

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Abandonment of Ketchikan Court			
Project Description: Abandonment of Ketchikan Court (street right-of-way offered for dedication per Tract Map No. 4786, but not yet accepted) to facilitate development of the land for a Doral Academy of Northern Nevada (abandonment to occur prior to a reversion to acreage and boundary line adjustment)			
Project Address: Ketchikan Court			
Project Area (acres or square feet): 0.86			
Project Location (with point of reference to major cross streets AND area locator): South side of Mount Rose Highway, north of Butch Cassidy Drive, west of Bargary Way, east of Edmonton Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
144-232-11	0.86		
Section(s)/Township/Range: S1/2 of Section 30 and NE1/4 of Section 31, T. 18 N., R. 20 E., M.D.M.			
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: Ladera Crossing, LLC		Name: US Geomatics	
Address: 6614 Gebser Court		Address: 1071 Haskell Street	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone: 775-398-2266	Fax:	Phone: 775-786-5111	Fax: 297-4668
Email: jpickett@laderaventures.com		Email: rtoole@usgeomatics.com	
Cell:	Other:	Cell:	Other:
Contact Person: James Pickett		Contact Person: Ryan Toole	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Ethos Three Architecture		Name:	
Address: 8985 South Eastern, Suite 220		Address:	
Las Vegas, NV	Zip: 89123		Zip:
Phone: 702-456-1070	Fax: 456-7020	Phone:	Fax:
Email: bsaxon@ethosthree.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Bonnie Saxon		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: LADERA CROSSING, LLC

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, James Pickett
(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 Development.

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

Assessor Parcel Number(s): 144-232-01 through 144-232-11 and 049-102-09

Printed Name James Pickett

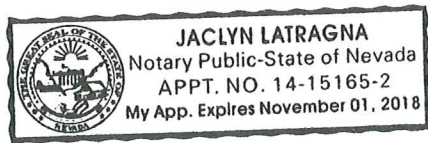
Signed [Signature]

Address 16475 Bordeaux Dr
Reno, NV 89511

Subscribed and sworn to before me this
12 day of September, 2017.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state
My commission expires: 11/1/19



*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

Abandonment Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

We are requesting the abandonment of Ketchikan Court. This street right-of-way was offered for dedication per Tract Map No. 4786, but has not yet been accepted by the county. The Butch Cassidy Estates subdivision (Tract Map No. 4786) and Ketchikan Court remain undeveloped at the present time.

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

Ketchikan Court was created per Tract Map No. 4786.

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

The vacated area will be reverted to acreage with the remainder of Tract Map No. 4786. The common property line between the reverted area and APN 049-402-09 will then be adjusted with a boundary line adjustment resulting in a 5.50-acre parcel and a 5.60-acre parcel. A proposed Doral Academy of Northern Nevada will be built on the easterly resultant parcel.

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

The final boundary line adjustment map will establish new easements around the perimeter of the resultant parcels and along the adjusted property line.

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

The only parcels that are being served by Ketchikan Court are the 10 lots created per Tract Map No. 4786. All 10 lots and Ketchikan Court remain undeveloped at the present time. After the abandonment, Ketchikan Court and the 10 lots will be reverted to acreage prior to a boundary line adjustment.

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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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.

BASIS OF BEARING:

IDENTICAL TO THAT OF TRACT MAP NO. 4786, FILED
ON MAY 25, 2007, AS DOCUMENT NO. 3536729,
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TOTAL AREA OF ABANDONMENT:

37,599 SQUARE FEET ± (0.86 ACRES ±)

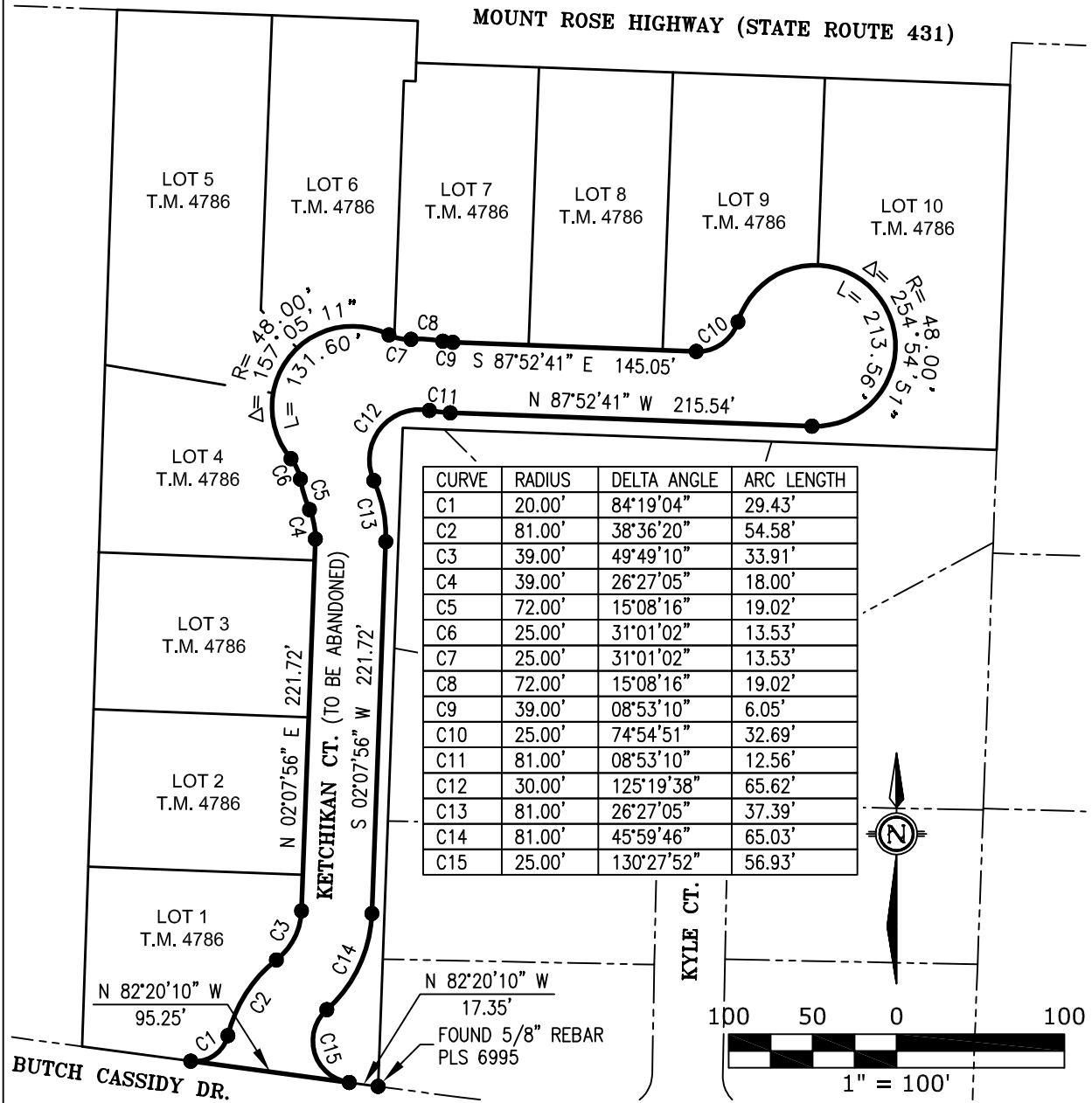


EXHIBIT A1

**KETCHIKAN COURT
ABANDONMENT OF STREET RIGHT-OF-WAY**

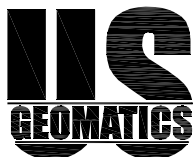
**A PORTION OF THE SE 1/4 OF SECTION 30 AND
THE NE 1/4 OF SECTION 31, T.18N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

SHEET

1
of
1



P.O. Box 3299
Reno, NV 89505
P. 775.786.5111
F. 775.297.4668
www.usgeomatics.com

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Washoe County Parcel Information

Parcel ID	Status	Last Update
14423211	Active	9/21/2017 2:10:52 AM
Current Owner: LADERA CROSSING LLC 16475 BORDEAUX DR RENO, NV 89511		SITUS: 0 KETCHIKAN CT WCTY NV
Taxing District		Geo CD:
Legal Description		
Township 18 SubdivisionName BUTCH CASSIDY ESTATES Range 20		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$0.00	\$0.00	\$0.00
Truckee Meadows Fire Dist	\$0.00	\$0.00	\$0.00
Washoe County	\$0.00	\$0.00	\$0.00
Washoe County Sc	\$0.00	\$0.00	\$0.00
Total Tax	\$0.00	\$0.00	\$0.00

Payment History

No Payment Records Found

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to:
(775) 328-2500

Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039