

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

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: VANHOOSE FAMILY TRUST 5339 MOUNTAIN RANCH ROAD EASEMENT ABANDONMENT			
Project Description: REQUEST TO ABANDON THE PORTION OF THE EXISTING 33' PUBLIC ROAD AND UTILITY EASEMENT LOCATED ALONG THE NORTHERLY BOUNDARY OF THE SUBJECT PARCELS			
Project Address: 5399 MOUNTAIN RANCH ROAD			
Project Area (acres or square feet): 107626 SF 2.47 AC			
Project Location (with point of reference to major cross streets AND area locator): INTERSECTIOPN OF MOUNTAIN RANCH ROAD AND STEPHENS ROAD .APPROX. 1000 FEET NORTH OF MT. ROSE HWY.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-250-47			
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: VANHOOSE FAMILY TRUST		Name: POINTS WEST SURVEY	
Address: 5399 MOUNTAIN RANCH RD		Address: 3365 SAN MATEO AVE	
Zip: 89511		Zip: 89509	
Phone: 775-848-3264	Fax:	Phone: 702 378 4124	Fax:
Email: jonvanhoose@gmail.com		Email: radamboroski@yahoo.com	
Cell:	Other:	Cell:	Other:
Contact Person: JONATHAN VANHOSE		Contact Person: Adam Boroski	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Marrisa Vanhoose	
Address:		Address: 5399 MOUNTAIN RANCH RD	
Zip:		Zip: 89511	
Phone:	Fax:	Phone: 775-240-8049	Fax:
Email:		Email: marissagvanhoose@gmail.com	
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?

33' PUBLIC ROAD AND UTILITY EASEMENT LOCATED ALONG THE NORTHERLY BOUNDARY OF THE SUBJECT PARCELS

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

PARCEL MAP #4615 FOR BRITTANY, LLC FILE NO. 3431250 RECORDE AUG. 28, 2006, OFFICIAL RECORDS OF WASHOE COUNTY

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

RESIDENTIAL IMPROVEMENTS, TO INCLUDE BUT NOT LIMITED TO CONSTRUCTION OF A NEW DETACHED GARAGE, ADU, YARD AND LANDSCAPE IMPROVEMENTS. NO ROAD EXISTS WITHIN EITHER PORTION OF THIS AREA

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

NONE PROPOSED. THE ADJACENT PARCELS HAVE EXISTING ACCESS THAT IS NOT AFFECTED BY THE ABANDONMENT. PUE EXIST AROUND ADJACENT PARCELS

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

THE ADJACENT PARCELS HAVE EXISTING ROAD ACCESS AND WILL NOT BE AFFECTED BY THIS PROPOSED 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	* <u>No</u>
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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.

EXHIBIT "A"
ROADWAY & UTILITY EASEMENT ABANDONMENT

VANHOOSE FAMILY TRUST

APN 150-250-47

A portion of a 33' roadway and Public utility easement as shown on Parcel 1, Parcel Map No. 4615, recorded August 28,2006 as document No.3431250 of Washoe County Official Records, State of Nevada, situated in the County of Washoe, being a portion of the Southwest Quarter (1/4) of the Southeast (1/4) Quarter of Section 26 , Township 18 North, Range 19 East, M.D.B. & M. more particularly described as follows:

COMMENCING Northwest corner of Parcel "1" as shown on Parcel Map No. 4615, recorded as document No. 3431250 of Washoe County Official Records, State of Nevada;

THENCE South 89°03'38" East, 33.00 feet to a **POINT OF BEGINNING**;

THENCE South 89°03'38" East, a distance of 290.20 feet;

THENCE South 01°35'11" West, a distance of 33.00 feet;

THENCE North 89°03'38" East, a distance of 290.11 feet;

THENCE North 01°25'46" East, a distance of 33.00 feet to the true **POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION**

CONTAINING: 9575 sq. ft. or 0.22 acres more or less.

BASIS OF BEARING for this legal description is the Nevada State Plane Coordinate System, west zone grid, Based on the North American Datum of 1983/1994.

Note: Refer this description to your title company before incorporating into any legal document.

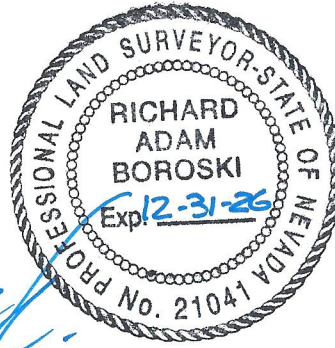
This Legal Description Written by:

R. Adam Boroski, PLS 21041

Points West Survey

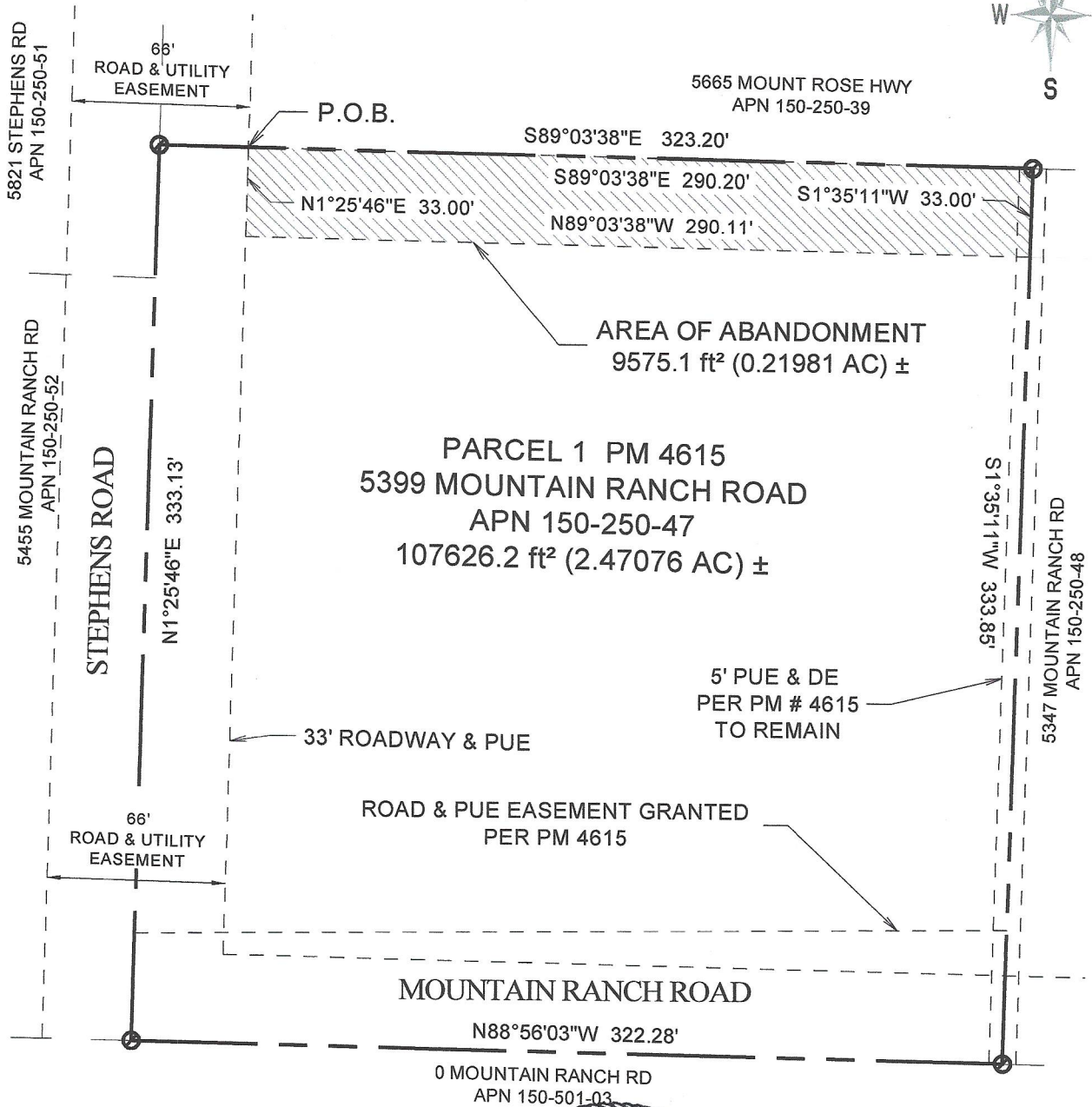
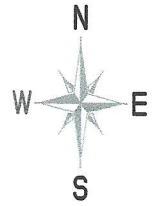
3365 San Mateo Ave.

Reno, Nevada 89509



R. Adam Boroski
4-4-2026

EXHIBIT A-1



SCALE: 1" = 60'

R. Adam Boroski

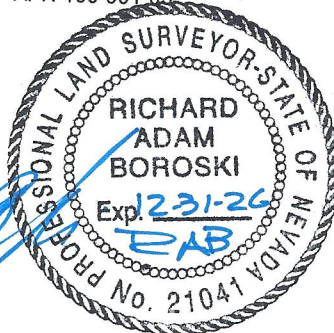


EXHIBIT A-1
MAP TO SUPPORT LEGAL DESCRIPTION FOR
ROADWAY & PUE ABANDONMENT

POINTS WEST SURVEY

3365 SAN MATEO AVE
RENO, NEVADA 89509

PUBLIC ROADWAY & PUE
ABANDONMENT
APN 150-250-47

T.18N R.19E SW 1/4 OF THE SE 1/4
SEC 26 M.D. B. & M.
WASHOE COUNTY NEVADA

04/06/2026

1 OF 1

5194

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED BRITANNY LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.010 TO 278.630 INCLUSIVE, AND DO HEREBY GRANT THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS NOTED HEREON.

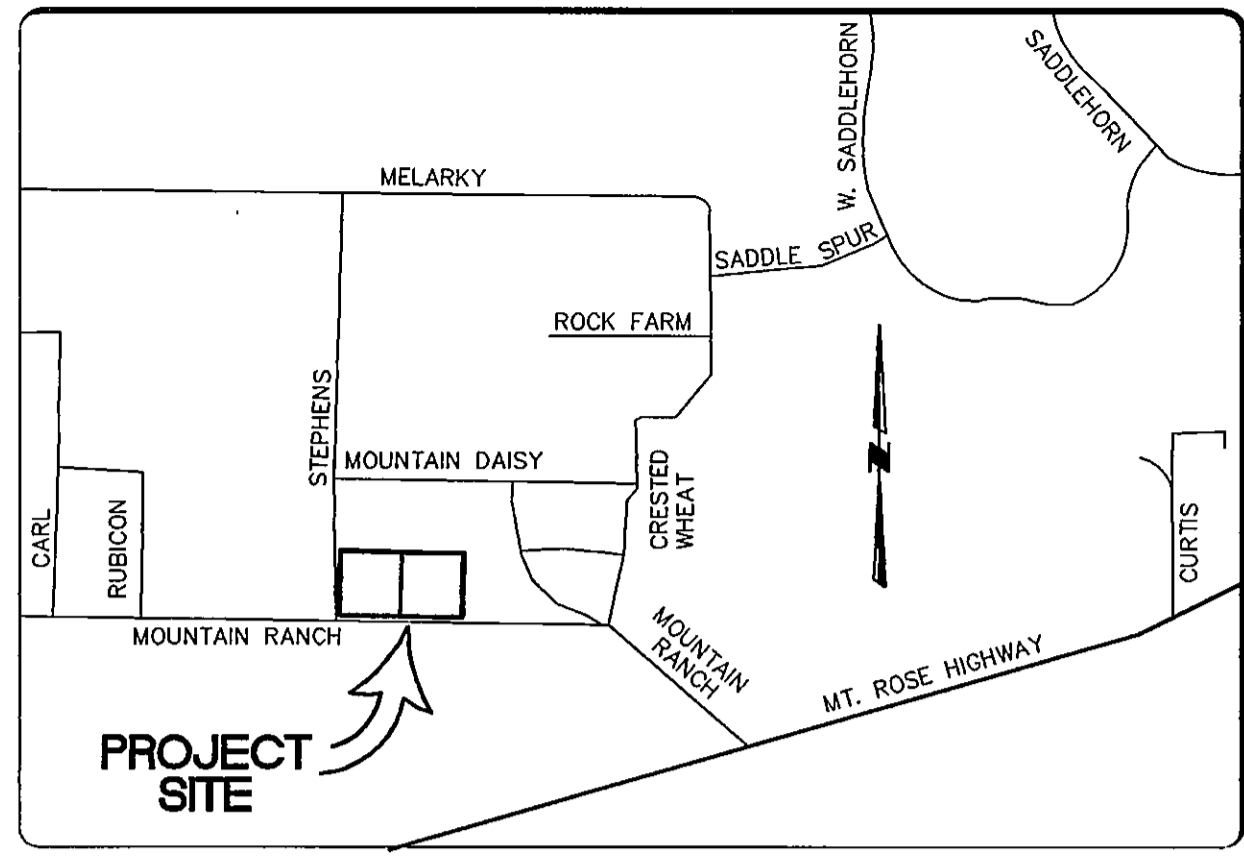
BRITANNY, LLC
A NEVADA LIMITED LIABILITY COMPANY

Sherric Root
SHERRY ROOT

7/19/06
DATE

Robert Root III
ROBERT ROOT III

7/19/06
DATE



VICINITY MAP
NO SCALE

REFERENCES:

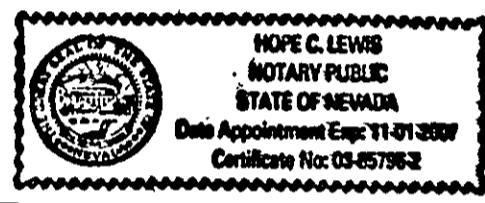
- 1. PARCEL MAP NO. 2114, RECORDED MARCH 25, 1987, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
2. RECORD OF SURVEY MAP NO. 2686, RECORDED MARCH 24, 1994, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 2449, RECORDED JUNE 28, 1990, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 2139, RECORDED MAY 19, 1987, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
5. PARCEL MAP NO. 2280, RECORDED JUNE 22, 1988, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
6. PRELIMINARY TITLE REPORT PREPARED BY TICOR TITLE OF NEVADA, INC., ORDER NO. 05005844-SL, DATED SEPTEMBER 15, 2005.
7. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 19, 1961 AS DOCUMENT NO. 349953 WHICH CONTAINS PROVISIONS FOR A 33' WIDE RIGHT-OF-WAY FOR ROADWAY AND PUBLIC UTILITIES PER ACT OF JUNE 1938 AND RIGHTS FOR TELEPHONE LINE PURPOSES FOR BELL TELEPHONE CO. OF NEVADA PER ACT OF MARCH 4, 1911.

ACKNOWLEDGEMENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/19/06 2006, BY Sherric Root

Hope C. Lewis
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/1/07

NOTES:

- 1. PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. ACCESS IS BY ACCESS EASEMENT FROM THE MT. ROSE HIGHWAY. MAINTENANCE IS THE RESPONSIBILITY OF THE USER, AND NOT WASHOE COUNTY.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. A RIGHT OF SURFACE DRAINAGE EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING DRAINAGE FACILITIES TO THAT PARCEL.
5. PUBLIC UTILITY EASEMENTS INCLUDE CABLE T.V.

SURVEYOR'S CERTIFICATE

I, ROBERT O. LORIVIERE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT H. AND SHERRY ROOT.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, THE SURVEY WAS COMPLETED ON MARCH 22, 2006.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

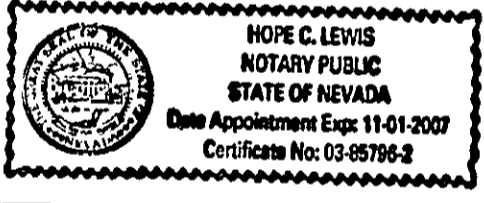
Robert O. Loriviere
ROBERT O. LORIVIERE - PLS 8661
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
EXP. 12-31-07
No. 8661
August 17, 2006

ACKNOWLEDGEMENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/19/06 2006, BY Robert Root

Hope C. Lewis
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/1/07

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT BRITANNY, LLC OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED April 21, 2006 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE. * August 24, 2006

TICOR TITLE OF NEVADA
BY: Steve Schiller 4/25/2006 8-24-2006
JAN MORRETT, TITLE OFFICER
STEVE SCHILLER
SENIOR VICE PRESIDENT

TAXATION CERTIFICATE (APN 150-250-38)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

WASHOE COUNTY TREASURER
Lucy 7/19/2006
TITLE: DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN.

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Vahid Behmaram 5/4/06
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY

Paul Ray 4/17/2006
SIERRA PACIFIC POWER COMPANY DATE
Susan Hod 8/15/06
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES DATE
Michelle Kindel 4/19/2006
NEVADA BELL TELEPHONE COMPANY DATE
d/b/a AT&T NEVADA
Mike 4/28/2006
CHARTER COMMUNICATIONS DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP NO. PM05-080, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE THIS PARCEL MAP IS APPROVED ON THIS 25 DAY OF August, 2006.

Carl Freund
ADRIAN P. FREUND, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

Parcel Map 4615 summary box containing: PARCEL MAP FOR BRITANNY, LLC; A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 26, T.18N., R.19E., M.D.M. NEVADA; COUNTY RECORDER'S CERTIFICATE FILE NO: 3431250; FILED FOR RECORD AT THE REQUEST OF CFA ON THIS 25 DAY OF August, 2006 AT 13 MINUTES PAST 4:00 O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA; JOB NO. 05-077.00; DESIGNED, DRAWN, COMP., CHECKED, RQL, DATE: 04/13/06; SHEET NO. 1 OF 2 SHEETS; PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION INSPECTION; 1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160; Kathryn L. Burke COUNTY RECORDER; BY: C. Bartley DEPUTY; FEE: 31.00

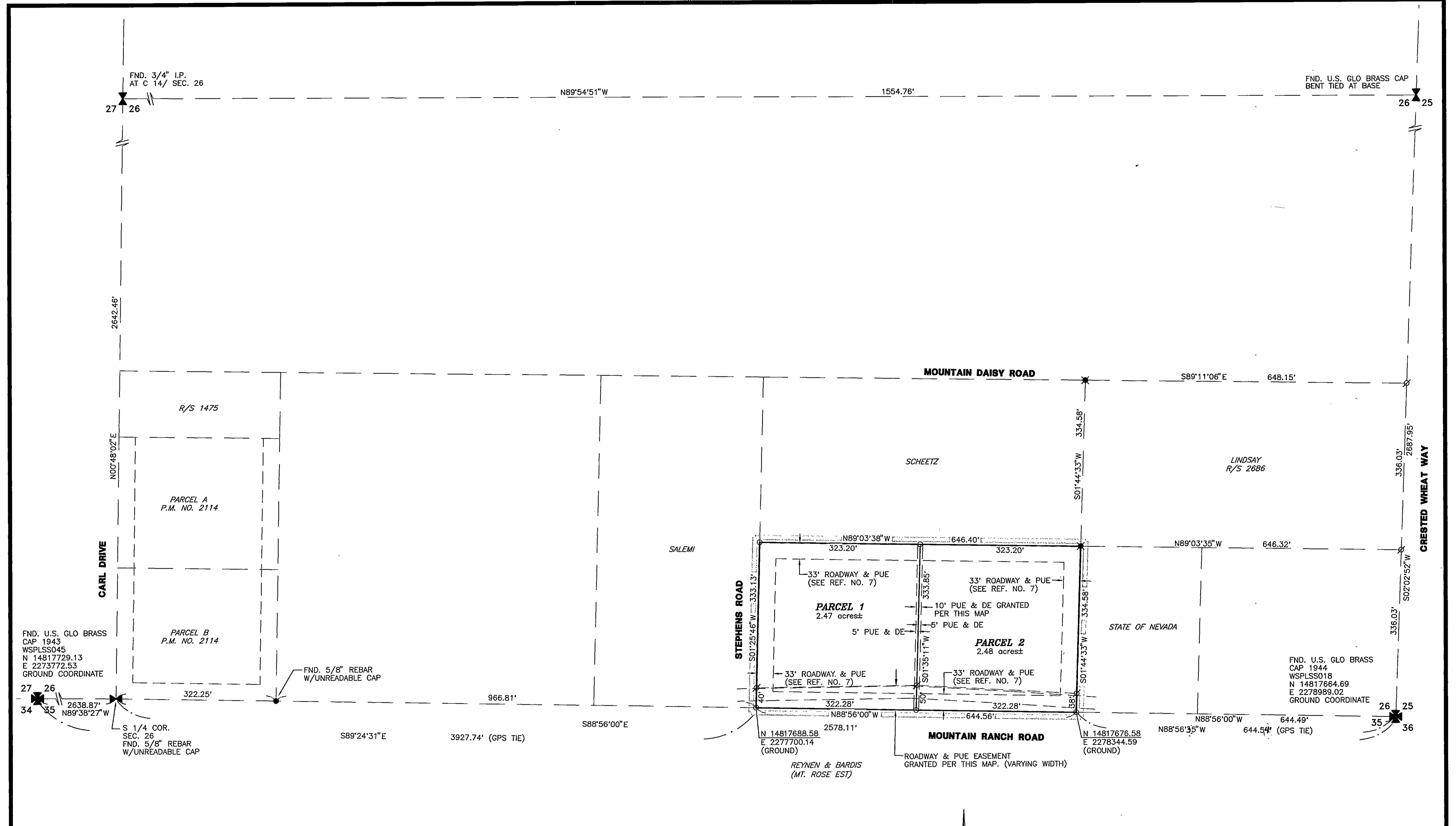
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3431250

Parcel Map 4615

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4615A

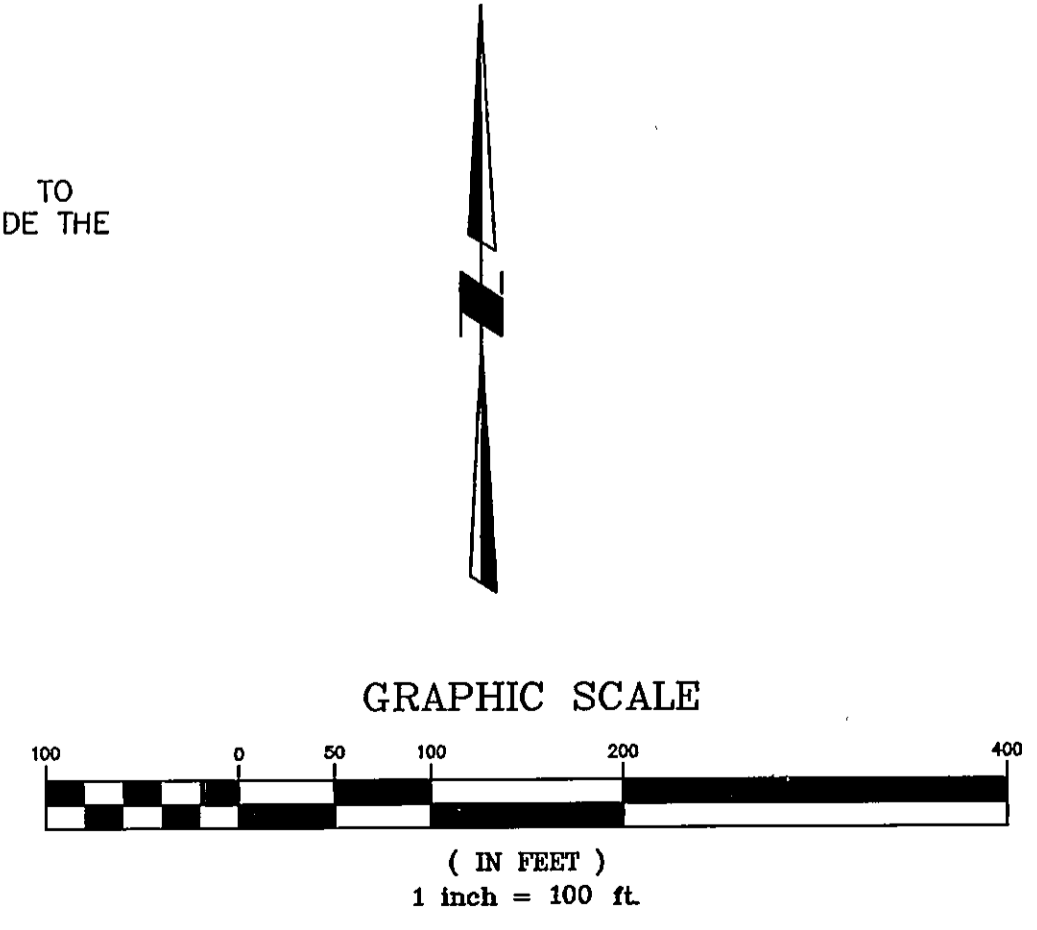


- LEGEND**
- ✱ FOUND SECTION CORNER
 - ✱ FOUND QUARTER CORNER
 - ⊠ CALCULATED 1/4 SECTION CORNER
 - △ FOUND GPS POINT
 - ⊙ FOUND CENTERLINE MONUMENT
 - ✱ FOUND 5/8" REBAR W/CAP "PLS 6630" PER REF. NO. 2
 - FOUND POINT AS NOTED
 - SET 5/8" REBAR W/CAP "PLS 8661"
 - ⊠ CALCULATED POINT, NOTHING FOUND OR SET
 - PUE PUBLIC UTILITY EASEMENT
 - P.M. PARCEL MAP
 - R/S RECORD OF SURVEY
 - ⊖ CENTERLINE
 - D.E. DRAINAGE EASEMENT

HIGH DENSITY RURAL REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 2, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED:	2 ACRES
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	30 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

NOTES

1. COORDINATES SHOWN ARE GROUND. TO CONVERT FROM GROUND TO GRID, DIVIDE THE COORDINATES BY 1.000197939.



TOTAL AREA = 4.95 AC. ±

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3431250

3431250

PARCEL MAP
FOR
BRITTANY, LLC

A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 26,
T.18N., R.19E., M.D.M.

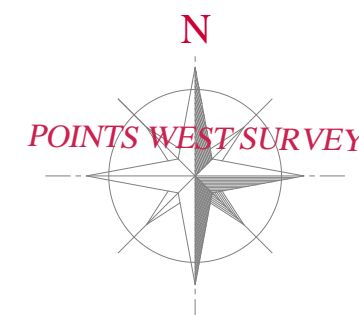
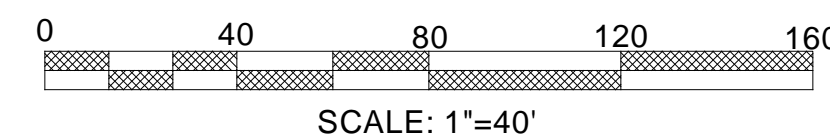
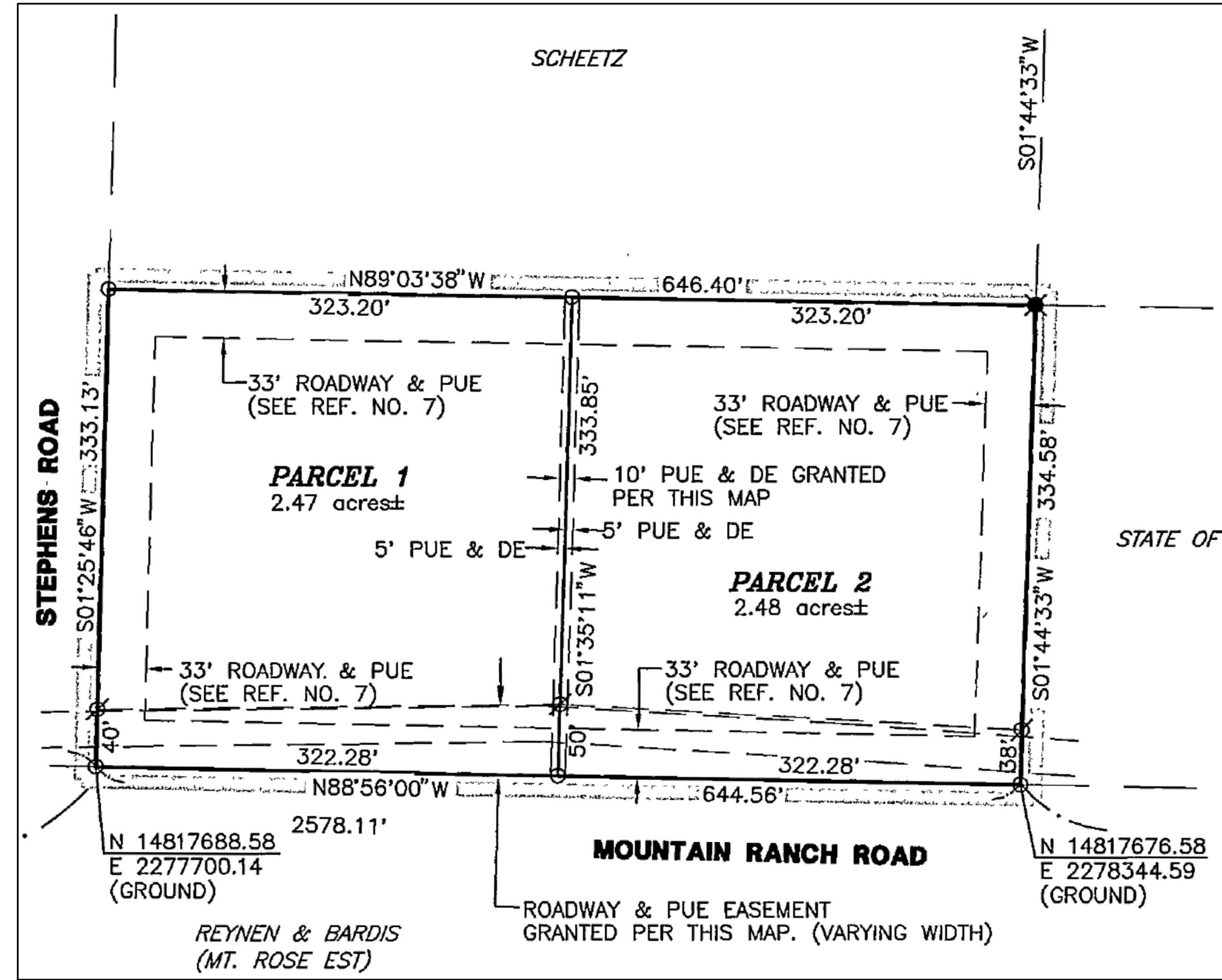
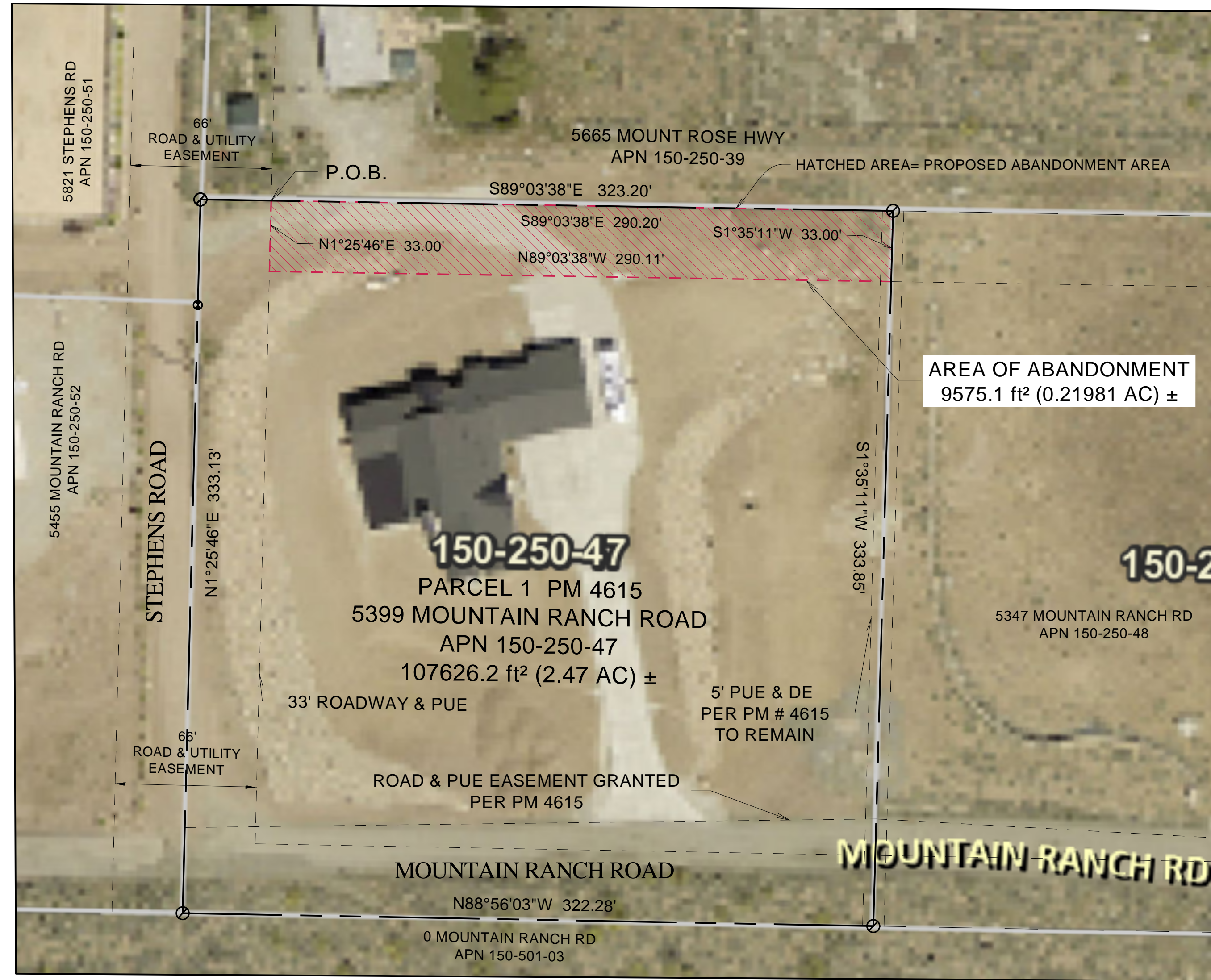
WASHOE COUNTY NEVADA

	JOB NO. 05-077.00
	DESIGNED
	DRAWN
	COMP.
	CHECKED, ROL
1150 CORPORATE BLVD. RENO, NV 89502	DATE, 04/13/06
(775) 856-1150 FAX: (775) 856-1160	SHEET NO. 2 OF 2 SHEETS

File: X:\Projects\05077.00\Dwg\Surv\PM.dwg
<diamebul> Thu, 13 Apr 2006 - 1:36pm

Parcel Map 4615A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP



LEGEND

- FOUND MONUMENT AS NOTED
- PROPERTY CORNER
- ⊙ CENTERLINE WELL MONUMENT
- CONTOUR LINE
- PUE PUBLIC UTILITY EASEMENT
- (N45°W - 10.00') RECORD INFORMATION PER
- PROPERTY LINE LOT LINE
- FENCE AS NOTED
- BUILDING SETBACK LINE
- ADJACENT PARCELS
- INDICATES EASEMENT LINE

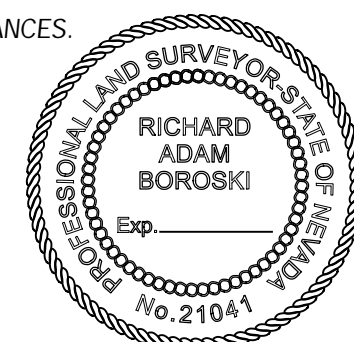
SURVEYOR'S CERTIFICATE

1. 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 APRIL 4, 2026.
2. THIS MAP IS PREPARED TO ILLUSTRATE FEATURES FOR ENGINEERING DESIGN AND PLANNING ONLY.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE AND LOCAL ORDINANCES.

R ADAM BOROSKI

P. L. S. # 21041

R. Adam Boroski



BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID,
 (NAD 83/94) COMBINED GRID TO GROUND FACTOR = 1.000197939.
 ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

PARCEL MAP # 4615
 FILE # 3431250
 NOT TO SCALE EXHIBIT ONLY

DATE	REVISIONS	DRAWN BY	CHECKED BY

**SITE PLAN
 FOR PROPOSED ROADWAY EASEMENT ABANDONMENT**

POINTS WEST SURVEY
 3365 SAN MATEO AVE. RENO, NV 89509
 (702) 378-4124 radamboroski@pwns.com

PROJ. MGR.: RAB
 JOB NO.: 2026-17
 DRAWN BY: RAB
 DATE: 4/04/2026
 SCALE: 1" = 40'

