



# Planning Commission Staff Report

Meeting Date: May 6, 2025

Agenda Item: 9A

ABANDONMENT CASE NUMBER:

WAB24-0006 (JC Investment LLC Series V)

BRIEF SUMMARY OF REQUEST:

Request to abandon Washoe County's interest in portions of access and utility easements

STAFF PLANNER:

Tim Evans, Planner  
775.328.2314  
TEvans@washoecounty.gov

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a 144.86-foot long, 33-foot-wide government patent access and utility easement traversing north-south and bisecting the property, as well as a 231.21-foot-long, 13-foot-wide portion of the 33-foot-wide government patent access and utility easement along the southern property line.

Applicant: JC Investment LLC Series V  
Property Owner: JC Investment LLC Series V  
Location: 15850 Fawn Lane  
APN: 150-242-15  
Parcel Size: 2.002 acres  
Master Plan: Suburban  
Regulatory Zone: Residential (SR) and Rural (R)  
Low Density Suburban (LDS) and General Rural (GR)  
Planning Area: Forest  
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



**Staff Report Contents**

Abandonment Definition .....	3
Site Plan .....	4
Project Evaluation .....	5
Forest Planning Area.....	6
Reviewing Agencies .....	7
Recommendation .....	10
Motion .....	10
Appeal Process .....	10

---

**Exhibits Contents**

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



### **Abandonment Definition**

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants 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.

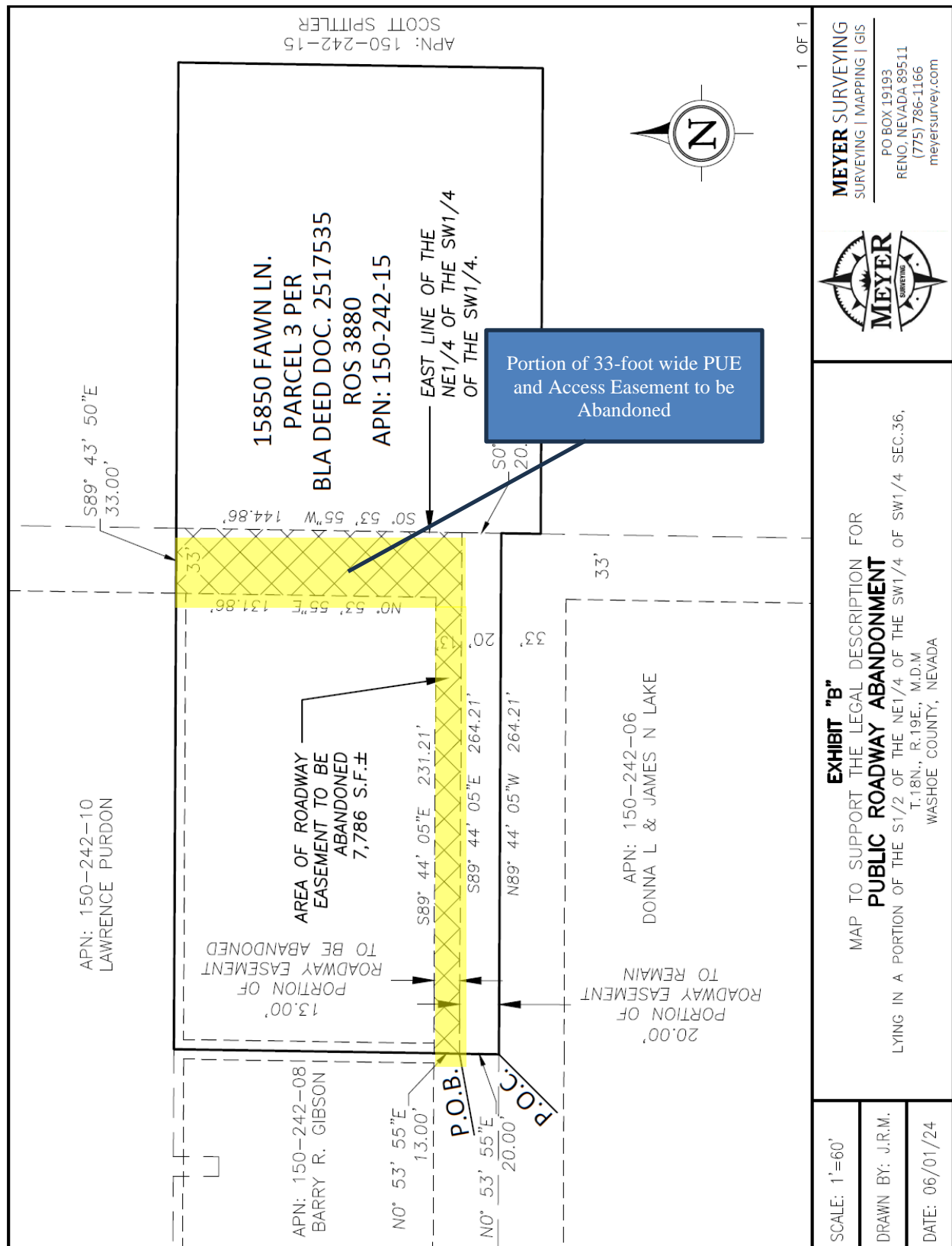
The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division, which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new 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 WAB24-0006 are attached to this staff report and will be included with the Action Order if granted approval.

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

The subject property has a regulatory zone of 68% Low Density Suburban (LDS) & 32% General Rural (GR). Setbacks for the LDS regulatory zone are thirty (30) feet from the front and rear property lines and twelve (12) feet from the side property lines. Setbacks for the GR regulatory zone are thirty (30) feet from the front and rear property lines and fifty (50) feet from the side property lines.





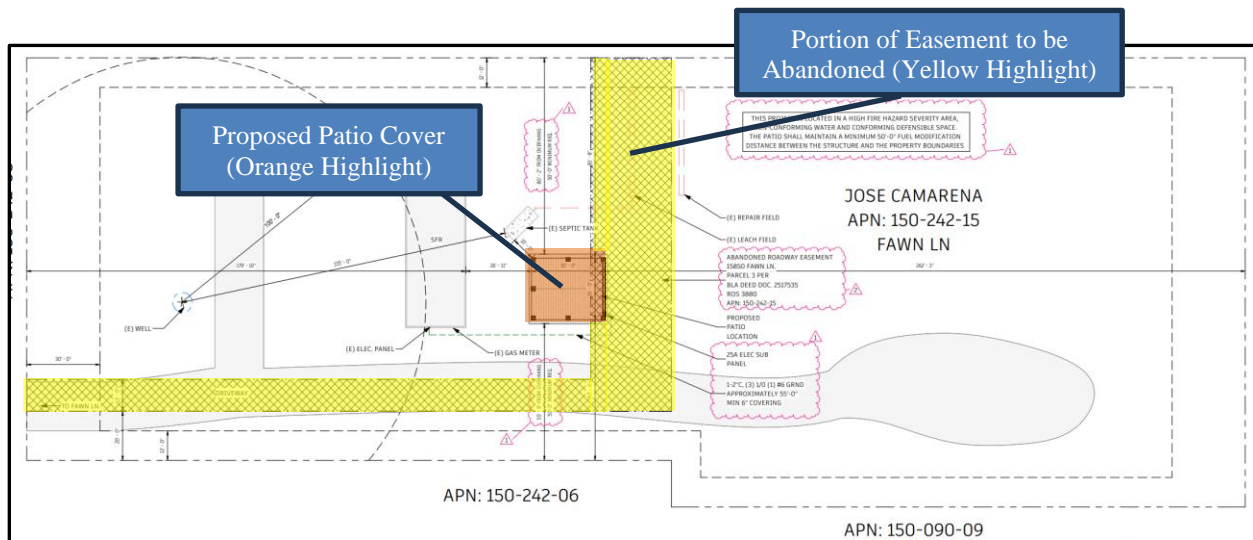
**Site Plan**



## Project Evaluation

The applicant is seeking to abandon a portion of a 33-foot-wide access and public utility easement (PUE) which bisects the property in a north/south orientation, and to abandon 13 feet of a 33 foot-wide access and public utility easement parallel to the southern property line. According to the application (Exhibit E), the abandoned area will enable the property owner to construct “future site and yard improvements.” The area proposed to be abandoned was created by a government patent, is entirely within the applicant’s property, and is depicted by the yellow highlighted area in the site plan on page 4.

After submitting the abandonment application on June 11, 2024, the applicant submitted building permit application WBLD24-105820 on September 13, 2024, for the construction of an 897-square-foot patio cover. As detailed in Figure 1 below, the proposed patio cover is located partially within the north/south easement bisecting the property. Abandonment of this easement would allow the applicant to construct the proposed patio cover.

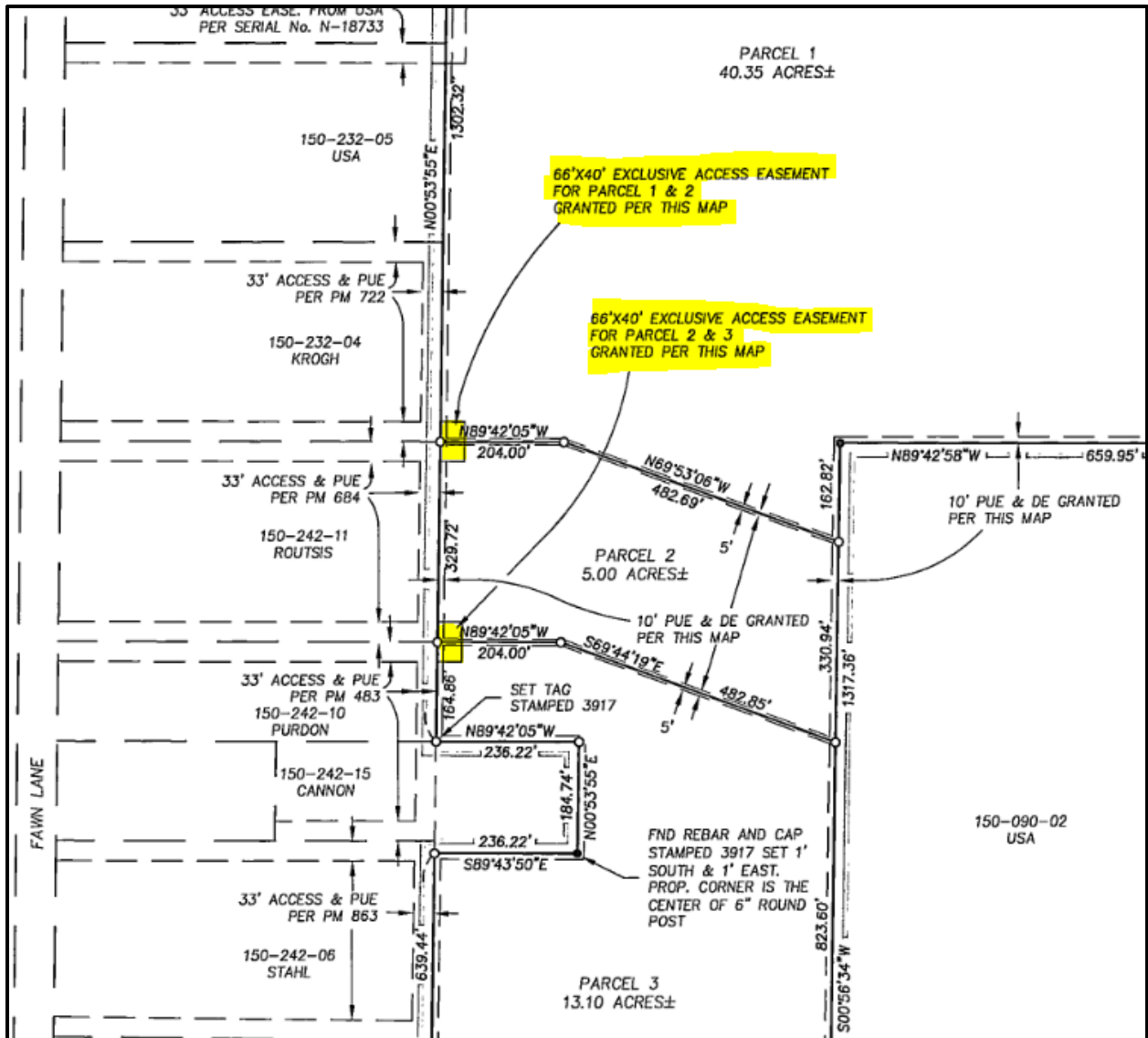


**Figure 1. Portion of Site Plan from Building Permit WBLD24-105820**

Access to the subject property is off of Fawn Lane. The area to be abandoned would not impact surrounding property owners, as twenty (20) feet of the easement running along the southern property line would be retained and may be used for roadway access by the property owner to the east. The utility companies – NV Energy, AT&T, Spectrum - were contacted and comments from AT&T and Spectrum were provided expressing no concerns for the abandonment.

A 33-foot access and public utility easement surrounds all of the adjacent parcels as shown in Figure 2 on page 6 – a portion of Parcel Map 4807. The 13.1-acre parcel to the east and 5-acre parcel to the north (shown in Figure 2) are served by an exclusive access easement on the parcels north of the subject parcel. Therefore, while a 20-foot portion of the easement along the subject parcel’s southern property line is being retained to ensure sufficient access to the parcel to the east, that parcel does also have alternative access that would not be impacted as a result of the abandonment due to exclusive access being provided via the parcels to the north.





**Figure 2. Portion of Parcel Map 4807A**

### **Forest Planning Area**

The subject parcel is located within the Forest Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Forest Planning Area or the Washoe County Master Plan.



## **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
BLM - NV State Office	X			
BLM - Surprise Field Office	X			
FS - Carson Ranger District	X			
FS - State Office, Humboldt-Toiyabe Nat'l Forest	X			
NDOW (Wildlife)	X			
Washoe County Animal Services	X			
Washoe County Operations Division Director	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Rights Manager (All Apps)	X			
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All	X			
NNPH Air Quality	X			
Reno Fire	X			
Sun Valley GID	X			
UTILITIES	X			

Additionally, Washoe County Water Rights provided a response stating, "No water rights conditions for this abandonment."

Planning staff also provided the project information to Spectrum, a utility company, and, as of the drafting of this staff report, no comments were received concerning the project.

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

## **Public Comment**

Staff received public comment via phone on July 3, 2024, from Scott Spittler who is the owner of the property immediately to the east of the subject property. Scott stated that he had concerns with the abandonment as the 33-foot easement provides access to his five (5) acre parcel (APN 150-090-08) and thirteen (13) acre parcel (APN 150-090-09). He also stated he reviewed the application posted on the website and the applicant's parcel map did not include information showing his property being split into a five (5) acre parcel and thirteen (13) acre parcel.

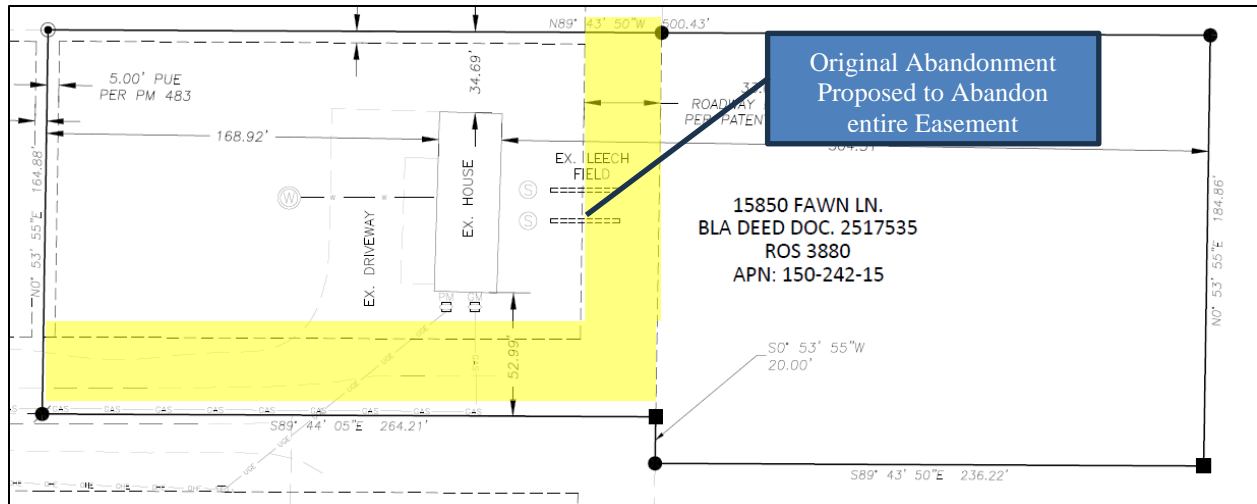
Staff explained that the records, including recent recorded maps which accounted for Mr. Spittler's division and a recent boundary line adjustment, were reviewed by staff as part of the analysis for the abandonment application.

An important point to note is that the original abandonment proposed was for the abandonment of the entire easement as detailed in Figure 3. Mr. Spittler's concerns were that the abandonment of the entire easement would impact his ability to use the gated access to his property to the east (see Figure 4). As a result of the comment from Mr. Splitter and comments from Washoe County Engineering Department during the initial review of the abandonment, staff requested the applicant to revise the abandonment such

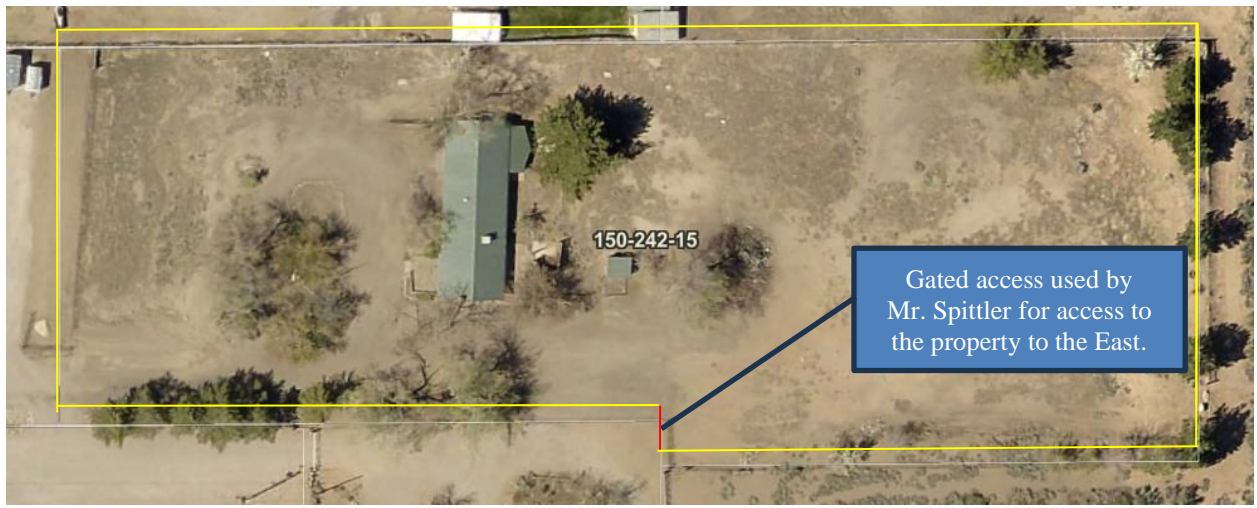


that 20 feet of the southernmost portion of the easement coterminous with the southern property line was retained.

Additionally, Figure 5 details all of the access points (yellow highlighted) to Mr. Spittler's parcels from Fawn Lane. As evidenced by the Figure, multiple sufficient access points will be available to serve the property after the partial abandonment.

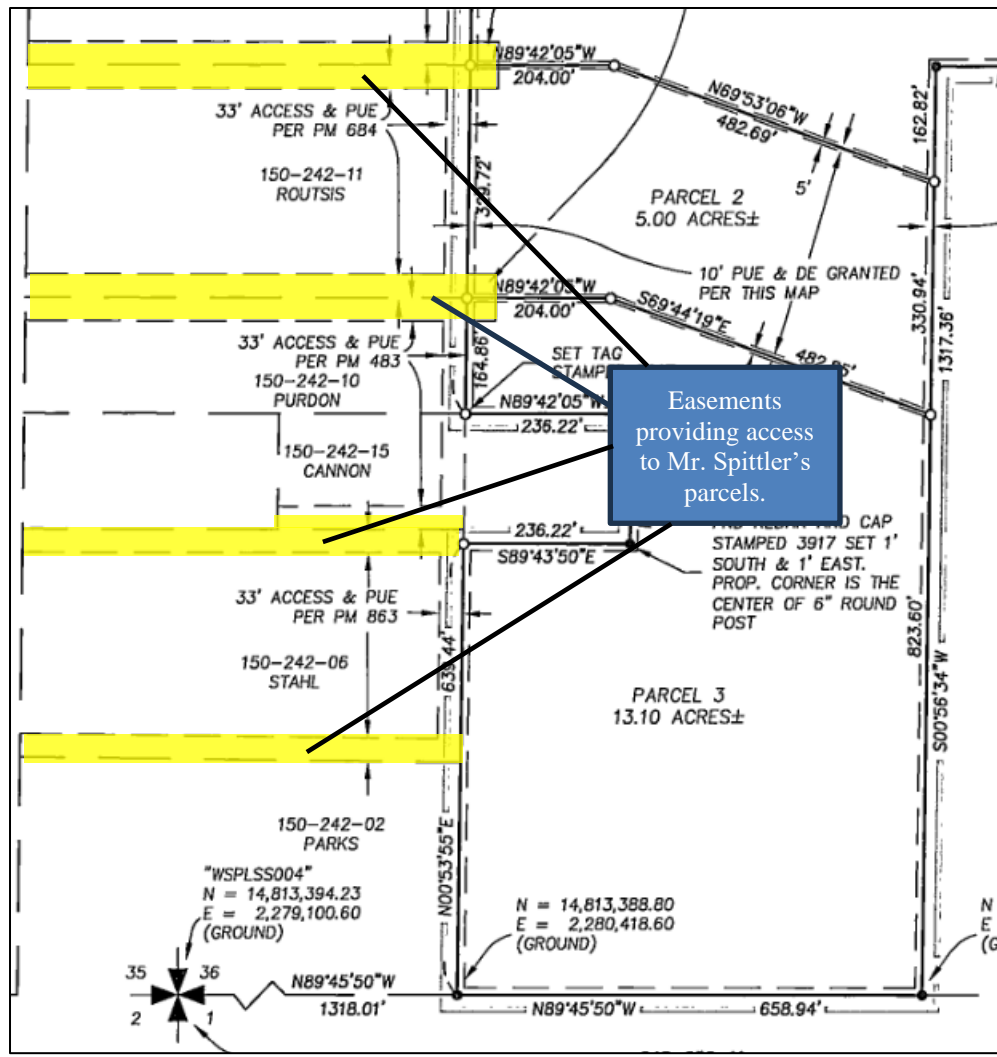


**Figure 3. Original Abandonment Proposed in July 2024**



**Figure 4. Gated Access to Mr. Splitter's Property**





**Figure 5. Access Easements Serving Mr. Spittler's Parcels**

### **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 Forest Planning Area.

*Staff Comments:* The proposed abandonment does not affect any standards of either the Washoe County Master Plan or the Forest Planning Area. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or Forest 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. No recommendations for denial were received and conditions of approval are included with the staff report as Exhibit A. The abandonment will not result in any material injury to the public, as access is already established to all surrounding parcels and will remain. Further, a 20-foot-wide access easement will remain along the southern property line of the subject property, providing access to the parcel to the east.*

- (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 Spectrum were sent the project description and application for evaluation. Staff received responses from AT&T and Spectrum that indicated no conflict with the proposed abandonment. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements which are included in Exhibit A.*

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB24-0006 is 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 WAB24-0006 for JC Investment LLC Series V, 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 Forest Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).





# Conditions of Approval

Abandonment Case Number WAB24-0006

The project approved under Abandonment Case Number WAB24-0006 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on May 6, 2025. 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 Division 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 – Tim Evans, Planner, 775.328.2314, TEvans@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 approved Resolution and Order of Abandonment by the County Recorder.
- d. The abandonment legal description and exhibit map shall accurately depict the abandonment such that:
  1. The 144.86-foot long, 33-foot-wide government patent access and utility easement traversing north-south and bisecting the property is abandoned; and
  2. The 231.21-foot-long, 13-foot-wide northern portion of the 33-foot-wide government patent access and utility easement along the southern property line is abandoned.

**Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name – Robert Wimer, P.E., 775.328.2059, RWimer@washoecounty.gov**

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.



- c. 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 Washoe County Planning Commission or this conditional abandonment will be null and void.

\*\*\* End of Conditions \*\*\*



**From:** [Galicia, Amelia](#)  
**To:** [Evans, Timothy](#)  
**Subject:** FW: June Agency Review Memo II  
**Date:** Tuesday, June 18, 2024 12:21:35 PM  
**Attachments:** [June Agency Review Memo II.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

---

Good afternoon,

No concerns with item #3, from the Washoe County Sheriff's Office.

Thank you,



**Amelia Galicia, Captain**  
Washoe County Sheriff's Office  
Patrol Division  
**Phone:** 775-328-3350  
**Email:** [agalicia@washoecounty.us](mailto:agalicia@washoecounty.us)  
911 Parr Boulevard  
Reno, NV 89512  
[www.WashoeSheriff.com](http://www.WashoeSheriff.com)



---

**From:** Roman, Brandon <BRoman@washoecounty.gov>  
**Sent:** Monday, June 17, 2024 3:42 PM  
**To:** Huntley, Scott <SHuntley@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Rigdon, Kimberly <KRigdon@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>  
**Subject:** June Agency Review Memo II

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 **Items #1 - #4**. The item description and link to the application are provided in the memo. **Comments Items #1 - #3 are due by June 27, 2024. Comments for Item #4 is due by July 2, 2024.**

Scott (Building) – **Items #1, #3 and #4**

Faye-Marie (Parks & Open Space) – **All Items**

Katrina (Sewer) – **Items #1 and #4**

Mitch (Traffic) – **Items #1, #3 and #4**

Kim (Water Resource Planning) – **Item #1**

Timber (Water Rights) – **All Items**

Capt. Galicia (WCSO) – **Items #3 and #4**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Item #1**

EMS – **Item #4**

David/Jim/Wes (Environmental Health) – **Items #1 and #3**

Sincerely,



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

[broman@washoecounty.gov](mailto: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](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto: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](#)



**From:** [COOPER, CLIFFORD E](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Abandonment Case Number WAB24-0006 (JC Investment LLC Series V)  
**Date:** Monday, June 17, 2024 1:50:46 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.]

Tim,

AT&T does not have any adverse comments regarding this project. NVE and AT&T share a pole line on the northerly side of the subject property.

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](mailto:cc2132@att.com)  
***TEXTING and DRIVING...It Can Wait***



June 24, 2024

Washoe County Community Services  
Planning and Development Division

RE: JC Investment LLC Series V; 150-242-15  
Abandonment; WAB24-0006

Dear Washoe County Staff:

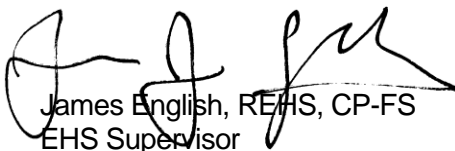
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto: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 is served by an onsite sewage disposal system and domestic well.

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

Sincerely,



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





Date: May 18, 2024

To: Tim Evans, Planner

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

Re: Abandonment Case Number WAB24-0006 (JC Investment LLC Series V)

## **GENERAL PROJECT DISCUSSION**

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in three 33-foot-wide government patent access and utility easement traversing north-south within the property and along the southern property line of APN: 150-242-15.

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

No water rights conditions for this abandonment.





Date: June 27, 2024

To: Tim Evans, Planner

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

Re: Abandonment Case WAB24-0006 JC Investment LLC Series V Abandonment  
APN: 150-242-15

## GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of a total of 33 feet of access easement along the southern border and through the middle of the parcel on the subject parcel. The parcel is located on approximately 2.0 acres at 15850 Fawn Lane, south of Mount Rose Highway. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by the owner. The County Engineer shall determine compliance with all the following conditions of approval.

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

## GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. 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.

**WAB24-0006**  
**EXHIBIT B**



**From:** [Espino, Armando](#)  
**To:** [Evans, Timothy](#)  
**Cc:** [Loar, Benjamin D](#); [Grajeda, Armando](#)  
**Subject:** RE: [EXTERNAL] Preliminary Review and Consultation for Abandonment WAB24-0006  
**Date:** Thursday, April 10, 2025 8:00:22 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

**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](#)

Good morning Tim,

Charter Spectrum has no conflicts with this abandonment.

**Born to Build**



Armando Espino | Construction Manager  
775-823-7737 office 775-426-8619 cell  
4930 Energy Way | Reno, NV 89502  
[Armando.Espino@Charter.com](mailto:Armando.Espino@Charter.com)

---

**From:** Loar, Benjamin D <Benjamin.Loar@charter.com>  
**Sent:** Thursday, April 10, 2025 7:39 AM  
**To:** Espino, Armando <Armando.Espino@charter.com>; Grajeda, Armando <Armando.Grajeda@charter.com>  
**Subject:** Fw: [EXTERNAL] Preliminary Review and Consultation for Abandonment WAB24-0006

FYI, RFC for on an Abandonment.

Thank you,

**Benjamin Loar | Business Development Specialist**  
Mobile: (775) 399-4144 | Mon-Fri 7am-4pm PST  
9335 Prototype Dr | Reno, NV 89511





## **Public Notice**

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of 6 separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



## **Public Notice Map**

**Abandonment Case Number WAB24-0006**



## Memo to File

Date: July 3, 2024

To: File

From: Tim Evans, Planner

RE: Comment from Scott Spittler, Owner of Adjacent Parcels with APN 150-090-09 and APN 150-090-08

---

Comment received via phone from Scott Spittler stating he has concerns with the abandonment as the 33-foot easement provides access to his five (5) acre parcel (APN 150-090-08) and thirteen (13) acre parcel (APN 150-090-09). He also stated he reviewed the application posted on the website and the applicant's parcel map did not include information showing his property being split into a five (5) acre parcel and thirteen (13) acre parcel.

Staff explained that the records, including recent recorded maps which accounted for his division and a recent boundary line adjustment, were reviewed and the area to be abandoned is encompassed with trees along the south property line.

Mr. Splitter inquired about how long he would have to file an appeal if the project is approved by the Planning Commission. Staff informed him that he has ten (10) days from the date of the decision being filed with the secretary of the Planning Commission. He inquired about how he could attend the meeting since he is in Utah.

Staff informed him that he has the option of attending remotely and the Zoom link to do so would be on the meeting agenda.



Community Services Department  
Planning and Building  
ABANDONMENT APPLICATION



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

Telephone: 775.328.6100



## Abandonment

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

## Development Application Submittal Requirements

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

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

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



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

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

---

**Notes:**

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



## Washoe County Development Application

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

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



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

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

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

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

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

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

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

*      Yes	*      No
------------	-----------

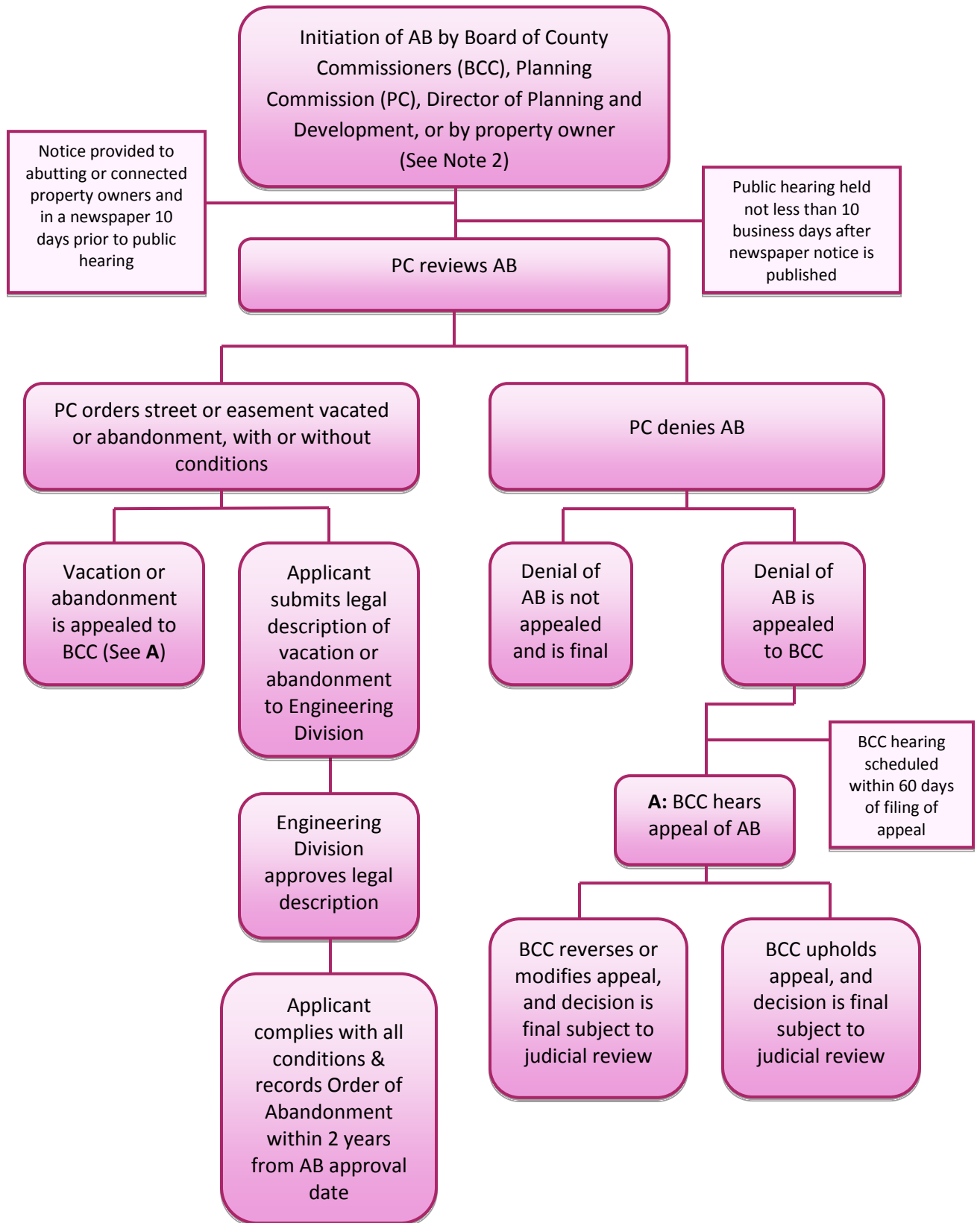
**IMPORTANT**

**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.



## Abandonment (AB) – Article 806 (See Note 1)



Note 1: Identified as vacations or abandonments of easements or streets in WCC Chapter 110.

Note 2: Street or easement must be owned by Washoe County, or is a government patent easement. Property owner must own property abutting the easement or public street right-of-way.

*This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.*



NOTES:

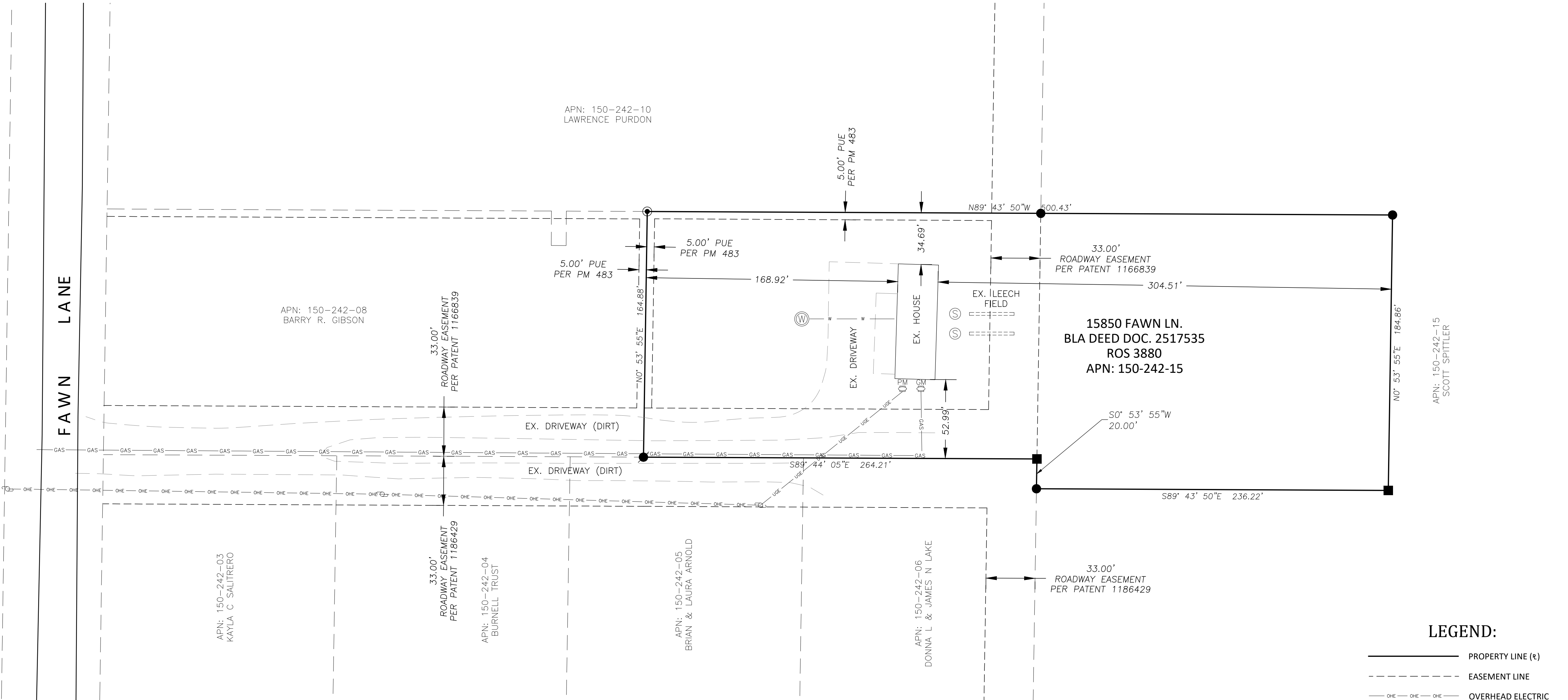
1. A FIELD SURVEY CONDUCTED ON MAY 24, 2024 AT:  
15850 FAWN LN. RENO, NV 89511 (150-242-15).

BY:

MEYER SURVEYING  
PO BOX 19193  
RENO, NV 89511  
775-786-1166  
JOHN RANDOLPH MEYER, NV PLS 20793

2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM  
SURFACE APPARENT MARKINGS AND FEATURES. UTILITY LOCATIONS ARE  
SHOWN ONLY FOR CONVENIENCE OF THE OWNER. THE OWNER SHALL BEAR  
FULL RESPONSIBILITY FOR THE PROTECTION OF THE UTILITIES AND MEYER  
SURVEYING BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON  
OR NOT IN THE LOCATION SHOWN HEREON. THIS INCLUDES ALL SERVICE  
LATERALS OF ANY KIND.

3. CALL UNDERGROUND SERVICE ALERT NORTH (USA NORTH - 811) FOR  
UTILITY LOCATIONS PRIOR TO CONSTRUCTION 811.



BASIS OF BEARINGS:

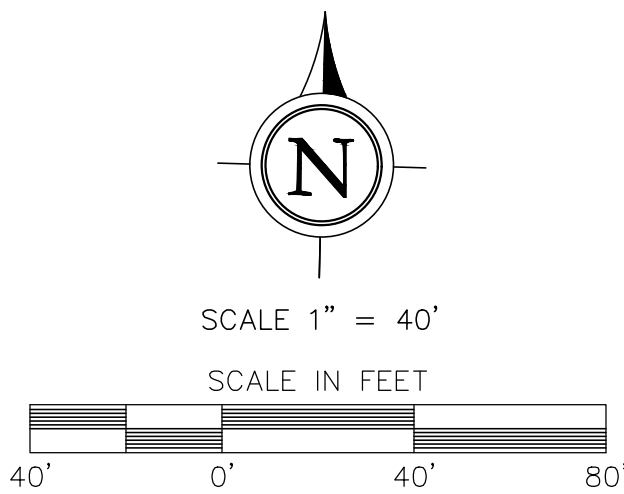
NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST  
ZONE (2703). BASED ON GPS RTK OBSERVATION UTILIZING THE  
NEVADA GPS NETWORK REAL TIME NETWORK.

THE COMBINED GRID-TO-GROUND SCALE FACTOR = 1.000197939

THE COORDINATES AND DISTANCES SHOWN HEREON ARE  
GROUND VALUES. TO OBTAIN GRID VALUES DIVIDE BY  
1.000197939.

BASIS OF ELEVATIONS:

NAVD 88 (GEOID99), BASED ON GPS RTK OBSERVATION  
UTILIZING THE NEVADA GPS NETWORK REAL TIME NETWORK.



LEGEND:

- PROPERTY LINE (t)
- EASEMENT LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- WATER LINE
- GAS LINE
- UTILITY POLE (JOINT)
- POWER METER
- GAS VALVE
- GAS METER
- WELL
- SEPTIC TANK COVER

SHEET 1 OF 1	SCALE: 1" = 40'		<div>SITE PLAN</div> <div>15850 FAWN LN. (APN: 150-242-15) RENO, NEVADA</div> <div>CLIENT: JC INVESTMENTS LLC SERIES V</div>	<div><div>MEYER SURVEYING SURVEYING   MAPPING   GIS PO BOX 19193 RENO, NV 89521 (775) 786-1166</div></div>	REVIEWS:  06/04/2024 FOR REVIEW
	DATE: 06/04/2024				
	DRAWN BY: JRM				
	CHKD. BY: JRM				



483

Marjorie C. Green  
NOTARY PUBLIC

James K Jones  
County Recorder

BY Aileen C Johnson  
Deputy

ALEX GOON  
County Clerk

BY: *[Signature]*  
Deputy

AREA OF PROPOSED  
ABANDONMENT.

THERE ARE NO EXISTING  
ROAD IN THIS PORTION OF  
THE EASEMENT.

NO ADJACENT PARCELS  
UTILIZE THIS PORTION OF

<p align="center"><b>PARCEL MAP</b>  <b>OF</b>  <b>A PORTION OF THE S.1/2</b>  <b>OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE</b>  <b>S.W. 1/4 OF SEC. 36, T.18N., R.19E., M.D.B.&amp;M.</b>  <b>IN WASHOE COUNTY, NEVADA</b>  <b>FOR</b>  <b>DEARBORN AND YOUNG</b></p>	
<p>FRED L. PETERSEN, R.L.S. 2371          ROUTE 1 BOX 138B          FERNLEY, NEVADA 89408</p>	<p>Scale: 1" = 50'          September, 1977          Sheet 1 of 1</p>

Parcel Map # 483



Nevada 013967

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**  
has been issued showing that full payment has been made by the claimant

**Cecil F. Minor,**  
pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An  
Act to provide for the purchase of public lands for home and other sites," and the acts supplemental there-  
to, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 18 N., R. 19 E.,**

**Sec. 36, ~~S. 1/4~~SW1/4.**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land,  
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and  
in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs  
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the  
said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way  
thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving,  
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together  
with the right to prospect for, mine, and remove the same according to the provisions of said Act of June  
1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public  
utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of  
the Bureau of Land Management, in accordance with the  
provisions of the Act of June 17, 1948 (62 Stat., 476), has,  
in the name of the United States, caused these letters to be  
made Patent, and the Seal of the Bureau to be hereunto  
affixed.

GIVEN under my hand, in the District of Columbia, the  
**TWENTY-SIXTH** day of **NOVEMBER** in the year of  
our Lord one thousand nine hundred and **FIFTY-SIX**  
and of the Independence of the United States the one hundred  
and **EIGHTY-FIRST.**

[SEAL]

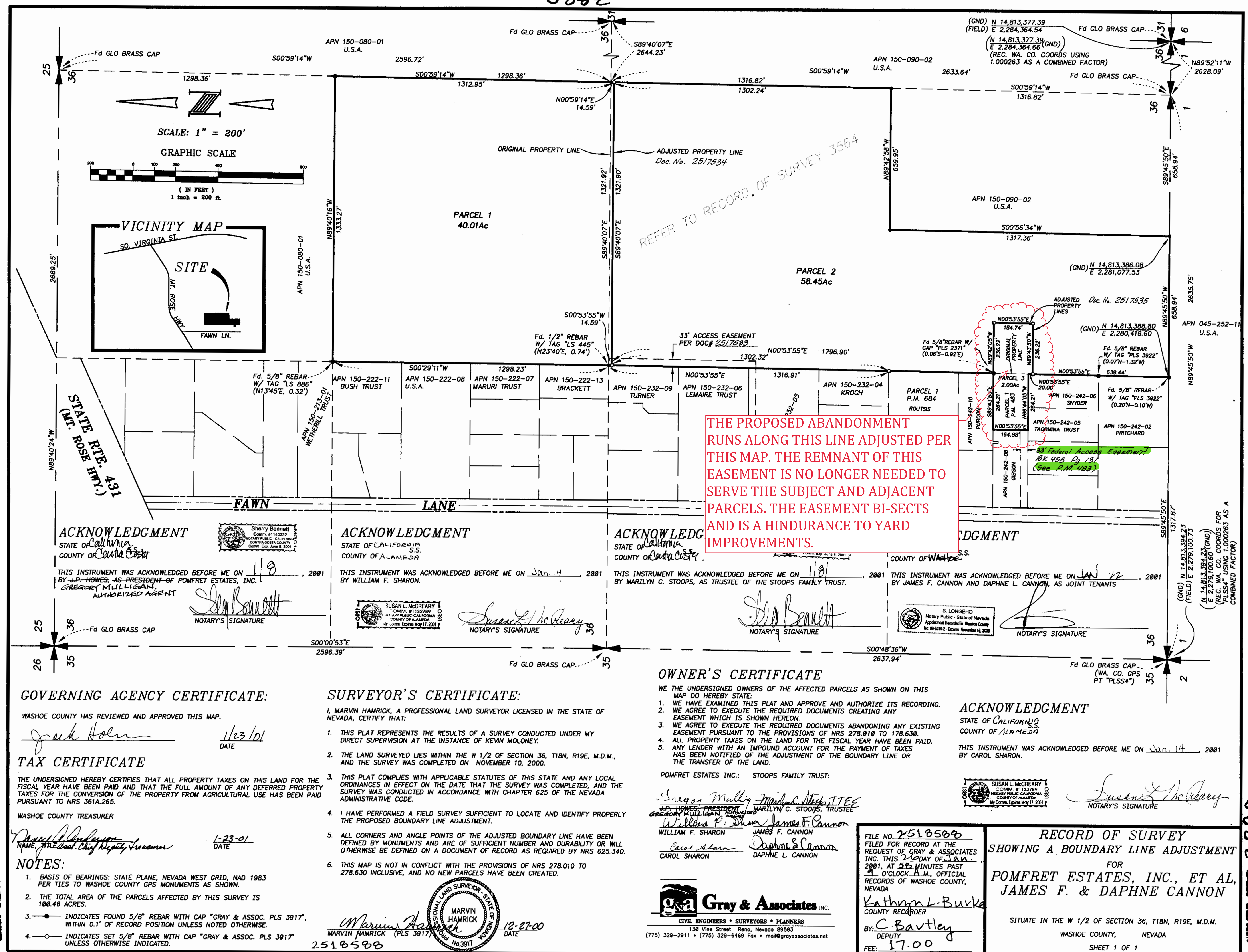
For the Director, Bureau of Land Management.

By Rose M. Beall

Chief, Patents Section.

Patent Number 1166829







APN: 150-242-10  
LAWRENCE PURDON

S89° 43' 50"E  
33.00'

APN: 150-242-08  
BARRY R. GIBSON

AREA OF ROADWAY  
EASEMENT TO BE  
ABANDONED  
13,070 S.F.±

15850 FAWN LN.  
PARCEL 3 PER  
BLA DEED DOC. 2517535  
ROS 3880  
APN: 150-242-15

APN: 150-242-15  
SCOTT SPITTLER

N0° 53' 55"E  
33.00'

P.O.B.

S89° 44' 05"E 231.21'

N89° 44' 05"W 264.21'

EAST LINE OF THE  
NE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$   
OF THE SW1/4.

APN: 150-242-06  
DONNA L & JAMES N LAKE



**WAB24-0006  
EXHIBIT E**

1 OF 1

SCALE: 1"=60'

DRAWN BY: J.R.M.

DATE: 06/01/24

**EXHIBIT "B"**

MAP TO SUPPORT THE LEGAL DESCRIPTION FOR  
**PUBLIC ROADWAY ABANDONMENT**

LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF THE SW1/4 OF SW1/4 SEC.36,  
T.18N., R.19E., M.D.M  
WASHOE COUNTY, NEVADA



**MEYER SURVEYING**  
SURVEYING | MAPPING | GIS

PO BOX 19193  
RENO, NEVADA 89511  
(775) 786-1166  
meyersurveying.com



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**PUBLIC ROADWAY EASEMENT ABANDONMENT**

All that certain real property situate within the S1/2 of the NE1/4 of the SW1/4 of the SW1/4 of Section 36, Township 18 North, Range 19 East, M.D.M., Washoe County, Nevada, more particularly described as follows:

**BEGINNING** at the Southwest corner of Parcel 3 of Boundary Line Adjustment Deed Document No. 2517535 recorded on January 23, 2001, in the Official Records of Washoe County, Nevada  
THENCE along the westerly line of said Parcel 3, North 00°53'55" East, 33.00 feet;

THENCE departing the westerly line of said Parcel 3, South 89° 44' 05" East, 231.21 feet;

THENCE North 00° 53' 55" East, 131.86 feet to the northerly boundary of said Parcel 3;

THENCE along the northerly boundary of said Parcel 3, South 89° 43' 50" East, 33.00 feet;

THENCE South 00° 53' 55" West, 164.86 feet to an angle point on the southerly boundary of said Parcel 3;

THENCE along the southerly boundary of said Parcel 3, North 89° 44' 05" West, 264.21 feet to the Southwest corner of said Parcel 3 and **THE POINT OF BEGINNING**.

AREA = 13,070 S.F.±

**BASIS BEARINGS:**

NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:  
Meyer Surveying  
PO Box 19193  
Reno, NV 89511

John Randolph Meyer  
NV PLS 20793