

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 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

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

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

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

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

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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 that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.
- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Federal Patent Easement Abandonment</b>			
Project Description: <b>Easement Abandonment</b>			
Project Address: <b>2100 Whites Creek Ln</b>			
Project Area (acres or square feet): <b>2.5ac</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Arrowcreek Parkway @ Whites Creek Ln</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-241-03	2.5a		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>Powar Amolak Surjit Family Living Trust</b>		Name:	
Address: <b>1000 S. Virginia St</b>		Address:	
<b>Reno NV</b> Zip: <b>89502</b>		Zip:	
Phone: <b>775 772-7955</b> Fax: <b>NONE</b>		Phone:                      Fax:	
Email: <b>aspowar@gmail.com</b>		Email:	
Cell: <b>(775) 772-7955</b> Other: <b>NONE</b>		Cell:                      Other:	
Contact Person: <b>AMOLAK POWAR</b>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>See Property Owner</b>		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                      Other:		Cell:                      Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Property Owner Affidavit

**Applicant Name:** AMOLAK SINGH POWAR

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, AMOLAK SINGH POWAR  
(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): APN: 142-241-03

Printed Name AMOLAK SINGH POWAR

Signed [Signature]

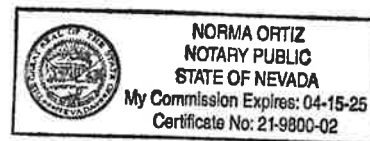
Address 1000 S VIRGINIA ST.  
RENO, NV 89502

Subscribed and sworn to before me this  
6 day of June, 2024.

(Notary Stamp)

Washoe, Nevada [Signature]  
Notary Public in and for said county and state

My commission expires: 04/15/2025



\*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)

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

33 Public Utility Easement per Federal Patent No. 1221090

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

Federal Patent No. 1221090, recorded as Document No. 204316, official records of Washoe County

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

Vacant, Single Family

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

None

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?

None

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

\* NoXXXX

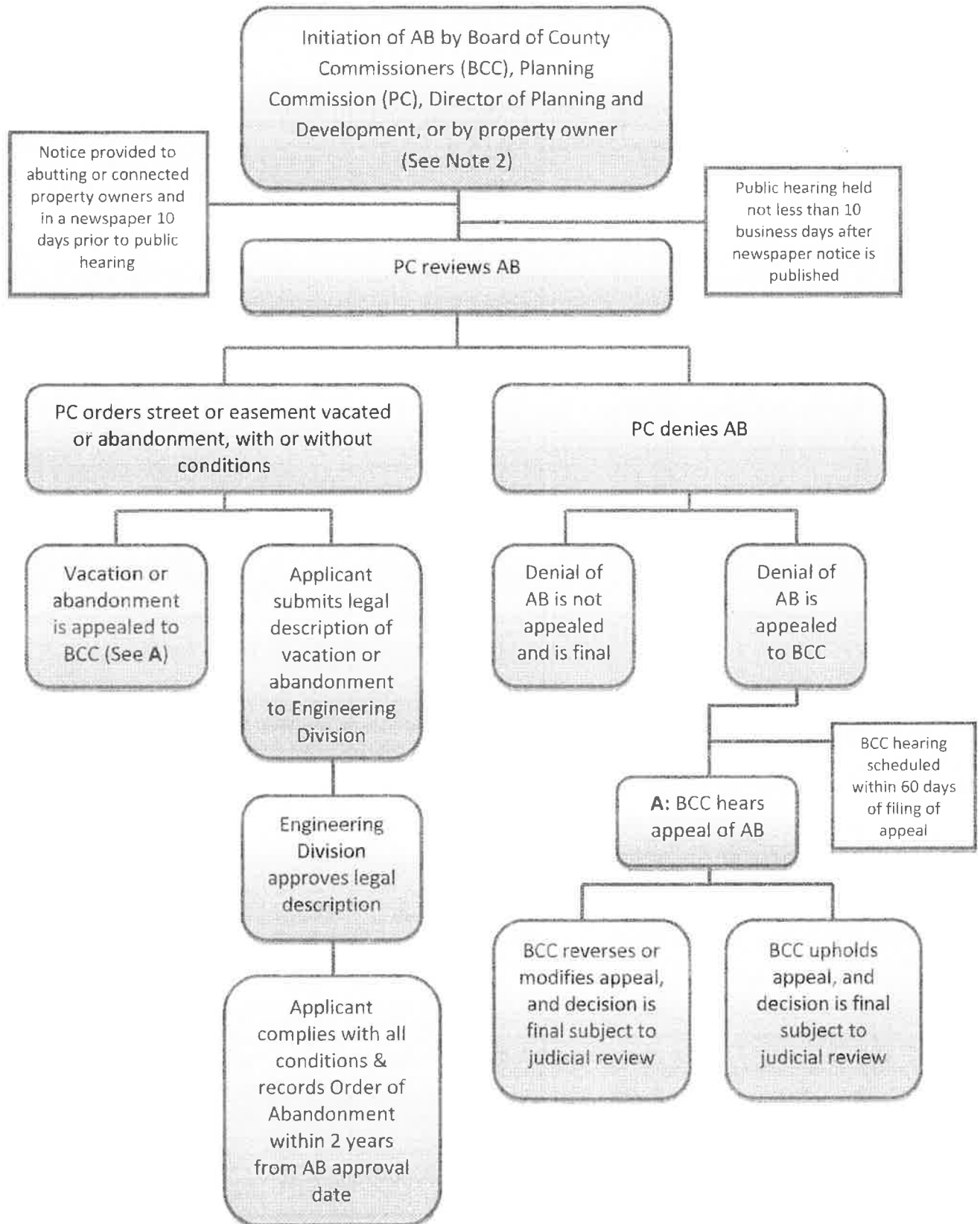
**IMPORTANT**

**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.

February 2024

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



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

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

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

2024 PUBLIC HEARING APPLICATION AND MEETING DATES							
PLANNING COMMISSION		BOARD OF ADJUSTMENT		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS	
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/8/2023	1/2/2024	11/8/2023	1/4/2024	11/8/2023	1/11/2024		
12/8/2023	2/6/2024	12/8/2023	2/11/2024	12/8/2023	2/8/2024		
1/8/2024	3/5/2024	1/8/2024	3/7/2024	1/8/2024	3/14/2024	1/8/2024	TBD
2/8/2024	4/2/2024	2/8/2024	4/4/2024	2/8/2024	4/11/2024		
3/8/2024	5/7/2024	3/8/2024	5/2/2024	3/8/2024	5/9/2024		
4/8/2024	6/4/2024	4/8/2024	6/6/2024	4/8/2024	6/13/2024		
5/8/2024	7/2/2024	5/8/2024	7/3/2024	5/8/2024	7/11/2024	5/8/2024	TBD
6/10/2024	8/6/2024	6/10/2024	8/1/2024	6/10/2024	8/8/2024		
7/8/2024	9/3/2024	7/8/2024	9/5/2024	7/8/2024	9/12/2024		
8/8/2024	10/1/2024	8/8/2024	10/3/2024	8/8/2024	10/10/2024		
9/9/2024	11/5/2024	9/9/2024	11/7/2024	9/9/2024	11/14/2024	9/9/2024	TBD
10/8/2024	12/3/2024	10/8/2024	12/5/2024	10/8/2024	12/12/2024		
11/8/2024	1/7/2025	11/8/2024	1/2/2025	11/8/2024	1/9/2025		
12/9/2024	2/4/2025	12/9/2024	2/6/2025	12/9/2024	2/13/2025		



APN: 142-241-03

When recorded return to:  
Washoe County Engineering Division  
P.O. Box 11130  
Reno, NV 89520  
Attn: Leo Vesely  
WAB21-0004

### **RESOLUTION AND ORDER OF ABANDONMENT**

WHEREAS, the Washoe county Planning Commission did receive a petition to abandon a portion of the 33' roadway easement reserved in Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada situate within the Northeast One-Quarter of Section Thirty (30), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being Lot 5 of said Section 30; and

WHEREAS, pursuant to NRS 244.276 and 278.480 the County of Washoe has the power to vacate the right-of-way, and

WHEREAS, the Public Utility Companies and Washoe County relinquished their rights to the above mentioned roadway and public utility easements; and

WHEREAS, upon evidence presented by the County Engineer and other interested persons, the Washoe County Planning Commission finds 1) that the public will not be materially injured by the proposed abandonment; and 2) that the abandonment is in the best interests of the County; and 3) the Planning Commissioners gave reasoned consideration to information presented; and

WHEREAS, the Washoe County Planning Commission ordered on May 4, 2021, the abandonment of the above-mentioned portions of roadway and public utility easements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE WASHOE COUNTY PLANNING COMMISSION that the following described portions of roadway and public utility easements be abandoned and that this Order of Abandonment be recorded in the Office of the Washoe County Recorder pursuant to NRS 278.480.

See attached: Exhibit "A" Description, Abandonment Portions of Roadway and Public Utility Easements  
Exhibit "A-1" Map to Accompany Description for Abandonment

*RESOLUTION AND ORDER OF ABANDONMENT* \_\_\_\_\_, *CONTINUED*

COMMISSION

WASHOE COUNTY PLANNING

WASHOE COUNTY, NEVADA

By: \_\_\_\_\_  
LARRY E. CHESNEY, Chair

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
TREVOR LLOYD  
Secretary to the Planning Commission

**EXHIBIT "A"**  
**RIGHT OF WAY ABANDONMENT**  
**DESCRIPTION**

All those portions of roadway and public utility easements reserved in United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada, situate within the Northeast One-Quarter of Section Thirty (30), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Base and Meridian, being Lot 5 of said Section 30, said portions being more particularly described as follows:

All those portions of the thirty-three (33') foot wide roadway and public utility easements reserved per United States Federal Patent No. 1221090, recorded April 27, 1971 in Book 538, Page 583, as Document No. 204316 in the Official Records of Washoe County, Nevada along the West, East and South sides of said Lot 5.

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

Prepared by:  
Christy Corporation  
1000 Kiley Parkway  
Sparks, Nevada 89436



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Daniel A. Bigrigg P.L.S.  
Nevada Certificate No. 19716

ARROWCREEK PARKWAY

APN 142-241-04  
LOT 6, SECTION 30  
IRVIN FAMILY 2004 TRUST

33' PUBLIC UTILITY EASEMENT PER  
FEDERAL PATENT NO. 1221090 &  
RECORDED AS DOCUMENT NO. 204316 IN  
THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
TO REMAIN

**APN 142-241-03  
LOT 5, SECTION 30  
SURJIT FAMILY LIVING TRUST**

33' PUBLIC UTILITY EASEMENT PER  
FEDERAL PATENT NO. 1221090 &  
RECORDED AS DOCUMENT NO. 204316 IN  
THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
ABANDONED HEREON

APN 142-241-02  
LOT 4, SECTION 30  
LARRY SLITER FAMILY TRUST

APN 142-241-14  
LOT 8, SECTION 30  
PAGE J & OLIVA BAILEY



SCALE 1" = 80'

**EXHIBIT "A-1"**

MAP TO ACCOMPANY DESCRIPTION FOR ROADWAY  
AND PUBLIC UTILITY EASEMENT ABANDONMENT  
PER DOCUMENT NO. 204316

SITUATE IN THE NE 1/4 OF SECTION 30, T. 18 N., R. 20 E.,  
MOUNT DIABLO BASE AND MERIDIAN  
COUNTY OF WASHOE STATE OF NEVADA



**CHRISTY**  
CORPORATION

1000 Kiley Pkwy | Sparks Nevada 89436

775.502.8552 christynv.com

English



Home » Assessor » Real Property Assessment Data

## WASHOE COUNTY ASSESSOR PROPERTY DATA

6/6/2024

## Owner Information

## Building Information

XFOB

SUBAREA

<b>APN</b>	<b>142-241-03</b>	Card 1 of 1	<b>Bld #1 Situs</b>	2100 WHITES CREEK LN	<b>Property Name</b>
<b>Situs 1</b>	2100 WHITES CREEK LN WASHOE COUNTY NV 89511	<b>Bld #</b>	<b>Quality</b>		<b>Building Type</b>
<b>Owner 1</b>	POWAR AMOLAK SURJIT FAMILY LIVING TRUST	FAMILY TRUST	<b>Stories</b>		<b>2nd Occupancy</b>
<b>Owner 2 or Trustee</b>	POWAR TRUSTEE, AMOLAK S & SURJIT K	TRUSTEE	<b>Year Built</b>	0	<u>WAY</u> 0
<b>Mail Address</b>	1000 S VIRGINIA ST RENO NV 89502		<b>Bedrooms</b>	0	<u>Square Feet</u>
			<b>Full Baths</b>	0	<b>Finished Bsmt</b> 0
			<b>Half Baths</b>	0	<b>Unfin Bsmt</b> 0
			<b>Fixtures</b>		<b>Basement Type</b>
			<b>Fireplaces</b>	0	<b>Gar Conv Sq Feet</b> 0
			<b>Heat Type</b>		<b>Total Garage Area</b> 0
			<b>2nd Heat Type</b>		<b>Garage Type</b>
			<b>Exterior Walls</b>		<b>Detached Garage</b> 0
			<b>2nd Ext Walls</b>		<b>Basement Gar Door</b> 0
<b>Record of Survey Map</b>	<b>Parcel Map# 0</b>	<b>Sub Map#</b>	<b>Roof Cover</b>		<b>Sub Floor</b>
<b>Special Property Code</b>			<b>% Complete</b>	0	<b>Frame</b>
<b>2024 Tax District</b>	4000	<b>Prior APN</b>	<b>Obso/Bldg Adj</b>	0	<u>Units/Bldg</u> 0
<b>2023 Tax District</b>	4000	<b>Tax Cap Status</b>	<b>Construction Modifier</b>		<u>Units/Parcel</u> 0
		Use does not qualify for Low Cap, High Cap Applied			

## Land Information

## LAND DETAILS

<b>Land Use</b>	120	<b>DOR Code</b>	120	<b>Sewer</b>	None	<b>Neighborhood</b>	EABG	<u>EA Neighborhood Map</u>
<b>Size</b>	108,900 SqFt	<b>Size</b>	2.5 Acres	<b>Street</b>	Paved	<b>Zoning Code</b>	HDR 99% / GR 1%	
<b>CAGC</b>	-	<b>Water</b>	None					

## Sales and Transfer Records

## RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
CECCONI, JOSEPH A & KIMBERLY A	POWAR AMOLAK, SURJIT FAMILY LIVING TRUST	4649505	DEED	11-02-2016	100	199,900	1SVR	
CECCONI, JOSEPH A & KIMBERLY A	CECCONI, JOSEPH A & KIMBERLY A	4649504	DEED	11-02-2016		0	3BCT	
CECCONI, JOSEPH A	CECCONI, JOSEPH A & KIMBERLY A	4101366	DEED	04-09-2012	120	0	3BFM	