

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 is a non-work day, the first working day after the 8th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the 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.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
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. **Packets:** Three (3) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled “Original” and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5” x 11” reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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.

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- 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 to clarify the potential impacts and potential conditions of development 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) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

APPLICATION

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: Ormsby Lane partial abandonment			
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 AND area locator): 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: Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
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.	
Applicant/Developer:		Other Persons to be Contacted:	
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	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

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

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	* NoX
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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.

OWNER AFFIDAVIT

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

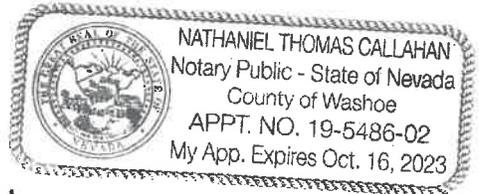
Address 3990 Churchill Dr
Washoe Valley NV 89704

(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

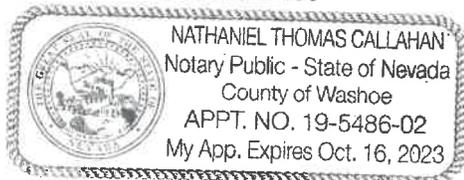
Subscribed and sworn to before me this
9th day of June, 2021

[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

TAX LETTER

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
2021	\$2,011.36	\$0.00	\$0.00	\$0.00	\$2,011.36
2020	\$1,952.78	\$1,952.78	\$0.00	\$0.00	\$0.00
2019	\$1,895.90	\$1,895.90	\$0.00	\$0.00	\$0.00
2018	\$1,840.68	\$1,840.68	\$0.00	\$0.00	\$0.00
2017	\$1,787.07	\$1,787.07	\$0.00	\$0.00	\$0.00
Total					\$2,011.36

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



TITLE REPORT

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:

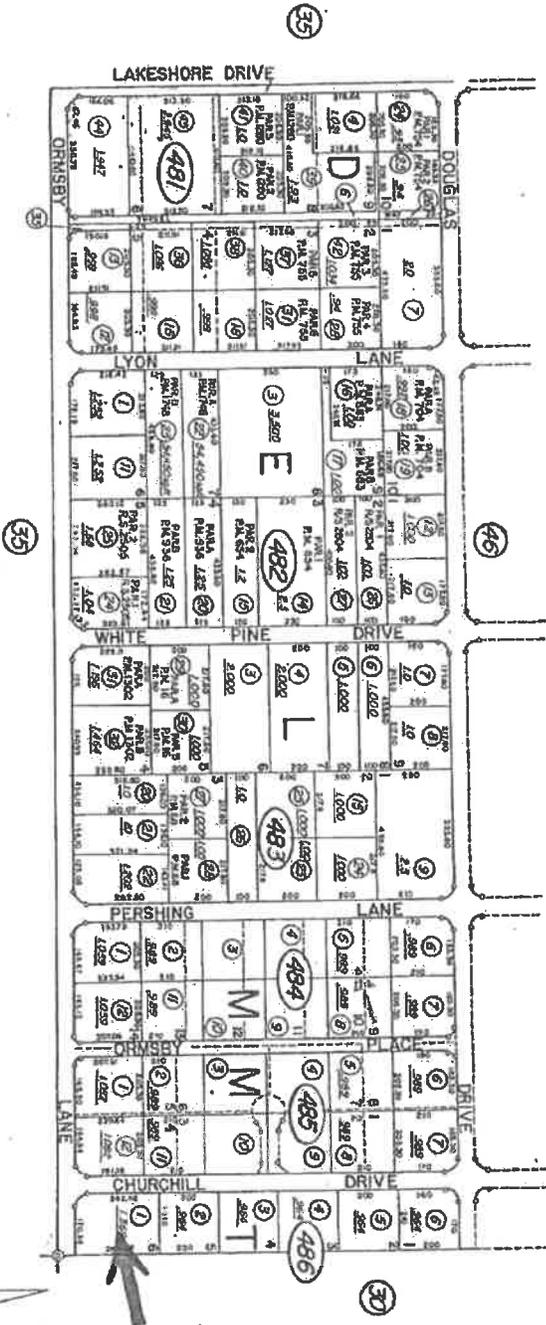
Lot 6 in Block T, of WASHOE VALLEY FARMS, WASHOE COUNTY, NEVADA, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, File No. 282770, Tract Map No. 572.

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 or a representation of the Assessor's liability for any errors or omissions.

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/BJ / VS
 printed 3/75 3:00 1:02 1:58
 supervised: 10/27/75 1:05 3:00

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.

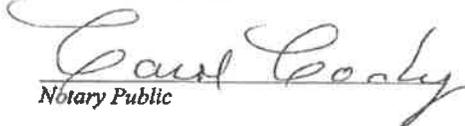
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

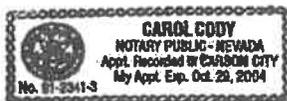
Dated: 12/2/2001


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 plat is true and correct copy of the same as the same was filed in the office of the County Clerk of Humboldt County, Nevada, on the 15th day of December, 1917.

James H. Wilson

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 plat of the same as the same was filed in the office of the County Clerk of Humboldt County, Nevada, on the 15th day of December, 1917.

John E. Cleason
County Clerk

This Utility Equipment has been approved by the State Engineer and the State Public Works Co. of Nevada.

R. F. [Signature]
State Engineer

State of Nevada
County of Humboldt

State of Nevada
County of Humboldt

On this 15th day of December, 1917, I, the undersigned, County Clerk of Humboldt County, Nevada, do hereby certify that this plat is true and correct copy of the same as the same was filed in the office of the County Clerk of Humboldt County, Nevada, on the 15th day of December, 1917.

James H. Wilson
County Clerk

State of Nevada
County of Humboldt

On this 15th day of December, 1917, I, the undersigned, County Clerk of Humboldt County, Nevada, do hereby certify that this plat is true and correct copy of the same as the same was filed in the office of the County Clerk of Humboldt County, Nevada, on the 15th day of December, 1917.

James H. Wilson
County Clerk

A duplicate copy of this plat has been approved by the State Engineer and the State Public Works Co. of Nevada.

John E. Cleason
County Clerk

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

[Signature]
County Clerk

282770
Filed for record in the Register of James W. Nelson
January 9-1918 at 10:00 am Book 11 of Public Lands
Records of Humboldt County, Nev.
Book 11 of Public Lands
Records of Humboldt County, Nevada
282770
WASHOE VALLEY FARMS
WASHOE COUNTY, NEVADA

50

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.

Fee: \$4.35

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

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

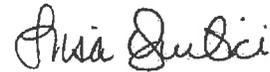
Debra Patterson

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:

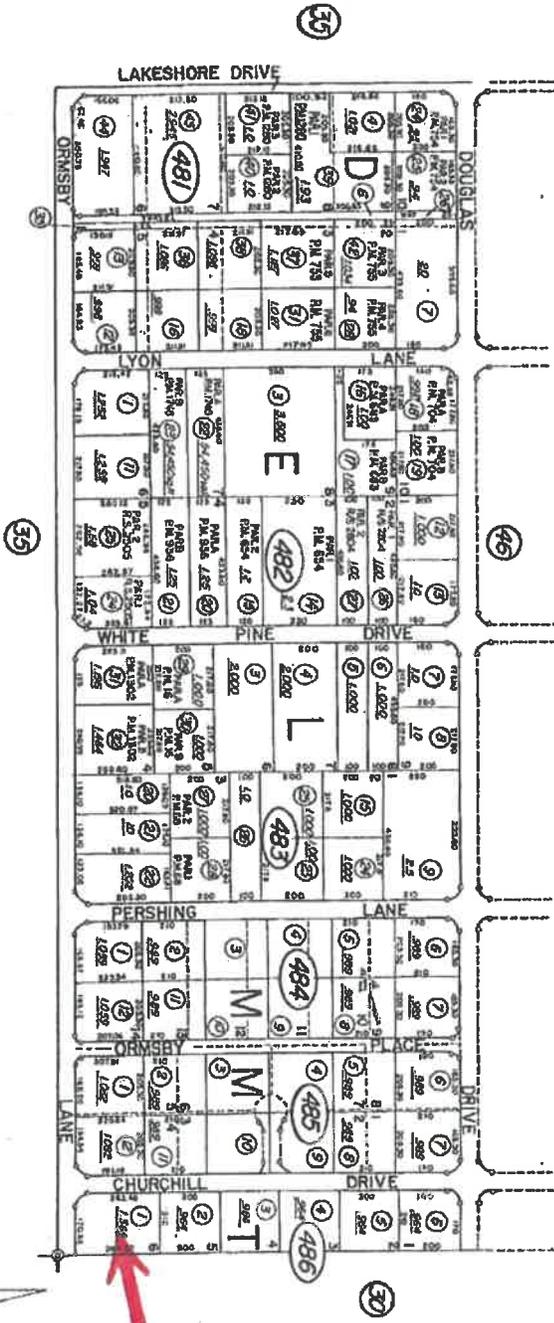
Lot 6 in Block T, of WASHOE VALLEY FARMS, WASHOE COUNTY, NEVADA, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, File No. 282770, Tract Map No. 572.

APN: 050-486-01

End of Report

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

50-48



NOTE: This Map is prepared by the use of the Advanced County Assessor's Map System and is not a survey. It is intended for reference only and is not to be used as a basis for any legal action. The Assessor is not responsible for any errors or omissions on this map.

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

Drawn by: TWR/DT 1/16
 Revised: 1/20 1/20 1/20 1/20
 Superseded: 1/20 1/20 1/20 1/20

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

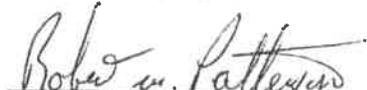
Robert W. Patterson and Debra L. Patterson, husband and wife, as Joint Tenants

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.

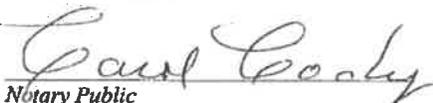
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

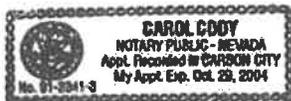
Dated: 12/3/2001


Robert W. Patterson

STATE OF NEVADA
COUNTY OF Carson

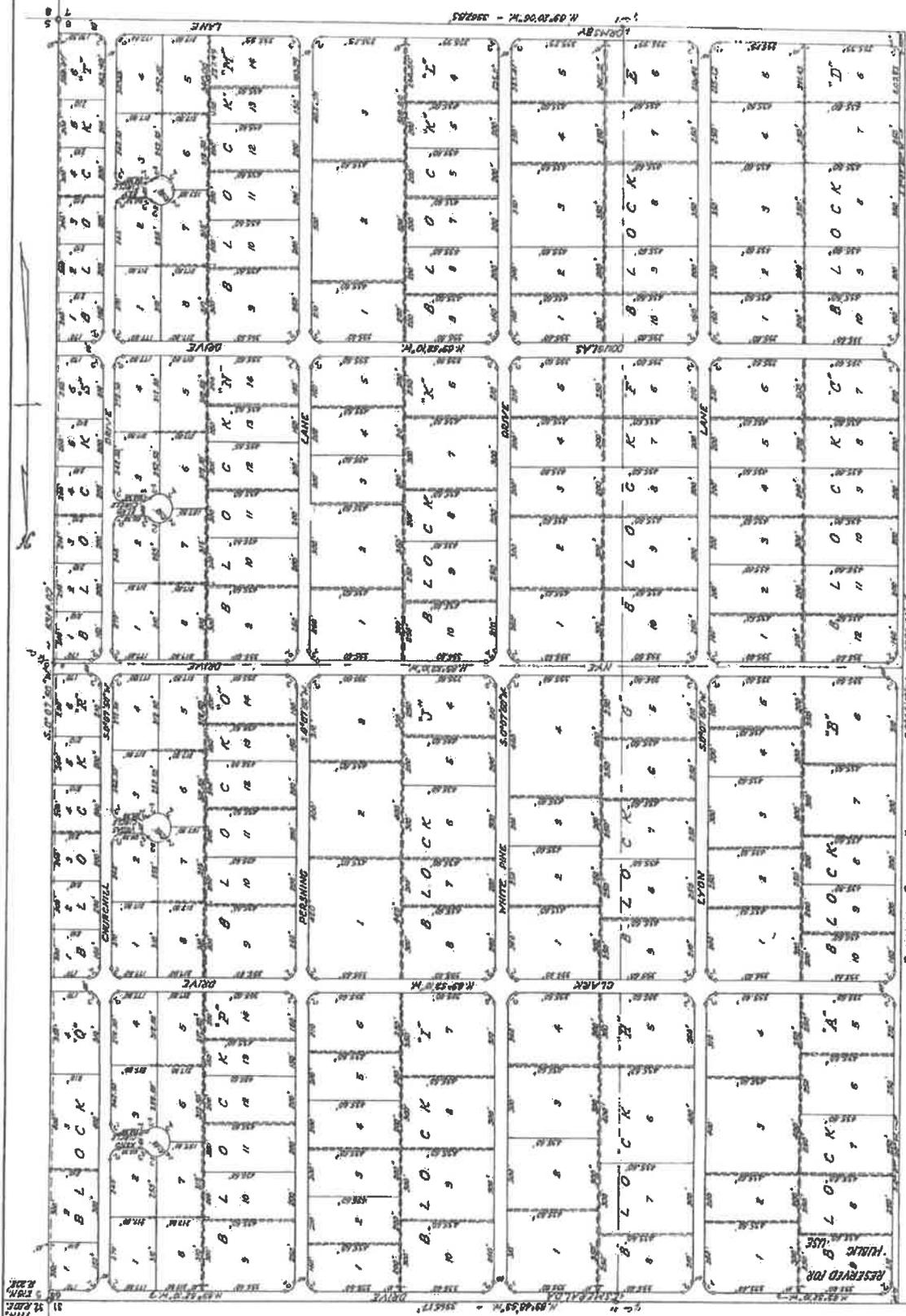
This instrument was acknowledged before me on 12/3/2001, by
Robert W. Patterson.


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





UJISHOE VALLEY FARMS
 WASHOE COUNTY, NEVADA

SCALE - 1" = 200'

RESERVED FOR PUBLIC USE

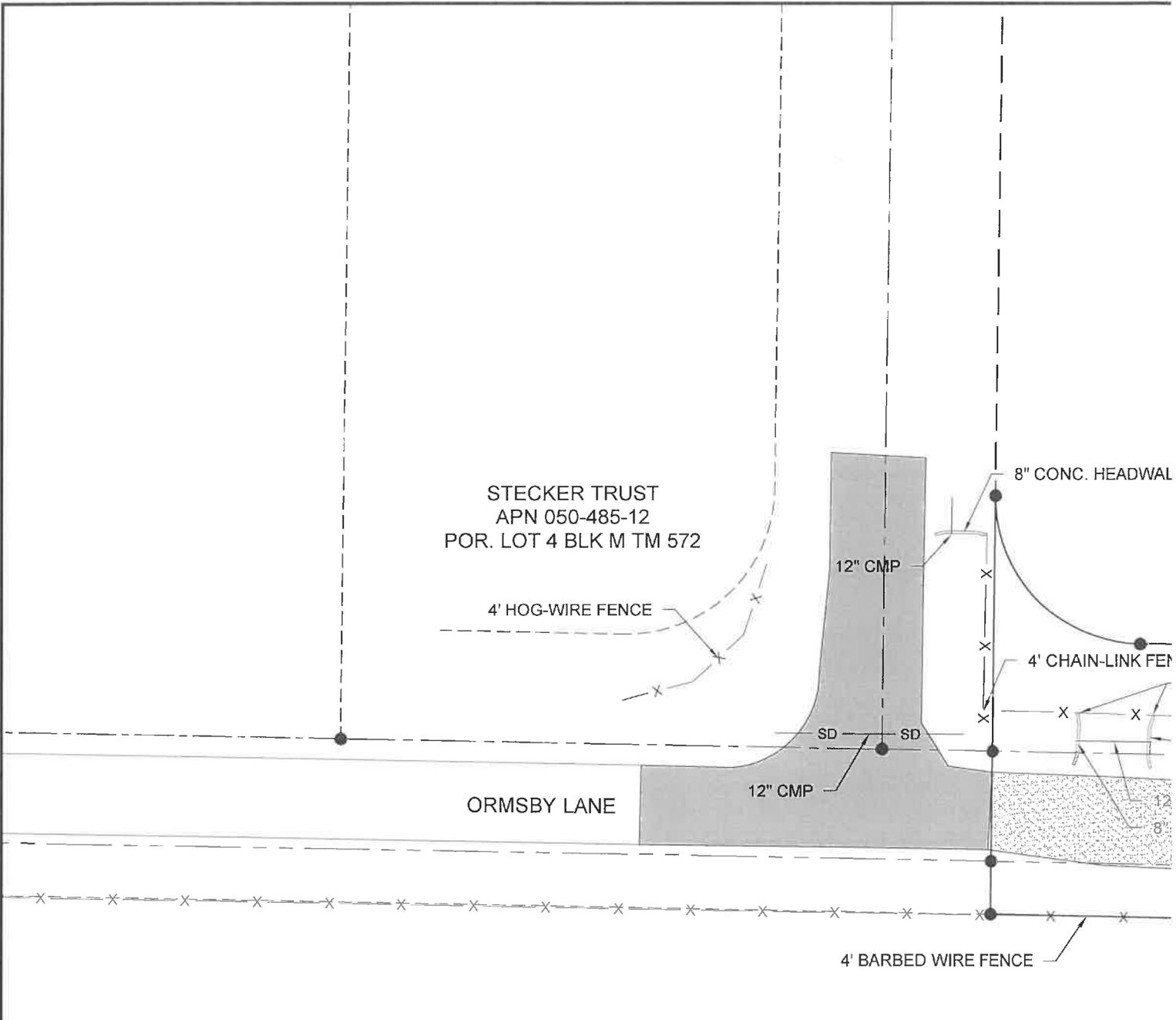
EXISTING COUNTY ROAD
 (To Washoe Lake disconnection/line)

Indicates Utility Easement
 -- Indicates 2" or Anchor Easement

Curve Data -
 Length
 Radius
 Chord
 Chord
 Chord
 Chord
 Chord
 Chord

7/11/17
 11/15/17
 11/15/17

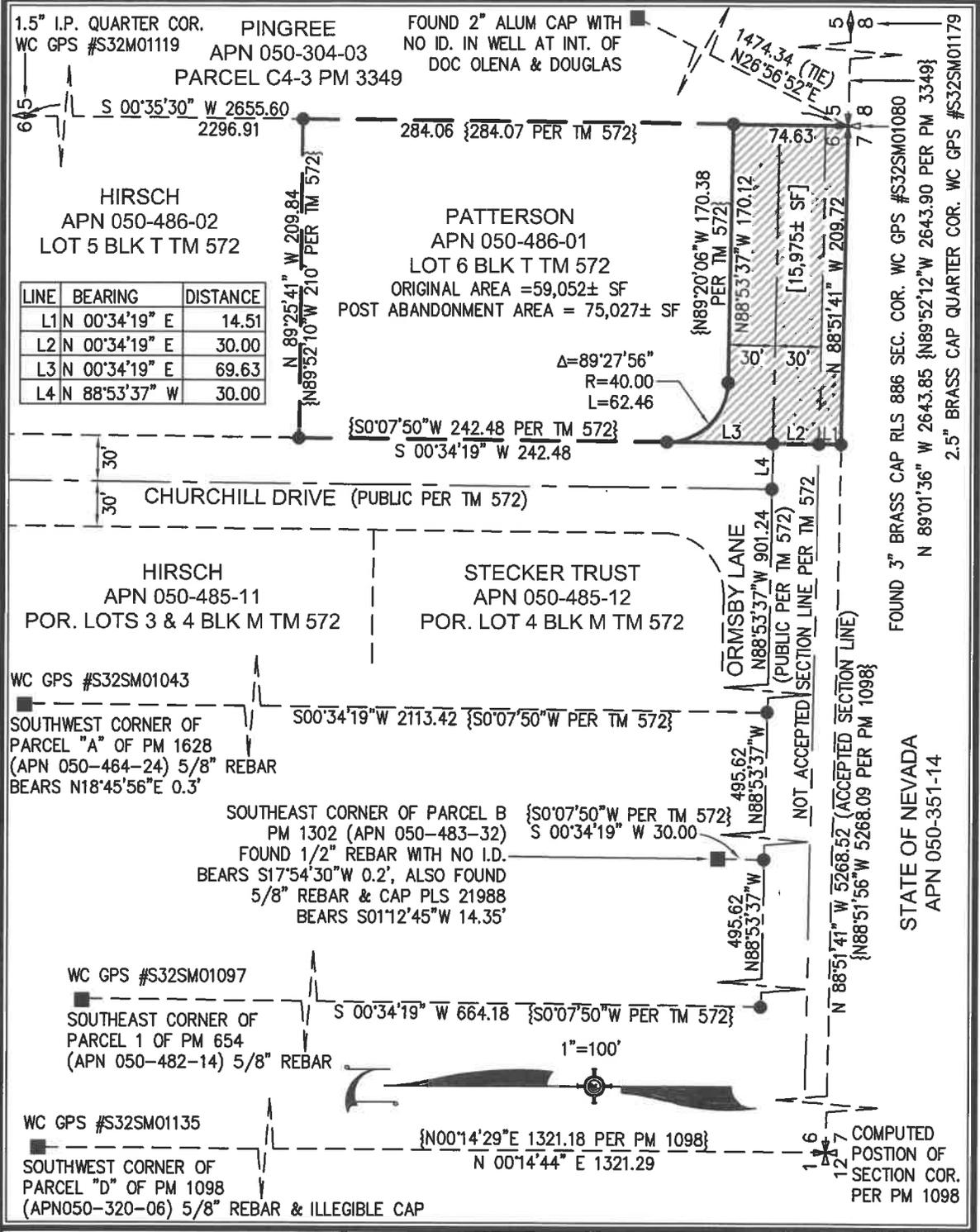
SITE PLAN



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 * 08-JUL-2021	



LINE	BEARING	DISTANCE
L1	N 00°34'19" E	14.51
L2	N 00°34'19" E	30.00
L3	N 00°34'19" E	69.63
L4	N 88°53'37" W	30.00

EXHIBIT "B"
TO ACCOMPANY
LEGAL DESCRIPTION

SCALE 1"=100'
 PORTION ORMSBY LN
 ABANDONMENT



SHEET 1
 OF 1

SUPPORTING INFORMATION

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

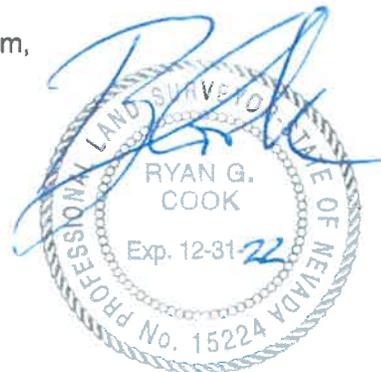
That portion of Ormsby Lane lying South of the South limits of Block T and East of the Southerly projection of the East right-of-way of Churchill Drive as shown on the Official Plat of Washoe Valley Farms, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, 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

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.:

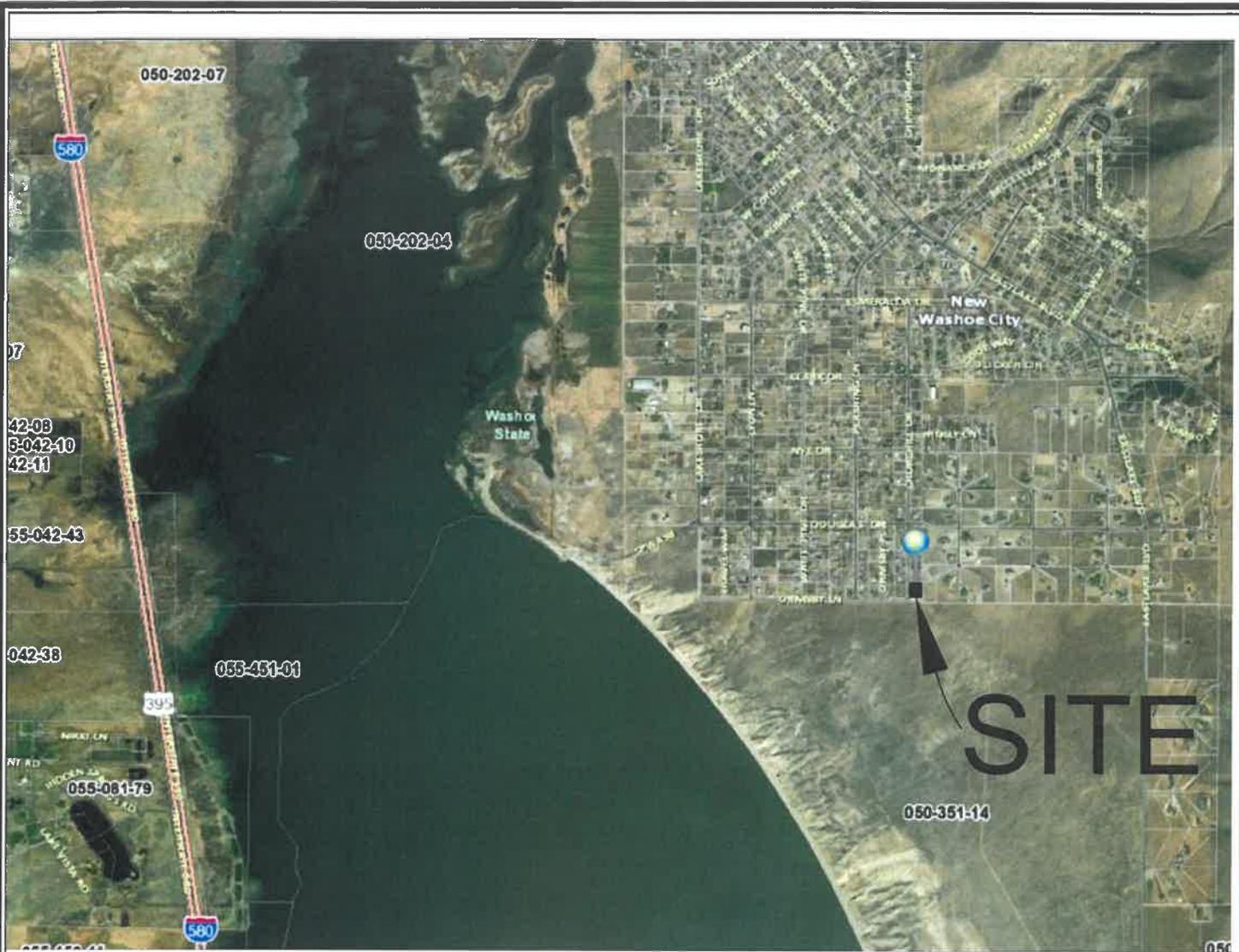
I am in support of the Ormsby Lane Abandonment Application in order to prevent the illegal dumping and long term unobserved parking/camping that has been a concern for the entire neighborhood including ourselves.

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,

A handwritten signature in cursive script that reads "Chris Pingree".

Christopher R. Pingree

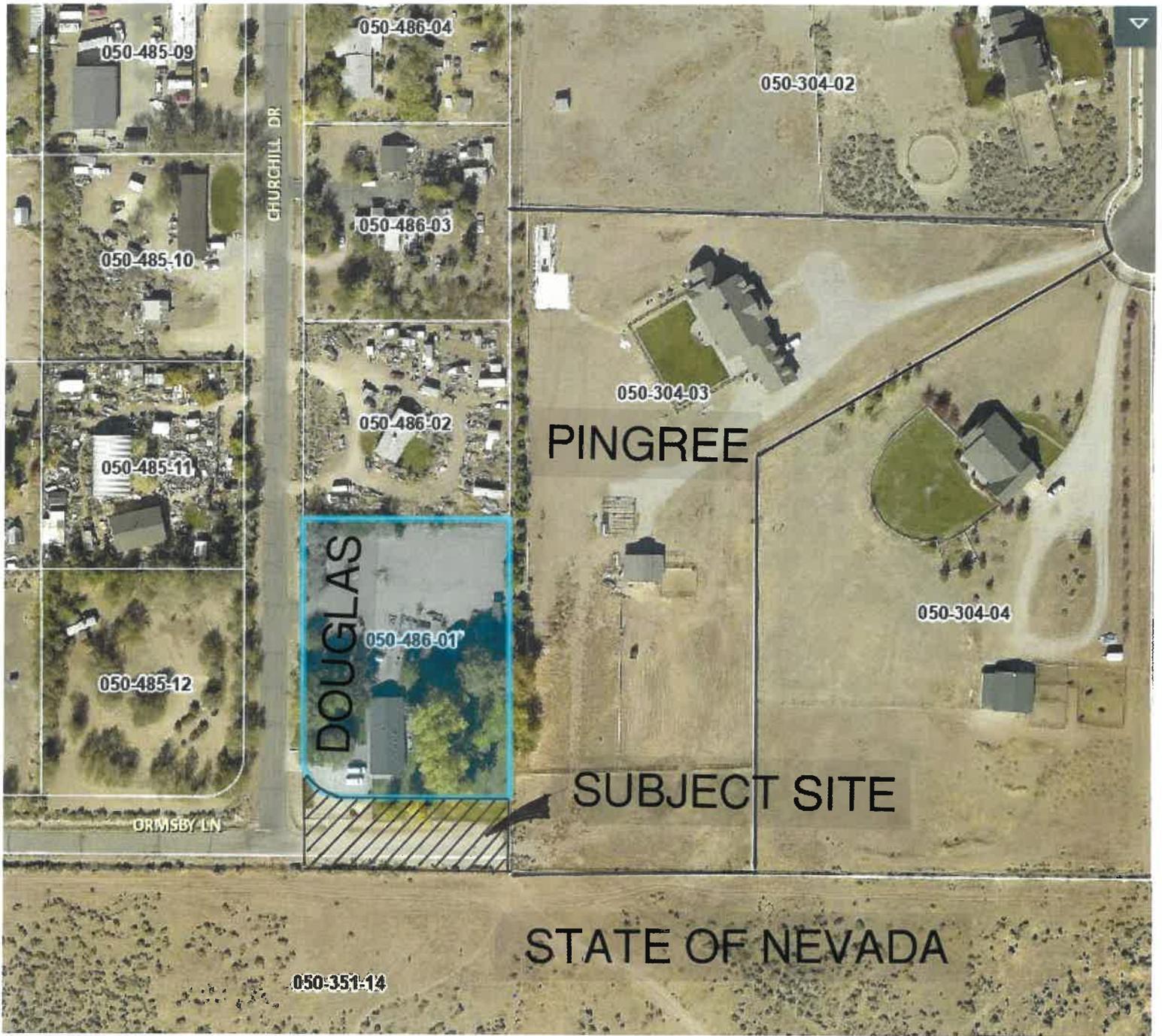


**ORMSBY LANE
ABANDONMENT
VICINITY MAP**

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



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,

A handwritten signature in black ink, appearing to read "Chris Pingree". The signature is fluid and cursive, with the first name "Chris" and the last name "Pingree" clearly distinguishable.

Christopher R. Pingree



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

Revised September 2019

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

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.

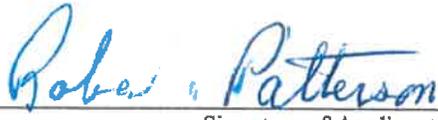


**APPLICATION FOR AUTHORIZATION
TO USE STATE OWNED LANDS**

REQUIRED APPLICATION FEES			
As per NRS 322.110			
<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"> • Pending Applications • Existing authorized uses 	

1.	Application Number: (Assigned by Division)		2.	Date:	October 23, 2021
3.	Name of Applicant:	Robert Patterson			
4.	Contact Information:	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			
5.	Location of proposed use:				
	Assessor's Parcel Number:	050-351-14	PLSS Location:	Subdivision:	Washoe Valley Farms
	Physical Address:	Ormsby Lane		Section:	Section 7
	City:	Washoe County		Township:	T16N
	County:	Washoe		Range:	R20E

6.	<p>Project Summary: 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. 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. 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 The project will relocate existing vehicle and pedestrian access to the park and add parking for day use vehicles. The project will also relocate existing fencing and add new fencing as shown on attached exhibit.</p>			
7.	<p>Names and Mailing Addresses for Notifications:</p> <p>Robert and Debra Patterson - Applicant 3990 Churchill Drive Washoe County, Nevada 89704</p> <p>Christopher Pingree - Adjacent property owner 3925 Doc Olena Court Washoe Valley, Nevada 89704</p>		
8.	<p>Proposed Start Date: December 2021</p>		<p>Proposed Completion Date: July 2022</p>
9.	<p>Has any portion of the project for which authorization is sought been completed? If "yes", explain in remarks below. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

10.	<p>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.</p> <p>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>Has any agency denied approval for the activity or any portion thereof described herein? If "yes", explain in remarks below. No</p>
12.	<p>Additional Remarks:</p>
13.	<p>Is this application for a recreational purpose?</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 _____ Name of Applicant (Print)</p> <p> _____ 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)

APPLICANT NAME:	Robert Patterson	
ASSESSOR'S PARCEL NUMBER (APN):	050-486-01 Robert Patterson 050-351-14 State of Nevada	
DATE OF APPLICATION:	October 28, 2021	
APPLICANT (check below)	AGENCY REVIEW	INFORMATION REQUIRED FOR ALL APPLICATIONS
		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?
		SITE PLAN & LEGAL DESCRIPTION
X		Is a copy of the current Assessor's Parcel Map (APN) included?
		For Authorizations:
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)
		For Easements or Licenses:
		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

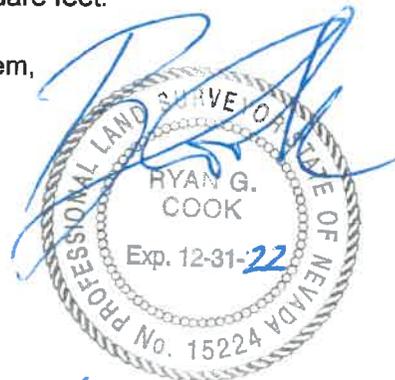
That portion of Ormsby Lane lying South of the South limits of Block T and East of the Southerly projection of the East right-of-way of Churchill Drive as shown on the Official Plat of Washoe Valley Farms, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 9, 1958, 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 $88^{\circ}51'41''$ 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



6-22-2021

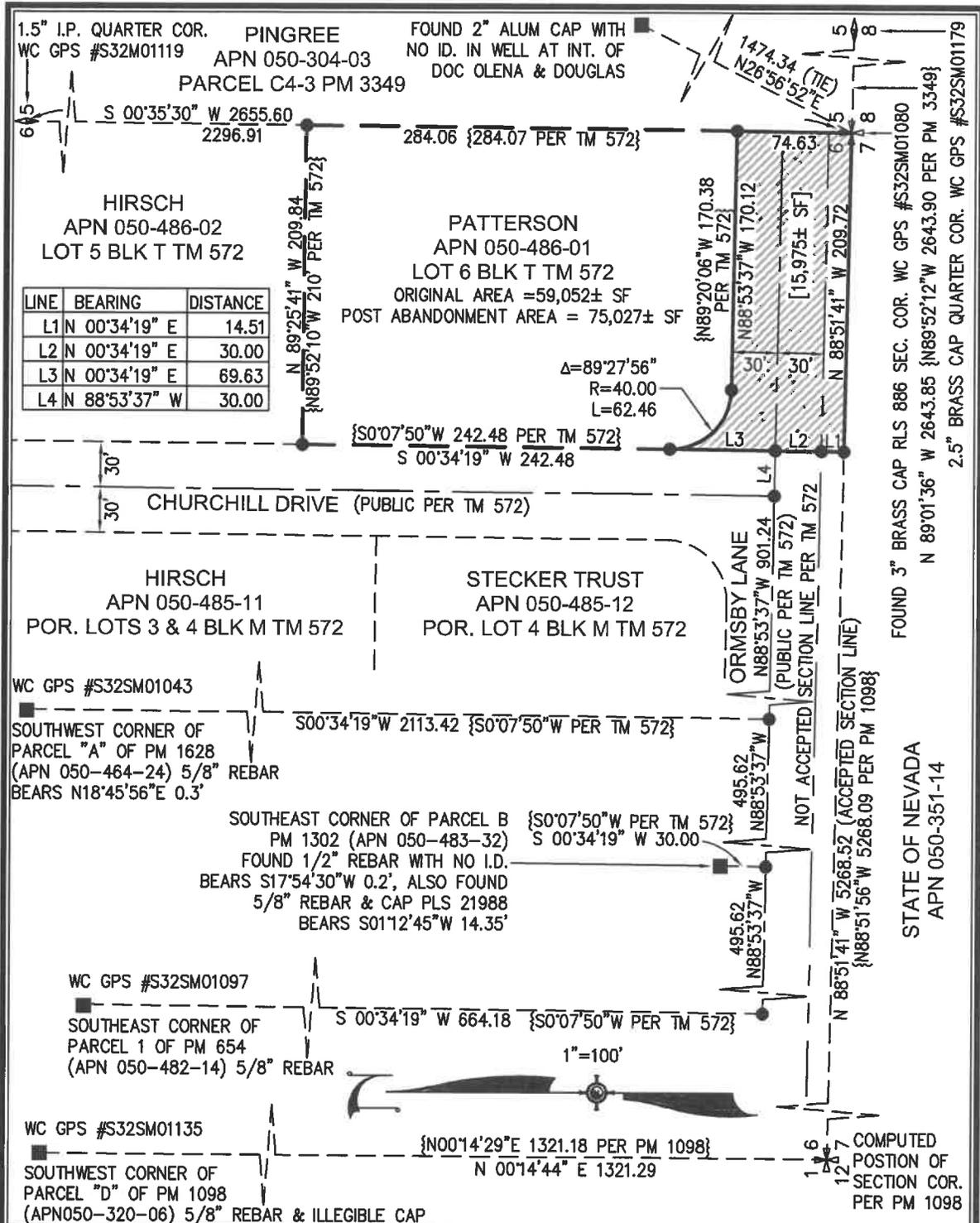


EXHIBIT "B"
TO ACCOMPANY
LEGAL DESCRIPTION

SCALE 1"=100'
PORTION ORMSBY LN
ABANDONMENT



SHEET
1
OF
1



HELEN M, STECKER TRUST
APN 050-485-12

PATTERSON
APN 050-486-01
59113 SF

APPROXIMATE
RESIDENCE
LOCATION

N 00°07'50" E
242.48

284.07
S 00°07'50" W

60.00

L=62.46
R=40.00
Δ=89°27'56"

170.38

ORMSBY LANE
EXISTING EDGE
OF PAVEMENT

ACCESS
POINT

ACCESS
POINT

AREA OF PROPOSED ABANDONMENT
12937 SF

60.00

N 89°20'06" W

S 89°20'06" E 210.01

60.00

RIGHT OF WAY

CORNER BRACE
SEE DETAIL

NO GRADING
THIS AREA

AREA TO BE CLEARED,
COMPACTED. PLACE 3"
COMPACTED BASE
MATERIAL

CORNER BRACE
SEE DETAIL

EXISTING FENCE
TO REMAIN

NEW PEDESTRIAN ACCESS

APPROXIMATE LOCATION
OF GATE TO BE RELOCATED

STATE OF NEVADA
APN 050-351-14

RELOCATED 12' GATE

CORNER BRACE
SEE DETAIL

S6|S5
S7|S8

40
52



SCALE: 1"=50'

JOB #: 31171

Copyright SUMMIT ENG 2021

DESIGNED BY:

CHECKED BY: THG

DRAWN BY: ncoston

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

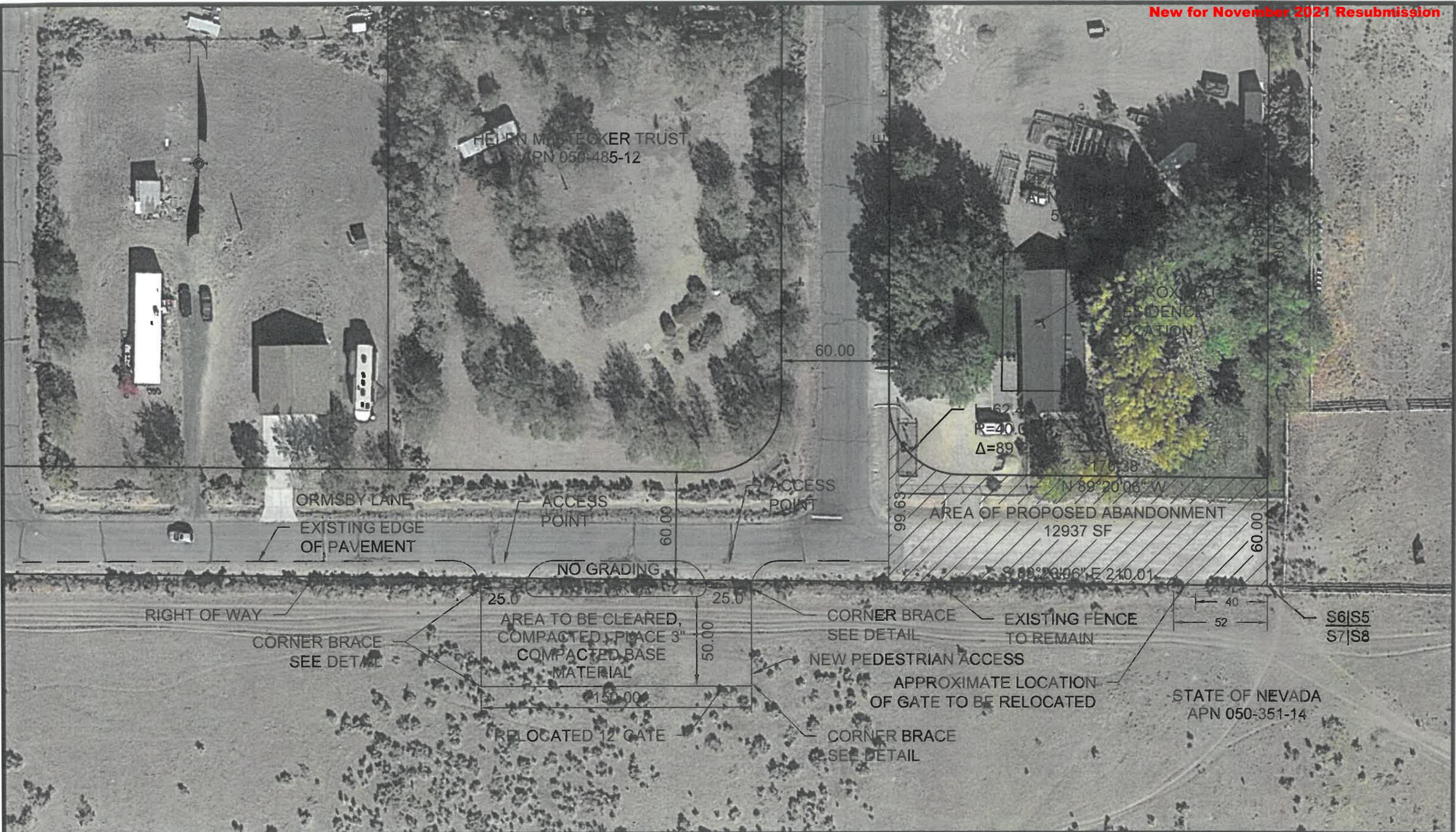
SHEET

1

OF

1

N:\DWGS\J31171_OrmsbyLnAbndn\Basemap_TOM.DWG ~ 9:40 AM * 26-OCT-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