



Planning Commission Staff Report

Meeting Date: August 6, 2024

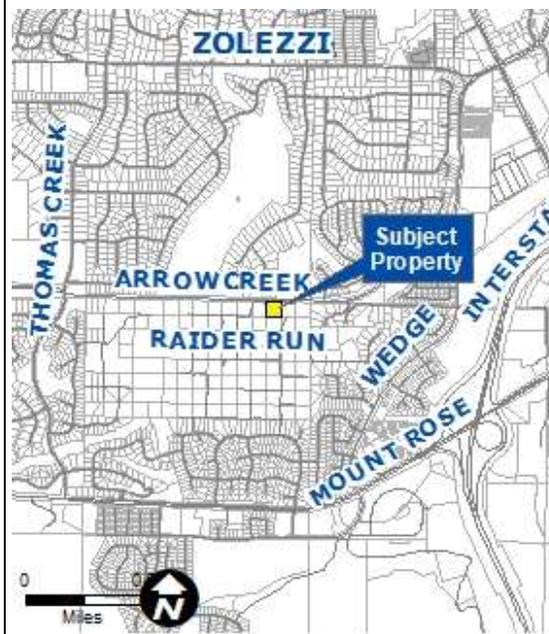
Agenda Item: 9B

ABANDONMENT CASE NUMBER:	WAB24-0005 (Surjit Family Living Trust Abandonment)
BRIEF SUMMARY OF REQUEST:	Request to abandon Washoe County's interest in two 33-foot-wide government patent easements
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 two 33-foot-wide government patent easements for access and public utilities along the west and south property lines of 2100 Whites Creek Lane (APN: 142-241-03).

Applicant/Property Owner:	Powar Amolak Surjit Family Living Trust
Location:	2100 Whites Creek Ln.
APN:	142-241-03
Parcel Size:	2.5 acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	99% High Density Rural (HDR) & 1% General Rural (GR)
Area Plan:	Southwest Truckee Meadows
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	2 – Commissioner Clark



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 WAB24-0005 for Powar Amolak Surjit Family Living Trust, 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 7)

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Abandonment Definition

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

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

The conditions of approval for Abandonment Case Number WAB24-0005 are attached to this staff report and will be included with the Action Order if granted approval.

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

The subject property has a regulatory zone of 99% High Density Rural (HDR) & 1% General Rural (GR). Setbacks for the HDR regulatory zone are 30 feet from the front and rear property lines and 15 feet from the side property lines. Setbacks for the GR regulatory zone are 30 feet from the front property line and 50 feet from the rear and side property lines.

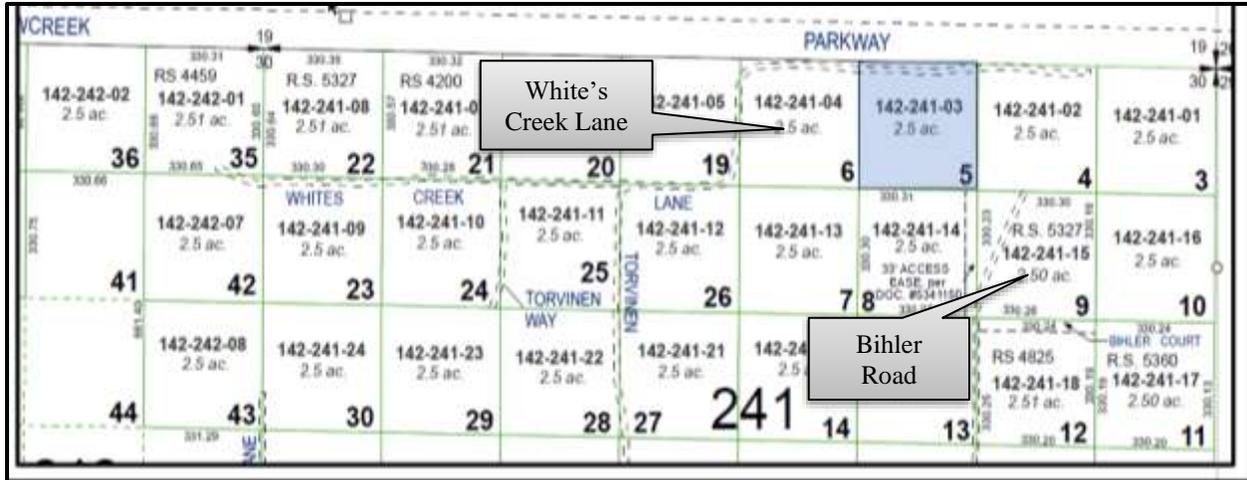


Site Plan

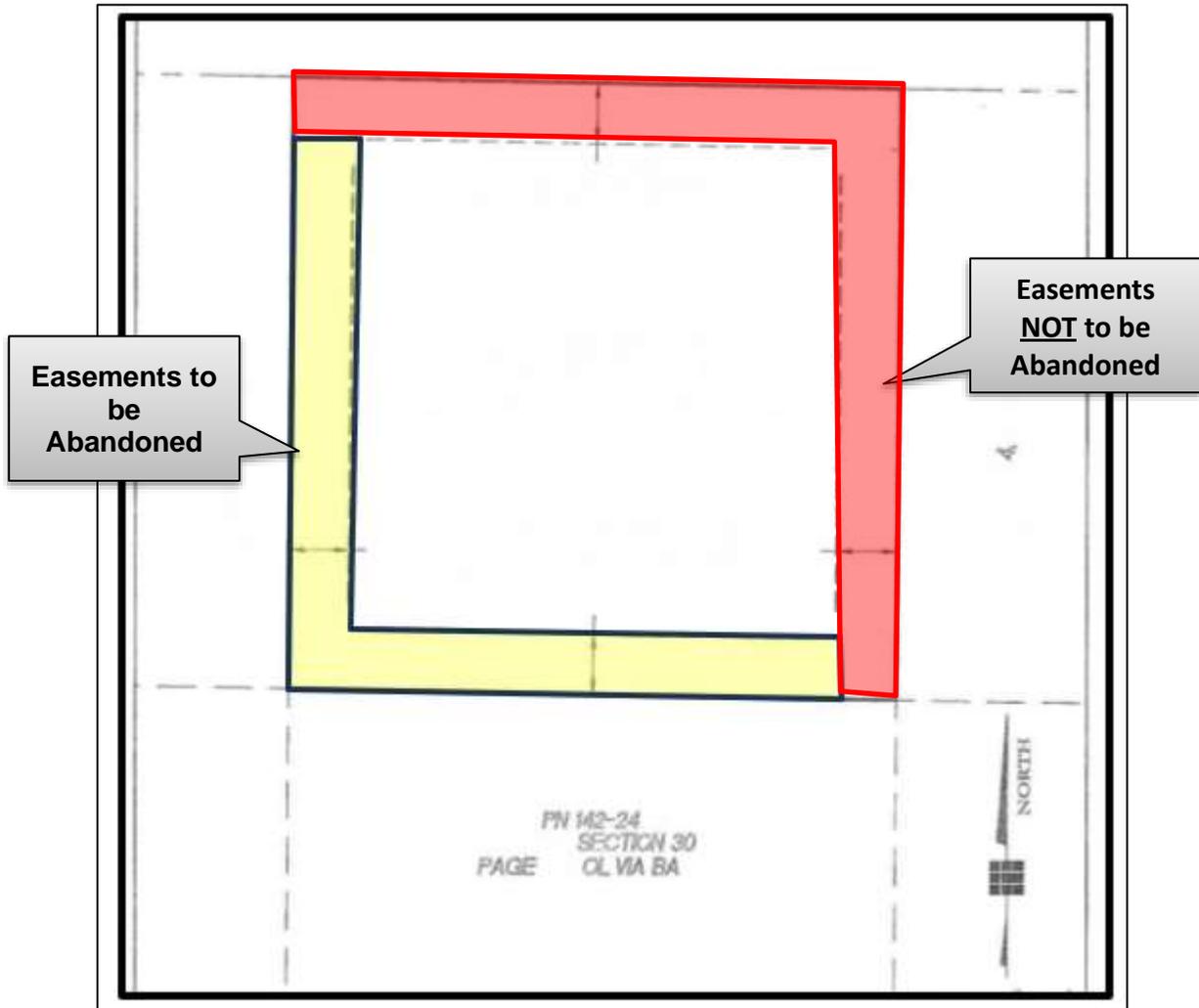
Project Evaluation

The applicant is requesting to abandon two 33-foot wide government patent easements for access along the west and south of the subject property. Like many government home tracts of land, easements were established on all sides of the parcels of land, as it was not known at that time where the most efficient locations for roads might be located. In the intervening decades, roads have been established as needed to access to surrounding parcels of land.

As can be seen on the assessor's map below (See page 7), the parcels to the west and east have access by means of White's Creek Lane (northern easement). Other parcels to the east and south have access by means of Bihler Road (eastern easement). The west and south 33-foot easements are not being used to access other parcels. The applicant is requesting to abandon these two remaining easements as shown highlighted in the map below (See page 7).



Assessor's Map



Map of Easements to be Abandoned Highlighted in Yellow

Southwest Truckee Meadows Planning Area

The subject parcel is located within the Southwest Truckee Meadows Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Southwest Truckee Meadows 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
FS - Carson Ranger District	X			
Washoe County Parks & Open Space	X	X		Faye-Marie L. Pekar, fpekar@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X	X	X	Janell Thomas & Robert Wimer, jkthomas@washoecounty.gov & rwimier@washoecounty.gov
NNPH Environmental Health	X	X		James English, jenglish@nnph.org
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
AT&T	X	X		Cliff Cooper, cc2132@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X	X		Marc Rohus, Marc.Rohus@nexuswg.com

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 Southwest Truckee Meadows Planning Area.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Southwest Truckee Meadows Planning Area, as staff has not found any applicable policies, action programs, standards or maps 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 abandonment will not result in any material injury to the public. Access is already established to all lots connected to the subject easements, and all necessary utility access preservation is ensured by the conditions in Exhibit A. Staff received no public comment and all agency concerns have been addressed in the proposed conditions.

- (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, Utilities, Inc., and Truckee Meadows Water Authority (TMWA) were sent the project application and no comments were received. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements (See Conditions of Approval included in Exhibit A- 2(c)).

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0005 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 WAB24-0005 for Powar Amolak Surjit Family Living Trust, 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 Southwest Truckee Meadows Area Plan; 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).

Applicant/Owner: Powar Amolak Surjit Family Living Trust; Email: aspowar@gmail.com

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Rob Wimer, Engineering and Capital Projects.



Conditions of Approval

Abandonment Case Number WAB24-0005

The project approved under Abandonment Case Number WAB24-0005 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 6, 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.

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 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 – 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. The access easement on the eastern border of the parcel shall remain intact to allow access to adjoining neighboring parcels.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
- d. 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: [Olander, Julee](#)
Subject: Abandonment Case Number WAB24-0005 (Surjit Family Living Trust Abandonment)
Date: Monday, June 17, 2024 12:58:24 PM

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

Julee,

AT&T does not have any adverse comments regarding this project.

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

Date: June 27, 2024

To: Julee Olander, Planner

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

Re: Abandonment Case WAB24-0005 Surjit Family Living Trust Abandonment
APN: 142-241-03

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of access easements along the western, southern, and eastern borders of the parcel, per Federal Patent Number 1221090, Document #204316, on the subject parcel and is located on approximately 2.5 acres at Arrowcreek Parkway at Whites Creek Lane. 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.

Staff recommends concurrence of acceptance of the abandonment of access easements from the Fire Department staff to ensure that proper access is available for emergency services.

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. The access easement on the eastern border of the parcel shall remain intact to allow access to adjoining neighboring parcels.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
4. 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: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WAB24-0005 (Surjit Family Living Trust Abandonment)
Date: Thursday, June 27, 2024 3:00:28 PM
Attachments: [image001.png](#)

Hi Julee,

TMFPD has no specific conditions for this request.

Thank you,

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"

June 24, 2024

Washoe County Community Services
Planning and Development Division

RE: Surjit Family Living Trust Abandonment; 142-241-03
Abandonment; WAB24-0005

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 application 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 no services but would be served an onsite sewage disposal system and domestic well.
- c) Condition #3: When the parcel is developed, all permits and plans must be routed to EHS for review and approval.

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



From: [Pekar, Faye-Marie L.](#)
To: [Olander, Julee](#)
Subject: Abandonment Case Number WAB24-0005 (Surjit Family Living Trust Abandonment)
Date: Wednesday, July 3, 2024 3:40:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

I have reviewed Abandonment Case Number WAB24-0005 (Surjit Family Living Trust Abandonment) on behalf of parks and do not have comments to provide, but I do have a question for you. Since the easement was issued by BLM in the 70's, has BLM been contacted for their approval to abandon the easement as well? I'm assuming so but wasn't sure where the applicant is in the process of getting the access and utility easement removed with BLM.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3623
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience? Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: [Roman, Brandon](#)
To: [Olander, Julee](#)
Subject: FW: June Agency Review Memo II
Date: Monday, June 17, 2024 11:56:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[June Agency Review Memo II.pdf](#)

FYI

From: Marc Rohus <Marc.Rohus@nexuswg.com>
Sent: Friday, June 14, 2024 2:35 PM
To: Roman, Brandon <BRoman@washoecounty.gov>; Darrin Lewis <Darrin.Lewis@nexuswg.com>
Subject: RE: June Agency Review Memo II

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

Hi Brandon,

Item #2 on the attached is not in our service territory. Thank you for asking.

Thanks, Marc

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Friday, June 14, 2024 12:54 PM
To: Marc Rohus <Marc.Rohus@nexuswg.com>; Darrin Lewis <Darrin.Lewis@nexuswg.com>
Subject: June Agency Review Memo II

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and verify the content is safe. [Use the Outlook Phish Alert Button to report suspicious emails.](#)

Good afternoon,

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

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

asked to review the application for **Item #2**. The item description and link to the application are provided in the memo. **Comments are due by June 27, 2024.**

Sincerely,



Brandon Roman
Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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

[Submit a Nomination](#)

Date: May 18, 2024

To: Julee Olander, Planner

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

Re: Abandonment Case Number WAB24-0005 (Surjit Family Living Trust Abandonment)

GENERAL PROJECT DISCUSSION

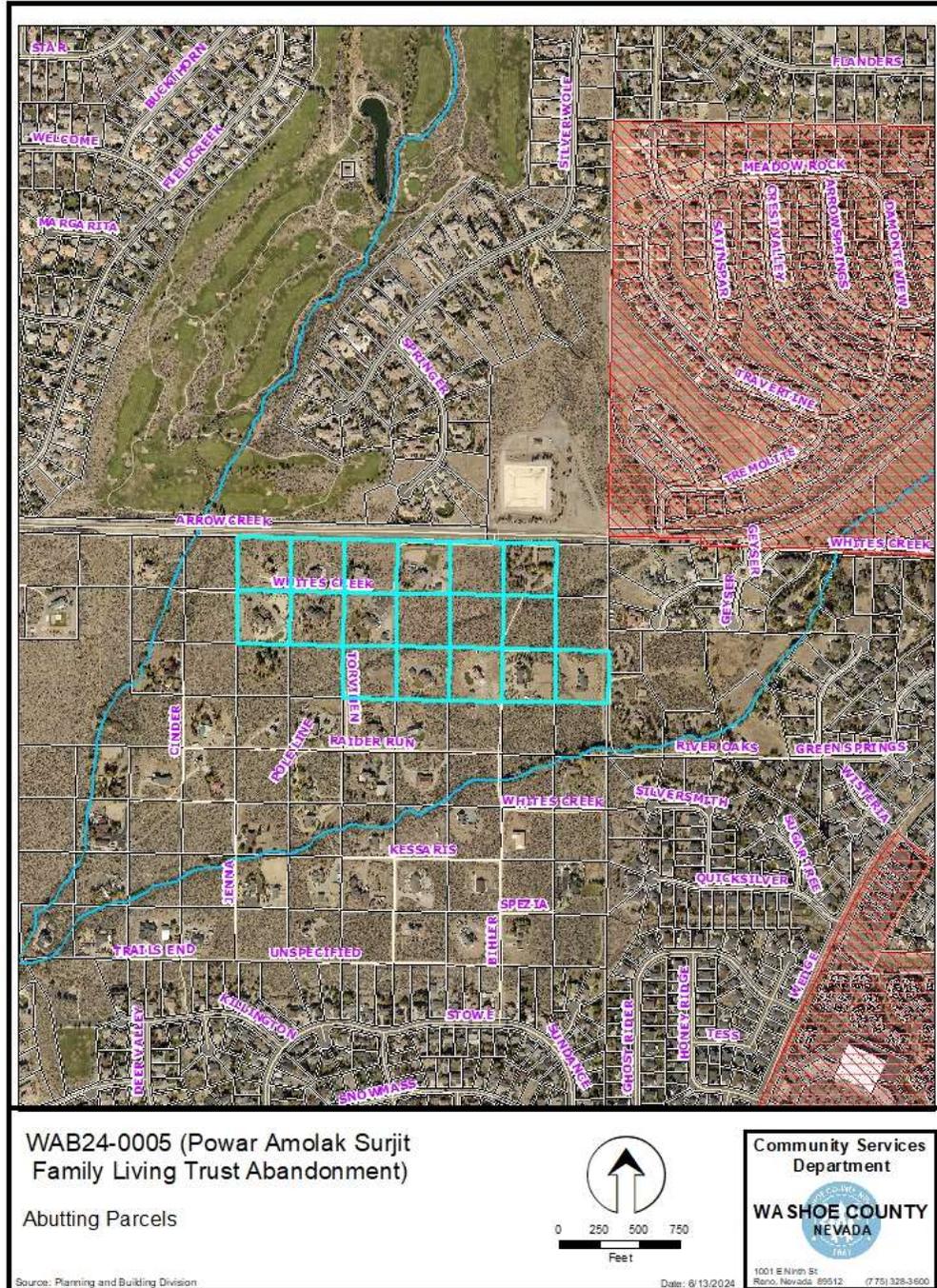
For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in three 33-footwide government patent access along the west, east, and south property lines of APN: 142-241-03.

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

No water rights conditions for this abandonment.

Public Notice

Pursuant to Washoe County Code Section 110.806.15(c)(1) public notification consists of notification by mail to property abutting or connected to the proposed vacation or abandonment. This proposal was noticed to abutting parcels and notices were sent to 16 separate property owners.



NOTICING MAP

From: [Dan Bigrigg](#)
To: [Olander, Julee](#); [Brandt Kennedy](#)
Cc: aspowar@gmail.com
Subject: RE: WAB24-0005 - 2100 Whites Creek
Date: Thursday, July 11, 2024 8:29:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[Resolution and Order of Abandonment.pdf](#)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Julie,

Attached is the revised legal and exhibit.

Thank you,

Daniel A. Bigrigg, PLS | Survey Manager
Christy Corporation, LTD

1000 Kiley Parkway | Sparks, NV | 89436
Phone: 775.502.8552 ext. 112 | Mobile: 775.287.4107

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Thursday, July 11, 2024 7:24 AM
To: Brandt Kennedy <brandt@k2eng.net>; Dan Bigrigg <bigrigg@Christynv.com>
Cc: aspowar@gmail.com
Subject: RE: WAB24-0005 - 2100 Whites Creek

You don't often get email from jolander@washoecounty.gov. [Learn why this is important](#)

Brandt,

Yes I understand that the east easement is being used as access and have removed it from the abandonment. It is only the south and west easements that are being requested to be abandoned. I have informed the applicant of this change.

Thank you,



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



From: Brandt Kennedy <brandt@k2eng.net>

Sent: Wednesday, July 10, 2024 6:55 PM

To: Olander, Julee <JOlander@washoecounty.gov>; Dan Bigrigg <bigrigg@Christynv.com>

Subject: WAB24-0005 - 2100 Whites Creek

Hi Julee,

The Surjit Family are clients of mine and I referred them to Dan Bigrigg at Christy (copied here) to handle the easement abandonment, but the east side easement was included in error. The east side easement is being used to access several parcels as you can see from the screenshot below. The surveyor has amended the documents to show this easement remaining. Can you let us what the best course of action is to get this corrected please? Full disclosure: my home that is under construction is accessed by the east easement as well as other clients of mine. Further, you helped me permit driveway improvements within the easement under WBLD23-102312. Thanks for your help.

Regards,

Brandt

Brandt Kennedy P.E.

Principal

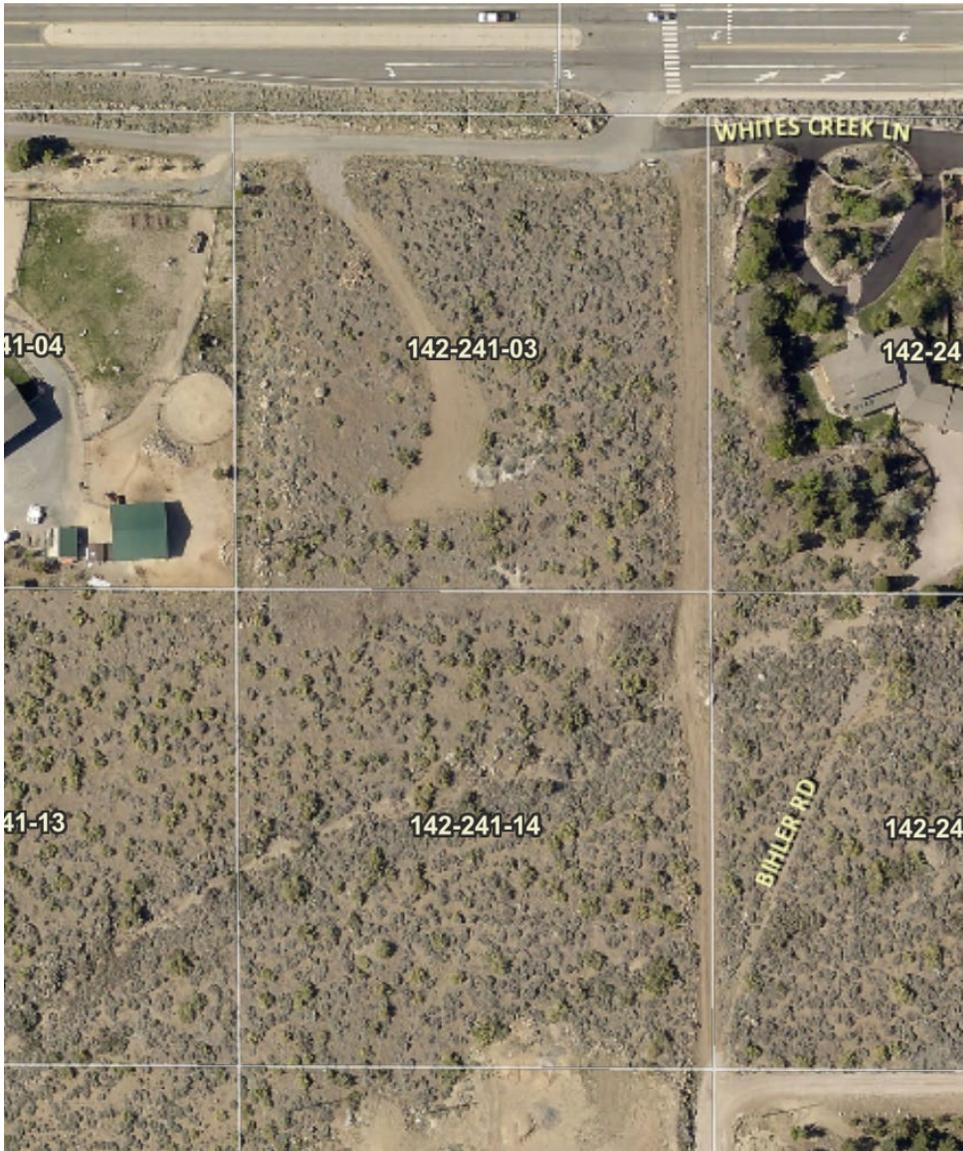


860 Maestro Dr. Suite A

Reno, NV 89511

Ph: 775-355-0505 ext. 102

Website: www.K2eng.net



APN: 142-241-03

When recorded return to:
Washoe County Engineering Division
P.O. Box 11130
Reno, NV 89520
Attn: Leo Vesely
WAB21-0004

RESOLUTION AND ORDER OF ABANDONMENT

WHEREAS, the Washoe county Planning Commission did receive a petition to abandon a portion of the 33' roadway easement reserved in Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada situate within the Northeast One-Quarter of Section Thirty (30), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being Lot 5 of said Section 30; and

WHEREAS, pursuant to NRS 244.276 and 278.480 the County of Washoe has the power to vacate the right-of-way, and

WHEREAS, the Public Utility Companies and Washoe County relinquished their rights to the above mentioned roadway and public utility easements; and

WHEREAS, upon evidence presented by the County Engineer and other interested persons, the Washoe County Planning Commission finds 1) that the public will not be materially injured by the proposed abandonment; and 2) that the abandonment is in the best interests of the County; and 3) the Planning Commissioners gave reasoned consideration to information presented; and

WHEREAS, the Washoe County Planning Commission ordered on May 4, 2021, the abandonment of the above-mentioned portions of roadway and public utility easements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE WASHOE COUNTY PLANNING COMMISSION that the following described portions of roadway and public utility easements be abandoned and that this Order of Abandonment be recorded in the Office of the Washoe County Recorder pursuant to NRS 278.480.

See attached: Exhibit "A" Description, Abandonment Portions of Roadway and Public Utility Easements
Exhibit "A-1" Map to Accompany Description for Abandonment

RESOLUTION AND ORDER OF ABANDONMENT _____, CONTINUED

COMMISSION

WASHOE COUNTY PLANNING

WASHOE COUNTY, NEVADA

By: _____
LARRY E. CHESNEY, Chair

Date

ATTEST:

TREVOR LLOYD
Secretary to the Planning Commission

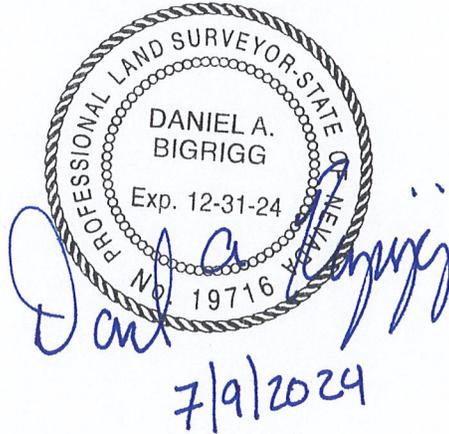
EXHIBIT "A"
RIGHT OF WAY ABANDONMENT
DESCRIPTION

All those portions of roadway and public utility easements reserved in United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada, situate within the Northeast One-Quarter of Section Thirty (30), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being Lot 5 of said Section 30, said portions being more particularly described as follows:

All those portions of the thirty-three (33') foot wide roadway and public utility easements reserved per United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada along the West and South sides of said Lot 5.

See Exhibit "A-1" attached hereto and made a part hereof.

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436



Daniel A. Bigrigg P.L.S.
Nevada Certificate No. 19716

ARROWCREEK PARKWAY

WHITES CREEK LANE

33' ACCESS & PUBLIC UTILITY EASEMENT PER
FEDERAL PATENT NO. 1221090 &
RECORDED AS DOCUMENT NO. 204316 IN
THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
TO REMAIN

APN 142-241-03
LOT 5, SECTION 30
THE POWAR AMOLAK,
SURJIT FAMILY LIVING TRUST

33' ACCESS & PUBLIC UTILITY EASEMENT PER
FEDERAL PATENT NO. 1221090 &
RECORDED AS DOCUMENT NO. 204316 IN
THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
ABANDONED HEREON

APN 142-241-04
LOT 6, SECTION 30
IRVIN FAMILY 2004 TRUST

APN 142-241-02
LOT 4, SECTION 30
LARRY SLITER FAMILY TRUST

APN 142-241-14
LOT 8, SECTION 30
PAGE J & OLIVIA BAILEY

NORTH

SCALE 1" = 80'

EXHIBIT "A-1"

RELINQUISHMENT OF 33' PUBLIC UTILITY EASEMENTS
PER DOCUMENT NO. 204316
SITUATE WITHIN THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 18 NORTH, RANGE 20 EAST
MOUNT DIABLO BASE AND MERIDIAN
COUNTY OF WASHOE STATE OF NEVADA

CHRISTY
CORPORATION

1000 Kiley Pkwy | Sparks Nevada 89436

775.502.8552 christynv.com

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

33 Public Utility Easement per Federal Patent No. 1221090

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

Federal Patent No. 1221090, recorded as Document No. 204316, official records of Washoe County

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

Vacant, Single Family

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

None

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?

None

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

* NoXXXX

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

APN: 142-241-03

When recorded return to:
Washoe County Engineering Division
P.O. Box 11130
Reno, NV 89520
Attn: Leo Vesely
WAB21-0004

RESOLUTION AND ORDER OF ABANDONMENT

WHEREAS, the Washoe county Planning Commission did receive a petition to abandon a portion of the 33' roadway easement reserved in Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada situate within the Northeast One-Quarter of Section Thirty (30), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being Lot 5 of said Section 30; and

WHEREAS, pursuant to NRS 244.276 and 278.480 the County of Washoe has the power to vacate the right-of-way, and

WHEREAS, the Public Utility Companies and Washoe County relinquished their rights to the above mentioned roadway and public utility easements; and

WHEREAS, upon evidence presented by the County Engineer and other interested persons, the Washoe County Planning Commission finds 1) that the public will not be materially injured by the proposed abandonment; and 2) that the abandonment is in the best interests of the County; and 3) the Planning Commissioners gave reasoned consideration to information presented; and

WHEREAS, the Washoe County Planning Commission ordered on May 4, 2021, the abandonment of the above-mentioned portions of roadway and public utility easements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE WASHOE COUNTY PLANNING COMMISSION that the following described portions of roadway and public utility easements be abandoned and that this Order of Abandonment be recorded in the Office of the Washoe County Recorder pursuant to NRS 278.480.

See attached: Exhibit "A" Description, Abandonment Portions of Roadway and Public Utility Easements
Exhibit "A-1" Map to Accompany Description for Abandonment

EXHIBIT "A"
RIGHT OF WAY ABANDONMENT
DESCRIPTION

All those portions of roadway and public utility easements reserved in United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada, situate within the Northeast One-Quarter of Section Thirty (30), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being Lot 5 of said Section 30, said portions being more particularly described as follows:

All those portions of the thirty-three (33') foot wide roadway and public utility easements reserved per United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada along the West, East and South sides of said Lot 5.

See Exhibit "A-1" attached hereto and made a part hereof.

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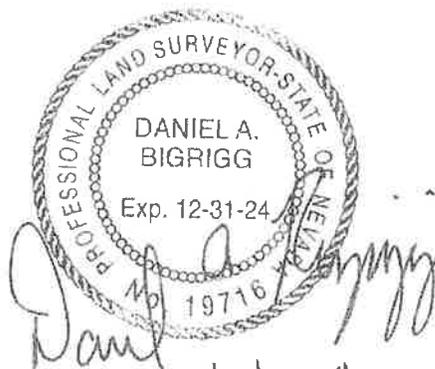
EXHIBIT "A"
LEGAL DESCRIPTION OF
PUBLIC UTILITY EASEMENT RELINQUISHMENT

All those portions of public utility easements reserved in United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada, situate within the Northeast One-Quarter of Section Thirty (30), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being Lot 5 of said Section 30, said portions being more particularly described as follows:

All those portions of the thirty-three (33') foot wide public utility easements reserved per United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada, along the West, East and South sides of said Lot 5.

See Exhibit "A-1" attached hereto and made a part hereof.

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ARROWCREEK PARKWAY

APN 142-241-04
LOT 6, SECTION 30
IRVIN FAMILY 2004 TRUST

33' PUBLIC UTILITY EASEMENT PER
FEDERAL PATENT NO. 1221090 &
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THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
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APN 142-241-03
LOT 5, SECTION 30
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33' PUBLIC UTILITY EASEMENT PER
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ABANDONED HEREON

APN 142-241-02
LOT 4, SECTION 30
LARRY SLITER FAMILY TRUST

APN 142-241-14
LOT 8, SECTION 30
PAGE J & OLIVA BAILEY



SCALE 1" = 80'

EXHIBIT "A-1"

MAP TO ACCOMPANY DESCRIPTION FOR ROADWAY
AND PUBLIC UTILITY EASEMENT ABANDONMENT
PER DOCUMENT NO. 204316

SITUATE IN THE NE 1/4 OF SECTION 30, T. 18 N., R. 20 E.,
MOUNT DIABLO BASE AND MERIDIAN
COUNTY OF WASHOE STATE OF NEVADA



CHRISTY
CORPORATION

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775.502.8552 christynv.com

English ▾

Home » Assessor » Real Property Assessment Data

WASHOE COUNTY ASSESSOR PROPERTY DATA 6/6/2024

Owner Information				Building Information		XFOB	SUBAREA
APN	142-241-03	Card 1 of 1		Bld #1 Situs	2100 WHITES CREEK LN	Property Name	
Situs 1	2100 WHITES CREEK LN WASHOE COUNTY NV 89511	Bld #		Quality		Building Type	
Owner 1	POWAR AMOLAK SURJIT FAMILY LIVING TRUST	FAMILY TRUST		Stories		2nd Occupancy	
Owner 2 or Trustee	POWAR TRUSTEE, AMOLAK S & SURJIT K	TRUSTEE		Year Built	0	WAY 0	
Mail Address	1000 S VIRGINIA ST RENO NV 89502			Bedrooms	0	Square Feet	
Parcel Information				Full Baths	0	Finished Bsmt 0	
Keyline Desc	GOVERNMENT HOMESITES LT 5			Half Baths	0	Unfin Bsmt 0	
Subdivision	UNSPECIFIED			Fixtures		Basement Type	
	Section 30	Township 18	Range 20	Fireplaces	0	Gar Conv Sq Feet 0	
Record of Survey Map : Parcel Map# 0 : Sub Map#				Heat Type		Total Garage Area 0	
Special Property Code				2nd Heat Type		Garage Type	
2024 Tax District	4000	Prior APN		Exterior Walls		Detached Garage 0	
2023 Tax District	4000	Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied	2nd Ext Walls		Basement Gar Door 0	
				Roof Cover		Sub Floor	
				% Complete	0	Frame	
				Obso/Bldg Adj	0	Units/Bldg 0	
				Construction Modifier		Units/Parcel 0	

Land Information				LAND DETAILS			
Land Use	120	DOR Code	120	Sewer	None	Neighborhood	EABG EA Neighborhood Map
Size	108,900 SqFt	Size	2.5 Acres	Street	Paved	Zoning Code	HDR 99% / GR 1%
CAGC	-	Water	None				

Sales and Transfer Records		RECORDER SEARCH							
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note	
CECCONI, JOSEPH A & KIMBERLY A	POWAR AMOLAK, SURJIT FAMILY LIVING TRUST	4649505	DEED	11-02-2016	100	199,900	1SVR		
CECCONI, JOSEPH A & KIMBERLY A	CECCONI, JOSEPH A & KIMBERLY A	4649504	DEED	11-02-2016			0 3BCT		
CECCONI, JOSEPH A	CECCONI, JOSEPH A & KIMBERLY A	4101366	DEED	04-09-2012	120		0 3BFM		