



# Planning Commission Staff Report

Meeting Date: December 7, 2021

Agenda Item: 9B

ABANDONMENT CASE NUMBER: WAB21-0010 (Eli Drive)

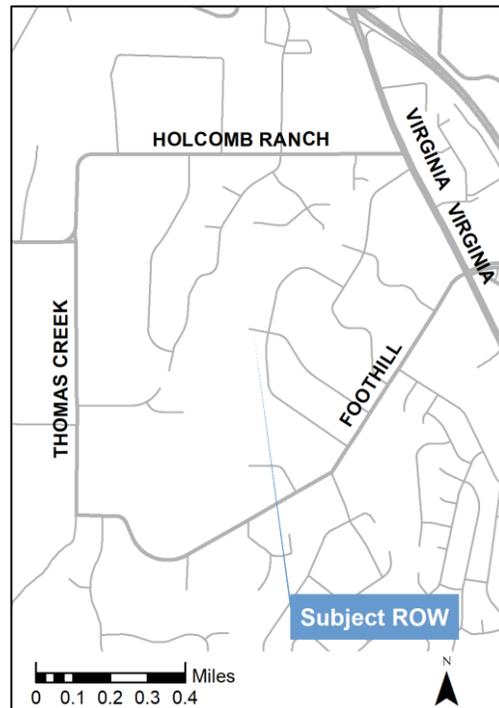
BRIEF SUMMARY OF REQUEST: Request to abandon the western terminus of Eli Dr.

STAFF PLANNER: Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
Email: [dcahalane@washoecounty.gov](mailto:dcahalane@washoecounty.gov)

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of the western ±12,926sf of Eli Drive. If approved, this portion of right-of-way will be abandoned to the abutting property owners at 044-374-02 and 044-362-01. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

Applicant: Thomas Foothill, LLC  
Property Owner: Guild Family Trust, LLC  
Steve & Diane Caddel.  
Location: West of the intersection of Eli Dr and Monte Vista Dr  
APN:  
Parcel Size: ±12,926sf  
Master Plan: Suburban Residential  
Regulatory Zone: Low Density Suburban  
Area Plan: Southwest Truckee Meadows  
Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements  
Commission District: 2 – Commissioner Lucey



**Vicinity Map**

## STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

## POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0010 for Thomas Foothill LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

*(Motion with Findings on Page 10)*

**Staff Report Contents**

Abandonment Definition..... 3  
Site Plan ..... 4  
Current Access Situation..... 5  
Project Evaluation ..... 5  
Approved, Not Recorded WTM21-008 ..... 7  
Encroaching Barn ..... 8  
Land Use and Transportation Element..... 9  
Reviewing Agencies.....10  
Recommendation.....11  
Motion.....11  
Appeal Process.....11

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**Exhibits Contents**

Conditions of Approval.....Exhibit A  
Agency Review Letters .....Exhibit B  
Public Notice ..... Exhibit C  
Project Application ..... Exhibit D

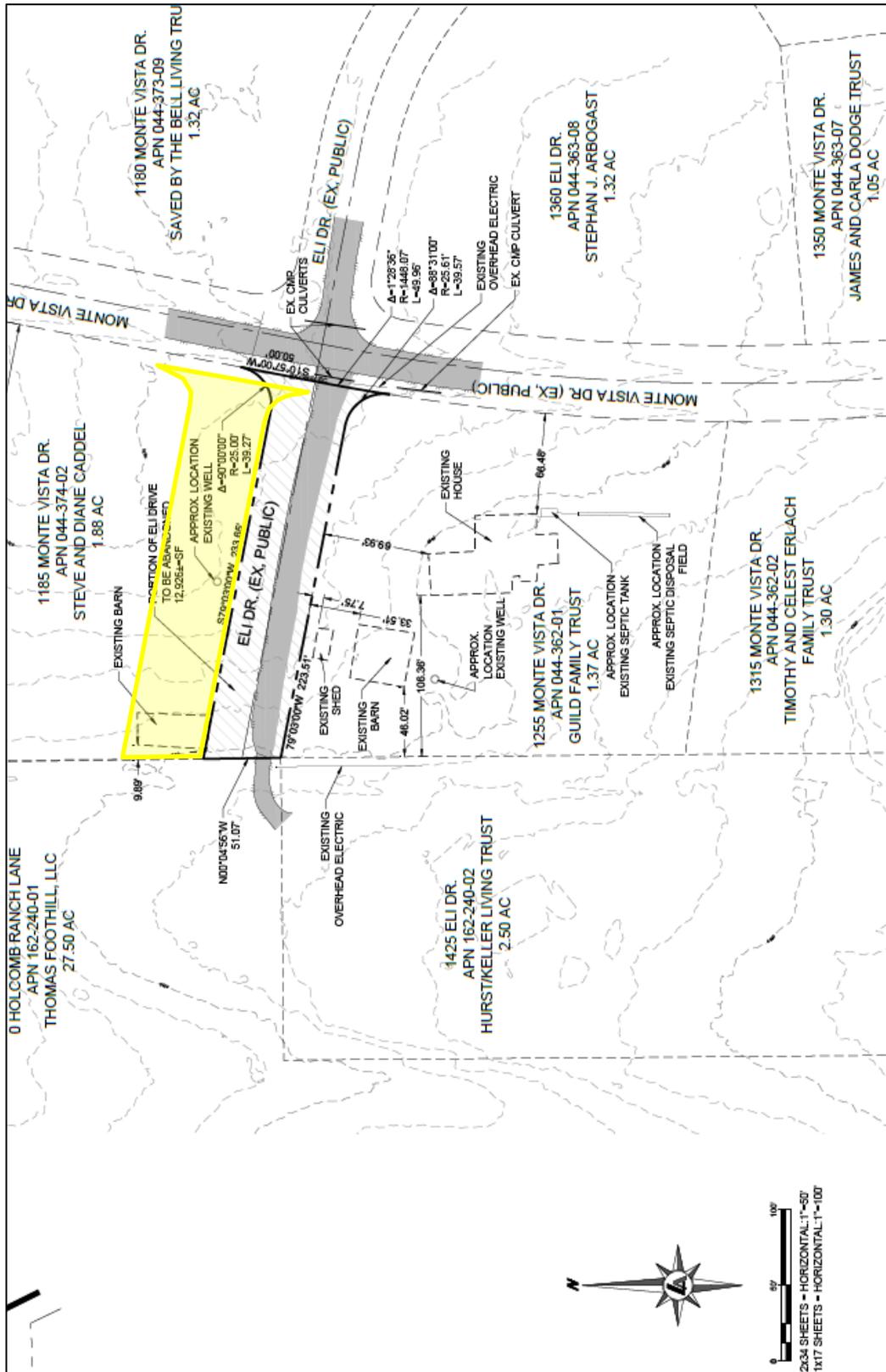
**Abandonment Definition**

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.

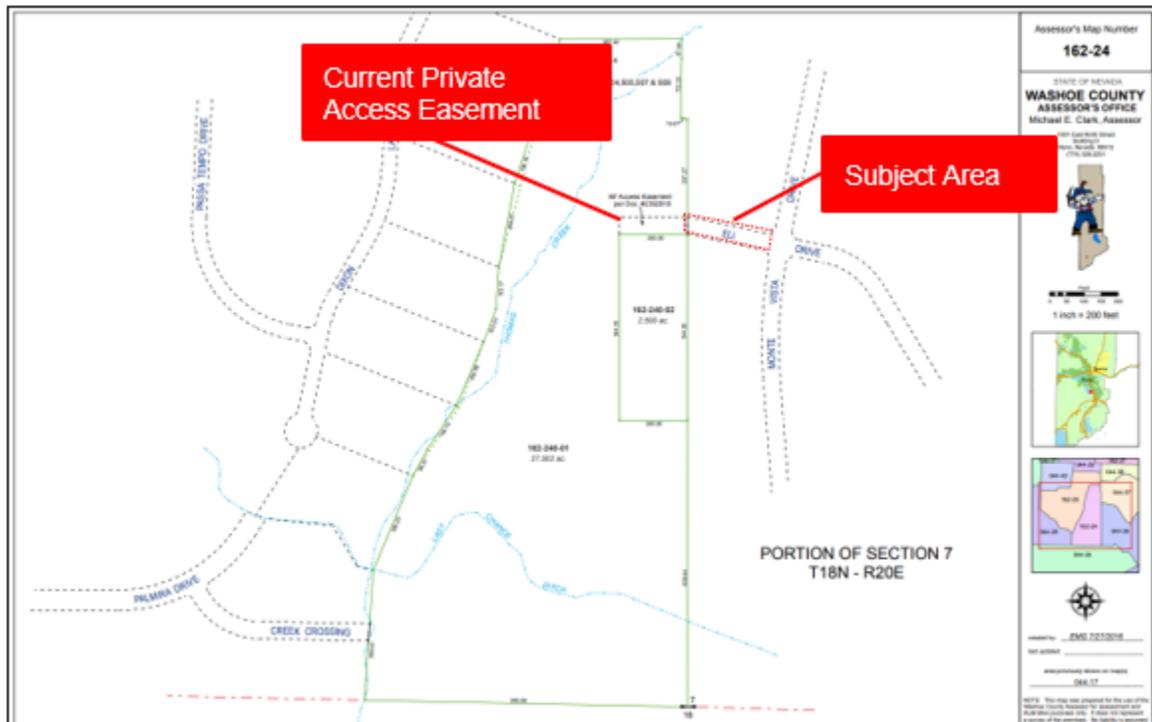
The conditions of approval for Abandonment Case Number WAB21-0010 are attached to this staff report and will be included with the Action Order if granted approval.

- 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.



**Site Plan**

### Current Access Situation



### Project Evaluation

**Background:** Eli Drive is currently a County-owned Right of Way (ROW) that provides access for the benefit of APNs 162-240-01, 162-240-02, 044-374-02, and 044-362-01. Without this access, APN 162-240-02 would become landlocked.

During the hearing of WTM21-008, Braesview Subdivision, the applicant, Casazza Ranch LLC requested to remove the condition to bring the western terminus of Eli Drive up to Washoe County road standards. However, WCC 110.604.10 requires that new subdivisions be designed in conformance with Article 436.

Per condition 1b of WTM21-008:

*1.b The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.*

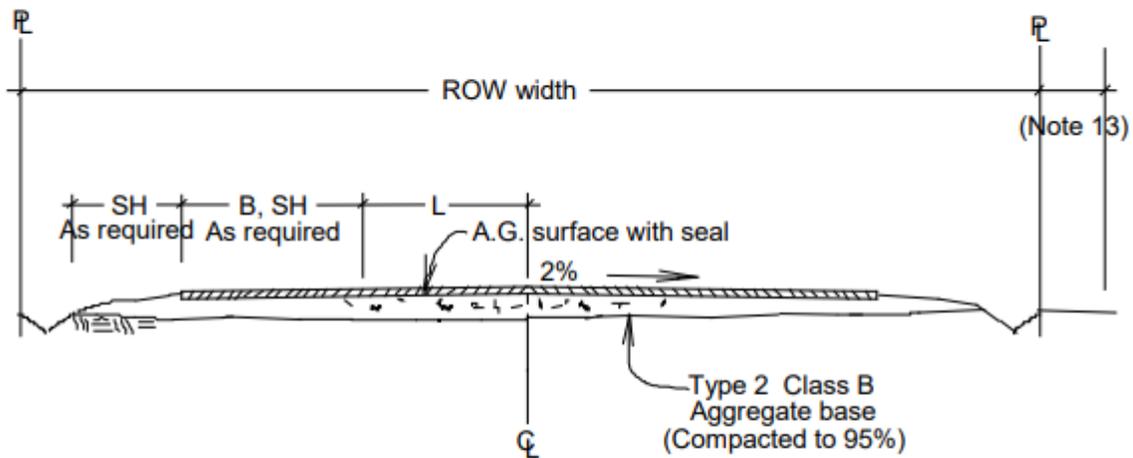
And per condition 2dd of WTM21-008:

2.dd. **All roadway improvements necessary to serve the project shall be designed and constructed to County standards** and specifications and/or financial assurances in an appropriate form and amount shall be provided. Under WCC 110.436.25, County ROW serving parcels greater than 1.5 acres is required to have a width of 50ft and a minimum paved road width of 22ft with 3 inches of pavement over 6 inches of type 2 class B aggregate gravel base per 110.436.60, as seen in the street section below:

Table 110.436.25.4

**ROADWAY SECTIONS - D**

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

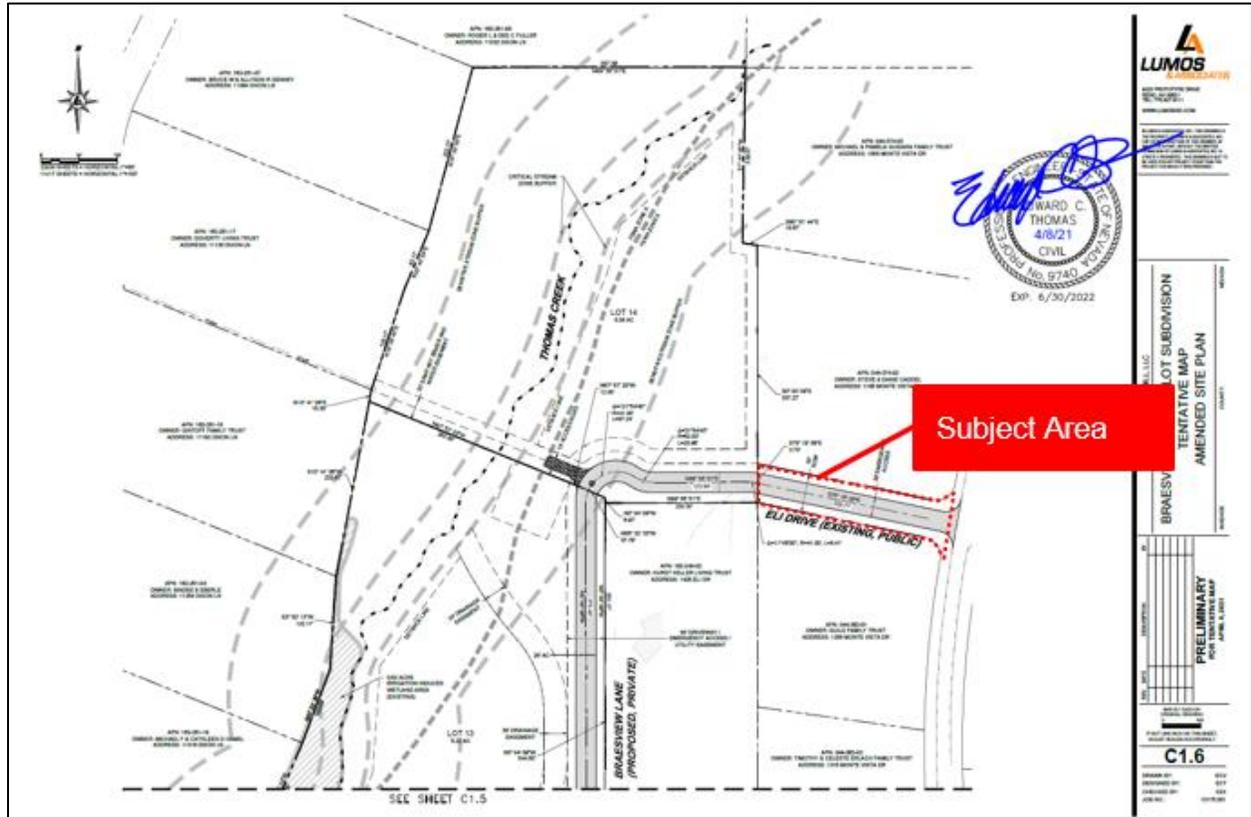


ROW	L	B	SH	ADT Maximum per 2 Travel Lanes	Remarks
60	12	0	0	9,600	Collector
50	11	0	0	1,000	Local

- Notes:
1. All widths are in feet.
  2. L is travel lane; B is bicycle lane; SH is shoulder; ROW is right-of-way; ADT is average daily traffic.

WTM21-008, Braesview Subdivision, was approved with the condition that the required secondary access be via the Eli Drive ROW. The subdivision is also required to meet WCC 110.604.10, i.e., that the subdivision's streets be designed in accordance with the standards set forth in Article 436 of the Development Code with the improvement to Eli Drive meeting county ROW standards as a condition of approval.

**Approved, Not Recorded WTM21-008**



**Issue:** Neighboring property owners, the applicants, used the County-owned ROW as their private property. These neighbors constructed irrigation improvements within the ROW and built a barn encroaching into the ROW. This prevents the construction of the ROW to county development standards without the removal of the constructed improvements.

### Encroaching Barn



#### *Staff Analysis –*

The applicant, Thomas Foothill LLC<sup>1</sup>, is requesting to abandon the County-owned ROW on behalf of the owners of APN 044-374-02 (owned by Steve & Diane Caddel) and 044-362-01 (owned by Guild Family Trust) in order to resolve the current non-conforming placement of structures on their own property and mitigate the impacts of the construction of other improvements in the right of way.<sup>2</sup>

Abandonment of this portion of ROW will landlock APN 162-240-02 and deny WTM21-008 a secondary access. Accordingly, Washoe County Engineering has provided conditions of approval requiring a private access easement and a permanent emergency access easement in Exhibit A. Staff opines that these conditions mitigate any potential negative impacts to affected adjacent parcels.

<sup>1</sup> Thomas Foothill LLC purchased all of the land included in WTM21-008 from Casazza Ranch Estates LLC on September 30, 2021.

<sup>2</sup> The application included signed affidavits from both owners.

Staff notes that the abandonment will change the burden of maintenance for public access and emergency access from the County to the neighboring property owners. Guild Family Trust and Steve & Diane Caddel, owners of 044-362-01 and 044-374-02 respectively, will be required to maintain all access easements in perpetuity per 2018 IFC section 503.1<sup>3</sup> in accordance with Washoe County standards in accordance with Article 436 below:

<b>Private Access, 110.436.105 (Current State)</b>	<b>Emergency Access, 110.436.95 (Future State)</b>
20ft minimum easement	30ft wide easement minimum
To satisfaction of County Engineer	20ft roadway width minimum
To satisfaction of County Engineer	2.5 inches of A/C Paving with an engineered gravel base
Adequate roadside drainage per Article 420	Adequate roadside drainage per Article 420

The applicants are **not required** to record the abandonment **if they are unwilling to provide ongoing maintenance of these easements**. In that case, Washoe County will continue to bear the burden of providing maintenance for the ROW.

**Land Use and Transportation Element**

The subject parcel is located within the Southwest Truckee Meadows Area Plan, which has no applicable policies. The following are the pertinent policies from the Land Use and Transportation Plan:

***Relevant Area Plan Policies Reviewed***

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
LUT 29.10	<b>Protect</b> roadway corridors through right-of-way acquisitions and dedications as development occurs. If property acquired or dedicated for roadway purposes is not needed, it <b>may</b> be abandoned or transferred to private ownership through the processes and terms set forth in NRS 278.480. Right-of-way is also encouraged by the County to be used, as appropriate, for non-motorized transportation, such as for pedestrian, equestrian and bicycle trails.	NA	Washoe County engineering has provided conditions of approval to ensure ongoing private and emergency access. This ROW may be abandoned and still meet this policy.
LUT 30.3	Maximize connectivity of all transportation modes to enhance internal movement within and between individual neighborhoods, including appropriate connections to the regional circulation system.	NA	The proposed abandonment replaces public ROW with a private access easement as conditioned in Exhibit A.

<sup>3</sup> **2018 IFC Section 503- Fire Apparatus Access Roads**

**503.1** Where required. Fire apparatus access roads shall be provided and **maintained** in accordance with Sections 503.1.1 through 503.1.3.

**503.1.1** Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter construction or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**503.1.2** Additional Access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

### **Reviewing Agencies**

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

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
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 Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, PE, tweiss@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rob Wimer, PE, rwimer@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon, blemon@tmfpd.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input 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"/>	

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 Southwest Truckee Meadows Area Plan.

Staff Comments: The proposed abandonment does not conflict with the Master Plan or Southwest Truckee Meadows Area Plan as conditioned in Exhibit A.

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

Staff Comments: The proposed abandonment results in landlocking APN 162-240-02. Accordingly, staff has provided conditions of approval requiring replacement private access easements to provide access to APN 162-240-02 and provision of emergency access to the benefit of 162-240-01 within WTM21-008.

Staff notes if the private property owners choose to accept the abandonment, they will be responsible, in perpetuity, for the ongoing maintenance of the emergency access to Washoe County permanent emergency access standards. Currently, those standards require a 20ft wide 2.5-inch-thick asphalt/concrete pavement on a base of engineered base per 110.436.95.

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

Staff Comments: The existing public utility easements in the area are specifically reserved as conditioned by Engineering in exhibit A.

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB21-0010 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0010 for Thomas Foothill LLC, with the conditions included as Exhibit A to this matter, 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 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.

### **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: Thomas Foothill, LLC  
[roger@sierrapeakhomes.com](mailto:roger@sierrapeakhomes.com), [adam@sierrapeakhomes.com](mailto:adam@sierrapeakhomes.com)

Property Owner: Guild Family Trust, [josephguild@yahoo.com](mailto:josephguild@yahoo.com)  
 Steve & Diane Caddel  
 1185 Monte Vista, Dr.  
 Reno, NV, 89511

Representatives: Lumos & Associates, [ethomas@grayassociates.net](mailto:ethomas@grayassociates.net)

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Timber Weiss, Washoe County Water Rights; Rob Wimer, Engineering and Capital Projects; Brittany Lemon, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency



# Conditions of Approval

Abandonment Case Number WAB21-0010

The project approved under Abandonment Case Number WAB21-0010 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on December 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 – Dan Cahalane, Planner, [dcahalane@washoecounty.gov](mailto:dcahalane@washoecounty.gov), 775-328-3628**

- 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.
- f. If the applicant has entered into any maintenance agreement with adjacent property owners, the county requests to be notified of the agreement.

### **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 – Robert Wimer, P.E.; [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov), 775-328-2059**

- 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. This Abandonment approval is for the elimination of public right-of-way only. A private access easement for the benefit of existing parcels (APN 160-240-01, 160-240-02, 044-362-01, 044-374-02), as well as an easement for emergency access roadway, drainage, public utility, and sanitary sewer facilities is hereby expressly reserved. The property owners accepting the abandoned right-of-way are responsible for the maintenance of both the access and the permanent emergency access roadway in perpetuity. These requirements include:
- d. The applicant shall comply with conditions necessary to effect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

**Washoe County Water Rights Coordinator**

3. The following conditions are requirements of Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

**Contact Name – Timber Weiss, P.E.; [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. Request the reservation of all water rights that are appurtenant to this portion of right-of-way, should any exist on this area of land. Add a condition to the abandonment document stating all water rights in this right-of-way shall be reserved by Washoe County.

**Truckee Meadows Fire Protection District**

4. The following conditions are requirements of Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

**Contact Name – Brittany Lemon, Fire Captain; [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.” <https://tmfpd.us/fire-code/>

\*\*\* 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: November 1, 2021

To: Dan Cahalane, Planner, Planning and Building Division

From: Robert Wimer, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB21-0010 – Eli Drive Abandonment**  
Right-of-way

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of Eli Drive right-of-way from western right-of-way at Monte Vista Dr. to western terminus of Eli Drive. 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 Lumos & Associates. 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: Robert Wimer, P.E. (775) 328-2059

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. This Abandonment approval is for the elimination of public right-of-way only. A private access easement for the benefit of existing parcels (APN 160-240-01, 160-240-02, 044-362-01, 044-374-02), as well as an easement for emergency access roadway, drainage, public utility, and sanitary sewer facilities is hereby expressly reserved.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WAB21-0010**  
**EXHIBIT B**

Subject: Eli Drive Abandonment – WAB21-0010  
Date: November 1, 2021  
Page: 2

4. 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.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

October 28, 2021

TO: Dan Cahalane, Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Abandonment Case Number WAB21-0010 (Eli Drive)

**Project description:**

The applicant is proposing to abandon the Eli Drive right-of-way from the western right-of-way of Monte Vista Drive to the western terminus of Eli Drive. The project area will consist of the abandonment of approximately 12,930 square feet of right-of-way. Deeded water rights have been stripped from this portion of land.

Location: Adjacent to 1255 Monte Vista Drive, Reno, NV 89511. APN: 044-362-01.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:*

Comment: Approval of abandonment per condition.

Conditions: Request the reservation of all water rights that are appurtenant to this portion of right-of-way, should any exist on this area of land. Add a condition to the abandonment document stating all water rights in this right-of-way shall be reserved by Washoe County.

## Cahalane, Daniel

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**From:** Lemon, Brittany  
**Sent:** Monday, October 25, 2021 3:48 PM  
**To:** Cahalane, Daniel  
**Cc:** Way, Dale  
**Subject:** WAB21-0010 (Eli Drive ) Conditions of Approval

Hi Dan,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

I wanted to confirm that if the Braesview Development moves forward, as planned, this would be utilized as secondary access.

Thank you!

### **Brittany Lemon**

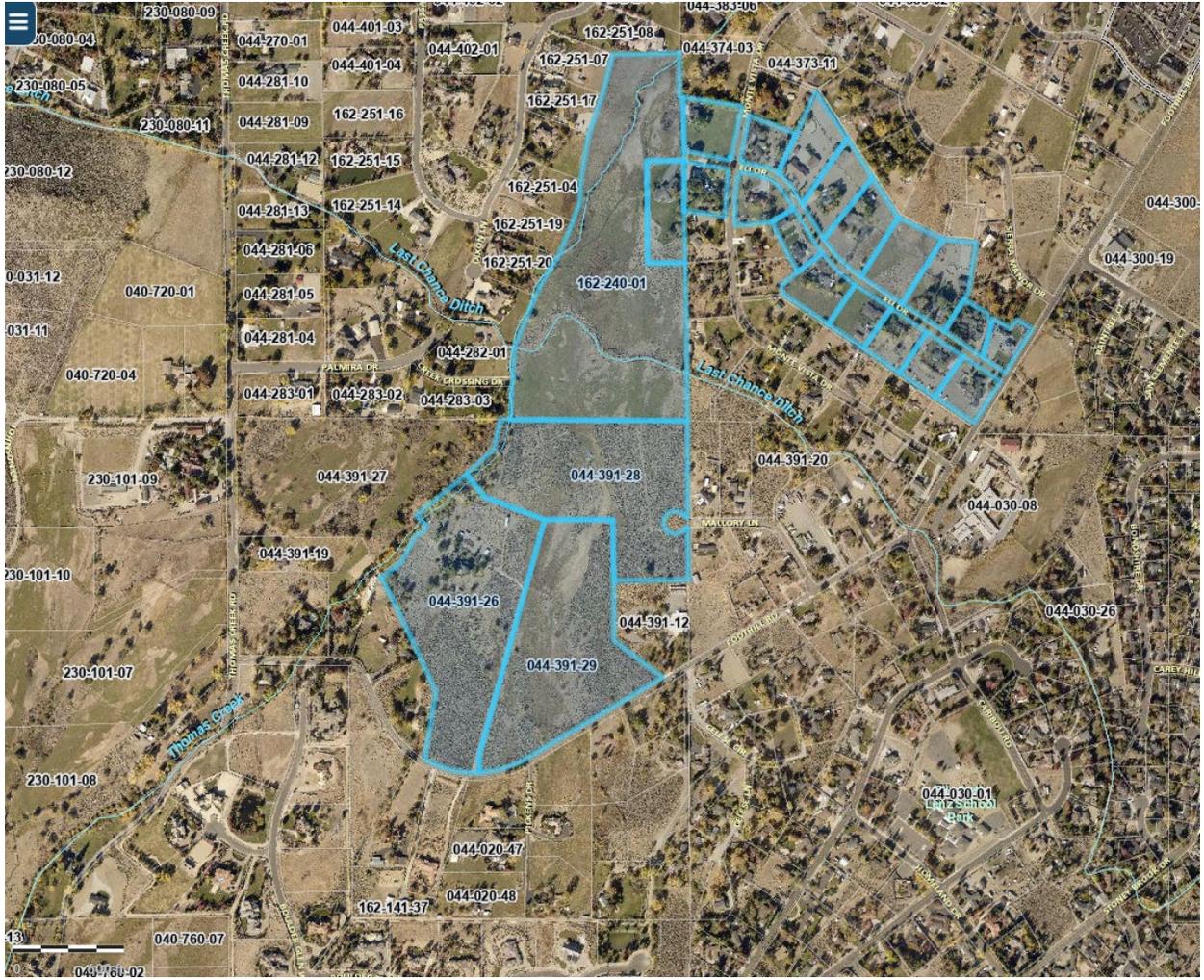
**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto: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"*



Notice sent to 22 affected property owners.

## 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>Eli Drive Abandonment</b>			
Project Description: Abandonment of Eli Drive right-of-way from the western right-of-way of Monte Vista Drive to the western terminus of Eli Drive			
Project Address: 1255 Monte Vista Drive, Reno, NV 89511			
Project Area (acres or square feet): 12,930+/- sf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Eli Drive west of intersection with Monte Vista Drive</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-362-01	1.37	044-374-02	1.88
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM21-008 (Braesview Custom Lot Subdivision)			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Guild Family Trust		Name: Lumos & Associates	
Address: 1255 Monte Vista Drive		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: (775)772-1983	Fax:	Phone: (775)827-6111	Fax:
Email: josephguild@yahoo.com		Email: ethomas@grayassociates.net	
Cell:	Other:	Cell:	Other:
Contact Person: Joseph Guild		Contact Person: Edward C. Thomas, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Thomas Foothill, LLC		Name: Thomas Foothill, LLC	
Address: 2100 Manzanita Lane		Address: 2100 Manzanita Lane	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89509
Phone: (518)339-4655	Fax:	Phone: (917)400-9150	Fax:
Email: roger@sierrapeakhomes.com		Email: adam@sierrapeakhomes.com	
Cell:	Other:	Cell:	Other:
Contact Person: Roger Davidson		Contact Person: Adam Giordano	
<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?

Abandonment of Eli Drive right-of-way from western right-of-way at Monte Vista Dr. to western terminus of Eli Drive.

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

TM 448 (Shown as Buena Vista Drive)

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

Residential.

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

Private access for APN's 162-240-02, 044-362-01, and 044-374-02 and emergency access and utility access to APN 162-240-01

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?

Private access, emergency access, and utility access will be retained.

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 <input checked="" type="checkbox"/>	* No <input type="checkbox"/>
---	-------------------------------

**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.





Bill Detail

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**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

**Change of Address**

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

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

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor 1001 E 9th Street Reno, NV 89512-2845

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04436201	Active	10/4/2021 1:38:43 AM
<b>Current Owner:</b> GUILD FAMILY TRUST 1255 MONTE VISTA DR RENO, NV 89511		<b>SITUS:</b> 1255 MONTE VISTA DR WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Range 20 Block C Section Township 18 Lot 1 SubdivisionName SIERRA MANOR SUBDIVISION AMD		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$1,492.33	\$0.00	\$0.00	\$1,492.33
INST 4	3/7/2022	2021	\$1,492.33	\$0.00	\$0.00	\$1,492.33
<b>Total Due:</b>			<b>\$2,984.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,984.66</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$330.81	(\$18.04)	\$312.77
<a href="#">Truckee Meadows Fire Dist</a>	\$1,050.81	(\$57.32)	\$993.49
<a href="#">Washoe County</a>	\$2,708.18	(\$147.73)	\$2,560.45
<a href="#">Washoe County Sc</a>	\$2,215.46	(\$120.84)	\$2,094.62
<a href="#">Water District</a>	\$15.60	\$0.00	\$15.60
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$2.00	\$0.00	\$2.00
<a href="#">RECLAMATION DAM SAFETY</a>	\$8.00	\$0.00	\$8.00
<b>Total Tax</b>	<b>\$6,330.86</b>	<b>(\$343.93)</b>	<b>\$5,986.93</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021254337	B21.150157	\$1,492.33	9/30/2021
2021	2021254337	B21.101110	\$1,509.94	8/23/2021

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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**WASHOE COUNTY TREASURER**

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

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1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

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Address change requests may also be mailed to:  
Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04437402	Active	10/4/2021 1:38:43 AM
<b>Current Owner:</b> CADDEL, STEVE & DIANE 1185 MONTE VISTA DR RENO, NV 89511		<b>SITUS:</b> 1185 MONTE VISTA DR WCTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Range 20 SubdivisionName SIERRA MANOR SUBDIVISION AMD Block B Lot 7 Township 18		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/3/2022	2021	\$906.49	\$0.00	\$0.00	\$906.49
INST 4	3/7/2022	2021	\$906.49	\$0.00	\$0.00	\$906.49
<b>Total Due:</b>			<b>\$1,812.98</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,812.98</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">State of Nevada</a>	\$232.02	(\$42.41)	\$189.61
<a href="#">Truckee Meadows Fire Dist</a>	\$737.01	(\$134.72)	\$602.29
<a href="#">Washoe County</a>	\$1,899.44	(\$347.19)	\$1,552.25
<a href="#">Washoe County Sc</a>	\$1,553.87	(\$284.04)	\$1,269.83
<a href="#">Water District</a>	\$23.40	\$0.00	\$23.40
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$2.00	\$0.00	\$2.00
<a href="#">RECLAMATION DAM SAFETY</a>	\$12.00	\$0.00	\$12.00
<b>Total Tax</b>	<b>\$4,459.74</b>	<b>(\$808.36)</b>	<b>\$3,651.38</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021254235	B21.150157	\$906.50	9/30/2021
2021	2021254235	B21.101110	\$931.90	8/23/2021

**EXHIBIT "A"**

JN: 10175.002

All that certain real property situate within a portion of the Southeast One-Quarter (SE1/4) of Section 7, Township 18 North, Range 20 East, Mount Diablo Meridian, County of Washoe, State of Nevada, also being a portion of Eli Drive, formally known as Buena Vista Drive as shown on Tract Map No. 448, recorded September 14, 1949 as File No. 177079 in the Official Records of Washoe County, Nevada and more particularly described as follows;

BEGINNING at the southwest corner of Lot 7 as shown on said Tract Map No. 448;

THENCE along the southerly line of said Lot 7, South 79° 03' 00" East for a distance of 233.65 to the beginning of a tangent curve;

THENCE 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet through a central angle of 90° 00' 00" to the westerly right-of-way of Monte Vista Drive as shown on said Tract Map No. 448;

THENCE South 10° 57' 00" West for a distance of 50.00 feet to the beginning of a tangent curve;

THENCE 49.96 feet along the arc of a curve to the left having a radius of 1448.07 feet through a central angle of 1° 58' 36" to the cusp of a curve;

THENCE from a radial bearing of South 80° 32' 00" East, 39.57 feet along the arc of a curve to the left having a radius of 25.61 feet through a central angle of 88° 31' 00";

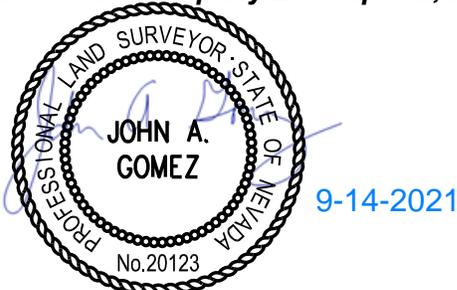
THENCE North 79° 03' 00" West for a distance of 223.51 feet to the westerly boundary of said Tract Map No. 448;

THENCE along said westerly boundary, North 0° 47' 56" West for a distance of 51.07 feet to THE POINT OF BEGINNING

Containing 12,926 square feet of land more or less

*The Basis of Bearings for this description are identical to those shown on Tract Map No. 448.*

**See exhibit "B", Plat to Accompany Description, Attached hereto and made a part hereof.**



Prepared by:                      EXPIRES 6/31/23  
Lumos & Associates, Inc.  
John A. Gomez P.L.S. 20123  
9222 Prototype Drive  
Reno, NV 89521





**Reno**  
9222 Prototype Drive  
Reno, Nevada 89521  
775.827.6111

October 12, 2021

Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning & Building Division  
1001 E. Ninth St.  
Reno, NV 89512

**Subject: Eli Drive Abandonment (WAB21-00110)  
Project Narrative**

Dear Mr. Cahalane:

The following is a project narrative for the Eli Drive Abandonment request.

### **Project History**

The Eli Drive Abandonment is an outcome of the approval process for the tentative map application for the Braesview Custom Lot Subdivision (WTM21-008). The Braesview Custom Lot Subdivision ("Braesview") is a 24-unit single-family subdivision located on APN's 044-391-26, 28, and 29 and 162-240-01. Braesview will be accessed from Foothill Road. A private road – Braesview Lane - will serve the lots within the subdivision. The road will end in a cul-de-sac at the southwest corner of 1425 Eli Drive (APN 162-240-02). From the northern end of the cul-de-sac, an emergency access road will be extended to the intersection of Eli Drive and Monte Vista Drive to ensure two points of access to Braesview.

In the original tentative map application, Braesview Lane was to be extended from Foothill Road to the western terminus of Eli Drive. Eli Dr. is an existing public right-of-way, but full improvements were never constructed from the intersection with Monte Vista Dr. to the existing terminus at the boundary of APN 162-240-01. The portion of Eli Dr. right-of-way west of Monte Vista Dr. has been used primarily as access to 1425 Eli Drive. An existing asphalt driveway extends from the intersection to 1425 Eli Dr. Consequently, one of the original conditions of approval for Braesview was to construct Eli Dr. to full width County standards.

The property owners in the Sierra Manor development were concerned that by connecting Foothill Road to Monte Vista, there would be an increase in traffic within their development. Braesview was to be a gated development, so the only additional traffic in Sierra Manor would be Braesview residents, but the neighbors' concerns were heard by the developer, so an alternative solution was investigated. The distance from Foothill Road to the northern-most lot in Braesview is greater than the maximum length of cul-de-sac that allowed by County Code, so secondary emergency access to Eli Dr. was still a requirement.

During the processing of the Braesview tentative map, additional detailed surveying of Eli Dr. was performed to support the upcoming final subdivision design. The survey of Eli Dr. unveiled that the

adjacent neighbors had been using Eli Dr. as their personal property. One owner had constructed irrigation improvements within the right-of way. Their existing barn also encroached into the right-of-way. The neighbors to the north and south, whose primary access is from Monte Vista Dr., were using Eli Drive as secondary access points and had constructed driveways within the right-of-way. If Eli Dr. were to be constructed as a County road, all of these encroachments would have to be removed.

On April 28, 2021, Lumos & Associates ("Lumos") initiated a conversation with Washoe County Engineering requesting their support with respect to the encroachments within the Eli Dr. right-of-way. After some thought, Walt West in the Engineering Division suggested that maybe it would be easier if Eli Dr. west of Monte Vista were to be abandoned back to the adjacent property owners with easement reservations for private access to adjacent property owners, utility access, and emergency access. Once Eli Dr. is abandoned, then a driveway could be constructed to emergency access standards that would also serve as the primary access for 1425 Eli Dr. Once past the entrance to 1425 Eli Dr., and emergency access control gate would be installed to prevent travel from Braesview to Monte Vista Dr. Mr. West presented the idea to Dwayne Smith, the Public Works Director. Mr. Smith was supportive of the opportunity to be relieved of the burden of an unused segment of right-of-way.

Lumos presented the abandonment idea to the developers as well as the owner of 1255 Monte Vista Dr. who had been previously acting as de facto spokesperson for the neighbors. All parties supported the idea of the abandonment. The developers of Braesview were able to maintain secondary emergency access, and the neighbors' concerns of traffic were eliminated.

Later on April 28, Mr. West contacted Julee Olander, the planner assigned to WTM21-008, to ask that the condition to construct Eli Dr. as a County road be removed from the conditions of approval. At this point in time, the conditions had already been submitted, but Ms. Olander agreed to request that the condition be stricken at the Planning Commission hearing. In the hearing on May 4, 2021 the condition to construct Eli Dr. as a County road was removed for the conditions of approval and WTM21-008 was approved.

By Code, secondary emergency access must be provided, so the construction of an emergency access road to the intersection of Eli Dr. and Monte Vista Dr. is implicit in the decision to approve the Braesview Custom Lot Subdivision.

An initial submittal for a final map for Braesview was made to the Engineering Division on June 28, 2021. Included in the plan set is a design for an emergency access road that connects Braesview Lane to the intersection of Eli Dr. and Monte Vista Dr. Recordation of the Braesview final map is contingent upon the abandonment of Eli Dr. and recordation of appropriate easements in its place.

### **Current Application**

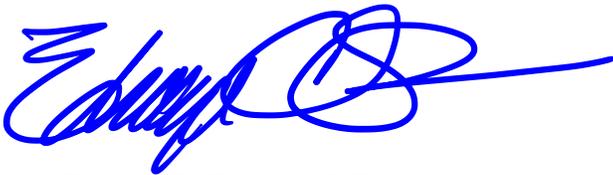
In an effort to comply with the Action Order for WTM21-008, Lumos, on the behalf of the property owners adjacent to Eli Dr. has made an application to abandon Eli Dr. from the western right-of-way of Monte Vista Dr. to the western terminus of the existing Eli Dr. right-of-way. Immediately prior to recordation of Eli Dr., easements must be recorded reserving private access for the properties currently served by the portion of Eli Dr. to be abandoned, for emergency access to Braesview, and

for public utility access. The Braesview Final Map cannot be recorded until the Eli Abandonment is recorded. As a condition of WTM21-008, an emergency access road must be constructed to Washoe County standards from Braesview to Monte Vista Dr. Construction of the emergency access road will be ensured by bonding for public improvements associated with the recordation of the Braesview final map as required by Washoe County Code.

I have attached copies of the email correspondence between Lumos, Walt West, and Julee Olander during the decision to abandon Eli Dr.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Edward C. Thomas, P.E.  
Senior Engineer

CC: Roger Davidson, Thomas Foothill, LLC

**Edward Thomas, P.E., LEED AP**

---

**From:** West, Walt <WWest@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 2:19 PM  
**To:** Edward Thomas, P.E., LEED AP  
**Subject:** RE: Braesview Custom Lot Subdivision (WTM21-008)

**Dwayne absolutely supports the abandonment of Eli.** Would be best if one of the adjoining property owners applies for it.

I will talk to Julee to remove the condition requiring full roadway construction.



**Walter West, P.E.**  
Licensed Engineer | Community Services Department  
[wwest@washoecounty.us](mailto:wwest@washoecounty.us) | Office: 775.328-2310 | Fax: 775.328.3699  
1001 E. Ninth Street, Reno, NV 89512



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---

**From:** Edward Thomas, P.E., LEED AP <ethomas@LumosInc.com>  
**Sent:** Wednesday, April 28, 2021 9:37 AM  
**To:** West, Walt <WWest@washoecounty.us>  
**Subject:** RE: Braesview Custom Lot Subdivision (WTM21-008)

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

Thanks Walt.

For some reason, your message said you were on vacation the first time I called but not the second.

--ED



**Edward Thomas, P.E., LEED AP**  
Senior Engineer  
Engineering  
9222 Prototype Drive  
Reno, NV 89521  
775.827.6111  
[ethomas@LumosInc.com](mailto:ethomas@LumosInc.com)



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---

**From:** West, Walt <[WWest@washoecounty.us](mailto:WWest@washoecounty.us)>  
**Sent:** Wednesday, April 28, 2021 9:36 AM

**Edward Thomas, P.E., LEED AP**

---

**From:** West, Walt <WWest@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 2:34 PM  
**To:** Olander, Julee  
**Cc:** Smith, Dwayne E.; Heeran, Jennifer; Fink, Mitchell; Wimer, Robert; Hein, Stephen; Edward Thomas, P.E., LEED AP  
**Subject:** RE: Braesview - Amended Preliminary Plans/Tentative Map Sheets

Julee,

We have had a rethink on the condition. Eli Drive currently is County right-of-way, however it is an unmaintained gravel road. After further contemplation, **Engineering has determined that it would be better for the County to abandon the r/w back to the adjoining property owners instead of the requirement of a full roadway construction.** We can reserve an access easement which can serve as access to the existing property and emergency access to the development. So in the end I am requesting that you remove the condition (item 3k I believe) that I had previously asked you add back in to the staff report, and I do so with apologies. This will be a better design solution for all parties involved.



Thank you.



**Walter West, P.E.**  
Licensed Engineer | Community Services Department  
[wwest@washoecounty.us](mailto:wwest@washoecounty.us) | Office: 775.328-2310 | Fax: 775.328.3699  
1001 E. Ninth Street, Reno, NV 89512



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---

**From:** Olander, Julee <JOlander@washoecounty.us>  
**Sent:** Friday, April 23, 2021 1:36 PM  
**To:** West, Walt <WWest@washoecounty.us>

**Edward Thomas, P.E., LEED AP**

**From:** West, Walt <WWest@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 4:01 PM  
**To:** Olander, Julee  
**Cc:** Heeran, Jennifer; Fink, Mitchell; Wimer, Robert; Hein, Stephen; Edward Thomas, P.E., LEED AP  
**Subject:** RE: Braesview - Amended Preliminary Plans/Tentative Map Sheets

Yes, I understand you already posted and expected that you will need to request at the meeting. **No need to add a condition since the tentative map already shows an emergency access extension to Monte Vista and code requires an emergency access be provided.**

Thank you.



**Walter West, P.E.**  
Licensed Engineer | Community Services Department  
[wwest@washoecounty.us](mailto:wwest@washoecounty.us) | Office: 775.328-2310 | Fax: 775.328.3699  
1001 E. Ninth Street, Reno, NV 89512



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---

**From:** Olander, Julee <JOlander@washoecounty.us>  
**Sent:** Wednesday, April 28, 2021 3:56 PM  
**To:** West, Walt <WWest@washoecounty.us>  
**Cc:** Smith, Dwayne E. <DESmith@washoecounty.us>; Heeran, Jennifer <JHeeran@washoecounty.us>; Fink, Mitchell <MFink@washoecounty.us>; Wimer, Robert <RWimer@washoecounty.us>; Hein, Stephen <SHein@washoecounty.us>; Edward Thomas, P.E., LEED AP <ethomas@lumosinc.com>  
**Subject:** RE: Braesview - Amended Preliminary Plans/Tentative Map Sheets

Walt,

The staff report and conditions have been posted. I ask to have the condition removed at the Planning Commission meeting. Do you want any condition for Eli?



**Please tell us how we did by taking a quick survey**

**Julee Olander**  
Planner | Community Services Department- Planning & Building Division  
[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627  
1001 E. Ninth St., Bldg A., Reno, NV 89512  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



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THOMAS FOOTHILL, LLC

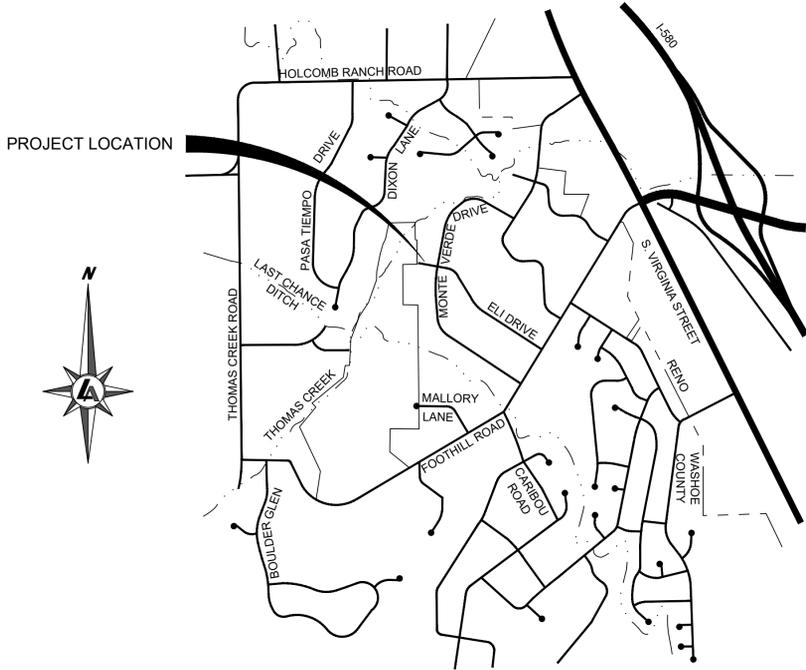
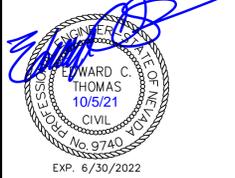
# ELI DRIVE ABANDONMENT

APNs: 044-362-01 AND 044-374-02



9222 PROTOTYPE DRIVE  
RENO, NV 89521  
TEL: 775.827.6111  
WWW.LUMOSINC.COM  
INFO@LUMOSINC.COM

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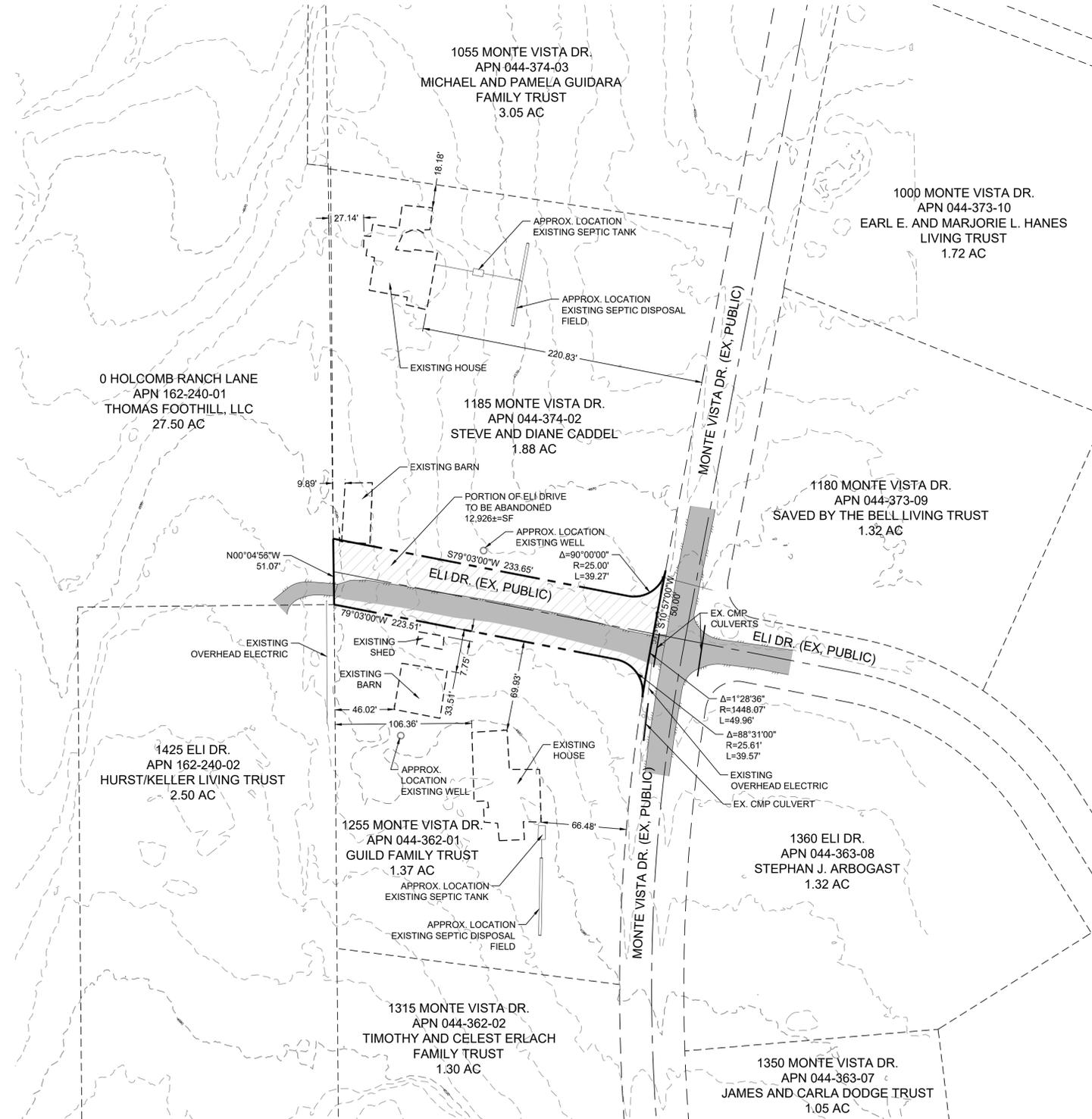
VICINITY MAP

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS PROJECT IS TRACT MAP 448, WASHOE COUNTY RECORDS



0 50' 100'  
22x34 SHEETS = HORIZONTAL: 1"=50'  
11x17 SHEETS = HORIZONTAL: 1"=100'



THOMAS FOOTHILL, LLC  
ELI DRIVE ABANDONMENT  
SITE PLAN  
TO SUPPORT ABANDONMENT APPLICATION

REV.	DATE	DESCRIPTION

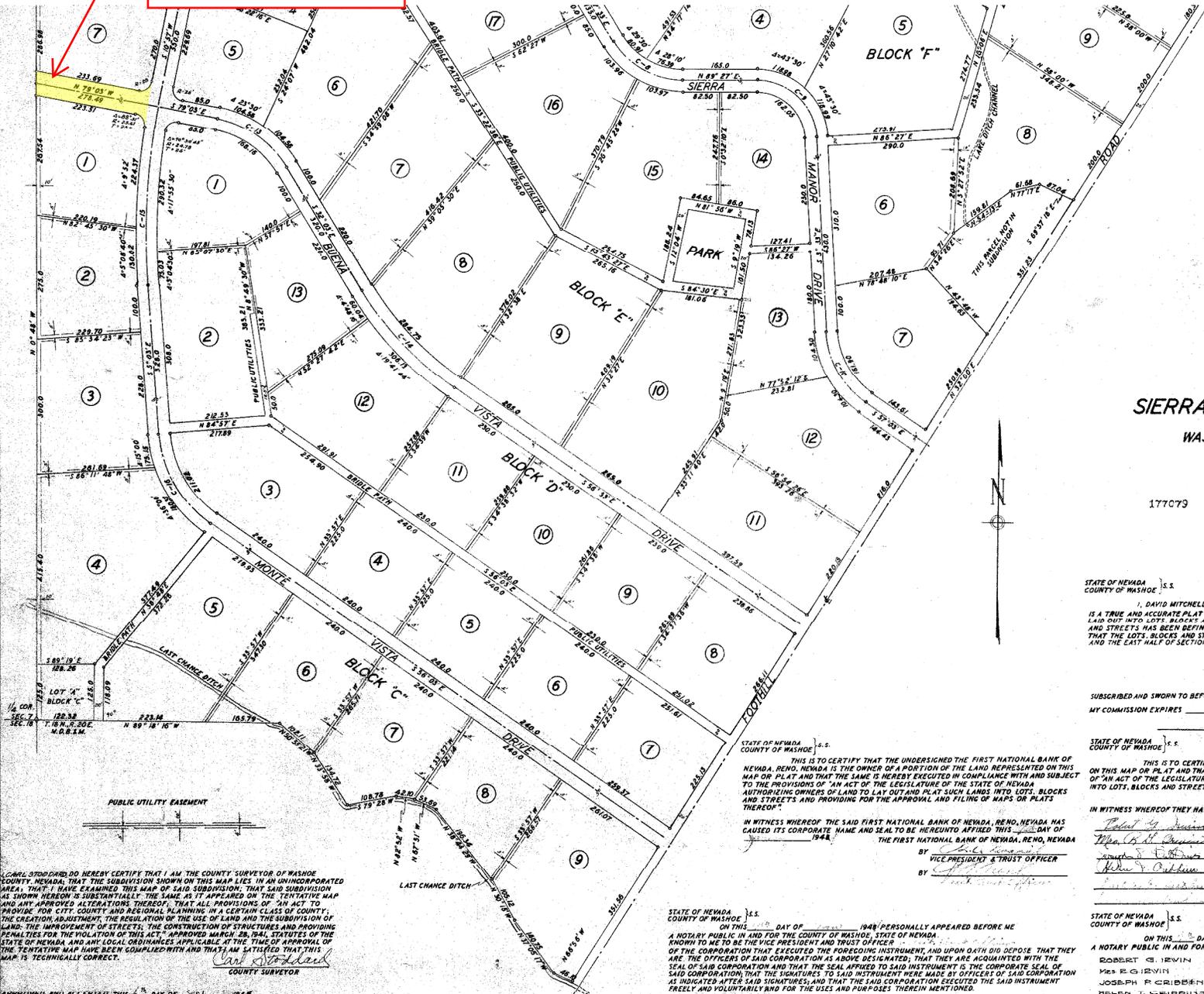
BAR IS 1 INCH ON ORIGINAL DRAWING  
0 1  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**AB-01**

DRAWN BY: ECT  
DESIGNED BY:  
CHECKED BY:  
JOB NO.: 10175.002

L:\APNs\10175.002 - Brasserie Final Map & Improvement Plans\Survey\DWG\10175002 ELI ABANDONMENT SITE PLAN.dwg, TITLE, 10/05/2021 09:20 am ethomas

**PORCION OF ELI DRIVE  
TO BE ABANDONED**



NO.	A	RADIUS	LENGTH	S. T.
1	56.07	92.05	30.63	43.08
2	50.00	267.00	231.63	129.00
3	25.00	868.30	333.37	200.00
4	17.00	1211.15	430.30	275.00
5	10.00	175.00	278.89	175.00
6	6.00	250.28	288.07	150.00
7	3.00	373.00	185.41	100.00
8	64.00	180.03	178.05	100.00
9	30.00	148.25	166.52	100.00
10	15.00	117.25	159.07	100.00
11	51.50	128.40	185.26	100.00
12	71.00	200.19	257.55	200.00
13	37.50	441.88	289.22	150.00
14	47.00	282.88	178.88	100.00
15	24.00	690.81	252.54	150.00
16	16.00	1423.07	392.22	200.00
17	57.00	282.07	233.27	150.00

AMENDED MAP OF  
**SIERRA MANOR SUBDIVISION**  
WASHOE COUNTY, NEVADA.

SCALE 1 INCH = 100 FEET  
177079

177C79

Filed for record at the request of  
First National Bank of Nevada, Sept. 11, 1948  
at 50 minutes past 10 o'clock, P. M.  
Records of Washoe County, Nevada  
Doris B. Boyd, County Recorder  
By M. McDonald, Deputy  
Fee: \$21.25

STATE OF NEVADA ss  
COUNTY OF WASHOE

I, DAVID MITCHELL, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS PLAT, CONSISTING OF TWO SHEETS, IS A TRUE AND ACCURATE PLAT OF THE LAND REPRESENTED THEREON AND SURVEYED UNDER MY SUPERVISION AND Laid out into lots, blocks and streets as the instance of the owners of the land shown on said lots, blocks and streets and streets as shown hereon, and that the lots, blocks and streets shown hereon and wholly situated within the west half of section 8 and the east half of section 7, T. 18 N. R. 20 E., M. 6 R. 1 M. and that the survey was completed on the 11th day of September, 1948.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF September 1948. NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA

STATE OF NEVADA ss  
COUNTY OF WASHOE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF A PORTION OF THE LAND REPRESENTED ON THIS MAP OR PLAT AND THAT THE SAME IS HEREBY EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF AN ACT OF THE LEGISLATURE OF THE STATE OF NEVADA AUTHORIZING OWNERS OF LAND TO LAY OUT AND PLAT SUCH LAND INTO LOTS, BLOCKS AND STREETS AND PROVIDING FOR THE APPROVAL AND FILING OF MAPS OR PLATS THEREOF.

IN WITNESS WHEREOF THEY HAVE HERETO SET THEIR HANDS THIS 11th DAY OF September 1948.

*David Mitchell*  
Notary Public

STATE OF NEVADA ss  
COUNTY OF WASHOE

ON THIS 11th DAY OF September 1948, PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA

ROBERT G. IRVIN      JESS P. JOHNSON      BERT P. SAYVEE  
MRS. E. IRVIN      MARY E. JOHNSON      KATIE P. SAYVEE  
JOSEPH P. CRIBBENS      MARY B. COLLINS      JAY B. BARBER  
HELEN D. CRIBBENS      FRANK S. COLLINS      EUGENE BARBER  
RUTH E. SUTHERLAND      MARY G. KAUFBE      JAMES BARBER  
JACK SUTHERLAND      R.L. KAUFBE

KNOW TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE COUNTY OF WASHOE, STATE OF NEVADA THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE COUNTY OF WASHOE, STATE OF NEVADA

I, CARL STODOLDO, HEREBY CERTIFY THAT I AM THE COUNTY SURVEYOR OF WASHOE COUNTY, NEVADA. THAT THE SUBDIVISION SHOWN ON THIS MAP LIES IN AN UNINCORPORATED AREA. THAT I HAVE EXAMINED THIS MAP OF SAID SUBDIVISION, THAT SAID SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON, THAT ALL PROVISIONS OF AN ACT TO PROVIDE FOR CITY, COUNTY AND REGIONAL PLANNING IN A CERTAIN CLASS OF COUNTY, THE CREATION, ADJUSTMENT, THE REGULATION OF THE USE OF LAND AND THE SUBDIVISION OF LAND, THE MANAGEMENT OF STREETS, THE CONSTRUCTION OF STRUCTURES AND PROVIDING PENALTIES FOR THE VIOLATION OF THIS ACT, APPROVED MARCH 28, 1941, STATUTES OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

*Carl Stodoldo*  
COUNTY SURVEYOR

APPROVED AND ACCEPTED THIS 11th DAY OF September 1948 BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA.

ATTEST: *Carl Stodoldo*  
COUNTY CLERK

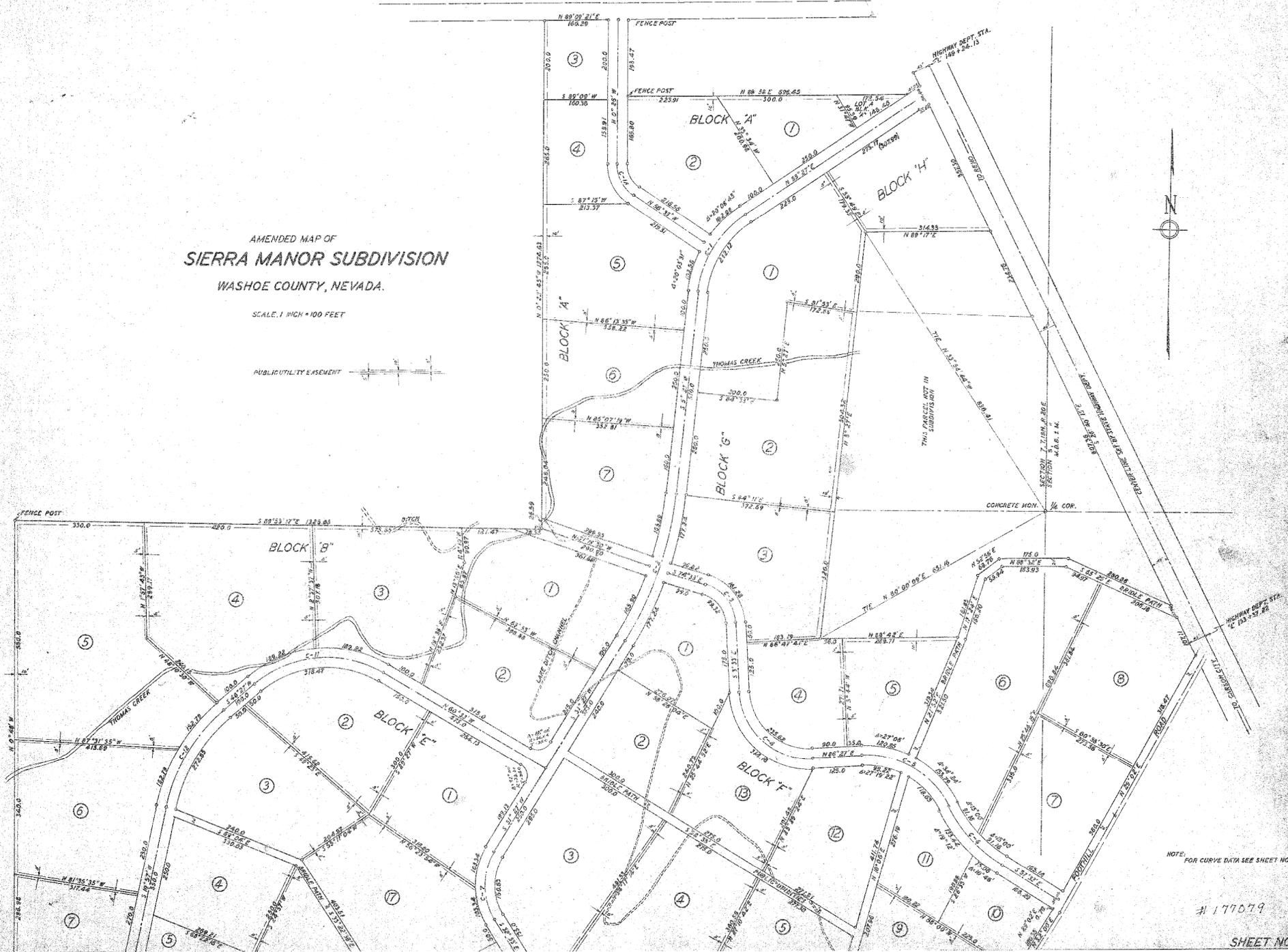
APPROVED THIS 11th DAY OF September 1948 BY THE WASHOE COUNTY PLANNING COMMISSION

SECRETARY

AMENDED MAP OF  
**SIERRA MANOR SUBDIVISION**  
 WASHOE COUNTY, NEVADA.

SCALE: 1 INCH = 100 FEET

PUBLIC UTILITY EASEMENT



NOTE: FOR CURVE DATA SEE SHEET NO. 1

# 177079

SHEET NO. 2

**WAB21-0010**  
**EXHIBIT D**

448A