



Planning Commission Staff Report

Meeting Date: January 4, 2022

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB21-0008 (Ormsby Lane)

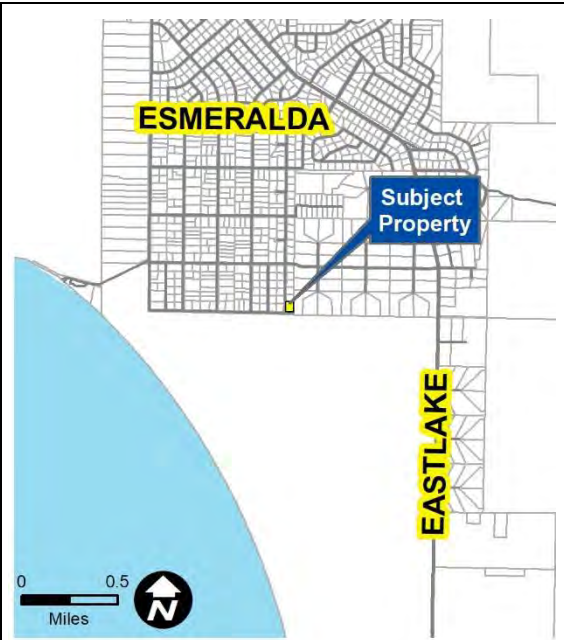
BRIEF SUMMARY OF REQUEST: Abandonment of right-of-way at the eastern terminus of Ormsby Lane

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
Email: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve an abandonment of Washoe County's interest in approximately 12,600 square feet of public right-of-way at the eastern terminus of Ormsby Lane beyond its intersection with Churchill Drive. If approved, the right-of-way will be abandoned to the abutting property owner at 3990 Churchill Drive (APN: 050-486-01). The request to abandon this right-of-way is pursuant to NRS 278.480 and related provisions in Washoe County Development Code. The conditions of approval for this abandonment include relocating existing vehicle and pedestrian access to Nevada State Parks land and adding parking for day use vehicles. The project would also relocate existing fencing and add new fencing along the State Park boundary adjacent to the abandonment proposal.

Applicant:	Robert and Debra Patterson
Property Owner:	Washoe County
Location:	3990 Churchill Drive
APN:	050-486-01
Parcel Size:	1.37 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Low Density Suburban (LDS)
Area Plan:	South Valleys
Development Code:	Authorized in Article 806, Vacations and Abandonments of Streets and Easements
Commission District:	2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0008 for Robert and Debra Patterson, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 9)

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Abandonment Definition

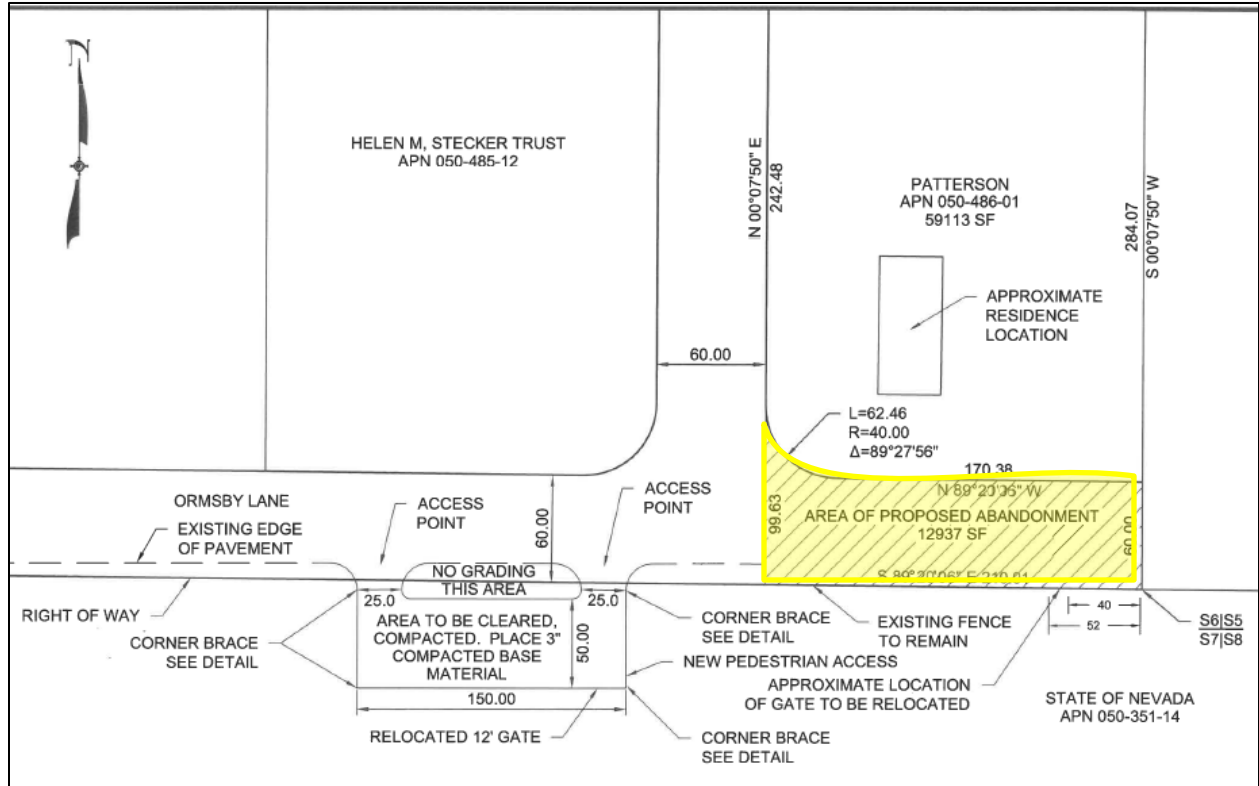
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation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

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

The conditions of approval for Abandonment Case Number WAB21-0008 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 applicant's property (APN: 050-486-01) is north of the requested abandonment at the eastern terminus of Ormsby Lane beyond its intersection with Churchill Drive. The applicant's parcel has an existing home, and the intent of the abandonment is to eliminate public access for dumping and rear and side yard access to parcels 050-351-14 and 050-304-03.



Site Plan

Project Evaluation

The owner of 3990 Churchill Drive (APN: 050-486-01) submitted an application requesting the abandonment of the eastern terminus of Ormsby Lane, beyond its intersection with Churchill Drive. The 1,396.89-acre parcel (APN: 050-351-14) to the south of Ormsby Lane is owned by the State of Nevada and is a State Park (Washoe Lake State Park). The eastern terminus of Ormsby Lane is a dead end, and the public use the right-of-way for parking and to access Nevada State Park trails. The applicant and their neighbor to the east (APN: 050-304-03) have experienced illegal dumping in the right-of-way and are requesting this abandonment in order to eliminate unnecessary public access.



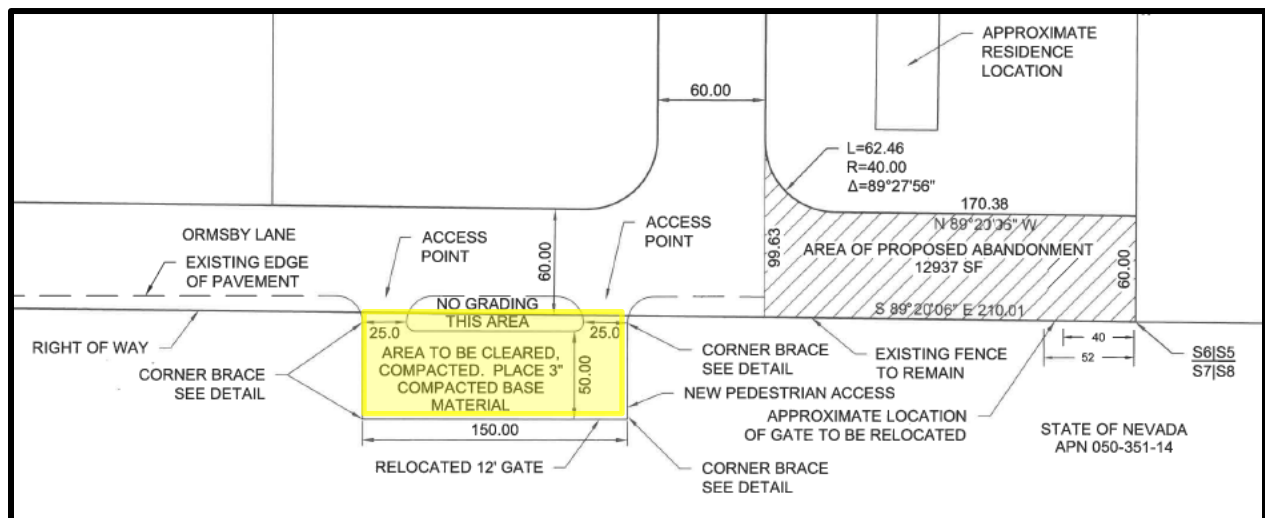
Per Washoe County Code Section 110.806.20, one of the required findings in order for an abandonment to be approved is “No Detriment”. Accordingly, the abandonment cannot result in a material injury to the public. The eastern terminus of Ormsby Lane currently offers safe parking, pedestrian access to the public for nearby Nevada State Park trails, and a gated vehicle access that acts as unofficial fire access. Current pedestrian and vehicle access points are shown in the image below. In order to provide alternative access points and meet the “No Detriment” finding, the applicant and State Parks/State Lands conducted multiple meetings over the course of several months. Washoe County Planning and Engineering staff were also in attendance at some of the

meetings. The intent of the meetings was to develop a plan for alternative parking, pedestrian access, and gated vehicle access along Ormsby Lane so that the “No Detriment” abandonment finding could be met.



Current Access Points at the Eastern Terminus of Ormsby Lane

The applicant and State Parks/State Lands developed a plan to create new parking and access points further west off of Ormsby Ln. The proposed new parking and access would be developed west of the requested abandonment on State land at the expense of the applicant. The proposed agreement between the applicant and State Parks includes new parking spaces, new pedestrian access to the trails, and a new 12-foot gate to provide fire access. Nevada Division of State Lands provided a signed consent letter on December 7, 2021. This letter is included as Exhibit C to the staff report.



Proposed New Parking and Access Points

The right-of-way that the applicant is proposing to be abandoned is currently owned by Washoe County. The eastern terminus of Ormsby Lane was originally recorded with the Washoe County Recorder (document number 282770) on January 9, 1958, as part of the Washoe Valley Farms

Subdivision on Tract Map 572. Per NRS 278.480(8), “If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner.” The portion of right-of-way the applicant is requesting be abandoned was originally part of the Washoe Valley Farms Subdivision. As such, the right-of-way can be abandoned to the applicant, who is an abutting property owner at APN: 050-486-01, without payment from the property owner. The applicant indicated there are no restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the site of the abandonment request.

During the evaluation of this abandonment request, a question arose regarding the ownership of a 15' +/- strip of land south of the Washoe County right-of-way and north of State Lands property. The County Surveyor and the applicant’s surveyor reviewed pertinent tract maps and came to the conclusion that the public right-of-way was intended to extend to the property line, and State Lands owns up to the other side of the section line. It was determined that when the legal description is written for the abandonment, it should include the words “to the section line”. Exhibits C and D include State Lands’ request for resolution of the section line issue and the agreed-upon solution, respectively. The applicant’s surveyor has filed a record of survey (Exhibit E) showing the section line as the north line of the State Lands parcel and the south line of Washoe County’s right-of-way.

The parcel (APN: 050-304-03) to the east of the applicant’s parcel and to the east of the terminus of Ormsby Lane has access via Doc Olena Ct. In addition, Washoe County Engineering has included a condition in the Conditions of Approval (Exhibit A) requiring that a private access easement shall be reserved between Churchill Drive and APN 050-304-03 for secondary access to APN 050-304-03. Thus, access to APN 050-304-03 would not be negatively impacted by the proposed abandonment.

South Valleys Area Plan

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV 2.9	Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications or non-residential site plans.	Yes	A condition is included in Exhibit A requiring open style fencing for any fencing included in the improvements.
SV 6.15	Access to existing trails will be protected and improved whenever possible.	Yes	The relocation of parking and the pedestrian access point will ensure that the public retain access to State Park trails.

SV 15.6	Access to existing trails will be protected and improved whenever possible.	Yes	The relocation of parking and the pedestrian access point will ensure that the public retain access to State Park trails.
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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 Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Parks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lucy Wong / lwong@lands.nv.gov
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of State Lands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Karen Gonzalez / kdgonzalez@lands.nv.gov
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, P.E. / tweiss@washoecounty.gov
Washoe County Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environmental Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	James English / jenglish@washoecounty.gov
WCHD – EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / jlawson@washoecounty.gov
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
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bryson Gordon / bg1853@att.com
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, as conditioned, the proposal is in compliance with the required findings as follows.

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

***Staff Comments:** The proposed project is consistent with the policies, action programs, standards, and maps of the Master Plan and the South Valleys Area Plan. The applicant's proposed relocation of pedestrian trail access would fulfill policies within the South Valleys Area Plan related to the protection of trail access.*

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

***Staff Comments:** As conditioned, the proposed abandonment does not result in a material injury to the public. The currently accessible parking, pedestrian trail access, and gated vehicle access would be required to be relocated to property owned by the State of Nevada prior to recordation of the Order of Abandonment. The proposed new location is close to the current location – slightly to the west of the current access point and directly south of Ormsby Lane.*

- (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:** Retention or relocation of all public utility easements has been required by Washoe County Engineering in the Conditions of Approval (Exhibit A) 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. Similar or enhanced service will be maintained.*

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB21-0008 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 WAB21-0008 for Robert and Debra Patterson, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Valleys Area Plan; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

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

Applicant: Robert and Debra Patterson, robertwp@charter.net
Consultant: Summit Engineering Corporation
Attn: Thomas Gallagher, P.E., P.L.S., tom@summitnv.com
Neighbor: Christopher Pingree, crpingree@gmail.com



Conditions of Approval

Abandonment Case Number WAB21-0008

The project approved under Abandonment Case Number WAB21-0008 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on January 4, 2022. 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, 775.328.3618, krstark@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. 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.
- f. Prior to recordation of the Order of Abandonment, the applicant shall: (1) submit an improvements plan to Washoe County and State Parks in the form of a drawing, which shall provide for, at a minimum, alternate public parking and access to State Parks land, (2) obtain signed approval of the improvements plan from State Parks, (3) submit State Parks' signed approval to Washoe County, (4) obtain any necessary permits required by Washoe County to construct the approved improvements, (5) construct the improvements in accordance with the approved improvements plan, and (6) obtain a sign-off from State Parks that the improvements have been adequately constructed.
- g. Any fencing proposed as part of the improvements associated with this abandonment shall be open style fencing in accordance with the South Valleys Area Plan.

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 – Timber Weiss, P.E., 775.954.4626, tweiss@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 public right-of-way. A private access easement shall be reserved between Churchill Drive and APN 050-304-03 for secondary access to APN 050-304-03. Please provide this easement document prior to abandonment.
- d. Prior to the recordation of the Order of Abandonment, off-street parking area/trailhead located on State of Nevada lands shall be approved and constructed to the satisfaction of the Nevada Division of State Lands.
- e. An Encroachment and Excavation Permit for work within Washoe County right-of-way shall be obtained from Washoe County Community Services Department.
- f. 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.

Washoe County Health District, Environmental Health Division (EHS)

3. 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 – James English, 775.328.2610, jenglish@washoecounty.gov

- a. Current proposed abandonment is for public lands which cannot be developed and therefore on-site sewage disposal and water service is of no concern, therefore the WCHD does not have any objections to the proposed abandonment or relocations of public access.
- b. WCHD is in support of the abandonment as it may help reduce squatting situations and other illegal activities which adversely affect the environment and may cause pollution or other environmental contamination.

Truckee Meadows Fire Protection District (TMFPD)

4. 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.

Nevada Division of State Lands (NDSL)

5. The following conditions are requirements of the Nevada Division of State Lands, which shall be responsible for determining compliance with these conditions.

Contact Name – Karen Gonzalez, 775.684.2729, kdgonzalez@lands.nv.gov

Washoe County Conditions of Approval

- a. The applicant shall submit a plan to Washoe County and Nevada Division of State Parks (NDSP) for approval of a structure allowing access across the existing ditch, situated within the ROW that will not affect the drainage and/or produce runoff water to discharge onto State Park property.
- b. The applicant will need to obtain a Construction Authorization from NDSL and complete the construction or provide Washoe County with the appropriate financial assurances prior to recordation of the Order of Abandonment, if necessary.

*** End of Conditions ***



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: November 29, 2021

To: Katy Stark, Planner, Planning and Building Division

From: Timber Weiss, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB21-0008 – Ormsby Lane Abandonment**

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of 1.37± acre of public right-of-way. The section of road proposed for abandonment includes the 210± foot-long portion of Ormsby Lane from the east of Churchill Drive, running eastward to the current terminus of Ormsby Lane at APN 050-304-03.

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 Summit Engineering Corporation. 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: Timber Weiss, P.E. (775) 954-4626

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 public right-of-way. A private access easement shall be reserved between Churchill Drive and APN 050-304-03 for secondary



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WAB21-0008
EXHIBIT B

Subject: Ormsby Lane Abandonment – WAB21-0008
Date: November 29, 2021
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access to APN 050-304-03. Please provide this easement document prior to abandonment.

4. Prior to the recordation of the Order of Abandonment, off-street parking area/trailhead located on State of Nevada lands shall be approved and constructed to the satisfaction of the Nevada Division of State Lands.
5. An Encroachment and Excavation Permit for work within Washoe County right-of-way shall be obtained from Washoe County Community Services Department.
6. 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.

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

December 3, 2021

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

RE: Ormsby Lane Partial Abandonment; N/A
Abandonment Case; WAB21-0008

Dear Washoe County Staff:

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

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Current proposed abandonment is for public lands which cannot be developed and therefore on-site sewage disposal and water service is of no concern, therefore the WCHD does not have any objections to the proposed abandonment or relocations of public access.
- b) Condition #2: WCHD is in support of the abandonment as it may help reduce squatting situations and other illegal activities which adversely affect the environment and may cause pollution or other environmental contamination.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Subject: FW: November Agency Review Memo I
Date: Thursday, November 18, 2021 3:15:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[November Agency Review Memo I.pdf](#)

Good afternoon,

The EMS Oversight Program has reviewed Abandonment Case Number WAB21-0008 (Ormsby Ln) and has no comments or concerns regarding this project.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



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

From: Kerfoot, Lacey <LKerfoot@washoecounty.gov>
Sent: Monday, November 15, 2021 4:06 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>; Cahalane, Daniel <DCahalane@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>
Subject: November Agency Review Memo I

Good afternoon all,

Please find the attached Agency Review Memo with cases received in November by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item

WAB21-0008
EXHIBIT B

descriptions and links to the applications are provided in the memo. Comments for items #1-2 are due by **November 29th**. Comments for item #3-6 are due by **December 6th**.

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

~~~~~

Air Quality – **Item 6**

Environmental Health – **Items 1, 3, 4, 5 and 6**

EMS – **Items 1, 2 and 6**

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[L.Kerfoot@washoecounty.gov](mailto:L.Kerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

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For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



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**From:** [Lemon, Brittany](#)  
**To:** [Stark, Katherine](#); [Way, Dale](#)  
**Cc:** [Bronczyk, Christopher](#)  
**Subject:** RE: Review? - RE: WAB21-0008 (Ormsby Lane) Conditions of Approval  
**Date:** Tuesday, December 14, 2021 2:16:11 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

---

Hi Katie,

We have no conditions.

Thank you,

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584  
3663 Barron Way, Reno, NV 89511



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---

**From:** Stark, Katherine <KRStark@washoecounty.gov>  
**Sent:** Tuesday, December 14, 2021 11:23 AM  
**To:** Way, Dale <DWay@tmfpd.us>; Lemon, Brittany <BLemon@tmfpd.us>  
**Cc:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Stark, Katherine <KRStark@washoecounty.gov>  
**Subject:** Review? - RE: WAB21-0008 (Ormsby Lane) Conditions of Approval

Hi Dale and Brittany,

Were you able to review the Engineering conditions that I emailed last week? I'll be submitting my final staff report for review this week; we're up against a legal noticing deadline. This case has had some bumps along the way, so I want to make sure you have the opportunity to provide any additional feedback or conditions if you would like to.

Thanks so much!

**Katy Stark**  
**Planner, Planning and Building Division**

**WAB21-0008**  
**EXHIBIT B**



**Community Services Department**

[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Office: 775.328.3618

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For Planning call (775) 328-6100

Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Connect with us: [cMail](mailto:cMail) | [Twitter](https://twitter.com) | [Facebook](https://facebook.com) | [www.washoecounty.gov](http://www.washoecounty.gov)

---

**From:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>

**Sent:** Wednesday, December 8, 2021 7:54 AM

**To:** Way, Dale <[DWay@tmfpd.us](mailto:DWay@tmfpd.us)>; Lemon, Brittany <[BLemon@tmfpd.us](mailto:BLemon@tmfpd.us)>

**Cc:** Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>

**Subject:** RE: WAB21-0008 (Ormsby Lane) Conditions of Approval

Good morning Dale,

Yes, please see attached. Thank you!



**Katy Stark**

**Planner, Planning and Building Division**

**Community Services Department**

[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Office: 775.328.3618

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Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



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---

**From:** Way, Dale <[DWay@tmfpd.us](mailto:DWay@tmfpd.us)>

**Sent:** Wednesday, December 8, 2021 6:35 AM

**To:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>; Lemon, Brittany <[BLemon@tmfpd.us](mailto:BLemon@tmfpd.us)>

**Cc:** Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>

**Subject:** RE: WAB21-0008 (Ormsby Lane) Conditions of Approval

Katy,

Can we review the conditions submitted by Engineering?

**Dale Way**

**Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



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---

**From:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Sent:** Tuesday, December 7, 2021 9:03 PM  
**To:** Lemon, Brittany <[BLemon@tmfpd.us](mailto:BLemon@tmfpd.us)>  
**Cc:** Way, Dale <[DWay@tmfpd.us](mailto:DWay@tmfpd.us)>; Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>  
**Subject:** RE: WAB21-0008 (Ormsby Lane) Conditions of Approval

Hi Brittany,

Thanks for your response. I realized that I may not have written back to you on your question about Washoe County Roads approval. This case was sent both to Engineering and Operations for review. Roads falls under our Operations Division, but I did not receive any comments from Operations. However, Engineering has been very involved with this case from the beginning, and Engineering submitted conditions related to easements, access for the neighbor, the off-street parking, and encroachment/excavation permits for work within the County right-of-way. So I think we're all set. But please let me know if you have any further concerns.

Thank you!



**Katy Stark**  
**Planner, Planning and Building Division**  
**Community Services Department**  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Office: 775.328.3618  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



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---

**From:** Lemon, Brittany <[BLemon@tmfpd.us](mailto:BLemon@tmfpd.us)>  
**Sent:** Tuesday, November 23, 2021 7:58 AM  
**To:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Cc:** Way, Dale <[DWay@tmfpd.us](mailto:DWay@tmfpd.us)>  
**Subject:** WAB21-0008 (Ormsby Lane) Conditions of Approval

Good Morning Katy,

We have no specific comments on this request beyond adopted codes and amendments. We do

want to confirm that this is approved through Washoe County Roads.

Thank you.

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

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## 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

November 19, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB21-0008 Ormsby Lane

Dear Katy,

In reviewing the updated abandonment of the right way of Ormsby Lane, the Conservation District has no comments.

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

Sincerely,

Shaffer-Tyler



**From:** [Kerfoot, Lacey](#)  
**To:** [GORDON, BRYSON](#)  
**Cc:** [COOPER, CLIFFORD E](#); [BROOK, SHANNON R](#); [Stark, Katherine](#)  
**Subject:** RE: November Agency Review Memo I  
**Date:** Tuesday, November 16, 2021 8:15:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Good morning Bryson,

Thank you for your response! I've passed it along to Katy Stark, the planner for the case.

Have a lovely rest of your week.

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

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---

**From:** GORDON, BRYSON <BG1853@att.com>

**Sent:** Tuesday, November 16, 2021 8:12 AM

**To:** Kerfoot, Lacey <LKerfoot@washoecounty.gov>

**Cc:** COOPER, CLIFFORD E <cc2132@att.com>; BROOK, SHANNON R <sb2565@att.com>

**Subject:** RE: November Agency Review Memo I

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

Hello,

AT&T has no conflict or adverse comments regarding **Item 1** application for Ormsby Ln partial abandonment.

Thank you,

Bryson Gordon

**WAB21-0008**  
**EXHIBIT B**

MGR OSP PLNG & ENGRG DESIGN  
AT&T NEVADA  
ROW Office: 775-683-5223  
Cell: 775-343-6655  
E-mail: [bg1853@att.com](mailto:bg1853@att.com)

---

**From:** Kerfoot, Lacey <[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov)>  
**Sent:** Monday, November 15, 2021 4:11 PM  
**To:** COOPER, CLIFFORD E <[cc2132@att.com](mailto:cc2132@att.com)>; GORDON, BRYSON <[BG1853@att.com](mailto:BG1853@att.com)>  
**Subject:** November Agency Review Memo I

Good afternoon,

Please find the attached Agency Review Memo with cases received in November by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the application for **Item 1**. The item description and link to the application are provided in the memo.

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.gov](mailto:LKerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133  
1001 E. 9<sup>th</sup> Street, Reno, NV 89512  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Have some kudos to share about a Community Services Department employee or experience?  
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Nevada Division of  
**STATE LANDS**

STATE OF NEVADA  
Department of Conservation & Natural Resources

Steve Sisolak, Governor  
Bradley Crowell, *Director*  
Charles C. Donohue, *Administrator*

December 7, 2021

Katy Stark  
Planner, Planning and Building Division  
Community Services Department  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512

Re: Ormsby Lane Abandonment

Dear Ms. Stark,

As requested by Washoe County Community Services Department, please consider this as Nevada Division of State Lands (NDSL) Letter of Consent for Robert Patterson's Ormsby Lane Right-of-Way (ROW) Abandonment application. The proposed abandonment will remove the existing parking and northern pedestrian entrance to Washoe Lake State Park, used by both park visitors and emergency services. In order to mitigate the Nevada Division of State Parks (NDSP) loss of parking and access, replacement parking of a substantially equivalent area, allowing for suitable ingress and egress to the park, will be constructed by Mr. Patterson on State property.

NDSL and NDSP have reviewed the proposed parking plans, attached as Exhibit A, and find no issues with the design. However, NDSL discovered a discrepancy in the southern boundary of Ormsby Lane. The 1958 Subdivision Map #572A depicts the Ormsby Lane southern boundary at Section Line 7, but a later survey, 1978 Parcel Map 755, identifies the Ormsby Lane boundary as being approximately 14.5 feet north of Section Line 7. This leaves the ownership of said 14.5 feet of Ormsby Lane in question. The legal description of the State's property indicates its northern border is to the Section Line 7. This discrepancy was acknowledged by the Washoe County Surveyor.

This Letter of Consent is conditioned on the following:

1. Washoe County to further investigate the discrepancy of the southern boundary of Ormsby Lane and take the necessary steps to either validate or correct the public record. NDSL only approves of the Abandonment of the Ormsby Lane ROW to the boundary line of the State property.
2. Mr. Patterson to submit a plan to Washoe County and NDSP for approval of a structure allowing access across the existing ditch, situated within the ROW that will not affect the drainage and/or produce runoff water to discharge onto State Park property,
3. Mr. Patterson will need to obtain a Construction Authorization from NDSL, and complete the construction within one year of Washoe County determination of the boundary line and correction in the public record, if necessary.

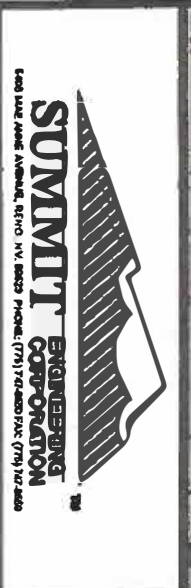
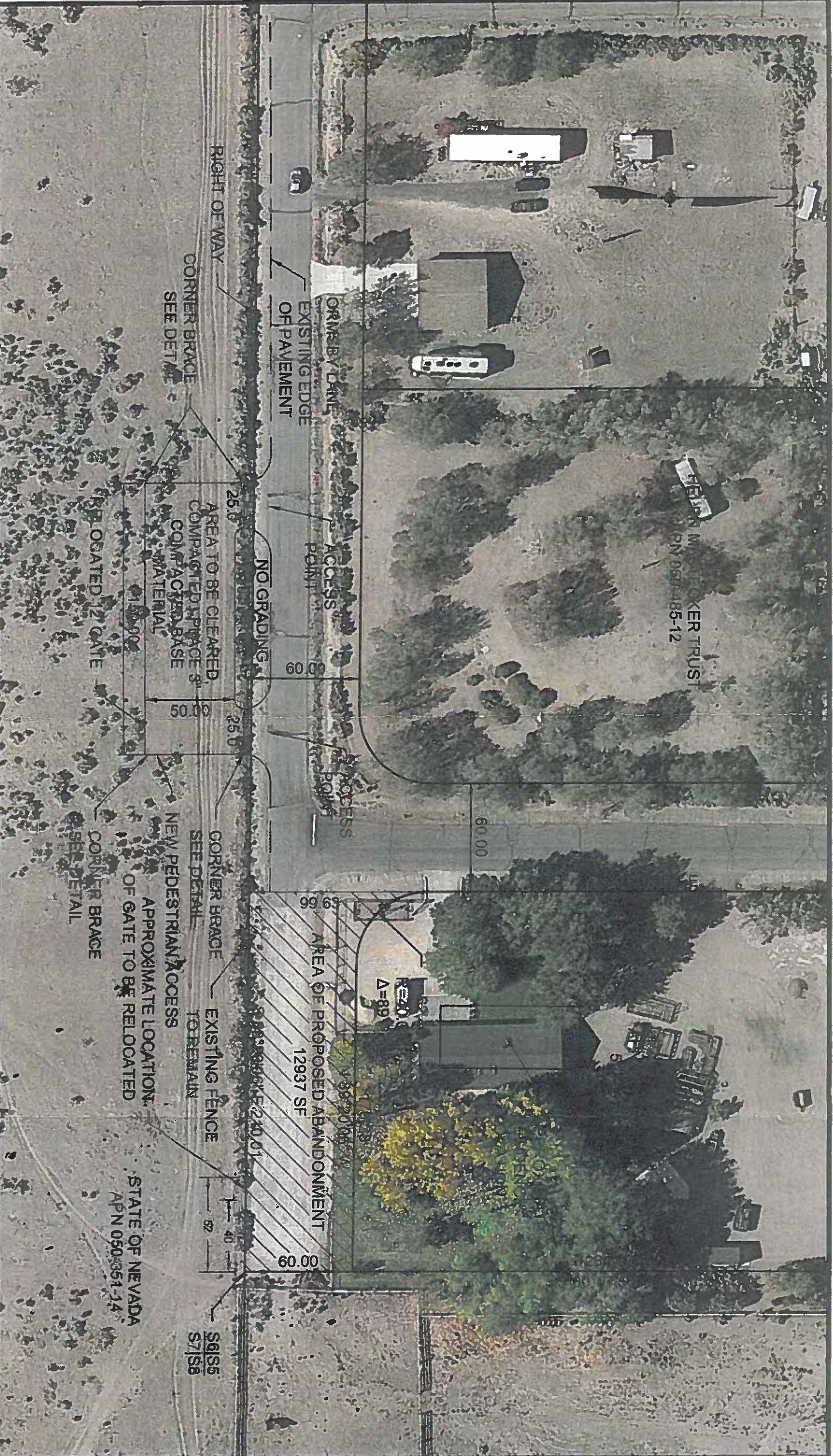
Issuance of this Letter of Consent for the Ormsby Lane abandonment does not relieve Mr. Patterson from acquiring all other local, state, federal approvals as required by law.

Should you have any questions or require additional information, please contact Karen Gonzalez, State Land Agent II at (775)684-2729 or email at [kdgonzalez@lands.nv.gov](mailto:kdgonzalez@lands.nv.gov).

Sincerely,



Charles Donohue  
Administrator



|                                                                          |                   |
|--------------------------------------------------------------------------|-------------------|
| SCALE: 1"=50'                                                            | DESIGNED BY:      |
| JOB #: 31171                                                             | CHECKED BY: THG   |
| Copyright Summit Eng 2021                                                | DRAWN BY: nccston |
| N:\DWGS\SUB31171_Ormsby\Lab\rdh\Bessmerp_TOM.DWG - 9:40 AM * 28-OCT-2021 |                   |

**ORMSBY LANE ABANDONMENT**  
**PREPARED FOR ROBERT PATTERSON**  
**3990 CHURCHILL DRIVE, WASHOE VALLEY, NV**

**From:** [Lucy Wong](#)  
**To:** [Stark, Katherine](#); [Handrock, Wayne](#); [Smith, Dwayne E.](#)  
**Cc:** [Karen D. Gonzalez](#); [Bronczyk, Christopher](#); [Lloyd, Trevor](#); [Summit Engineering](#); [Heeran, Jennifer](#)  
**Subject:** RE: Ormsby - Section Line & Letter of Consent  
**Date:** Tuesday, December 14, 2021 3:16:19 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image001.png](#)

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Katherine,

That would satisfy our condition as long as we know the record or survey is in the process of getting recorded and Washoe County will use that to fix their public record. Once the survey is recorded, please provide a copy to Karen or at least the recordation info.

Thanks,  
LW

---

**From:** Stark, Katherine <KRStark@washoecounty.gov>  
**Sent:** Tuesday, December 14, 2021 3:09 PM  
**To:** Handrock, Wayne <WHandrock@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>  
**Cc:** Lucy Wong <lwong@lands.nv.gov>; Karen D. Gonzalez <kdgonzalez@lands.nv.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Summit Engineering <RYAN@summitnv.com>; Stark, Katherine <KRStark@washoecounty.gov>; Heeran, Jennifer <JHeeran@washoecounty.gov>  
**Subject:** RE: Ormsby - Section Line & Letter of Consent

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Hello,

Thanks Wayne and Ryan. How long does that process take? Would the record of survey be filed in the next couple of days, or is it a longer process? If it is a longer process, then would Engineering be able to add a condition of approval ensuring that the record of survey is filed? If it is a quick process, then would someone be able to send Lucy, Karen, and me a digital copy of the recorded document within the next couple of days? I feel that either of these options would perhaps address the concerns of State Lands/State Parks. Lucy and Karen, please let us know if those options would meet your requirements.

I truly appreciate everyone's assistance in working through these questions.

Thank you!



**Katy Stark**  
Planner, Planning and Building Division  
Community Services Department  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Office: 775.328.3618  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



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**WAB21-0008**  
**EXHIBIT D**

---

**From:** Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>  
**Sent:** Tuesday, December 14, 2021 2:55 PM  
**To:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>; Smith, Dwayne E. <[DESmith@washoecounty.gov](mailto:DESmith@washoecounty.gov)>  
**Cc:** Lucy Wong <[lwong@lands.nv.gov](mailto:lwong@lands.nv.gov)>; [kdgonzalez@lands.nv.gov](mailto:kdgonzalez@lands.nv.gov); Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; Lloyd, Trevor <[TLloyd@washoecounty.gov](mailto:TLloyd@washoecounty.gov)>; Summit Engineering <[RYAN@summitnv.com](mailto:RYAN@summitnv.com)>  
**Subject:** RE: Ormsby - Section Line & Letter of Consent

Hi All,

I Spoke With Ryan at Summit about this project. He will be filing a record of survey showing the section line as the North line of the State Lands parcel and the south line of Washoe Counties right of way. That should clear up the confusion over the line separating the two.

Sincerely,



**Wayne Handrock, PLS**  
County Surveyor | Community Services  
[whandrock@washoecounty.us](mailto:whandrock@washoecounty.us) | Office: 775.328.2318 | Fax: 775.328.3699  
1001 E. 9<sup>th</sup> Street, Reno, NV 89512



---

**From:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Sent:** Tuesday, December 14, 2021 11:04 AM  
**To:** Smith, Dwayne E. <[DESmith@washoecounty.gov](mailto:DESmith@washoecounty.gov)>; Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>  
**Cc:** Lucy Wong <[lwong@lands.nv.gov](mailto:lwong@lands.nv.gov)>; [kdgonzalez@lands.nv.gov](mailto:kdgonzalez@lands.nv.gov); Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; Lloyd, Trevor <[TLloyd@washoecounty.gov](mailto:TLloyd@washoecounty.gov)>  
**Subject:** FW: Ormsby - Section Line & Letter of Consent

Hi Dwayne and Wayne,

Please see email below from Lucy Wong with State Lands. Lucy and Karen Gonzalez are included in this email. Lucy is concerned about the public record being corrected (see image below). Is it possible to have this corrected?

Thank you,



**Katy Stark**  
Planner, Planning and Building Division  
Community Services Department  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Office: 775.328.3618  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



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---

**From:** Lucy Wong <[lwong@lands.nv.gov](mailto:lwong@lands.nv.gov)>  
**Sent:** Tuesday, December 14, 2021 10:47 AM  
**To:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>; Karen D. Gonzalez <[kdgonzalez@lands.nv.gov](mailto:kdgonzalez@lands.nv.gov)>  
**Cc:** Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; Lloyd, Trevor <[TLloyd@washoecounty.gov](mailto:TLloyd@washoecounty.gov)>  
**Subject:** RE: Ormsby - Section Line & Letter of Consent

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Hello Katherine,

We all agree that the boundary line is at the Section line, but our concern is that the public record (ie Washoe County's Assessor's maps) shows the incorrect parcel boundary lines. The public record is the record that most people in the general public rely on, so it is to all of our benefit that this gets corrected. We especially do not want someone coming to the State in the future asking about this discrepancy, when none of us involved would be here to remember this issue.

Since the error did not come from State Lands, and it is Washoe County's public records that needs to be corrected, all we ask is that the public data at the county level accurately reflects what we all agree the legal description describes. Below is the Washoe County's GIS that clearly shows the inaccurate boundary line:



Thanks,  
LW

*Lucy Wong*  
**Supervisory Land Agent**

Nevada Division of State Lands  
Department of Conservation and Natural Resources  
901 S. Stewart Street, Suite 5003  
Carson City, NV 89701  
[lwong@lands.nv.gov](mailto:lwong@lands.nv.gov)  
(O) 775-684-2718 | (F) 775-684-2721

<http://dcnr.nv.gov> style="position:absolute;margin-left:142pt;margin-top:4.25pt;width:119.45pt;height:28.25pt;z-index:251659264;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:9pt;mso-wrap-distance-bottom:0;mso-position-horizontal:absolut;mso-position-horizontal-relative:text;mso-position-vertical:absolut;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page" o:button="t"><http://lands.nv.gov> style="position:absolute;margin-left:0;margin-top:0;width:141.95pt;height:41.15pt;z-index:251664384;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:9pt;mso-wrap-distance-top:0;mso-wrap-distance-right:9pt;mso-wrap-distance-



bottom:0;mso-position-horizontal: absolute;mso-position-horizontal-relative: text;mso-position-vertical: absolute;mso-position-vertical-relative: text;mso-width-percent: 0;mso-height-percent: 0;mso-width-relative: page;mso-height-relative: page" o: button="t">

---

**From:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Sent:** Tuesday, December 14, 2021 10:25 AM  
**To:** Karen D. Gonzalez <[kdgonzalez@lands.nv.gov](mailto:kdgonzalez@lands.nv.gov)>; Lucy Wong <[lwong@lands.nv.gov](mailto:lwong@lands.nv.gov)>  
**Cc:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; Lloyd, Trevor <[TLloyd@washoecounty.gov](mailto:TLloyd@washoecounty.gov)>  
**Subject:** Ormsby - Section Line & Letter of Consent

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Good morning Karen and Lucy,

Thank you for the letter of consent for the Ormsby Lane Abandonment. When I read through the letter last week, I noticed that the first condition is a condition on Washoe County, rather than a condition for the applicant. It is not our practice to place conditions of approval on Washoe County within the Conditions of Approval document that is submitted with the staff report. I reached out to Tom, the County Surveyor, and various engineering staff over the past week. The County Surveyor and the Summit surveyor have come to an agreement on the section line. Please see below for the email conversations and conclusion regarding the section line. If State Parks / State Lands is in agreement with the conclusion reached by the surveyors, then please submit a new consent letter without the current Condition #1 that is placed on Washoe County. Also, please let me know the earliest date when that letter could be provided. I apologize for the rush. It took some time for all of the necessary staff to communicate. We're coming up on the legal noticing/postmark deadline for the January Planning Commission meeting by the end of this week, so I'm currently deciding whether I recommend approval or denial.

Thanks so much!



**Katy Stark**  
**Planner, Planning and Building Division**  
**Community Services Department**  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov) | Office: 775.328.3618  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Connect with us: [cMail](mailto:cMail) | [Twitter](https://twitter.com) | [Facebook](https://facebook.com) | [www.washoecounty.gov](http://www.washoecounty.gov)

---

**From:** Ryan Cook <[RYAN@summitnv.com](mailto:RYAN@summitnv.com)>  
**Sent:** Tuesday, December 14, 2021 7:39 AM  
**To:** Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>; Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Cc:** Lloyd, Trevor <[TLloyd@washoecounty.gov](mailto:TLloyd@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; Smith, Dwayne E. <[DESmith@washoecounty.gov](mailto:DESmith@washoecounty.gov)>; Tom Gallagher <[tom@summitnv.com](mailto:tom@summitnv.com)>  
**Subject:** Re: Conclusion on the 15' ? - FW: State Lands Letter - RE: Ormsby Lane

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

Thanks Wayne. I agree with your findings. The attached abandonment legal description does include calls to the section line.

Sincerely,

Ryan Cook, PLS, WRS, CFedS  
VP & Surveying Department Manager

**Summit Engineering Corporation**

5405 Mae Anne Avenue  
Reno NV 89523  
Direct Line: 775-787-4316  
Cell: 775-223-7432  
Office: 775-747-8550  
Fax: 775-747-8559

[www.summitnv.com](http://www.summitnv.com)

CONFIDENTIALITY NOTICE: This E-mail is meant for the intended recipient only and may contain information that is confidential and/or privileged. If you received this email in error, please notify the sender immediately by return e-mail and delete this message from your system. Any unauthorized review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Since data stored on electronic media can deteriorate, be translated or modified, the electronic data should be verified against the hard copy. Summit Engineering Corp. will not be liable for the completeness, correctness or readability of the electronic data.

**From:** "Handrock, Wayne" <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>  
**To:** "Stark, Katherine" <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>, Summit Engineering <[RYAN@summitnv.com](mailto:RYAN@summitnv.com)>  
**Cc:** "Lloyd, Trevor" <[TLloyd@washoecounty.gov](mailto:TLloyd@washoecounty.gov)>, "Bronczyk, Christopher" <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>, "Smith, Dwayne E." <[DESmith@washoecounty.gov](mailto:DESmith@washoecounty.gov)>  
**Sent:** 12/13/2021 3:56 PM  
**Subject:** RE: Conclusion on the 15' ? - FW: State Lands Letter - RE: Ormsby Lane

Hi all,

After having a chance to review the mapping in question, I believe it is clear that the intent is that the public right of way was intended to extend to the property line and the State lands own up to the other side of the section line. So, I think we can remove the detrimental determination. I spoke with Dwayne about this just a couple minutes ago and he is in agreement. When the abandonment legal description is written, it should include "to the section line".

Sincerely,

Wayne Handrock



**Wayne Handrock, PLS**  
County Surveyor | Community Services  
[whandrock@washoecounty.us](mailto:whandrock@washoecounty.us) | Office: 775.328.2318 | Fax: 775.328.3699

1001 E. 9<sup>th</sup> Street, Reno, NV 89512



6319

### SURVEYOR'S CERTIFICATION

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF ROBERT W. PATTERSON AND DEBRA L. PATTERSON, HUSBAND AND WIFE, AS JOINT TENANTS.
- THE LAND SURVEYED LIES WITHIN THE SOUTH HALF OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, M.D.M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON DECEMBER 16, 2021.
- THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE. NO NEW PARCELS HAVE BEEN CREATED.



RYAN G. COOK NEVADA P.L.S. 15224

12-16-2021

| LINE | BEARING                                                                                 | DISTANCE                                                         |
|------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------|
| L1   | N 00°35'30" E<br>{S0°07'50"W PER R2}<br>{S0°06'10"W PER R6}<br>{S5°29'41"W PER R8 & R9} | 74.63<br>{60' PER R2}<br>{74.05' PER R6}<br>{74.50' PER R8 & R9} |
| L2   | N 00°35'30" E<br>{S0°07'50"W PER R2}                                                    | 284.06<br>{284.07 PER R2}                                        |
| L3   | N 89°25'41" W<br>{N89°52'10"W PER R2}                                                   | 209.84<br>{210' PER R2}                                          |
| L4   | S 00°34'19" W<br>{S0°07'50"W PER R2}                                                    | 242.48<br>{242.48 PER R2}                                        |
| L5   | S 88°53'37" E<br>{N89°20'06"W PER R2}                                                   | 170.12<br>{170.38' PER R2}                                       |
| L6   | S 00°34'19" W                                                                           | 68.63                                                            |
| L7   | N 00°34'19" E                                                                           | 30.00                                                            |
| L8   | N 88°53'37" W                                                                           | 60.00                                                            |

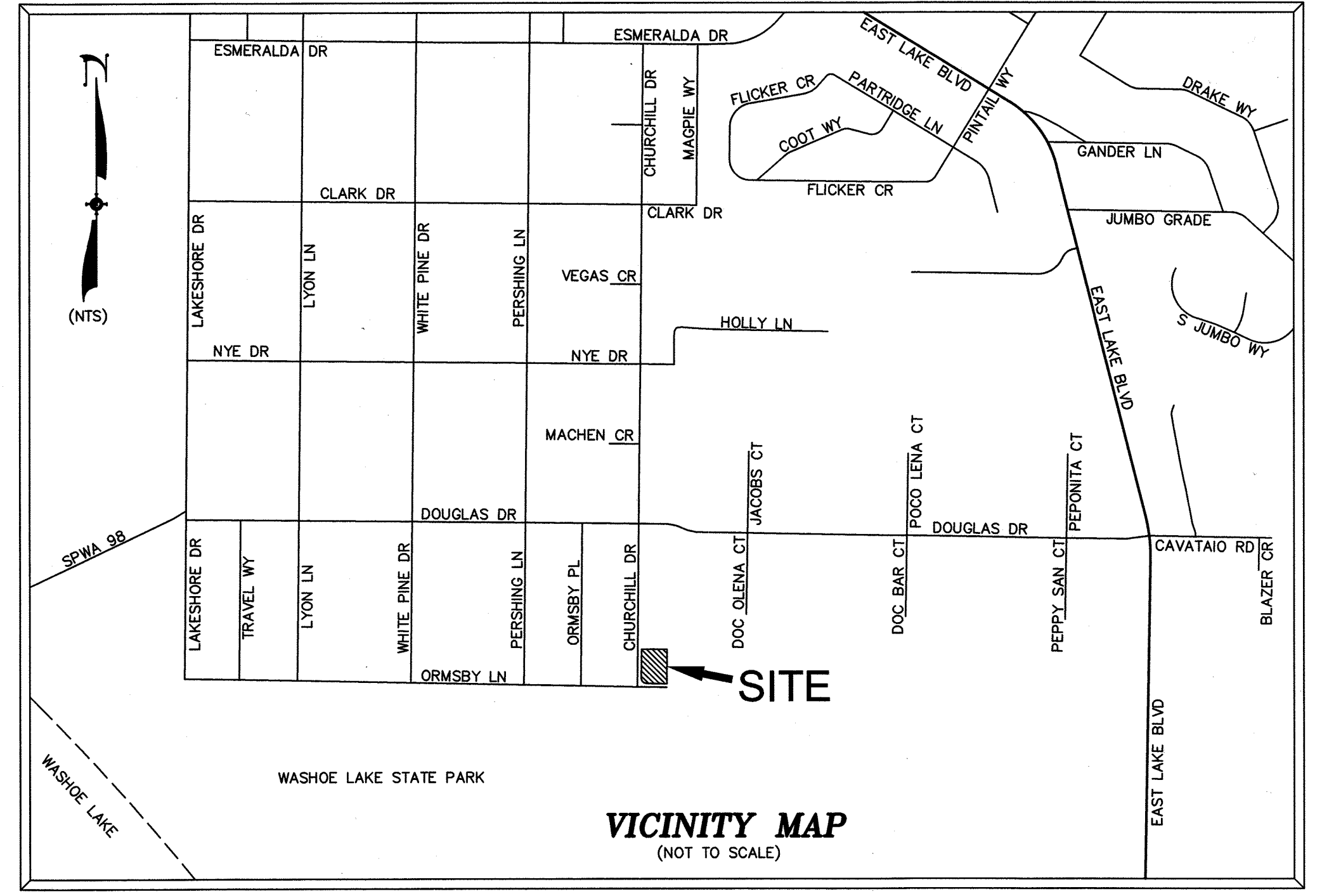
| CURVE | DELTA              | RADIUS       | LENGTH         |
|-------|--------------------|--------------|----------------|
| C1    | 89°27'56"          | 40.00        | 62.46          |
|       | {89°27'56" PER R2} | {40' PER R2} | {62.46 PER R2} |

### REFERENCES

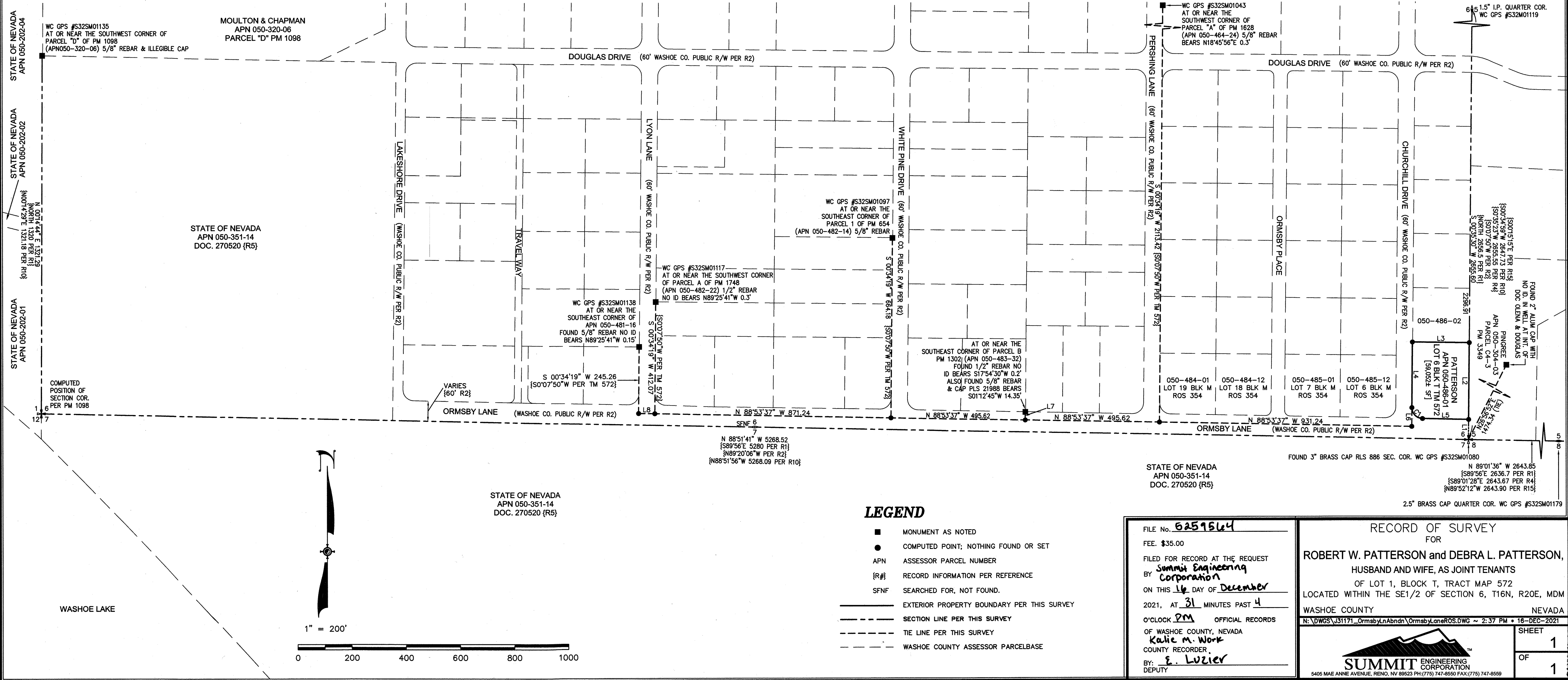
- GLO PLAT AND FIELD NOTES FOR TOWNSHIP 16 NORTH, RANGE 20 EAST, MDM, APPROVED JULY 6, 1875.
  - TRACT MAP 572, FILE No. 282770, RECORDED JANUARY 9, 1958.
  - RECORD OF SURVEY MAP 354, FILE No. 321774, RECORDED JUNE 28, 1960.
  - RECORD OF SURVEY MAP 547, FILE No. 36444, RECORDED AUGUST 17, 1965.
  - GRANT, BARGAIN AND SALE DEED, DOCUMENT No. 270520, RECORDED DECEMBER 29, 1972.
  - RECORD OF SURVEY MAP 898, FILE No. 368596, RECORDED ON JUNE 23, 1975.
  - CORNER RECORD, DOCUMENT No. 368597, RECORDED JUNE 23, 1975.
  - PARCEL MAP 754, FILE No. 578243, RECORDED DECEMBER 20, 1978.
  - PARCEL MAP 755, FILE No. 578244, RECORDED DECEMBER 20, 1978.
  - PARCEL MAP 1098, FILE No. 670518, RECORDED APRIL 30, 1980.
  - PARCEL MAP 1280, FILE No. 758984, RECORDED SEPTEMBER 16, 1981.
  - PARCEL MAP 1302, FILE No. 772157, RECORDED DECEMBER 10, 1981.
  - PARCEL MAP 1748, FILE No. 955676, RECORDED OCTOBER 12, 1984.
  - RECORD OF SURVEY MAP 2505, FILE No. 1621324, RECORDED NOVEMBER 12, 1992.
  - PARCEL MAP 3349, FILE No. 2220625, RECORDED JUNE 15, 1998.
  - GRANT, BARGAIN AND SALE DEED, DOCUMENT No. 2624907, RECORDED DECEMBER 4, 2001.
- REFERENCES 2-16 ARE IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

### GENERAL NOTES

- THE BASIS OF BEARINGS: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°26' 57.80785" NORTH AND 119° 46' 49.11345" WEST FOR REGIONAL GPS CORRS "NMM"; A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.
- TOTAL PARCELS SURVEYED: 1. COMPUTED TOTAL PARCEL AREA = 59,052± SQUARE FEET.



VICINITY MAP (NOT TO SCALE)

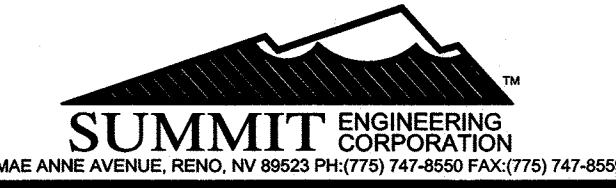


### LEGEND

- MONUMENT AS NOTED
- COMPUTED POINT; NOTHING FOUND OR SET
- APN ASSESSOR PARCEL NUMBER
- [R#] RECORD INFORMATION PER REFERENCE
- SNFN SEARCHED FOR, NOT FOUND.
- EXTERIOR PROPERTY BOUNDARY PER THIS SURVEY
- SECTION LINE PER THIS SURVEY
- TIE LINE PER THIS SURVEY
- WASHOE COUNTY ASSESSOR PARCELBASE

FILE No. **6251564**  
 FEE: \$35.00  
 FILED FOR RECORD AT THE REQUEST OF **Summit Engineering Corporation**  
 ON THIS 16 DAY OF December 2021, AT 31 MINUTES PAST 4 O'CLOCK PM OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
 BY: **Katie M. Work** COUNTY RECORDER.  
 DEPUTY: **E. Lozier**

RECORD OF SURVEY FOR  
**ROBERT W. PATTERSON and DEBRA L. PATTERSON,**  
 HUSBAND AND WIFE, AS JOINT TENANTS  
 OF LOT 1, BLOCK T, TRACT MAP 572  
 LOCATED WITHIN THE SE1/2 OF SECTION 6, T16N, R20E, MDM  
 WASHOE COUNTY NEVADA  
 N:\DWG\331171\_OrmsbyLnAbndn\OrmsbyOneROS.DWG ~ 2:37 PM \* 16-DEC-2021  
 SHEET **1** OF **1**



CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5259564

Record of Survey 6319

6319



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

## 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: <b>Ormsby Lane partial abandonment</b>                                                                                                                                             |                 |                                                   |                 |
| Project Description: Abandonment of a dead end portion of Ormsby Lane at it's eastern terminus.                                                                                                  |                 |                                                   |                 |
| Project Address: Intersection of Churchill Drive and Ormsby Lane Washoe County Nevada.                                                                                                           |                 |                                                   |                 |
| Project Area (acres or square feet): 12,937 Square Feet.                                                                                                                                         |                 |                                                   |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>Intersection of Ormsby Lane and Churchill Drive Washoe County, Nevada. Ref. Vicinity map attached. |                 |                                                   |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                        | Parcel Acreage: | Assessor's Parcel No.(s):                         | Parcel Acreage: |
| N/A                                                                                                                                                                                              | N/A             |                                                   |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s). None                                                                                             |                 |                                                   |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>                                                                                                                             |                 |                                                   |                 |
| <b>Property Owner:</b>                                                                                                                                                                           |                 | <b>Professional Consultant:</b>                   |                 |
| Name: Washoe County                                                                                                                                                                              |                 | Name: Summit Engineering Corporation              |                 |
| Address: 1001 East 9th Street                                                                                                                                                                    |                 | Address: 5405 Mae Anne Avenue                     |                 |
| Reno, Nevada                                                                                                                                                                                     | Zip: 89512      | Reno, Nevada                                      | Zip: 89523      |
| Phone: 775-328-2003                                                                                                                                                                              | Fax:            | Phone: (775) 747-8550                             | Fax: 747-8559   |
| Email:                                                                                                                                                                                           |                 | Email: tom@summitnv.com                           |                 |
| Cell:                                                                                                                                                                                            | Other:          | Cell: 775-750-8803                                | Other:          |
| Contact Person: Planning Department                                                                                                                                                              |                 | Contact Person: Thomas H. Gallagher, P.E., P.L.S. |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                      |                 | <b>Other Persons to be Contacted:</b>             |                 |
| Name: Robert and Debra Patterson                                                                                                                                                                 |                 | Name: Christopher Pingree                         |                 |
| Address: 3990 Churchill Drive                                                                                                                                                                    |                 | Address: 3925 Doc Olena Court                     |                 |
| Washoe County Nevada                                                                                                                                                                             | Zip: 89704      | Washoe Valley, NV                                 | Zip: 89704      |
| Phone: (775) 849-2837                                                                                                                                                                            | Fax:            | Phone:                                            | Fax:            |
| Email: robertwp@charter.net                                                                                                                                                                      |                 | Email:                                            |                 |
| Cell:                                                                                                                                                                                            | Other:          | Cell: 775-870-6195                                | Other:          |
| Contact Person: Robert Patterson                                                                                                                                                                 |                 | Contact Person: Christopher Pingree               |                 |
| <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?

Eastern terminus of Ormsby Lane (dead end) beyond it's intersection with Churchill Drive (ref. vicinity map) attached.

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

Washoe Valley Farms Subdivision as recorded in the office of the Washoe County Recorder as document number 282770 Tract Map 572 recorded January 9, 1958.

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

To eliminate unnecessary public access for dumping and rear and side yard access to parcels 050-351-14 and 050-304-03.

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

Easements and access for any public utilities will be reserved as requested by Washoe County.

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?

No damages will occur to adjacent properties. The State of Nevada has approximately 3,670 feet of frontage on Ormsby Lane terminating at the western end of the requested abandonment.

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 X |
|-------|--------|

**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: Debra L. Patterson

The receipt of this application at the time of submital 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, Debra L. Patterson  
(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): 538-05601

Printed Name Debra L. Patterson

Signed Debra L. Patterson

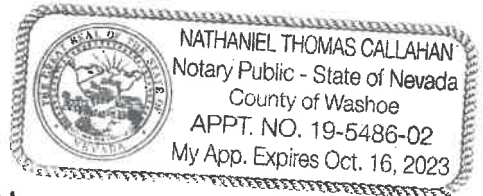
Address 3990 Churchill Dr  
Washoe Valley NV 89704

(Notary Stamp)

*State of Nevada  
County of Washoe*  
Subscribed and sworn to before me this  
14 day of June, 2021  
[Signature]

Notary Public in and for said county and state

My commission expires: 10/16/2023



\*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: Robert Patterson

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, Robert W. Patterson

(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): 528-05401

Printed Name Robert W. Patterson

Signed Robert W. Patterson

Address 3990 Churchill Dr

Washoe Valley NV 89704

*NE* State of Nevada  
County of Washoe

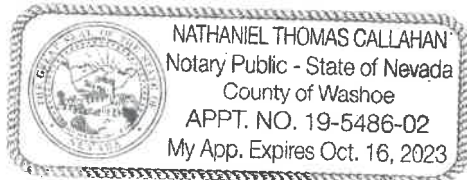
Subscribed and sworn to before me this  
9th day of June, 2021

[Signature]

Notary Public in and for said county and state

My commission expires: 10/16/2023

(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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

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

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$2,011.36
- Oldest Due \$502.84
- Partial

[ADD TO CART](#)

**Washoe County Parcel Information**

| Parcel ID | Status | Last Update         |
|-----------|--------|---------------------|
| 05048601  | Active | 7/8/2021 1:40:48 AM |

**Current Owner:**  
PATTERSON, ROBERT W & DEBRA L  
  
3990 CHURCHILL DR  
WASHOE VALLEY, NV 89704

**SITUS:**  
3990 CHURCHILL DR  
WCTY NV

**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       |
|----------------------|------------|------------|--------------|----------|-------------------|
| <a href="#">2021</a> | \$2,011.36 | \$0.00     | \$0.00       | \$0.00   | \$2,011.36        |
| <a href="#">2020</a> | \$1,952.78 | \$1,952.78 | \$0.00       | \$0.00   | \$0.00            |
| <a href="#">2019</a> | \$1,895.90 | \$1,895.90 | \$0.00       | \$0.00   | \$0.00            |
| <a href="#">2018</a> | \$1,840.68 | \$1,840.68 | \$0.00       | \$0.00   | \$0.00            |
| <a href="#">2017</a> | \$1,787.07 | \$1,787.07 | \$0.00       | \$0.00   | \$0.00            |
| <b>Total</b>         |            |            |              |          | <b>\$2,011.36</b> |

**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



# FIRST CENTENNIAL TITLE COMPANY OF NEVADA

- 1450 RIDGEVIEW DR., SUITE 100 \* RENO, NV 89519 (775) 689-8510
- 800 SOUTHWOOD BLVD., SUITE 107 \* INCLINE VILLAGE, NV 89451 (775) 831-8200
- 3700 LAKESIDE DR., SUITE 110 \* RENO, NV 89509 (775) 689-8235
- 4870 VISTA BLVD., SUITE 110, SPARKS, NV 89436 (775) 689-8551
- 896 WEST NYE LANE, SUITE 104 \* CARSON CITY, NV 89703 (775) 841-6580
- 3255 SOUTH VIRGINIA STREET SUITE B \* RENO, NV 89502 (775) 800-1981
- 3748 LAKESIDE DRIVE, SUITE 100, RENO NV 89509 (775) 689-1810

Issuing Policies Of  
First American Title Insurance Company

Today's Date:  
April 23, 2021

---

PRELIMINARY REPORT

Owner: **To Be Determined**  
Property Address: **3990 Churchill Drive**  
**Washoe Valley, NV 89704**

**Debra Patterson**

Escrow Officer: **Reno Title Orders**                      Our No.: **223714-RT**

---

**The information contained in this report is through the date of  
April 2, 2021 at 7:30 A.M.**

In response to the above referenced application for a policy of title insurance, First Centennial Title Company of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, an American Land Title Association Standard Coverage Policy of Title Insurance describing the land and the estate or interest therein set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.



by: \_\_\_\_\_  
Lisa Quilici, Title Officer

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

**FEE SIMPLE**

Title to said estate or interest at the date hereof is vested in:

**ROBERT W. PATTERSON and DEBRA L. PATTERSON, husband and wife, as Joint Tenants**

The land referred to in this Report is situate in the State of NEVADA, County of Washoe.

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. General and Special Taxes for the fiscal year 2020-2021, including any secured personal property taxes and any district assessments, PAID IN FULL.  
Total Tax Amount for this fiscal year: \$2,071.47  
Tax-Cap Abatement Credit: \$(118.69)  
Total Tax Amount Due for this fiscal year: \$1,952.78
2. Except all water, claims or rights to water, in or under said land.
3. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
4. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

5. Liens for delinquent garbage fees, if it be determined that the same has attached to said premises, pursuant to Nevada Revised Statutes Section 444.520.
6. Covenants, conditions and restrictions, as contained in a Deed recorded January 16, 1958, in Book 7, Page 413, as Document No. 382128, of Liens and Miscellaneous Records, Washoe County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
7. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Subdivision Tract Map No. 572 referenced in the legal description contained herein.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

**SCHEDULE B**  
**(Continued)**

**NOTE:** This is preparatory to the issuance of an ALTA Extended 2006 Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 116 attached.

There is located on said land a *Single Family Residence* designated as 3990 Churchill Drive, Washoe Valley, NEVADA.

**EXHIBIT "A"**  
**Legal Description**

All that certain real property situate in the City of **Reno**, County of **Washoe**, State of **NEVADA**, described as follows:

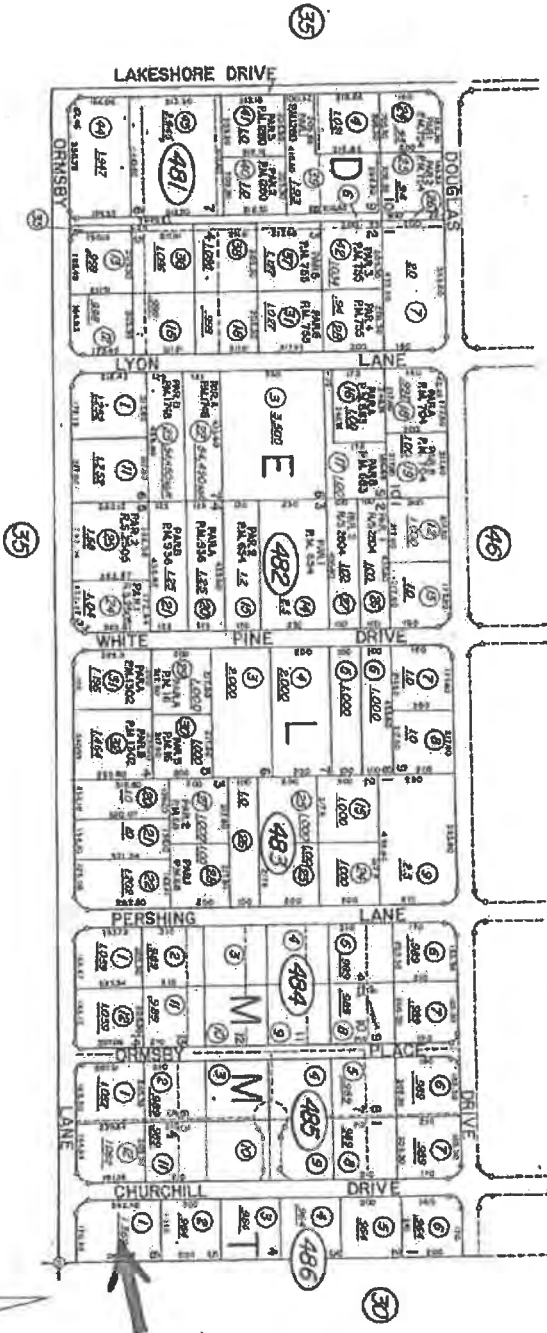
**Lot 6 in Block T, of WASHOE VALLEY FARMS, WASHOE COUNTY, NEVADA, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, File No. 282770, Tract Map No. 572.**

**APN: 050-486-01**

**End of Report**

WASHOE VALLEY FARMS  
 PORTION of SEC 6 T16N R20E  
 (#572)

50-48



NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and Taxation purposes only. It does not constitute a warranty of accuracy of the information shown.

Assessor's Map County of Washoe, Nevada  
 NOTE - ASSASSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSASSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by: TMY/BJT / VS  
 prepared: 3/23/2021 1:52:18 PM  
 updated: 4/27/2021 1:55:37 PM



A.P. NO. 050-486-01  
Escrow No. 2001-54613-CAC  
R.P.T.T. \$ -0-

WHEN RECORDED MAIL TO:  
Robert W. Patterson  
3990 Churchill Drive  
Carson City, Nev. 89704

MAIL TAX STATEMENT TO:  
Same as above

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert W. Patterson, a married man

do(es) hereby GRANT, BARGAIN and SELL to

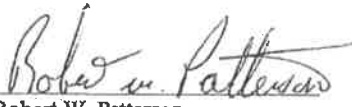
Robert W. Patterson and Debra L. Patterson, husband and wife, as Joint Tenants

the real property situate in the County of Washoe, State of Nevada, described as follows:

Lot 6 in Block T of WASHOE VALLEY FARMS, WASHOE COUNTY, NEVADA, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, File No. 282770, Tract Map No. 572.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

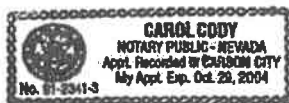
Dated: 12/2/2001

  
Robert W. Patterson

STATE OF NEVADA  
COUNTY OF Carson

This instrument was acknowledged before me on 12/9/2001, by  
Robert W. Patterson.

  
Notary Public



DOC # 2624907  
12/04/2001 04:53P Fee:14.00  
BK1  
Requested By  
FIRST AMERICAN TITLE  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Pg 1 of 1 RPTT 8.00



State of Nevada  
County of Humboldt

James H. Wilson, do hereby certify that this exhibit is true and correct copy of the same as the same was presented to me by the Humboldt County Board of Supervisors on the 15th day of December, 1917.

James H. Wilson  
County Clerk

Subscribed and sworn to before me this 15th day of December, 1917.  
Henry K. Moore, Notary Public for the County of Humboldt, State of Nevada.  
My Commission expires December 31, 1918.

The undersigned family certifies that this is the only copy of the same as the same was presented to me by the Humboldt County Board of Supervisors on the 15th day of December, 1917.

John E. Cleaver  
County Clerk

This Utility Equipment has been approved by the State of Nevada and the State of California.

R. F. [Signature]  
Notary Public

State of Nevada  
County of Humboldt

State of Nevada  
County of Humboldt

James H. Wilson, do hereby certify that this exhibit is true and correct copy of the same as the same was presented to me by the Humboldt County Board of Supervisors on the 15th day of December, 1917.

James H. Wilson  
County Clerk

State of Nevada  
County of Humboldt

James H. Wilson, do hereby certify that this exhibit is true and correct copy of the same as the same was presented to me by the Humboldt County Board of Supervisors on the 15th day of December, 1917.

James H. Wilson  
County Clerk

A duplicate copy of this exhibit was approved by the Board of Supervisors of Humboldt County on the 15th day of December, 1917.

Edward S. [Signature]  
Chairman

Approved and accepted this 15th day of December, 1917 by the Board of County Commissioners of Humboldt County, Nevada.

Edward S. [Signature]  
County Clerk

282770

Filed for record at the Request of James W. Nelson  
January 9-1918 at 10:00 AM  
Records of Washoe County, Nev.  
Book 12, Page 12

WASHOE VALLEY FARMS  
WASHOE COUNTY, NEVADA



1-16-58  
283128  
7-413-25M

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS made this 14th day of January, 1958, by WASHOE VALLEY FARMS, WASHOE COUNTY NEVADA, a partnership consisting of MAXWELL J. FENMORE and CARL N. HICKS hereinafter sometimes referred to as "Declarant",

W I T N E S S E T H

WHEREAS, the said Declarants are the owners of all of the lots or parcels of real property situate in the County of Washoe, State of Nevada, described as:

All that real property embraced within the exterior boundaries of WASHOE VALLEY FARMS, WASHOE COUNTY NEVADA according to the official plat thereof filed in the office of the County Recorder of Washoe County, Nevada, on January 9, 1958, under file number 282770.

and

WHEREAS, Declarants are about to sell all or a portion of the said lots and desire to subject all of the said lots to the respective conditions, restrictions and covenants hereinafter set forth for the benefit of each and every lot hereinafter described, and for the benefit of the present and subsequent owners of each of said lots.

NOW, THEREFORE, said Declarants hereby declare that each and every lot above described shall be conveyed subject to the conditions, restrictions, and covenants hereinafter set forth, to-wit:

ARTICLE I.

GENERAL PURPOSE OF RESTRICTIONS

The real property affected hereby is subjected to the conditions, restrictions and charges herein contained to provide an orderly, pleasant settlement, community or neighborhood of persons and to provide a good type of quality of improvements on said property which is to be used for agricultural and residential purposes only and for the preservation of value and for the benefit of each and every part of said property.

ARTICLE II.

USE

1. None of said parcels shall be used except for agricultural or residential purposes and only such dwellings shall be erected and maintained upon any such parcels as conformed to the minimum requirements for health and safety as provided by any county ordinances adopted by Washoe County relating thereto now or hereafter related thereto.

2. No offensive activities shall be carried on on said property, nor shall anything be done thereon which shall be or become a nuisance or annoyance to the neighborhood.

3. Farm livestock and poultry of all kinds except goats and swine may be raised, bred or kept on any parcels within said subdivision.

#### ARTICLE III.

##### LOCATIONS OF BUILDINGS.

1. No building structures shall be located on any parcel or tract of the subdivision within TWENTY (20) FEET of any front or side street line nor nearer than FIVE (5) FEET to any adjoining side site line.

2. All easements shall be kept free and clear of obstructions and adjoining parcel owners shall not obstruct any such easement for any purpose whatsoever.

#### ARTICLE IV.

##### DECLARATION OF COVENANTS

1. All of the covenants and restrictions set forth in this Declaration of Restrictions are imposed upon said property to the extent herein contained for the direct benefit thereof as a part of the general plan of development and improvement thereof hereby adopted by Declarants. Said covenants and restrictions shall run with the land and shall be binding upon Declarants and upon all persons claiming under Declarants or under their successors and assigns for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part; provided, however, that these covenants may be amended, modified, abrogated or rescinded by recordation in the office of the County Recorder of Washoe County, Nevada, of a Supplemental Declaration of Restrictions duly executed and acknowledged by the owners of not less than seventy-five (75) percent of the above described lots.

2. This Declaration of Restrictions shall be binding upon and inure to the benefit of the Declarants, their successors and assigns.

#### ARTICLE V.

##### VIOLATION AND ENFORCEMENT

1. The conditions, restrictions or covenants herein contained shall bind and inure to the benefit of and be enforceable by Declarants, or their successors or assigns, but also for the owner or owners of any of said lots, to institute and prosecute any proceeding at law or in equity against Declarants or any person,

firm, or corporation violating or threatening to violate any of the covenants, conditions or restrictions herein contained, and such action may be maintained for the purpose of preventing the violation or to recover damages for a violation, or for both of such purposes. The failure of Declarants or their successors or assigns, or of any owner of any of said lots, to enforce any of the conditions, restrictions, and covenants herein contained shall in no way or event be deemed a waiver of the right to enforce such conditions, restrictions or covenants thereof. Nothing herein contained shall be construed as preventing the application of any remedies given by law against a nuisance, public or private, or otherwise, but the remedies herein contained shall be in addition to any other remedies given by law.

2. If any article, paragraph, subdivision of paragraph, sentence, clause or phrase contained in this Declaration of Restrictions shall be held to be invalid by any Court for any reason, the invalidation thereof shall in nowise affect the validity of any other portion of this Declaration of Restrictions, it being the intent of Declarants that the whole of said Declaration of Restrictions, with the exception of such invalidated portion or portions, shall remain in full force and effect.

IN WITNESS WHEREOF, the said Declarants have hereunto set their hands the day and year first above written.

/s/ Carl N. Hicks  
Carl N. Hicks

/s/ Maxwell J. Fenmore  
Maxwell J. Fenmore

STATE OF NEVADA )  
                  ) SS.  
COUNTY OF WASHOE )

On this 16th day of January, 1958, before me, the undersigned, a Notary Public, in and for the aforesaid County and State, personally appeared CARL N. HICKS, and MAXWELL J. FENMORE, known to me to be the partners in the partnership known as WASHOE VALLEY FARMS, WASHOE COUNTY NEVADA, and who duly acknowledged to me that they executed the foregoing Declaration of Restrictions freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

/s/ George Louise  
Notary Public in and for the  
County of Washoe,  
State of Nevada (SEAL)  
My commission expires 7/14/70.

DOCUMENT NO. 283128  
Filed for record at the request of NEVADA TITLE GUARANTY CO.  
AN. 16, 1958 at 10 Minutes past 3 o'clock P.M.  
Recorded in Book 7 of LIENS AND MISCELLANEOUS  
Page 413, Records of Washoe County, Nevada.

Della B. Boyd, County Recorder  
By /s/ M. E. McLeod Deputy

Fee: \$4.35







# FIRST CENTENNIAL TITLE COMPANY OF NEVADA

- 1450 RIDGEVIEW DR., SUITE 100 \* RENO, NV 89519 (775) 689-8510
- 800 SOUTHWOOD BLVD., SUITE 107 \* INCLINE VILLAGE, NV 89451 (775) 831-8200
- 3700 LAKESIDE DR., SUITE 110 \* RENO, NV 89509 (775) 689-8235
- 4870 VISTA BLVD., SUITE 110, SPARKS, NV 89436 (775) 689-8551
- 896 WEST NYE LANE, SUITE 104 \* CARSON CITY, NV 89703 (775) 841-6580
- 3255 SOUTH VIRGINIA STREET SUITE B \* RENO, NV 89502 (775) 800-1981
- 3748 LAKESIDE DRIVE, SUITE 100, RENO NV 89509 (775) 689-1810

Issuing Policies Of  
**First American Title Insurance Company**

**Today's Date:**  
**April 23, 2021**

---

## PRELIMINARY REPORT

Owner: **To Be Determined**  
Property Address: **3990 Churchill Drive**  
**Washoe Valley, NV 89704**

**Debra Patterson**

Escrow Officer: **Reno Title Orders** Our No.: **223714-RT**

---

**The information contained in this report is through the date of  
April 2, 2021 at 7:30 A.M.**

In response to the above referenced application for a policy of title insurance, First Centennial Title Company of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, an American Land Title Association Standard Coverage Policy of Title Insurance describing the land and the estate or interest therein set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.



by: \_\_\_\_\_  
Lisa Quilici, *Title Officer*

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

**FEE SIMPLE**

Title to said estate or interest at the date hereof is vested in:

**ROBERT W. PATTERSON and DEBRA L. PATTERSON, husband and wife, as Joint Tenants**

The land referred to in this Report is situate in the State of NEVADA, County of Washoe.

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. General and Special Taxes for the fiscal year 2020-2021, including any secured personal property taxes and any district assessments, PAID IN FULL.  
Total Tax Amount for this fiscal year: \$2,071.47  
Tax-Cap Abatement Credit: \$(118.69)  
Total Tax Amount Due for this fiscal year: \$1,952.78
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3. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
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Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

5. Liens for delinquent garbage fees, if it be determined that the same has attached to said premises, pursuant to Nevada Revised Statutes Section 444.520.
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7. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Subdivision Tract Map No. 572 referenced in the legal description contained herein.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

**SCHEDULE B**  
**(Continued)**

**NOTE:** This is preparatory to the issuance of an ALTA Extended 2006 Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 116 attached.

There is located on said land *a Single Family Residence* designated as 3990 Churchill Drive, Washoe Valley, NEVADA.

**EXHIBIT "A"**  
**Legal Description**

All that certain real property situate in the City of Reno, County of Washoe, State of NEVADA, described as follows:

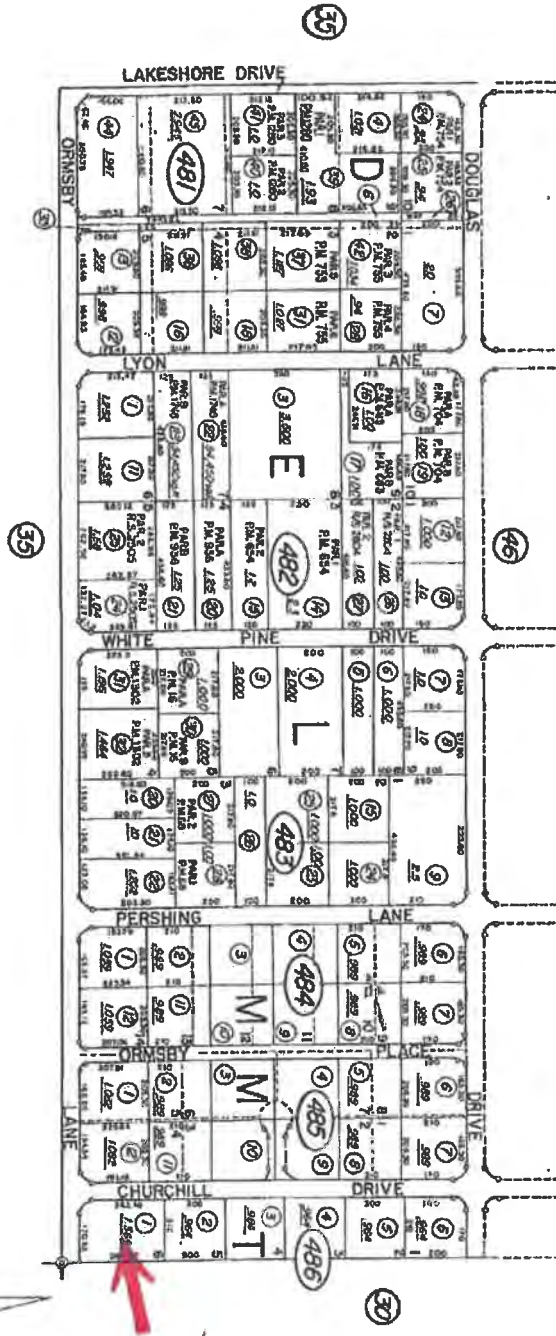
**Lot 6 in Block T, of WASHOE VALLEY FARMS, WASHOE COUNTY, NEVADA, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, File No. 282770, Tract Map No. 572.**

APN: 050-486-01

**End of Report**

WASHOE VALLEY FARMS  
 PORTION of SEC 6 T16N R20E  
 (#572)

50-48



NOTE: This Map is prepared by the use of the Automatic County Assessor for Assessment and Reassessment program only. It does not represent a survey of the property. All boundary lines shown on this map are shown in accordance with the data obtained from the Assessor's Map of the County of Washoe.

Assessor's Map County of Washoe, Nevada  
 NOTE - ASSessor's BLOCK NUMBERS SHOWN IN RECTANGLES  
 ASSessor's PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by: TWR/DT 1/16  
 Revised: LJO KRM JMS 1/99  
 Revised: RBT/TZT 03 2005  
 Updated to: 05

A.P. NO. 050-486-01  
Escrow No. 2001-54613-CAC  
R.P.T.T. \$ -0-

WHEN RECORDED MAIL TO:  
Robert W. Patterson  
3990 Churchill Drive  
Carson City, Nev. 89704

MAIL TAX STATEMENT TO:  
Same as above

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert W. Patterson, a married man

do(es) hereby GRANT, BARGAIN and SELL to

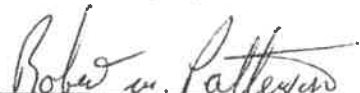
Robert W. Patterson and Debra L. Patterson, husband and wife, as Joint Tenants

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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

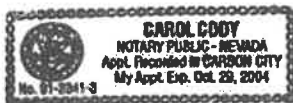
Dated: 12/3/2001

  
Robert W. Patterson

STATE OF NEVADA  
COUNTY OF Carson

This instrument was acknowledged before me on 12/3/2001, by  
Robert W. Patterson.

  
Notary Public



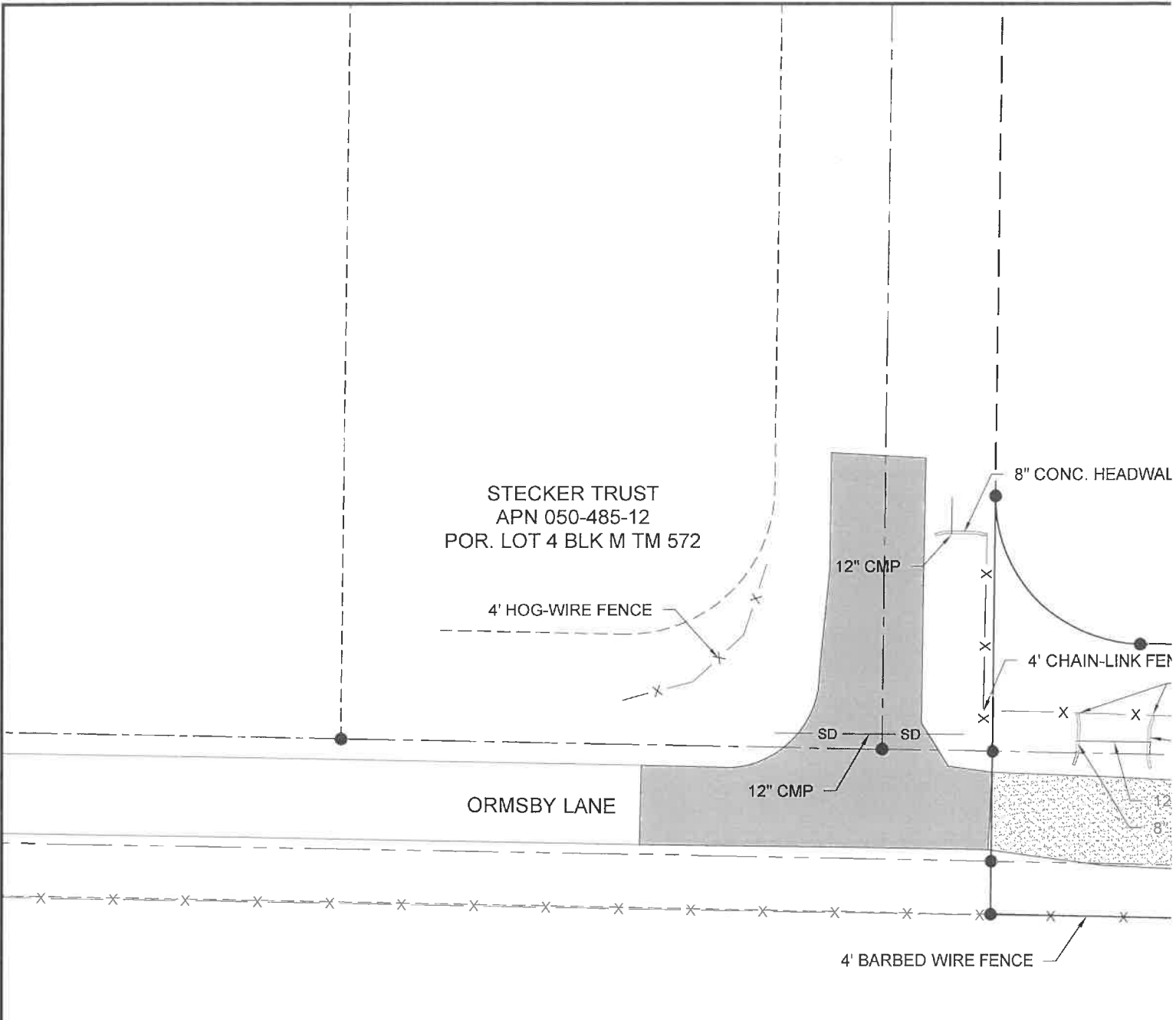
DOC # 2624907  
12/04/2001 04:53P Fee:14.00  
BK1  
Requested by  
FIRST AMERICAN TITLE  
Washoe County Recorder  
Kathryn L. Burks - Recorder  
Pg 1 of 1 RPT 0.00











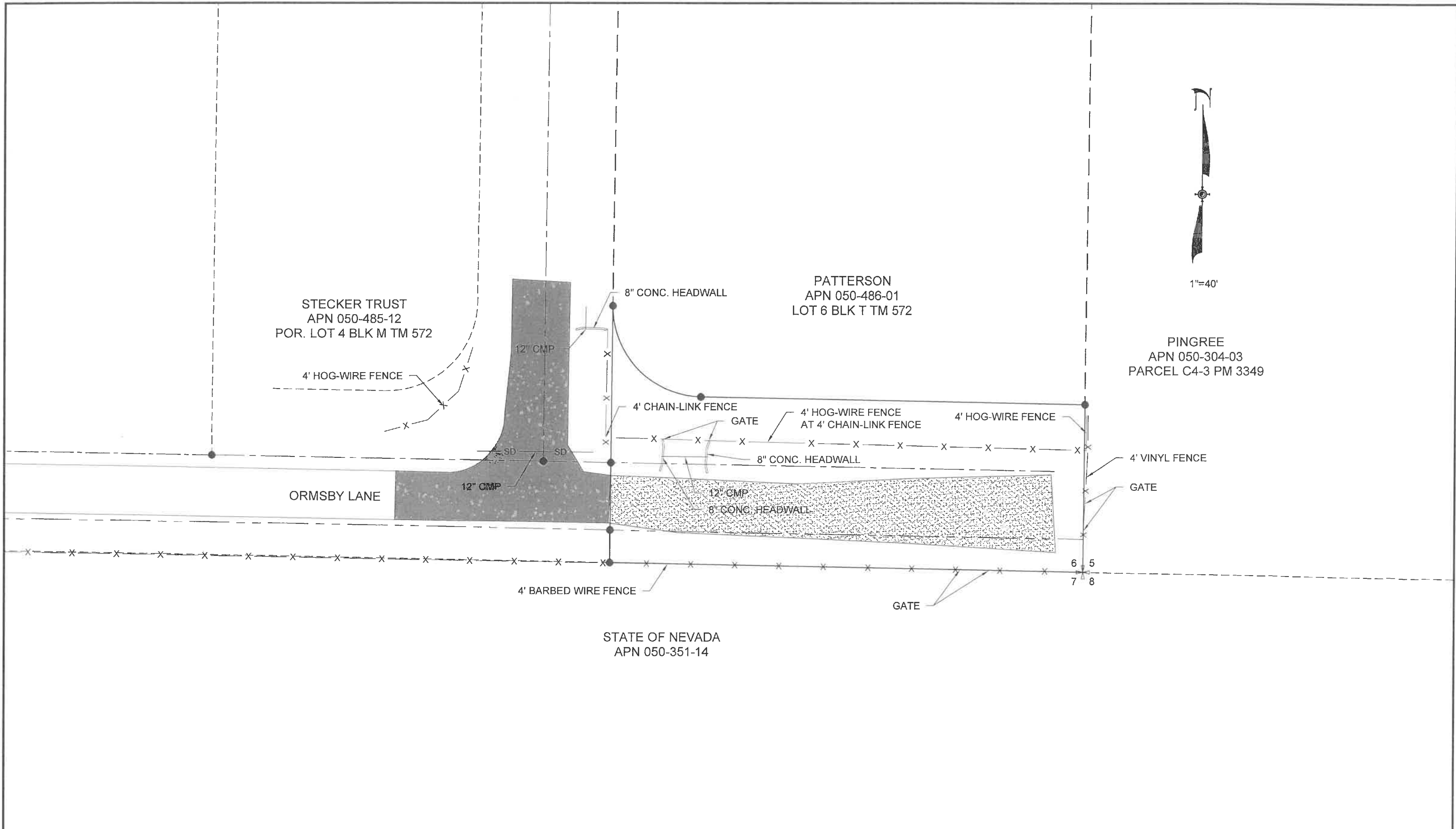
STATE OF NEVADA  
APN 050-351-14



|                           |                 |
|---------------------------|-----------------|
| SCALE: 1"=40'             | DESIGNED BY:    |
| JOB #:                    | CHECKED BY:     |
| Copyright SUMMIT ENG 2021 | DRAWN BY: mkahl |

N:\DWGS\J31171\_OrmsbyLnAbndn\TOPO\_20210610.DWG ~ 8:57 AM \* 09 JUL 2021

**WAB21-0008**  
**EXHIBIT G**



5405 MAE ANNE AVENUE, RENO, NV, 89523 PHONE: (775) 747-8550 FAX: (775) 747-8559

SCALE: 1"=40'

JOB #:

Copyright SUMMIT ENG 2021

N:\DWGS\J31171\_OrmsbyLnAbndn\TOPO\_20210610.DWG ~ 8:57 AM \* 08-JUL-2021

DESIGNED BY:

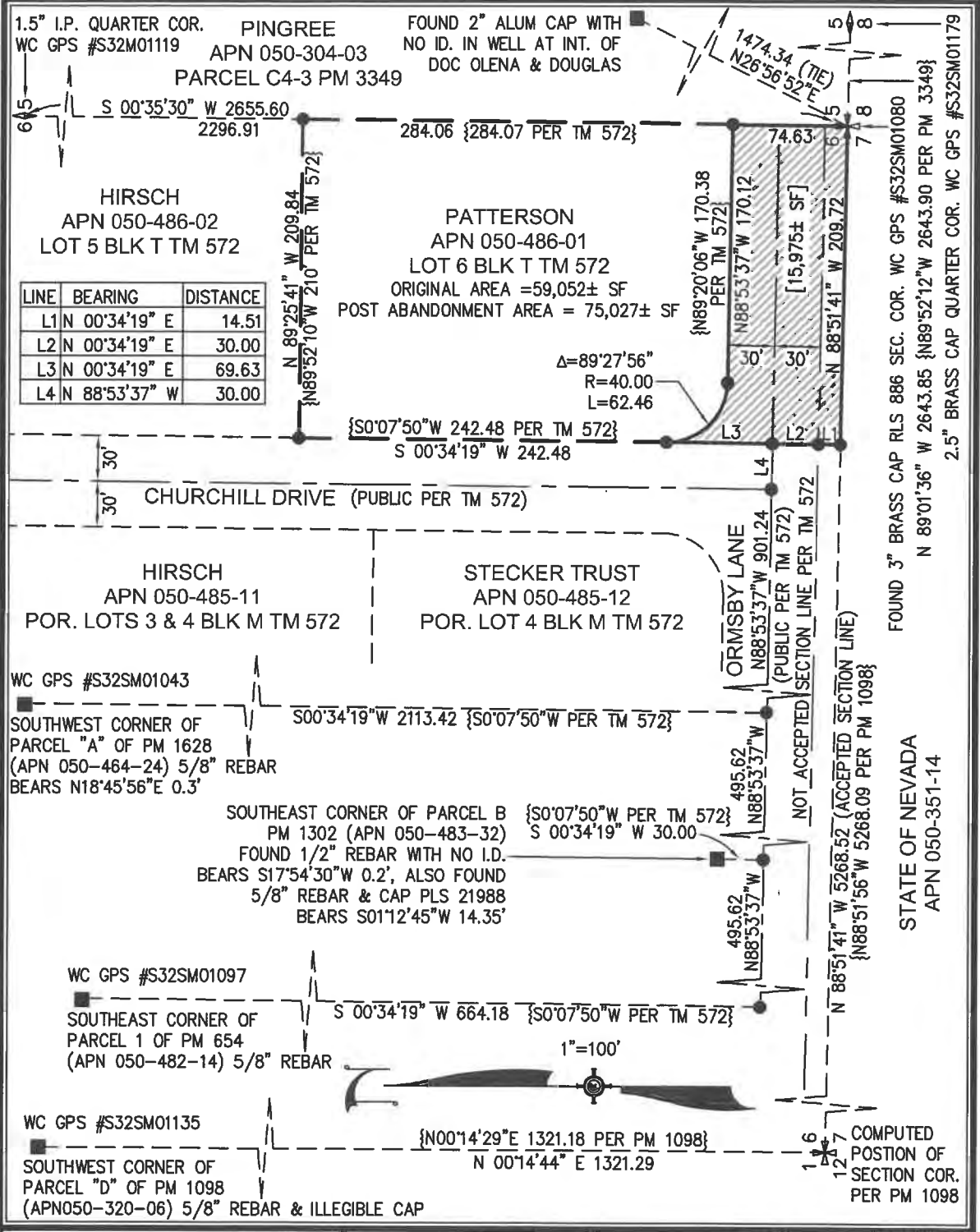
CHECKED BY:

DRAWN BY: mkahl

# ORMSBY LN ABANDONMENT EXISTING IMPROVEMENTS

SHEET  
1  
OF  
1

**WAB21-0008**  
**EXHIBIT G**



|                                                                       |                                                   |                                                                                              |            |
|-----------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------|------------|
| <b>EXHIBIT "B"</b><br><b>TO ACCOMPANY</b><br><b>LEGAL DESCRIPTION</b> | SCALE 1"=100'<br>PORTION ORMSBY LN<br>ABANDONMENT | <p><b>SUMMIT</b> ENGINEERING CORPORATION<br/>         5405 MAE ANNE AVE. RENO, NV. 89523</p> | SHEET<br>1 |
|                                                                       |                                                   |                                                                                              | OF<br>1    |

N:\DWGS\J31171\_OrmsbyLnAbndn\_OrmsbyExhibitB.DWG ~ 2:18 PM \* 20-JUN-2021

EXHIBIT "A"  
LEGAL DESCRIPTION OF PROPOSED ABANDONMENT  
OF A PORTION OF ORMSBY LANE ADJACENT TO APN 050-486-01

That portion of Ormsby Lane lying South of the South limits of Block T and East of the Southerly projection of the East right-of-way of Churchill Drive as shown on the Official Plat of Washoe Valley Farms, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, File No. 282770, Tract Map No. 572, situate within the Southeast Quarter of Section 6, Township 16 North, Range 20 East, MDM, being more particularly described as follows:

Beginning at the Southeast corner of said Section 6 being monument by a 3" brass cap stamped RLS 886;  
thence along the South boundary of said Section 6 North  $88^{\circ}51'41''$  West a distance of 209.72 feet to the intersection of Southerly projection of the East right-of-way of said Churchill Drive;  
thence departing said South boundary and along said Southerly projection North  $00^{\circ}34'19''$  East a distance of 14.51 feet to a point on the purported South right-of-way of Ormsby Lane as shown on said Tract Map 572;  
thence departing said purported South right-of-way and continuing along said Southerly projection North  $00^{\circ}34'19''$  East a distance of 30.00 feet to the intersection of the centerline of Ormsby Lane;  
thence departing said centerline and continuing along said Southerly projection North  $00^{\circ}34'19''$  East a distance of 69.63 feet to a point on the East right-of-way of Churchill Drive;  
thence departing said East right-of-way and along the Northerly right-of-way of Ormsby Lane from a tangent which bears South  $00^{\circ}34'19''$  West, along a circular curve to the left with a radius of 40.00 feet and a central angle of  $89^{\circ}27'56''$  an arc length of 62.46 feet;  
thence South  $88^{\circ}53'37''$  East a distance of 170.12 feet to the intersection with the East boundary of said Section 6;  
thence departing said Northerly right-of-way and along said East boundary South  $00^{\circ}35'30''$  West a distance of 74.63 feet to the Point of Beginning.

Said parcel contains an area of approximately 15,975 square feet.

Basis of Bearings: Nevada State Plane Coordinate System,  
West Zone (NAD83/94).

Description Prepared By:  
Ryan G. Cook, PLS 15224  
Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550



6-20-2021

N:\DWGS\J31171\_OrmsbyLnAbndn\OrmsbyExhibitA.docx

# Ormsby Lane Abandonment

---

Christopher Pingree

3925 Doc Olena Ct. | 702-343-9040 | crpingree@gmail.com

**06/07/2021**

Washoe County Planning Dept.

**Dear Washoe County Planning Dept.:**

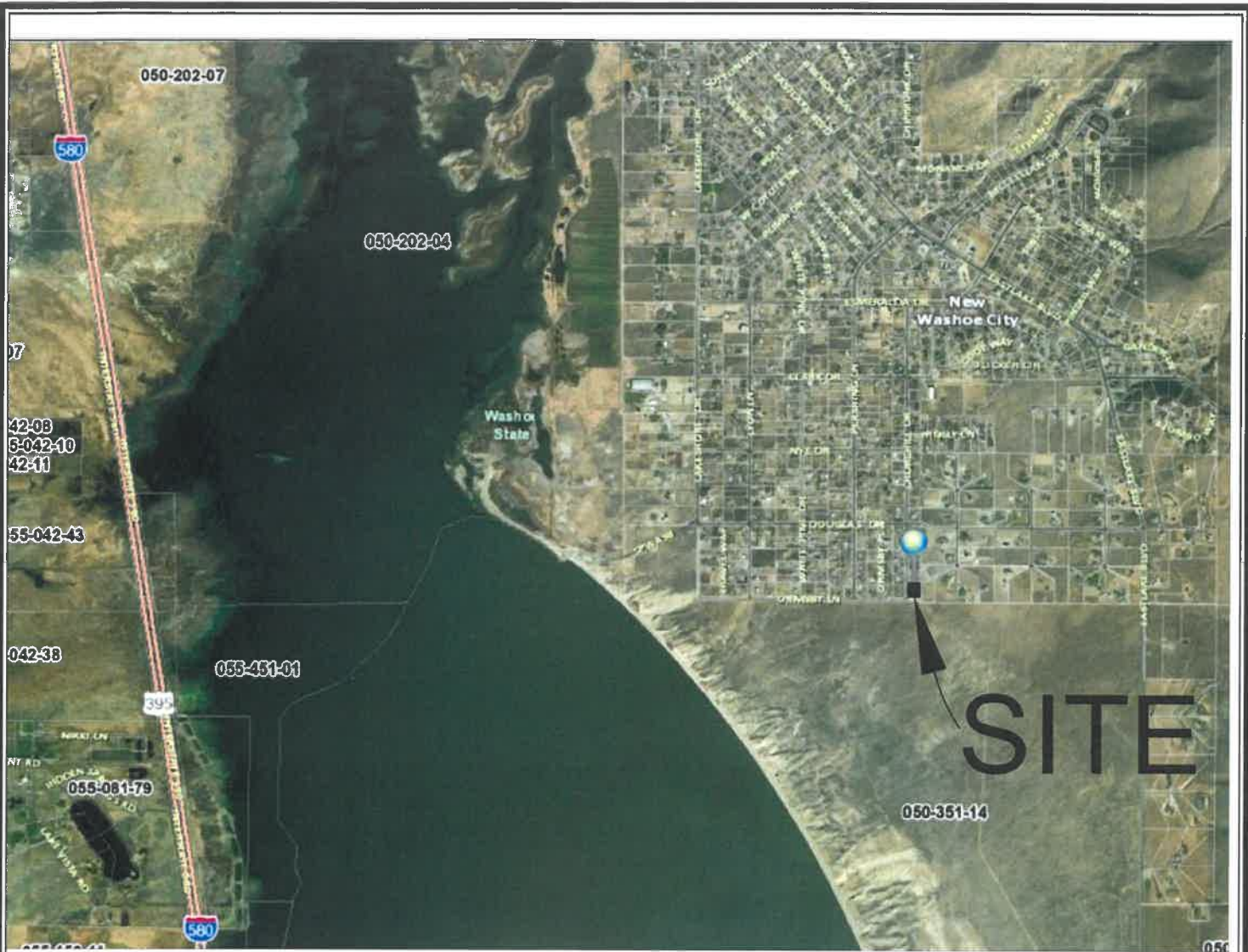
I am in support of the Ormsby Lane Abandonment Application in order to prevent the illegal dumping and long term unobserved parking/camping that has been a concern for the entire neighborhood including ourselves.

My property at 3925 Doc Olena Ct. is directly adjacent to the dead-end of Ormsby Lane on the south-west corner of my parcel, which directly effects my secondary access point to my property when unauthorized vehicles and trash are blocking the access gate.

**Sincerely,**



**Christopher R. Pingree**

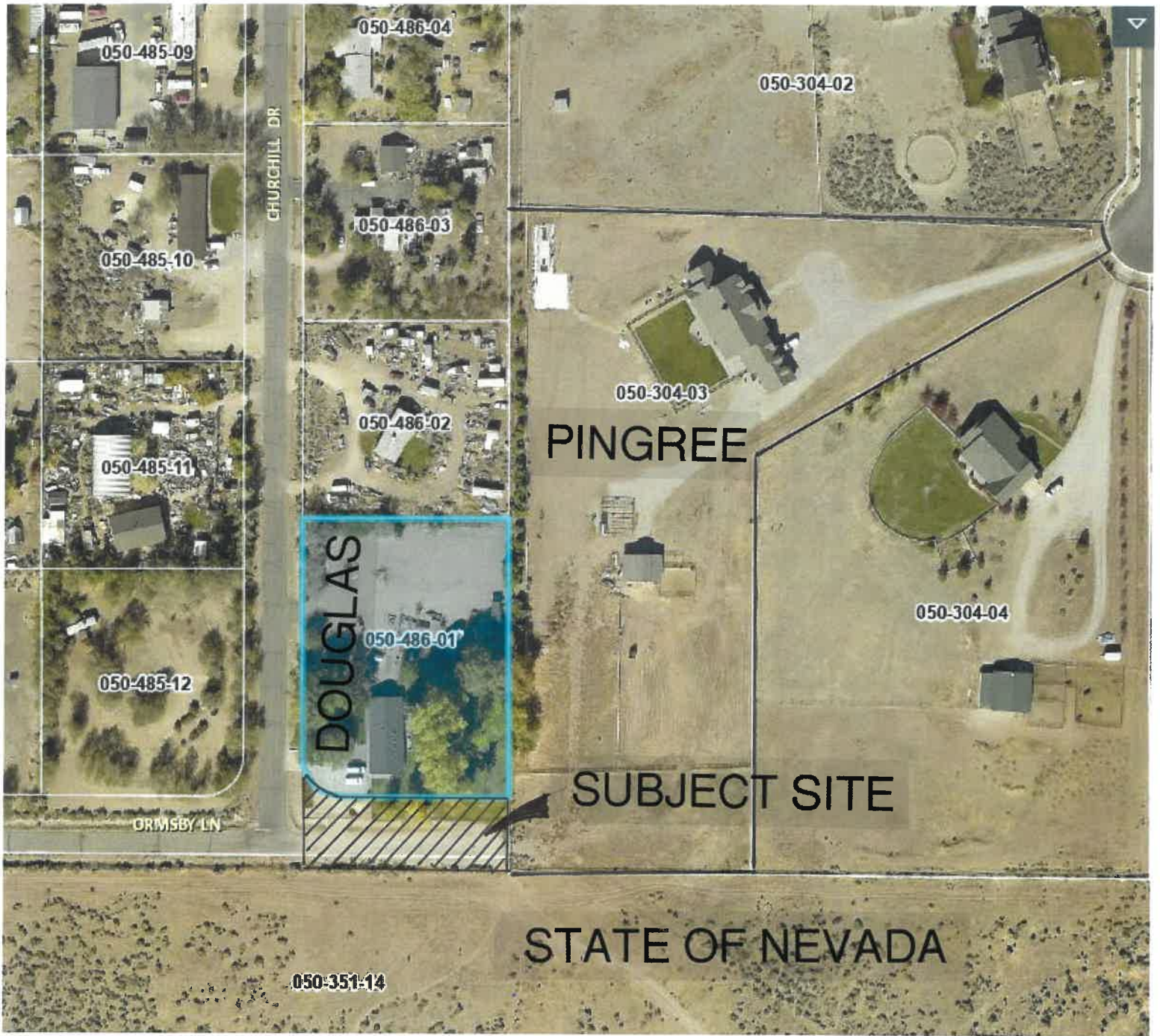


**ORMSBY LANE  
ABANDONMENT  
VICINITY MAP**

N.T.S.  
3990 Churchill Dr  
Washoe Valley  
Copyright SUMMIT ENG 2021

**SUMMIT** ENGINEERING CORPORATION  
5405 MAE ANNE AVENUE, RENO, NV. 89523  
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET  
1  
OF  
1



## ORMSBY LANE ABANDONMENT



# Ormsby Lane Abandonment

---

Christopher Pingree

3925 Doc Olena Ct. | 702-343-9040 | crpingree@gmail.com

**06/07/2021**

Washoe County Planning Dept.

**Dear Washoe County Planning Dept.:**

I am in support of the Ormsby Lane Abandonment Application in order to prevent the illegal dumping and long term unobserved parking/camping that has been a concern for the entire neighborhood including ourselves.

My property at 3925 Doc Olena Ct. is directly adjacent to the dead-end of Ormsby Lane on the south-west corner of my parcel, which directly effects my secondary access point to my property when unauthorized vehicles and trash are blocking the access gate.

**Sincerely,**



**Christopher R. Pingree**



**INSTRUCTIONS AND CHECKLIST FOR  
STATE OWNED LANDS APPLICATION**

Revised September 2019

| <b>REQUIRED APPLICATION FEES</b> |                                                                                                                                                                                                                                       |                            |                          |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------|
| <b>As per NRS 322.110</b>        |                                                                                                                                                                                                                                       |                            |                          |
| <b><u>NEW APPLICATIONS</u></b>   |                                                                                                                                                                                                                                       | <b><u>AMENDMENTS *</u></b> |                          |
| <b>\$500</b>                     | <b>Commercial Uses</b>                                                                                                                                                                                                                | <b>\$150</b>               | <b>Commercial Uses</b>   |
| <b>\$300</b>                     | <b>Agricultural Uses</b>                                                                                                                                                                                                              | <b>\$100</b>               | <b>Agricultural Uses</b> |
| <b>\$250</b>                     | <b>All Other Uses</b>                                                                                                                                                                                                                 | <b>\$75</b>                | <b>All Other Uses</b>    |
| <b>Notes:</b>                    | <b>1. The required application fee is for filing purposes only.</b><br><b>2. * Includes amendments to:</b> <ul style="list-style-type: none"> <li>• <b>Pending Applications</b></li> <li>• <b>Existing authorized uses</b></li> </ul> |                            |                          |

**Instructions:**

- On the Application Form, please check the appropriate fee box under either a new Application or an Amendment.
- Per **NRS 322.110**, the State Land Registrar shall charge a nonrefundable fee for the consideration of an application for the issuance of any lease, easement, permit, license or other authorization. The application fee must accompany the application in order to be processed.
- Per **NRS 322.100**, the Division of State Lands must charge a fee for the issuance of a Permit, License, or other Authorization in such an amount as the State Land Registrar determines to be reasonable based upon the fair market value of the use.
- Per **NRS 322.060**, the Division of State Lands must charge a fee for issuance of a lease or easement based upon the fair market value of the land.
- Upon determination that a project may be approved the Division of State Lands will issue the appropriate authorization (e.g. easement, permit, license, etc.) on a form approved by the attorney general's office. The authorization will contain necessary terms and conditions such as insurance requirements that must be agreed to by the applicant in writing before the project may proceed.
- Applicants may contact the Division of State Lands prior to application submittal for clarification of application procedures. Application must be complete, including necessary attachments, in order to be considered for processing. Incomplete applications will be returned and the project closed if additional information as requested by Division of State Lands staff is not received **within 30 days of the request**

or if the Division of State Lands has not been contacted to make other arrangements. If the project is closed, reapplication with appropriate fees will be required to have the project reconsidered.

- **Issuance of a permit by another federal, state or regulatory agency does not ensure that a permit can be issued by the Division of State Lands.**
- Once the project is considered authorizable, Division of State Lands staff will request the required annual fees and the necessary insurance documents as referenced below. If these items are not received as requested within 30 business days of the request, or if the Division of State Lands has not been contacted to make other arrangements, the application will be returned and the project closed. If the project is closed, reapplication with appropriate fees will be required to continue the process.
- A certificate of liability insurance and policy endorsement naming the State of Nevada as additionally insured is required prior to a permit being issued. Maintaining insurance coverage for the term of the permit is also required. Minimum liability amounts vary by use and start at ONE MILLION DOLLARS (\$1,000,000.00).
- There is a new, required checklist associated with this application that must be submitted as part of the application package in order for NDSL to consider the application complete.

### **Required Attachments and Formats:**

- Applications for easements, leases and some other documents must have a complete surveyed legal description, wet-stamped and signed by a surveyor licensed in Nevada, and a map stamped and signed by the surveyor.
- Metes and bounds descriptions must contain the name & address of the person who prepared the description per NRS 111.312. These must be in a format capable of being attached as an exhibit to a legal document and accepted by the county recorder. (See NRS 247.110 and NRS 111.312.) No color on exhibit documents, one-inch margins around all documents, no type smaller than 10 point Times New Roman font, 8½ x 11 format preferred.
- Do not mark the maps “exhibit.” The project name must appear on the legal description and the maps.
- Please attach copies of any application filed with or permits received from any other agency.
- You may be asked to provide a current appraisal or market data for the property.
- **You must submit ONE (1) original packet including: completed application, site plan and any other attachments.** If you intend to submit site plans that are larger than 11” x 17”, please only submit ONE (1) large plan, but you may be asked to provide additional information or copies.
- The non-refundable application fee must be received with the application packet per NRS 322.110.

**Application Form:**

For assistance with completing the application, refer to the checklist and instructions below as numbered accordingly to the items on the application.

1. **Application Number:** Leave blank. *For Division of State Lands use only.*
2. **Date:** Enter Current Date.
3. **Name of Applicant:** Complete the name of applicant exactly as you wish it to appear on the legal document to be issued by State Lands. This will be the “**Grantee**”.
4. **Contact Information:** Please include a project contact person’s name and information including mailing address, phone number, fax, email address and two business cards, if available. We need the name and title of the person who will be signing the document on behalf of the grantee. *In the case of an agent acting on behalf of an owner, corporation or other business entity; please include a copy of the corporate resolution or other document giving that person the authority to sign on behalf of the organization.* The person signing must have the authority to bind the grantee to the indemnity and liability requirements.
5. **Project Location:** A current Assessor’s Parcel Number must be entered, along with the physical (street) address of the parcel. The Public Land Survey System (PLSS) description is also required. (i.e. NWSW Section 6, Township 30 North, Range 35 East) *Note: A copy of the current assessor’s parcel map and a project location map must be included with the application packet.*

|              |          |
|--------------|----------|
| Subdivision: | NW NW    |
| Section:     | 6        |
| Township:    | 14 North |
| Range:       | 18 East  |

6. **Project Summary:** In the space provided, please write a short narrative summary of the project describing the location, intended use, any structure or improvements, and any disturbance including removal or fill of material. Discuss the impacts of your proposal and actions to mitigate negative impacts. Please provide the official name of the project that you wish us to assign to the file. Provide an original engineered site plan which must be accurate, to scale and show appropriate detail. Attach any additional supporting documentation as needed.
7. **Notifications:** This is to enable the Division of State Lands to send a request for review and comment to all abutting property owners. Please give complete names and mailing addresses for the following:
  - a. Owners of adjacent or abutting parcels and Assessor’s parcel numbers (found on county assessor’s website).
  - b. Governmental bodies. Local governmental jurisdiction.
  - c. Additional notification may be required on a case by case basis.

8. **Proposed Start and Completion Dates:** Enter the date for which the final state land document is requested and the proposed project completion date. All applications are sent out for a mandatory 30 day review and comment period to other state agencies. Allow a minimum of 120 days for processing permits and authorizations. Allow a minimum of 6 months for processing leases and easements. (Leases must be approved by the Board of Examiners & the Interim Finance Committee, a minimal 90 day process.)
9. **Project Completion.** Specify if any portion of this project for which authorization is being sought has been completed. (installed, constructed).
10. **Additional Authorizations.** Specify and submit all authorizations which may have been issued for this project by any agency, including but not limited to, federal, state, local governing entities.
11. **Denial of Project.** Specify if this project or any portion thereof has been denied by any agency.
12. **Additional Remarks:** Use additional sheets, if needed.
13. **Recreational Purposes Disclaimer:** Indicate whether this application is for Recreational Use. A recreational purpose may include, but is not limited to: trails, private piers, boat ramps, mooring buoys, boat houses, swim floats or recreational dredging. NRS 322.1003 requires that the child support declaration on Page 4 must be filled out and signed only if the application is made by an individual for a recreational use.
14. **Applicant name and signature.** If the application is for Recreational Purposes by an individual, an applicant representative (i.e. consultant) cannot sign the application due to the requirements of NRS 322.1003.




**APPLICATION FOR AUTHORIZATION  
TO USE STATE OWNED LANDS**

| <b>REQUIRED APPLICATION FEES</b>    |       |                                                                                                              |                          |
|-------------------------------------|-------|--------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>As per NRS 322.110</b>           |       |                                                                                                              |                          |
| <u>NEW APPLICATIONS</u>             |       | <u>AMENDMENTS *</u>                                                                                          |                          |
| <input type="checkbox"/>            | \$500 | Commercial Uses                                                                                              | <input type="checkbox"/> |
| <input type="checkbox"/>            | \$300 | Agricultural Uses                                                                                            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | \$250 | All Other Uses                                                                                               | <input type="checkbox"/> |
| <input type="checkbox"/>            | \$10  | Recreational Dredging                                                                                        | <input type="checkbox"/> |
| Notes:                              |       | 1. The required application fee is for filing purposes only.                                                 |                          |
|                                     |       | 2. * Includes amendments to:                                                                                 |                          |
|                                     |       | <ul style="list-style-type: none"> <li>• Pending Applications</li> <li>• Existing authorized uses</li> </ul> |                          |

|           |                                                      |                                   |                       |              |                     |
|-----------|------------------------------------------------------|-----------------------------------|-----------------------|--------------|---------------------|
| <b>1.</b> | <b>Application Number:</b><br>(Assigned by Division) |                                   | <b>2.</b>             | <b>Date:</b> | October 23, 2021    |
| <b>3.</b> | <b>Name of Applicant:</b>                            | Robert Patterson                  |                       |              |                     |
| <b>4.</b> | <b>Contact Information:</b>                          | Summit Engineering Corporation    |                       |              |                     |
|           | Name:                                                | Thomas H. Gallagher, P.E., P.L.S. |                       |              |                     |
|           | Mailing Address:                                     | 5405 Mae Anne Avenue              |                       |              |                     |
|           | City, State, Zip Code                                | Reno, Nevada 89523                |                       |              |                     |
|           | Telephone Number:                                    | (775) 750-8803                    |                       |              |                     |
|           | Fax Number:                                          | (775) 747-8559                    |                       |              |                     |
|           | Email Address:                                       | tom@summitnv.com                  |                       |              |                     |
| <b>5.</b> | <b>Location of proposed use:</b>                     |                                   |                       |              |                     |
|           | <b>Assessor's Parcel Number:</b>                     | 050-351-14                        | <b>PLSS Location:</b> | Subdivision: | Washoe Valley Farms |
|           | Physical Address:                                    | Ormsby Lane                       |                       | Section:     | Section 7           |
|           | City:                                                | Washoe County                     |                       | Township:    | T16N                |
|           | County:                                              | Washoe                            |                       | Range:       | R20E                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                   |                                                                                               |                                                                                                      |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--|--|
| 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Project Summary:</b><br/>Provide a brief summary of the proposed use in narrative and on drawing, including the location, intended use, any structures or improvements, and any disturbance including removal or fill of material. <b>Submit ONE (1) original and FOUR (4) copies of the narrative and drawings in addition to one copy for each of the adjacent or interested property owners listed in Item #7 below.</b> Drawings should be accurate, to scale and show appropriate detail. (Note: for leases and easements, accurate legal descriptions are required).</p>                       |  |                                                   |                                                                                               |                                                                                                      |  |  |
| <p><i>Use additional sheets, if necessary.</i></p> <p>Project is the result of an abandonment application for a dead end portion Ormsby Lane adjacent to the applicants property to limit ongoing overnight parking and dumping<br/>The project will relocate existing vehicle and pedestrian access to the park and add parking for day use vehicles.<br/>The project will also relocate existing fencing and add new fencing as shown on attached exhibit.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                   |                                                                                               |                                                                                                      |  |  |
| 7.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Names and Mailing Addresses for Notifications:</b></p> <table border="1" data-bbox="261 1146 1521 1570"> <tr> <td data-bbox="261 1146 1521 1251">                 Robert and Debra Patterson - Applicant<br/>3990 Churchill Drive<br/>Washoe County, Nevada 89704             </td> </tr> <tr> <td data-bbox="261 1251 1521 1356">                 Christopher Pingree - Adjacent property owner<br/>3925 Doc Olena Court<br/>Washoe Valley, Nevada 89704             </td> </tr> <tr> <td data-bbox="261 1356 1521 1461"> </td> </tr> <tr> <td data-bbox="261 1461 1521 1566"> </td> </tr> </table> |  |                                                   | Robert and Debra Patterson - Applicant<br>3990 Churchill Drive<br>Washoe County, Nevada 89704 | Christopher Pingree - Adjacent property owner<br>3925 Doc Olena Court<br>Washoe Valley, Nevada 89704 |  |  |
| Robert and Debra Patterson - Applicant<br>3990 Churchill Drive<br>Washoe County, Nevada 89704                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                   |                                                                                               |                                                                                                      |  |  |
| Christopher Pingree - Adjacent property owner<br>3925 Doc Olena Court<br>Washoe Valley, Nevada 89704                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                   |                                                                                               |                                                                                                      |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                   |                                                                                               |                                                                                                      |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                   |                                                                                               |                                                                                                      |  |  |
| 8.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Proposed Start Date:</b><br/>December 2021</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <p><b>Proposed Completion Date:</b> July 2022</p> |                                                                                               |                                                                                                      |  |  |
| 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Has any portion of the project for which authorization is sought been completed?</b><br/>If “yes”, explain in remarks below. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                   |                                                                                               |                                                                                                      |  |  |

|                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.                                                                                                                                                                                                                        | <p><b>List and submit copies of authorizations issued by any agencies, including but not limited to, federal, state, local, governing entities that have approved of the project.</b><br/>                 Project is currently under review by Washoe County, Nevada. The abandonment application has been submitted and must be approved by Washoe County Planning Commission and Washoe County Commission. Approval is anticipated in late 2021 or early 2022.</p>                                                                                                                                                                                                                                                                                    |
| 11.                                                                                                                                                                                                                        | <p><b>Has any agency denied approval for the activity or any portion thereof described herein?</b><br/>                 If "yes", explain in remarks below. No</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 12.                                                                                                                                                                                                                        | <p><b>Additional Remarks:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 13.                                                                                                                                                                                                                        | <p><b>Is this application for a recreational purpose?</b></p> <p><input type="checkbox"/> Yes (If "Yes," attach required statement as described below)</p> <p><input checked="" type="checkbox"/> No</p> <p>Pursuant to NRS 322.1003, an applicant for a permit, license or other authorization to use state land or state facilities for a recreational purpose shall, if the permit, license or other authorization does not expire less than six (6) months after it is issued, submit to the State Land Registrar the statement prescribed by the Welfare Division of the Department of Human Resources pursuant to NRS 425.520. The statement must be completed and signed by the applicant. The statement must be attached to this application</p> |
| 14.                                                                                                                                                                                                                        | <p>Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activity.</p>                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Robert Patterson _____<br/>                 Name of Applicant (Print)</p> <p> _____<br/>                 Signature of Applicant</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



**DECLARATORY STATEMENT BY APPLICANT  
FOR A DIVISION OF STATE LAND'S PERMIT, LICENSE OR OTHER AUTHORIZATION  
TO USE STATE LAND FOR A RECREATIONAL PURPOSE  
PURSUANT TO NRS 322.1003 AND NRS 425.520**

Please mark the appropriate response:

- I am not subject to a court order for the support of a child
- I am subject to a court order for the support of one or more children and am in compliance with the order or am in compliance with a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order, or
- I am subject to a court order for the support of one or more children and am not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order.

*Failure to mark one (1) of the three (3) will result in denial of the application.*

Robert Patterson

\_\_\_\_\_  
**Name of Applicant (print)**

N/A

\_\_\_\_\_  
**Signature of Applicant**

October 28, 2021

\_\_\_\_\_  
**Date**


## NEVADA DIVISION OF STATE LANDS APPLICATION CHECKLIST

**THIS CHECKLIST IS REQUIRED TO BE ATTACHED AND SUBMITTED WITH THE APPLICATION**

(Submit ONE (1) copy of this checklist with the application)

|                                        |                                                           |                                                                                                                                                                                                                                  |
|----------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT NAME:</b>                 | Robert Patterson                                          |                                                                                                                                                                                                                                  |
| <b>ASSESSOR'S PARCEL NUMBER (APN):</b> | 050-486-01 Robert Patterson<br>050-351-14 State of Nevada |                                                                                                                                                                                                                                  |
| <b>DATE OF APPLICATION:</b>            | October 28, 2021                                          |                                                                                                                                                                                                                                  |
| <b>APPLICANT (check below)</b>         | <b>AGENCY REVIEW</b>                                      | <b>INFORMATION REQUIRED FOR ALL APPLICATIONS</b>                                                                                                                                                                                 |
|                                        |                                                           | Has the correct application fee been submitted?                                                                                                                                                                                  |
| X                                      |                                                           | Is there adequate contact and billing information? Addresses and phone numbers?                                                                                                                                                  |
| X                                      |                                                           | Is the APN and physical address included?                                                                                                                                                                                        |
| X                                      |                                                           | Is the application summary information adequate? If it is a complex project (pier modification, buoy field expansion, dredging, river application) is there an acceptable and detailed project description/methodology included? |
| X                                      |                                                           | Is the notification section filled out?                                                                                                                                                                                          |
| X                                      |                                                           | Are the application and declaratory statements signed by all permittees?                                                                                                                                                         |
|                                        |                                                           | <b>SITE PLAN &amp; LEGAL DESCRIPTION</b>                                                                                                                                                                                         |
| X                                      |                                                           | Is a copy of the current Assessor's Parcel Map (APN) included?                                                                                                                                                                   |
|                                        |                                                           | <b>For Authorizations:</b>                                                                                                                                                                                                       |
| X                                      |                                                           | ONE (1) site plan depicting activity area                                                                                                                                                                                        |
|                                        |                                                           | Engineered Construction Plans if applicable. Construction plans must be signed and stamped by a professional engineer. (A completed metes and bounds legal description may be used instead; see below)                           |
|                                        |                                                           | <b>For Easements or Licenses:</b>                                                                                                                                                                                                |
|                                        |                                                           | Is there a complete and accurate metes and bounds legal description?                                                                                                                                                             |
|                                        |                                                           | Is there a complete map of the legal description?                                                                                                                                                                                |
|                                        |                                                           | Are both the legal description and the map signed and stamped by a Nevada licensed surveyor?                                                                                                                                     |

I understand that additional information may be requested during the application review process.

  
 \_\_\_\_\_  
 Signature of person preparing the application

October 23, 2021  
 \_\_\_\_\_  
 Date

EXHIBIT "A"  
LEGAL DESCRIPTION OF PROPOSED ABANDONMENT  
OF A PORTION OF ORMSBY LANE ADJACENT TO APN 050-486-01

That portion of Ormsby Lane lying South of the South limits of Block T and East of the Southerly projection of the East right-of-way of Churchill Drive as shown on the Official Plat of Washoe Valley Farms, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, File No. 282770, Tract Map No. 572, situate within the Southeast Quarter of Section 6, Township 16 North, Range 20 East, MDM, being more particularly described as follows:

Beginning at the Southeast corner of said Section 6 being monumented by a 3" brass cap stamped RLS 886;  
thence along the South boundary of said Section 6 North 88°51'41" West a distance of 209.72 feet to the intersection of Southerly projection of the East right-of-way of said Churchill Drive;  
thence departing said South boundary and along said Southerly projection North 00°34'19" East a distance of 14.51 feet to a point on the purported South right-of-way of Ormsby Lane as shown on said Tract Map 572;  
thence departing said purported South right-of-way and continuing along said Southerly projection North 00°34'19" East a distance of 30.00 feet to the intersection of the centerline of Ormsby Lane;  
thence departing said centerline and continuing along said Southerly projection North 00°34'19" East a distance of 69.63 feet to a point on the East right-of-way of Churchill Drive;  
thence departing said East right-of-way and along the Northerly right-of-way of Ormsby Lane from a tangent which bears South 00°34'19" West, along a circular curve to the left with a radius of 40.00 feet and a central angle of 89°27'56" an arc length of 62.46 feet;  
thence South 88°53'37" East a distance of 170.12 feet to the intersection with the East boundary of said Section 6;  
thence departing said Northerly right-of-way and along said East boundary South 00°35'30" West a distance of 74.63 feet to the Point of Beginning.

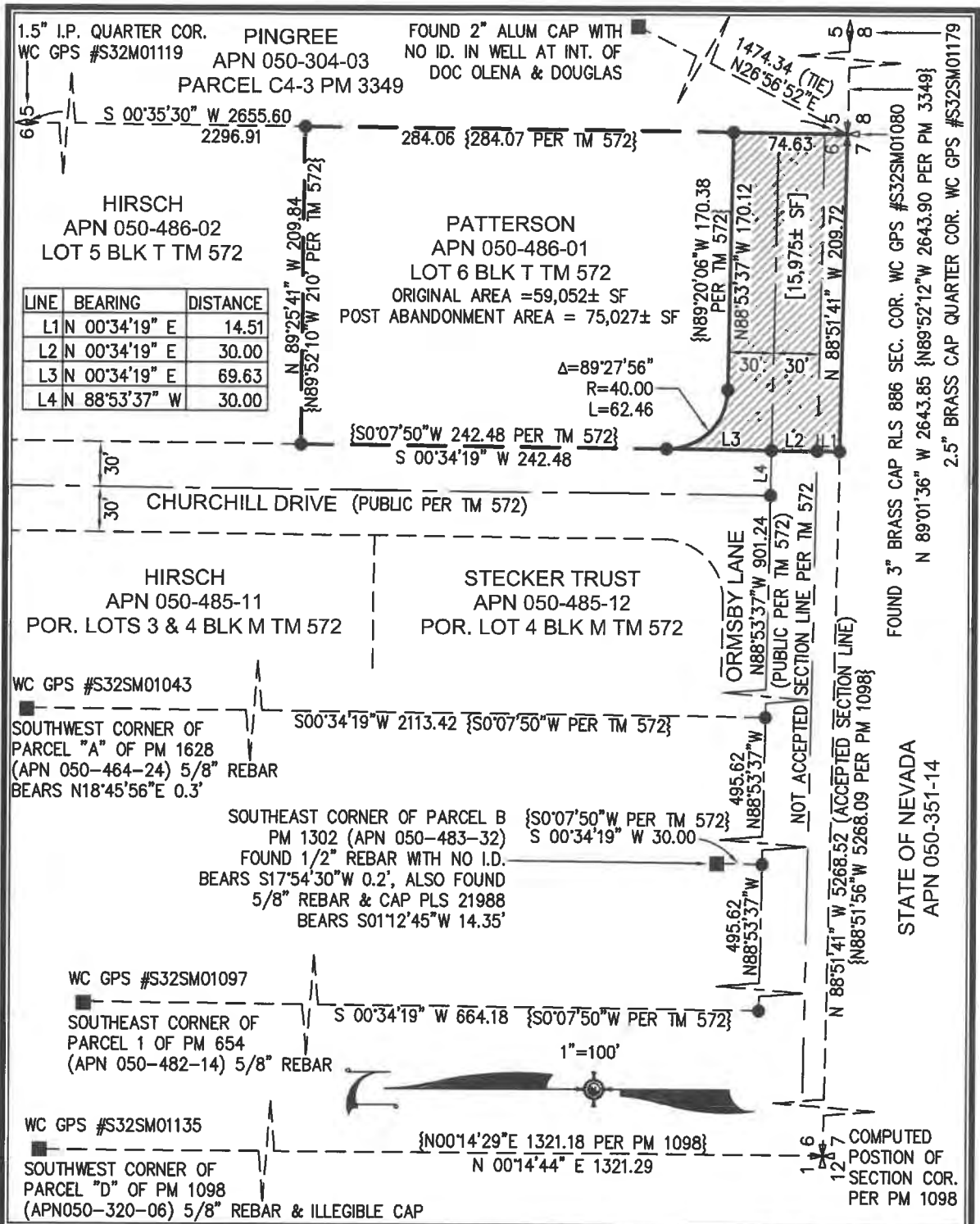
Said parcel contains an area of approximately 15,975 square feet.

Basis of Bearings: Nevada State Plane Coordinate System,  
West Zone (NAD83/94).

Description Prepared By:  
Ryan G. Cook, PLS 15224  
Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550

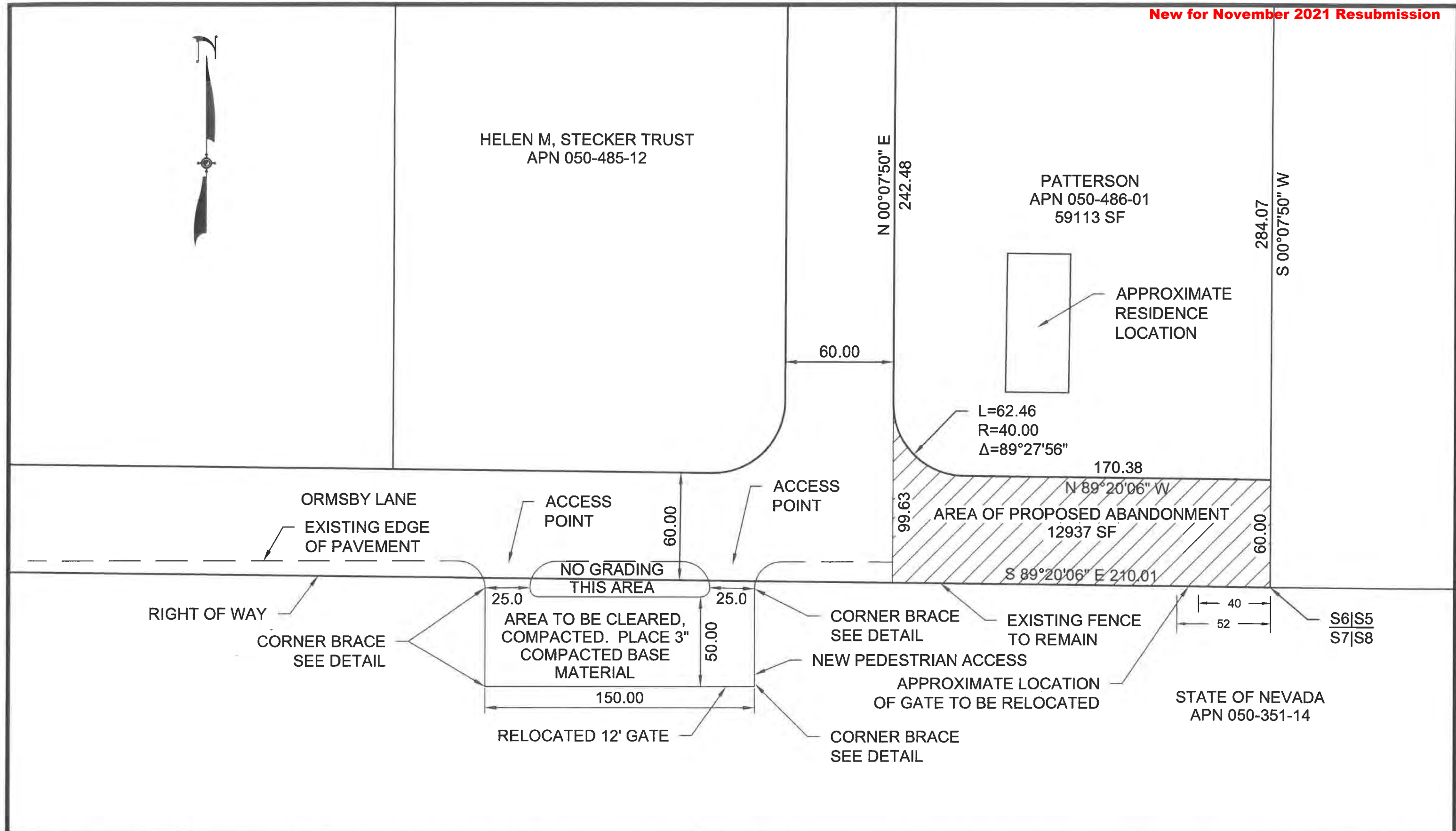


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|                                                                                |                                          |                                                                                     |                    |
|--------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------|--------------------|
| <p><b>EXHIBIT "B"</b><br/><b>TO ACCOMPANY</b><br/><b>LEGAL DESCRIPTION</b></p> | <p>SCALE 1"=100'</p>                     | <p><b>SUMMIT</b> ENGINEERING CORPORATION<br/>5405 MAE ANNE AVE. RENO, NV. 89523</p> | <p>SHEET<br/>1</p> |
|                                                                                | <p>PORTION ORMSBY LN<br/>ABANDONMENT</p> |                                                                                     | <p>OF<br/>1</p>    |

N:\DWG\J31171\_OrmsbyLnAbndn\OrmsbyExhibitB.DWG ~ 2:18 PM \* 20-JUN-2021



|                                                                      |                   |
|----------------------------------------------------------------------|-------------------|
| SCALE: 1"=50'                                                        | DESIGNED BY:      |
| JOB #: 31171                                                         | CHECKED BY: THG   |
| Copyright SUMMIT ENG 2021                                            | DRAWN BY: ncoston |
| N:\DWGS\J31171_OrmsbyLnAbndn\Basemap_TOM.DWG ~ 9:40 AM * 26-OCT-2021 |                   |

ORMSBY LANE ABANDONMENT  
PREPARED FOR ROBERT PATTERSON  
3990 CHURCHILL DRIVE, WASHOE VALLEY, NV

SHEET  
1  
OF  
1



5405 MAE ANNE AVENUE, RENO, NV, 89523 PHONE: (775) 747-8550 FAX: (775) 747-8559

SCALE: 1"=50'  
 JOB #: 31171  
 Copyright SUMMIT ENG 2021

DESIGNED BY:  
 CHECKED BY: THG  
 DRAWN BY: ncoston

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ORMSBY LANE ABANDONMENT  
 PREPARED FOR ROBERT PATTERSON  
 3990 CHURCHILL DRIVE, WASHOE VALLEY, NV

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