



Planning Commission Staff Report

Meeting Date: July 2, 2024

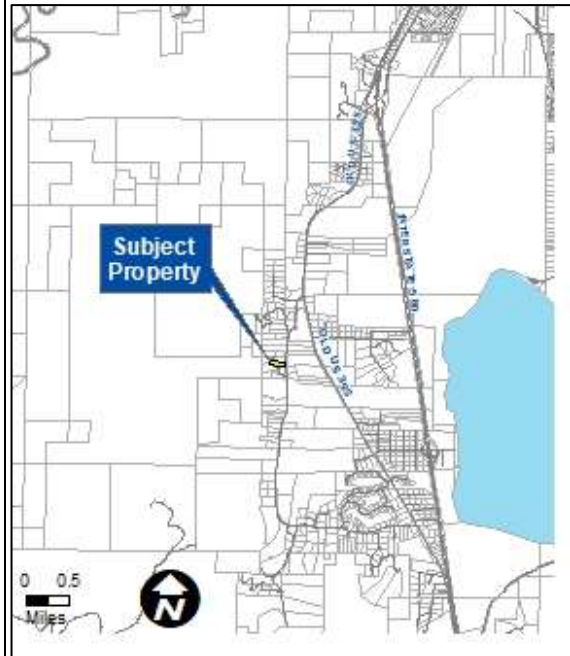
Agenda Item: 9A

ABANDONMENT CASE NUMBER:	WAB24-0004 & WPVAR24-0006 (Sheets)
BRIEF SUMMARY OF REQUEST:	Request to abandon a construction easement and vary the front yard setback
STAFF PLANNER:	Julee Olander, Planner Phone Number: 775.328.3627 E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a 55-foot construction grading easement on a 5 acre parcel (APN 055-021-02) bordering JS Bar Ranch Road and to vary the front yard setback on the same parcel from 30 feet to 15 feet to construct a garage due to the slope.

Applicant/ Property Owner:	Kenneth Sheets
Location:	2050 JS Bar Ranch Road
APN:	055-021-02
Parcel Size:	5 acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	Medium Density Rural (MDR)
Area Plan:	South Valleys
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets & Article 804, Variances
Commission District:	2 – Commissioner Clark



Vicinity Map

ABANDONMENT 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 WAB24-0004 for Kenneth Sheets, 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 13)

VARIANCE 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 Variance Case Number WPVAR24-0006 for Kenneth Sheets, with the conditions of approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25

(Motion with Findings on Page 13)

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Abandonment Definition

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

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB24-0004 are attached to this staff report and will be included with the Action Order if granted approval.

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

The subject property has a regulatory zone of Medium Density Rural (MDR).

Variance Definition

The purpose of a variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment/Planning Commission grants an approval of the variance, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

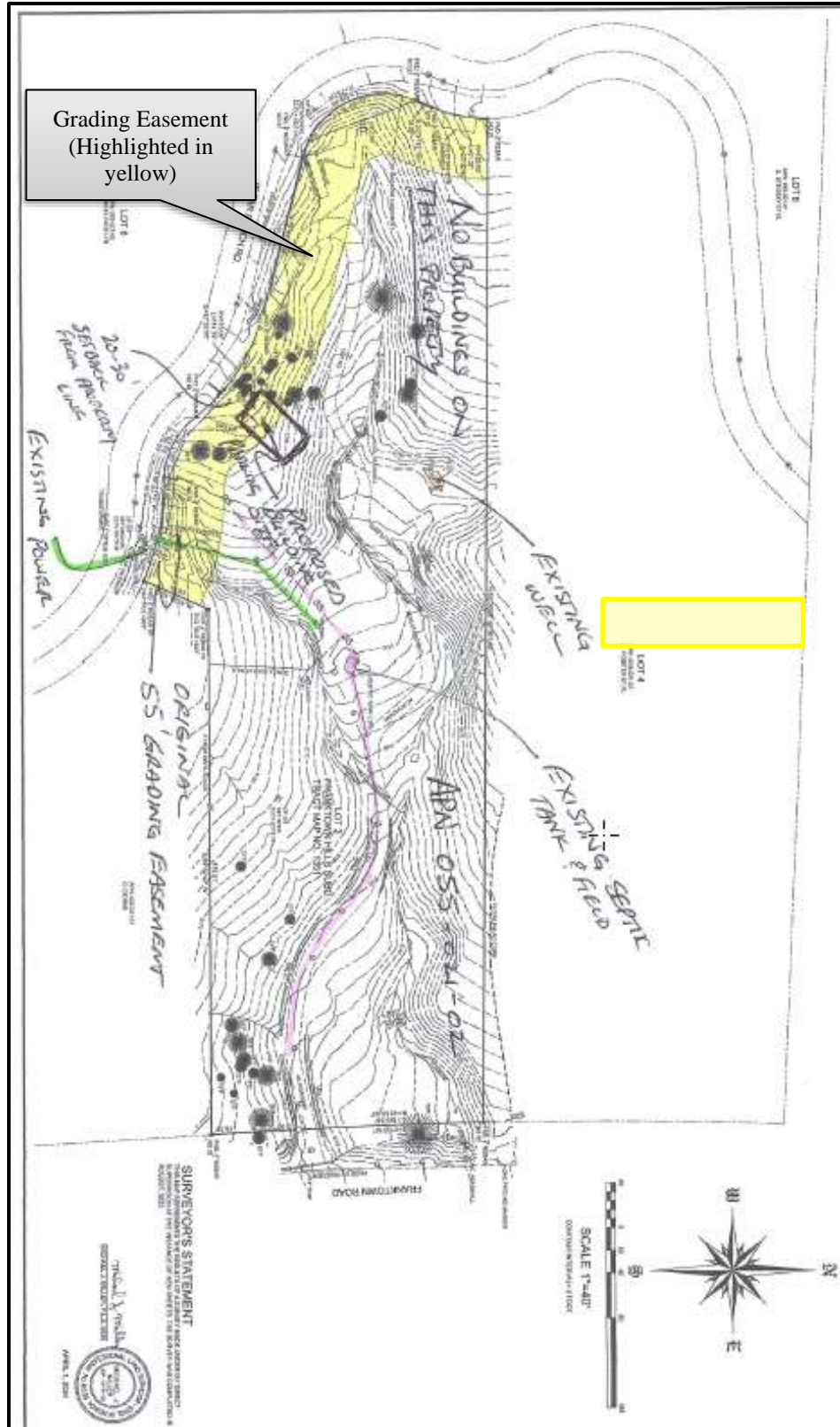
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Variance Case Number WPVAR24-0006 are attached to this staff report and if granted approval, will be included with the action order.

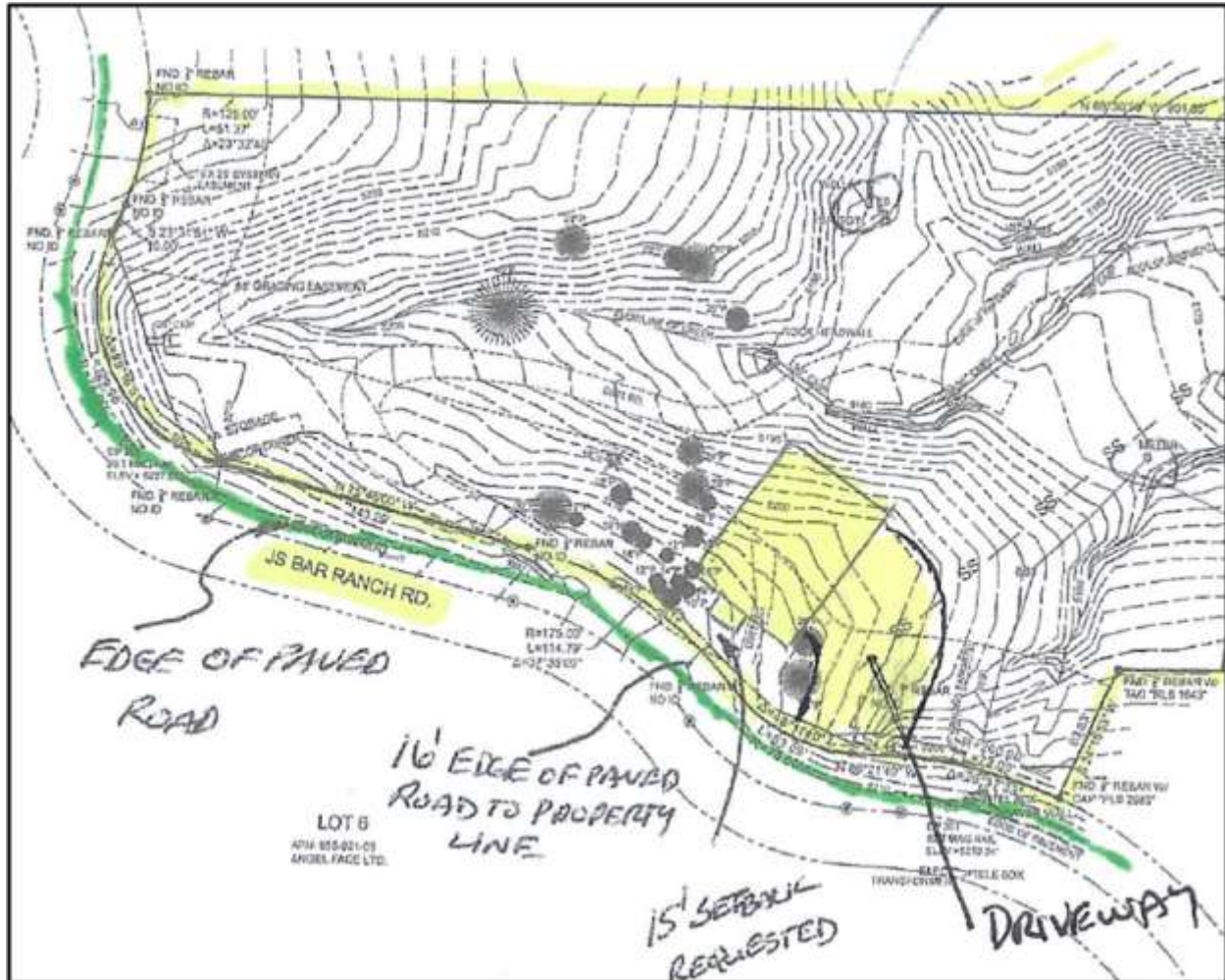
The subject property has a regulatory zone of Medium Density Rural (MDR) and the parcel size is 5 acres. Pursuant to Article 406, Building Placement Standards, Section 110.406.50.1, Yard and Setback Dimensions, the front yard and rear yard setbacks are 30 feet and the side yard setback is 15 feet.



Vicinity Map



Abandonment Site Plan



Variance Site Plan

Project Evaluation

The applicant is seeking to abandon a 55-foot construction grading easement along JS Bar Ranch Road and to vary the front yard setback from 30 feet to 15 feet for a 5-acre parcel (APN: 055-021-02).

The applicant states the following concerning the construction grading easement, “This type of easement is typically a temporary construction guidance from a subdivision application and on competition” are abandoned. The abandonment of the easement will not inhibit access to the applicant’s parcel or any other parcels.

The applicant is also requesting to reduce the front yard setback from 30 feet to 15 feet to facilitate the construction of a garage with an attached water tank structure. The parcel has a regulatory zoning of medium density rural (MDR) and the required front setback is 30 feet from the front property line per WCC Table 110.406.05.1. The parcel is a sloped lot and approving the variance for 15-foot for the front yard setback will allow the applicant to locate the garage with an attached water tank structure in a flatter area adjacent to JS Bar Ranch Rd, a paved 2-lane road. This will also enable the garage building to be located on 10% grade instead of a grade greater than 20%. The setback variance will additionally reduce the amount of grading and will lessen the removal of trees. The applicant states, “Moving the building downhill 55 feet before starting the structure

would cause the removal of additional trees, increase grading, structural requirements and expose the downhill facade to unusually high visibility from the Franktown Road side of the property.”

The 3 story garage building will include area for 4-cars, to provide parking off the street, which will reduce the potential for vehicles interfering with snow removal equipment. A living space will be located on the second floor, which the property owner will use until a larger main residence is constructed. The lower level will be used for storage and uses. The attached water tank will provide additional water for possible fires uses. The top of the roof peak of the proposed building will be “below any potential building pad behind the home” and will not block views or interfere with any sight-line in the area according to the applicant. There are currently 3 homes that have been built in the 6-lot subdivision.



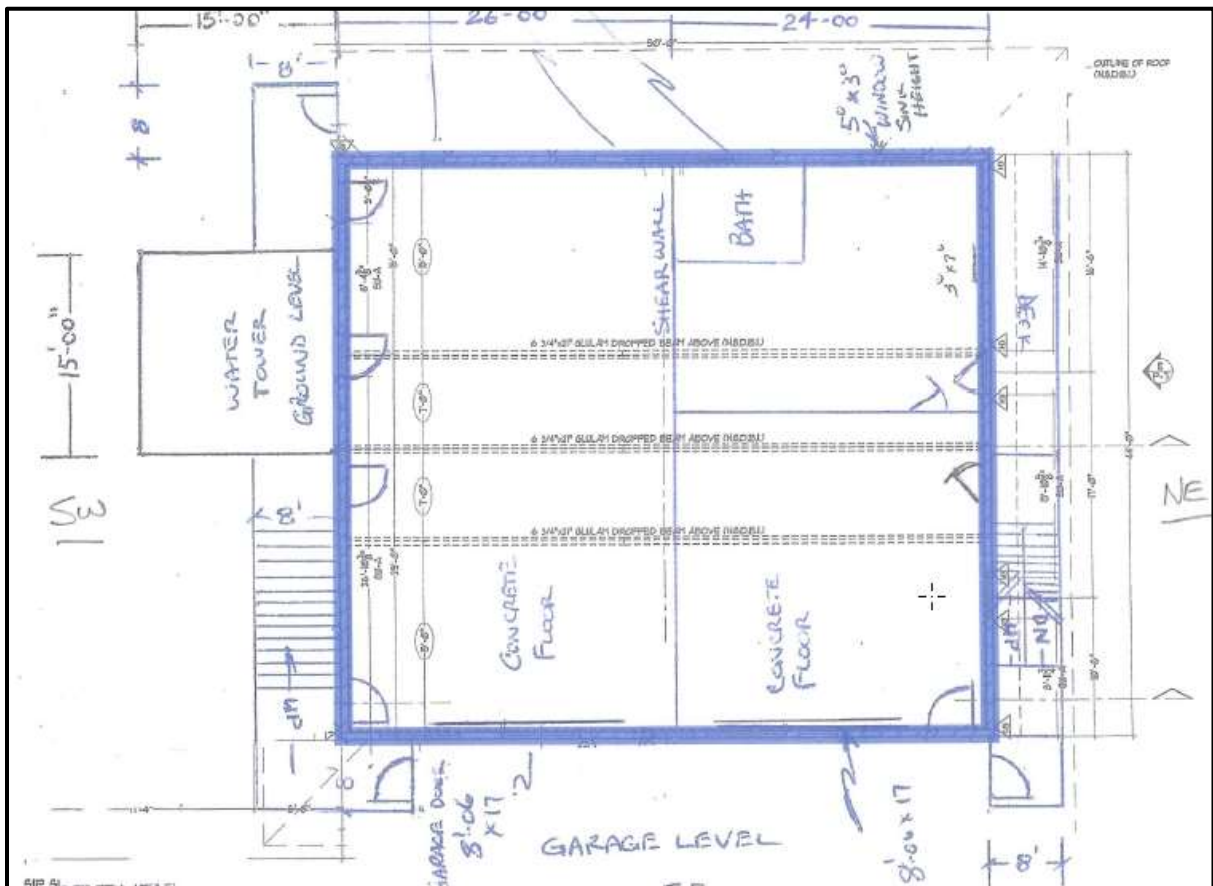
Variance Site Planning Showing the 30-foot setback and 15-foot Setback



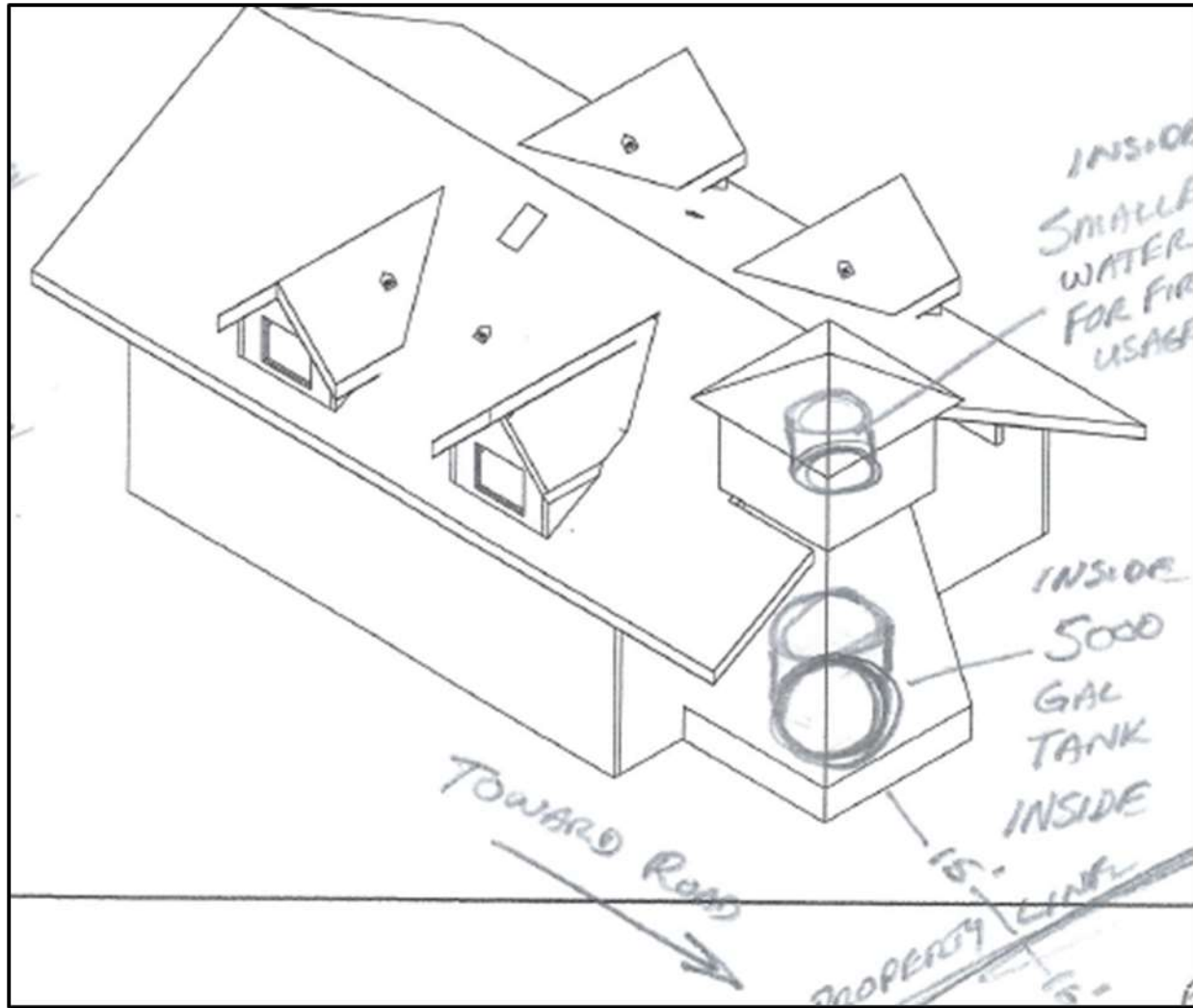
Slope Map



Proposed Garage Elevations



Proposed Garage Floor Plan



Proposed Garage Elevations with Water tank Enclosure



Overall Views of Site



View of Proposed Garage Building Site



View of Proposed Garage Building from JS Bar Road

Approval of a variance under County Code is limited to particular circumstances. The applicant has the responsibility to demonstrate that the subject property exhibits one or more of the following characteristics to demonstrate a hardship that would warrant granting the variance:

- 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or
- 2) by reason of exceptional topographic conditions; or
- 3) other extraordinary and exceptional situation or condition of the piece of property.

If such a finding of fact can first be made, then the Board must also determine that the strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.

Exceptional narrowness, shallowness, or shape of a specific piece of property:

The 5-acre parcel does not meet any exceptional characteristics of narrowness, shallowness, or shape that would warrant granting a variance. The width of the parcel is 244 feet. The shortest length is 778 feet. And the property is largely rectangular in shape. Per Washoe County Code (WCC) Table 110.406.05.1, for parcels zoned MDR, the minimum lot width is 200 feet and the minimum lot size is 4 acres. This parcel meets these standards.

Exceptional topographic conditions:

There are some “exceptional topographic conditions” on the 5-acre parcel (See the Slope Map on page 7). The applicant is proposing to locate the garage on a relatively flat spot adjacent to the roadway. To locate the building at this location requires to vary the required 30-foot front setback to 15-feet.

Extraordinary and exceptional situation or condition of the property and/or location of surroundings:

The applicant contends that there is an “extraordinary and exceptional situation or condition of the property”, based upon the slope adjacent to the roadway. There are flat areas on the 5-acre parcel, however, the property owner is asking to locate the garage building adjacent to the roadway. Placing the building in this area will lessen the amount of grading and removal of trees and will not impact roadway access or views. Staff is supportive of this location.

South Valleys Planning Area

The subject parcel is located within the South Valleys Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements or related to variances in the South Valleys 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 Parks & Open Space	X	X		Faye-Marie L. Pekar, fpekar@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH EMS	X	X		James English, jenglish@nnph.org
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			

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

Staff Comment on Abandonment 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 South Valleys Planning Area.

Staff Comments: The proposed abandonment does not affect any standards of either the Master Plan or the South Valleys Planning Area. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or South Valleys 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 and conditions of approval are included with the staff report as Exhibit A. The construction grading easement is not being used for any purpose, since it was created in 1972 for the Franktown Hills Subdivision. The abandonment will not result in a material injury to the public.

- (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 comments were received. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements. Conditions are included in Exhibit A. No public utility easements need to be vacated.

Staff Comment on Variance Required Findings

Washoe County Development Code Section 110.804.25, Article 804, *Variances*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the variance application and has determined that the proposal is in compliance with the required findings as follows.

- (a) **Special Circumstances.** Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: The property is not constrained by exceptional narrowness, shallowness, or shape. However, the parcel has exceptional topographic conditions, with slopes greater than 30% throughout the parcel. The owner wants to locate the garage building adjacent to the roadway where there is less slope. This requires a 15-foot variance from the required 30-foot front setback. This will lessen the grading impact and removal of trees. To place the garage building, as required 30-feet from the parcel line, creates an “exceptional and undue hardships upon the owner of the property”. Staff concludes meeting the required 30-foot front setback will result in a hardship for the property owner and supports the variance request.

- (b) **No Detriment.** The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: The variance will allow for the construction of a building in a more ideal topographic location. The area is rural with few houses along the road with a low vehicle use. The proposed 15-foot setback will allow for a significant setback from the roadway. This application was reviewed by Washoe County Engineering and supported the variance with a condition addressing the roadway. Granting the variance “will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies”. Staff can make this finding and support approval of the variance request.

- (c) **No Special Privileges.** The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: There are special circumstances applicable to the property, with significant slopes. Approval of the requested variance will grant special privileges, however the granting of the variance is allowed if the Findings can be meet. Staff can has found that the garage to be constructed within the required front yard setback. While other properties in the area have not applied for a variance the Development Code does allow varying standards per WCC 110.804.00. Allowing the variance of the front setback does conform

to generally applicable Code requirements. Staff can make this finding and support approval of the variance request.

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment. The proposed garage building with a residence on the second floor is an authorize a use or activity allowed on this parcel. This property is zoned MDR and garages and residences are allowed within that regulatory zone. Thus, the granting of a variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property. Staff can make this finding and support approval of the variance request.

- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There are no military installations within the required noticing area; therefore the board is not required to make this finding.

Abandonment Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0004 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Abandonment 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 WAB24-0004 for Kenneth Sheets, 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 South Valleys 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.

Variance Recommendation

After a thorough analysis and review, Variance Case Number WPVAR24-0006 is being recommended for approval with conditions. Staff offers the following motion for the Board/Commission's consideration.

Variance 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 Variance Case Number WPVAR24-0006 for Kenneth Sheets, with the conditions of approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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 WAB24-0004

The project approved under Abandonment Case Number WAB24-0004 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on July 2, 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, with regard to the abandonment, 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 – Julee Olander, Planner, 775.328.3627, jolander@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 the 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 a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal description and exhibit map 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 ***



Conditions of Approval

Variance Case Number WPVAR24-0006

The project approved under Abandonment Case Number Variance Case Number WPVAR24-0006 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on July 2, 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.

Unless otherwise specified, all conditions related to the approval of this variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this variance 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. Failure to comply with any of the conditions imposed in the approval of the variance may result in the institution of revocation procedures.

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

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

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.**

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 – Julee Olander, Planner, 775.328.3627, jolander@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 variance.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.

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 issuance of a building permit, the applicant shall execute a Hold Harmless Agreement, by reason of any structures being constructed closer than thirty (30) feet to the front property line, with the County Engineer's Office for carrying out County-related activities within the County owned right-of-way. The applicant shall request this document from the Engineering Department's Permit Reviewer for owner signature with the application of a building permit. This document shall be recorded in the County Recorder's Office prior to issuance of a building permit.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326-6079, 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/>

Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS)

4. The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS), which shall be responsible for determining compliance

with these conditions. The District Board of Health has jurisdiction over all public health matters in NNPH. Any conditions set by NNPH must be appealed to the District Board of Health.

**Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239,
jenglish@washoecounty.gov**

- a. All future development and all building plans must be routed to EHS for review and approval. All construction plans will be reviewed to the current Washoe County District Board of Health Regulations Governing Sewage Wastewater and Sanitation and the Washoe County Board of Health Regulations Governing Well Construction.

*** End of Conditions ***



Date: May 24, 2024

To: Julee Olander, Planner

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

Re: Abandonment Case WAB24-0004 WPVAR24-0006 Sheets Construction Easement
Abandonment
APN: 055-021-02

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 JS Bar Ranch Road. The parcel is located on approximately 5 acres west of the intersection of JS Bar Ranch Road with Franktown Road. 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 a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal description and exhibit map 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.
4. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement, by reason of any structures being constructed closer than thirty (30) feet to the front property line, with the County Engineer's Office for carrying out County-related activities within the County owned right-of-way. The applicant shall request this document from the Engineering Department's Permit Reviewer for owner signature with

the application of a building permit. This document shall be recorded in the County Recorder's Office prior to issuance of a building permit.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WPVAR24-0006 (Sheets) Conditions of Approval
Date: Friday, May 24, 2024 12:26:31 PM
Attachments: [image001.png](#)

Hi Julee,

TMFPD has no specific conditions for this request.

Have a great holiday!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

May 24, 2024

Washoe County Community Services
Planning and Development Division

RE: Sheets; 055-021-02
Abandonment and Variance; WAB24-0004 and WPVAR24-0006

Dear Washoe County Staff:

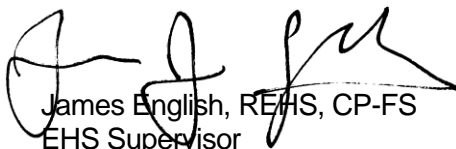
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the applications as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel which has an existing onsite sewage disposal system installed and a residential domestic well. None of the proposed requests in the application will adversely affect this infrastructure.
- c) Condition #3: If the applications are approved, future development and all building plans must be routed to EHS for review and approval. All construction plans will be reviewed to the current Washoe County District Board of Health Regulations Governing Sewage Wastewater and Sanitation and the Washoe County Board of Health Regulations Governing Well Construction.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Date: May 28, 2024

To: Julee Olander, Planner

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

Re: Variance Case Number WAB24-0004 and Case Number WPVAR24-0006 (Sheets)

GENERAL PROJECT DISCUSSION

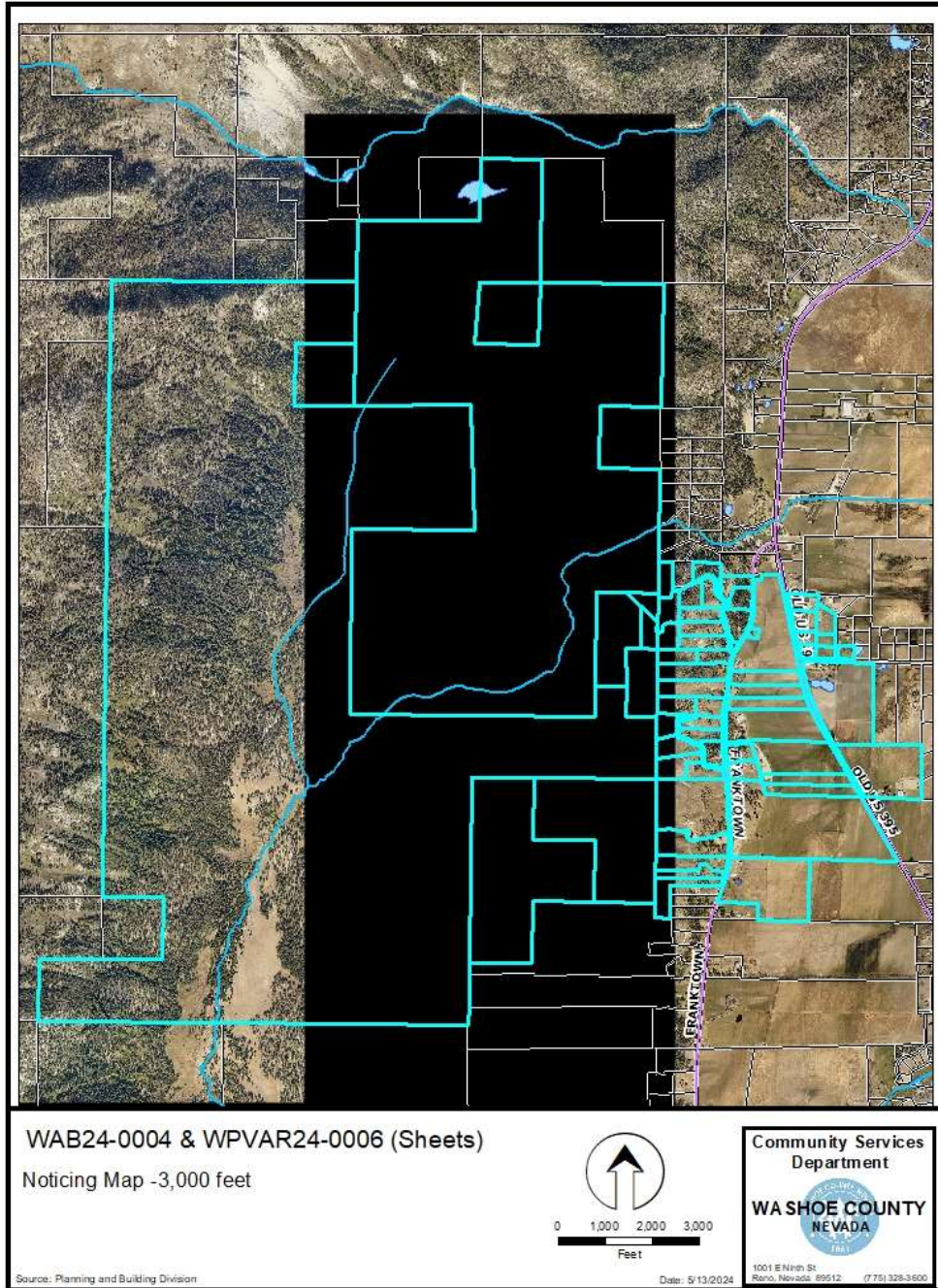
For hearing, discussion, and possible action to approve an abandonment for a 55-foot construction grading easement and to vary front yard setback from 30 feet to 15 feet due to the slope.

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

No water rights conditions for this variance.

Public Notice

Pursuant to Washoe County Code Section 110.804.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 3,000 foot radius of the subject property, noticing 46 separate property owners.



NOTICING MAP

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: Sheets - JS Bar Ranch Road			
Project Description: Request abandonment of 1972 original 55ft grading easement. Easement for original construction of road in addition to road easement not abandoned after construction.			
Project Address: 2050 JS Bar Ranch Road, Washoe Valley, NV 89704			
Project Area (acres or square feet): 5 acres overall			
Project Location (with point of reference to major cross streets AND area locator): APN: 055-021-02, Closest cross street Franktown Road and JS Bar Ranch Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
APN 055-021-02	5 acres		
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: Kenneth W. Sheets Jr.		Name: NA	
Address: PO Box 6543		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone:	Fax:	Phone:	Fax:
Email: kwsheets@hotmail.com		Email:	
Cell: 925-389-6718	Other:	Cell:	Other:
Contact Person: Ken Sheets - owner		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Kenneth W. Sheets Jr.		Name:	
Address: PO Box 6543		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone:	Fax:	Phone:	Fax:
Email: kwsheets@hotmail.com		Email:	
Cell: 925-389-6718	Other:	Cell:	Other:
Contact Person: Ken Sheets - owner		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

REQUESTING AN ABANDONMENT OF ORIGINAL FRANKTOWN HILLS SUBDIVISION #1351 GRADING EASEMENT OF 55-FEET. ORIGINAL GRADING EASEMENTS ARE TYPICALLY USED TO DENOTE MINIMUM ENCROACHMENTS ON PROPERTIES DURING INITIAL CONSTRUCTION OF ROADS

Requesting an abandonment of original Franktown Hills Subdivision #1351 Grading Easement of 55 feet. Original Grading Easements are typically used to denote maximum encroachments on properties during initial construction of roads only

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

Franktown Hills Subdivision #1351, APN 055-021-01

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

Vacated area to be used for home site on hillside. Location 55 feet downhill would seriously impact construction and stability of home site.

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

None Proposed

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?

Abandonment of easement should cause no damage to properties. Road has been in place for 52 years without erosion of sloped embankments.

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 (No HOA or CCR's in this Subdivision)
-------	--

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.

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: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

9. **Building Elevations:** All buildings and structures including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
10. **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.

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
------------------------------	-----------------------------	-------------------------------

7. How is your current water provided?

8. How is your current sewer provided?

06 April 2024

Street address of project

From: Kenneth W. Sheets Jr.

2050 JS Bar Ranch Road

Washoe Valley, NV 89704

APN: 055-021-02

1972 Subdivision #1351

Mailing address of owner

Kenneth W. Sheets Jr.

PO Box 6543

Incline Village, NV 89450

925-389-6718

kwsheets@hotmail.com

To: Washoe County Planning Department

Subject: Abandonment of Easement question 6, Title Search.

Dear Washoe County Planning Dept.,

As sole owner of the property APN 055-021-02 I am have requested an updated Title Search which is Dated 08 Apr. 2024.

Name: Kenneth W. Sheets Jr.

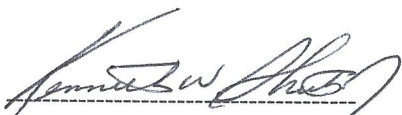
Legal description off property: See Title Search next to last page, APN 055-021-02.

Description of all Easements and/or deed restrictions:

1. **Building Department, Standard 30-foot setback from front or back road.** Application in progress for Variance Request to reduce setback to 20 -feet due to sloping lot.
2. **55-foot Construction Grading Easement:** Application in with Planning for Abandonment of Easement. This type of easement is typically a temporary construction guidance from a Subdivision Application and on completion of the Subdivision the Grading Easement is abandoned.

Any Covenants, conditions and restrictions (CC&R's) that apply: None at this time.

See Attached Title Report dated 08 Apr. 2024



Kenneth W. Sheets Jr. Owner

06 April 2024

Street address of project

From: Kenneth W. Sheets Jr.

2050 JS Bar Ranch Road

Washoe Valley, NV 89704

APN: 055-021-02

1972 Subdivision #1351

Mailing address of owner

Kenneth W. Sheets Jr.

PO Box 6543

Incline Village, NV 89450

925-389-6718

kwsheets@hotmail.com

To: Washoe County Planning Department

Subject: Request for Abandonment of existing 55-foot Construction Grading Easement on 055-021-02.

Dear Washoe County Planning Dept.,

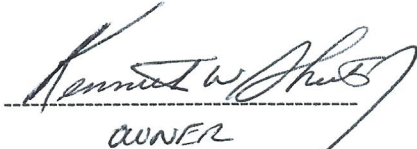
As sole owner of the property APN 055-021-02 I am hereby requesting that the Washoe County Planning Dept. consider the abandonment of an existing 55-foot Construction Grading Easement.

Included in the application package are the original Franktown Hills Subdivision Grading Plans. These plans show the property owners prospective plans to grade and include limits on the amount of encroachment into each lot that is proposed. That distance selected was 55 feet on the downslope and 50 feet on the upslope. This is meant to keep grading within proposed limits. Typically, after roads have been rough graded and compacted the 30-foot road easement is recorded within the easement proposed boundaries and the additional grading easement is abandoned. Completed in 1972 this road has shown no signs of downhill sluff that would require grading into any of these properties.

Attached are additional plot maps with contours and setbacks noting existing well, septic and power on site along with easement setbacks and the proposed building site.

The proposed building site is currently within the 55-foot setback. Moving the building downhill 55 feet before starting the structure would cause the removal of additional trees, increase grading, structural requirements and expose the downhill façade to unusually high visibility from the Franktown Road side of the property.

I am asking that the current 55-foot Grading Easement be abandoned.


OWNER

For Official Use Only

Date Received:

Initial:

Planning Area:

County Commission District:

Master Plan Designation (s):

CAB(s):

Regulatory Zoning(s):

Variance Application – Supplemental Information

(All required information may be separately attached)

- 1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?**

Regulatory - Zoning Development Standards for this lot, APN: 055-021-02, MDR Medium Density Rural is 30 feet setback from front and rear property lines and 15 feet on sides.

- 2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements.**

This owner of this long narrow lot, roughly 243 ft. x 901ft., requests a reduction in rear lot setback from 30 to 15 feet due to sloped lot. The standard 30-foot setback will cause the downslope part of the proposed building to be built on slopes greater than 20 percent. A reduction to a 15-foot setback lessens the building footprint to a manageable 10 percent grade with far less grading impact. The proposed building site would be 700-800 feet from the front lot line at Franktown Road and also lessen visual impacts from downhill.

- 3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?**

The original Franktown Hills Subdivision was for 6 lots of 5-7 acres zoned MDR. Currently only 3 lots have homes on them with the closest home approximately 500 feet from the proposed building site. The other 2 homes are either at higher altitudes or behind existing stands of large trees. JS Bar Ranch Road is a dead-end cul-de-sac with 2 remaining lots available in this subdivision. Both building site pads for these lots are higher than the proposed building roofline and would not impact views or privacy of adjoining lots.

- 4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)**

Granting of the 15-foot setback will locate the proposed building in an area that would least impact visual or scenic views. The building design is to create all inside parking with the least amount of grading required. No environmental change to the local area is expected.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

All properties in this subdivision have exceptional views of Washoe Valley and the proposed building site for this property would be located as far away from visual impact as possible while enabling views. It is not expected that the proposed building site will impact any other property in this subdivision.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

None known.

7. How is your current water provided?

Existing well tested and operational at time of sale 07/14/2023. Property also includes 2 additional acre feet of water rights.

8. How is your current sewer provided?

Existing septic tank inspected and approved for use by licensed inspector at time of property purchase, 7/14/2023

Property Owner Affidavit

Applicant Name: KENNETH W. SHEETS JR.

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

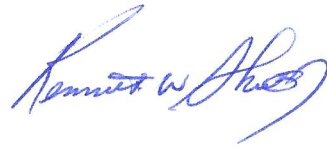
I, KENNETH W. SHEETS JR.
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 055-021-02

Printed Name KENNETH W. SHEETS JR.



Signed Kenneth W. Sheets Jr.

Address PO Box 6543
INCLINE VILLAGE, NV 89450

Subscribed and sworn to before me this 9th day of April, 2024

(Notary Stamp)

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

My commission expires: 09/12/2027

See Attached Certificate
9/8/2024

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

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

February 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 8th day of April, 2024, by
Date Month Year

(1) KENNETH W SHEETS JR

(and (2) _____),
Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above _____

ID

153215

Location

2050 J S Bar Ranch Rd, New Washoe City

Status

open

Comment

Request information on 1972 Subdivision Tract Map 1351. Map and survey locate a system easement of 15'x25' in NW corner of lot. 8 inch standpipe with 2 x 2 1/2" connections at easement location. Looking for size of system and related documents such as who required it to be installed. TMFD has no record of this item. Please clarify requirement for system and easement

History

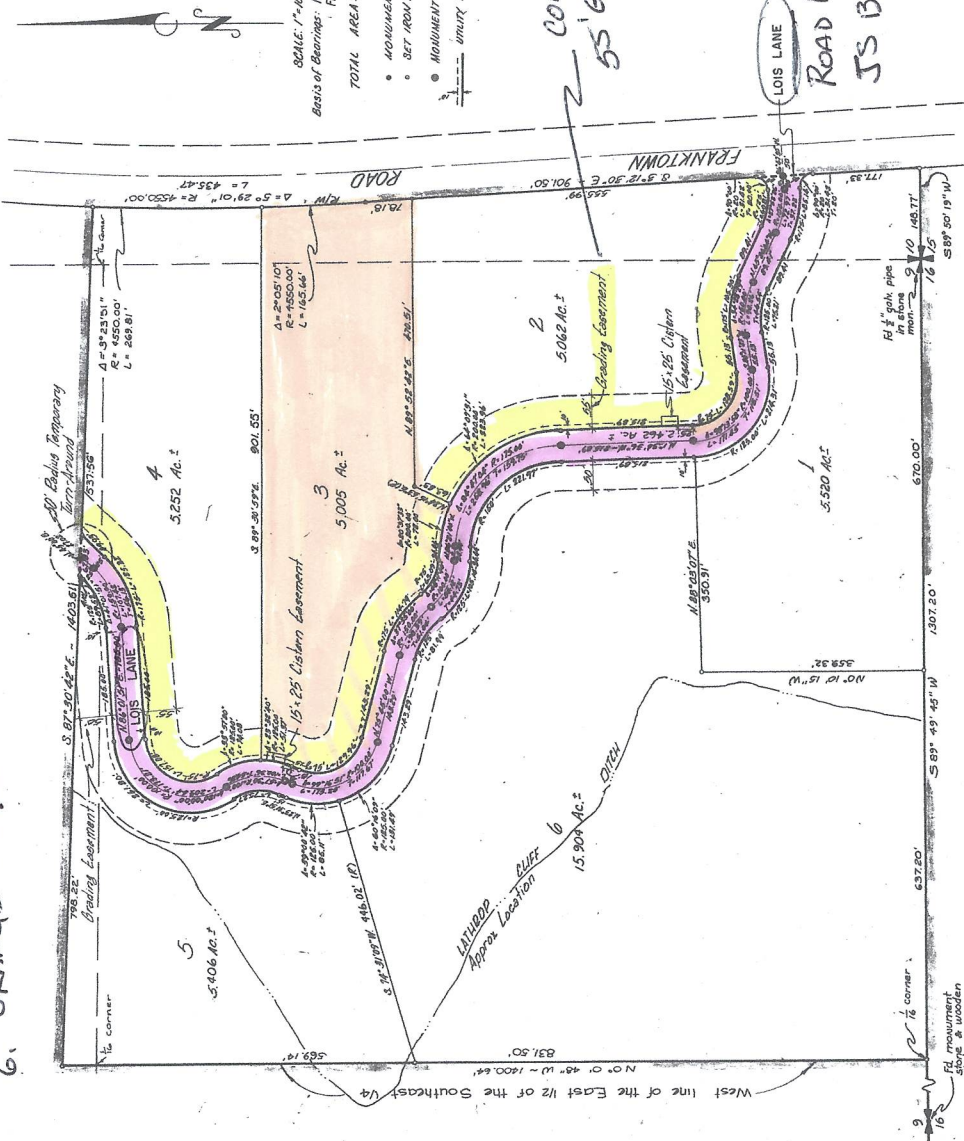
Created now

Request information on 1972 Subdivision Tract Map 1351. Map and survey locate a system easement of 15'x25' in NW corner of lot. 8 inch standpipe with 2 x 2 1/2" connections at easement location. Looking for size of system and related documents such as who required it to be installed. TMFD has no record of this item. Please clarify requirement for system and easement

[Sign in to add comments](#)

1351

1. ORIGINAL SUBDIVISION #1351
2. ORIGINAL ROAD NAME: LOIS LANE - ROAD RENAMED "JS BAR RANCH ROAD"
3. YELLOW HI-LITE SHOWS 55 FT ORIGINAL ROAD CONSTRUCTION GRADING EASEMENT
4. PINK - HI-LITE SHOWS ORIGINAL 30 FT ROAD CONSTRUCTION EASEMENT
5. ORANGE - HI-LITE SHOWS APN 055-021-02
6. ORANGE ON YELLOW SHOWS REQUESTED AREA OF GRADING ABANDONMENT,



STATE OF NEVADA } ss
 COUNTY OF WASHOE } ss
 I, Robert J. L. Mond, the undersigned, being duly sworn, do hereby certify that the owner of the tract of land represented by and subject to the provisions of APN 055-021-02 and 1/4, and the streets, easements, and highways as shown on this plan are hereby dedicated and set apart to be used as follows: the road, ROBERT J. MOND has caused his name to be signed this 14th day of December, 1978.

STATE OF NEVADA } ss
 COUNTY OF WASHOE } ss
 I, Robert J. L. Mond, do hereby certify that the owner of the tract of land represented by and subject to the provisions of APN 055-021-02 and 1/4, and the streets, easements, and highways as shown on this plan are hereby dedicated and set apart to be used as follows: the road, ROBERT J. MOND has caused his name to be signed this 14th day of December, 1978.

My commission expires 4-1-73
 STATE OF NEVADA } ss
 COUNTY OF WASHOE } ss
 I, Robert J. L. Mond, do hereby certify that the owner of the tract of land represented by and subject to the provisions of APN 055-021-02 and 1/4, and the streets, easements, and highways as shown on this plan are hereby dedicated and set apart to be used as follows: the road, ROBERT J. MOND has caused his name to be signed this 14th day of December, 1978.

I hereby certify that I have examined this subdivision plat and that all provisions and conditions applicable to the same have been satisfied.
James B. Williams
 Director of State Lands

The easements shown on this plat have been checked and approved by the State Public Works Department and the State Highway Department.
James B. Williams
 Director of State Lands

I certify that I have examined this map and that all provisions and conditions applicable to the same have been satisfied.
James B. Williams
 Director of State Lands

APPROVAL
 The tentative plat was approved on the 26th day of July, 1978, and the final plat was approved on the 26th day of July, 1978, by the County, Washoe, Nevada, City of FRANKTOWN, NV.
Robert J. L. Mond
 Mayor

TITLE NO. 269734
 PLAT NO. 1351
 SUBDIVISION NO. 1
 UNIT NO. 1
 SECTION 10
 TOWNSHIP 11N
 RANGE 8E
 COUNTY WASHOE
 STATE NEVADA

NO.	REVISIONS	DATE

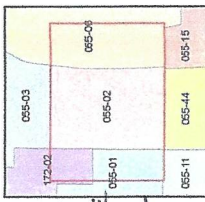
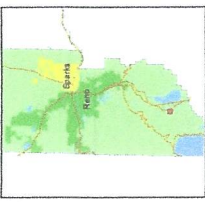
APPROVED: _____
 ENGINEERS / PLANNERS
 CONSULTING ENGINEERS / PLANNERS
 1351

Assessor's Map Number
055-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1007 East Ninth Street
Reno, Nevada 89512
(775) 335-2331



Feet
0 50 100 150 200
1 inch = 200 feet



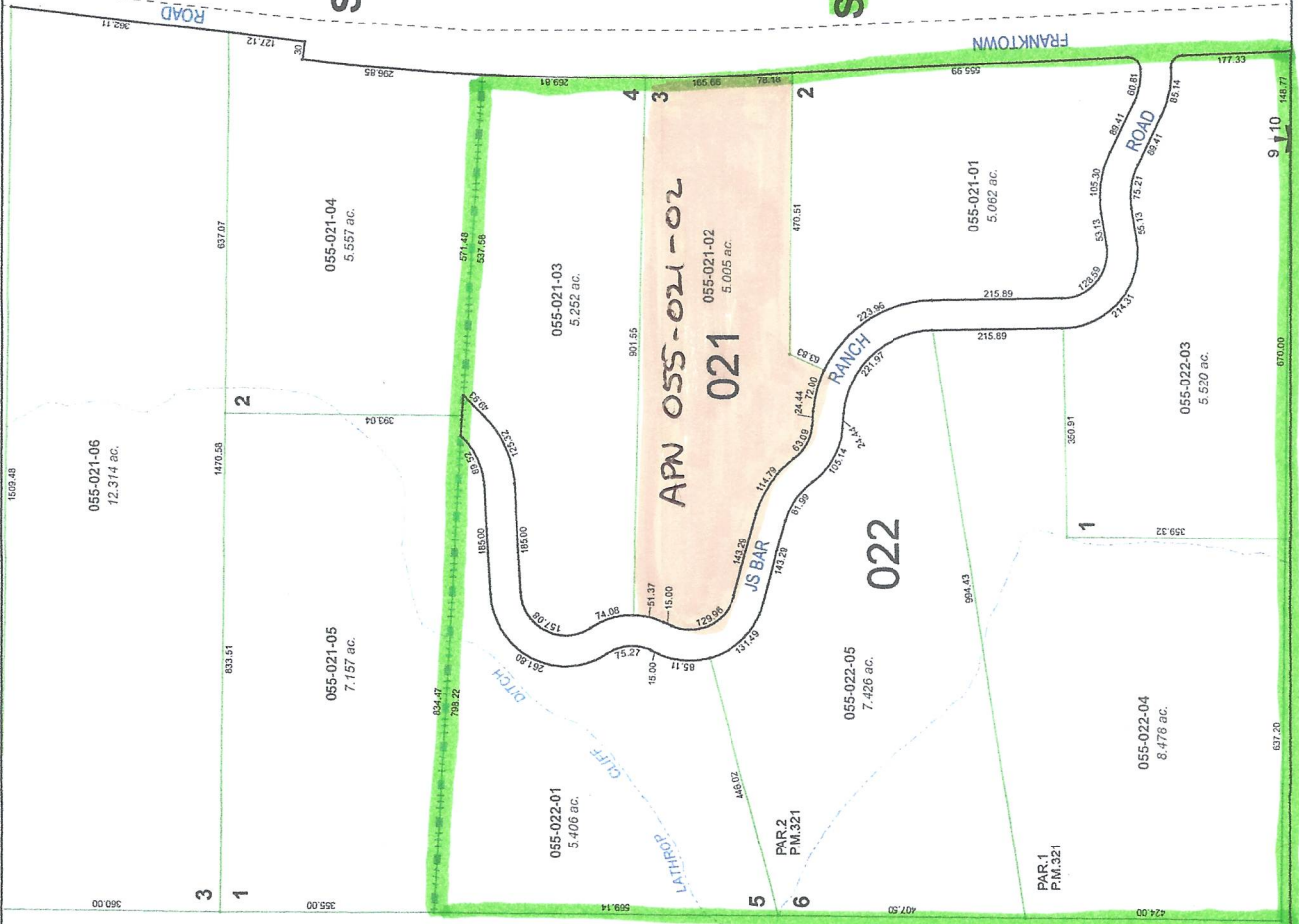
created by: **EMG 10/02/2014**
last updated:
area previously shown on map(s)

NOTE: This map was prepared for the use of the Assessor's Office for administrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data demonstrated hereon.

(#1413)
FRANKTOWN HILLS
SUBDIVISION UNIT NO. 2

PORTION OF SE 1/4 SECTION 9 &
PORTION OF SW 1/4 SECTION 10
T16N - R19E

(#1351)
FRANKTOWN HILLS
SUBDIVISION UNIT NO. 1
GREEN-HILITE ORIGINAL OUTLINE
ORANGE - HI LITE APN 055-021-02





August 19, 2023

WAB24-00004.WPVAR24-0006
EXHIBIT E

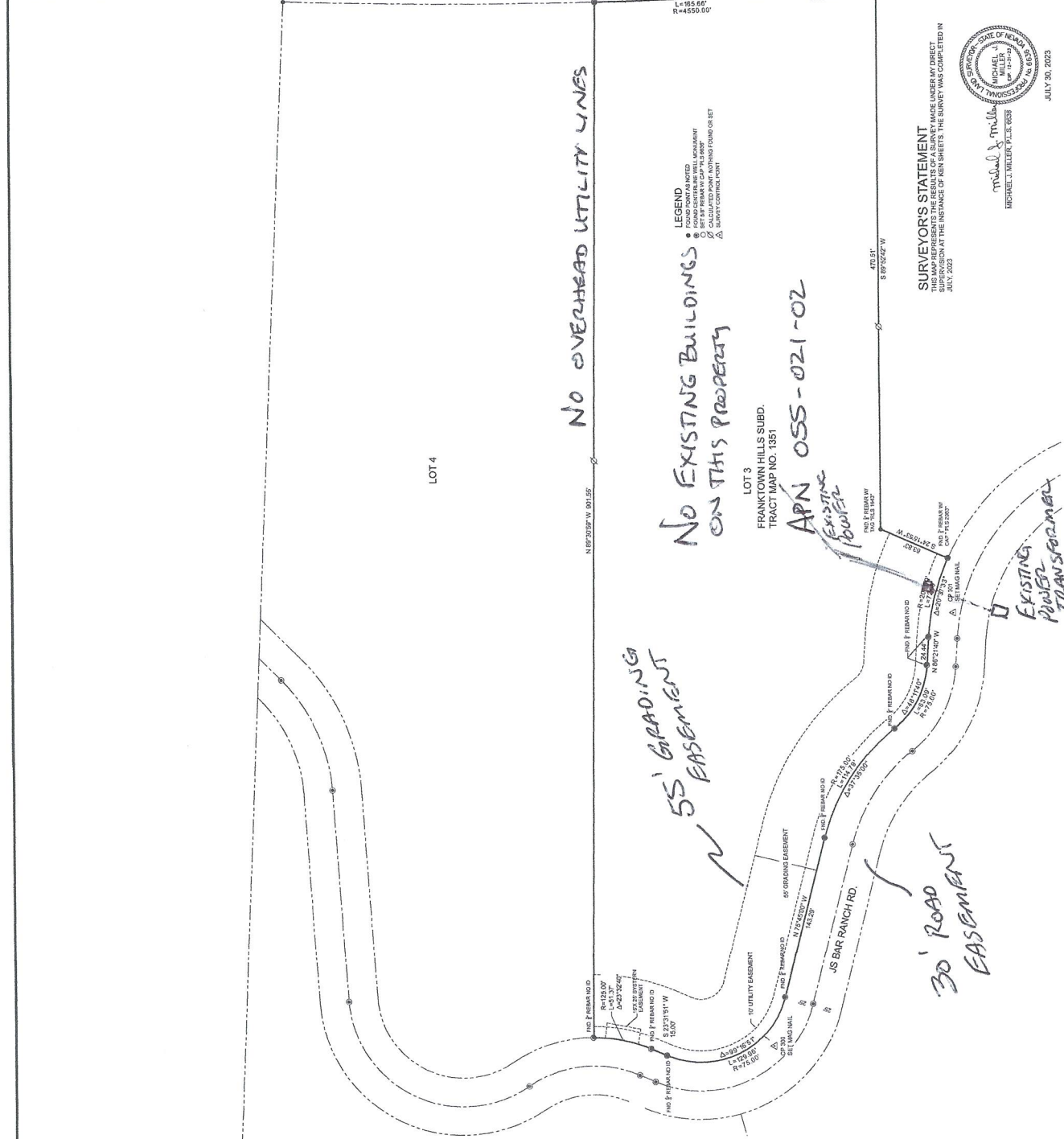
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

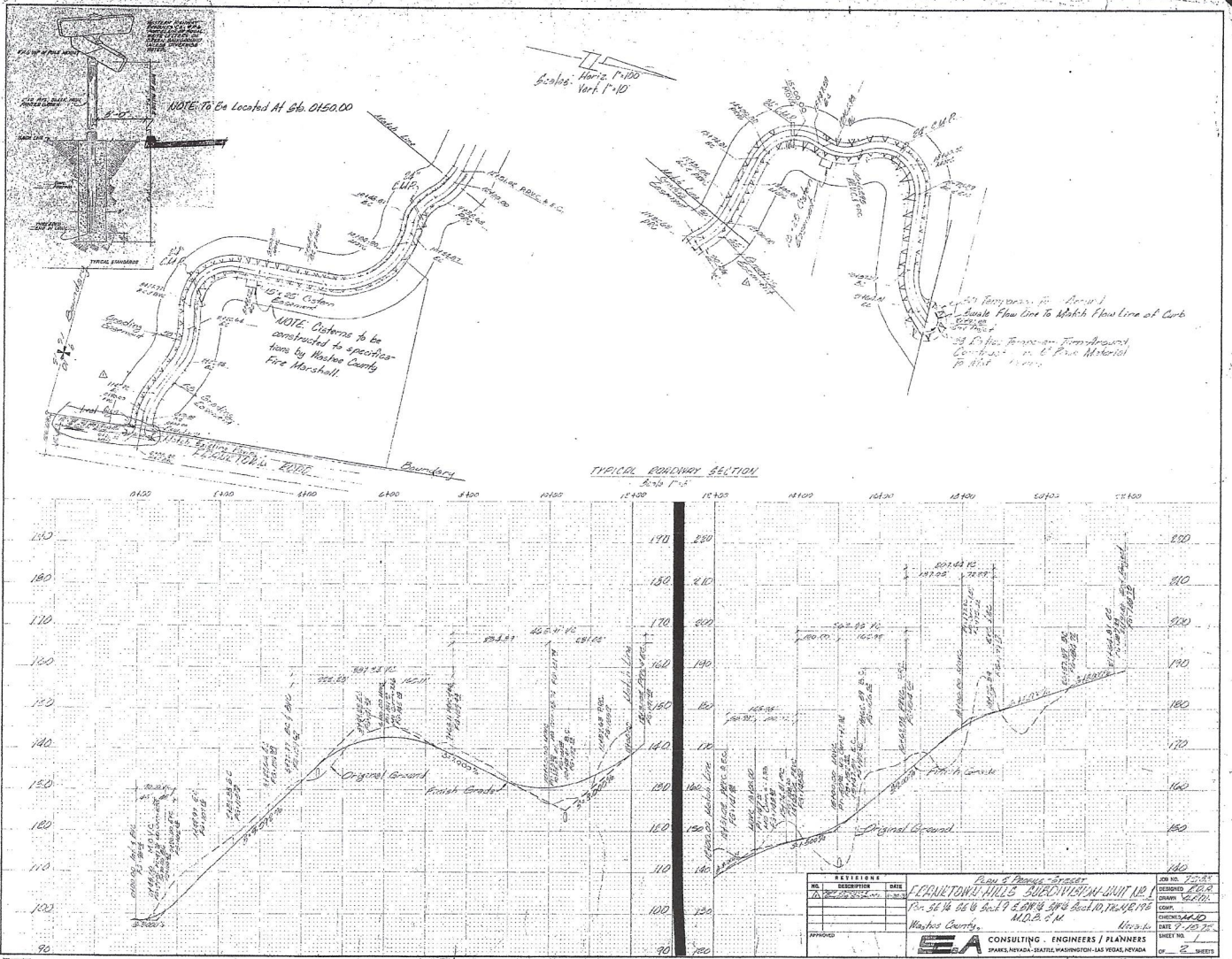
This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

APINE
 SURVEYING & CONSULTING
 PRELIMINARY DATE: _____
 FINAL QUANTITY DATE: _____
 FINAL SURVEY DATE: _____
 STATION OF MAP DATE: _____

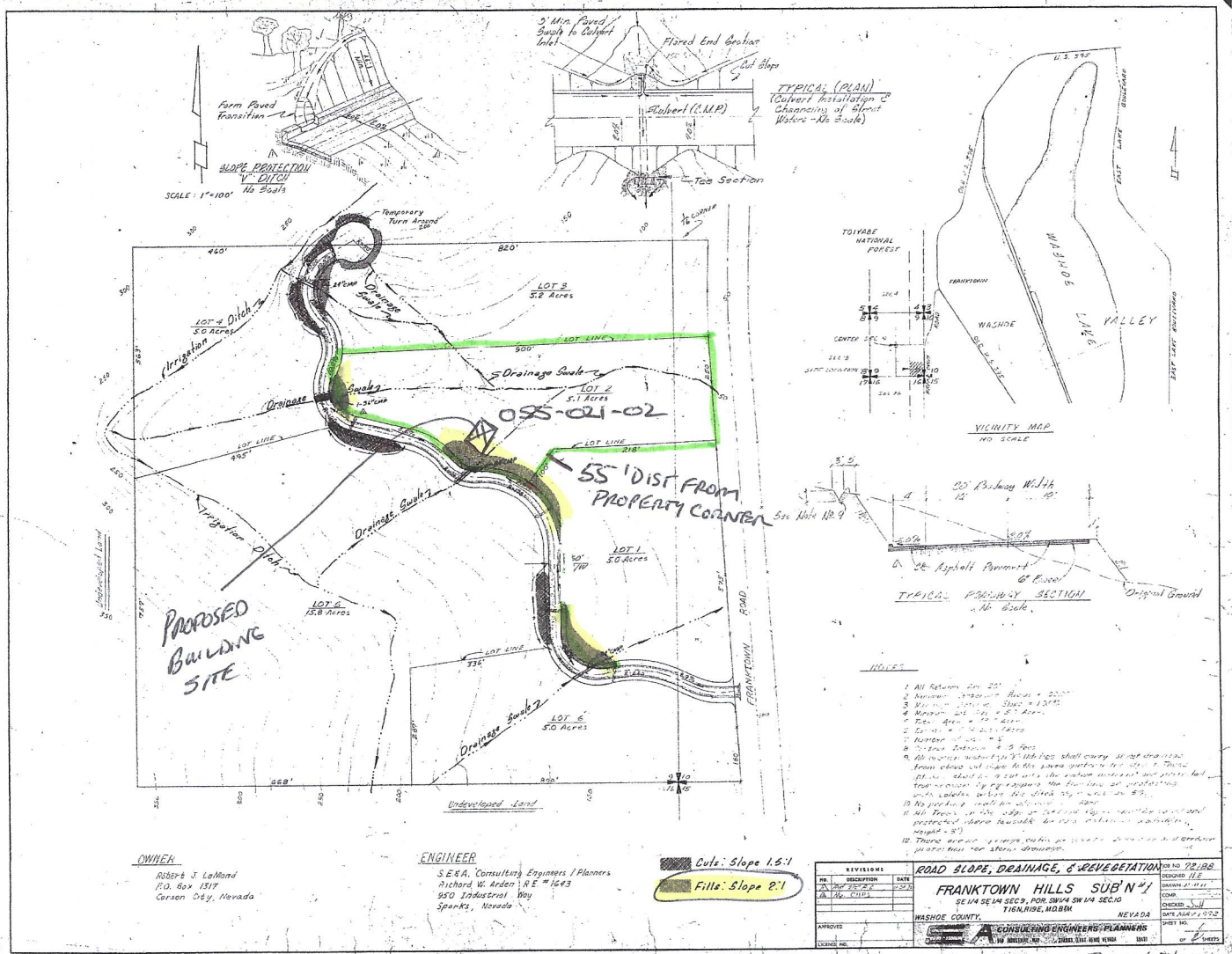
SHEET 1 OF 1
 JULY 30, 2023
 MICHAEL J. MILLER, PLS. 6089
 SURVEYOR STATE OF NEVADA
 LICENSE NO. 12-14-12

SURVEYOR'S STATEMENT
 THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KEN SHEETS. THE SURVEY WAS COMPLETED IN JULY 2023.





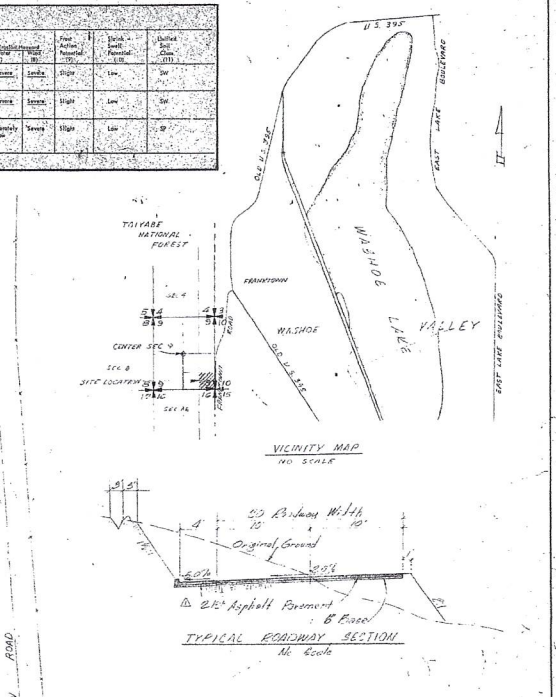
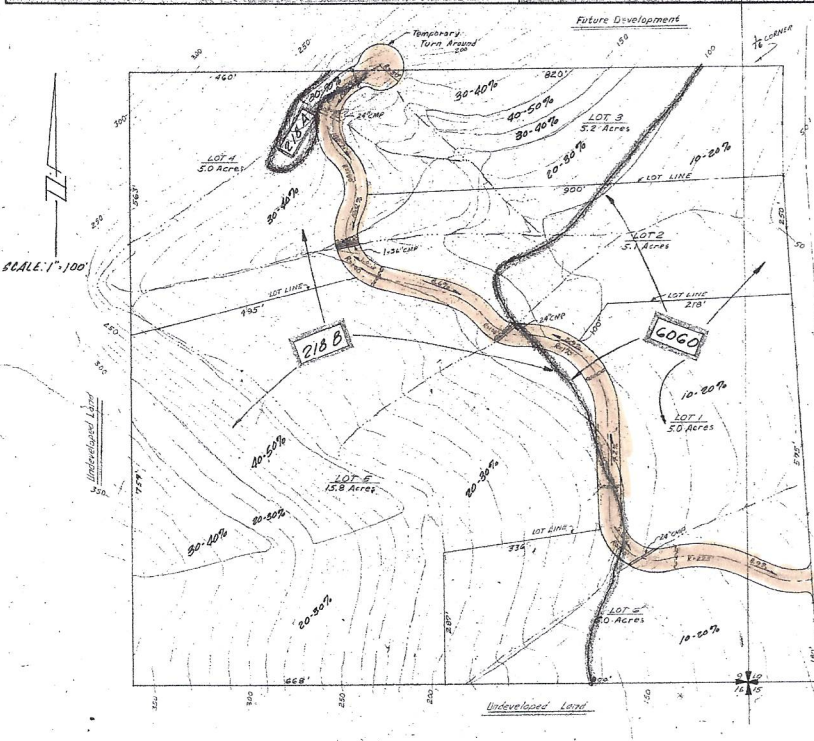
ORIGINAL GRADES



#1351 FRANKTOWN HILLS

FILLED SIDE SLOPES: ORIGINAL FILL SIDE SLOPES EXTEND OUT NO MORE THAN 25' FROM ROAD EDGE/PROPERTY LINE. THIS 1972 MAP SHOWS INTENDED CUT AND FILL AREAS ABOVE AND BELOW THE 30 FOOT ROAD EASEMENT. SINCE 1972 NO EVIDENCE OF DOWNHILL SLOPE EROSION HAS BEEN NOTED.

TABLE 1 - SOIL CHARACTERISTICS AND QUALITIES										TABLE 2 - SPT INTERPRETATIONS										
Soil Profile	Soil Name	Soil Type	Soil Color	Soil Texture	Soil Structure	Soil Consistency	Soil Permeability	Soil Strength	Soil Stability	Soil Use	SPT No.	SPT Depth	SPT Blow Count	SPT Capacity	SPT Foundation	SPT Quality	SPT Notes	SPT Remarks	SPT Use	SPT Remarks
216A	Typic Xerochreom	Udic	10YR 5/1	CL	Blocky	Sticky	Low	High	High	High	10	0-10"	10	1000	Good	High	None	None	High	None
216B	Typic Xerochreom	Udic	10YR 5/1	CL	Blocky	Sticky	Low	High	High	High	10	10-20"	10	1000	Good	High	None	None	High	None
600	Udic Xerochreom	Udic	10YR 5/1	CL	Blocky	Sticky	Low	High	High	High	10	20-30"	10	1000	Good	High	None	None	High	None



- NOTES**
- All Returns are 20'
 - Minimum SPT Blows per Foot = 25.00
 - Minimum SPT Blows per Foot = 100.00
 - Minimum SPT Blows per Foot = 20.00
 - Minimum SPT Blows per Foot = 10.00
 - Minimum SPT Blows per Foot = 5.00
 - Minimum SPT Blows per Foot = 2.00
 - Minimum SPT Blows per Foot = 1.00
 - Minimum SPT Blows per Foot = 0.50
 - Minimum SPT Blows per Foot = 0.25
- LEGEND**
- 10-20%
 - 30-40%
 - 40-50%
 - 60-80%
 - 80-90%
 - 50-60%
 - 60-70%
 - 70-80%
 - 80-90%

OWNER
Robert J. LaMond
P.O. Box 1517
Carson City, Nevada

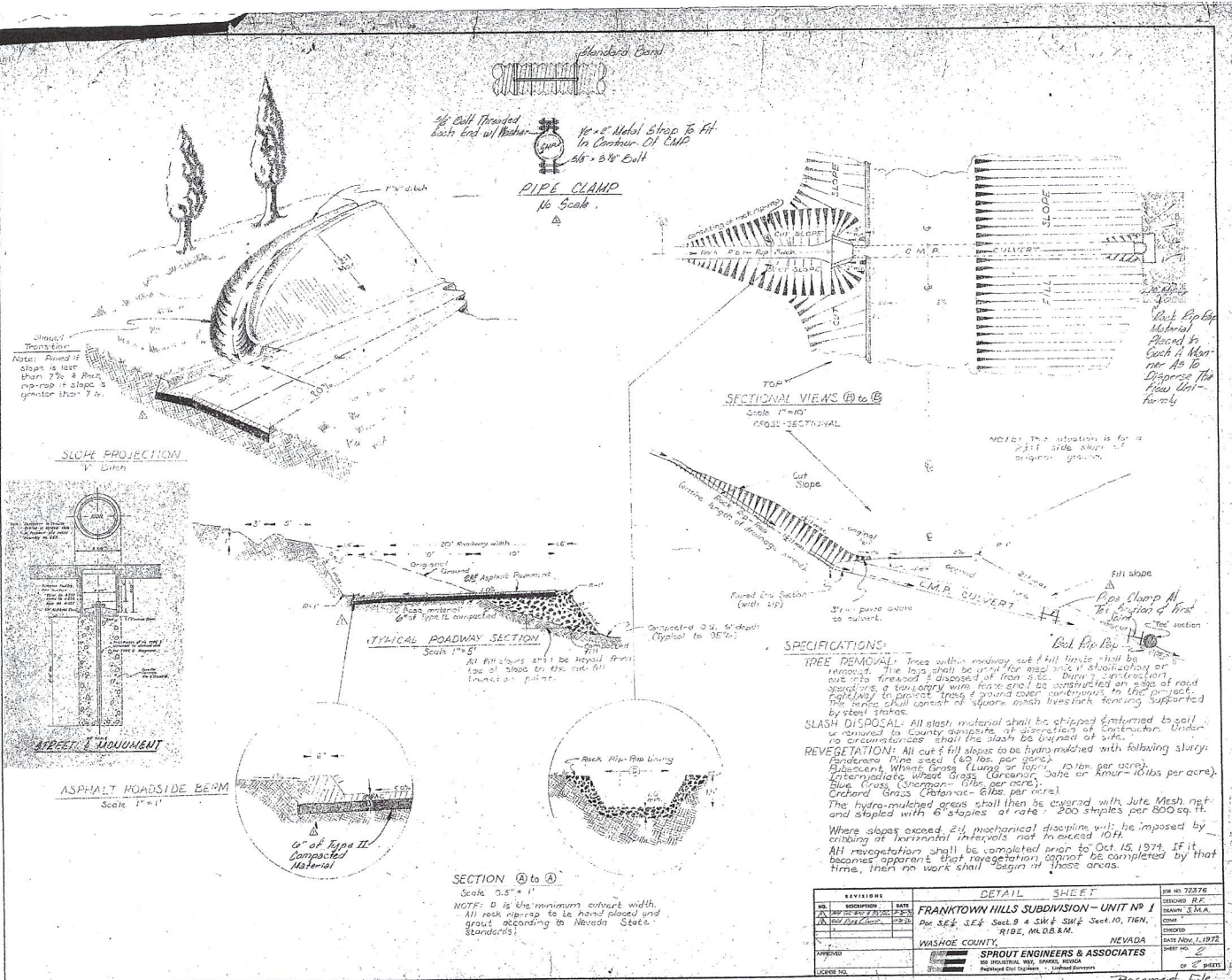
ENGINEER
S.E.C.A. Consulting Engineers / Planners
Richard W. Arden, R.E. #1643
950 Industrial Way
Sparks, Nevada

NO.	DESCRIPTION	DATE
1	PREPARED	5/15/72
2	REVISED	5/15/72
3	REVISED	5/15/72

SOILS & SLOPE MAP
FRANKTOWN HILLS SUB'D #1
SE 1/4 SEC 10, T19N, R10E, M20M
WASHOE COUNTY, NEVADA

DATE: MAY 1972
DRAWN BY: RWA
CHECKED BY: RWA
SCALE: AS SHOWN

NOTE: HI-LITED 30 FOOT ROAD EASEMENT SHOWS NO GRADING EASEMENT ON EITHER SIDE OF ROAD EASEMENT.



EXAMPLES OF ENGINEERED CUT & FILL SLOPES AS WELL AS TYPICAL ROAD AND DITCH SAMPLES.

06 April 2024

Street address of project

From: Kenneth W. Sheets Jr.

2050 JS Bar Ranch Road

Washoe Valley, NV 89704

APN: 055-021-02

1972 Subdivision #1351

Mailing address of owner

Kenneth W. Sheets Jr.

PO Box 6543

Incline Village, NV 89450

925-389-6718

kwsheets@hotmail.com

To: Washoe County Engineering Department

Subject: Variance – Reduction in setback from 30-15 feet: Source Building Dept. requirements & Title Search.

Dear Washoe County Planning Dept.,

As sole owner of the property APN 055-021-02 I have included an updated Title Search which is Dated 08 Apr. 2024.

Name: Kenneth W. Sheets Jr.

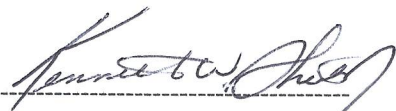
Legal description of property: See Title Search next to last page, APN 055-021-02.

Description of all Easements and/or deed restrictions:

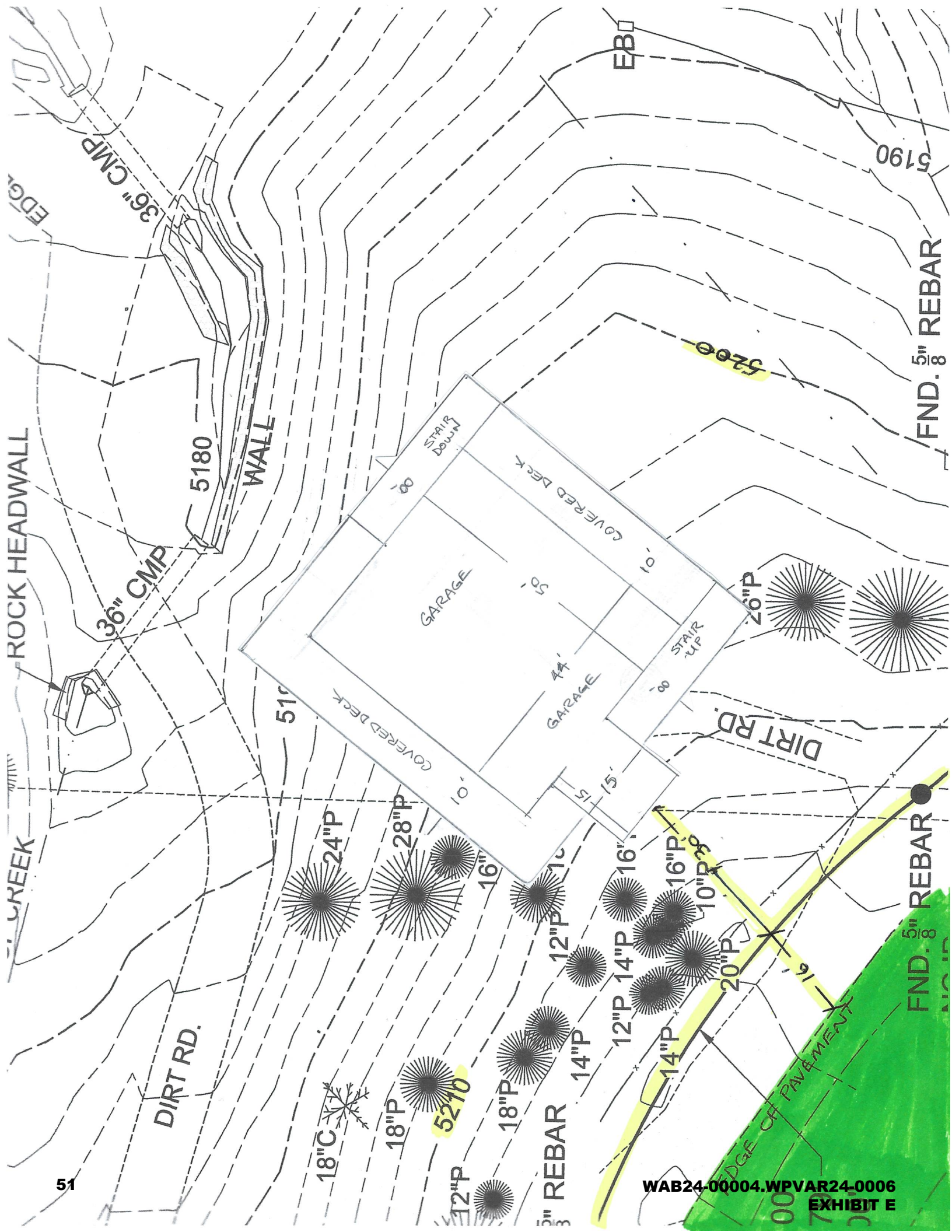
1. **Building Department, Standard 30-foot setback from front or back road.** Application in progress for Variance Request to reduce setback to 15 -feet due to sloping lot and the dramatic increase in downhill building façade.
2. **55-foot Construction Grading Easement:** Application in with Engineering Dept. for Abandonment of Easement. This type of easement is typically a temporary construction guidance from a Subdivision Application and on completion of the Subdivision the Grading Easement is abandoned.

Any Covenants, conditions and restrictions (CC&R's) that apply: None at this time.

See Attached Title Report dated 08 Apr. 2024



Kenneth W. Sheets Jr. / owner



51

WAB24-00004.WPVAR24-0006
EXHIBIT E

FND. 5/8" REBAR

FND. 5/8" REBAR

5190

5180

5190

5210

5200

DIRT RD.

DIRT RD.

36" CMP

36" CMP

WALL

ROCK HEADWALL

CREEK

GARAGE

GARAGE

STAIR DOWN

STAIR UP

COVERED DECK

COVERED DECK

24" P

28" P

16" P

12" P

16" P

16" P

10" P

20" P

18" C

18" P

12" P

18" P

14" P

12" P

14" P

20" P

3" REBAR

FND. 5/8" REBAR

FND. 5/8" REBAR

EDGE OF PAVEMENT

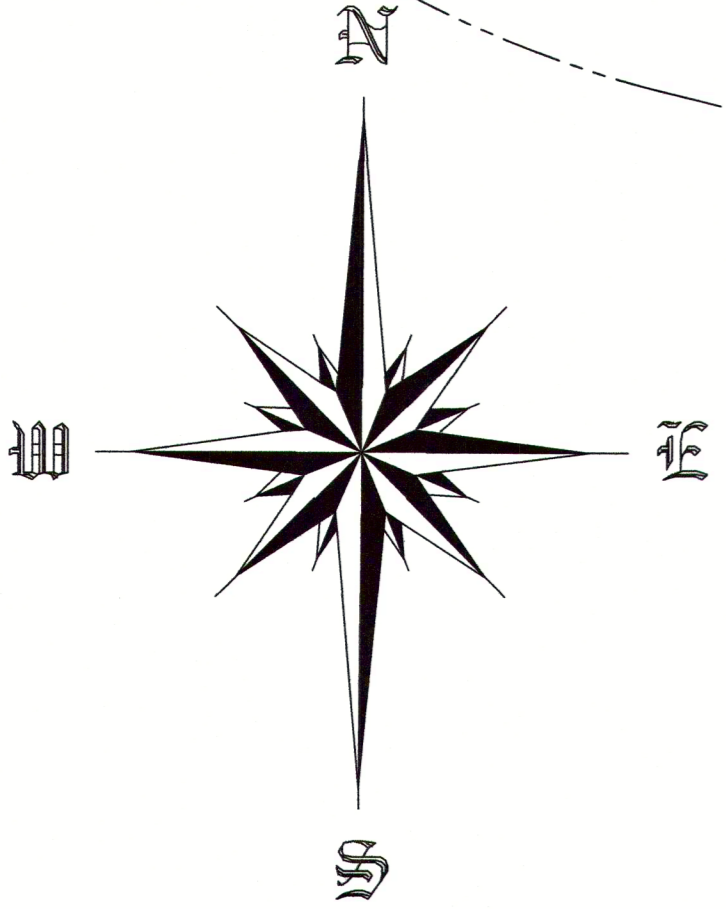
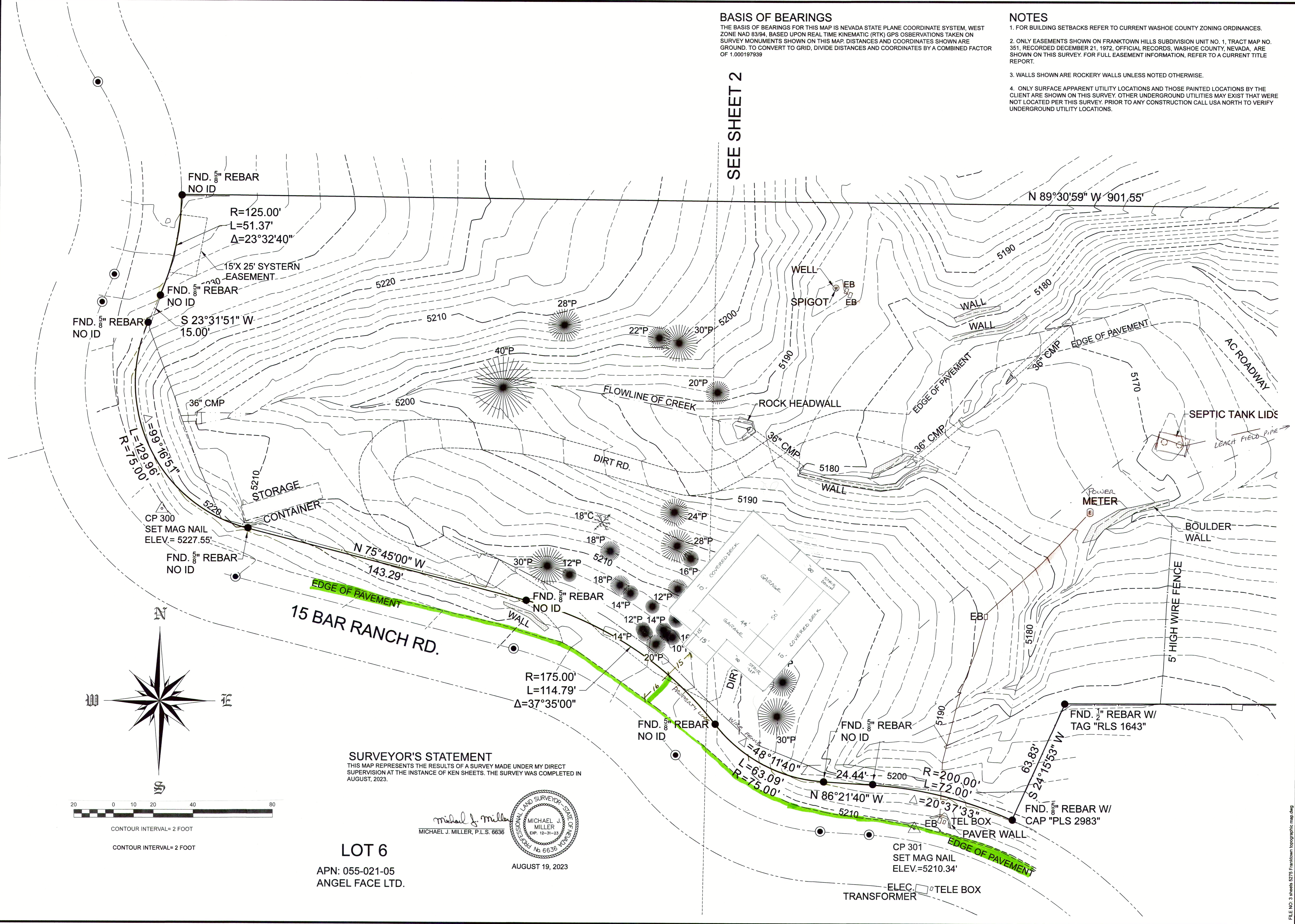
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83/84, BASED UPON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TAKEN ON SURVEY MONUMENTS SHOWN ON THIS MAP. DISTANCES AND COORDINATES SHOWN ARE GROUND. TO CONVERT TO GRID, DIVIDE DISTANCES AND COORDINATES BY A COMBINED FACTOR OF 1.000197939

NOTES

- FOR BUILDING SETBACKS REFER TO CURRENT WASHOE COUNTY ZONING ORDINANCES.
- ONLY EASEMENTS SHOWN ON FRANKTOWN HILLS SUBDIVISION UNIT NO. 1, TRACT MAP NO. 351, RECORDED DECEMBER 21, 1972, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, ARE SHOWN ON THIS SURVEY. FOR FULL EASEMENT INFORMATION, REFER TO A CURRENT TITLE REPORT.
- WALLS SHOWN ARE ROCKERY WALLS UNLESS NOTED OTHERWISE.
- ONLY SURFACE APPARENT UTILITY LOCATIONS AND THOSE PAINTED LOCATIONS BY THE CLIENT ARE SHOWN ON THIS SURVEY. OTHER UNDERGROUND UTILITIES MAY EXIST THAT WERE NOT LOCATED PER THIS SURVEY. PRIOR TO ANY CONSTRUCTION CALL USA NORTH TO VERIFY UNDERGROUND UTILITY LOCATIONS.

SEE SHEET 2



CONTOUR INTERVAL = 2 FOOT
CONTOUR INTERVAL = 2 FOOT

SURVEYOR'S STATEMENT
THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KEN SHEETS. THE SURVEY WAS COMPLETED IN AUGUST, 2023.



LOT 6
APN: 055-021-05
ANGEL FACE LTD.

DATE	MARK	BY

STATUS OF MAP	DATE
<input type="checkbox"/> PRELIMINARY	
<input type="checkbox"/> INITIAL SUBMITTAL	
<input type="checkbox"/> FINAL SUBMITTAL	

ALPINE LAND SURVEYORS
7395 GRAVEL CT., RENO, NV 89502
PH. 775-771-1491
EMAIL: mike@alpinelandsurveyors.com

BOUNDARY & TOPOGRAPHIC SURVEY
for
KEN SHEETS
5275 FRANKTOWN RD.
WASHOE COUNTY
NEVADA

Job No. 2023-182
DRAFTED BY: MM
DATE: 08-19-2023
SHEET
1
OF 3 SHEETS