

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: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

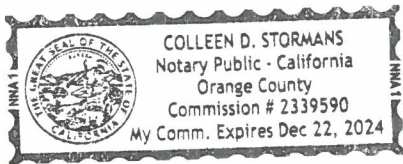
[Signature]
 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Orange

Subscribed and sworn to (or affirmed) before me
 on this 3 day of April, 2024,
 by Jeffrey Holbrook
 (1) _____
 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Colleen D. Stormans*
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property owner Affidavit Document Date: 4-3-2024

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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.

- [Return](#)
- [New Search](#)
- [Change of Address](#)
- [Print Page](#)
- [Assessment Data](#)

 Account Information

Parcel/Identifier: 50802044

Status: Active

Last Update: 4/8/2024 9:38:03 AM

Owner: LC HIGHLAND 2 LLC

Property Address: 0 HIGHLAND RANCH PKWY WASHOE COUNTY

 Tax Bills

Add to cart then select cart icon () above to checkout.

For **PAST DUE** accounts there is a 10-day grace period before penalties will be applied.

Total Payable: **\$0.00**

Pay Partial:

 Paid Bills

<p>2023 BILL NO.: 2023114065 PROPERTY TYPE: REAL NET TAX: \$818.07</p> <p>PAID</p> <p>Payment History Tax Breakdown</p>
<p>2022 BILL NO.: 2022113902 PROPERTY TYPE: REAL NET TAX: \$757.63</p> <p>PAID</p> <p>Payment History Tax Breakdown</p>
<p>2021 BILL NO.: 2021298773 PROPERTY TYPE: REAL NET TAX: \$701.67</p> <p>PAID</p> <p>Payment History Tax Breakdown</p>
<p>2020 BILL NO.: 2020471529 PROPERTY TYPE: REAL NET TAX: \$658.23</p> <p>PAID</p> <p>Payment History Tax Breakdown</p>
<p>2019 BILL NO.: 2019114444 PROPERTY TYPE: REAL NET TAX: \$626.88</p> <p>PAID</p> <p>Payment History Tax Breakdown</p>

 Attention: Important Information, please be advised:

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "Payments@Bill2Pay.com" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

- [Return](#)
- [New Search](#)
- [Change of Address](#)
- [Print Page](#)
- [Assessment Data](#)

 Account Information

Parcel/Identifier: 50802042

Status: Active

Last Update: 4/8/2024 9:36:03 AM

Owner: LC HIGHLAND 2 LLC

Property Address: 0 9TH AVE WCTY

 Tax Bills

Add to cart then select cart icon () above to checkout.

For **PAST DUE** accounts there is a 10-day grace period before penalties will be applied.

Total Payable: **\$0.00**

Pay Partial:

 Paid Bills

2023 | BILL NO.: 2023114193 | PROPERTY TYPE: REAL | NET TAX: \$2,238.47
 PAID [Payment History Tax Breakdown](#)

2022 | BILL NO.: 2022114170 | PROPERTY TYPE: REAL | NET TAX: \$2,072.81
 PAID [Payment History Tax Breakdown](#)

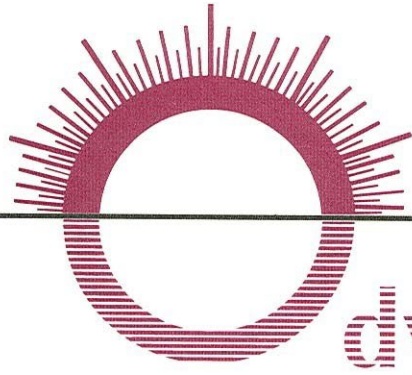
2021 | BILL NO.: 2021299073 | PROPERTY TYPE: REAL | NET TAX: \$1,919.43
 PAID [Payment History Tax Breakdown](#)

2020 | BILL NO.: 2020471611 | PROPERTY TYPE: REAL | NET TAX: \$1,803.82
 PAID [Payment History Tax Breakdown](#)

2019 | BILL NO.: 2019114318 | PROPERTY TYPE: REAL | NET TAX: \$1,717.92
 PAID [Payment History Tax Breakdown](#)

 Attention: Important Information, please be advised:

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "Payments@Bill2Pay.com" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.



895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

dyssey ENGINEERING
INCORPORATED

PROJECT DESCRIPTION

Executive Summary

Applicant: LC Highland 2, LLC.

APN: 508-020-42,508-020-44

Request: A request has been made to abandon the construction easement on the southwest side of Highland Ranch Parkway Right of Way. Said easement is described in Document No. 2161273, Recorded December 12, 1997, Official Records of Washoe County, Nevada

Location: The subject parcels affected consist of approximately 13.47 acres, while the easement abandonment consists of 2.57 acres of land, more or less. The benefiting parcels have a master plan designation of a mix of Suburban Residential and Rural Land with a zoning designation of High Density Suburban and General Rural.

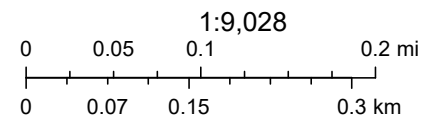
Project Description:

The proposed request for abandonment will affect the aforementioned construction slope easement on the east side of both parcels. The easement runs parallel to the westerly right of way of Highland Ranch Parkway. The easement was for the construction of Highland Ranch parkway which was completed in the late 1990's. The easement is no longer needed as construction is complete and all public improvements fall within the Right of Way. Both parcels are owned and operated by LC Highland 2, LLC, and the abandonment would not affect any adjoining parcels. This abandonment would help facilitate the future development of these parcels.

Vicinity Map



April 8, 2024



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

This information for illustrative purposes only. Not be used for boundary

**LAND DESCRIPTION FOR
AN ABANDONMENT OF A CONSTRUCTION EASEMENT
SOUTH OF HIGHLAND RANCH PARKWAY**

All that certain land situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Eight (8), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, being those parcels of land described in Deed Document No. 5213089, recorded August 09, 2021, Official Records of Washoe County, Nevada, and more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 8;

THENCE North 00°17'11" East, 1,230.59 feet to the **POINT OF BEGINNING**;

THENCE southerly coincident with the westerly right of way of Highland Ranch Parkway as described in Offer of Dedication Document No. 2161272, recorded December 12, 1997, Official Records of Washoe County, Nevada, for the next three (3) courses:

- 1) from a tangent which bears South 18°31'32" West a distance of 300.52 feet along the arc of a 530.00 foot radius curve to the left, through a central angle of 32°29'18",
- 2) South 51°00'50" East a distance of 1363.05 feet,
- 3) a distance of 424.48 feet along the arc of a 630.00 foot radius curve to the left, through a central angle of 38°36'17",

THENCE westerly coincident with the South line of aforementioned Section 8, North 89°37'07" West a distance of 281.43 feet;

THENCE from a tangent which bears North 65°32'53" West a distance of 175.03 feet along the arc of a 690.00 foot radius curve to the right, through a central angle of 14°32'01";

THENCE North 51°00'50" West a distance of 1,365.05 feet;

THENCE a distance of 201.28 feet along the arc of a 590.00 foot radius curve to the right, through a central angle of 19°32'49";

THENCE North 00°17'11" East a distance of 139.59 feet to the **POINT OF BEGINNING**.

Refer to EXHIBIT "A-1", attached to and made a part hereof by reference herein.

Containing 2.57 acres of land, more or less.

BASIS OF BEARINGS for this description is identical to Subdivision Tract Map No. 2963, recorded August 25, 1993, as File No. 1705475, Official Records of Washoe County, Nevada.

Prepared By:

ODYSSEY ENGINEERING, INC.

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



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89°37'07" W	281.43'
L2	N 0°17'11" E	139.59'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	32°29'18"	530.00'	300.52'
C2	38°36'17"	630.00'	424.48'
C3	14°32'01"	690.00'	175.03'
C4	19°32'49"	590.00'	201.28'

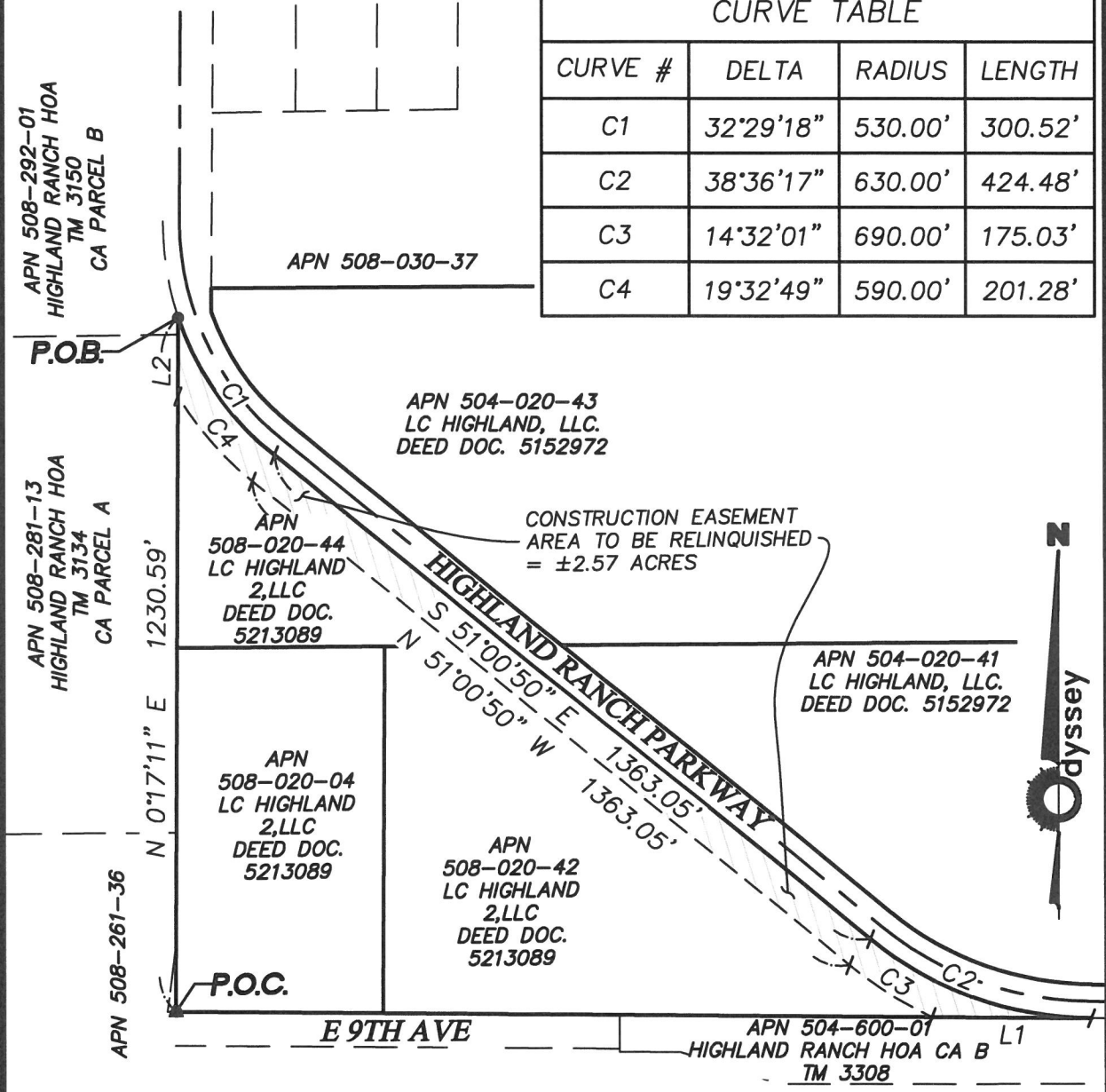


EXHIBIT "A-1"
 WWW.ODYSSEYRENO.COM
odyssey ENGINEERING INCORPORATED

CONSTRUCTION EASEMENT RELINQUISHMENT
 LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 08, T.20N., R.20E., M.D.M. WASHOE COUNTY NEVADA

SCALE: 1"=300'
 DATE: 04/2024
 SHT. NO.: 1 of 1