



# Planning Commission Staff Report

Meeting Date: March 3, 2026

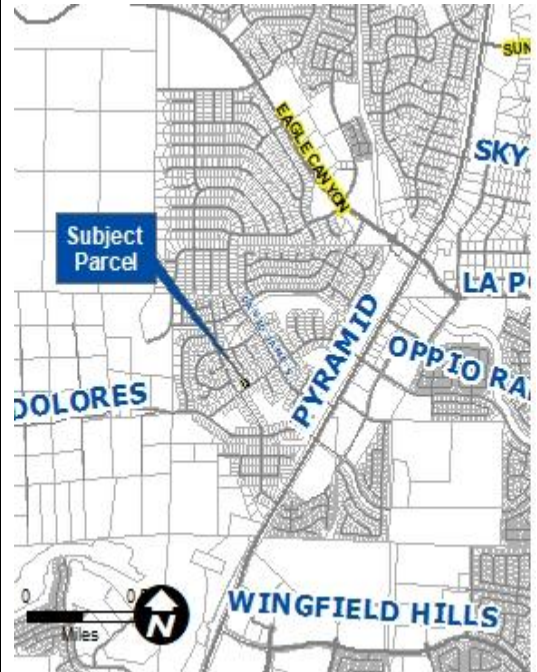
Agenda Item: 7A

ABANDONMENT CASE NUMBER:	WAB25-0008 (Florence Place)
BRIEF SUMMARY OF REQUEST:	Request to abandon the County's interest in Florence Place ROW
STAFF PLANNER:	Julee Olander, Planner 775.328.3627 jolander@washoecounty.gov

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest of Florence Place right-of-way (ROW), a ±49.5' wide roadway to the east of 7495 Robert Banks Blvd.

Applicant/Owner:	Maurice Shaylor
Location:	7495 Robert Banks Blvd.
APN:	089-194-01
Parcel Size:	0.350 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Spanish Springs
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	4 – Commissioner Andriola



## STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**Staff Report Contents**

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A  
Agency Comments..... Exhibit B  
Neighbor Letter ..... Exhibit C  
Public Notice ..... 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 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 WAB25-008 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 suburban (MDS). Setbacks for the MDS regulatory zone are 20 feet from the front and rear property lines and 8 feet from the side property lines.



**Site Plan**



Truckee Meadows Water Authority (TMWA) requested the following, “TMWA would like to have a public utility easement reserved within the abandonment area for a 6” water main that currently exists within the street.” (See Exhibit B, page 3 & 4). Washoe County Engineering included a condition in the conditions of approval stating, “reservation of a 20-foot wide TMWA water line easement for the 6” water main located within Florence Place to the approval of TMWA and the County Engineer.” In reviewing the request and comments with other County agencies (See Exhibit B), staff is supportive of the applicants request to abandon Washoe County’s interest in Florence Place.

**Spanish Springs Planning Area**

The subject parcel is located within the Spanish Springs Planning Area. There are no relevant policies related to the abandonment of easements in the Spanish Springs Planning Area section of 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
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Environmental Health	X			
TMFPD	X			
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X	X		

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

**Staff Comment on Required Findings**

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

*Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Spanish Springs 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 off Robert Banks Blvd. 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, and Truckee Meadows Water Authority (TMWA) were sent the project application. AT&T, TMWA, and Washoe County Engineering reviewed the project and provided a comment/condition of approval to address existing public utility easements (See Exhibit A & B).*

### **Recommendation**

After a thorough analysis and review, Abandonment Case Number WAB25-0008 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 WAB25-0008 for Maurice Shaylor, 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 Spanish Springs 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).



# Conditions of Approval

Abandonment Case Number WAB25-0008

The project approved under Abandonment Case Number WAB25-0008 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 3, 2026. 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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. 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.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

**Washoe County Engineering and Capital Projects**

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

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

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. The applicant shall provide for reservation of a 20-foot wide TMWA water line easement for the 6” water main located within Florence Place to the approval of TMWA and the County Engineer. 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. Per the notarized letter from Ms. Sara Harger, owner of 7505 Robert Banks Boulevard (APN 089-193-03), dated February 4, 2026, included with the abandonment application, the entirety of the right-of-way for Florence Place is

Washoe County Conditions of Approval

being abandoned to the property located at 7495 Robert Banks Boulevard (APN 089-194-01).

- 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 \*\*\*



Date: January 9, 2026

To: Julee Olander, Planner

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

Re: Abandonment Case WAB25-0008 Florence Place Roadway Right of Way Abandonment  
APN: 089-194-01

## GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of a roadway right of way running northwest to southeast along the northeastern portion of the lot. The parcel is located on approximately 0.35 acres on Robert Banks Boulevard in Spanish Springs. 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 property 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. The applicant shall provide for reservation of a 20-foot wide TMWA water line easement for the 6" water main located within Florence Place to the approval of TMWA and the County Engineer. 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. Per the notarized letter from Ms. Sara Harger, owner of 7505 Robert Banks Boulevard (APN 089-193-03), dated November 28, 2025, included with the abandonment application, the entirety of the right-of-way for Florence Place is being abandoned to the property located at 7495 Robert Banks Boulevard (APN 089-194-01).
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:** [Donohue, Jen](#)  
**To:** [Olander, Julee](#)  
**Subject:** WAB25-0008 Florence ROW Abandonment  
**Date:** Wednesday, December 24, 2025 3:07:10 PM

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Julee,  
TMFPD has no comments/conditions for the above identified case.

Thank you.

**Jen Donohue**

**Contract Fire Plans Examiner**

**Truckee Meadows Fire & Rescue**

[jdonohue@tmfpd.us](mailto:jdonohue@tmfpd.us) | Cell: 775.447-5780

3663 Barron Way, Reno, NV 89511

**From:** [Daters, Kyle](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Bell, Tanaya](#); [Duncan, Amanda](#)  
**Subject:** Development Review December ~ WAB25-0008 Florence Place Abandonment  
**Date:** Tuesday, December 23, 2025 11:17:28 AM  
**Attachments:** [image001.png](#)  
[December Agency Review Memo.pdf](#)  
[WAB25-0008 Water Main.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](#)

Good morning Julee,

My name is Kyle Daters and I'm a land agent over here at Truckee Meadows Water Authority.

Reviewing the attached Review Memo and Item 1 for the Florence Place Abandonment, TMWA would like to have a public utility easement reserved within the abandonment area for 6" water main that currently exists within the street.

Please let me know if you need any additional information for this or if you have any questions!

Thank you!



**Kyle Daters**  
**Associate Land Agent**  
**Truckee Meadows Water Authority**  
1355 Capital Blvd. | Reno, NV 89502  
O: (775) 834-8289 M: (775) 528-2539  
[kdaters@tmwa.com](mailto:kdaters@tmwa.com) | [www.tmwa.com](http://www.tmwa.com)

\*\*\*Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services.\*\*\*



**Truckee Meadows  
Water Authority**

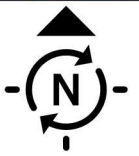
WAB25-0008 Florence PI Abandonment)

DATE: 12/23/2025

By:

Req By:

Scale: 1in =80 ft



NAD 83 NEVADA STATE  
PLANE



Date: December 17, 2025

To: Julee Olander, Planner

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

Re: Abandonment Case Number WAB25-0008 (Florence Place)

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest of Florence Place right-of-way (ROW), a  $\pm$ 50 foot-wide roadway on the east side of the parcel.

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

No water rights conditions for this abandonment.

**From:** [COOPER, CLIFFORD E](#)  
**To:** [Olander, Julee](#)  
**Subject:** Abandonment Case Number WAB25-0008 (Florence Place)  
**Date:** Monday, December 15, 2025 1:17:27 PM

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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](#)

Julee,

AT&T has concerns about the Florence Ct abandonment. Per Tract map 1801, there is a 5' PUE at the rear of the adjoining properties. AT&T has underground facilities at the rear of both properties and through Florence Ct. My understanding is that in the event of the abandonment, the easement would continue and the 50' roadway would be added to 7495 Robert Banks Blvd. If this is the case, then AT&T does not have any adverse comments regarding this proposal.

Please advise.

Thanks,

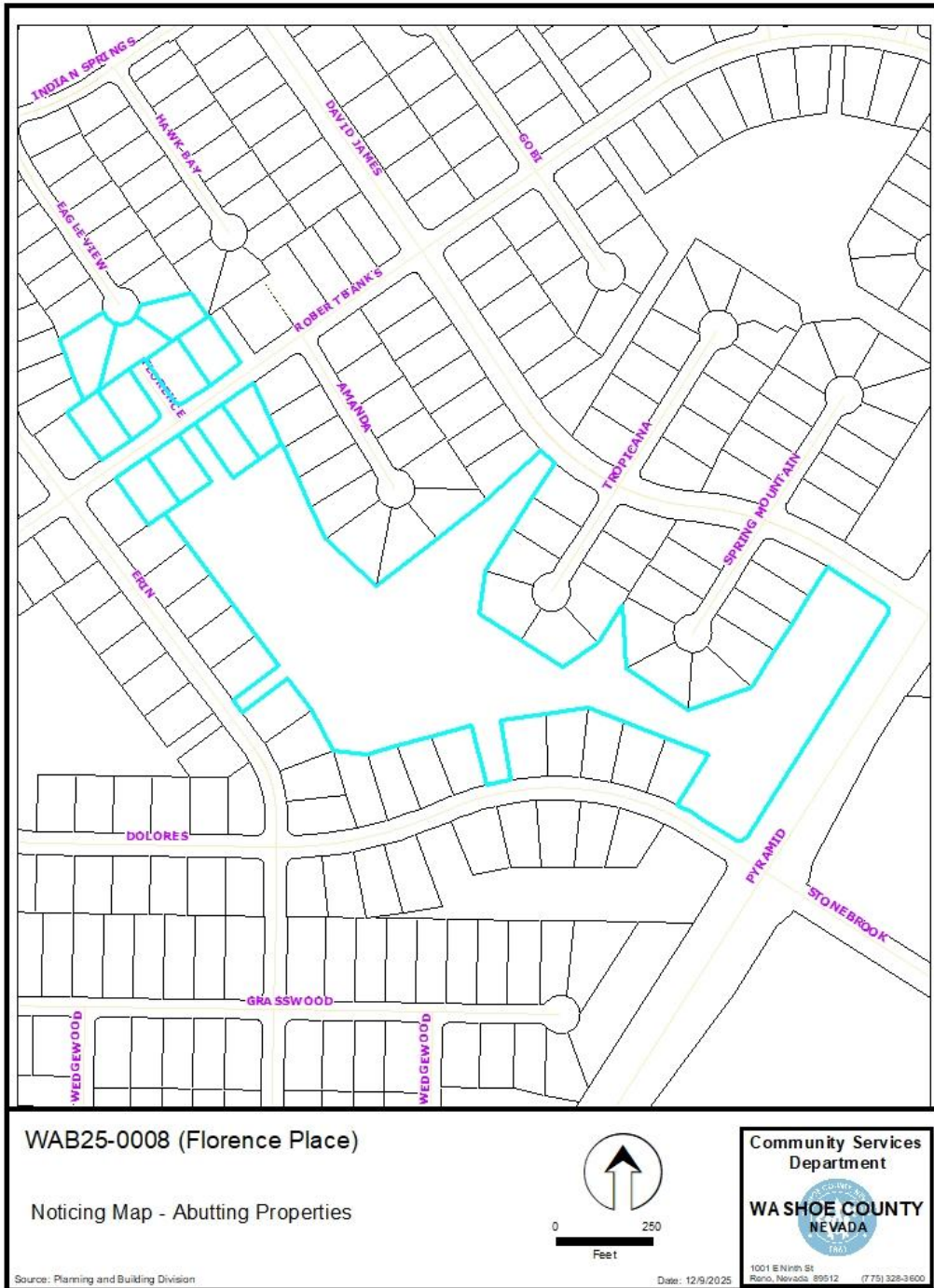
CLIFF COOPER  
SR SPECIALIST-OSP DESIGN ENGINEER  
AT&T NEVADA  
1375 Capital Blvd rm 115  
Reno, NV 89502  
ROW Office: 775-453-7578  
Cell: 775-200-6015  
Email: [cc2132@att.com](mailto:cc2132@att.com)

***TEXTING and DRIVING...It Can Wait***



**Public Notice**

Pursuant to Washoe County Code Section 110.806.15(c)(1) public notification consists of notification by mailing to each owner of property abutting or connected to the proposed vacation or abandonment. This proposal was noticed noticing to 11 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.

<b>Project Information</b>		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 <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:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

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

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

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

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

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

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

* Yes	* No
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**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION**  
**For a**  
**Roadway Abandonment**

All that certain real property situate within Section Three (3) Township Twenty North (T20N), Range Twenty East (R20E), M.D.M., lying within Washoe County, State of Nevada, more particularly described as follows:

**BEGINNING** at the northeast corner of Lot 21, Block "H", as shown on Tract Map, No. 1801 for "Desert Springs Unit #1", according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 21, 1978, as File No. 572330, said point also being the Westerly line of Florence Place, a Fifty (50') foot wide right-of-way as shown on said map;

THENCE North 55°10'17" East along the north line of Florence Place, a distance of 50.00 feet;

THENCE South 34°49'43" West, 135.00 feet;

THENCE along the arc of a tangent curve to the left, having a radius of 20.00 feet, through a central angle of 90°00'00", a distance of 31.42 feet to a point on the northerly right-of-way of Robert Banks Boulevard, a sixty (60') foot wide right-of-way as shown on said map;

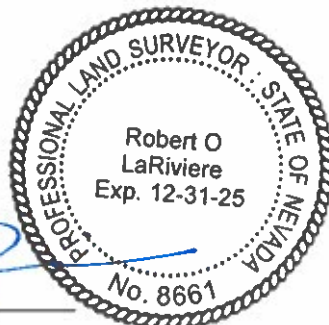
THENCE South 55°10'17" West along the projection of Robert Banks Boulevard a distance of 90.00 feet;

THENCE along the arc of a tangent curve, radial to a bearing of North 34°49'43" East, having a radius of 20.00 feet, through a central angle of 90°00'00", a distance of 31.42 feet to the westerly line of Florence Place;

THENCE North 34°49'43" West along the westerly line of Florence Place a distance of 135.00 feet to said **POINT OF BEGINNING**, containing 7,922 sq. ft., more or less;

The basis of bearings for this description is said Tract Map No. 1801.





  
Robert O. LaRiviere, PLS 8661  
Bowman Consulting Group, LTD.  
1150 Corporate Blvd.  
Reno, Nevada 89502



12-3-25

OSMAN R LOPEZ-CLAROS  
APN 530-433-13

# LEGEND

-  DIMENSION POINT
-  ADJOINER LINE
-  AREA OF ABANDONMENT
-  P.O.B. POINT OF BEGINNING

AREA OF  
ABANDONMENT  
CONTAINING  
7,922 SQUARE FEET

SARA D HARGER  
APN 089-193-03  
LOT 20 BLK H TM 1801

P.O.B.

N55°10'17"E 50.00'

S34°49'43"E 135.00'

N34°49'43"W 135.00'

50' FLORENCE PLACE  
RIGHT-OF-WAY

$\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $L=31.42'$

S55°10'17"W 90.00'

ROBERT BANKS BLVD  
60' RIGHT-OF-WAY

$\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $L=31.42'$



MAURICE L & BONNIE J SHAYLOR  
APN 089-194-01  
LOT 21 BLK H TM 1801

EXHIBIT "A-1"  
TO ACCOMPANY LEGAL DESCRIPTION  
**ROADWAY ABANDONMENT**  
OF FLORENCE PLACE  
SITUATE WITHIN SEC. 3 T20N., R20., M.D.M.

**Bowman**  
1150 CORPORATE BLVD.  
RENO, NV 89502

SHEET **1** / **1**

**WAB25-0008**  
**EXHIBIT E**

**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION**  
**For a**  
**Roadway Abandonment**

All that certain real property situate within Section Three (3) Township Twenty North (T20N), Range Twenty East (R20E), M.D.M., lying within Washoe County, State of Nevada, more particularly described as follows:

**BEGINNING** at the northeast corner of Lot 21, Block "H", as shown on Tract Map, No. 1801 for "Desert Springs Unit #1", according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 21, 1978, as File No. 572330, said point also being the Westerly line of Florence Place, a Fifty (50') foot wide right-of-way as shown on said map;

THENCE North 55°10'17" East along the north line of Florence Place, a distance of 50.00 feet;

THENCE South 34°49'43" West, 135.00 feet;

THENCE along the arc of a tangent curve to the left, having a radius of 20.00 feet, through a central angle of 90°00'00", a distance of 31.42 feet to a point on the northerly right-of-way of Robert Banks Boulevard, a sixty (60') foot wide right-of-way as shown on said map;

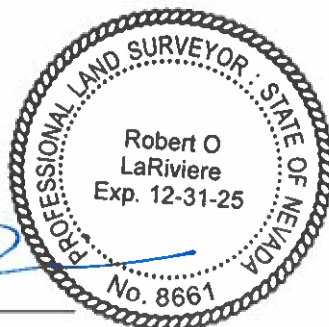
THENCE South 55°10'17" West along the projection of Robert Banks Boulevard a distance of 90.00 feet;

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THENCE North 34°49'43" West along the westerly line of Florence Place a distance of 135.00 feet to said **POINT OF BEGINNING**, containing 7,922 sq. ft., more or less;

The basis of bearings for this description is said Tract Map No. 1801.





  
Robert O. LaRiviere, PLS 8661  
Bowman Consulting Group, LTD.  
1150 Corporate Blvd.  
Reno, Nevada 89502



12-3-25

OSMAN R LOPEZ-CLAROS  
APN 530-433-13

# LEGEND

-  DIMENSION POINT
-  ADJOINER LINE
-  AREA OF ABANDONMENT
-  P.O.B. POINT OF BEGINNING

AREA OF  
ABANDONMENT  
CONTAINING  
7,922 SQUARE FEET

SARA D HARGER  
APN 089-193-03  
LOT 20 BLK H TM 1801

P.O.B.

N55°10'17"E 50.00'

N34°49'43"W 135.00'

S34°49'43"E 135.00'

50' FLORENCE PLACE  
RIGHT-OF-WAY

$\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $L=31.42'$

S55°10'17"W 90.00'

ROBERT BANKS BLVD.  
60' RIGHT-OF-WAY

$\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $L=31.42'$



MAURICE L & BONNIE J SHAYLOR  
APN 089-194-01  
LOT 21 BLK H TM 1801

EXHIBIT "A-1"  
TO ACCOMPANY LEGAL DESCRIPTION  
**ROADWAY ABANDONMENT**  
OF FLORENCE PLACE  
SITUATE WITHIN SEC. 3 T20N., R20., M.D.M.

**Bowman**  
1150 CORPORATE BLVD.  
RENO, NV 89502

SHEET **1** / **1**  
OF  
**WAB25-0008**  
**EXHIBIT E**

**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION**  
**For a**  
**Roadway Abandonment**

All that certain real property situate within Section Three (3) Township Twenty North (T20N), Range Twenty East (R20E), M.D.M., lying within Washoe County, State of Nevada, more particularly described as follows:

**BEGINNING** at the northeast corner of Lot 21, Block "H", as shown on Tract Map, No. 1801 for "Desert Springs Unit #1", according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 21, 1978, as File No. 572330, said point also being the Westerly line of Florence Place, a Fifty (50') foot wide right-of-way as shown on said map;

THENCE North 55°10'17" East along the north line of Florence Place, a distance of 50.00 feet;

THENCE South 34°49'43" West, 135.00 feet;

THENCE along the arc of a tangent curve to the left, having a radius of 20.00 feet, through a central angle of 90°00'00", a distance of 31.42 feet to a point on the northerly right-of-way of Robert Banks Boulevard, a sixty (60') foot wide right-of-way as shown on said map;

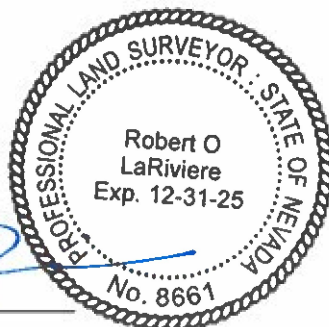
THENCE South 55°10'17" West along the projection of Robert Banks Boulevard a distance of 90.00 feet;

THENCE along the arc of a tangent curve, radial to a bearing of North 34°49'43" East, having a radius of 20.00 feet, through a central angle of 90°00'00", a distance of 31.42 feet to the westerly line of Florence Place;

THENCE North 34°49'43" West along the westerly line of Florence Place a distance of 135.00 feet to said **POINT OF BEGINNING**, containing 7,922 sq. ft., more or less;

The basis of bearings for this description is said Tract Map No. 1801.





  
Robert O. LaRiviere, PLS 8661  
Bowman Consulting Group, LTD.  
1150 Corporate Blvd.  
Reno, Nevada 89502



12-3-25

OSMAN R LOPEZ-CLAROS  
APN 530-433-13

# LEGEND

-  DIMENSION POINT
-  ADJOINER LINE
-  AREA OF ABANDONMENT
-  P.O.B. POINT OF BEGINNING

AREA OF  
ABANDONMENT  
CONTAINING  
7,922 SQUARE FEET

SARA D HARGER  
APN 089-193-03  
LOT 20 BLK H TM 1801

P.O.B.

N55°10'17"E 50.00'

N34°49'43"W 135.00'

S34°49'43"E 135.00'

50' FLORENCE PLACE  
RIGHT-OF-WAY

$\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $L=31.42'$

S55°10'17"W 90.00'

ROBERT BANKS BLVD.  
60' RIGHT-OF-WAY

$\Delta=90^{\circ}00'00''$   
 $R=20.00'$   
 $L=31.42'$



MAURICE L & BONNIE J SHAYLOR  
APN 089-194-01  
LOT 21 BLK H TM 1801

EXHIBIT "A-1"  
TO ACCOMPANY LEGAL DESCRIPTION  
**ROADWAY ABANDONMENT**  
OF FLORENCE PLACE  
SITUATE WITHIN SEC. 3 T20N., R20., M.D.M.

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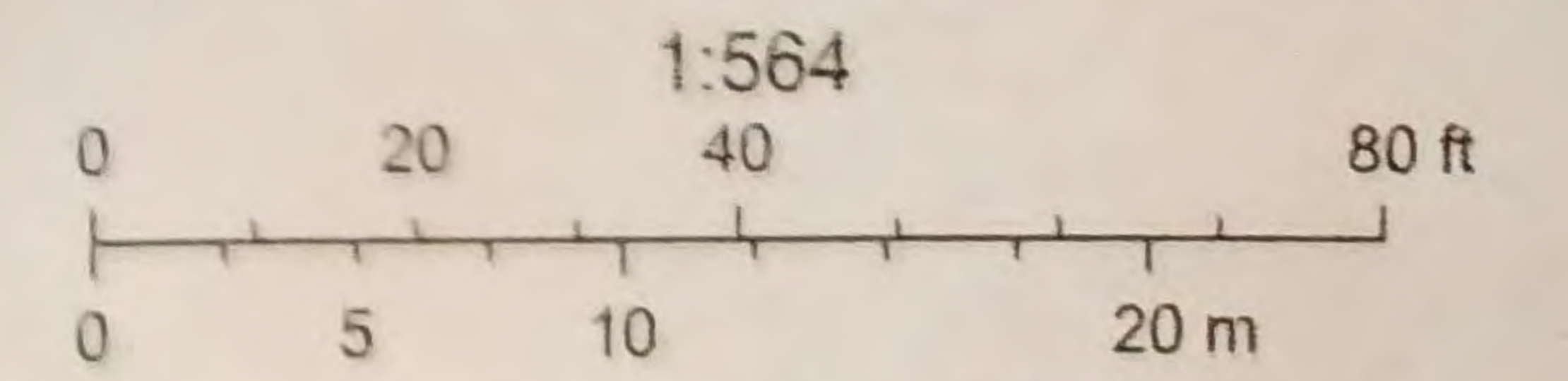
SHEET **1** / **1**

**WAB25-0008**  
**EXHIBIT E**

map



December 5, 2025



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

This information for illustrative purposes only. Not be used for boundary


To whom it may concern,

I, Sara D. Harger, am the owner of the property at 7505 Robert Banks BLVD. Florence PL, the street between my residence and my neighbor, Maurice Shaylor, 7495 Robert Banks BLVD, is being considered for abandonment by the County of Washoe, and will be available for purchase.

I am not interested in the purchase of the property. I understand this will enable Mr. Shaylor to purchase the entirety of the property on Florence PL.

Thank you

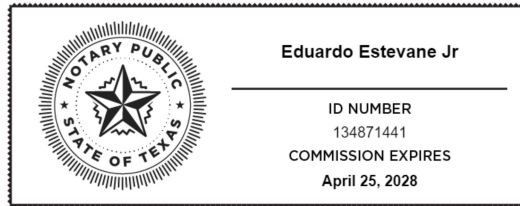
  
Sara D Harger  
11/28/2025

  
11/28/2025

State of Texas County of Hidalgo

Sworn to and subscribed before me on 11/28/2025 by Sara Dianne Harger.

  
Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.


To whom it may concern,

I, Sara D. Harger, am the owner of the property at 7505 Robert Banks BLVD. Florence PL, the street between my residence and my neighbor, Maurice Shaylor, 7495 Robert Banks BLVD, is being considered for abandonment by the County of Washoe, and will be available for purchase.

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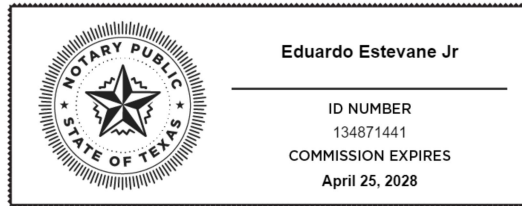
  
Sara D Harger  
11/28/2025

  
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Sworn to and subscribed before me on 11/28/2025 by Sara Dianne Harger.

  
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