

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

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: <u>SCHAMBACK / ABANDONMENT</u>			
Project Description: <u>EASEMENT</u> <u>ABANDONMENT</u>			
Project Address: <u>16220 MT. ROSE HIGHWAY</u>			
Project Area (acres or square feet): <u>1.00 ACRES</u>			
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:
<u>049-090-01</u>	<u>1.00</u>		
Section(s)/Township/Range: <u>34 T. 18 N., R. 19 E., M.D.B. & M</u>			
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: <u>HAROLD B. SCHAMBACK, JR.</u>		Name: <u>DENNIS DODDS & ASSOCIATES, INC.</u>	
Address: <u>16220 MT. ROSE HIGHWAY</u>		Address: <u>10049 MARTIS VALLEY RD, SUITE D</u>	
<u>RENO, NY</u> Zip: <u>89511</u>		<u>TRUCKEE, CA</u> Zip: <u>96161</u>	
Phone: <u>775-338-2111</u> Fax:		Phone: <u>530-582-1389</u> Fax:	
Email: <u>SKIP SCHAMBACK@GMAIL.COM</u>		Email: <u>DDODDSINCE@SBCGLOBAL.NET</u>	
Cell: Other:		Cell: Other:	
Contact Person: <u>SKIP SCHAMBACK</u>		Contact Person: <u>DENNIS DODDS</u>	
Applicant/Developer: OWNER		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:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: HAROLD B SchAMBACK

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, HAROLD B. SchAMBACK
(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): 04909001

Printed Name HAROLD B. SchAMBACK

Signed Harold B. SchAMBACK

Address 116220 MT ROSE HYW

RENO, NV 89511

(Notary Stamp)

Subscribed and sworn to before me this
10 day of Dec, 2017.

Karin Kremers
Notary Public in and for said county and state

My commission expires: 8-16-21



*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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

40' ROADWAY & PUE ADJACENT & PARALLEL TO THE
EAST PROPERTY LINE

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

PARCEL MAP #1358
FILE NO. 809388
RECORDED ON AUGUST 11, 1982

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

LEGALIZE THE LOCATION OF THE EXISTING
SEPTIC SYSTEM

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?

PARCEL A HAS ACCESS FROM MT. ROSE HIGHWAY
OVER A RDWY & PUE EASEMENT ON PARCEL C.
PARCEL B HAS ACCESS VIA THOMPSON LANE &
ROSE ROCK LANE

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.)

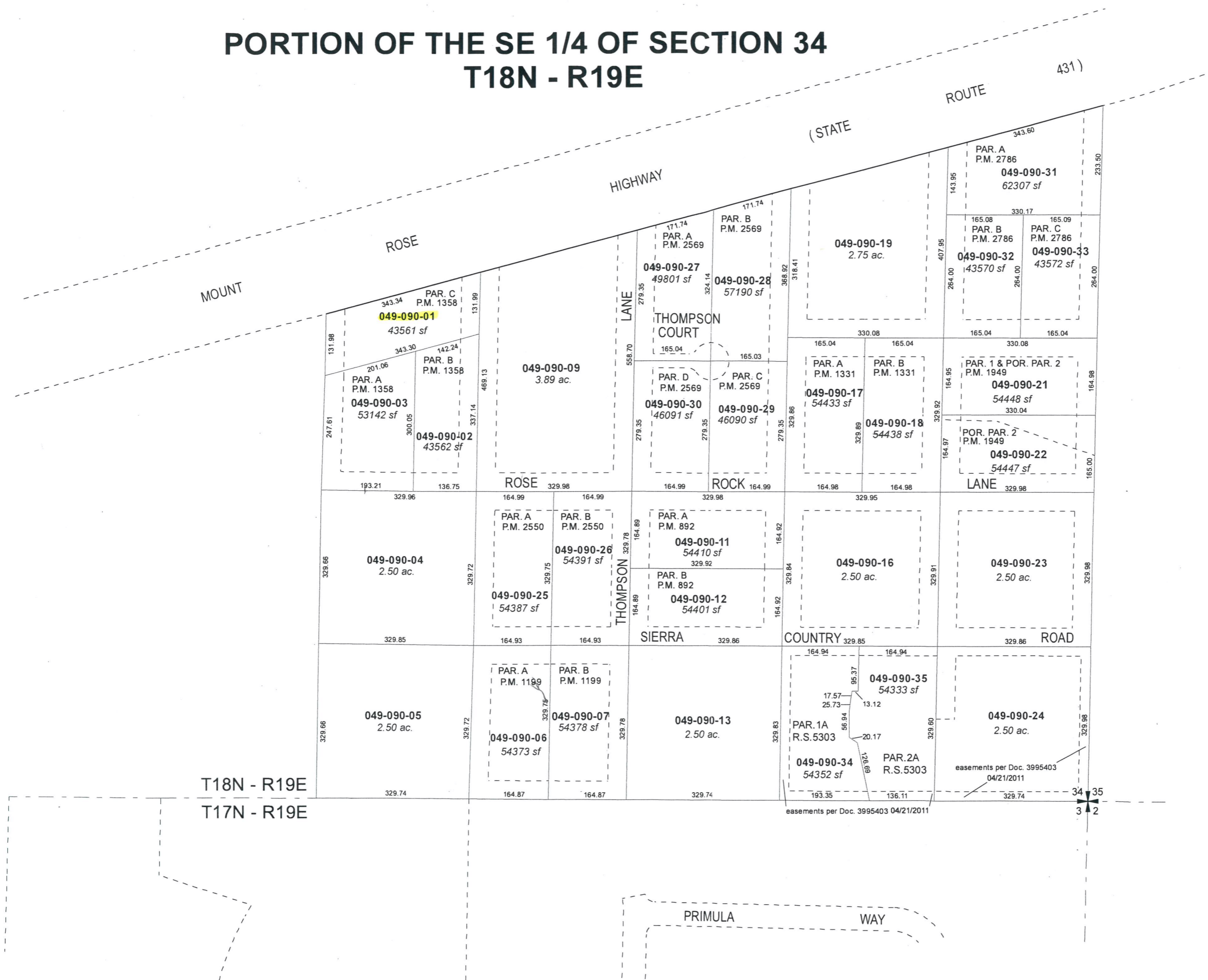
<input type="checkbox"/> Yes	<input type="checkbox"/> No
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IMPORTANT

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.

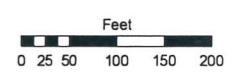
PORTION OF THE SE 1/4 OF SECTION 34 T18N - R19E



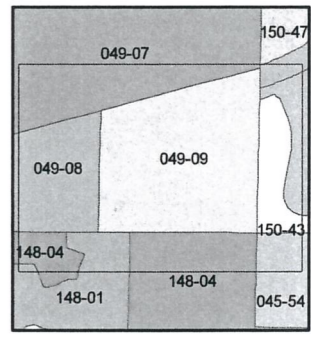
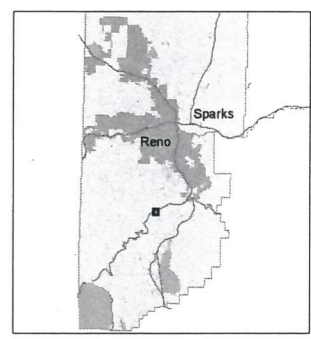
Assessor's Map Number
049-09

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

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



1 inch = 200 feet

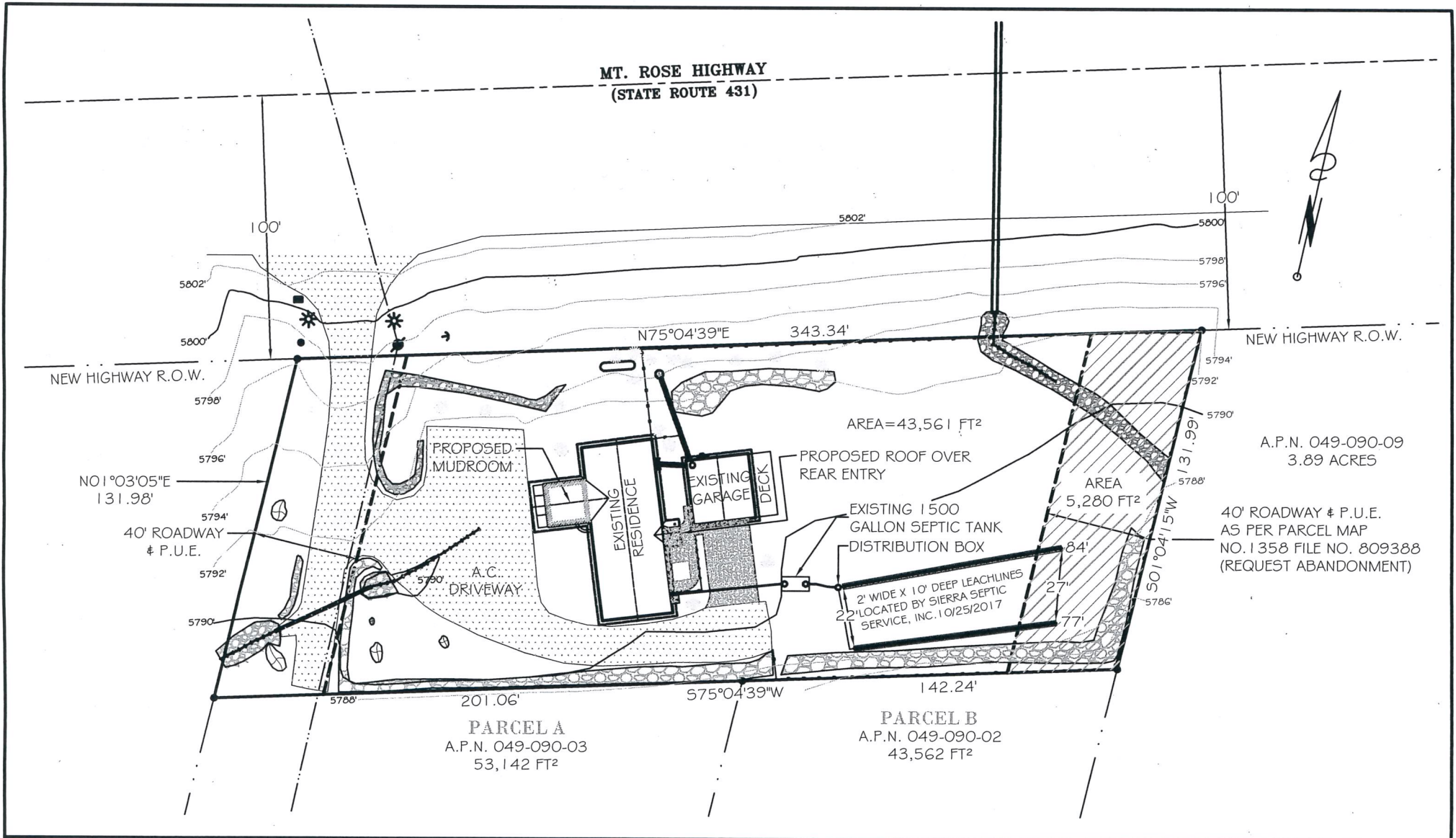


created by: CFB 08/31/2010

last updated: CFB 06/07/2011

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.



DENNIS DODDS & ASSOCIATES, INC.
 CIVIL ENGINEERING • DESIGN CONSULTATION
 10049 MARTIS VALLEY ROAD, SUITE D
 TRUCKEE, CA 96161, 530-582-1389

**EXHIBIT MAP TO ACCOMPANY
 SITE PLAN FOR
 HAROLD B. SCHAMBACK, JR.
 PARCEL C, PM 1358
 16220 MT. ROSE HIGHWAY
 A.P.N. 049-090-01**

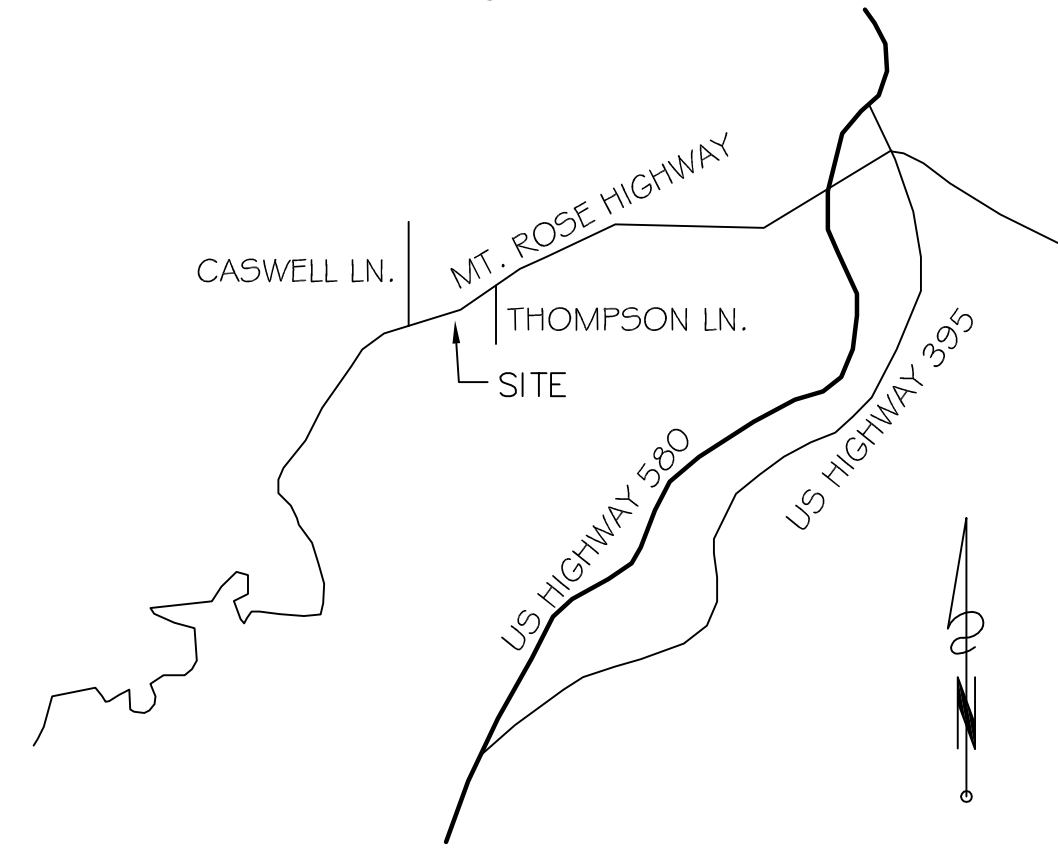
DATE:
 12/05/2017

SCALE:
 1" = 50'

DRAWN:
 CRS

JOB:
 17064
 SCHAMBACK

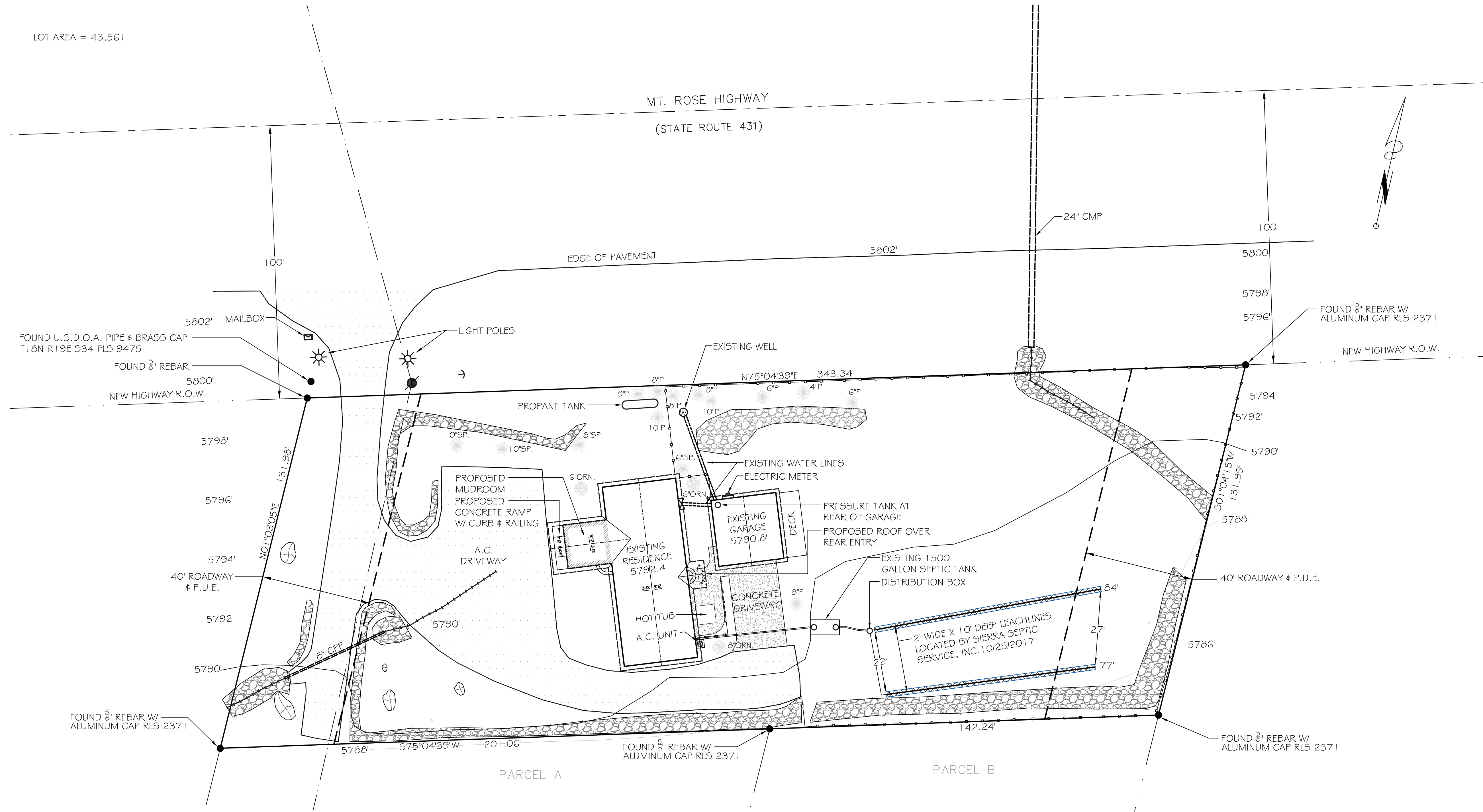
VINICITY MAP



LEGEND

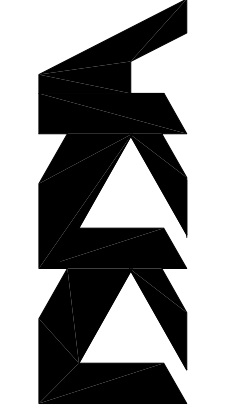
- PROPERTY LINE # CORNER
- SETBACK LINE
- ELEVATION # CONTOUR LINE
- TOP OF EMBANKMENT
- DIRECTION OF SLOPE
- BOTTOM OF EMBANKMENT
- FLOWLINE
- OVERHEAD LINES
- FENCE
- JOINT UTILITY POLE
- GUY ANCHOR
- NATURAL GAS METER
- GAS VALVE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- SEWER SANITARY CLEANOUT
- IRRIGATION CONTROL BOX
- COMMUNICATION BOX
- ELECTRIC UTILITY BOX
- SEWER SANITARY MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- SURFACE BOULDER
- PUBLIC UTILITY EASEMENT
- SNOW STORAGE EASEMENT
- P.U.E.
- S.S.E.
- TREES: TW=TWIN, SN=SNAG, D=DEAD, TR=TRIPLE, ST=STUMP
- CONIFEROUS TREE
- DECIDUOUS TREE
- X TREE TO BE REMOVED

LOT AREA = 43,561



REVISIONS	BY

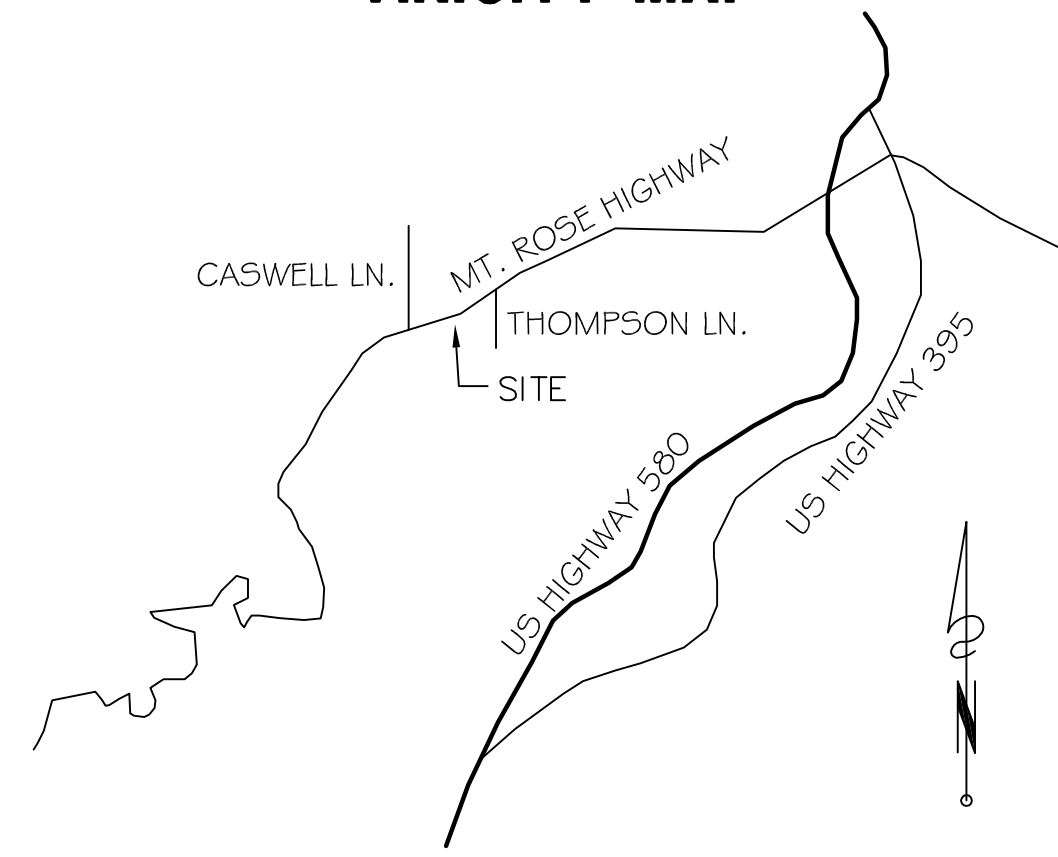
DENNIS DODDS & ASSOCIATES, INC.
 CIVIL ENGINEERING DESIGN CONSULTATION
 10049 MARTIS VALLEY ROAD, SUITE D
 TRUCKEE, CA 96161, 530-582-1389



SITE PLAN FOR
HAROLD B. SCHAMBACK, JR.
 PARCEL C, PM 1358
 16220 MT. ROSE HIGHWAY
 A.P.N. 049-090-01

DATE:	09/07/2017
SCALE:	1"=20'
DRAWN:	CRS
JOB:	17064 SCHAMBACK
SHEET:	1

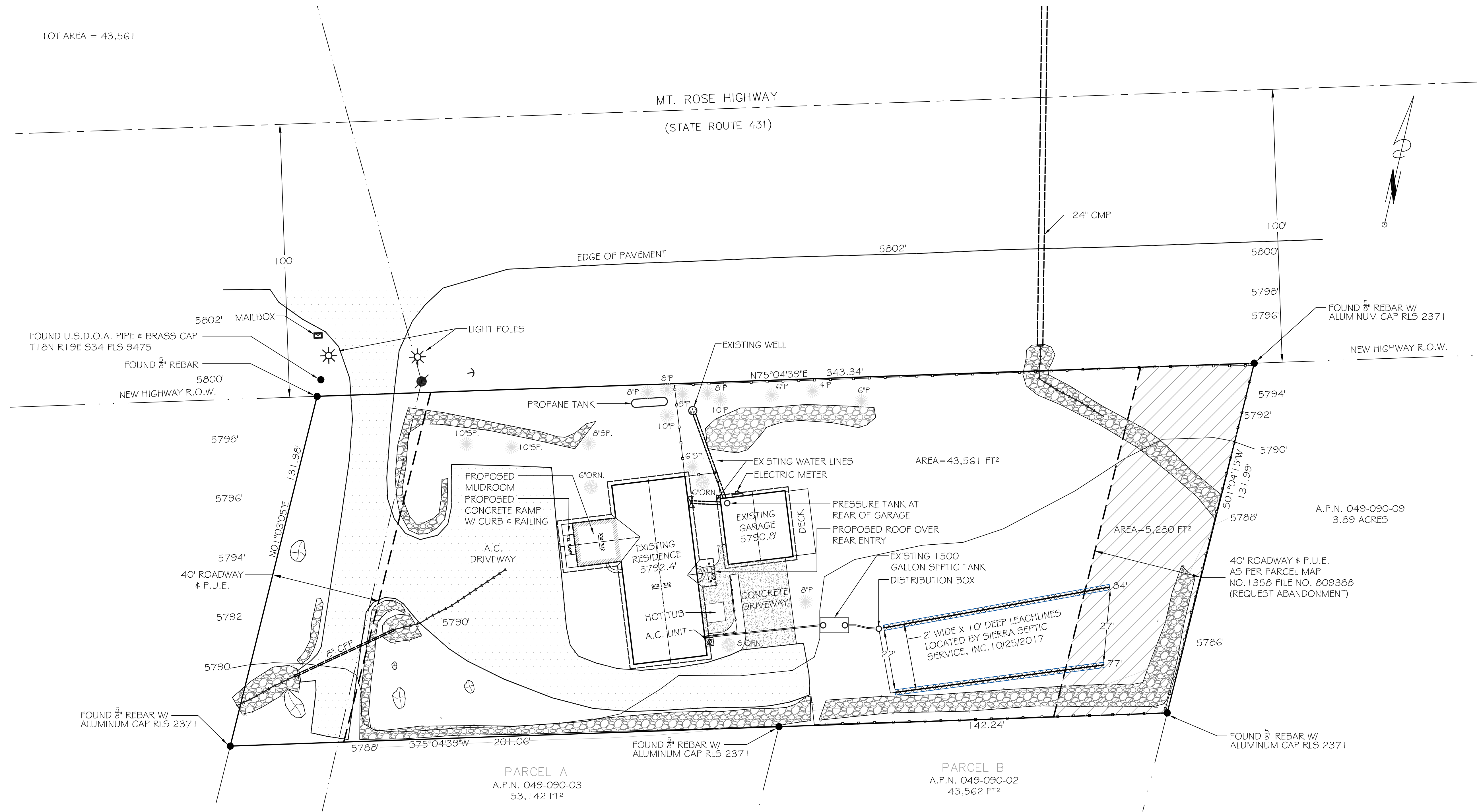
VINICITY MAP



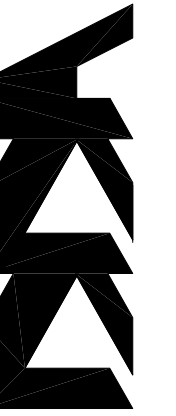
LEGEND

- PROPERTY LINE # CORNER
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- TOP OF EMBANKMENT
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LOT AREA = 43,561

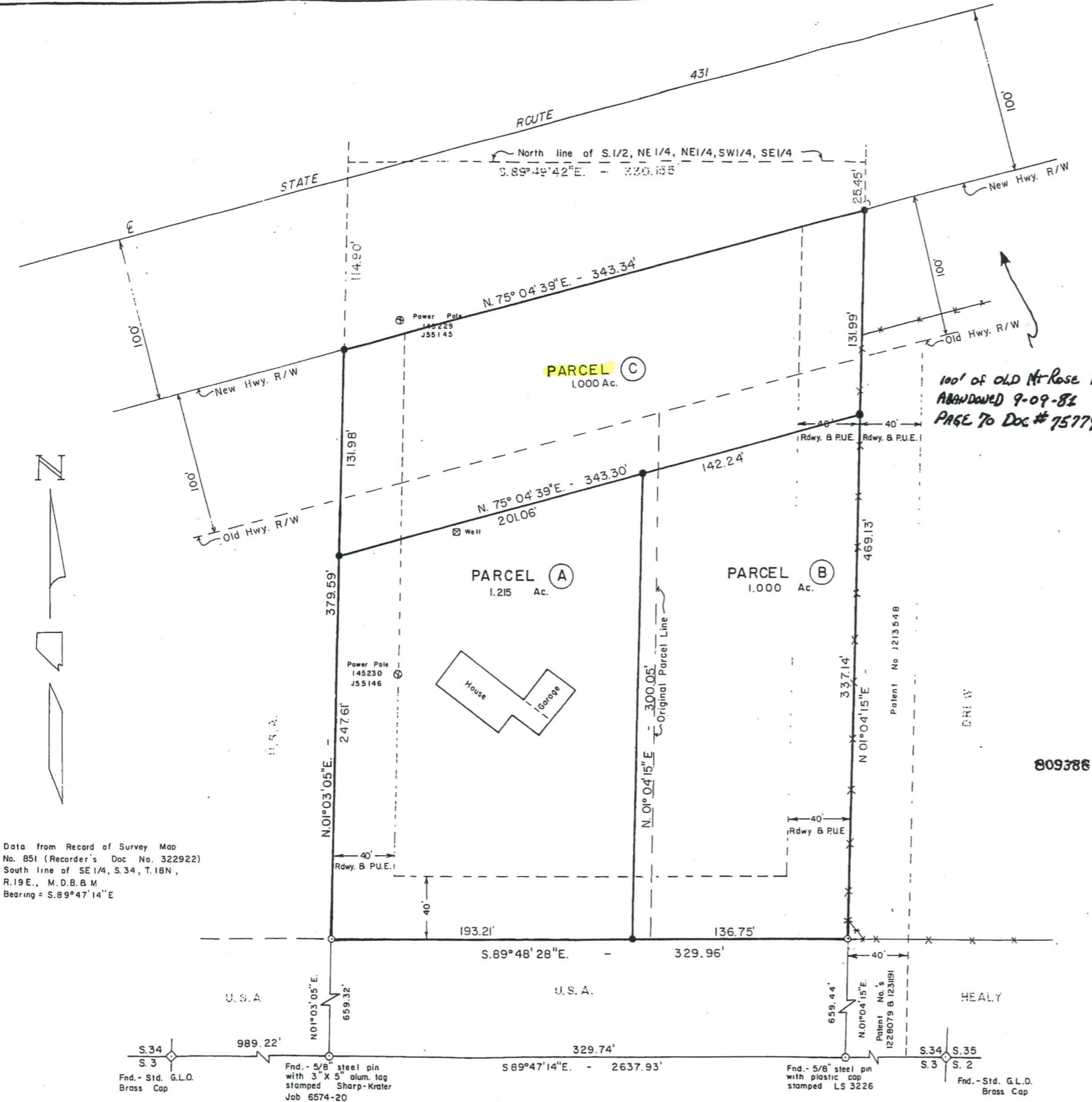


DENNIS DODDS & ASSOCIATES, INC.
 CIVIL ENGINEERING DESIGN CONSULTATION
 10049 MARTIS VALLEY ROAD, SUITE D
 TRUCKEE, CA 96161, 530-582-1389



**EXHIBIT MAP TO ACCOMPANY EASEMENT
 ABANDONMENT APPLICATION**
HAROLD B. SCHAMBACK, JR.
 PARCEL C, PM 1358
 16220 MT. ROSE HIGHWAY
 A.P.N. 049-090-01

DATE: 12/05/2017
 SCALE: 1"=20'
 DRAWN: CRS
 JOB: 17064 SCHAMBACK
 SHEET:



Data from Record of Survey Map No. 851 (Recorder's Doc No. 322922) South line of SE 1/4, S. 34, T. 18N., R. 19E., M.D.B.&M. Bearing = S. 89° 47' 14" E



- NOTES —
- A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the owner of record at the time of installation and the utility company.
 - Public utility easements will be 10.0' along exterior lot lines and 5.0' each side of interior lot lines except as otherwise shown.
 - All parcel acreages shown include Roadway and Utility Easements.
 - Patent number 1211937 established the right-of-way width along the south, east and west boundaries of this parcel at a width not exceeding 40 feet.
- LEGEND —
- Set 5/8" steel pin with aluminum cap stamped R.L.S. 2371.
 - P.U.E. Public Utility Easement
 - ⊙ Fnd. 5/8" steel pin with cap stamped R.L.S. 2371

UTILITY COMPANY APPROVAL

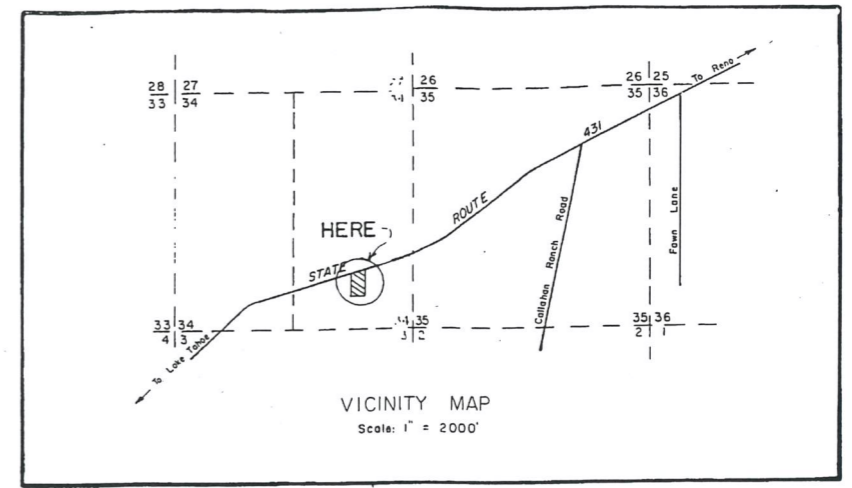
I hereby certify that I have examined and approved the easements shown on this map to be used by my company.

D.P. Clark this 7 day of Dec., 1981.
Bell Telephone Company of Nevada

Bruce Campbell this 7th day of December, 1981.
Sierra Pacific Power Company

— SPECIAL NOTE —

No building or other construction will be allowed within easements. Setbacks to be measured from edge of easement.



100' of OLD Mt Rose Right of way
ABANDONED 9-09-82 BOOK 162
PAGE 70 Doc # 757798

OWNERS CERTIFICATE

The undersigned do hereby certify they are the owners of the tract of land shown hereon, and hereby consent to the preparation and recordation of this map and do hereby grant forever those permanent easements for access and utility installation shown hereon

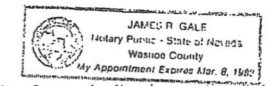
Anthony House
ANTHONY HOUSE

Clara J. House
CLARA J. HOUSE

STATE OF NEVADA
COUNTY OF WASHOE S.S.

On this 31st day of December, 1981, Anthony House and Clara J. House did personally appear before me a Notary Public, who upon oath did depose and say that they executed the foregoing certificate freely and voluntarily for the purposes stated hereon.

James R. Gale
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

- I, Fred L. Petersen, a Registered Land Surveyor in the State of Nevada, certify that:
- This is a true and accurate representation of the land surveyed under my supervision at the instance of Anthony and Clara House.
 - The lands surveyed lie within Section 34, T. 18N., R. 19E., M.D.B.&M. and the survey was completed on November 28, 1981.
 - This plat complies with the applicable state statutes and any local ordinances.
 - The monuments are of the character shown and occupy the positions indicated.

11-28-81 Date
Fred L. Petersen
FRED L. PETERSEN
Registered Land Surveyor No. 2371

RECORDER'S CERTIFICATE

File No. 809388

Filed for record at the request of *A.R. & C.J. House* on this 11 day of August, 1982 at 15 minutes past 11 o'clock A.M. in the Official Records of Washoe County, Nevada.
Fee: \$ 10.00

Joe Melcher
WASHOE COUNTY RECORDER
by *Alan C. Johnson*, Deputy

COUNTY COMMISSIONERS

Approved and accepted this 10th day of August, 1982, by the Board of County Commissioners of Washoe County, Nevada.

Julie Bailey
COUNTY CLERK

By: _____ Deputy

2nd PARCEL MAP

PARCEL MAP No. 1231 & OPEN LAND
A Portion of the SW 1/4 of the
SE 1/4 Of Section 34, T. 18N., R. 19E., M.D.B.&M.
In Washoe County, Nevada
For
ANTHONY and CLARA J. HOUSE

FRED L. PETERSEN, R.L.S. 2371 Route 1 Box 1388 Fernley, Nevada 89508	Nov, 1981 Scale: 1" = 40' Sheet 1 of 1
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CUMULATIVE INDEXES
SHOWN EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 04909001
 AIN:

Balance Good Through:	12/06/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895116:
 HAROLD B JR SCHAMBACK
 16220 MOUNT ROSE HWY
 RENO NV 89511

Description:

Situs: 16220 MOUNT ROSE HWY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
04909001	2017	2017072619	1	08/21/2017	404.78	0.00	0.00	404.78	0.00
04909001	2017		2	10/02/2017	403.91	0.00	0.00	403.91	0.00
04909001	2017		3	01/01/2018	403.91	0.00	0.00	403.91	0.00
04909001	2017		4	03/05/2018	403.91	0.00	0.00	403.91	0.00
Current Year Totals					1,616.51	0.00	0.00	1,616.51	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								