

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:	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?

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?

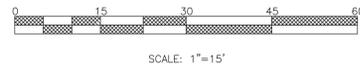
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No
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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.

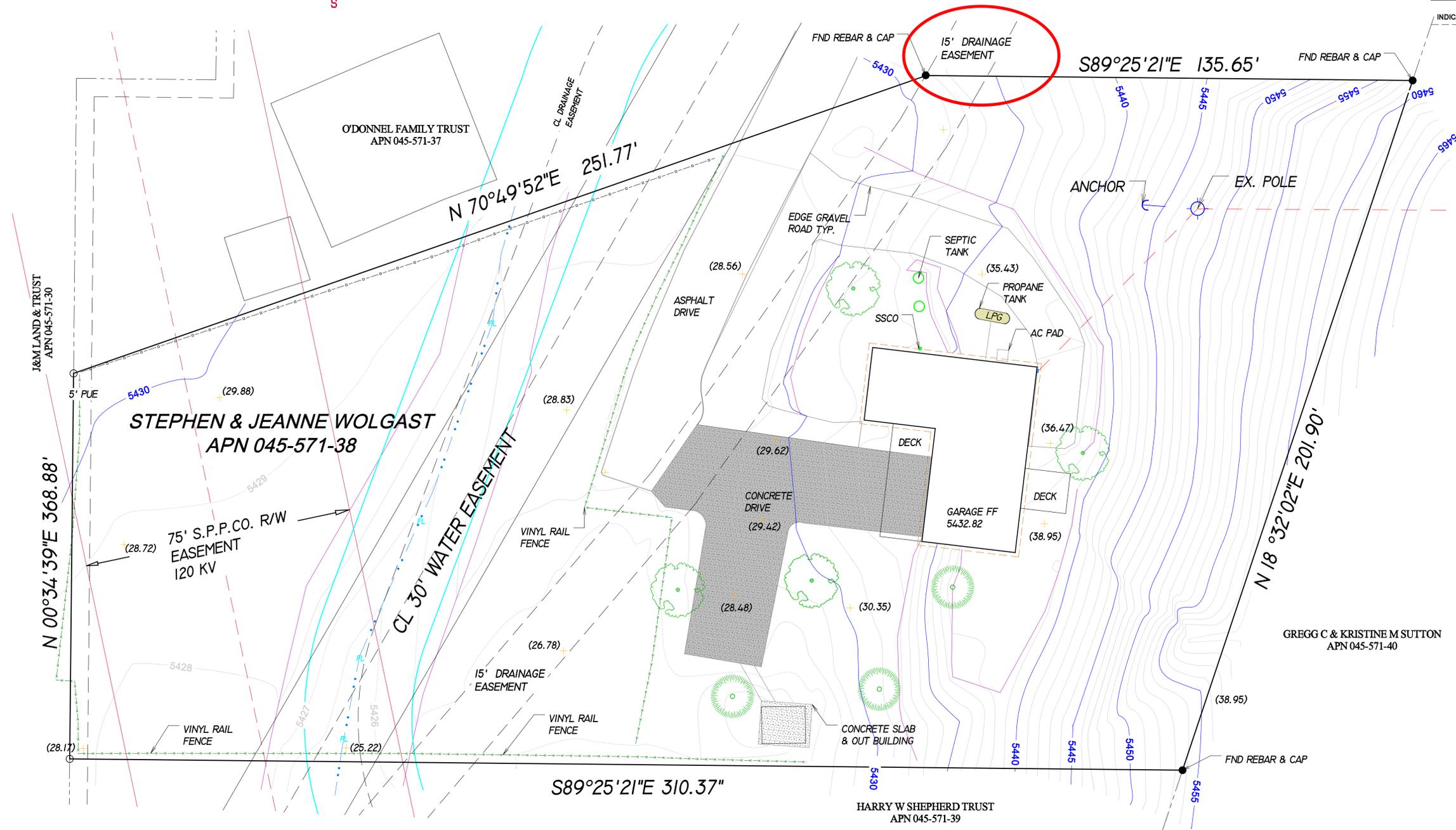


BASIS OF BEARING

THE BASIS OF BEARING IS PARCEL MAP NO. 1271 EAST LINE N 0° 16' 57"E

LEGEND

- 5/8" REBAR AND CAP OR CURB SCRIBE
- POINT NOT FOUND
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORD INFORMATION PER REFERENCE DOCUMENT
- BUILDING SET BACK LINE
- PROPERTY LINE
- INDICATES EASEMENT



M.D.R. & M. NEVADA	DATE
T.17 N., R. 19 E.	REVISIONS
SEC. 2 WASHOE COUNTY	DATE

POINTS WEST SURVEY
 3365 SAN MATEO AVE RENO, NV 89509
 (702) 378-4124 RADAMBORSKI@YAHOO.COM



TOPOGRAPHIC & SITE PLAN SURVEY
 STEPHEN & JEANNE WOLGAST
 5220 CEDARWOOD DRIVE
 WASHOE COUNTY NEVADA 89511

SURVEYOR'S CERTIFICATE

I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
 1. THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION. THE SURVEY WAS COMPLETED ON AUGUST 12, 2022.
 2. THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY.
 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.

R ADAM BOROSKI P. L. S. # 21041

REFERENCES

- (1) PARCEL MAP No. 1271, RECORDED AS DOCUMENT No. 750599 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (2) PARCEL MAP No. 2831, RECORDED AS DOCUMENT No. 1837098 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- (3) RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT MAP No. 3077 FILE No. 2013148, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

GENERAL NOTES

1. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER EASEMENTS AND ENCUMBRANCES MAY EXIST THAT AFFECT THIS PROPERTY.

PROJ. MGR.	RAB
PROJ. ASSOC.	KDB
DRAWN BY	RAB
DATE	09-08-22
SCALE	1"= 15'
SHEET	1
OF	1