



Planning Commission Staff Report

Meeting Date: September 7, 2021

Agenda Item: 9C

ABANDONMENT CASE NUMBER: WAB21-0007 (Nachlinger Taylor)

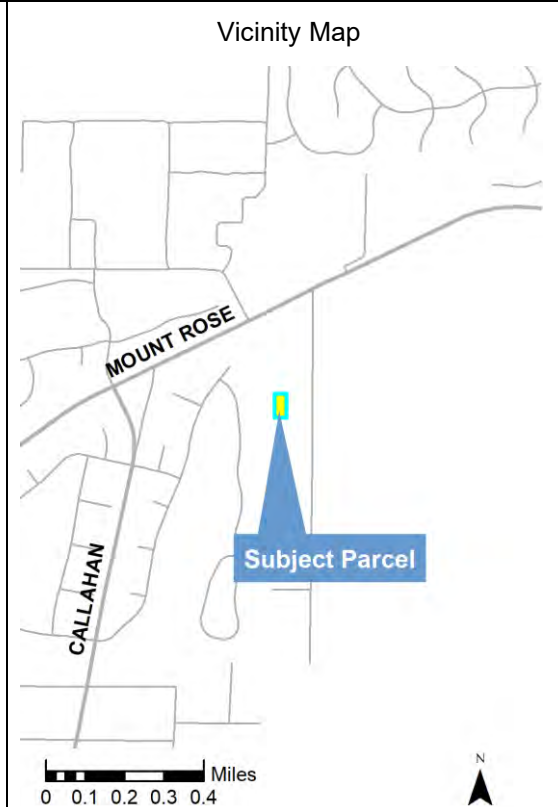
BRIEF SUMMARY OF REQUEST: Partial abandonment of north-side access easement from 33 ft. to 17 ft.

STAFF PLANNER: Planner's Name: Katy Stark
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.us

CASE DESCRIPTION

For hearing, discussion and possible action to approve a partial abandonment of 16 feet of the existing 33-foot access easement on the northern property line of APN 150-221-04. If the applicant's request is approved, this would result in the length of easement to be abandoned at 158.13 feet, and the total area of abandonment at 2,530.08 square feet.

Applicant/Property Owner: Kendrick Taylor Jr. and Janet Nachlinger
Location: 15435 Fawn Lane, Reno, Nevada 89511
APN: 150-221-04
Parcel Size: 1.176 acres
Master Plan: Suburban Residential
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: Forest
Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

**PARTIAL APPROVAL
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 partially approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0007 for Kendrick Taylor Jr. and Janet Nachlinger to include the abandonment of 13 feet of a 33-foot public access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 8)

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Abandonment Definition

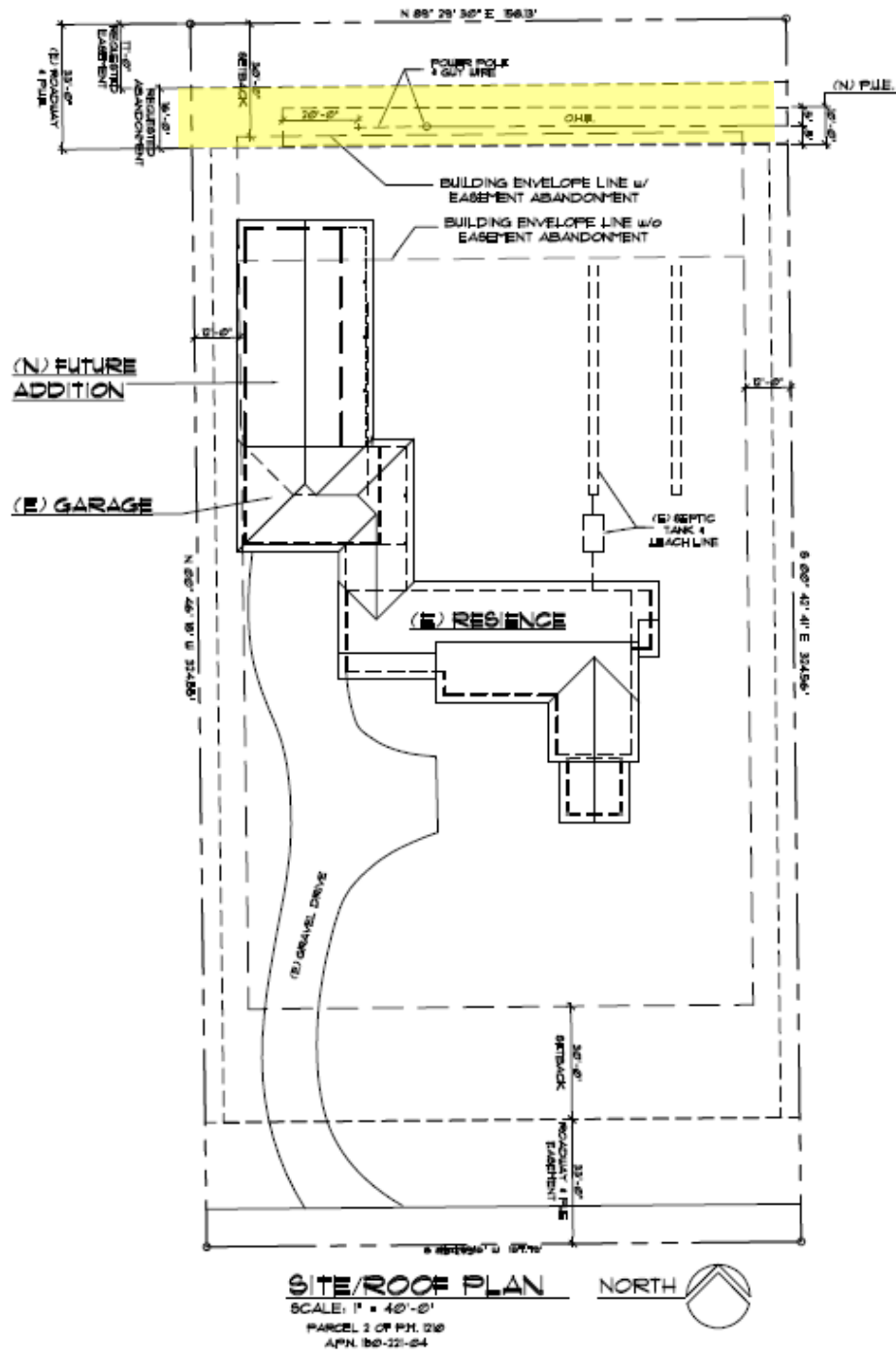
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 applicants' 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 WAB21-0007 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 Low Density Suburban (LDS). The front and rear setbacks are 30 feet, and the side yard setbacks are 12 feet. The subject parcel has an existing home, and the intent of the abandonment is to allow for an addition to the detached garage.

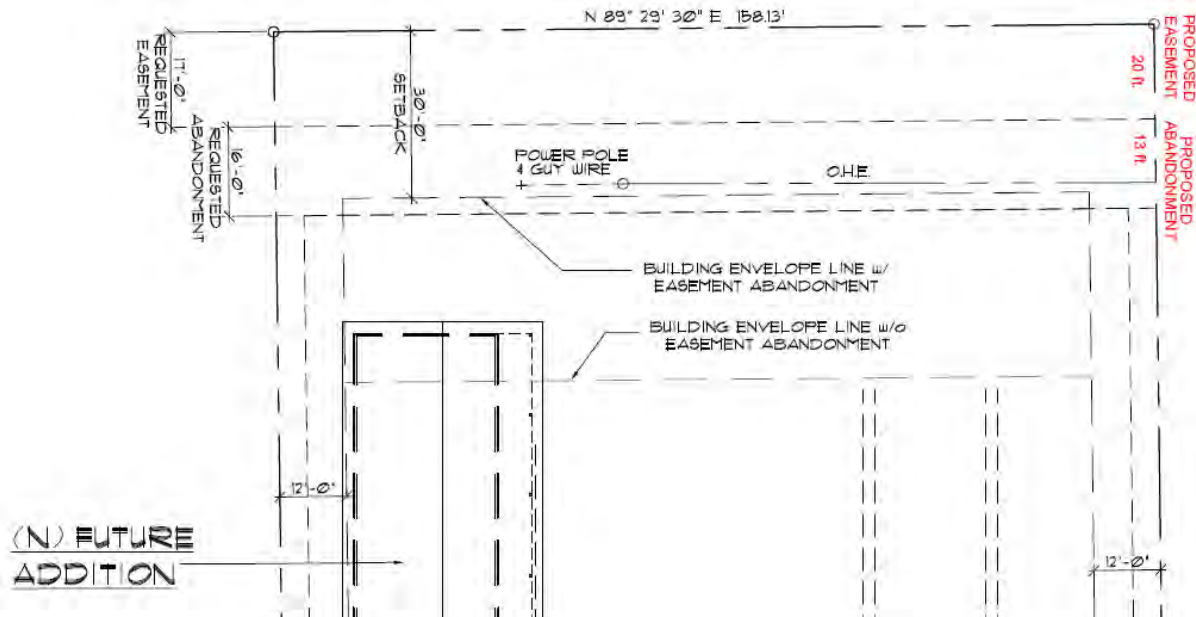


Site Plan

Project Evaluation

The owner of 15435 Fawn Lane (APN: 150-221-04) submitted an application requesting the partial abandonment of the existing 33-foot access and utility easement along the north side of their property. The request is to abandon 16 feet of the 33-foot access easement; however, Truckee Meadows Fire Protection District (TMFPD) submitted a condition requiring the preservation of a 20-foot-wide access easement along the northern boundary of the property. This would result in vacating 13 feet of the existing 33-foot access easement on the northern property line, rather than the 16 feet requested. Per Washoe County Engineering and Capital Projects' (Engineering) conditions, the abandonment would only apply to the access easement portion, of which 13 feet of access easement would be abandoned. The full 33-foot utility easement would remain. The utility easement portion will not impact the setbacks further. With the preservation of a 20-foot access easement, the length of the access easement to be abandoned is 158.13 feet, and the total area is 2,055.69 square feet.

The intent of the partial abandonment is to allow for the construction of an addition to the north side of the existing detached garage. The garage addition would be used for storage, garage, and studio space, with adequate roof area to support a photovoltaic system. The parcel's regulatory zone is Low Density Suburban (LDS), and the setbacks are 30 feet in the front and rear and 12 feet on the sides. Per Washoe County Code Section 110.406.05, when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure. Without an abandonment to a 20-foot access easement, the applicant is required to measure the 30-foot setback from the edge of the 33-foot access easement. This would require the applicant to build their proposed addition at least 63 feet from the northern property line, and their proposed garage addition would extend approximately 9 feet into the current building envelope.



The residence on the property was built in 1990. The access and utility easement are located on the northern property line. The existing easement was established in 1981 with the recordation of Parcel Map Number 1210. The applicant indicated there are no restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the site of the abandonment request.

Parcels to the east and west of the subject parcel have access to Fawn Lane via the parcels' southern access easements. Parcels to the north of the subject parcel have access to Fawn Lane

via the parcels' northern access easements. See image below for access reference; the applicant's parcel is outlined in blue. No changes will be made to the current access for surrounding property owners. Staff is recommending approval of the abandonment.



Access to Fawn Lane

It should be noted that there is language within the abandonment application which represents a “quitclaim” by the County of whatever interest that it may hold in the easements included in the application. This does not affect any other property owner’s ownership interests in these easements. The applicant’s abandonment request only pertains to the County’s interest in the 13 feet of the 33-foot-wide access easement. The language can be found below:

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.

Forest Area Plan

The subject parcel is located within the Forest Area Plan. There were no relevant Area Plan policies regarding abandonments.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson, P.E., PTOE / awolfson@dot.nv.gov
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman / skirschenman@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, P.E. / RWimer@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly / DAKelly@washoecounty.us
WCHD – EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Julie Hunter / jdhunter@washoecounty.us
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AT&T	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan.

Staff Comments: The proposed project does not affect any policies, action programs, standards, or maps of either the Master Plan or the Forest Area Plan.

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The proposal of a partial abandonment does not result in material injury to the public. A 20-foot existing access easement and 33-foot public utility easement will remain.

3. 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: Abandoning this section of the access easement does not deprive any other properties of access or utility easements. A 20-foot existing access easement and 33-foot public utility easement will remain.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB21-0007 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 partially approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0007 for Kendrick Taylor Jr. and Janet Nachlinger to include the abandonment of 13 feet of a 33-foot public access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. 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: Kendrick Taylor Jr. and Janet Nachlinger
15435 Fawn Lane
Reno, NV 89511

Consultant: Attn: Steve Hendricks
Nevada Home Design, LLC
PO Box 19108
Reno, NV 89511



Conditions of Approval

Abandonment Case Number WAB21-0007

The project approved under Abandonment Case Number WAB21-0007 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on September 7, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner Trainee, 775.328.3618, krstark@washoecounty.us

- 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. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- d. The applicant shall comply with all 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.
- e. 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.us

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

- d. A 20-foot-wide access easement along the north boundary of the property, APN 150-221-04, shall be preserved. The approved abandonment for this said easement is for 13 feet (from 33 feet to 20 feet).
- e. This Abandonment approval is for access easement only. Any drainage or utility easement rights are hereby expressly reserved.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Contact Name – Brittany Lemon, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted Truckee Meadows Fire Protection District (TMFPD) fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.
- b. This approval is contingent on the access easement remaining at 20 feet for fire department apparatus access.

Washoe County Health District, Environmental Health Division (EHS)

4. The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly, 775.328.2434, DAKelly@washoecounty.us

- a. All future property build outs will be reviewed by EHS as part of the building permit process and will need to be in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater, and Sanitation.

*** End of Conditions ***

From: [Wolfson, Alexander](#)
To: [Stark, Katherine](#)
Subject: WAB21-0007 Nachlinger-Taylor Abandonment
Date: Monday, July 26, 2021 3:48:32 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

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

Hi Katy,

Upon review of WAB21-0007, NDOT has no comments on the proposed abandonment request.

Thank you for the opportunity to comment.



Alex Wolfson, P.E., PTOE

Engineering Manager – District 2

Nevada Department of Transportation

o ***NEW*** 775.834.8304 | m 775.301.8150

e awolfson@dot.nv.gov | w dot.nv.gov



From: Kerfoot, Lacey <LKerfoot@washoecounty.us>

Sent: Thursday, July 15, 2021 11:12 AM

To: D2 Traffic DL <D2Traffic@dot.nv.gov>

Cc: Wolfson, Alexander <AWolfson@dot.nv.gov>; Emerson, Kathy <KEmerson@washoecounty.us>

Subject: July Agency Review Memos I & II

Good afternoon,

I have attached Agency Review Memos I and II with cases received in July by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the below items. The item descriptions and links to the applications are provided in the memo.

Memo I – Comments Due by July 30, 2021

- Items 1 and 2

Memo II – Comments Due by August 2, 2021

- Items 1-4

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

Regards,



Lacey Kerfoot

Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

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

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



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From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: WAB21-0007
Date: Monday, July 19, 2021 3:41:06 PM
Attachments: [Outlook-cqkswuvh.png](#)
[Outlook-mlrmtkk2.png](#)
[Outlook-4hdzsoy2.png](#)
[Outlook-mc1xwe2p.png](#)
[Outlook-btfzx2xp.png](#)

Hi Katy,

I've reviewed WAB21-0007 (Nachlinger-Taylor) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: July 30, 2021

To: Katy Stark, Planner Trainee, Planning and Building Division

From: Robert Wimer, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB21-0007 – Nachlinger-Taylor Abandonment**
APN 150-221-04

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of roadway and public utility easement along the northern border of the subject parcel. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Nevada Home Design LLC. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

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

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



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WAB21-0007
EXHIBIT B

Subject: Nachlinger-Taylor Abandonment – WAB21-0007
Date: July 30, 2021
Page: 2

4. A 17-foot-wide access easement along the north boundary of the property, APN 150-221-04, shall be preserved. The approved abandonment for this said easement is for 16 feet (from 33 feet to 17 feet).
5. This Abandonment approval is for access easement only. Any drainage or utility easement rights are hereby expressly reserved.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

There are no Drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

July 16, 2021

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Nachlinger Taylor Abandonment; 150-221-04
Abandonment; WAB21-0007

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

- a) EHS has no issues with the abandonment as proposed.
- b) All future property build outs will be reviewed by EHS as part of the building permit process and will need to be in compliance with the Washoe County Health District Regulations Governing Sewage, Wastewater, and Sanitation.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Program, EMS](#)
To: [Stark, Katherine](#); [Cahalane, Daniel](#)
Subject: FW: July Agency Review Memos I & II
Date: Tuesday, July 20, 2021 11:33:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo I.pdf](#)
[image006.png](#)

Good Morning,

The EMS Oversight Program have reviewed the following cases:

Abandonment Case Number WAB21-0007 (Nachlinger-Taylor)

Abandonment Case Number WAB21-0008 (Ormsby Lane)

Abandonment Case Number WAB21-0009 (Rock Springs Solar-Indian Lane)

We do not currently have any questions, comments or concerns regarding these applications. Please let me know if you have any questions or need additional information.

Thank you,

Julie

Julie D Hunter, M.S.

EMS Coordinator | Division of Epidemiology and Public Health Preparedness | Washoe County Health District
jdhunter@washoecounty.us | O: (775) 326-6043 C: (775) 343-2143 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Kerfoot, Lacey <LKerfoot@washoecounty.us>

Sent: Thursday, July 15, 2021 11:11 AM

To: Rosa, Genine <Grosa@washoecounty.us>; Restori, Joshua <JRestori@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Kelly, David A <DAKelly@washoecounty.us>; Program, EMS <EMSProgram@washoecounty.us>

Cc: EHS Plan Review <EHSPlanReview@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>

Subject: July Agency Review Memos I & II

Good afternoon,

I have attached Agency Review Memos I and II with cases received in July by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the below items. The item descriptions and links to the applications are provided in the memo.

Memo I – Comments Due by July 30, 2021

**WAB21-0007
EXHIBIT B**

Air Quality – Item 1
Environmental Health – Items 1-3
EMS – All Items

Memo II – Comments Due by August 2, 2021

Air Quality – Items 1-5
Environmental Health – All Items
EMS – Items 1-4

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

Regards,



Lacey Kerfoot

Office Support Specialist | Community Services Department

LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9th Street, Reno, NV 89512

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

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WAB21-0007 (Nachlinger-Taylor) Conditions of Approval
Date: Monday, July 19, 2021 2:13:04 PM
Attachments: [image001.png](#)

Hi Katy,

This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.

<https://tmfpd.us/fire-code/>

This approval is contingent on the easement remaining at 20 feet for fire department apparatus access.

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"



Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Carfield Storey app.
Jean Herman Washoe app.

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadacconservation.com

July 27, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB21-0007 Nachlinger-Taylor Abandonment

Dear Katy,

In reviewing a partial abandonment of 16 feet, the Conservation District has no comments for this abandonment.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Shaffer-Tyler

Public Notice

WAB21-0007 (Nachlinger Taylor)



12 parcels

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: A residential addition for Jan Nachlinger and Ken Taylor			
Project Addition to N side of detached garage for storage, garage, Description: and studio space, along with adequate roof area to support a photovoltaic system.			
Project Address: 15435 Fawn Lane, Reno, Nevada 89511			
Project Area (acres or square feet): 1,508 square foot addition			
Project Location (with point of reference to major cross streets AND area locator): NW quarter of parcel, about 465 ft W of Fawn Lane and 1,065 ft S of Hwy 431 (Mt Rose Hwy) along Fawn Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
15022104	1.178		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Kendrick Taylor Jr.		Professional Consultant:	
Name: and Janet Nachlinger		Name: Nevada Home Design LLC	
Address: 15435 Fawn Lane		Address: PO Box 19108	
Reno, Nv	Zip: 89511	Reno	Zip: 89511
Phone:	Fax:	Phone: 775-219-6393	Fax:
Email: jangr8basn@charter.net		Email:	
Cell: 775-233-2469	Other:	Cell:	Other:
Contact Person: Jan Nachlinger		Contact Person: Steve Hendricks	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property Owner		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

About half, 16 ft, of the Government Patent Easement on the North end of Parcel #15022104.

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

Sheet No. A-1.

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

About 9 ft N of the south part of the current building envelope would house the N portion of the residential addition

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?

The northernmost 54 ft of the parcel will not be developed. There would be no impact to neighboring property owners to the W, N, or E as the existing 33 ft easement area would remain undeveloped.

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	None
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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.

Property Owner Affidavit

Applicant Name: Janet L. Nachlinger

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Janet L. Nachlinger
(please print name)

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

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

Assessor Parcel Number(s): 15022104

Printed Name Janet L. Nachlinger

Signed Janet L. Nachlinger

Address 15435 Fawn Lane
Reno, NV 89511

State of: Nevada
County of: Washoe

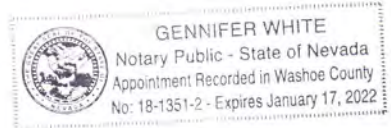
Subscribed and sworn to before me this 3rd day of June, 2021.

Janet L. Nachlinger
Jennifer White

Notary Public in and for said county and state

My commission expires: 1/17/2022

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: Kendrick C. Taylor, Jr. *Kendrick C. Taylor, Jr.*

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, *Kendrick C. Taylor, Jr.*
(please print name)

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

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

Assessor Parcel Number(s): 15022104 *15022104*

Printed Name *KENDRICK TAYLOR*

Signed *Kendrick C. Taylor Jr*

Address *15435 FAWN LANE*
RENO, NV 89511

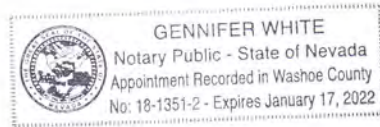
State of Nevada
County of Washoe

Subscribed and sworn to before me this *3rd* day of *June*, *2021* by *Kendrick C Taylor Jr.*

Gennifer White
Notary Public in and for said county and state

My commission expires: *11/7/2022*

(Notary Stamp)



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

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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$2,952.16
- Oldest Due \$739.54
- Partial

[ADD TO CART](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
15022104	Active	7/10/2021 1:38:23 AM

Current Owner:
 TAYLOR, KENDRICK C

SITUS:
 15435 FAWN LN

15435 FAWN LN
 RENO, NV 89511

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2021	\$2,952.16	\$0.00	\$0.00	\$0.00	\$2,952.16
2020	\$2,864.26	\$2,864.26	\$0.00	\$0.00	\$0.00
2019	\$2,780.83	\$2,780.83	\$0.00	\$0.00	\$0.00
2018	\$2,699.85	\$2,699.85	\$0.00	\$0.00	\$0.00
2017	\$2,621.21	\$2,621.21	\$0.00	\$0.00	\$0.00
Total					\$2,952.16

Disclaimer

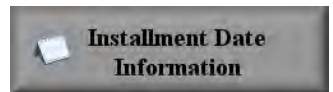
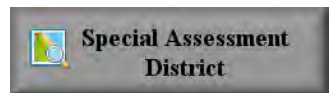
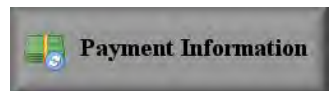
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

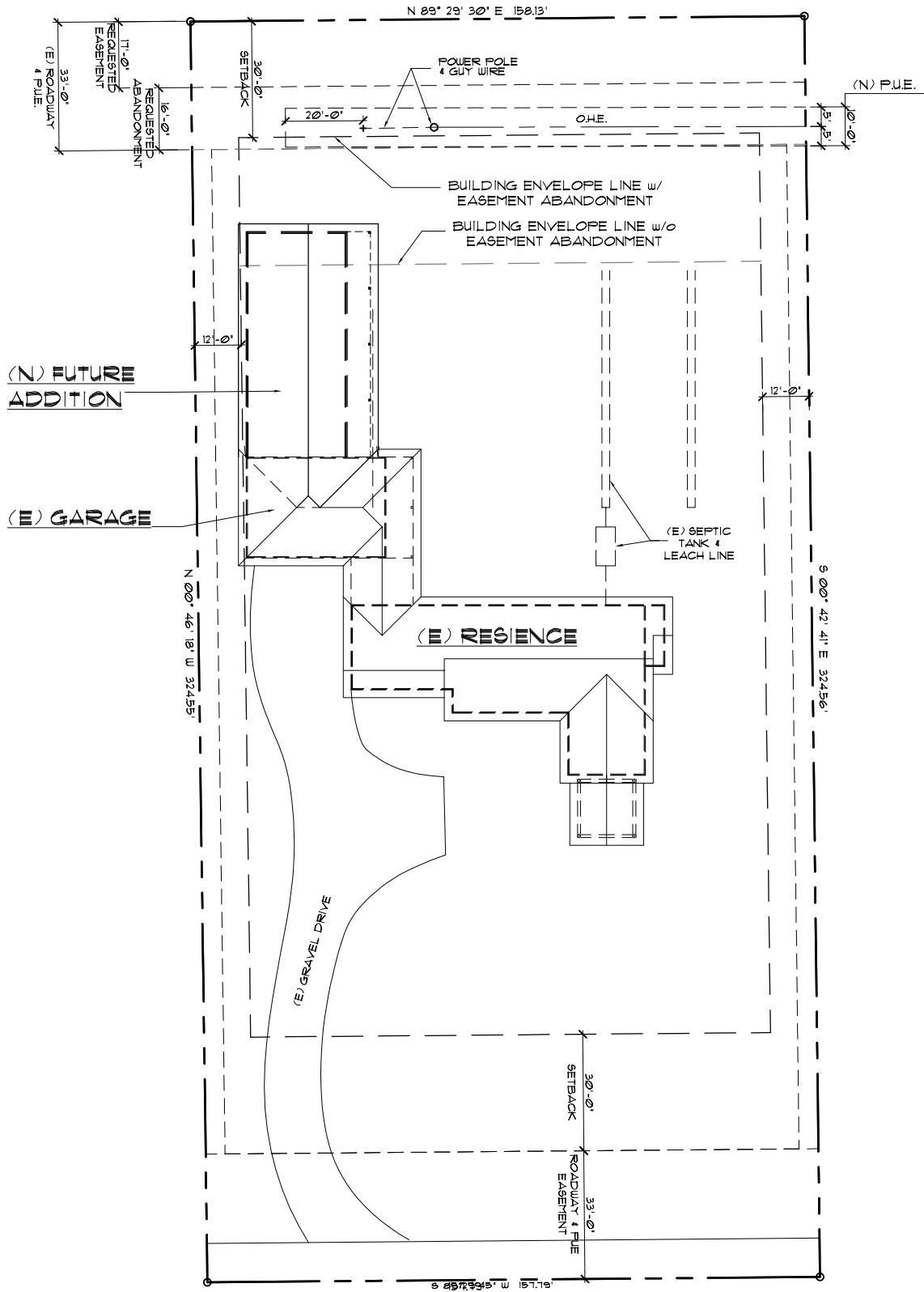
Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845





SITE/ROOF PLAN

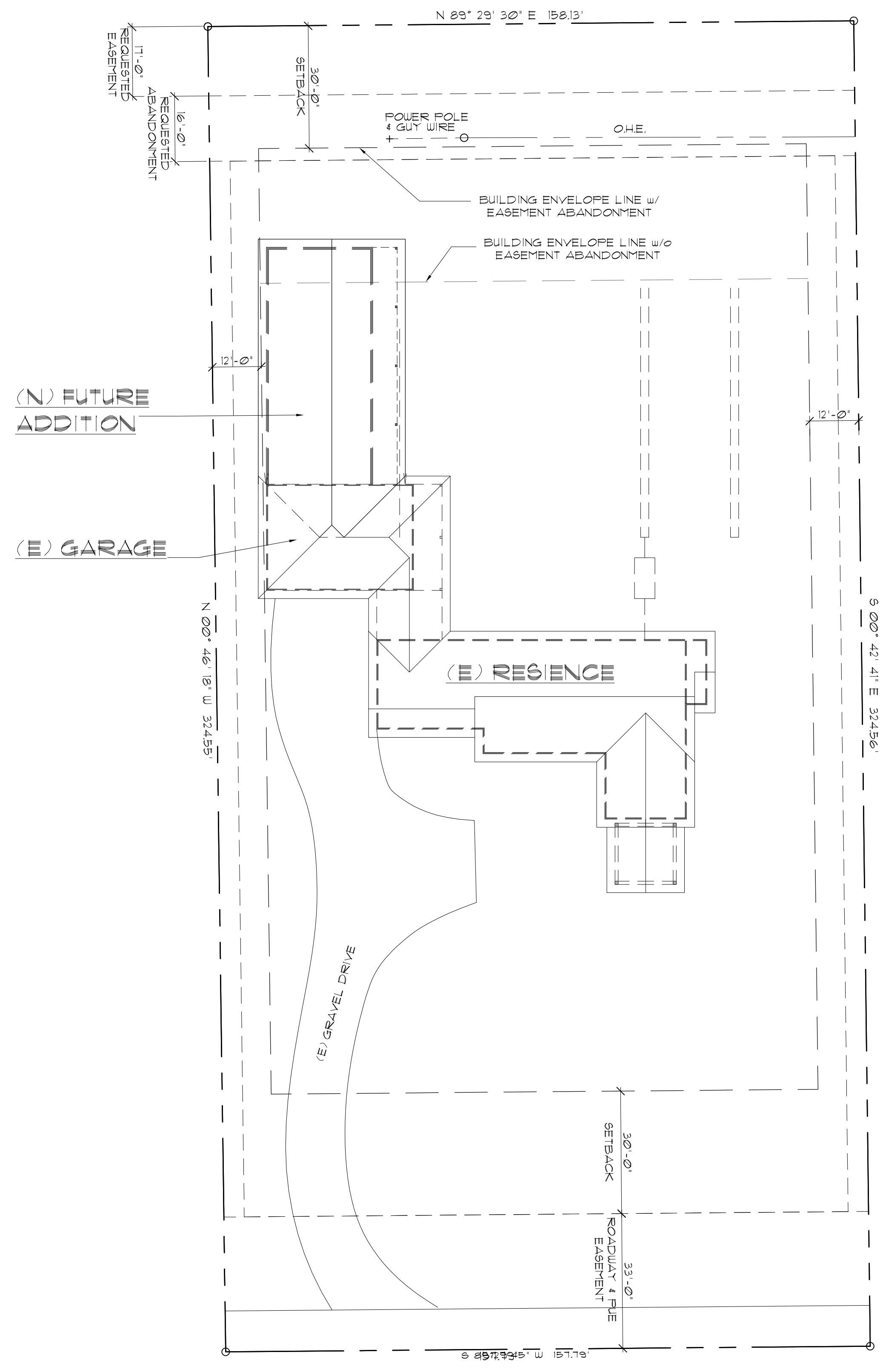


SCALE: 1" = 40'-0"

PARCEL 2 OF P.M. 1210
A.P.N. 150-221-04

TAYLOR/NACHLINGER RESIDENCE

15435 FAWN LN., WASHOE COUNTY, NV.



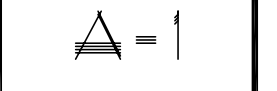
SITE/ROOF PLAN
SCALE: 1" = 20'-0"



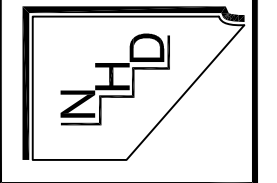
PARCEL 2 OF P.M. 1210
A.P.N. 150-221-04

DATE: 6-8-2021
JOB NO.: 21-122
PROJECT LOCATION:
15435 FAUN LN.
WASHOE COUNTY, NV.

SHEET NUMBER



WAB21-0007
EXHIBIT D



Nevada Home Design L.L.C.
Residential Designs
www.nevadahomedesign.com

(775) 219-6393
(775) 302-2692 fax
nevadahomedesign@gmail.com
P.O. Box 19708
Reno, NV 89511

REVISIONS

ALL DIMENSIONS AND NOTES AS SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS PART OF THE DESIGN. NO DIMENSIONS OR NOTES SHALL BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER. REVISIONS TO THIS PLAN SHALL BE INDICATED BY A REVISION NUMBER AND DATE. REVISIONS SHALL BE APPROVED BY THE DESIGNER. REVISIONS SHALL BE APPROVED BY THE DESIGNER. REVISIONS SHALL BE APPROVED BY THE DESIGNER.