

## 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>		<b>Staff Assigned Case No.:</b> _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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:		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?

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

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

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

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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?

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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.

Assessor's Map Number

**055-09**

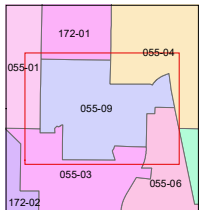
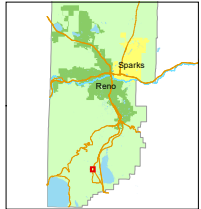
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 50 100 150 200

1 inch = 200 feet



created by: SR 12/05/2016

updated: SR 09/13/21 SR 10/26/22

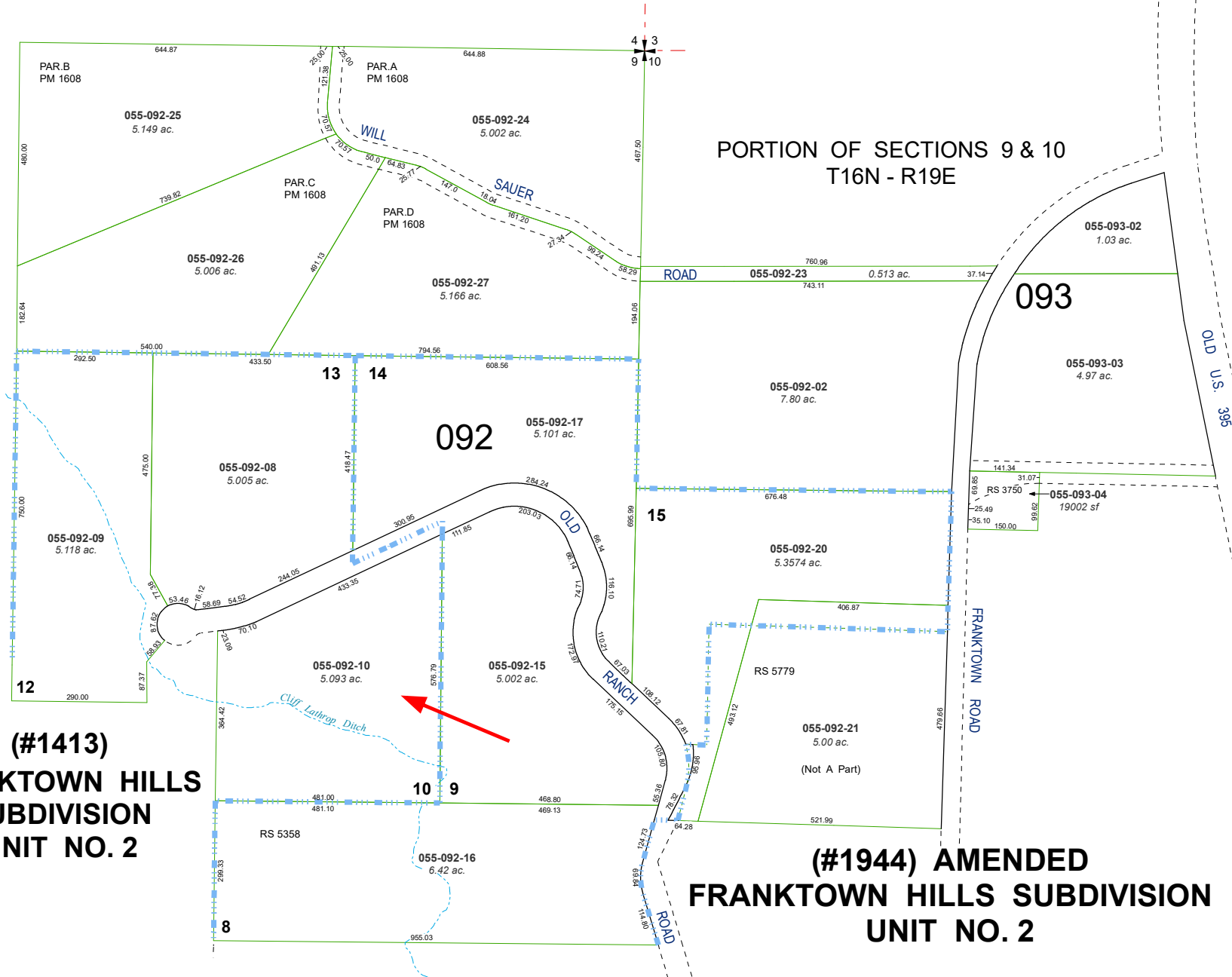
area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**PORTION OF SECTIONS 9 & 10  
T16N - R19E**

**(#1413)  
FRANKTOWN HILLS  
SUBDIVISION  
UNIT NO. 2**

**(#1944) AMENDED  
FRANKTOWN HILLS SUBDIVISION  
UNIT NO. 2**









CURVE	DELTA	RADIUS	LENGTH
C1	17°51'00"	275.00	85.67
C2	17°51'00"	225.00	70.10

LINE	BEARING	DISTANCE
L1	S 25°57'40" E	25.00
L2	S 25°57'40" E	50.00
L3	S 64°02'20" W	45.00
L4	N 08°06'40" W	50.00
L5	N 64°02'20" E	45.00
L6	S 81°53'20" W	23.09

WASHOE COUNTY GPS  
CONTROL POINT S31SM01033  
2.75" DISC IN MONUMENT  
WELL STAMPED RE 335  
PER RECORD OF SURVEY 5358;  
POINT OF COMMENCEMENT

**BITTMAN TRUST**  
**APN 055-092-17**

**BARNES TRUST**  
**APN 055-092-08**

**OLD RANCH ROAD** (WASHOE COUNTY PUBLIC ROAD)  
S 64°02'20" W 388.35  
50' GRADING EASEMENT PER TM 1413  
10' UTILITY EASEMENT  
PER TM 1413 TO REMAIN  
IN ITS ENTIRETY

**BITTMAN FAMILY TRUST**  
**APN 055-092-15**

**GAYCO FAMILY TRUST; APN 055-032-14**

N 00°49'33" E 360.97 PER ROS 5358  
N 00°04'54" E 364.42 PER TM 1413

**LEMOs FAMILY TRUST**  
**APN 055-092-10**  
**LOT 10 TM 1413**  
**2805 OLD RANCH RD**  
**AREA 5.093± ACRES**

AREA OF ABANDONMENT  
BEING A PORTION OF THE  
50' GRADING EASEMENT PER  
TM 1413; 10' UTILITY  
EASEMENT TO REMAIN

## LEGEND

- ⊙ STREET MONUMENT
- COMPUTED PROPERTY CORNER PER TM 1413
- COMPUTED POINT
- APN ASSESSOR PARCEL NUMBER
- TM SUBDIVISION TRACT MAP
- ROS RECORD OF SURVEY MAP
- (R) RADIAL BEARING

1"=100'

S 89°52'32" W 481.00 PER TM 1413  
S 89°19'44" W 481.10 PER ROS 5358  
**HILKER & HUANG; APN 055-092-16; LOT 8 AMENDED ROS 5358**

**EXHIBIT "B"**  
**DISPLAY TO ACCOMPANY**  
**LEGAL DESCRIPTION**

SCALE 1" = 100'  
BASED ON RECORD  
INFORMATION ONLY

**sanbell**  
Intelligent Infrastructure. Enduring Communities.  
5405 MAE ANNE AVENUE, RENO, NV, 89523  
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET  
1  
OF  
1

EXHIBIT "A"  
LEGAL DESCRIPTION  
IN SUPPORT OF AN ABANDONMENT  
WITHIN APN 055-092-10

A portion of the 50' GRADING EASEMENT within Lot 10 of the Official Plat of Franktown Hills Subdivision Unit No. 2, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on August 7, 1973, as Document No. 296869, Tract Map 1413, situate within the Northeast Quarter of Section 9, Township 16 North, Range 19 East, MDM, being more particularly described as follows:

**Commencing** at a centerline street monument within Old Ranch Road as shown on said Tract Map 1413, being Washoe County Control Point S31SM01033;

thence along said centerline South  $64^{\circ}02'20''$  West a distance of 111.65 feet;

thence departing said centerline South  $25^{\circ}57'40''$  East a distance of 25.00 feet to a point on the Southeasterly right-of-way of Old Ranch Road, also being the Northeast corner of said Lot 10;

thence along said Southeasterly right-of-way South  $64^{\circ}02'20''$  West a distance of 388.35 feet to the **Point of Beginning**;

thence departing said Southeasterly right-of-way South  $25^{\circ}57'40''$  East a distance of 50.00 feet to a point on the Southeasterly limits of the 50' GRADING EASEMENT as granted and shown on said Tract Map 1413;

thence along said Southeasterly limits South  $64^{\circ}02'20''$  West a distance of 45.00 feet;

thence along a tangent circular curve to the right with a radius of 275.00 feet and a central angle of  $17^{\circ}51'00''$  an arc length of 85.67 feet;

thence departing said Southeasterly limits with a non-tangent line North  $08^{\circ}06'40''$  West a distance of 50.00 feet to a point on the Southeasterly right-of-way of Old Ranch Road;

thence along said Southeasterly right-of-way from a tangent which bears North  $81^{\circ}53'20''$  East, along a circular curve to the left with a radius of 225.00 feet and a central angle of  $17^{\circ}51'00''$  an arc length of 70.10 feet;

thence North  $64^{\circ}02'20''$  East a distance of 45.00 feet to the **Point of Beginning**.

Said parcel contains an area of approximately 6,144 square feet.

Basis of Bearings: Identical to those shown on said Tract Map 1413.

Description Prepared By  
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Reno, NV 89523  
775-747-8550

