

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



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

Telephone: 775.328.6100

Abandonment

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

Development Application Submittal Requirements

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

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

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

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

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

Notes:

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

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		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?

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

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

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

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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?

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

* Yes	* No
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IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

**LAND DESCRIPTION FOR
AN ABANDONMENT OF A SLOPE EASEMENT
SOUTH OF HIGHLAND RANCH PARKWAY**

All that certain land situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Eight (8), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being described as that Slope Easement described in Deed Document No. 2161273, recorded December 11, 1997, said slope easement is referred to as a construction easement in the legal description for said Deed Document, and further being described as a portion of the land described in Deed Document No. 5213089, recorded August 09, 2021, and, both documents being Official Records of Washoe County, Nevada, and more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 8;

THENCE along the East line of the South West One-Quarter (1/4) of Section 8, North 00°17'11" East, 1,230.59 feet to a point coincident with the westerly right of way of Highland Ranch Parkway as described in Offer of Dedication Document No. 2161272, recorded December 12, 1997, Official Records of Washoe County, said point also being the **POINT OF BEGINNING**;

THENCE southerly coincident with said westerly right of way, for the next three (3) courses:

- 1) from a tangent which bears South 18°31'32" West a distance of 300.52 feet along a curve to the left, through a central angle of 32°29'18", having a radius of 530.00 feet;
- 2) South 51°00'50" East a distance of 1363.05 feet to the beginning of a tangent curve,
- 3) a distance of 424.48 feet along said curve to the left, through a central angle of 38°36'17", having a radius of 630.00 feet to a point on the South Line of aforementioned Section 8;

THENCE westerly coincident with said South Line, North 89°37'07" West a distance of 281.43 feet;

THENCE from a tangent which bears North 65°32'53" West, a distance of 175.03 feet along a curve to the right, through a central angle of 14°32'01", having a radius of 690.00 feet;

THENCE departing said South line, North 51°00'50" West a distance of 1,365.05 feet to the beginning of a tangent curve;

THENCE a distance of 201.28 feet along said curve to the right, through a central angle of 19°32'49", having a radius of 590.00 feet to the aforementioned East line of the South West One-Quarter (1/4);

THENCE along said East line, North 00°17'11" East a distance of 139.59 feet to the **POINT OF BEGINNING**.

Refer to EXHIBIT "A-1", attached to and made a part hereof by reference herein.

Containing 2.57 acres of land, more or less.

BASIS OF BEARINGS for this description is identical to Subdivision Tract Map No. 2963, recorded August 25, 1993, as File No. 1705475, Official Records of Washoe County, Nevada.

Prepared By:

ODYSSEY ENGINEERING, INC.

John A. Gomez
Nevada Certificate No. 20123
895 Roberta Lane, Suite 104,
Sparks, NV 89431

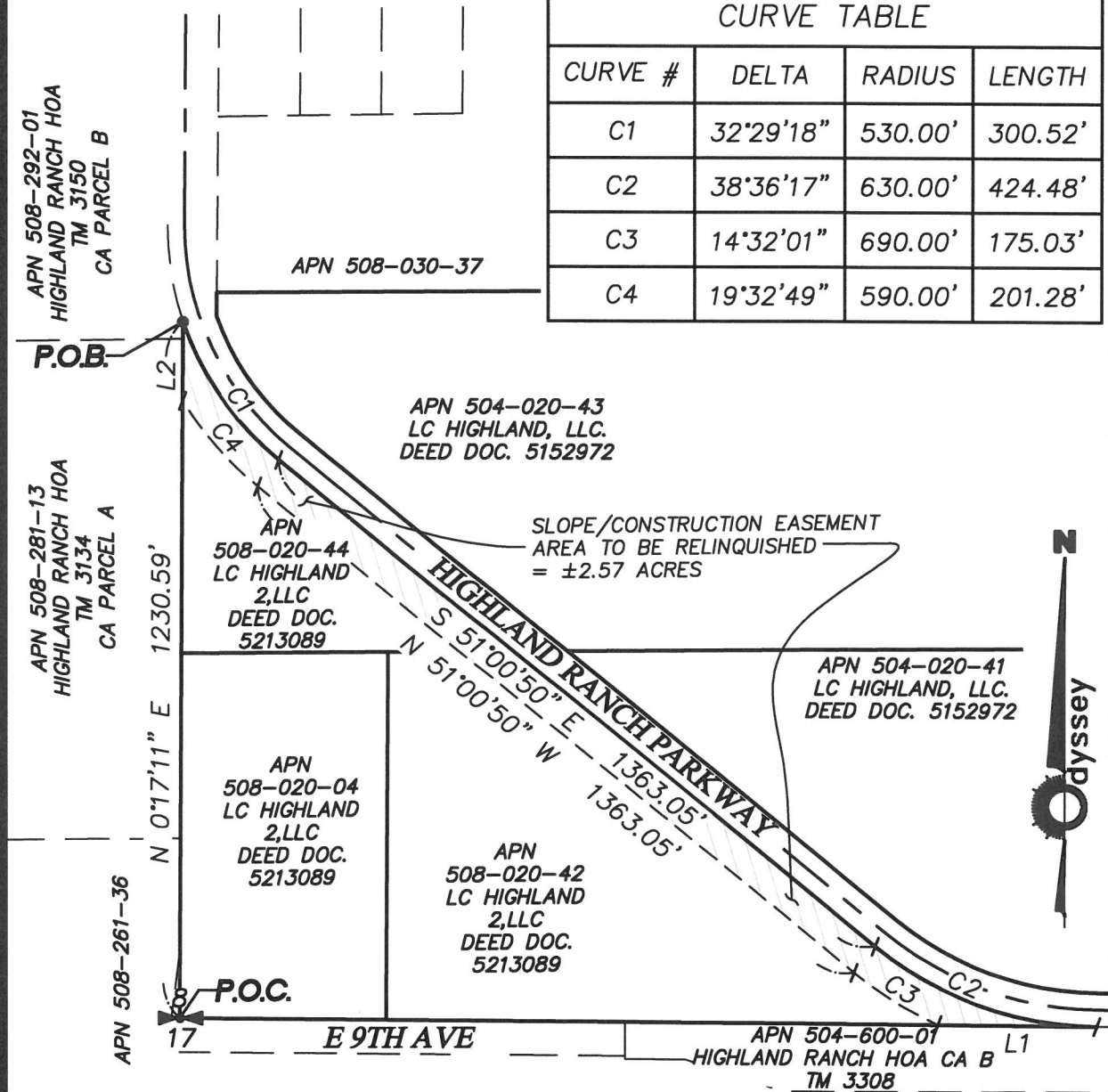


PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 89°37'07" W	281.43'
L2	N 0°17'11" E	139.59'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	32°29'18"	530.00'	300.52'
C2	38°36'17"	630.00'	424.48'
C3	14°32'01"	690.00'	175.03'
C4	19°32'49"	590.00'	201.28'



2161273

1 WHEN RECORDED, RETURN TO:

2 Washoe County Engineering
3 P.O. Box 11130
4 Reno, Nevada 89520

5 APN: PTN 508-020-05; PTN 508-020-06

6 **SLOPE EASEMENT**

7 THIS GRANT OF EASEMENT, made and entered into this 4th day of November,
8 1991, by and between **JOSEPH L. FORNARO**, hereinafter referred to as "Grantor" and the
9 **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, hereinafter referred to as
10 "Grantee".

11 **W I T N E S S E T H**

12 For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable
13 consideration, receipt is hereby acknowledged, Grantor hereby grants to Grantee a permanent
14 easement for the construction and maintenance of a cut and fill slope, including access thereto, upon,
15 over across and through the land herein described.

16 The easement hereby granted is situated in County of Washoe, State of Nevada, more
17 particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

18 It is understood and agreed that the maintenance of the easement hereinabove referred to is
19 the responsibility of the Grantor.

20 This is a nonexclusive Grant of Easement and to the extent that other uses do not interfere
21 with the use of said easement by Grantee as permitted herein, Grantor, its successors and assigns,
22 shall be permitted to use the same for any purpose they may desire.

23 The covenants and agreements herein contained shall inure to the benefit of and shall be
24 binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be,
25 and are, covenants running with the land binding upon said property of Grantor and for the benefit
26 of Grantee.

27 **TO HAVE AND TO HOLD**, said easement unto the Grantee and unto its successors and
28 assigns forever.

BK 5069PG0778

BK5069PG0779

1 IN WITNESS WHEREOF, Offeror has caused these presents duly to be executed the day and
2 year first above written.

3
4
5 By: Joseph L. Fornaro
6 JOSEPH L. FORNARO
7 New Jersey)
8 STATE OF NEVADA)
9 UNION) ss.
10 COUNTY OF WASHOE)

11 This instrument was acknowledged before me on December 23, 1996 by JOSEPH
12 L. FORNARO.

13 NOTARY: Micheline Pecca

14 Accepted for the COUNTY OF WASHOE,
15 by and through its planning commission
16 MICHELINA PECCA
17 NOTARY PUBLIC OF NEW JERSEY
18 My Commission Expires June 24, 1998

19 By: Ed Meagher
20 Ed meagher, Chairman
21 Washoe County Planning Commission

22 ATTEST:
23
24 John B. Hester
25 John B Hester, Director
26 Community Development
27
28

**LEGAL DESCRIPTION
HIGHLAND RANCH PARKWAY
SOUTH CONSTRUCTION EASEMENT
FORMARO PARCEL
01/30/97**

A parcel of land situate within the Southeast Quarter of Section 8, Township 20 North, Range 20 East, M.D.M., Washoe County, Nevada and more particularly described as follows:

Beginning at a point on the West line of the the Southeast Quarter of Section 8 from which the South Quarter Corner of said Section bears South $00^{\circ}17'11''$ West a distance of 1230.59 feet;
thence departing said line from a tangent which bears South $18^{\circ}31'32''$ East, along a circular curve to the left with a radius of 530.00 feet and a central angle of $32^{\circ}29'18''$ an arc length of 300.53 feet;
thence South $51^{\circ}00'50''$ East a distance of 1363.05 feet;
thence along a tangent circular curve to the left with a radius of 630.00 feet and a central angle of $38^{\circ}36'17''$ an arc length of 424.48 feet to a Point on the South line of Section 8;
thence with the non-tangent said line North $89^{\circ}37'07''$ West a distance of 281.43 feet;
thence from a tangent which bears North $65^{\circ}32'53''$ West, along a circular curve to the right with a radius of 690.00 feet and a central angle of $14^{\circ}32'03''$ an arc length of 175.03 feet;
thence North $51^{\circ}00'50''$ West a distance of 1363.05 feet;
thence along a tangent circular curve to the right with a radius of 590.00 feet and a central angle of $19^{\circ}32'49''$ an arc length of 201.28 feet to the West Line of the Southeast Quarter of Section 8;
thence with the non-tangent said line North $00^{\circ}17'11''$ East a distance of 139.59 feet to the Point of Beginning.

Said parcel contains an area of approximately 2.568 acres.

BASIS OF BEARINGS: Subdivision Tract Map No. 2963.

2K5069PG0780

LEGAL DESCRIPTION
HIGHLAND RANCH PARKWAY
NORTH CONSTRUCTION EASEMENT
FORNARO PARCEL
01/30/97

A parcel of land situate within the Southeast Quarter of Section 8, Township 20 North, Range 20 East, M.D.M., Washoe County, Nevada and more particularly described as follows:

Beginning at a point from which the South Quarter Corner of said Section bears South 02°58'14" West a distance of 1284.09 feet;
thence North 89°34'34" East a distance of 59.38 feet;
thence from a tangent which bears South 16°52'56" East, along a circular curve to the left with a radius of 400.00 feet and a central angle of 34°07'54" an arc length of 238.28 feet;
thence South 51°00'50" East a distance of 1363.05 feet;
thence along a tangent circular curve to the left with a radius of 500.00 feet and a central angle of 38°36'17" an arc length of 336.89 feet;
thence South 89°37'07" East a distance of 971.00 feet to a point on the East line of Section 8;
thence with said line South 01°00'12" West a distance of 70.00 feet;
thence departing said line North 89°37'07" West a distance of 970.24 feet;
thence along a tangent circular curve to the right with a radius of 570.00 feet and a central angle of 38°36'17" an arc length of 384.06 feet;
thence North 51°00'50" West a distance of 1363.05 feet;
thence along a tangent circular curve to the right with a radius of 470.00 feet and a central angle of 31°15'42" an arc length of 256.44 feet;
thence with a non-tangent line North 00°17'03" East a distance of 42.24 feet to the Point of Beginning.

Said parcel contains an area of approximately 4.756 acres.

BASIS OF BEARINGS: Subdivision Tract Map No. 2963.

2161273

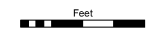
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WASHOE COUNTY, NEVADA
RECORDS & CLERK
Washoe County
97 DEC 11 AM 9:09

JOE NELSON
COUNTY RECORDER

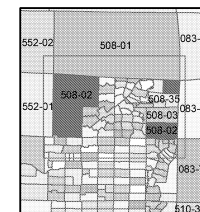
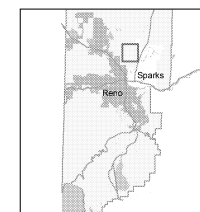
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1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 800 feet

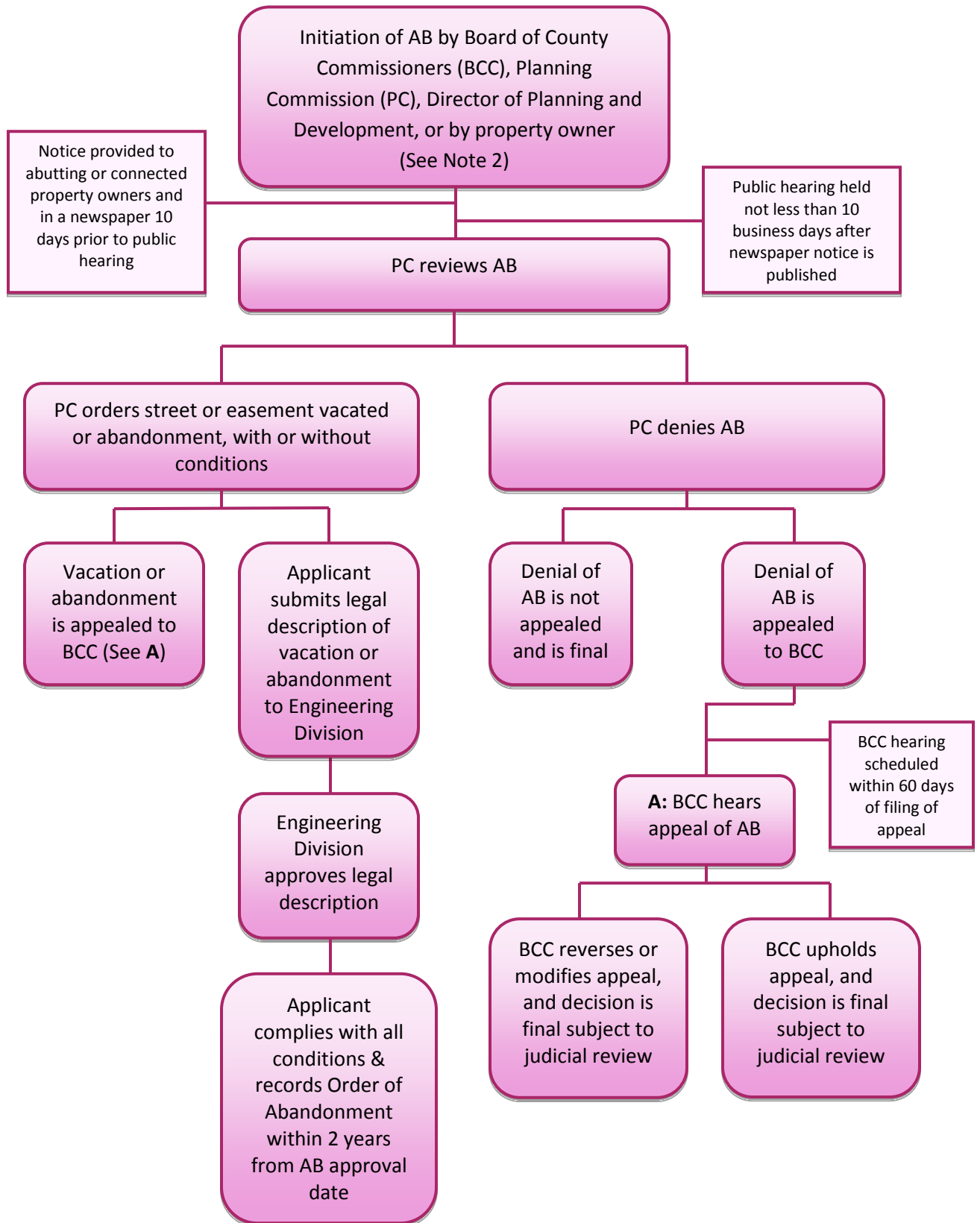


last updated: CFB 01/18/2011

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

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



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

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

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

February 2024