

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?

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

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

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

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

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

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

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

PROJECT NARRATIVE

Project Location

The proposed abandonment area is located on APN 038-800-05, 0 Doretta Lane, which is generally located northwest of La Salle Heights and Burks Boulevard and southwest of Somerset Parkway in Washoe County.

Figure 1: Project Location



Request

The request is for the abandonment of a roadway easement located on APN 038-800-05. The abandonment is necessary to allow for the recordation of a Parcel Map for the previously approved TMWA US40 Water Tank and access road (LDC22-00004) (approved by the City of Reno).

The easement was established with Record of Survey Map No. 1069, recorded May 6, 1977, Document No. 464354, along with other roadway easements throughout the undeveloped area as a grid pattern. The roadway easements in the map area were never established and the area is not developed. Rather, development in the vicinity has dedicated or utilized other roadways that integrate with the topography. The abandonment will not change the existing parcel configuration.

There is no feasible future use for the easement. There is a previous approval on the parcel for the TMWA US40 Water Tank (LDC22-00004). Access to the tank will be established with a Parcel Map in the desired configuration. Please note that there is a water tank located on the adjacent parcel (APN 038-800-15), with a separate established access road/easement to that water tank, through APN 232-010-76, from Somerset Parkway (within the City of Reno). There is no access to any other parcel from this easement.

* Please note that this application was initially submitted to the City of Reno for review, however, at the City's recommendation and with Washoe County's agreement, it has been requested that it be processed by Washoe County.

Washoe County Master Plan and Zoning Designations

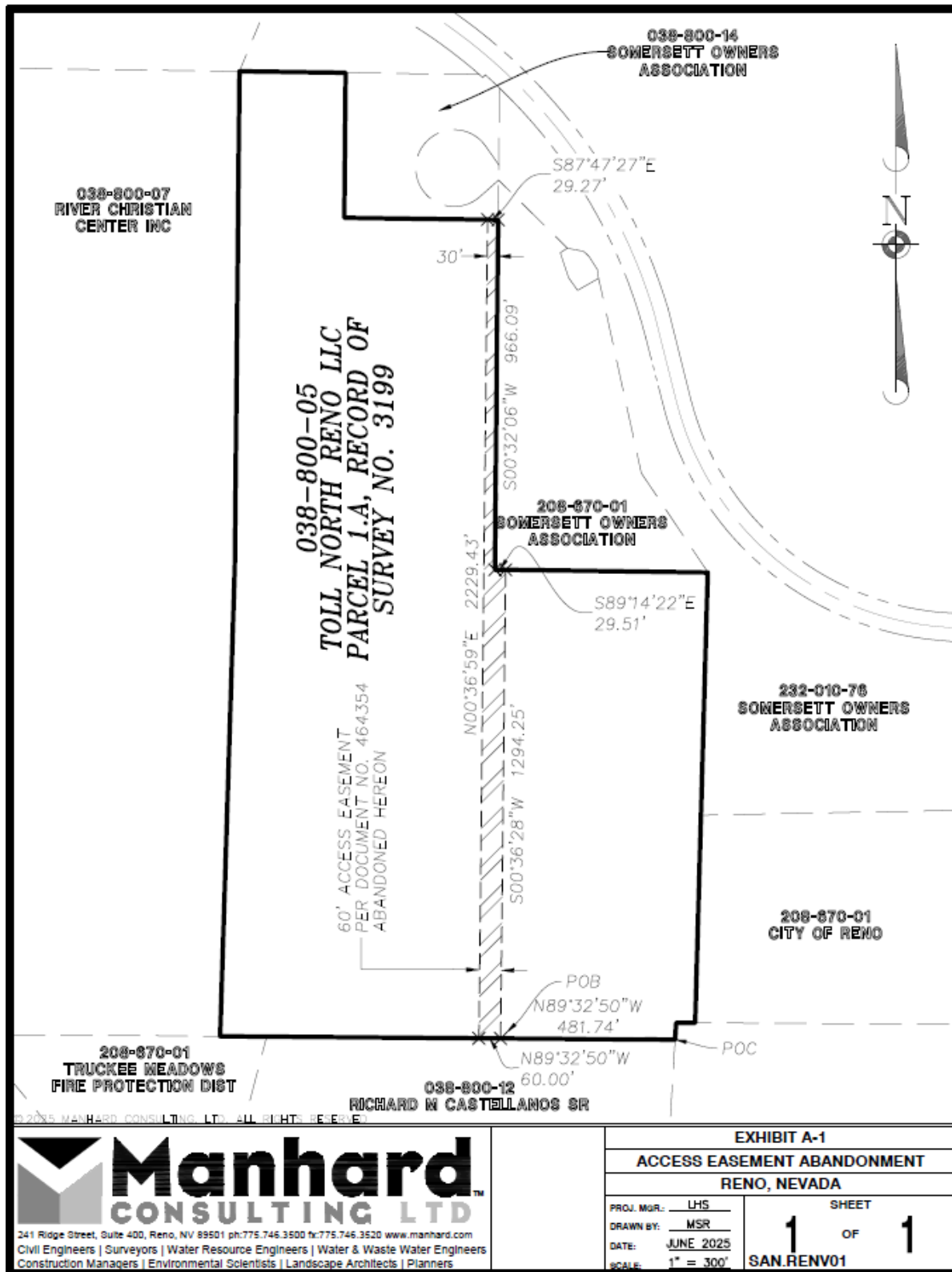
The project site is undeveloped and located in Washoe County, within the City of Reno Sphere of Influence. It has a Master Plan designation of Unincorporated Transition (UT) and is zoned Unincorporated Transition 40 acres (UT40) (in accordance with Table 2-1, "City of Reno Master Plan Land Use and Zoning Based on County Plan or Zoning") and General Rural (GR, Washoe County). This zoning will remain applicable to the area of abandonment upon recordation of the Order of Abandonment.

Utilities

There are no utilities located within the area of abandonment.



Figure 2: Site Plan – Area of Abandonment



FINDINGS ANALYSIS

- 1) The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;**

There is no proposed change to the use of the parcel. The project site is under Reno Sphere of influence per Washoe County Master Plan. The proposed abandonment is, however, consistent with Reno Master Plan (Unincorporated Transition) and previous site approvals by the City of Reno.

- 2) The abandonment or vacation does not result in a material injury to the public; and**

The proposed abandonment will not result in material injury to the public as there is no feasible future use for the easement, and does not serve any existing use. Access to the approved (City of Reno) TMWA US40 Water Tank (LDC22-00004) will be established through a Parcel Map in the desired configuration. There is no access to any other parcel from this easement.

- 3) Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service**

There are no public utility easements within the abandonment area.



EXHIBIT "A"
LEGAL DESCRIPTION OF
EASEMENT ABANDONMENT

The following describes a slope and drainage easement situate in the Northwest One-Quarter (NW1/4) of Section 13, T.19 N., R.18 E., M.D.M., City of Reno, County of Washoe, State of Nevada, being a portion of Adjusted Parcel 1A as shown on Record of Survey Map of Boundary Line Adjustment for Wade/Northgate, L.P., & Sierra Pacific Power Company, as Survey Map No. 3199, as File No. 2077789, filed March 6, 1997, in the Official Records of Washoe County, Nevada, and being further described as follows:

COMMENCING at the Southeast corner of said Adjusted Parcel 1A;

THENCE, along the south boundary of said Adjusted Parcel 1A, North 89°32'50" West, 481.74 feet to the **POINT OF BEGINNING**;

THENCE, continuing along the south boundary of said Adjusted Parcel 1A, North 89°32'50" West, 60.00 feet;

THENCE, leaving the south boundary of said Adjusted Parcel 1A, North 00°36'59" East, 2229.43 feet to the northerly boundary of said Adjusted Parcel 1A;

THENCE, along the northerly boundary of said Adjusted Parcel 1A, South 87°47'27" East, 29.27 feet to the easterly boundary of said Adjusted Parcel 1A;

THENCE, along the easterly boundary of said Adjusted Parcel 1A South 00°32'06" West, 966.09 feet;

THENCE, South 89°14'22" East, 29.51 feet to a northerly boundary of Adjusted Parcel 1A;

THENCE, leaving the northerly boundary of said Adjusted Parcel 1A, South 00°36'28" West, 1294.25 to the **POINT OF BEGINNING**.

Containing 2.44 acres, more or less.

Basis of bearing is identical to said Survey Map No. 3199

See Exhibit "A-1" attached hereto and made a part hereof.



241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
(775) 887-52

Lee H. Smithson P.L.S.
Nevada Certificate No. 5097



07/14/2025

038-800-07
RIVER CHRISTIAN
CENTER INC

038-800-05
TOLL NORTH RENO LLC
PARCEL 1.A, RECORD OF
SURVEY NO. 3199

60' ACCESS EASEMENT
PER DOCUMENT NO. 464354
ABANDONED HEREON

038-800-14
SOMERSETT OWNERS
ASSOCIATION

S87°47'27"E
29.27'

30'

S00°32'06"W 966.09'

208-670-01
SOMERSETT OWNERS
ASSOCIATION

S89°14'22"E
29.51'

N00°36'59"E 2229.43'

S00°36'28"W 1294.25'

232-010-76
SOMERSETT OWNERS
ASSOCIATION

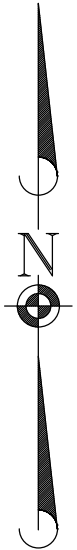
208-670-01
CITY OF RENO

208-670-01
TRUCKEE MEADOWS
FIRE PROTECTION DIST

038-800-12
RICHARD M CASTELLANOS SR

POB
N89°32'50"W
481.74'
N89°32'50"W
60.00'

POC



© 2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 www.manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

EXHIBIT A-1

ACCESS EASEMENT ABANDONMENT

RENO, NEVADA

PROJ. MGR.: LHS

SHEET

DRAWN BY: MSR

1

OF

1

DATE: JUNE 2025

SCALE: 1" = 300'

SAN.RENV01

038-800-07
RIVER CHRISTIAN
CENTER INC

038-800-05
TOLL NORTH RENO LLC
PARCEL 1.A, RECORD OF
SURVEY NO. 3199

60' ACCESS EASEMENT
PER DOCUMENT NO. 464354
ABANDONED HEREON

038-800-14
SOMERSETT OWNERS
ASSOCIATION

S87°47'27"E
29.27'

30'

S00°32'06"W 966.09'

208-670-01
SOMERSETT OWNERS
ASSOCIATION

S89°14'22"E
29.51'

N00°36'59"E 2229.43'

S00°36'28"W 1294.25'

232-010-76
SOMERSETT OWNERS
ASSOCIATION

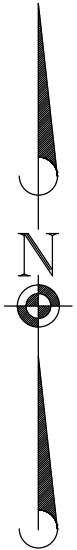
208-670-01
CITY OF RENO

208-670-01
TRUCKEE MEADOWS
FIRE PROTECTION DIST

038-800-12
RICHARD M CASTELLANOS SR

POB
N89°32'50"W
481.74'
N89°32'50"W
60.00'

POC



© 2025 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 www.manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

EXHIBIT A-1

ACCESS EASEMENT ABANDONMENT

RENO, NEVADA

PROJ. MGR.: LHS

SHEET

DRAWN BY: MSR

1

OF

1

DATE: JUNE 2025

SCALE: 1" = 300'

SAN.RENV01

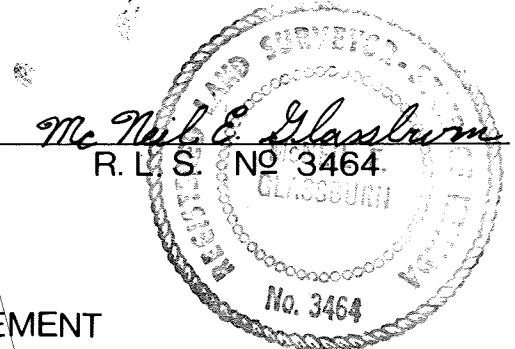
6901



WASHOE COUNTY, NEVADA RECORD OF SURVEY

SECTION 1 & PT'S OF SECTIONS 12 & 13, T. 19 N., R. 18 E.
SECTION 6 & PT. OF SECTION 7, T. 19 N., R. 19 E.,
MOUNT DIABLO BASE MERIDIAN FOR D.H. DEVELOPMENT CO.
SURVEYOR'S CERTIFICATE

I, McNeil E. Glassburn, do certify that the survey shown hereon was done by me during the month of May, 1977. I further certify that each parcel contains 40 acres or more in area inclusive of easements as shown and that all monuments are in place and correct to the best of my ability.



ACKNOWLEDGEMENT

State of Arizona) SS
County of Maricopa)

This instrument was acknowledged before me, the undersigned Notary Public, this 27th day of MAY, 1977, by John E. Courtney.

John E. Courtney
Notary Public
My commission expires February 13, 1981.

RECORDER'S CERTIFICATE

Filed this 12th day of May, 1977 at 10:15am at the request of Breen, Young, Whitehead & Hoy Document No. 464352 Official records of Washoe County, Nevada. Fee \$2.50

James K. Jones
County Recorder
Washoe County, Nevada

Evelyn Spaulding
Deputy

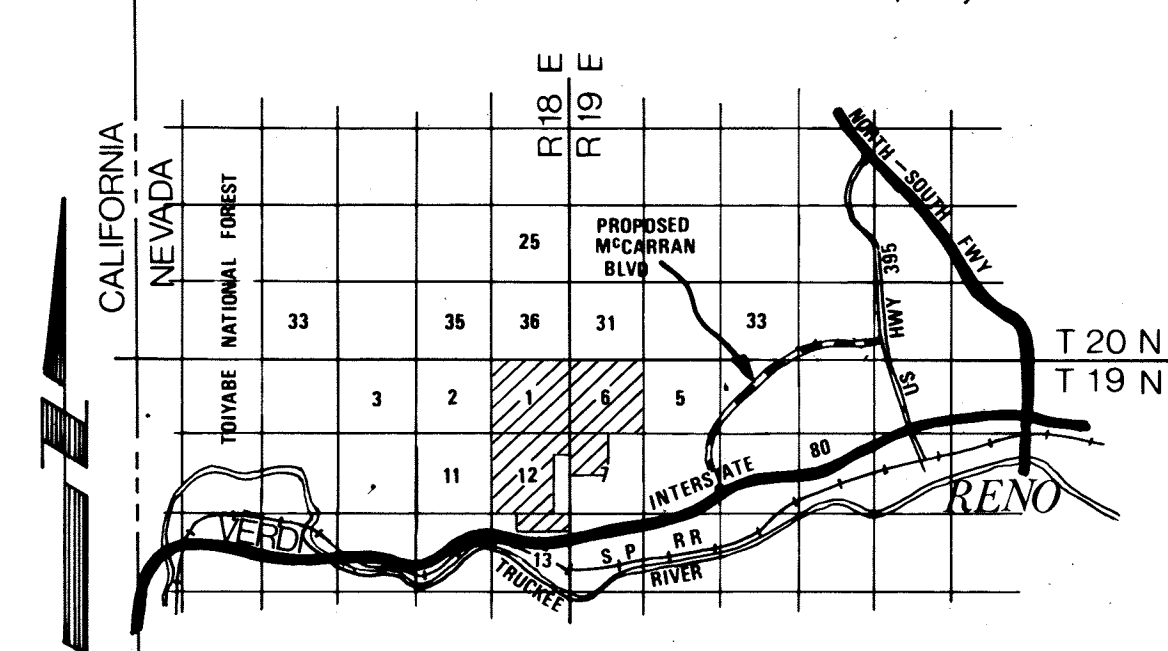
BASIS OF BEARING

U.S.G.S. triangulation stations Dark to Trash bears S. 56° 31' 35" W

LEGEND

- Parcel Line
- Roadway Easement (width as shown)
- Jeep Trail
- Unimproved Dirt Roads
- Pipeline
- Power Line
- Found Monument
- Fence

NOTE: Set 1/2" rebar w/ cap # 3464 at all parcel corners except those noted as found (1st)



VICINITY MAP

0 1 2 MILES

464354

Land Surveyors
GLASSBURN COURTNEY

Post Office Box 718
Scottsdale, Arizona 85252
(602) 991-4668

Survey Map #1069