



Planning Commission Staff Report

Meeting Date: June 6, 2024

Agenda Item: 9B

ABANDONMENT CASE NUMBER:

WAB24-0003 (Ascente)

BRIEF SUMMARY OF REQUEST:

An abandonment of an offer of dedication and Washoe County's interest in rights of way and a utility parcel.

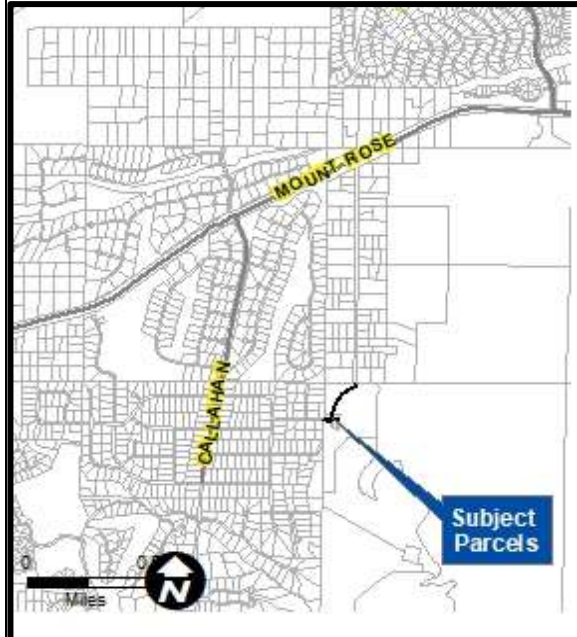
STAFF PLANNER:

Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of the offer of dedication and Washoe County's interest in 46,445 SF of right of way to include Sierra Pass Trail & Ascente Crest Trail (APN: 045-742-02) and Palisade Peak Lane (APN: 045-753-05) as well as the offer of dedication and Washoe County's interest in a 4,208 SF utility parcel addressed as 15410 Palisade Peak Lane (APN: 045-753-04).

Applicant/ Property Owner:	DRP NV 2, LLC
Location:	Sierra Pass Trail, 15410 Palisade Peak Lane, Palisade Peak Lane & Ascente Crest Trail
APN:	045-742-02, 045-753-04, & 045-753-05
Parcel Size:	31,869, 4,225, & 14,576 SF
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Planning Area:	Forest
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	2 – Commissioner Clark



Vicinity Map

STAFF RECOMMENDATION**APPROVE****APPROVE WITH CONDITIONS****DENY****POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB24-0003 for DRP NV 2, LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 6)

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Abandonment Definition

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division, which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB24-0003 are attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject parcels have regulatory zones of Medium Density Suburban (MDS).



Site Plan

Project Evaluation

The applicant is seeking to abandon the offer of dedication and Washoe County's interest in 46,445 SF of right of way to include Sierra Pass Trail & Ascente Crest Trail (APN: 045-742-02) and Palisade Peak Lane (APN: 045-753-05). The applicant is also seeking to abandon the offer of dedication and Washoe County's interest in a 4,208 SF utility parcel (APN: 045-753-05), addressed as 15410 Palisade Peak Lane (See the Site Map on page 4).

Two of the parcels are designated as roadways Sierra Pass Trail, Ascente Crest Trail, and Palisade Peak Lane (APNs: 045-742-02 & 045-753-05). The other parcel (APN: 045-753-05) is a vacant utility parcel which was originally intended as a future public sewer lift station. The applicant has re-designed the sewer system for the development and no longer needs a lift station, making this utility parcel unnecessary. The Ascente Subdivision (TM16-009) was approved by the Board of County Commissioners on August 8, 2017, for 225-lots as a single family, common open space, subdivision. The final map creating these roadways/parcels was recorded on May 19, 2022 (tract map 5489). However, a more recent final map was recorded on May 6, 2024 (tract map 5562) for the Ascente development which relocated the roadways and parcel, and for this reason the applicants are asking to abandon the offer of dedication to Washoe County as they are no longer applicable.

Forest Planning Area

The subject parcels are located within the Forest Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Forest Planning Area.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Space	X	X		Faye-Marie L. Pekar, fpekar@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
TMFPD	X			
AT&T	X	X		Cliff Cooper, cc2132@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Planning Area.

Staff Comments: *The proposed abandonment does not affect any standards of either the Master Plan or the Forest planning area. Staff has not found any applicable policies, action programs, standards or maps in either the Master Plan or Forest planning area related to this abandonment request.*

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comment: *The request was submitted to all relevant agencies and departments for review and conditions of approval are included with the staff report as Exhibit A. The request proposes to abandon the offer of dedication and Washoe County's interest in 46,478 SF of right of way and the offer of dedication and Washoe County's interest in a 4,225 SF utility parcel. The proposed abandonments will assist the development of the approved Ascente Subdivision.*

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comment: *AT&T, NV Energy and Truckee Meadows Water Authority (TMWA) were sent the project description and no conditions were received. Washoe County Engineering also reviewed the project and provided a condition addressing public utility easements. Conditions are included in Exhibit A.*

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0003 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB24-0003 for DRP NV 2, LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20,

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB24-0003

The project approved under Abandonment Case Number WAB24-0003 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on June 6, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this 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. Nothing in this abandonment should 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, this abandonment 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.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328-2059 , rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. The offer of dedication as referenced on Tract Map Number 5489 shall be abandoned for Palisade Peak Lane, Ascente Crest Trail, Sierra Pass Trail, and Parcel A. Parcel A was originally offered for dedication for use as a parcel for construction of a sanitary sewer lift station. Sanitary sewer infrastructure no longer requires the construction of a lift station for this project; therefore, the offer of dedication shall be abandoned.
- d. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

*** End of Conditions ***



Date: May 7, 2024

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB24-0003 Ascente Abandonment
APN: 045-742-02, 045-753-04 & 045-753-05

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of APN 045-753-04, Ascente Crest Trail, Palisade Peak Lane, and Sierra Pass Trail. The parcel is located on approximately 1.12 acres at 15660 Fawn Lane, south of Mount Rose Highway. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by the owner. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. The offer of dedication as referenced on Tract Map Number 5489 shall be abandoned for Palisade Peak Lane, Ascente Crest Trail, Sierra Pass Trail, and Parcel A. Parcel A was originally offered for dedication for use as a parcel for construction of a sanitary sewer lift station. Sanitary sewer infrastructure no longer requires the construction of a lift station for this project; therefore, the offer of dedication shall be abandoned.
4. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: Case Number WAB24-0003 (Ascente)
Date: Monday, April 15, 2024 1:09:32 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee,

AT&T does not have any adverse comments regarding this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

From: [Pekar, Faye-Marie L.](#)
To: [Olander, Julee](#)
Subject: WAB24-0003 (Ascente)
Date: Monday, April 15, 2024 1:51:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

I have reviewed case number WAB24-0003 (Ascente) for the abandonment on behalf of parks and do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)



Date: April 24, 2024

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

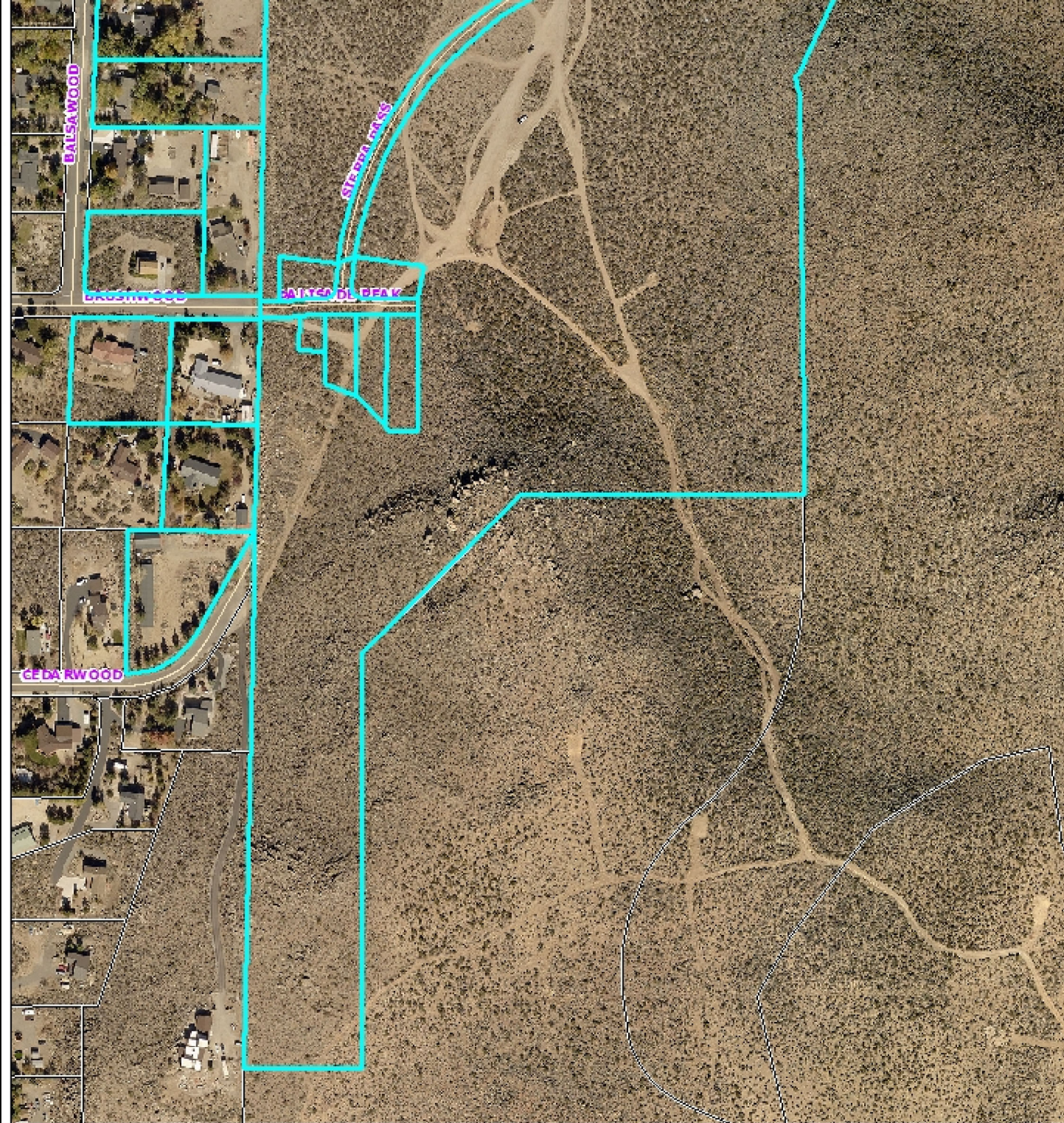
Re: Abandonment Case Number WAB24-0003 (Ascente)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest of 50,653 SF, which includes APN: 045-753-04, Palisade Peak Lane, and Sierra Pass Trail.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this abandonment.



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 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.

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.

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.

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:		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?

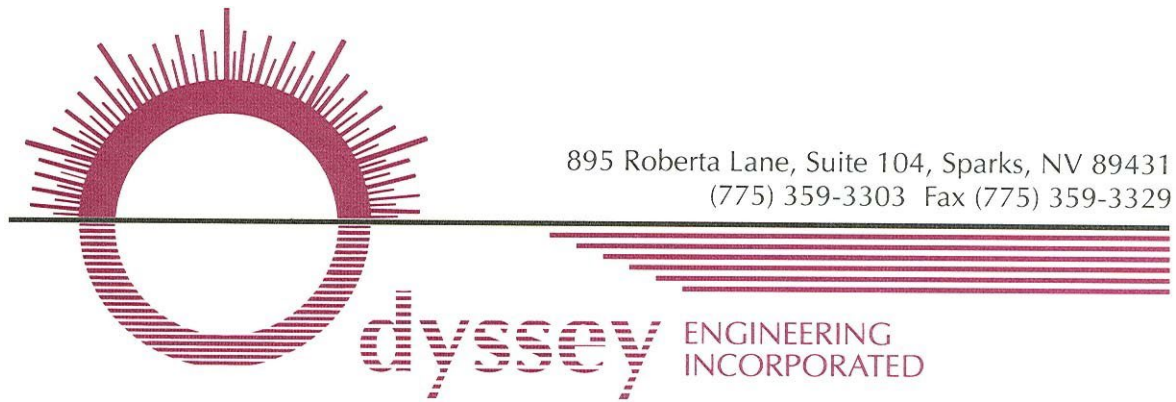
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* 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.



PROJECT DESCRIPTION

Executive Summary

Applicant: DRP NV, LLC.

APN: 045-753-04, 045-742-02, 045-753-05

Request: A request has been made to abandon Sierra Pass Trail, Palisade Peak Lane, Ascente Crest Trail, and Parcel A (APN 045-753-04) as shown in Tract Map No. 5304405, Recorded May 19, 2022, as File No. 5304405

Location: The subject parcels affected consist of approximately 50,704 S.F. The benefiting parcels have a master plan designation of Suburban Residential and a zoning description of Suburban Residential.

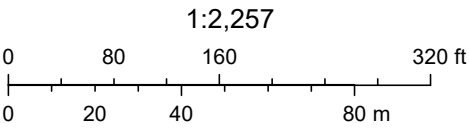
Project Description:

The proposed request for abandonment will help facilitate the future development of the Ascente Subdivision. The parcel and roads were allocated per Tract Map No. 5489 and are currently road designations that do not meet engineering requirements. This abandonment would relinquishment said roads and parcel in order to be redesigned to meet the engineering standards of the subsequent tract map to be filed.

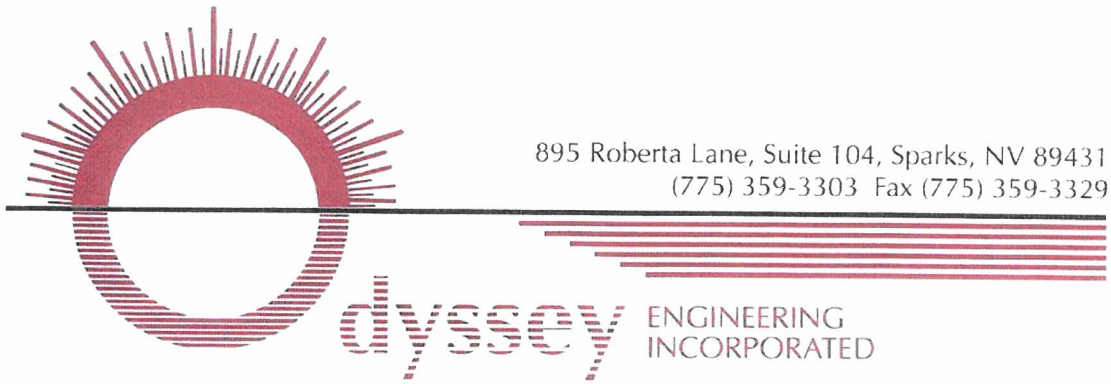
Vicinity Map



April 8, 2024



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



PROJECT DESCRIPTION

Executive Summary

Applicant: DRP NV, LLC.

APN: 045-753-04, 045-742-02, 045-753-05

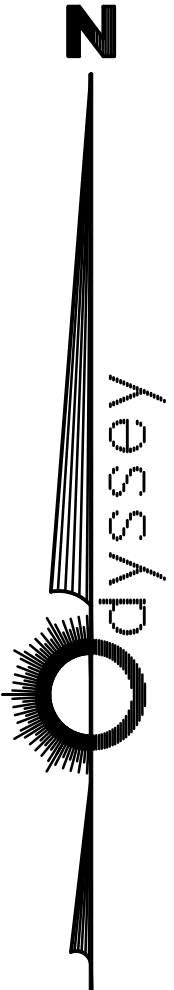
Request: A request has been made to abandon Sierra Pass Trail, Palisade Peak Lane, Ascente Crest Trail, and Parcel A (APN 045-753-04) as shown in Tract Map No. 5304405, Recorded May 19, 2022, as File No. 5304405

Location: The subject parcels affected consist of approximately 50,704 S.F. The benefiting parcels have a master plan designation of Suburban Residential and a zoning description of Suburban Residential.

Project Description:

The proposed request for abandonment will help facilitate the future development of the Ascente Subdivision. The parcel and roads were allocated per Tract Map No. 5489 and are currently road designations that do not meet engineering requirements. This abandonment would relinquishment said roads and parcel in order to be redesigned to meet the engineering standards of the subsequent tract map to be filed.

HATCHED AREAS = PROPOSED ABANDONMENT AREAS



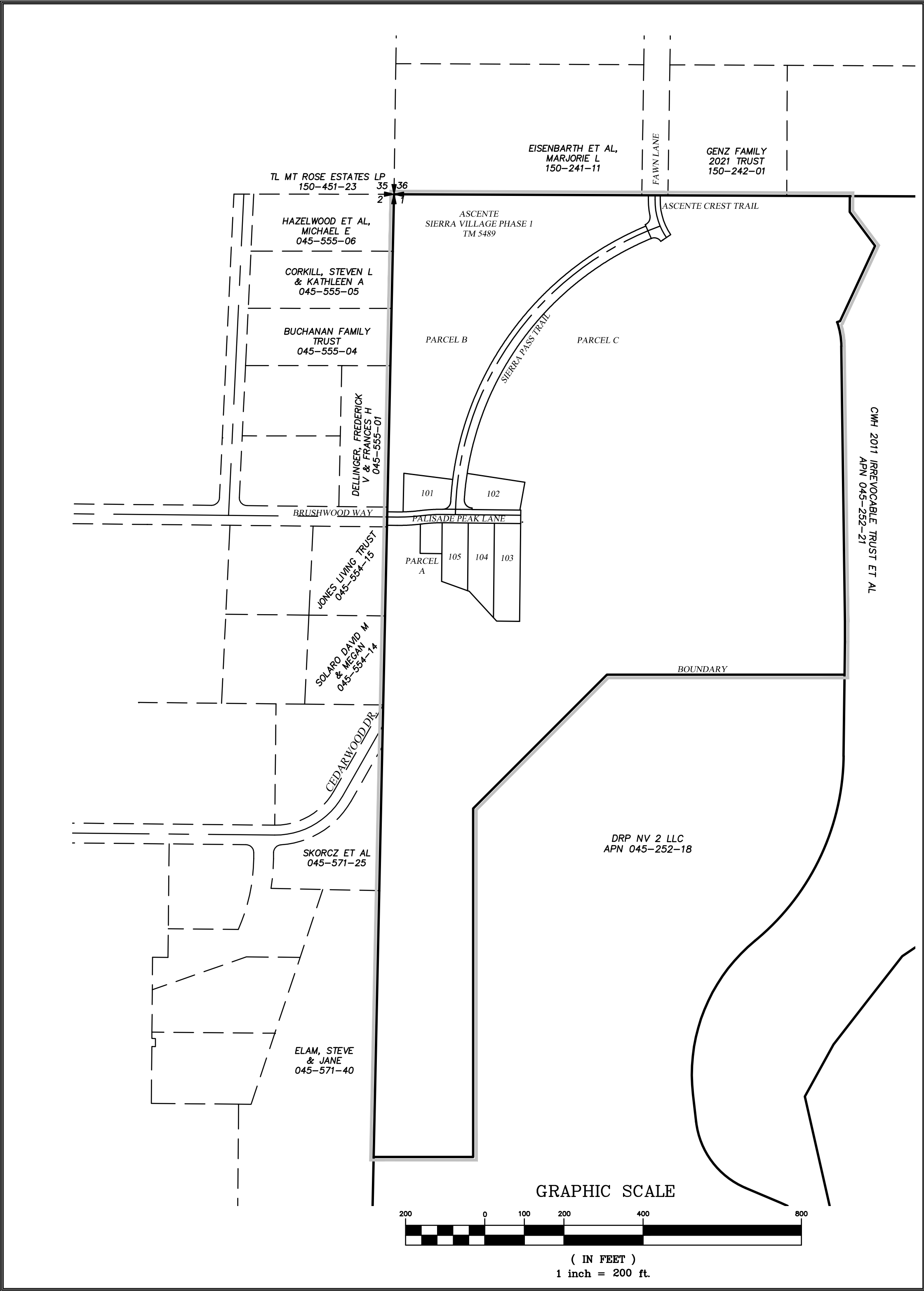
NOTES

THE PROPOSED REQUEST IS TO ABANDON THE OFFER OF DEDICATION FOR ASCENTE CREST TRAIL, SIERRA PASS TRAIL, AND PALISADE PEAK TRAIL, AS DEDICATED ON THE "OFFICIAL PLAT OF ASCENTE SIERRA VILLAGE PHASE 1" - TM 5489, RECORDED MAY 19, 2022 AS FILE NUMBER 5304406. A NEW MERGER AND RESUBDIVIDE TRACT MAP HAS RECENTLY BEEN SUBMITTED WHICH HAS MODIFIED THE LOCATION OF PREVIOUSLY OFFERED RIGHT-OF-WAYS AND WILL REQUIRE NEW OFFERS OF DEDICATIONS.

IT IS ALSO REQUESTED THAT THE OFFER OF DEDICATION FOR PARCEL A BE ABANDONED DUE TO A NEW ENGINEERING DESIGN THAT CALLS FOR EACH LOT TO HAVE SEPARATE PRIVATE LIFT STATIONS AND CONNECTIONS INTO THE FORCE MAIN. PERMIT NUMBERS TM16-009 AND SW16-003.

TM 5489 LOTS 101, 102, 103, 104, 105, PARCEL B AND PARCEL C WILL BE MERGED AND RESUBDIVIDED WITH THE "OFFICIAL PLAT OF ASCENTE" AS SHOWN ON WTMAP22-0210.

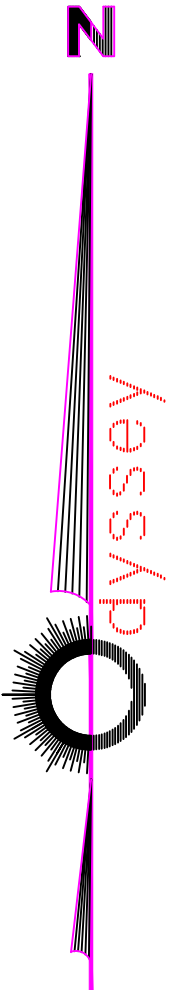
TRACT MAP 5489 OVERALL



4/8/24

BY	DESCRIPTION	DATE	REV.	DATE	DATE	DATE
			1	APRIL 2024		
				DRAWN BY: K.R.C.		
				PREPARED BY: K.R.C.		
				CHECKED BY: K.R.C.		
ASCENTE SITE PLAN						
WASHOE COUNTY NEVADA						
805 ROBERTA LANE SUITE 104 SPARKS NV 89431 (775) 355-1305 FAX (775) 359-3323 Odyssey ENGINEERING INCORPORATED						
SCALE						
HORIZ. _____						
VERT. N/A						
JOB NO. XXXX						
SHEET						
1						
OF						
1						

HATCHED AREAS = PROPOSED ABANDONMENT AREAS



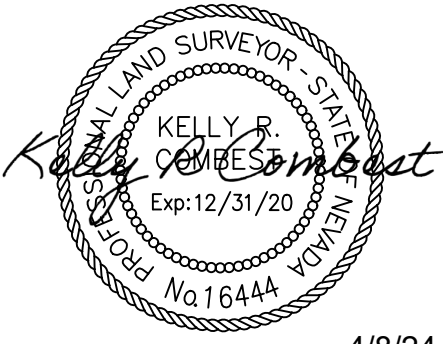
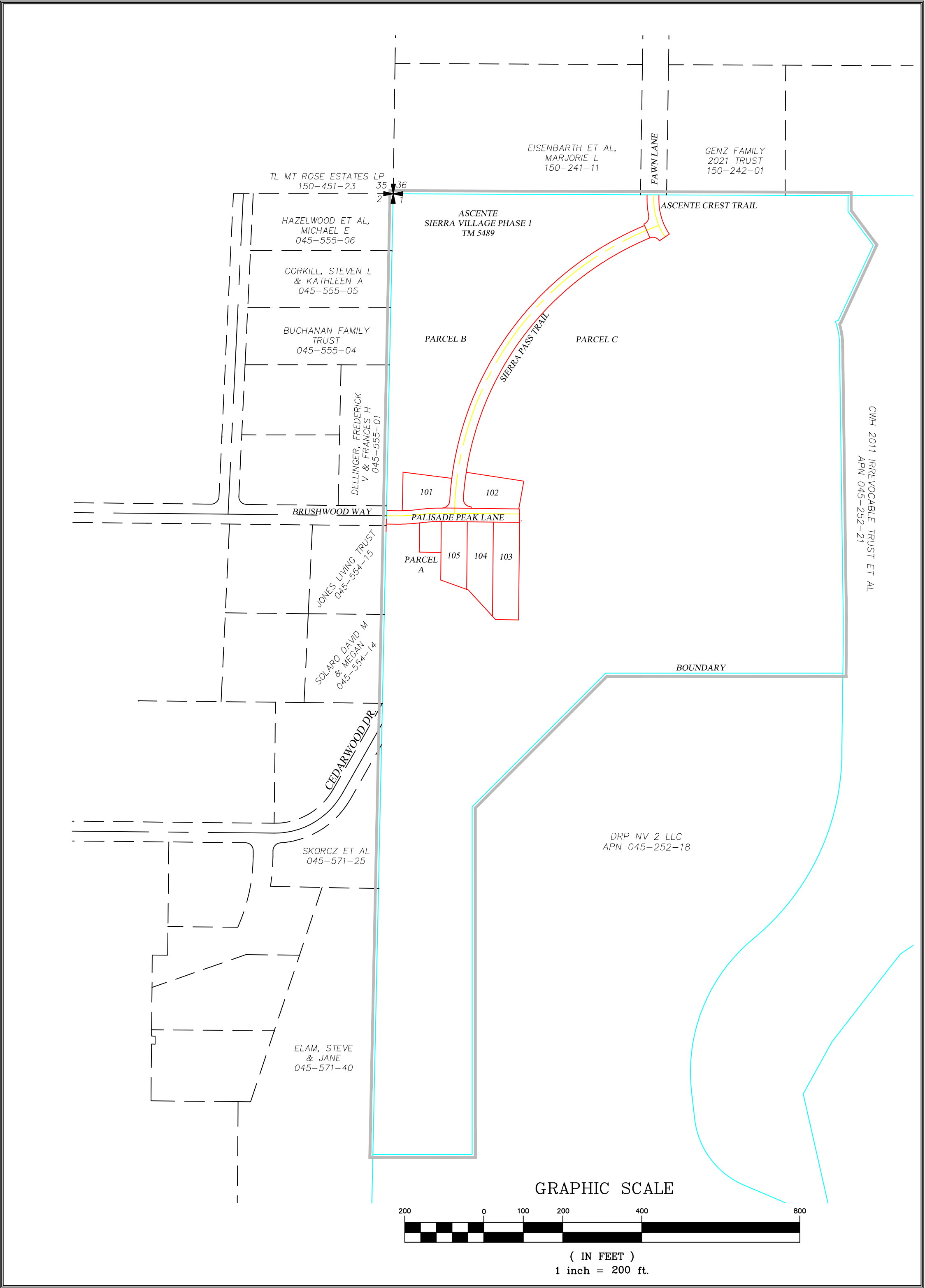
NOTES

THE PROPOSED REQUEST IS TO ABANDON THE OFFER OF DEDICATION FOR ASCENTE CREST TRAIL, SIERRA PASS TRAIL, AND PALISADE PEAK TRAIL, AS DEDICATED ON THE "OFFICIAL PLAT OF ASCENTE SIERRA VILLAGE PHASE 1" TM 5489, RECORDED MAY 19, 2022 AS FILE NUMBER 5304406. A NEW MERGER AND RESUBDIVIDE TRACT MAP HAS RECENTLY BEEN SUBMITTED WHICH HAS MODIFIED THE LOCATION OF PREVIOUSLY OFFERED RIGHT-OF-WAYS AND WILL REQUIRE NEW OFFERS OF DEDICATIONS.

IT IS ALSO REQUESTED THAT THE OFFER OF DEDICATION FOR PARCEL A BE ABANDONED DUE TO A NEW ENGINEERING DESIGN THAT CALLS FOR EACH LOT TO HAVE SEPARATE PRIVATE LIFT STATIONS AND CONNECTIONS INTO THE FORCE MAIN. PERMIT NUMBERS TM16-009 AND SW16-003.

TM 5489 LOTS 101, 102, 103, 104, 105, PARCEL B AND PARCEL C WILL BE MERGED AND RESUBDIVIDED WITH THE "OFFICIAL PLAT OF ASCENTE" AS SHOWN ON WMAP22-0210.

TRACT MAP 5489 OVERALL



4/8/24

BY	DESCRIPTION	DATE	REV.	DATE	DATE	DATE
			1	APRIL 2024		
				DRAWN BY: K.R.C.		
				PREPARED BY: K.R.C.		
				CHECKED BY: K.R.C.		
ASCENTE SITE PLAN						
WASHOE COUNTY NEVADA						
805 ROBERTA LANE SUITE 104 SPARKS, NV 89431 (775) 355-1305 FAX (775) 359-3323 odyssey ENGINEERING INCORPORATED						
SCALE HORIZ. _____ VERT. N/A JOB NO. XXXX						
SHEET 1 OF 1						

EXHIBIT A

All that certain land situate within a portion of the West One-Half (W1/2) of Section One (1), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being that portion of land as shown as "Ascente Crest Trail", as offered for dedication on the Official Plat of "Ascente Sierra Village Phase 1", recorded as Tract Map 5489, as File Number 5304405 recorded May 19, 2022 all in the Official Records of Washoe County, Nevada, and more particularly described as follows:

ASCENTE CREST TRAIL

BEGINNING at the northeast corner of Parcel B, as shown on said Tract Map 5489;

THENCE coincident with exterior right-of-way of said Ascente Crest Trail the following ten (10) courses:

1. coincident with the northerly line of said Tract Map 5489 and Section 1, S 89° 45' 50" E a distance of 29.93 feet;
2. S 00° 50' 11" W a distance of 11.04 feet to the beginning of a curve;
3. a distance of 93.52 feet along the arc of a 153.00 foot radius curve to the left, through a central angle of 35° 01' 12";
4. S 55° 48' 59" W a distance of 30.00 feet to the beginning of a non-tangent curve;
5. from a tangent line which bears N 34°09'49" W a distance of 27.37 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 78° 24' 33";
6. N 23° 37' 42" W a distance of 34.01 feet;
7. N 22° 37' 03" W a distance of 4.00 feet to the beginning of a non-tangent curve;
8. from a tangent line which bears N 67°22'57" E a distance of 27.72 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 79° 24' 45" to the beginning of a reverse curve;
9. a distance of 41.09 feet along the arc of a 183.00 foot radius curve to the right, through a central angle of 12° 51' 59";
10. N 00° 50' 11" E a distance of 10.69 feet to the POINT OF BEGINNING.

Containing 4,146 square feet of land, more or less.

See Exhibit "A-1", Plat to Accompany Description, Attached hereto and made a part hereof.



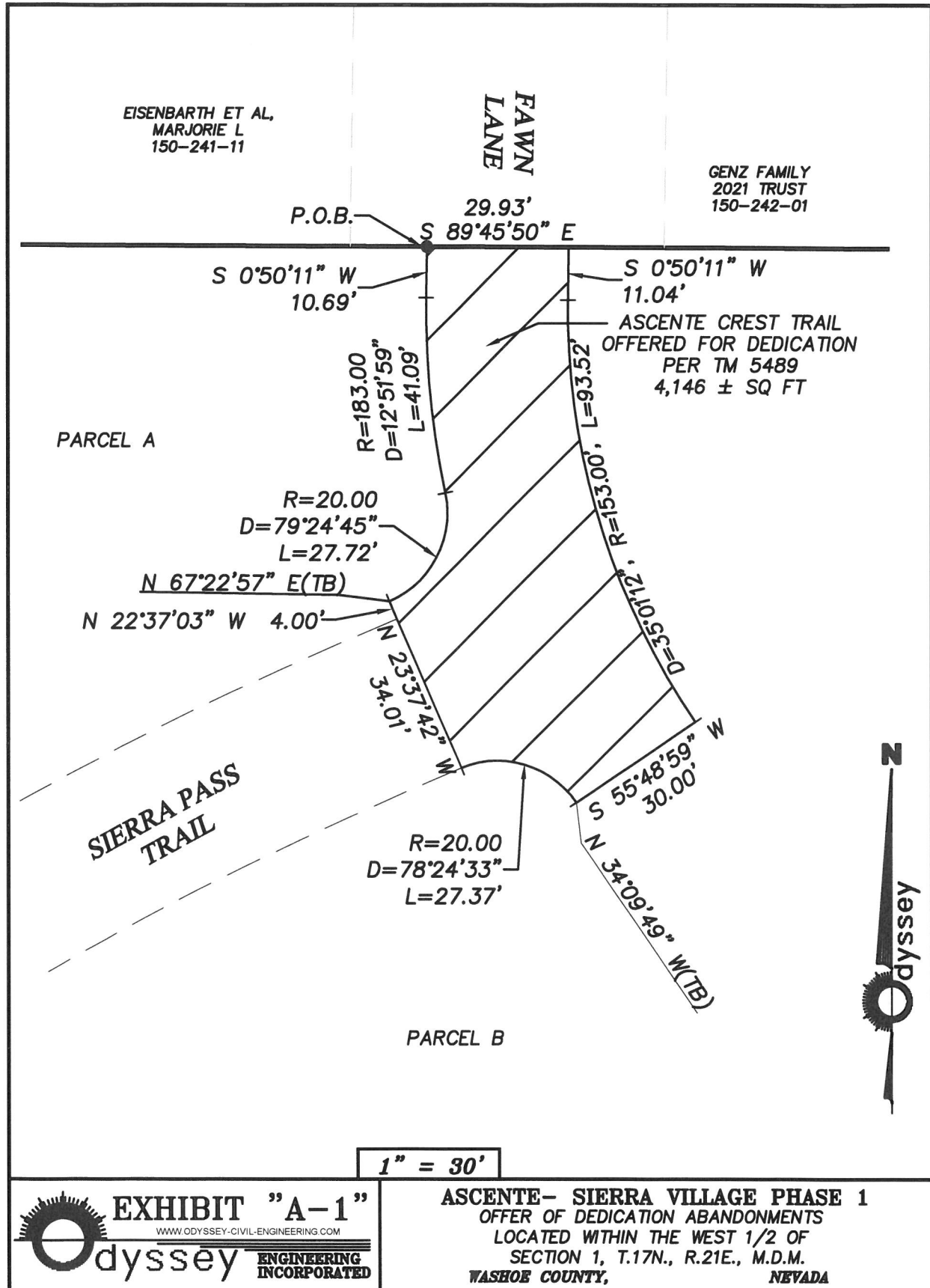


EXHIBIT B

All that certain land situate within a portion of the West One-Half (W1/2) of Section One (1), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being that portion of land as shown as "Palisade Peak Lane", as offered for dedication on the Official Plat of "Ascente Sierra Village Phase 1", recorded as Tract Map 5489, as File Number 5304405 recorded May 19, 2022 all in the Official Records of Washoe County, Nevada, and more particularly described as follows:

PALISADE PEAK LANE

BEGINNING at the southwest corner of Parcel B, as shown on said Tract Map 5489;
THENCE coincident with exterior right-of-way of said Palisade Peak Lane the following thirteen (13) courses:

1. S 89° 24' 51" E a distance of 25.44 feet to the beginning of a curve;
2. a distance of 57.24 feet along the arc of a 427.00 foot radius curve to the left, through a central angle of 07° 40' 50" to the beginning of a reverse curve;
3. a distance of 60.73 feet along the arc of a 453.00 foot radius curve to the left, through a central angle of 07° 40' 52" ;
4. S 89° 24' 51" E a distance of 193.94 feet
5. S 00° 35' 07" W a distance of 34.00 feet;
6. N 89° 24' 51" W a distance of 193.94 feet to the beginning of a curve;
7. a distance of 56.17 feet along the arc of a 419.00 foot radius curve to the left, through a central angle of 07° 40' 51" to the beginning of a reverse curve;
8. a distance of 61.80 feet along the arc of a 461.00 foot radius curve to the right, through a central angle of 07° 40' 50";
9. N 89° 24' 51" W a distance of 25.44 feet to the west line of said Section 1;
10. coincident with said west line, N 01° 12' 44" E a distance of 34.00 feet to the POINT OF BEGINNING.

Containing 11,470 square feet of land, more or less.

See Exhibit "B-1", Plat to Accompany Description, Attached hereto and made a part hereof.



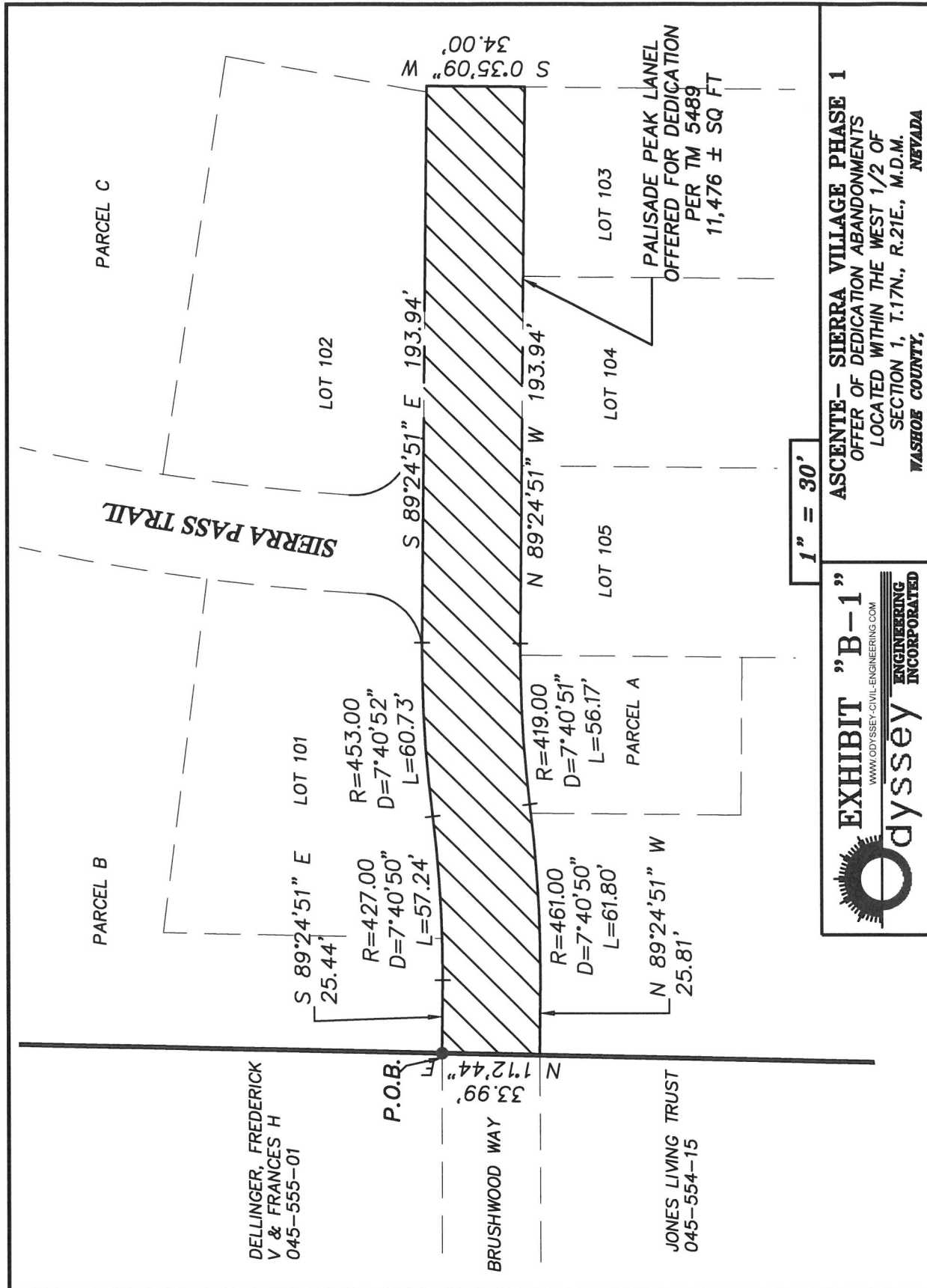


EXHIBIT C

All that certain land situate within a portion of the West One-Half (W1/2) of Section One (1), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being that portion of land as shown as "Sierra Pass Trail", as offered for dedication on the Official Plat of "Ascente Sierra Village Phase 1", recorded as Tract Map 5489, as File Number 5304405 recorded May 19, 2022 all in the Official Records of Washoe County, Nevada, and more particularly described as follows:

SIERRA PASS TRAIL

Beginning at the most southwest corner of Lot 102 of said TM 5489

THENCE N 89° 24' 51" W a distance of 71.12 feet to the beginning of a curve;

THENCE a distance of 3.04 feet along the arc of a 453.00 foot radius curve to the left, through a central angle of 00° 23' 04" to the beginning of a non-tangent curve;

THENCE from a tangent line which bears South 89° 48' 12" East, a distance of 30.36 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 86° 58' 30" to the beginning of a reverse curve;

THENCE a distance of 899.20 feet along the arc of a 803.00 foot radius curve to the right, through a central angle of 64° 09' 35";

THENCE S 23° 37' 42" E a distance of 34.01 feet to the beginning of a non-tangent curve;

THENCE from a tangent line which bears S 67° 25' 38" W a distance of 853.67 feet along the arc of a 769.00 foot radius curve to the left, through a central angle of 63° 36' 16" to the beginning of a compound curve;

THENCE a distance of 32.97 feet along the arc of a 20.00 foot radius curve to the left, through a central angle of 94° 26' 27";

THENCE S 00° 35' 09" W a distance of 4.00 feet to the POINT OF BEGINNING.

Containing 30,815 square feet of land, more or less.

See Exhibit "C-1", Plat to Accompany Description, Attached hereto and made a part hereof.



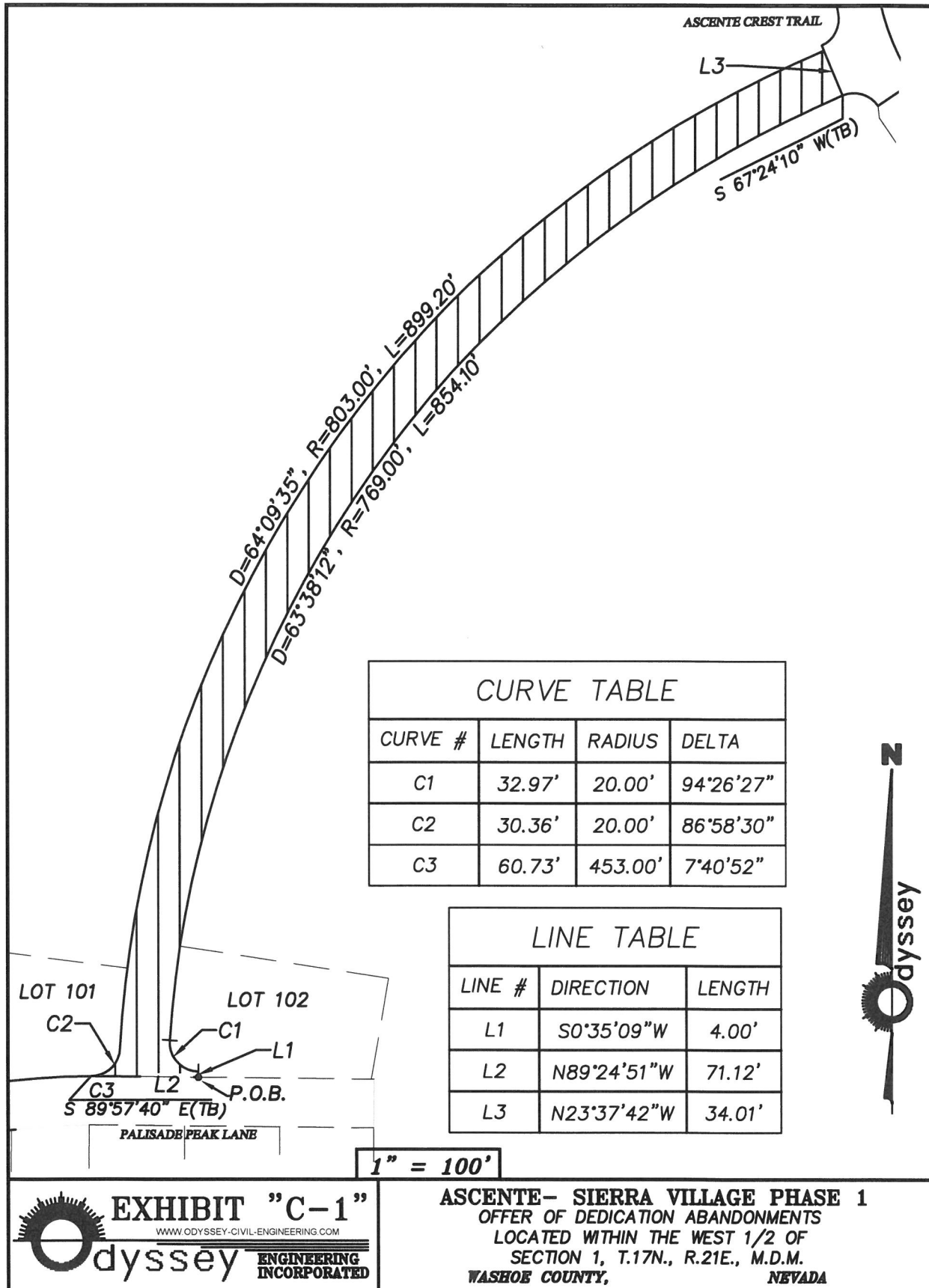


EXHIBIT D

All that certain land situate within a portion of the West One-Half (W1/2) of Section One (1), Township Seventeen (17) North, Range Nineteen (19) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being that portion of land as shown as "Parcel 2", as offered for dedication on the Official Plat of "Ascente Sierra Village Phase 1", recorded as Tract Map 5489, as File Number 5304405 recorded May 19, 2022 all in the Official Records of Washoe County, Nevada, and more particularly described as follows:

Beginning at the northeast corner of said Parcel D

THENCE coincident with the exterior boundary of said Parcel the following five (5) courses:

1. S 00° 35' 07" W a distance of 77.98 feet;
2. N 89° 24' 47" W a distance of 55.00 feet;
3. N 00° 35' 07" E a distance of 73.83 feet to the beginning of a non-tangent curve;
4. from a tangent line which bears N 83°16' 59" E a distance of 3.08 feet along the arc of a 460.83 foot radius curve to the left, through a central angle of 00° 22' 58" to the beginning of a reverse curve;
5. a distance of 52.12 feet along the arc of a 419.00 foot radius curve to the right, through central angle of 07° 07' 35" to the POINT OF BEGINNING.

Containing 4,208 square feet of land, more or less.

See Exhibit "D-1", Plat to Accompany Description, Attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is identical to said Tract Map 5489.

Prepared By:

ODYSSEY ENGINEERING, INC.
Kelly R. Combest, P.L.S.
Nevada Certificate No. 16444
895 Roberta Lane, Suite 104,
Sparks, NV 89431

