

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: Cramer public roadway abandonment			
Project Description: Abandonment of a portion of a 33 ft. wide roadway granted per Patent No. 1201779			
Project Address: 15801 Rocky Vista Dr.			
Project Area (acres or square feet): Area to be abandoned =3,311 square ft.			
Project Location (with point of reference to major cross streets AND area locator): S. Side of Big Smokey Dr. approx.670 ft. west of Sylvester Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-200-40	1.02 Ac.		
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: Kelli & Tyler Cramer, Amber & mark Wackerly & Amber Jamison		Name: Alpine Land Surveyors	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell: same Other:		Cell: Same Other:	
Contact Person: Tyler Cramer		Contact Person: Michael J. Miller, P.L.S.	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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 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. The application map must specifically and clearly show the existing easement area(s) and the proposed area(s) of abandonment.

9. **Legal Description:** A legal description prepared by a professional land surveyor describing the proposed area(s) of abandonment.
10. **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.*

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.

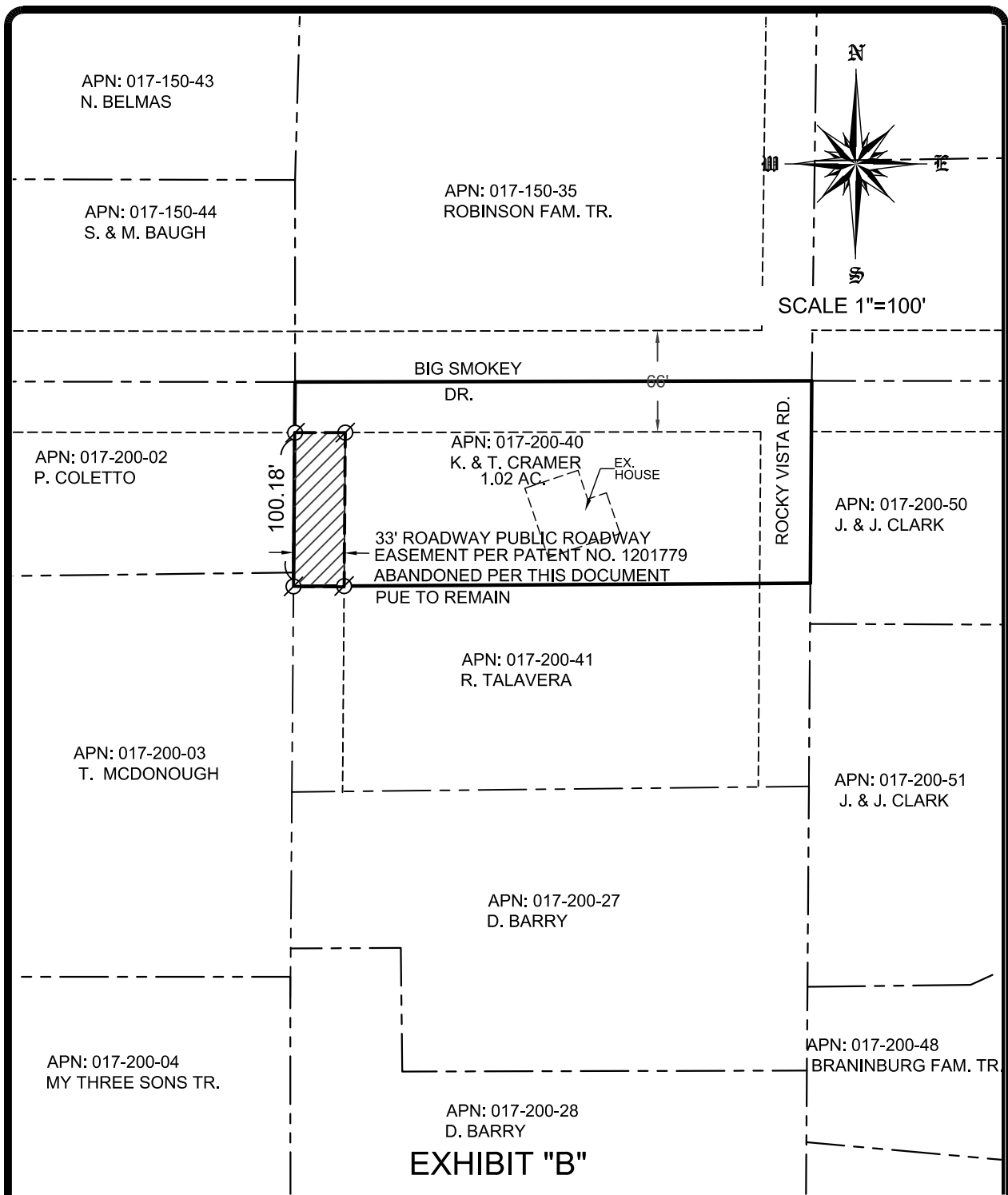


EXHIBIT MAP FOR PUBLIC ROADWAY ABANDONMENT				
LYING IN THE SOUTHWEST 1/4 SECTION 34, T.18N., R.20E., M.D.M.				
RENO	WASHOE COUNTY	NEVADA	SHEET 1	OF 1

Nevada 021270

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant s Philip T. Kustura and Kathryn Kustura, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 20 E.,

Sec. 34, E $\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{2}$ SW $\frac{1}{2}$.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant s and to the heirs of the said claimant s the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant s and to the heirs and assigns of the said claimant s forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TENTH day of NOVEMBER in the year of our Lord one thousand nine hundred and FIFTY-NINE and of the Independence of the United States the one hundred and EIGHTY-FOURTH.

For the Director, Bureau of Land Management.

By

Ruth W. Talley
Acting Chief, Patents Section.

Patent Number **1201779**

DOCUMENT No. 311691Filed for record at the request of Philip T. KruteraNOV 23 1959 at 45 Minutes past 10 o'clock a.M.Recorded in Book 7 of LAND PATENTSPage 417 Records of Washoe County, Nevada.Fee: \$ 1.75

DELLE B. BOYD, County Recorder

By [Signature] Deputy

COPY

**LEGAL DESCRIPTION
FOR
ABANDONMENT OF PUBLIC ROADWAY**

All that certain real property situate in in the Southwest One-Quarter of Section 34, Township 18 North, Range 20 East, M.D.M, Washoe County, Nevada, being a Thirty-Three (33) foot wide strip of land, the west line of which is more particularly described as follows:

BEGINNING at a point lying on the west line of Parcel A, of Parcel Map No. 3192, recorded April 10, 1997, Official Records, Washoe County, Nevada: said POINT OF BEGINNING bearing South 00°26'16" West, 33.00 feet from the northwest corner of said Parcel A:

THENCE from said POINT OF BEGINNING, continuing along said West line, 100.18 feet to the southwest corner of said Parcel A, the terminus of this description.

The easterly sideline of this easement is to commence on the south 33 foot wide access and utility easement for Big Smokey Dr., as shown on said Parcel Map, and to terminate on the south line of said Parcel A, containing 3,311 square feet, more or less.

The basis of bearings for this description is identical with those bearings shown on said Parcel Map No. 3192.

Michael J. Miller

Michael J. Miller, P.L.S.



9-08-26