



Planning Commission Staff Report

Meeting Date: June 4, 2024

Agenda Item: 9A

ABANDONMENT CASE NUMBER:	WAB24-0002 (LC Highland 2 LLC)
BRIEF SUMMARY OF REQUEST:	An abandonment of Washoe County's interest of 2.57 acres of land
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3508 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a construction easement (approximately 2.57 acres of land) located along the west side of Highland Ranch Parkway to LC Highland 2 LLC. APNs 508-020-44 (3.33 acres) and 508-020-42 (10.14 acres).

Property Owner:	LC Highland 2 LLC
Location:	0 Highland Ranch Parkway
APN & Parcel Size:	508-020-44 (3.33 acres) and 508-020-42 (10.14 acres)
Master Plan:	Rural and Suburban Residential
Regulatory Zone:	508-020-42: High Density Suburban (HDS) 96% and General Rural (GR) 4% 508-020-44: High Density Suburban (HDS) 5% and General Rural (GR) 95%
Area Plan:	Sun Valley
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	5 – Commissioner Herman



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 WAB24-0002 for LC Highland 2 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 5)

Staff Report Contents

Abandonment Definition.....	3
Site Plan	4
Project Evaluation	5
Sun Valley Planning Area	5
Reviewing Agencies.....	5
Recommendation.....	6
Motion.....	6
Appeal Process.....	6

Exhibits Contents

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

Abandonment Definition

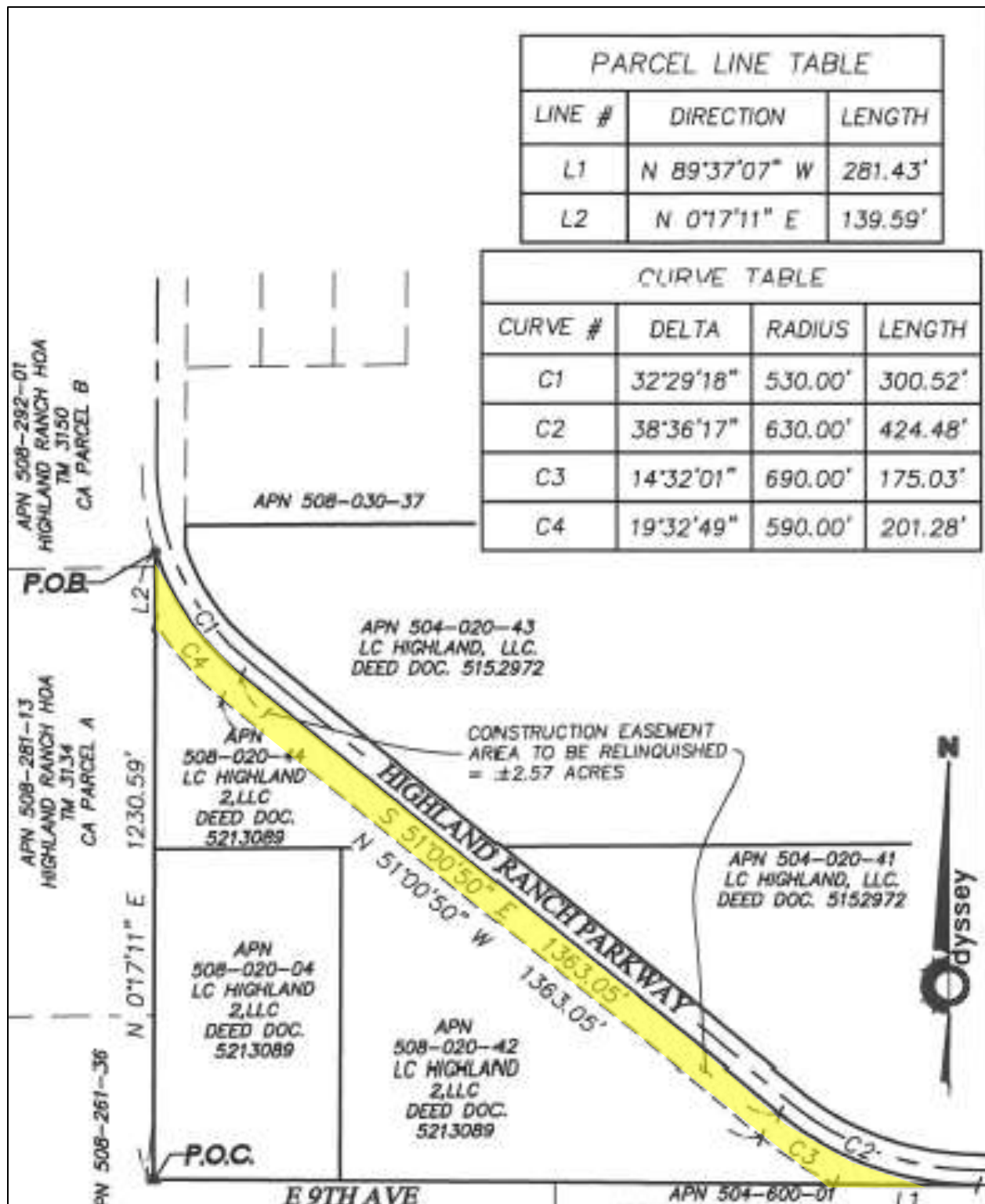
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB23-0002 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 regulatory zones of High Density Suburban (HDS) 5% and General Rural (GR) 95% on APN 508-020-42; and High Density Suburban (HDS) 96% and General Rural (GR) 4% on APN 508-020-44.

Site Plan

Project Evaluation

The request is to abandon a construction easement along the west side of Highland Ranch Parkway, totaling 2.57 acres, within a portion of two parcels (508-020-44 and 508-020-42).

The easement runs parallel to the easterly portion of two parcels within the Highland Village Phase II subdivision. The easement was recorded for the construction of Highland Ranch Parkway, which was completed in the late 1990's. The easement is no longer needed as construction is complete and all public improvements fall within the right of way. Both subject parcels are owned by the applicant, LC Highland 2, LLC. The abandonment would not affect any adjoining parcels. According to the applicant, the proposed abandonment will "facilitate the future development of the Highland Village Phase II Subdivision".

Both parcels are currently undeveloped. The Highland Ranch Phase II subdivision (WTM22-004) was approved by the Planning Commission on December 6, 2022, as a single family, common open space subdivision, for a maximum of 73-lots. The proposed abandonment will enable the development to be developed as approved.

Sun Valley Planning Area

The subject parcels are located within the Sun Valley Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Sun Valley Planning Area.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Resource Planning	X			
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jktthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All	X			
NNPH EMS	X			
NNPH Environmental Health	X			
TMFPD	X			
Sun Valley GID	X	X		
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X			

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:

- (a) **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Sun Valley Planning Area.

Staff Comments: The proposed abandonment does not affect any standards of either the Master Plan or the Sun Valley Planning Area. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or Sun Valley Planning Area related to this abandonment request.

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

Staff Comments: The request was submitted to all relevant agencies and departments for review. Conditions of approval are included with the staff report as Exhibit A. The request proposes to abandon 2.57 acres of a construction easement, which is no longer needed, and which will not impact access to the surrounding parcels. The proposed abandonment will assist the development of the approved Highland Village Phase II subdivision.

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

Staff Comments: AT&T, NV Energy and Truckee Meadows Water Authority (TMWA) were sent the project description and no conditions were received. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements. Conditions are included in Exhibit A.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0002 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 WAB24-0002 for LC Highland 2 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.

- (a) **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Sun Valley Planning Area; and
- (b) **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
- (c) **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

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).



Conditions of Approval

Abandonment Case Number WAB24-0002

The project approved under Abandonment Case Number WAB24-0002 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on June 4, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

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

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

THE 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 – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@washoecounty.gov**

- 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. 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 – Robert Wimer, P.E. (775) 328-2059, rwimer@washoecounty.gov

- 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 affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

*** End of Conditions ***

From: [COOPER, CLIFFORD E](#)
To: [Weiche, Courtney](#)
Subject: RE: April Agency Review Memo II
Date: Wednesday, May 8, 2024 6:21:46 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.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.]

AT&T does not have any adverse comments on Item 1.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com

TEXTING and DRIVING...It Can Wait

From: Weiche, Courtney <CWeiche@washoecounty.gov>
Sent: Tuesday, May 7, 2024 3:23 PM
To: COOPER, CLIFFORD E <cc2132@att.com>; GORDON, BRYSON <BG1853@att.com>
Subject: FW: April Agency Review Memo II

Good Afternoon,

It has come to my attention that you were inadvertently not included in the original request for comment on Case WAB24-0002 (Construction Easement Abandonment) Item #1 in the attached document. Can you please review and provide any comments or concerns by end of week?

Many thanks in advance,



Courtney Weiche

Senior Planner, Planning & Building Division | Community Services Department

cweiche@washoecounty.gov | Direct Line: 775.328.3608

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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



Have some kudos to share about a Community Services Department employee or experience?



Date: April 25, 2024

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB24-0002 Construction Easement Abandonment
APN: 508-020-44, 508-020-42

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of construction easement along the west side of Highland Ranch Parkway. The parcels are located on approximately 13.47 acres north and west of the intersection of Midnight Drive and Highland Ranch Parkway. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by the owner. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

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. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

From: [Brad Baeckel](#)
To: [Weiche, Courtney](#)
Subject: Case Number WAB24-0002
Date: Wednesday, May 8, 2024 10:10:32 AM

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Courtney,

My only comment on this would be that existing utility easements need to remain in place if any.

Thanks,

Brad Baeckel

Public Works Director

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

www.svgid.com

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Date: April 24, 2024

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Abandonment Case Number WAB24-0002 (Construction Easement Abandonment)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment for a construction easement (approximately 2.57 acres of land) located along the west side Highland Ranch Parkway.

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

No water rights conditions for this abandonment.

From: [Zirkle, Brandon](#)
To: [Weiche, Courtney](#)
Subject: FW: April Agency Review Memo II
Date: Monday, April 15, 2024 8:54:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[April Agency Review Memo II.pdf](#)

The Sheriff's office has no issues with number 1

Thank you,

Captain Brandon Zirkle
Washoe County Sheriff's Office
Patrol Command
Office (775) 328-3350
Cell (775) 232-9477



From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Friday, April 12, 2024 3:02 PM
To: Huntley, Scott <SHuntley@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Zirkle, Brandon <BZirkle@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Program, EMS <EMSPprogram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>
Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; EHS Plan Review <EHSPlanReview@nnph.org>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Weiche, Courtney <CWeiche@washoecounty.gov>
Subject: April Agency Review Memo II

Public Notice

Washoe County Code requires that public notification for an abandonment be given to each owner of property abutting or connected to the proposed abandonment. Fourteen property owners were noticed a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent.



Public Notice Map

LC Highland 2, LLC Case Number WAB24-0002

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Abandonment Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to

the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.

9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.
- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		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?

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

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

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

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?

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

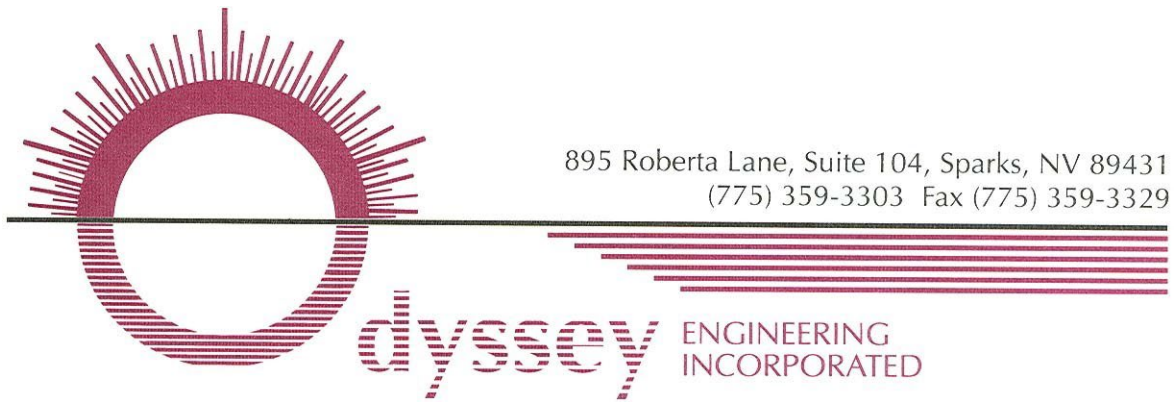
* Yes	* No
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IMPORTANT

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.

February 2024



PROJECT DESCRIPTION

Executive Summary

Applicant: LC Highland 2, LLC.

APN: 508-020-42,508-020-44

Request: A request has been made to abandon the construction easement on the southwest side of Highland Ranch Parkway Right of Way. Said easement is described in Document No. 2161273, Recorded December 12, 1997, Official Records of Washoe County, Nevada

Location: The subject parcels affected consist of approximately 13.47 acres, while the easement abandonment consists of 2.57 acres of land, more or less. The benefiting parcels have a master plan designation of a mix of Suburban Residential and Rural Land with a zoning designation of High Density Suburban and General Rural.

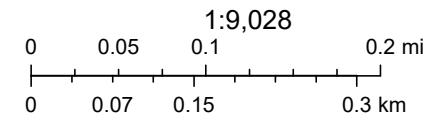
Project Description:

The proposed request for abandonment will affect the aforementioned construction slope easement on the east side of both parcels. The easement runs parallel to the westerly right of way of Highland Ranch Parkway. The easement was for the construction of Highland Ranch parkway which was completed in the late 1990's. The easement is no longer needed as construction is complete and all public improvements fall within the Right of Way. Both parcels are owned and operated by LC Highland 2, LLC, and the abandonment would not affect any adjoining parcels. This abandonment would help facilitate the future development of these parcels.

Vicinity Map



April 8, 2024



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**LAND DESCRIPTION FOR
AN ABANDONMENT OF A CONSTRUCTION EASEMENT
SOUTH OF HIGHLAND RANCH PARKWAY**

All that certain land situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Eight (8), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being those parcels of land described in Deed Document No. 5213089, recorded August 09, 2021, Official Records of Washoe County, Nevada, and more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 8;

THENCE North 00°17'11" East, 1,230.59 feet to the **POINT OF BEGINNING**;

THENCE southerly coincident with the westerly right of way of Highland Ranch Parkway as described in Offer of Dedication Document No. 2161272, recorded December 12, 1997, Official Records of Washoe County, Nevada, for the next three (3) courses:

- 1) from a tangent which bears South 18°31'32" West a distance of 300.52 feet along the arc of a 530.00 foot radius curve to the left, through a central angle of 32°29'18",
- 2) South 51°00'50" East a distance of 1363.05 feet,
- 3) a distance of 424.48 feet along the arc of a 630.00 foot radius curve to the left, through a central angle of 38°36'17",

THENCE westerly coincident with the South line of aforementioned Section 8, North 89°37'07" West a distance of 281.43 feet;

THENCE from a tangent which bears North 65°32'53" West a distance of 175.03 feet along the arc of a 690.00 foot radius curve to the right, through a central angle of 14°32'01";

THENCE North 51°00'50" West a distance of 1,365.05 feet;

THENCE a distance of 201.28 feet along the arc of a 590.00 foot radius curve to the right, through a central angle of 19°32'49";

THENCE North 00°17'11" East a distance of 139.59 feet to the **POINT OF BEGINNING**.

Refer to EXHIBIT "A-1", attached to and made a part hereof by reference herein.

Containing 2.57 acres of land, more or less.

BASIS OF BEARINGS for this description is identical to Subdivision Tract Map No. 2963, recorded August 25, 1993, as File No. 1705475, Official Records of Washoe County, Nevada.

Prepared By:

ODYSSEY ENGINEERING, INC.

Kelly R. Combest, P.L.S.

Nevada Certificate No. 16444

895 Roberta Lane, Suite 104,

Sparks, NV 89431



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89°37'07" W	281.43'
L2	N 0°17'11" E	139.59'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	32°29'18"	530.00'	300.52'
C2	38°36'17"	630.00'	424.48'
C3	14°32'01"	690.00'	175.03'
C4	19°32'49"	590.00'	201.28'

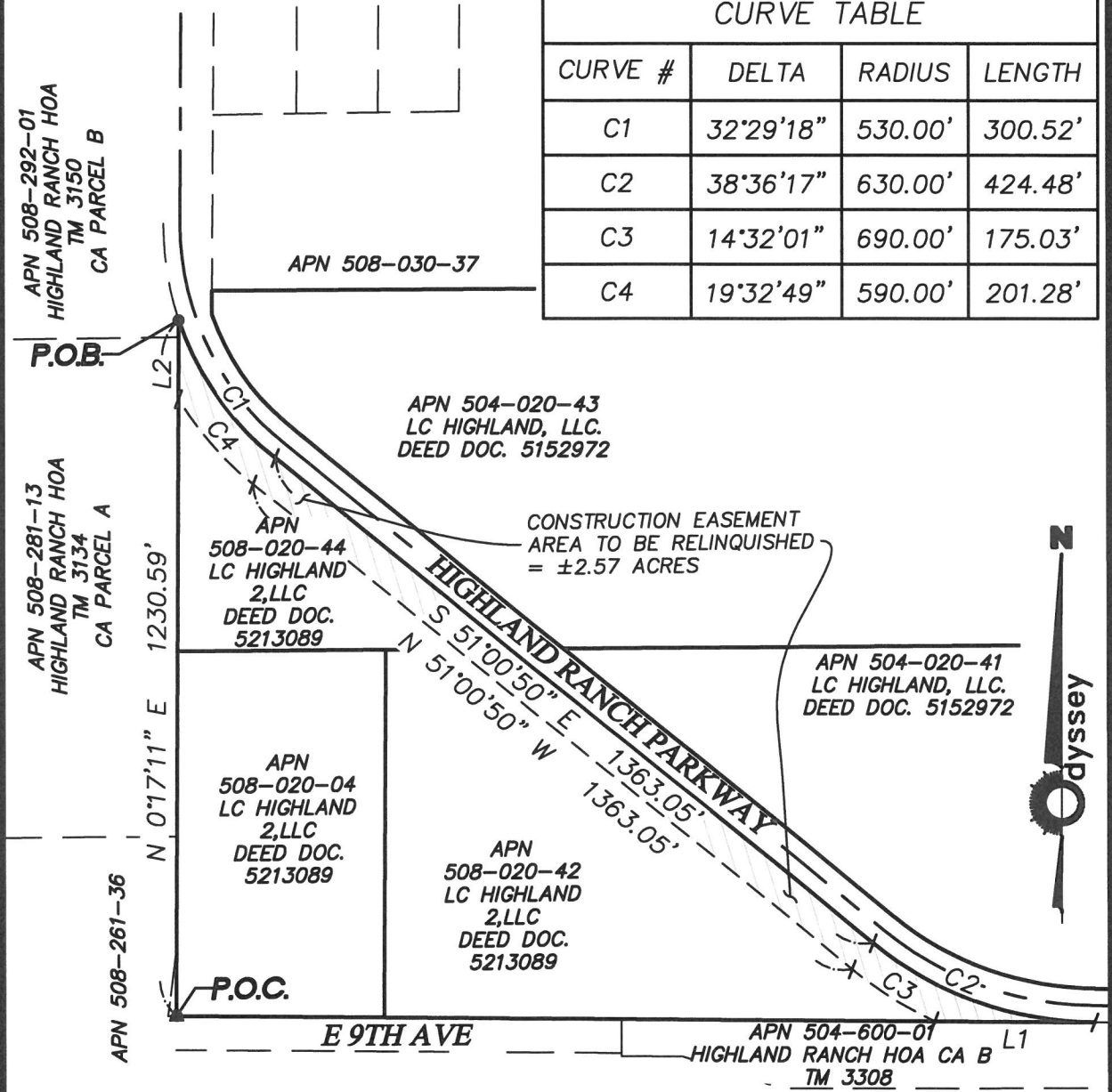


EXHIBIT "A-1"
 WWW.ODYSSEYRENO.COM
odyssey ENGINEERING INCORPORATED

CONSTRUCTION EASEMENT RELINQUISHMENT
 LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 08, T.20N., R.20E., M.D.M.
 WASHOE COUNTY NEVADA

SCALE:
 1"=300'
 DATE:
 04/2024
 SHT. NO.:
 1 of 1