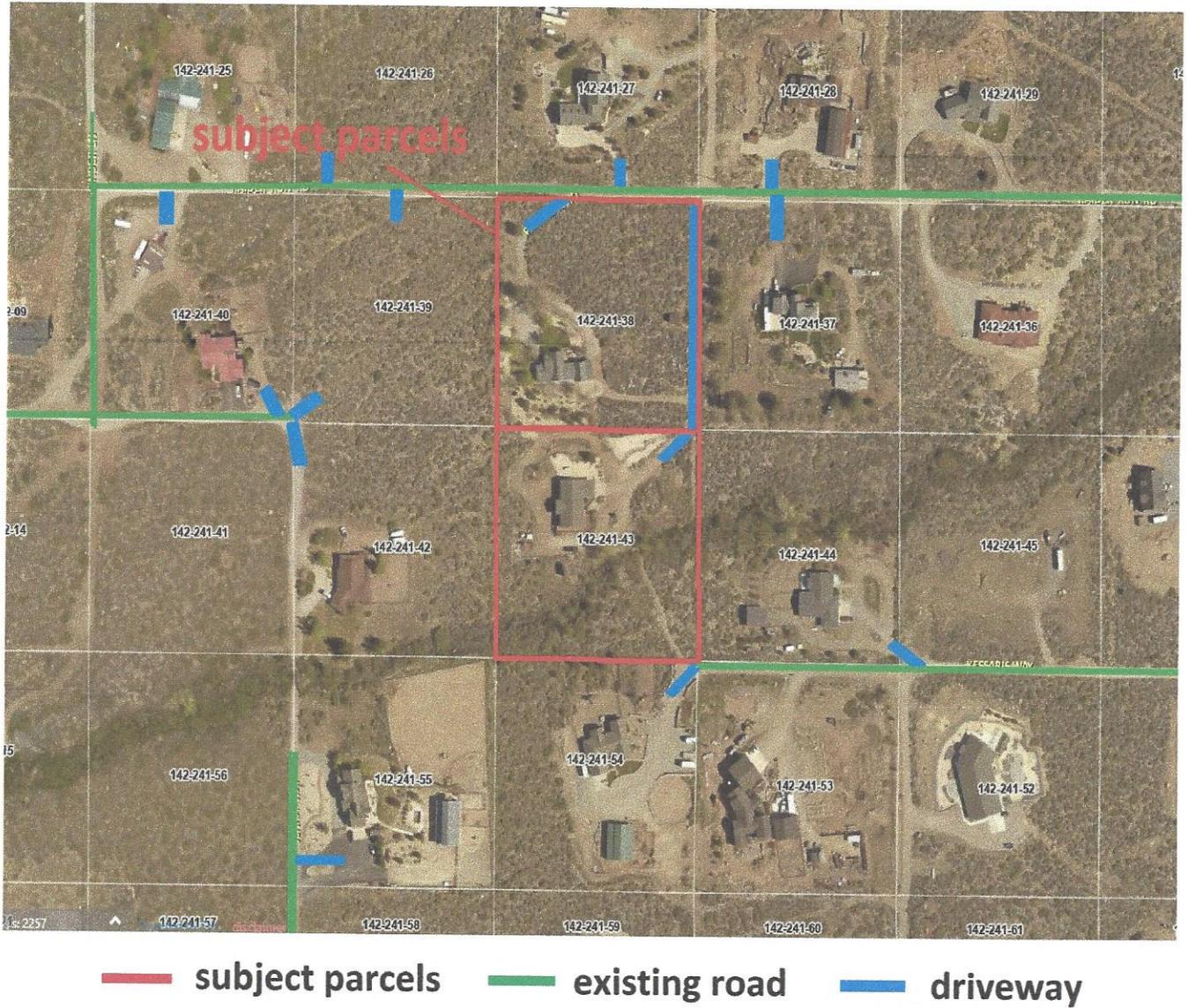


Figure 4 – Maintained Access Routes

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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### Zoning Code

The parcels in question are a mix of High Density Rural (HDR) and General Rural (GR) zoning. The lots are in conformance with the zoning code and were legally established. Each contains a single-family house with one small accessory shed.

### Building Envelope

Granting this request will slightly enlarge the building envelope of each parcel. However, both owners built their houses many years ago and do not have additional development plans.

The HDR zone standards include 30-foot front and rear yard setback requirements, along with a 15-foot side yard setback requirement (Washoe County Development Code, Section 110.406.05). These standards will remain in place, as will the County standards for accessory buildings and structures.

### Abandonment Findings

Section 110.806.20 of the Washoe County Development Code includes findings that must be made by the Planning Commission in order to approve an abandonment. These findings are listed below in *italics* and are addressed in **bold face** type.

*(a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;*

**The proposed abandonment has no impact on the goals of the Master Plan. Access to all parcels is maintained, no new parcels are being created, and the subject parcels will remain in a use (single family housing) that is compatible with the area.**

*(b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and*

**The abandonment will have no impact on the public. The easements are not in use by the public and serve no public benefit. The existing access pattern for all parcels in the area will remain intact.**

*(c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.*

**The public utility easements are not in use. No utilities will need to be moved. Logical and direct routes for both access and utilities will continue to exist for all parcels in the area. There is an existing overhead power line near the eastern edge of the project area. Visual inspection of the properties, including available corner markers and fence lines, indicates this power line is entirely located offsite to this project. In other words, the powerline is within an easement on the parcels to the east.**

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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### Washoe County Development Code, Section 110.806.00

Washoe County Development Code, Section 110.806 defines the procedures for processing an abandonment. This code section, in its entirety, is *included below in italics*, with **explanations/responses in bold**.

*Purpose. The purpose of this article, Article 806, Vacations and Abandonments of Easements or Streets, is to provide for the vacation or abandonment of easements or streets.*

*Section 110.806.05 Requirements for Application. 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 Community Development or an owner of real property abutting an easement or public street right-of-way through an application to the Department of Community Development or as part of a tentative subdivision map application if the abandonment or vacation application is related to the tentative map proposal. If the application for the vacation or abandonment of an easement or street is included as part of a tentative subdivision application, the noticing of the tentative subdivision map application shall include a description of the street or easement to be vacated or abandoned. No application shall be processed when the information necessary to review and decide upon it is deemed to be incomplete by the Director of Community Development.*

**Application materials are included. The proposed easement to be abandoned is not part of a tentative subdivision application.**

*Section 110.806.10 Supplemental Guidelines, Standards and Criteria. In addition to the standards and findings set forth in the Development Code, the Director of Community Development may prepare supplemental guidelines for the submission of applications and minimum standards and criteria for approval of applications.*

**This application has addressed all applicable standards.**

*Section 110.806.15 Review Procedures of Planning Commission. The Planning Commission shall review applications for abandonments and vacations in accordance with the provisions of this section.*

*(a) General Provisions. The Planning Commission shall conduct a public hearing for the purpose of receiving evidence relative to the application. The evidence shall be reviewed to determine if the application is consistent with existing policies, standards and required findings.*

**The applicant will participate in the required hearing.**

*(b) Time Period for Hearing and Action. The Planning Commission shall hold a public hearing on the application for vacation or abandonment of an easement or street not less than 10 business days after the newspaper notice as required below is first published.*

**No action required by applicant.**

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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*(c) Notice of Planning Commission Hearing.*

*(1) Notice of Vacation or Abandonment, Only. Notice of a vacation or abandonment application to be heard by the Planning Commission shall be given by mailing to each owner of property abutting or connected to the proposed vacation or abandonment a notice of the proposed vacation or abandonment application through a delivery method that does not require signature of receipt of the notice by the abutting property owner, but does confirm delivery of the notice to the abutting property owner. Mailing of the notice shall occur at least 10 business days prior to the date of the Planning Commission's public hearing. Furthermore, a notice shall be published at least once in a newspaper of general circulation in the County not less than 10 business days prior to the date of the Planning Commission's public hearing.*

**No action required by applicant.**

*(2) Notice of Vacation or Abandonment Combined with Tentative Subdivision Map Application. If the vacation or abandonment application is part of a tentative subdivision map application, the notice of the proposed vacation or abandonment shall be contained in the notice for the tentative subdivision map, and each owner of property abutting or connected to the proposed vacation or abandonment shall be provided notice of the combined proposed vacation or abandonment and tentative subdivision notice pursuant to the requirements of subsection (1). Notice shall be published at least once in a newspaper of general circulation in the County pursuant to the requirements of subsection (1).*

**No action required by applicant.**

*(3) Notice of Public Utility and Community Antenna Television Company. Each public utility as defined in NRS 360.815 and each community antenna television company as defined in NRS 711.030 serving the area in which an easement or street is proposed to be abandoned shall receive a notice no later than 10 business days prior to the date of the Planning Commission's public hearing on the application. Accompanying the application shall be a request that the public utility and/or community antenna television company indicate in writing whether that entity wishes to have an easement for its purposes provided.*

**No action required by applicant.**

*(d) Action by the Planning Commission. Except as provided in Section 110.806.40, if, upon public hearing, the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Planning Commission may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. Notwithstanding the final decision of the Planning Commission, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection (c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County shall ensure recordation of same.*

**The applicant will adhere to any conditions that may be applied and agreed to at a hearing.**

*Section 110.806.35 Appeals to Board of County Commissioners.*

*(a) An appeal of the Planning Commission's decision regarding a vacation or abandonment of an easement or street may be appealed to the Board of County Commissioners following the procedure set out in WCC 110.912.20 of the Development Code.*

## ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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### **No action required by applicant.**

*(b) Except as provided in Section 110.806.40, if, upon public hearing on the appeal of the Planning Commission's final action on an abandonment or vacation of an easement or street, the Board is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Board may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. The action of the Board of County Commissioners shall be final for the purposes of judicial review. Notwithstanding the final decision of the Board of County Commissioners, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection 110.806.15(c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County shall ensure recordation of same.*

### **The applicant will adhere to any conditions that may be applied and agreed to at a hearing.**

*Section 110.806.40 Utility or Community Antenna Television Company Easement. If a public utility or community antenna television company has an easement over the property, the Planning Commission or the Board, after a hearing on the appeal of the Planning Commission final action, shall provide in its order for the continuation of that easement.*

### **Not applicable.**

*Section 110.806.45 Legal Description. The applicant shall submit to the Engineering Division, a legal description for the area of the vacation or abandonment prepared by a Nevada Professional Land Surveyor, prior to publication of the order of vacation or abandonment, to the satisfaction of the Engineering Division.*

### **Legal descriptions for the abandonment area will be produced and submitted to the engineering division.**

*Section 110.806.50 Recordation. The order must be recorded in the Office of the County Recorder if all the conditions of the order have been fulfilled and, upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest.*

### **The applicant will act as required to record the documents.**

*Section 110.806.55 Sale of Vacated Portion. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the Board may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the County. If the Board sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his/her property, but no action may be taken by the Board to force the owner to purchase the portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.*

### **Not applicable.**

## **ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT**

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*Section 110.806.60 Payments. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines to be reasonable. If the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines that the vacation has a public benefit, it may apply the benefit as an offset against any determination of reasonable consideration which did not take into account the public benefit.*

**Not applicable.**

*Section 110.806.65 Light and Air. Any easement for light and air adjacent to any vacated street is vacated upon the vacation of the street.*

**Not applicable.**

*Section 110.806.70 Reservations. In any vacation or abandonment of any street or portion of it, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may reserve and except therefrom any easements, rights, or interests therein which it deems desirable for the use of the County or any public utility. The abandonment or vacation of a government patent easement pursuant to this section addresses only the County's interest in the subject easement and cannot be relied upon for purposes of clearing title to the property.*

**It is unlikely that the easements present any value to the County as they serve privately-owned parcels.**

*Section 110.806.75 Consistency with Plan. No procedures or approvals that are provided for in this article may be in contravention to the Master Plan.*

**This request has no impact on Master Plan policies or implementation.**

*Section 110.806.80 Reapplication. When an application for a vacation or abandonment of an easement or street has been denied, a subsequent application for the same easement or street right-of-way shall not be submitted for the next six (6) consecutive months commencing from the date of the final action by the Planning Commission or Board of County Commissioners, whichever is later.*

**No action required by applicant.**

## 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>Andrews/Gonyeau Easement Abandonment</b>			
Project Description: Request to abandon redundant access and utility easements on two private residential parcels.			
Project Address: 14300 Pole Line Road and 3215 Kessariss Way, Reno, NV 89511			
Project Area (acres or square feet): 53,724 +/- square feet			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Between Raider Run Road and Kessariss Way</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-241-38	2.5		
142-241-43	2.5		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Laureen and Jonathan Andrews, Patricia Gonyeau		Name: Rubicon Design Group	
Address: 14437 Raider Run Road, 3215 Kessariss Way		Address: 1985 Chimney Rock Trail	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: 775-247-3286	Fax:	Phone: 775-527-6710	Fax:
Email:		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jonathan Andrews		Contact Person: Derek Wilson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: same as above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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?

The abandonment is for access and utility easements contained on parcels APN 142-241-38 and -43.

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

Assessor's parcel map 142-24, included on page 3 of application.

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

Open space.

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

No replacements are necessary as the easements are not being used and are not needed.

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 other property relies on these easements for access or utilities.

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

* Yes	* No X
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**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

# Property Owner Affidavit

**Applicant Name:** LAUREEN V. ANDREWS

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

I, LAUREEN V. ANDREWS  
(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): 142-241-38

Printed Name LAUREEN V. ANDREWS

Signed Laureen V. Andrews

Address 14300 POLELINE ROAD  
RENO, NV 89511

Subscribed and sworn to before me this 14th day of May, 2021

(Notary Stamp)

Sasha Souza for Washoe Nevada  
Notary Public in and for said county and state

My commission expires: 06/01/2023



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

# Property Owner Affidavit

**Applicant Name:** JONATHAN L. ANDREWS

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, JONATHAN L. ANDREWS  
(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): 142-241-38

Printed Name JONATHAN L. ANDREWS

Signed Jonathan L. Andrews

Address 14300 POLELINE ROAD  
RENO, NV 89511

Subscribed and sworn to before me this 14th day of May, 2021.

(Notary Stamp)

Sasha Dsouza for Washoe, Nevada  
Notary Public in and for said county and state

My commission expires: 06/01/2023



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Patricia Gonyeau

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, Patricia Gonyeau (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): 142-241-43

Printed Name Patricia MURPHY GONYEAU

Signed Patricia Murphy Gonyeau

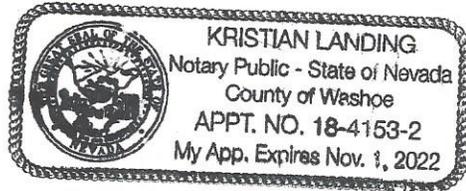
Address 3215 KESSARIS WAY
RENO, NV. 89511

Subscribed and sworn to before me this 13th day of May, 2021.

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

My commission expires: Nov 1st 2022

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Account Detail

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- **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.

**CollectionCart**

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

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
14224143	Active	6/7/2021 1:37:36 AM

**Current Owner:**  
GONYEAU LIVING TRUST, GIRARD & PATRICIA  
PO BOX 18276  
RENO, NV 89511

**SITUS:**  
3215 KESSARIS WAY  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

**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

**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="#">2020</a>	\$2,854.44	\$2,854.44	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$2,771.60	\$2,771.60	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$2,690.96	\$2,690.96	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$2,609.07	\$2,637.16	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$2,543.36	\$2,596.22	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

Account Detail

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**CollectionCart**

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

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
14224138	Active	6/7/2021 1:37:36 AM

**Current Owner:**  
ANDREWS, JONATHAN L & LAUREEN V  
14300 POLE LINE RD  
RENO, NV 89511

**SITUS:**  
14300 POLE LINE RD

**Taxing District**  
4000

**Geo CD:**

**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="#">2020</a>	\$1,821.93	\$1,821.93	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$1,768.71	\$1,768.71	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$1,717.81	\$1,717.81	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$1,667.17	\$1,667.17	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$1,624.46	\$1,624.46	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</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

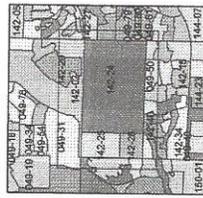
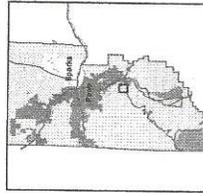
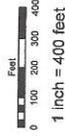
**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

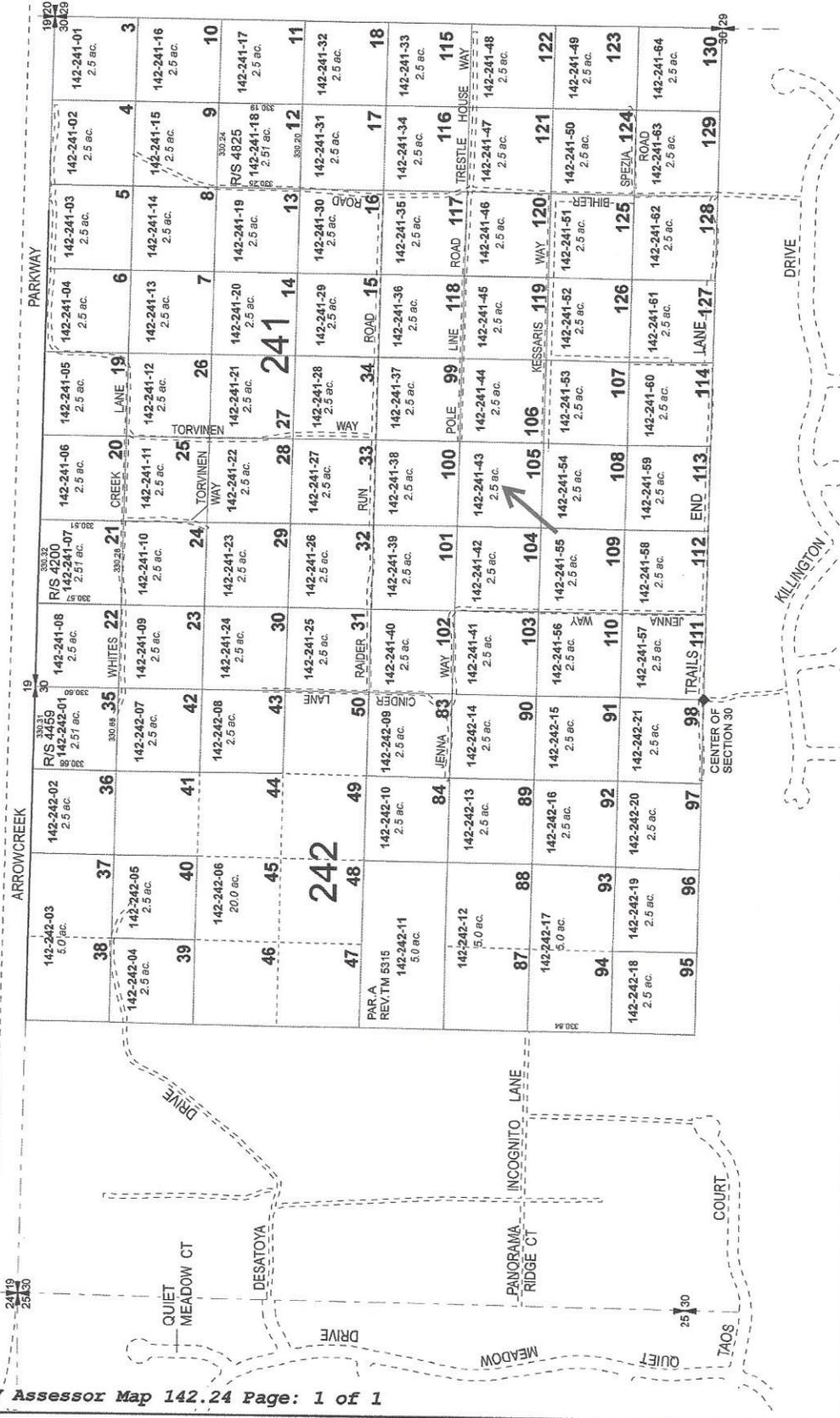


created by: NLH 08/05/2009  
updated: NLH 11/15/11 JFK 11/21/17  
SR 03/20/19

area previously shown on map(s):  
049-37, 045-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any other public purpose. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**GOVERNMENT HOMESITES**  
A POR. OF THE NORTH 1/2 OF SEC. 30  
T18N - R20E



4-1088  
(AMG, 1957)

Nevada 021505

Escrow No. 42863-PS

2074045

A 1000 # 41-37042

RPT 4

When recorded mail to:  
Mr. Orsle S. Graves  
4842 Meadow Springs Drive  
Reno, NV 89509

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada,  
has been issued showing that full payment has been made by the claimant  
Orsle S. Graves

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609),  
Act to provide for the purchase of public lands for home and other sites,  
to, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 20 E.,

Sec. 30, Lot 105.

The area described contains 2.50 acres, according to the Official Plat of the Survey of the  
on file in the Bureau of Land Management:

(BK 4792 PG 0475

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the  
in conformity with the several Acts of Congress in such case made and provided, HAS  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to  
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging,  
said claimant and to the heirs and assigns of the said claimant forever; subject to any  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights in  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a  
thereon for ditches or canals constructed by the authority of the United States. Excepting  
also, to the United States all oil, gas and other mineral deposits, in the land so patented, together  
right to prospect for, mine, and remove the same according to the provisions of said Act of  
This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and  
purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized  
the Bureau of Land Management, in accordance  
provisions of the Act of June 17, 1948 (62 Stat.,  
in the name of the United States, caused these  
made Patent, and the Seal of the Bureau to be  
affixed.

GIVEN under my hand, in the District of  
TWENTY-SIXTH day of MAY in  
our Lord one thousand nine hundred and SEVENTY  
and of the Independence of the United States the  
and EIGHTY-FIFTH.

(SEAL)

For the Director, Bureau of Land

By Reeth W. Taylor

Patent Number 1220044

BK 4792PG0476

207404

FEB 20

4:37 pm

OFFICIAL  
WASHINGTON COUNTY  
RECORDS DEPARTMENT  
FOUNDER TITLE

810051

JOE MELI  
COUNTY REC  
FEE DEP



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that real property situate in the County of Washoe, State of Nevada, described as follows:

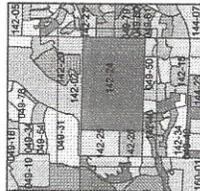
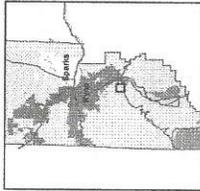
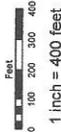
Lot 105 of the North 1/2 of Section 30, Township 18 North, Range 20 East, M.D.B.&M., Washoe County, Nevada.

EXCEPTING THEREFROM all oil, gas and other mineral deposits as reserved by the United States of America in that certain Patent recorded February 20, 1997, as Document No. 2074045.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Property Address:  
3215 Kessariss Way  
Reno, NV 89511

APN: 142-241-43

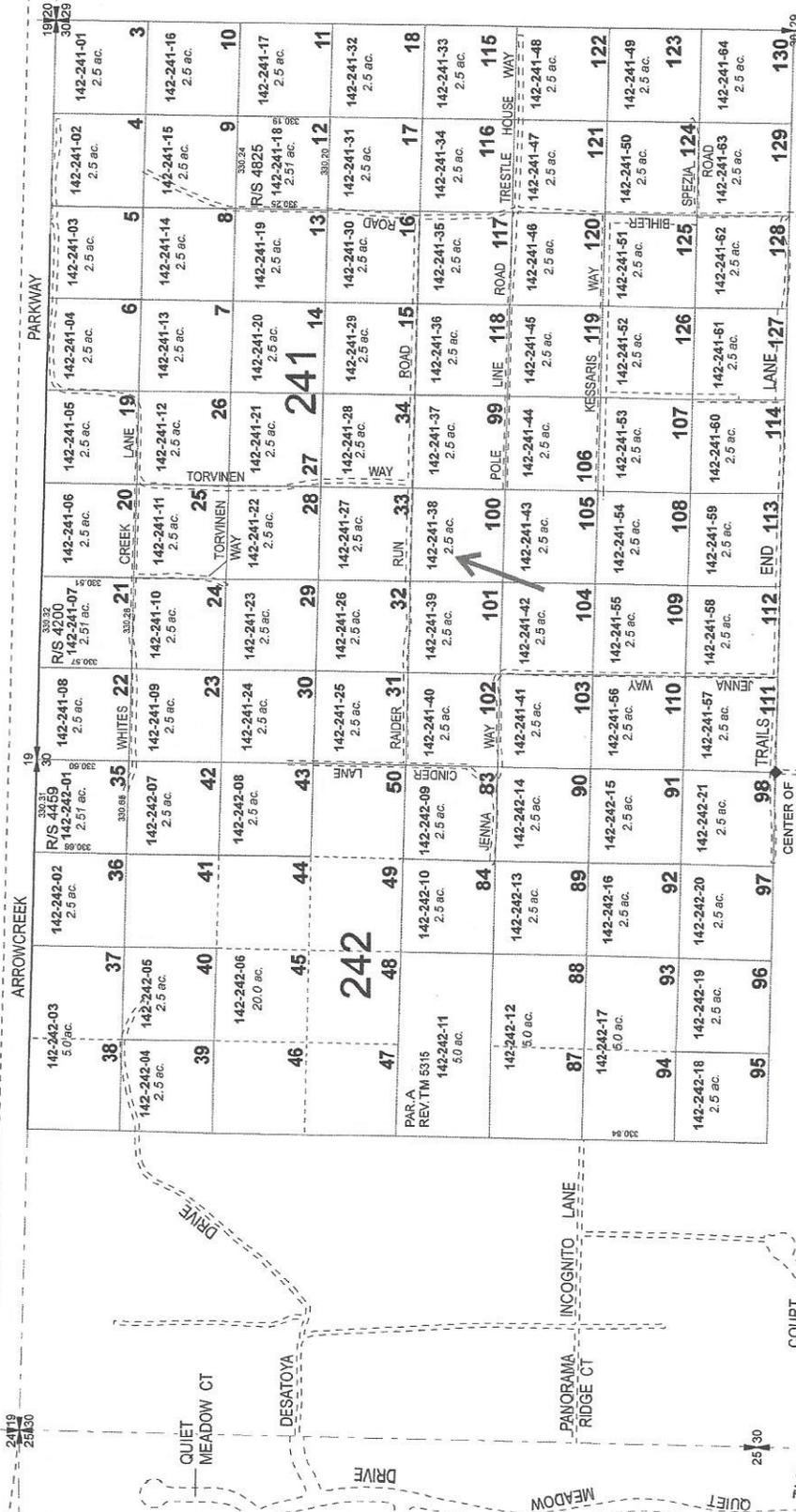


created by: N/LH 08/05/2009  
updated: N/LH 11/03/11 JFK 11/27/17  
SR 03/20/18

area previously shown on maps:  
048-37, 045-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for any error or inaccuracy of the data displayed hereon.

**GOVERNMENT HOMESITES**  
A POR. OF THE NORTH 1/2 OF SEC. 30  
T18N - R20E



(1933)  
(Act 1933)

344167

65

Nevada 057721

# The United States of America,

By all whom these presents shall come, Granting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Charles C. Ritter, pursuant to the provisions of the Act of Congress approved June 1, 1933 (52 Stat. 605), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 20 E.

Sec. 30, Lot 100. ✓

The area described contains 2.50 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described, TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatever nature, thereunto belonging, unto the said claimant, and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas, and other mineral deposits in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1933. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 478), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTYETH day of JULY in the year of our Lord one thousand nine hundred and SIXTY-ONE and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

For the Director, Bureau of Land Management.

By *Ruth W. Tolley*  
Chief, Patent Section

Patent Number 1231289

B.G. Pg 45

9-15-61 Patent records

E 30

12

66

INSTRUMENT No. 44163  
 Filed for record at the request of Spencer C. Barber  
10:05 AM on 7 minutes past 11 o'clock P. M.  
 Recorded in Book 10 of LAND RECORDS  
 Page 65. Records of Washoe County, Nevada.  
 Fee: \$ 1.75  
 DELE S. BOYD, County Recorder  
 By Spencer C. Barber, Deputy

13



POLE LINE RD

142-241-38

142-241-43

shed - 29' from pl

67'

60'

77'

97'

33'

33'

20' easement to remain

easements to be abandoned