



Planning Commission Staff Report

Meeting Date: September 7, 2021

Agenda Item: 9B

ABANDONMENT CASE NUMBER: WAB21-0006 (Liles Abandonment)

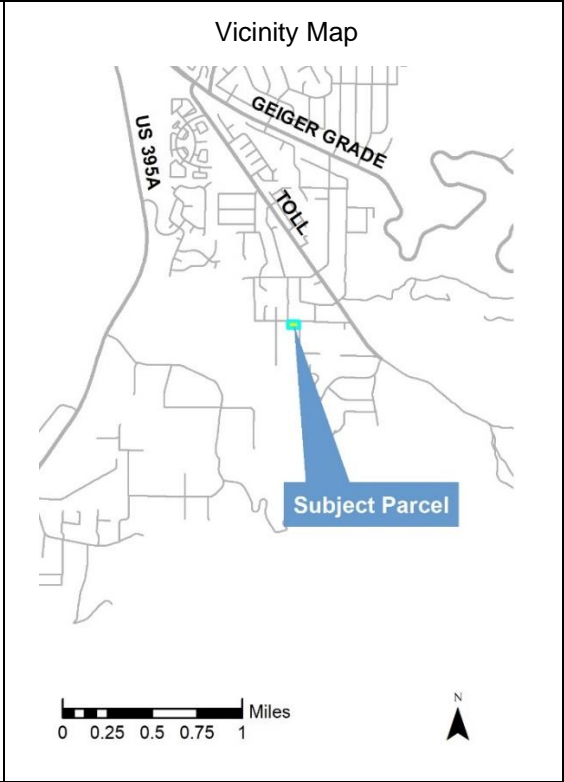
BRIEF SUMMARY OF REQUEST: Partial abandonment of west-side access easement from 33 ft. to 20 ft.

STAFF PLANNER: Planner's Name: Katy Stark, Planner Trainee
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve the abandonment of 13 feet of an existing 33-foot access easement on the western property line of APN 017-200-21. If the applicant's request is granted, the length of the easement to be abandoned is 205 feet, and the total area of the abandonment is 2,665 square feet.

Applicant: Danelle Liles
Property Owner: Kelly and Danelle Liles
Location: 15755 Secret Pass Rd., Reno, NV 89521
APN: 017-200-21
Parcel Size: 1.574 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Southeast Truckee Meadows
Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
Commission District: 2 – Commissioner Lucey



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, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0006 for Danelle Liles to include the abandonment of 8 feet of a 33-foot public access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 7)

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Abandonment Definition

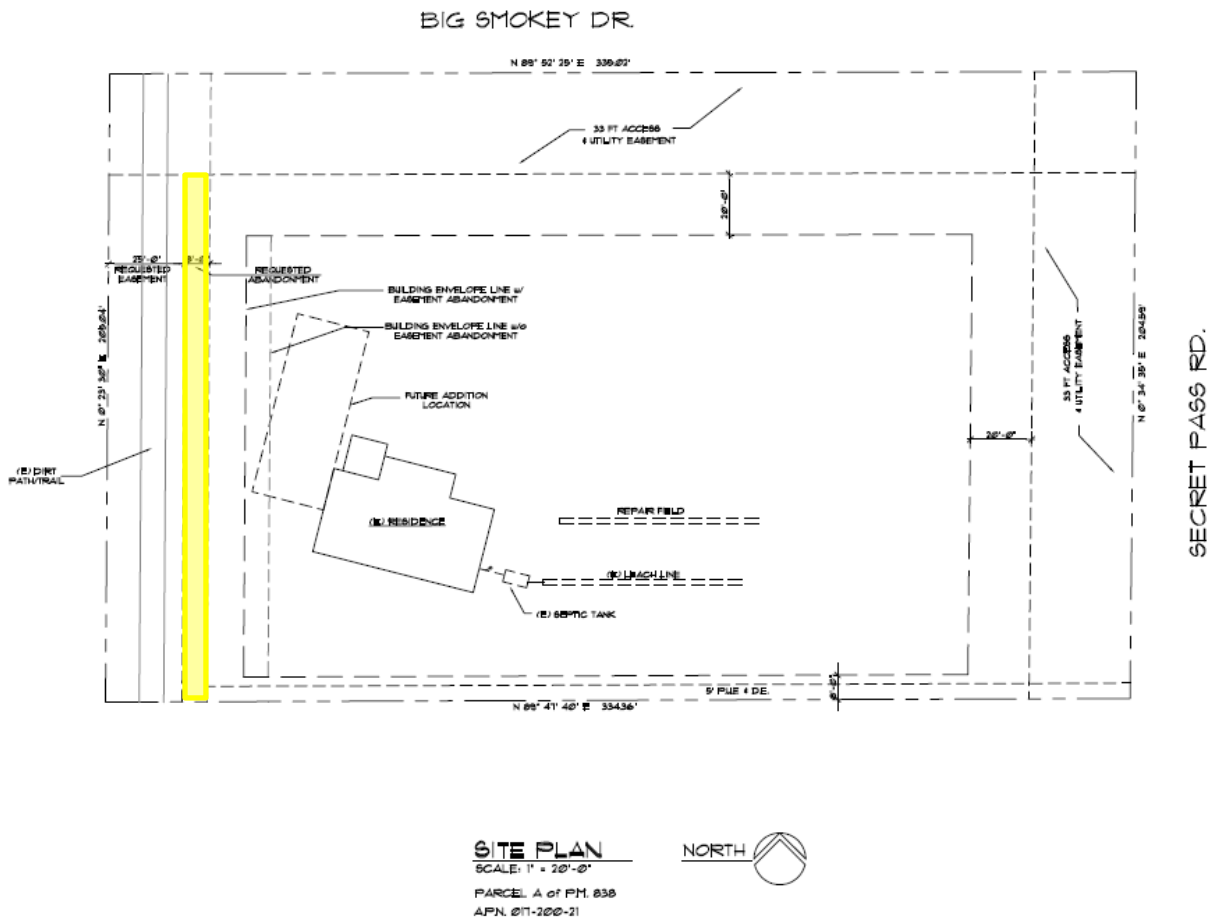
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB21-0006 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.

The subject property has a regulatory zone of Medium Density Suburban (MDS). The front and rear setbacks are 20 feet, and the side yard setbacks are 8 feet. The subject parcel has an existing home, and the intent of the abandonment is to allow for an addition to the existing home.



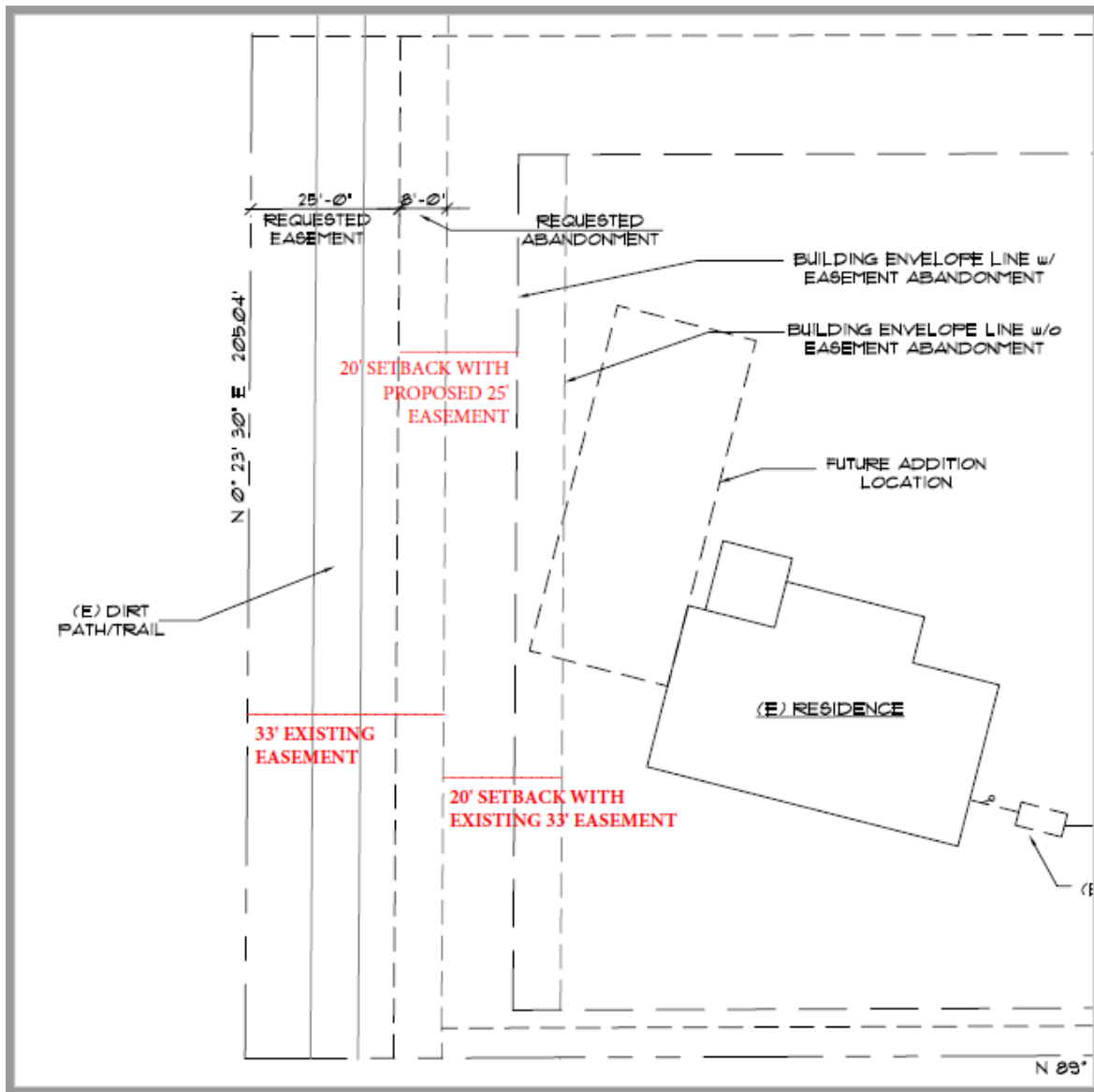
Site Plan

Project Evaluation

The owner of 15755 Secret Pass Road (APN:017-200-21) submitted an application requesting the partial abandonment of the existing 33-foot access and public utility easement along the west side of their property. The original request was to abandon 13 feet; however, Washoe County Engineering and Capital Projects (Engineering) submitted a condition requiring the preservation of a 25-foot-wide access easement along the west boundary of the property. This would result in vacating 8 feet of the existing 33-foot access easement on the western property line, rather than the 13 feet requested. Per Engineering’s conditions, the abandonment would only apply to the access easement portion, of which 8 feet of access easement would be abandoned. The full 33-foot public utility easement would remain. The public utility easement portion will not impact the setbacks further. With the preservation of a 25-foot access easement, the length of the access easement to be abandoned is 205 feet, and the total area is 1,640 square feet.

The intent of the partial abandonment is to allow for the construction of a 24-foot-wide addition to the current home. The parcel’s regulatory zone is Medium Density Suburban (MDS), and the setbacks are 20 feet in the front and rear and 8 feet on the sides. Per Washoe County Code Section 110.406.05, the applicant will be required to meet the minimum front yard setback from the edge of the easement closest to the proposed structure. This setback measurement from the edge of the easement is required when an access easement traverses a portion of a property and

has a total width of more than twenty (20) feet. With the existing 33-foot easement, the applicant's proposed home addition would extend approximately 5.5 feet into the setback. A 25-foot access easement would allow the applicant to build their addition without encroaching into the setback.



The residence on the property was constructed in 1987. The access and public utility easements are located on the western property line. The existing easement was established in 1979 with the recordation of Parcel Map Number 838. The applicant indicated there are no restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the site of the abandonment request. No changes will be made to the current access for surrounding property owners. Staff is recommending approval of the abandonment.

It should be noted that there is language within the abandonment application which represents a “quitclaim” by the County of whatever interest that it may hold in the easements included in the application. This does not affect any other property owner’s ownership interests in these easements. The applicant’s abandonment request only pertains to the County’s interest in 8 feet of the 33-foot-wide access easement. The language can be found below:

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.

Southeast Truckee Meadows Area Plan

The subject parcel is located within the Southeast Truckee Meadows Area Plan. There were no relevant Area Plan policies regarding abandonments.

Reviewing Agencies

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

| Agency | Sent to Review | Responded | Provided Conditions | Contact |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--|
| Nevada Dept of Transportation | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Alex Wolfson, P.E., PTOE / awolfson@dot.nv.gov |
| Nevada Div. of Wildlife | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Washoe County Building & Safety | <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"/> | Sophia Kirschenman / skirschenman@washoecounty.us |
| Washoe County Engineering | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Walter West, P.E. / wwest@washoecounty.us |
| Washoe County Sherriff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| WCHD – Environment Health | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | David Kelly / DAKelly@washoecounty.us |
| WCHD- EMS | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Jackie Lawson / jlawson@washoecounty.us |
| Truckee Meadows Fire Protection District | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brittany Lemon / blemon@tmfpd.us |
| RTC Washoe | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Washoe-Storey Conservation District | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com |
| AT&T | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| NV Energy | <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 is in compliance with the required findings as follows:

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

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

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

Staff Comments: The proposal of a partial abandonment does not result in material injury to the public. A 25-foot existing access easement and 33-foot public utility easement will remain.

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

Staff Comments: Abandoning this section of the access easement does not deprive any other properties of access or public utility easements. A 25-foot existing access easement and 33-foot public utility easement will remain.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB21-0006 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 partially approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0006 for Danelle Liles to include the abandonment of 8 feet of a 33-foot public access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20:

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows; 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: Danelle Liles
15755 Secret Pass Rd.
Reno, NV 89521
danelleliles@aol.com

Property Owner: Kelly and Danelle Liles
15755 Secret Pass Rd.
Reno, NV 89521
danelleliles@aol.com



Conditions of Approval

Abandonment Case Number WAB21-0006

The project approved under Abandonment Case Number WAB21-0006 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on September 7, 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.

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 – Katy Stark, Planner Trainee, 775.328.3618, krstark@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

- 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 25-foot-wide access easement along the west boundary of the property APN 017-200-21, shall be preserved. The approved abandonment for this said easement is for 8 feet (from 33 feet to 25 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 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: June 25, 2021

To: Katy Stark, Planner, Planning and Building Division

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

Re: Abandonment Case **WAB21-0006 Liles Abandonment**
 APN 017-200-21

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 west boundary of the subject parcel. 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 the applicant. 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

WAB21-0006
EXHIBIT B

Subject: Liles Abandonment – WAB21-0006
Date: June 25, 2021
Page: 2

4. A 25-foot-wide access easement along the west boundary of the property APN 017-200-21, shall be preserved. The approved abandonment for this said easement is for 8 feet (from 33 feet to 25 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.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

June 23, 2021

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Liles Abandonment; 017-200-21
Abandonment; WAB21-0006

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

- a) EHS has no issues with the abandonment as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Lawson, Jacqueline](#)
To: [Stark, Katherine](#)
Cc: [Hunter, Julie D.](#)
Subject: FW: June Agency Review Memo 1
Date: Wednesday, June 16, 2021 8:59:42 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Agency Review Memo I.pdf](#)

Good Morning,

The EMS Oversight Program has reviewed Abandonment Case Number WAB21-006 (Liles) and does not currently have any questions, comments or concerns regarding this request.

Please let me know if you have any questions.

Thank you.

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
jlawson@washoecounty.us | O: (775) 326-6051 | F: (775) 785-4185 | 1001 E. Ninth St., Bldg B,
Reno, NV 89512



From: Kerfoot, Lacey <LKerfoot@washoecounty.us>
Sent: Monday, June 14, 2021 11:27 AM
To: Program, EMS <EMSProgram@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Kelly, David A <DAKelly@washoecounty.us>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>
Subject: June Agency Review Memo 1

Good morning,

Please find the attached Agency Review Memo with cases received in June by Washoe County Community Services Department, Planning and Building Division. The item descriptions and links to the applications are provided in the memo.

EMS: You've been asked to review the applications for Items 1 and 2.

Environmental Health: You've been asked to review the application for Item 2.

**WAB21-0006
EXHIBIT B**

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Lacey Kerfoot

Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



From: [Wolfson, Alexander](#)
To: [Stark, Katherine](#)
Cc: [D2 Traffic DL](#)
Subject: RE: June Agency Review Memo 1
Date: Thursday, June 17, 2021 2:37:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Hi Katy,

Upon review of WAB21-0006, NDOT has no comments or concerns at this time.

Thank you for the opportunity to review.

Alex Wolfson, P.E., PTOE

Traffic Engineer – District 2

Nevada Department of Transportation

m 775.301.8150 | o 775.834.8365

e awolfson@dot.nv.gov | w dot.nv.gov

From: Kerfoot, Lacey <LKerfoot@washoecounty.us>
Sent: Monday, June 14, 2021 11:26 AM
To: D2 Traffic DL <D2Traffic@dot.nv.gov>
Cc: Wolfson, Alexander <AWolfson@dot.nv.gov>; Emerson, Kathy <KEmerson@washoecounty.us>
Subject: June Agency Review Memo 1

Good morning,

Please find the attached Agency Review Memo with cases received in June by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the application for Item 2. The item description and link to the application are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,

| **Lacey Kerfoot**

WAB21-0006
EXHIBIT B



Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: WAB21-0006
Date: Friday, June 25, 2021 9:02:50 AM
Attachments: [Outlook-kkmdpacd.png](#)
[Outlook-c1gvaot3.png](#)
[Outlook-fms5rb4a.png](#)
[Outlook-y33umkgh.png](#)
[Outlook-vnfistdj.png](#)

Hi Katy,

I've reviewed Abandonment Case Number WAB21-0006 (Liles) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

All the best,



[Sophia Kirschenman](#)

Park Planner | Community Services Department

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#); [Lee, Brett](#)
Subject: WAB21-0006 (Liles)
Date: Tuesday, June 15, 2021 11:46:43 AM
Attachments: [image002.png](#)

Katy,

We have no specific comments on this request beyond adopted codes and amendments.

Thank you.

Brittany Lemon

Fire Prevention Specialist II | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

June 28, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

Re: WAB21-0006 Liles

Dear Julee,

In reviewing the reduction of an easement from 33 feet to 20 feet, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler

Public Notice

WAB21-0006 (Liles Abandonment)



15 parcels

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

| | | | |
|---|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: Liles Property Easement Abandonment | | | |
| Project Description: Request for reduction of size of west side easement, from 33 ft to 20 ft, for address 15755 Secret Pass Rd, APN 017-200-21. | | | |
| Project Address: 15755 Secret Pass Rd, Reno NV 89521 | | | |
| Project Area (acres or square feet): 1.574 | | | |
| Project Location (with point of reference to major cross streets AND area locator): Parcel located west on corner of Secret Pass Rd & Big Smokey Dr. | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 017-200-21 | 1.574 | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: Kelly & Danelle Liles | | Name: | |
| Address: 15755 Secret Pass Rd | | Address: | |
| Reno, NV | Zip: 89521 | | Zip: |
| Phone: 775-721-6505 | Fax: | Phone: | Fax: |
| Email: danelleliles@aol.com | | Email: | |
| Cell: 775-721-6505 | Other: | Cell: | Other: |
| Contact Person: Danelle Liles | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Danelle Liles | | Name: | |
| Address: 15755 Secret Pass Rd | | Address: | |
| Reno, NV | Zip: 89521 | | Zip: |
| Phone: 775-721-6505 | Fax: | Phone: | Fax: |
| Email: danelleliles@aol.com | | Email: | |
| Cell: 775-721-6505 | Other: | Cell: | Other: |
| Contact Person: Danelle Liles | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

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

Pay Online

No payment due for this account.

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 01720021 | Active | 5/19/2021 1:40:32 AM |

Current Owner:
LILES, KELLY & DANELLE
15755 SECRET PASS RD
RENO, NV 89521

Taxing District
4000

SITUS:
15755 SECRET PASS RD

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 |
|----------------------|------------|------------|--------------|----------|---------------|
| 2020 | \$1,787.41 | \$1,787.41 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$1,735.29 | \$1,735.29 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$1,684.74 | \$1,684.74 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$1,636.27 | \$1,636.27 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$1,595.16 | \$1,595.16 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

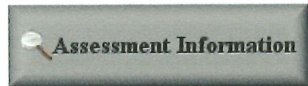
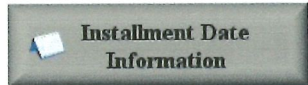
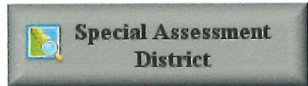
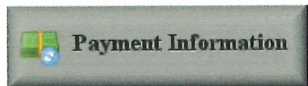
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, 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



**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

33 ft easement on west side of APN 017-200-21.

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

Parcel Map No. 838 dated 1978

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

24 ft wide addition to current home.

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

20 ft easement for access and utility.

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?

20 ft easement will remain for access & utility. No changes will be made to current access.

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.)

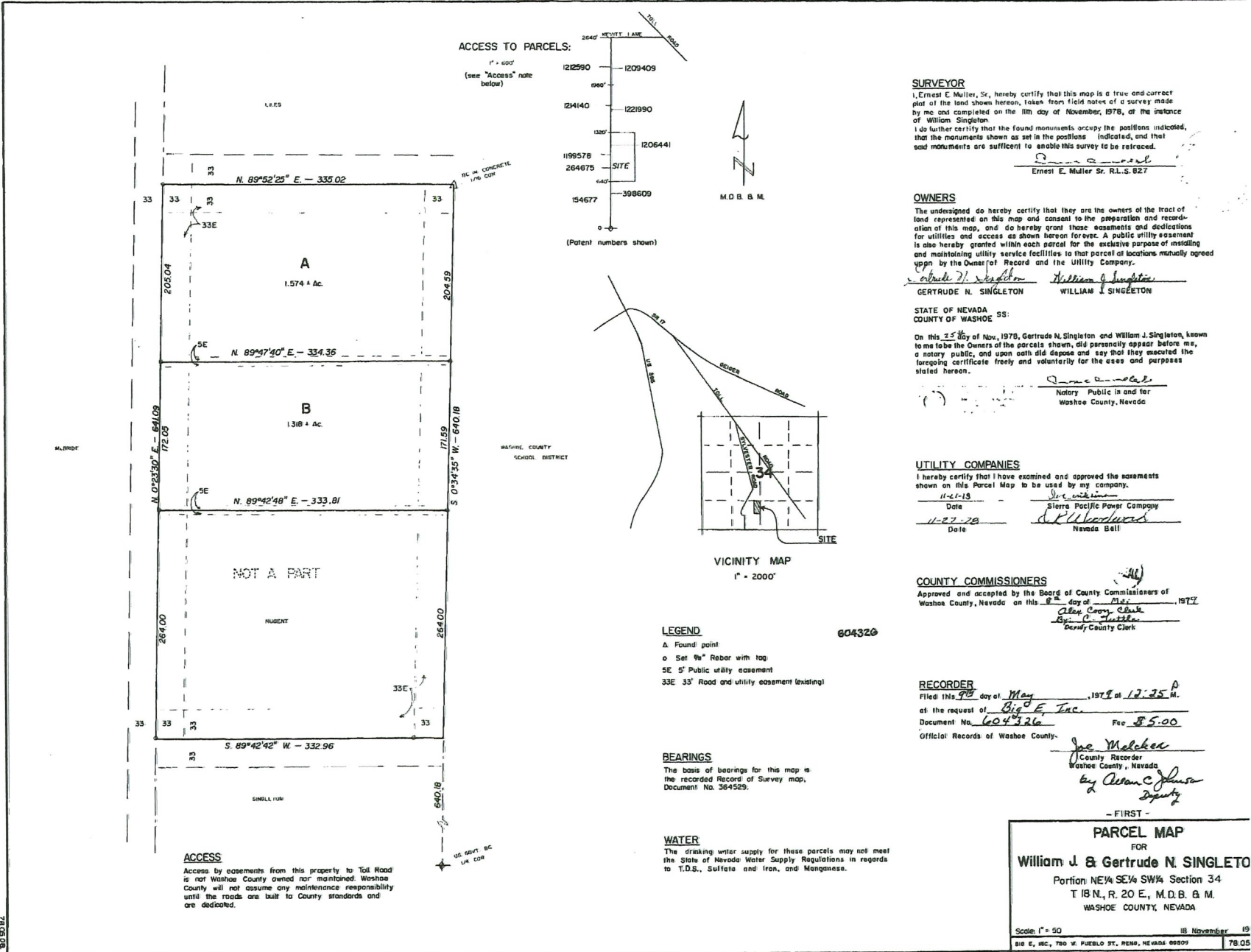
* Yes

* No X

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.



SURVEYOR
 I, Ernest E. Muller, Sr., hereby certify that this map is a true and correct plot of the land shown hereon, taken from field notes of a survey made by me and completed on the 11th day of November, 1978, of the instance of William Singleton.
 I do further certify that the found monuments occupy the positions indicated, that the monuments shown as set in the positions indicated, and that said monuments are sufficient to enable this survey to be retraced.
 Ernest E. Muller Sr. R.L.S. 827

OWNERS
 The undersigned do hereby certify that they are the owners of the tract of land represented on this map and consent to the preparation and recordation of this map, and do hereby grant those easements and dedications for utilities and access as shown hereon for ever. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the Owner of Record and the Utility Company.
 Gertrude N. Singleton William J. Singleton

STATE OF NEVADA
 COUNTY OF WASHOE SS:
 On this 25th day of Nov., 1978, Gertrude N. Singleton and William J. Singleton, known to me to be the Owners of the parcels shown, did personally appear before me, a notary public, and upon oath did depose and say that they executed the foregoing certificate freely and voluntarily for the uses and purposes stated herein.
 Notary Public in and for Washoe County, Nevada

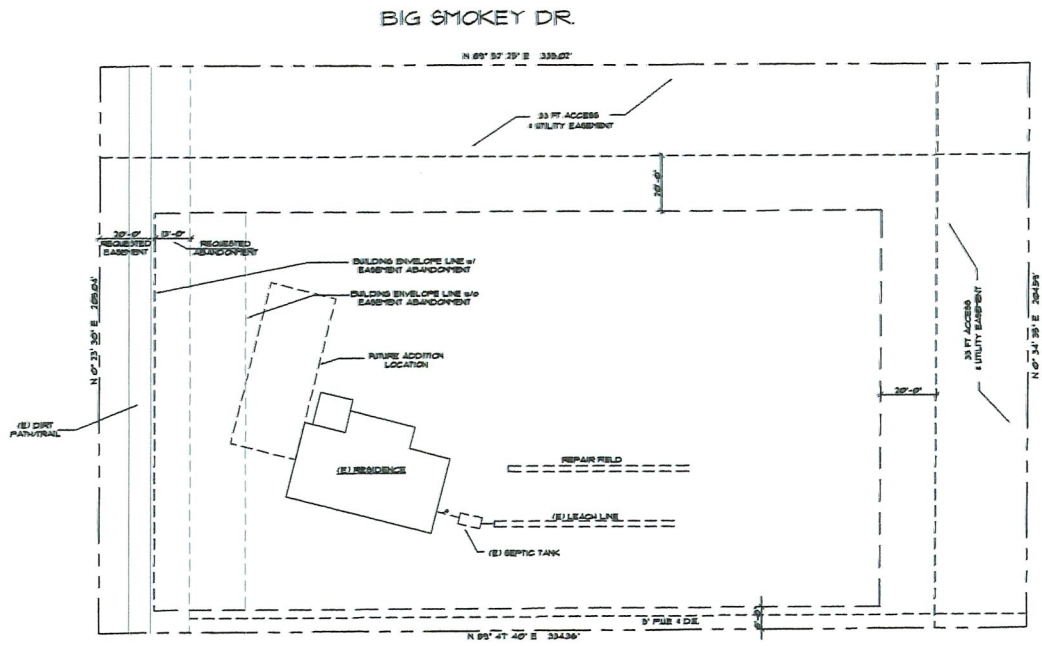
UTILITY COMPANIES
 I hereby certify that I have examined and approved the assessments shown on this Parcel Map to be used by my company.
 Date 11-27-78
 Sierra Pacific Power Company
 Nevada Bell

COUNTY COMMISSIONERS
 Approved and accepted by the Board of County Commissioners of Washoe County, Nevada on this 8th day of May, 1978.
 Deputy County Clerk

RECORDER
 Filed this 9th day of May, 1978 at 12:35 P.M.
 at the request of Big E, Inc.
 Document No. 604326 Fee \$5.00
 Official Records of Washoe County.
 Joe Malcher
 County Recorder
 Washoe County, Nevada
 by Allison C. Johnson
 Deputy

- FIRST -
PARCEL MAP
 FOR
 William J. & Gertrude N. SINGLETON
 Portion NE 1/4 SE 1/4 SW 1/4 Section 34
 T 18 N., R. 20 E., M.D.B. & M.
 WASHOE COUNTY, NEVADA
 Scale: 1" = 50' 18 November 1978
 810 E., 8th St., 700 W. PUEBLO ST., RENO, NEVADA 89509 78.05

Parcel Map # 838



BIG SMOKEY DR.

SECRET PASS RD.

SITE PLAN
 SCALE: 1" = 20'-0"
 PARCEL A of PM, 835
 APN 011-200-21



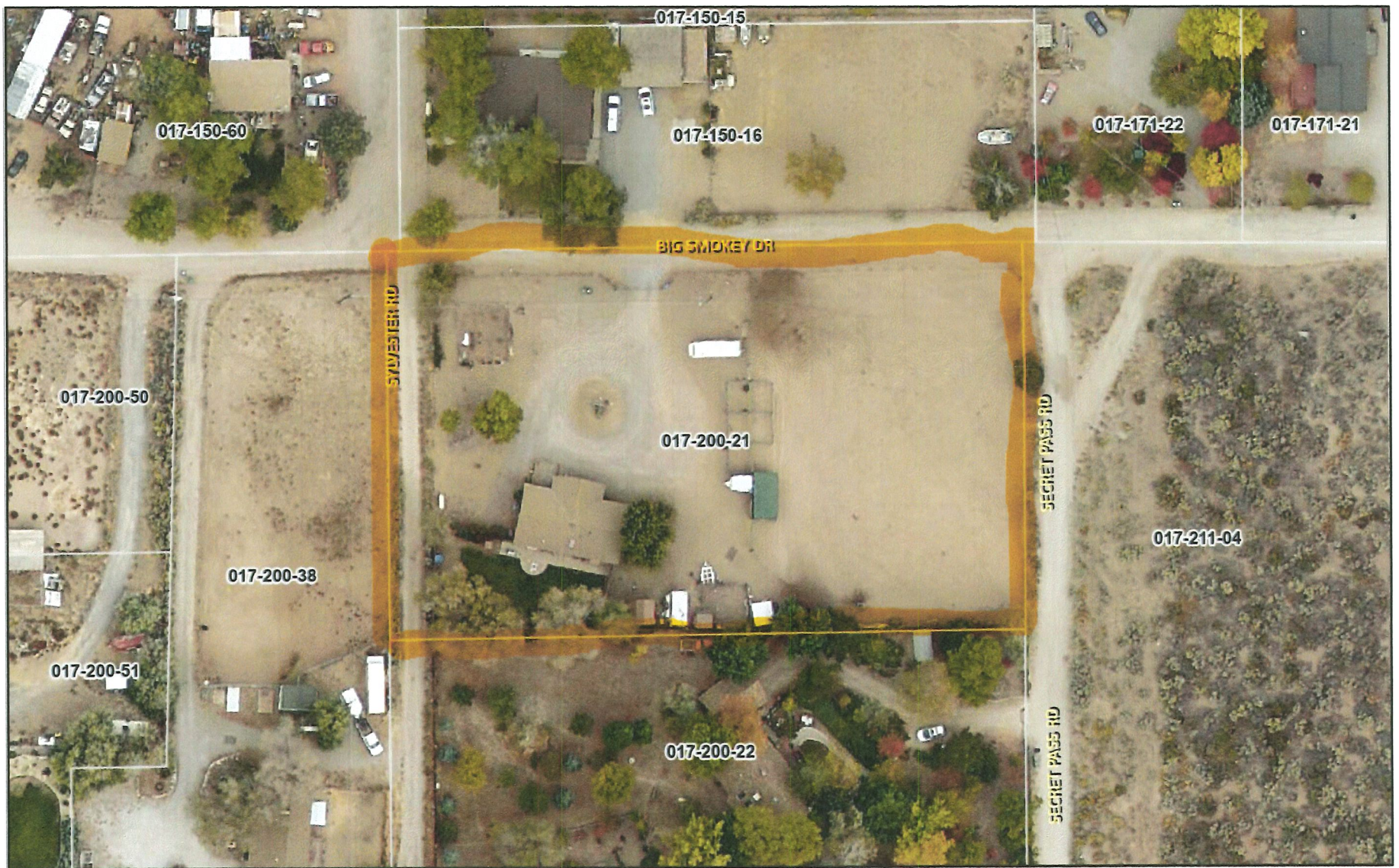
Nevada Home Design L.L.C.
 Residential Designs
 www.nevadahomedesign.com
 (775) 219-6393
 (775) 362-5992
 1000 S. RAY BLVD., SUITE 100
 LAS VEGAS, NV 89105
 REV. 11.18.07



SITE PLAN
 AN EASEMENT ADJUSTMENT for
 DANIELLE & KELLY LILES

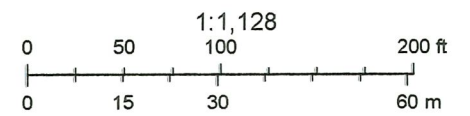
SHEET NO. 10-0001
 JOB NO. 10-0001
 PROJECT LOCATION
 2003 SECRET PASS RD.
 CLATSOP COUNTY, OR

SHEET NUMBER
 A - 1



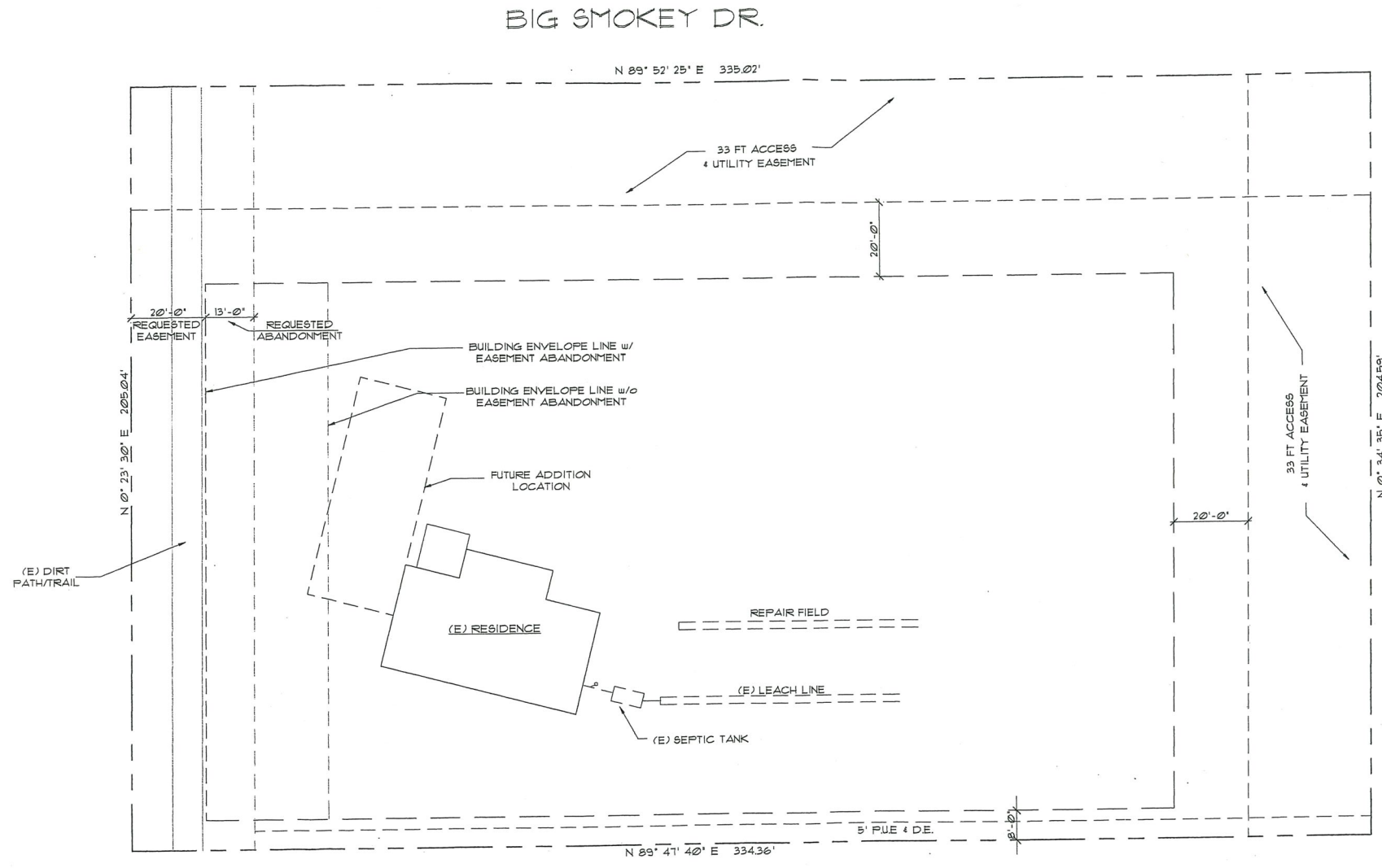
April 8, 2021

APN



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement.
WAB21-0006
EXHIBIT D



BIG SMOKEY DR.

SECRET PASS RD.

SITE PLAN
SCALE: 1" = 20'-0"



PARCEL A of P.M. 838
APN. 017-200-21

WAB21-0006
EXHIBIT D

REVISIONS

ALL DRAWINGS & DESIGNS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF NEVADA HOME DESIGN L.L.C. AND SHALL REMAIN THE PROPERTY OF NEVADA HOME DESIGN L.L.C. UNLESS OTHERWISE SPECIFIED BY A WRITTEN AGREEMENT. ANY REUSE OR DISTRIBUTION OF DRAWINGS IS PROHIBITED.

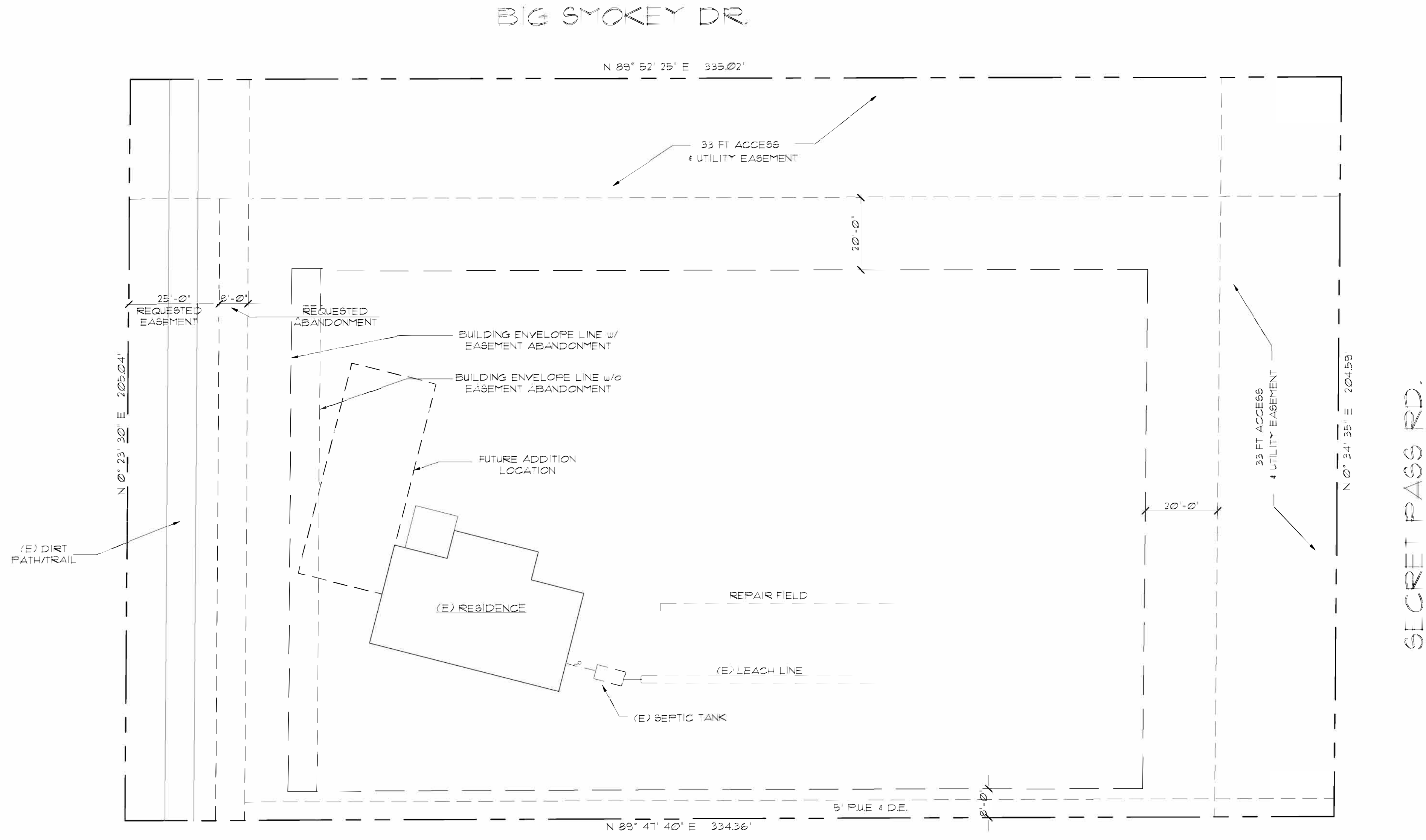
(775) 219-6393
(775) 302-2692 fax
nevadahomedesign@gmail.com
P.O. Box 19108
Reno, NV, 89511

Nevada Home Design L.L.C.
Residential Designs
www.nevahomedesign.com

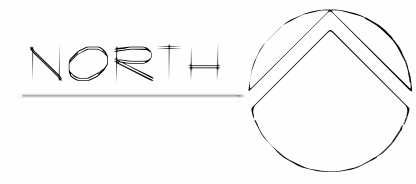


SITE PLAN
AN EASEMENT ADJUSTMENT FOR
DANELLE & KELLY LILES

DATE: 6-5-2021
NO: 21-XXXX
PROJECT LOCATION:
SECRET PASS RD.
WASHOE COUNTY, NV.



SITE PLAN
 SCALE: 1" = 20'-0"
 PARCEL A of P.M. 838
 APN: 017-200-21

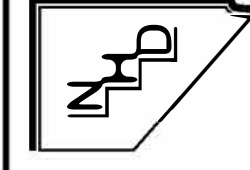
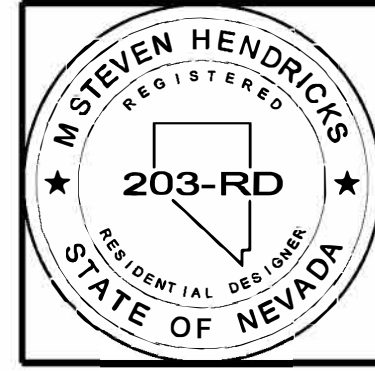


DATE: 6-30-2021
 JOB NO.: 21-XXX
 PROJECT LOCATION:
 19155 SECRET PASS RD.
 WASHOE COUNTY, NV

SHEET NUMBER

A-1

SITE PLAN
AN EASEMENT ADJUSTMENT for
DANELE & KELLY LILES



Nevada Home Design L.L.C.
 Residential Designs
 www.nevadahomedesign.com

(775) 219-6393
 (775) 302-2692 fax
 nevadahomedesign@gmail.com
 P.O. Box 19708
 Reno, NV 89511

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REVISED

WAB21-0006
EXHIBIT E