



# Planning Commission Staff Report

Meeting Date: February 6, 2018

Agenda Item: 8C

STAFF REPORT CASE NUMBER: WAB17-0006 (Schamback)

BRIEF SUMMARY OF REQUEST: Request to abandon a 40-foot-wide roadway and public utility easement (created by government patent) along the eastern property line.

STAFF PLANNER: Kelly Mullin, AICP, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing and discussion to approve the abandonment of a 40-foot-wide roadway and public utility easement along the eastern property line of a privately owned parcel next to Mount Rose Highway. The easement was created by government patent.

- ◆ Owner/Applicant: Harold B. Schamback, Jr.
- ◆ Location: 16220 Mt. Rose Highway
- ◆ APN: 049-090-01
- ◆ Parcel Size: ±1-acre
- ◆ Master Plan: Suburban Residential
- ◆ Regulatory Zone: Low Density Suburban
- ◆ Area Plan: Forest
- ◆ CAB: South Truckee Meadows/  
Washoe Valley
- ◆ Dev Code: Authorized in Article 806
- ◆ Comm. District: 2 – Commissioner Lucey
- ◆ Sec/Town/Range: Section 34, T18N, R19E, MDM,  
Washoe County, NV



### 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, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB17-0006 for Harold Schamback, having made all three findings in accordance with Washoe County Code Section 110.806.20, and the additional finding required by NRS for government patent easements.

*(Motion with Findings on Page 8)*

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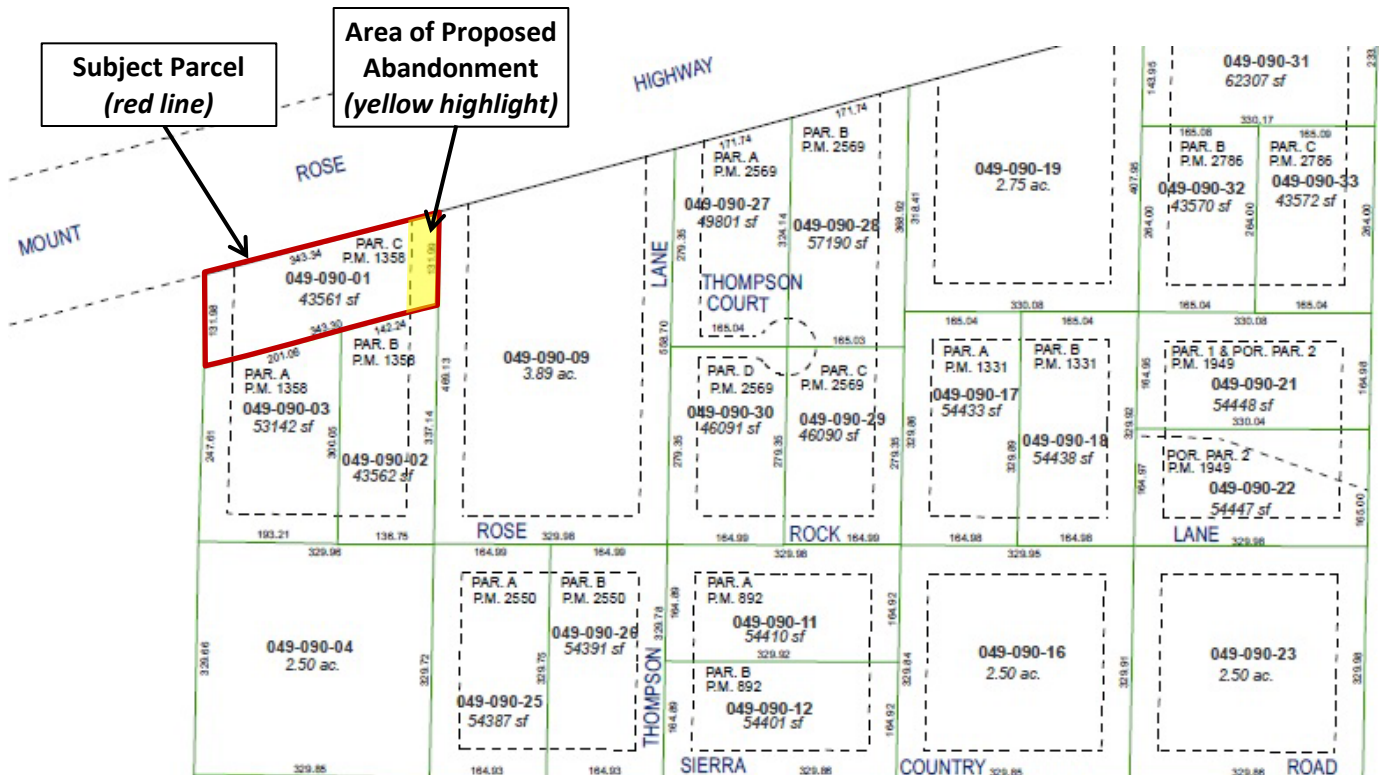
**Exhibit Contents**

Conditions of Approval ..... Exhibit A

Comments from Reviewing Agencies ..... Exhibit B

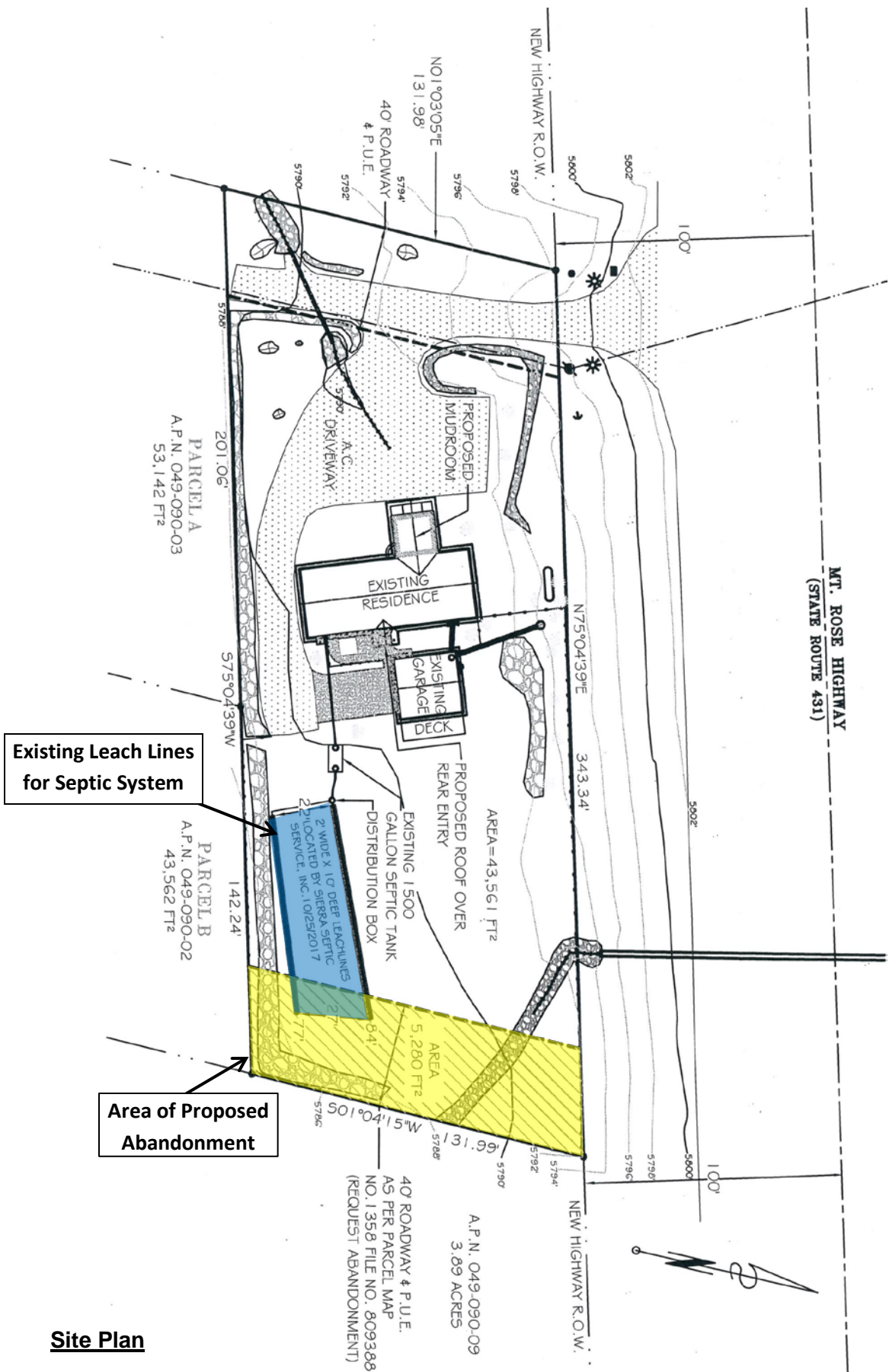
Public Notice Map ..... Exhibit C

Abandonment Application..... Exhibit D



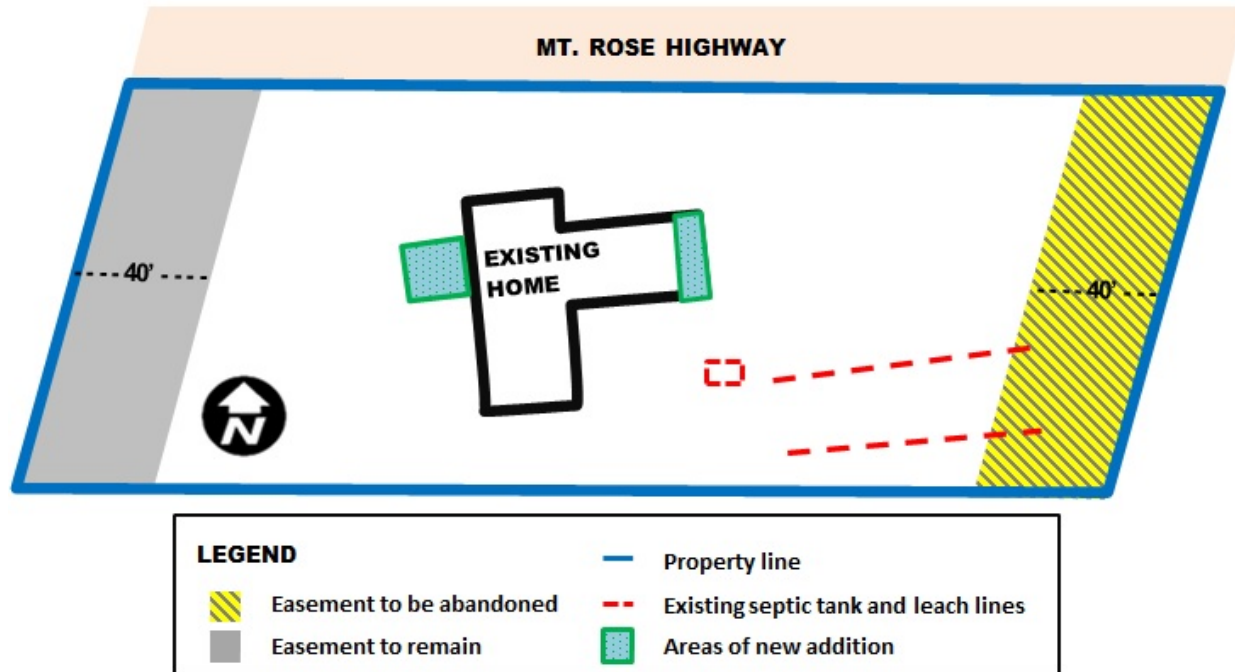
**Assessor Map**

(Green lines are property boundaries.  
Dashed lines designate government patent easements.)



**Project Evaluation**

The applicant seeks to abandon a 40-foot-wide access and public utility easement located along the eastern property line of the subject parcel. The area proposed to be abandoned is depicted by the hatched area in the graphic below, and is wholly within the applicant’s property. This easement was created by government patent, and as shown on the map on Page 2 of this staff report, abutting properties all contain government patent easements as well.



The applicant states that the abandonment is intended to bring into conformance the property’s existing septic system, which was constructed by a previous owner. The leach lines currently encroach into the easement proposed to be abandoned. Due to this encroachment, the Washoe County Health District will not permit any construction on the property until the issue has been resolved. The encroachment was discovered during the permitting process for the addition of a mudroom and patio cover, as shown on the graphic above.



*This aerial photo shows the subject property (outlined in blue) and surrounding area.*

*Effects on Adjacent Property Owners*

The subject parcel is shown in the aerial photograph on the previous page. There are developed parcels to the south and east with existing improved access already in place. The property to the southwest uses the developed access available via the subject property's western easement (proposed to remain as-is). There is an undeveloped parcel to the west that is federally-owned and is anticipated to be unaffected by the proposed abandonment. It has potential access points via Rose Rock Lane, Mt. Rose Highway and via the subject property's remaining access easement.

As is visible in the photos below, the access easement proposed to be abandoned has not been developed and largely functions as the applicant's backyard.



*Panoramic view looking south and west from Mt. Rose Highway, adjacent to northeast corner of property. Red line identifies approximate location of eastern property line.*



*Taken from Mt. Rose Highway, looking south along proposed area of abandonment (eastern access easement). Red line identifies approximate location of eastern property line.*



*Taken from Mt. Rose Highway, looking south along western access easement (to remain).  
Property to the south is accessed via this developed easement.*

Staff has not identified any potential negative impacts to the adjoining properties from the proposed abandonment. All adjacent property owners who are potentially impacted by this request have been notified of the proposed abandonment.

According to NRS 278.480, government patent easements no longer required for a public purpose may be vacated by the Planning Commission. It should be noted that to the extent that the County does not own the easements, it cannot abandon them. Therefore, if this request is approved, it in effect will be a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owner of this parcel. However, 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 would not affect those interests and the property owners applying for the abandonment would be responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

### **South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)**

Pursuant to Article 806, *Vacations and Abandonments of Easements and Streets*, proposals for abandonments or vacations are not required to be noticed to Citizen Advisory Boards.

### **Public Notice**

Abandonments require that affected property owners be notified by mail. There is no minimum number of property owners that need to be notified. The applicant and four adjacent property owners were provided with notice. A legal notice is also required to be posted in a local newspaper, and will be published in the Reno Gazette-Journal on January 23, 2018.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Engineering and Capital Projects Division
  - Planning and Building Division
  - Regional Parks and Open Space
  - Utilities
- Washoe County Health District

- Environmental Health Services Division
- Emergency Medical Services Program
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- US Bureau of Land Management
- US Forest Service
- Nevada Department of Transportation
- AT&T, NV Energy and Charter Communications
- Truckee Meadows Water Authority
- Paiute Pipeline Company

Several of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Planning Commission approves the requested abandonment.

- Washoe County Planning and Building provided a condition regarding substantial conformance.  
**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**
- Washoe County Engineering and Capital Projects provided conditions related to drainage and utility easements, and technical requirements for finalizing the abandonment.  
**Contact: Leo Vesely, 775.328.2313, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)**
- Washoe County Health District, Environmental Health Services Division commented that the abandonment will ensure conformance and legalization of the existing septic system.  
**Contact: Wes Rubio, 775.328.2635, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)**

The Washoe County Health District's Emergency Medical Services Program, Regional Transportation Commission, Truckee Meadows Water Authority, Truckee Meadows Fire Protection District and AT&T indicated they reviewed the proposal and have no comments.

### **Staff Comment on Required Findings**

Washoe County Code Section 110.806.20 requires that findings #1-3 be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Additionally, Nevada Revised Statutes (NRS) 278.480 requires that finding #4 be made in order to allow for the abandonment of a government patent easement. Staff has completed an analysis of the abandonment application and has determined that the proposal is in compliance with the required findings as follows.

### **Findings from Section 110.806.20**

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;

*Staff Comment: The proposed abandonment does not affect any standards of either the Master Plan or the Forest Area Plan.*

2. 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 easement proposed to be abandoned is undeveloped for access and is currently functioning as the applicant's backyard. In addition, surrounding properties that could potentially benefit from the easement in question have alternative means of primary access already developed. No other property owners are anticipated to be affected by the proposed abandonment.*

3. 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 and Truckee Meadows Water Authority indicated they do not have an objection to the proposed abandonment. In order to abandon the utility portion of the easement, the applicant must obtain approvals from the appropriate utilities, relinquishing their interest in the existing easements.*

#### **Additional Finding for Government Patent Easements**

4. Public Purpose. The government patent easement proposed to be abandoned is no longer required for a public purpose.

*Staff Comment: All adjacent properties have alternative means of access that have already been developed, including the other patent easement on this property that will remain as-is. With the recommended conditions of approval, the easement proposed to be abandoned will no longer be required for a public purpose.*

#### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the proposal. After a thorough analysis and review, Abandonment Case Number WAB17-0006 is 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, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB17-0006 for Harold Schamback, having made all three findings in accordance with Washoe County Code Section 110.806.20, and the additional finding required by NRS for government patent easements:

#### **Findings from Section 110.806.20**

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

#### **Additional Finding for Government Patent Easements**

4. Public Purpose. The government patent easement proposed to be abandoned is no longer required for a public purpose.

#### **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, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the



appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

xc: Applicant/Owner: Harold B. Schamback, Jr., 16220 Mt. Rose Highway, Reno, NV 89511



# Conditions of Approval

Abandonment Case Number WAB17-0006

The abandonment approved under Abandonment Case Number WAB17-0006 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on February 6, 2018. 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 Division 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 condition is a requirement of the Community Services Department – Planning and Building Division, which shall be responsible for determining compliance with this condition.

**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action.

**Washoe County Engineering and Capital Projects Division**

2. The following conditions are requirements of the Community Services Department – Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

**Contact: Leo Vesely, 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps to the Engineering Division for review and approval. The legal descriptions and exhibit maps shall be prepared by a registered professional surveyor and shall be for area of abandonment, and any new easements that may be required.
- b. Retention of all public utility easements or relocation of all public utility easements 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 the new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. Retention of all drainage easements or relocation of all drainage easements to the satisfaction of and at no expense to Washoe County as well as any drainage facilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements.
- d. The applicant shall comply with conditions necessary to effect 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 \*\*\***



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

**EXHIBIT B**

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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DATE: January 08, 2018  
TO: Kelly Mullin, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **WAB17-0006**  
**APN 049-090-01**  
**SCHAMBACK ABANDONMENT**

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I have reviewed the referenced abandonment and recommend the following conditions:

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps to the Engineering Division for review and approval. The legal descriptions and exhibit maps shall be prepared by a registered professional surveyor and shall be for area of abandonment, and any new easements that may be required. The Engineering Division shall determine compliance with this condition.
2. Retention of all public utility easements or relocation of all public utility easements 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 the new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. Retention of all drainage easements or relocation of all drainage easements to the satisfaction of and at no expense to Washoe County as well as any drainage facilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of the new easements.
4. The applicant shall comply with conditions necessary to effect 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.

LRV/lrv

**WAB17-0006**  
**EXHIBIT B**

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

January 8, 2018

Kelly Mullin, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Schamback; APN 049-090-01  
Abandonment; WAB17-0006

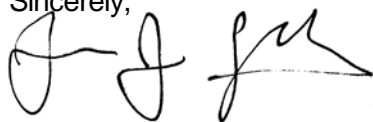
Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the above abandonment and has no objections to the approval of this project as proposed.
  - a. The site modification is required to ensure conformance and legalization of the existing on-site sewage disposal system.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Waste Management/Land Development Programs

JE:wr



January 2, 2018

Washoe County Community Services Department  
Kelly Mullin, AICP, Senior Planner  
PO Box 11130  
Reno, NV 89520

RE: Abandonment Case Number WAB17-0006 (Schamback)  
APN: 049-090-01

Dear Kelly,

Truckee Meadows Water Authority (TMWA) has reviewed the Case for Abandonment Case Number WAB17-0006 (Schamback) regarding the 40-foot-wide roadway and public utility easement along the eastern property line for 16220 Mt. Rose Highway.

After careful review, TMWA has decided that no reservation of easement for water facilities will be necessary in the abandonment area due to a lack of existing water facilities and due to adequate and accessible roadway and public utility easements on the western property line and on the properties adjacent to the subject parcel.

If you have any questions regarding this determination, please don't hesitate to contact me at 775-834-8035 or via email at [aduncan@tmwa.com](mailto:aduncan@tmwa.com).

Sincerely,

Amanda Duncan  
Land Agent

**From:** COOPER, CLIFFORD E  
**To:** [Mullin, Kelly](#)  
**Subject:** RE: December Agency Review Memo II  
**Date:** Tuesday, December 26, 2017 1:21:48 PM  
**Attachments:** [image002.png](#)

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AT&T does not have any facilities in the proposed relinquishment area; therefore AT&T is in agreement with the proposal.

Cliff Cooper  
MGR OSP PLNG & ENGRG DESIGN  
AT&T NEVADA  
ROW Office: 775-453-7578  
Cell: 775-233-0434  
E-mail: [cc2132@att.com](mailto:cc2132@att.com)  
**TEXTING and DRIVING... It Can Wait.**

---

**From:** Mullin, Kelly [mailto:[KMullin@washoecounty.us](mailto:KMullin@washoecounty.us)]  
**Sent:** Tuesday, December 26, 2017 1:17 PM  
**To:** CONNORS, IRENE A <[ic2628@att.com](mailto:ic2628@att.com)>; COOPER, CLIFFORD E <[cc2132@att.com](mailto:cc2132@att.com)>  
**Cc:** LYLES IV, CHIP <[rl1357@att.com](mailto:rl1357@att.com)>  
**Subject:** RE: December Agency Review Memo II

Thank you, Irene.

Cliff, based on the attachment that came through, it appears that AT&T does not have an issue with the proposed abandonment. Can you please confirm?

If the Washoe County Planning Commission approves the request for abandonment at their February hearing, the applicant's surveyor will prepare the appropriate documents for each of the utilities to sign before recordation.

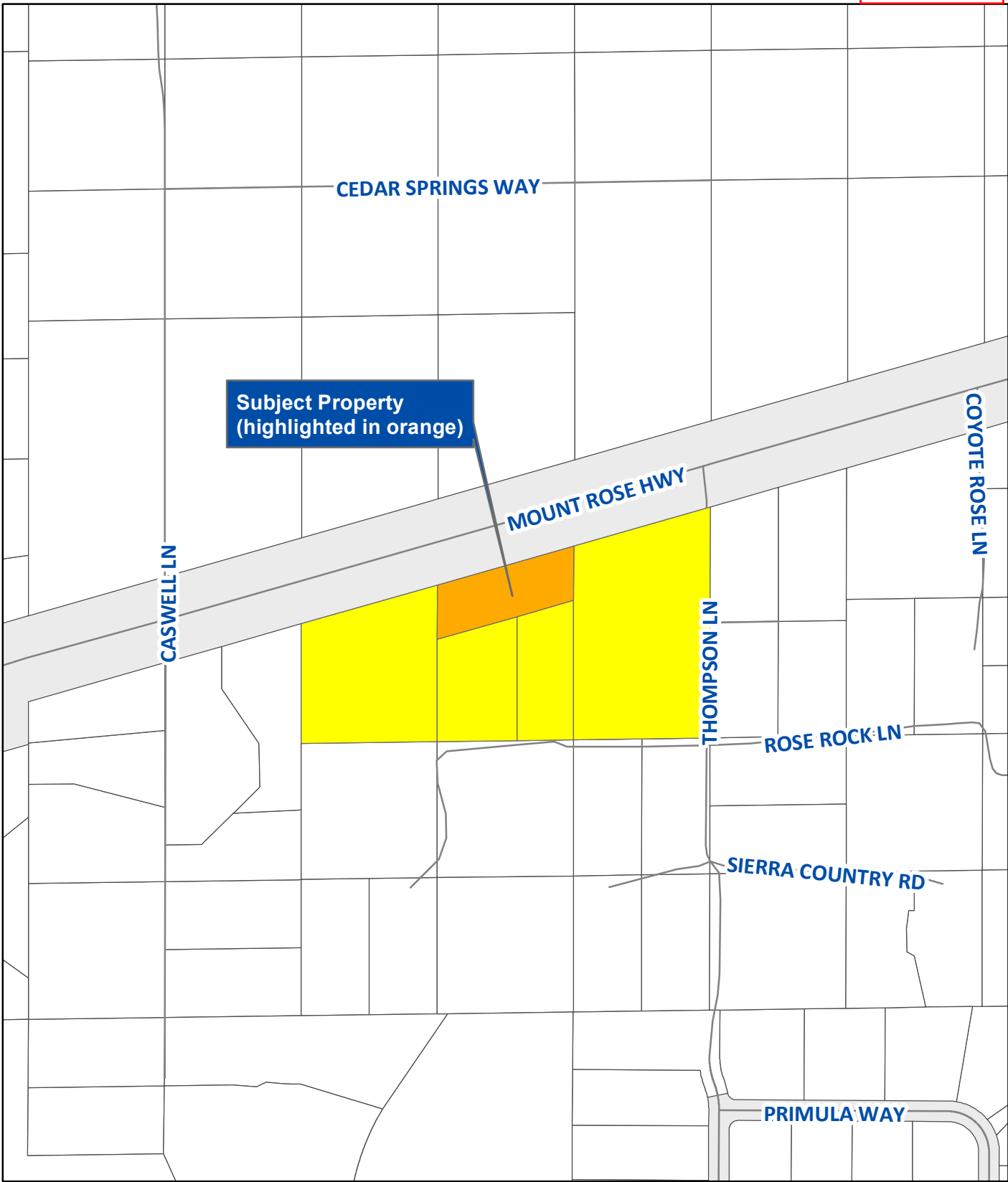
Regards,  
Kelly

**Kelly Mullin, AICP**

Senior Planner | Washoe County Community Services Department | Planning & Building Division  
[kmullin@washoecounty.us](mailto:kmullin@washoecounty.us) | 775.328.3608 (o) | 775.328.6133 (f) | 1001 E. Ninth St., Bldg. A, Reno, NV 89512



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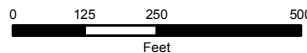


Public Notice Map

Abandonment Case Number WAB17-0006  
(Schamback)

*Provided with notice: Owners of 4 adjacent parcels.*

Source: Planning and Building Division



Date: December 18, 2017

Community Services  
Department



Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600



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.

<b>Project Information</b>		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. &amp; M</u>			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s):			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>HAROLD B. SCHAMBACK, JR.</u>		Name: <u>DENNIS DODDS &amp; 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>	
<b>Applicant/Developer: OWNER</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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
------------------------------	-----------------------------

**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.

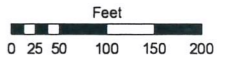
# PORTION OF THE SE 1/4 OF SECTION 34 T18N - R19E

Assessor's Map Number

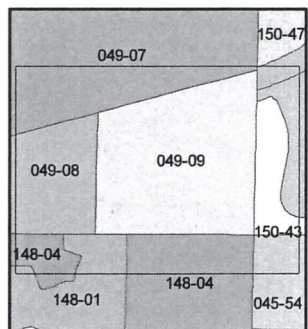
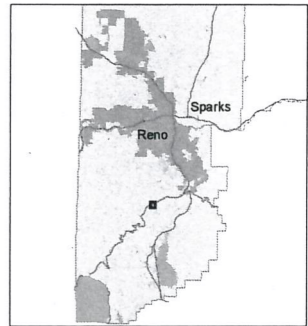
**049-09**

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



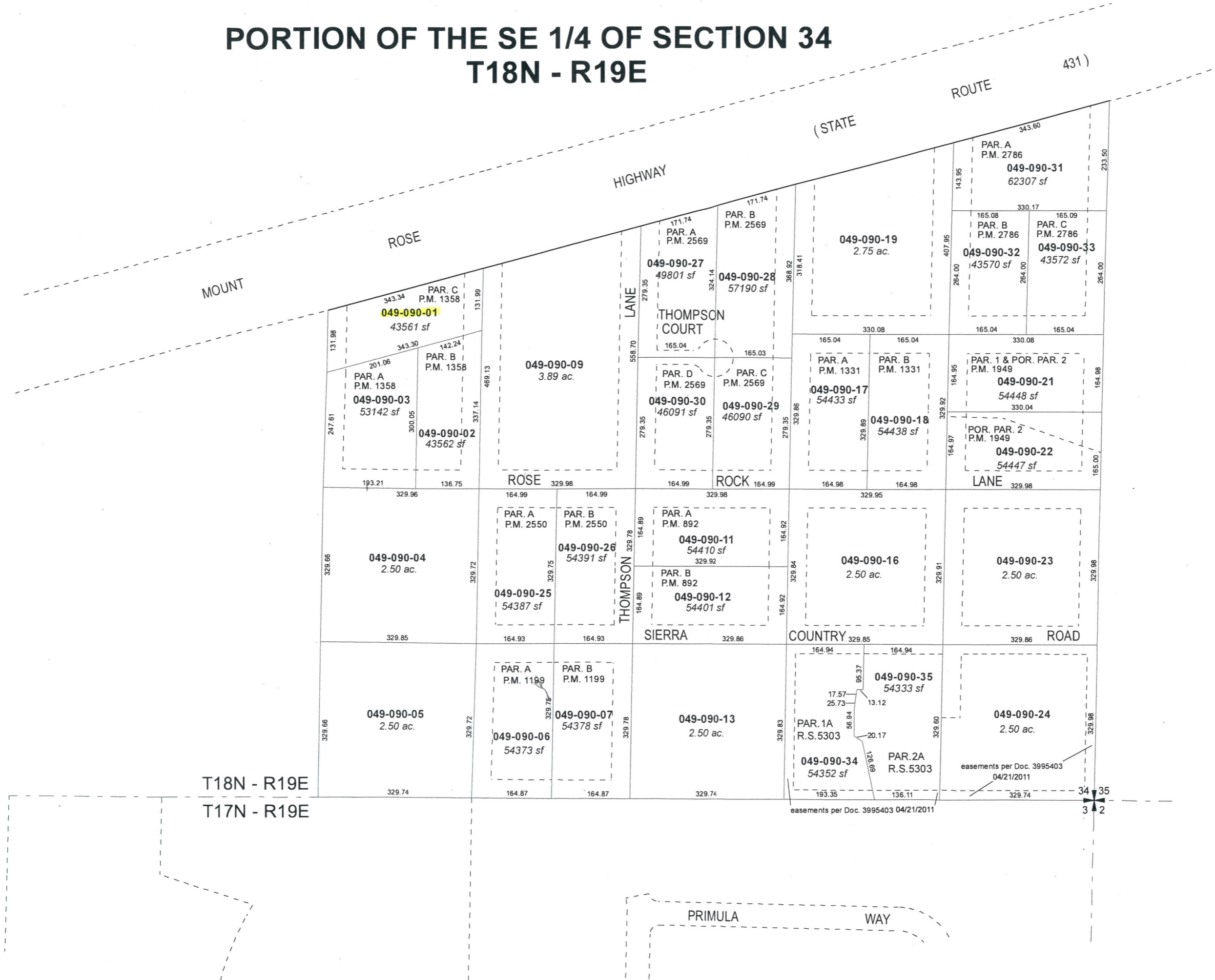
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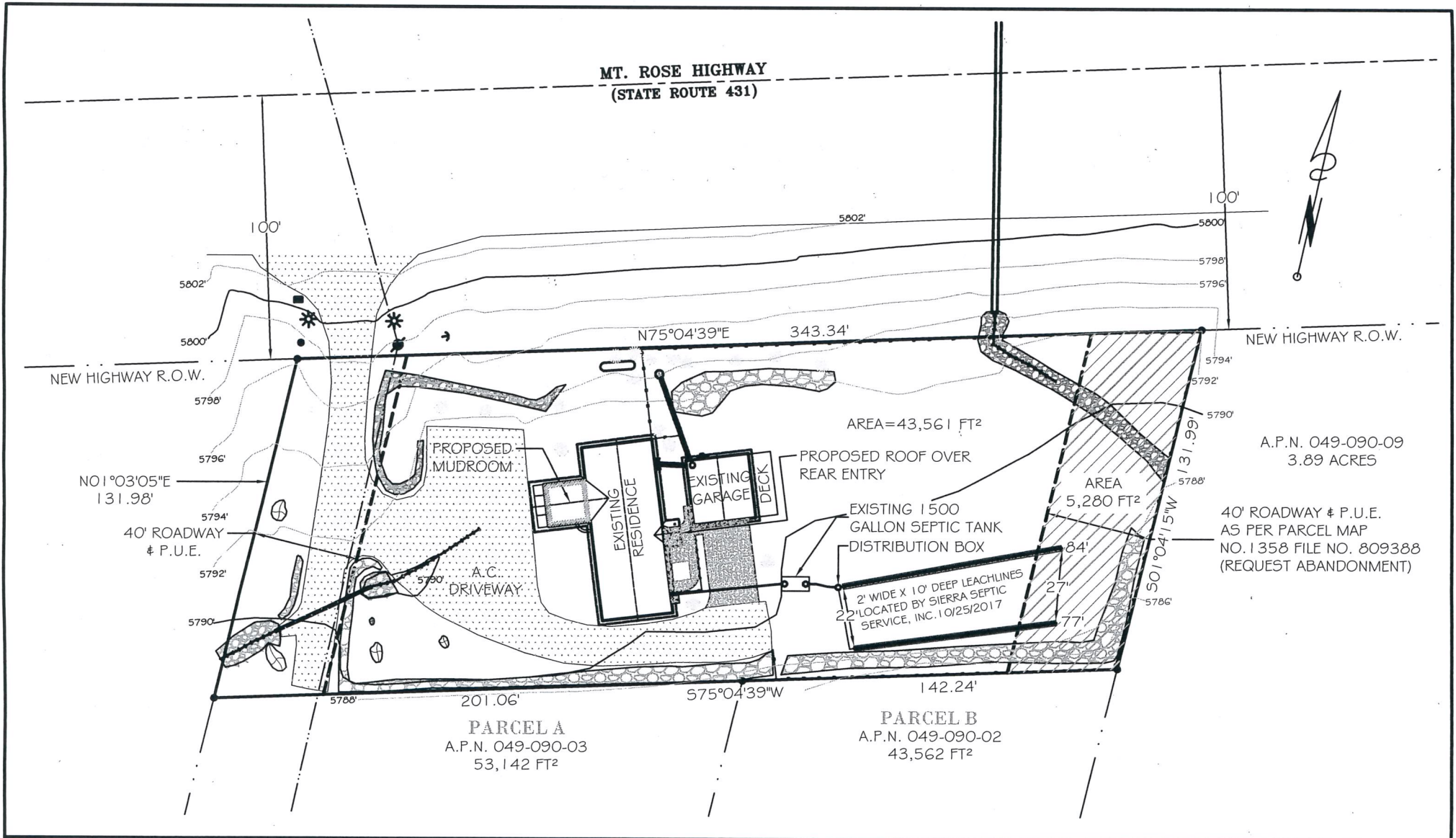
last updated: CFB 06/07/2011

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 of the data delineated hereon.

**EXHIBIT D**





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**

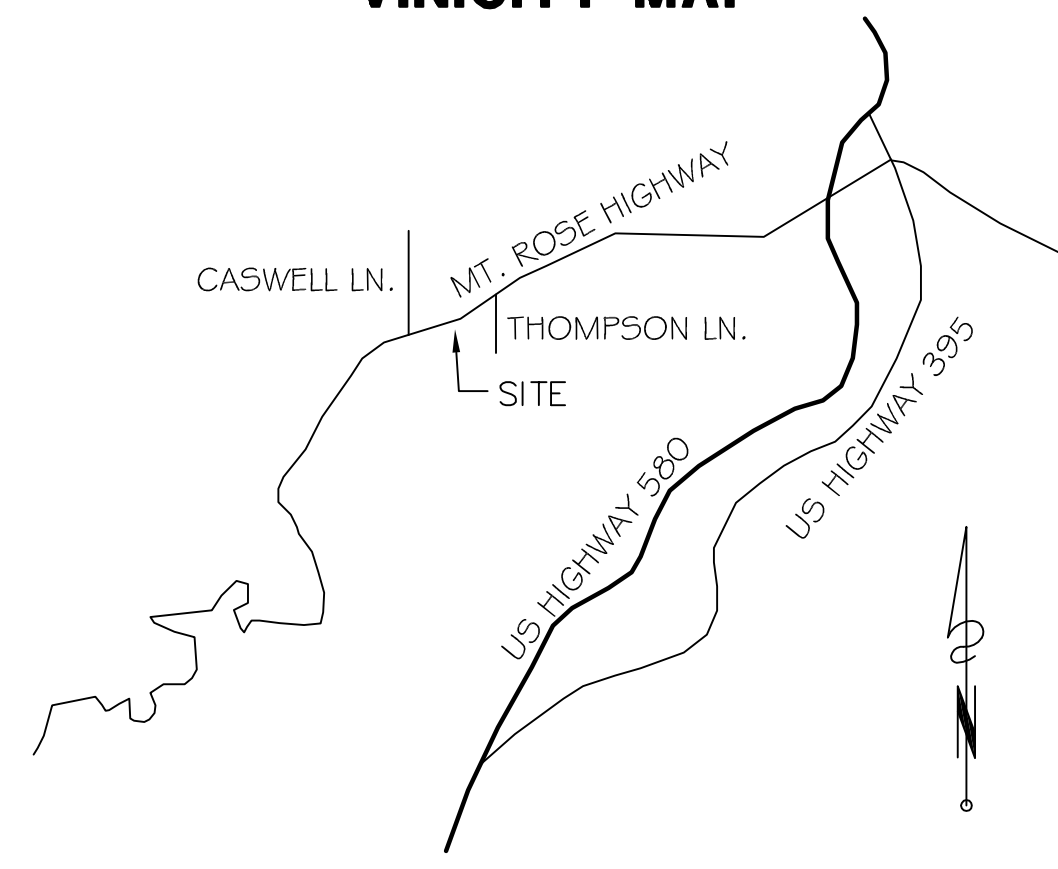
DATE:  
 12/05/2017

SCALE:  
 1" = 50'

DRAWN:  
 CRS

JOB:  
 17064  
 SWAB 17-0006  
**EXHIBIT D**

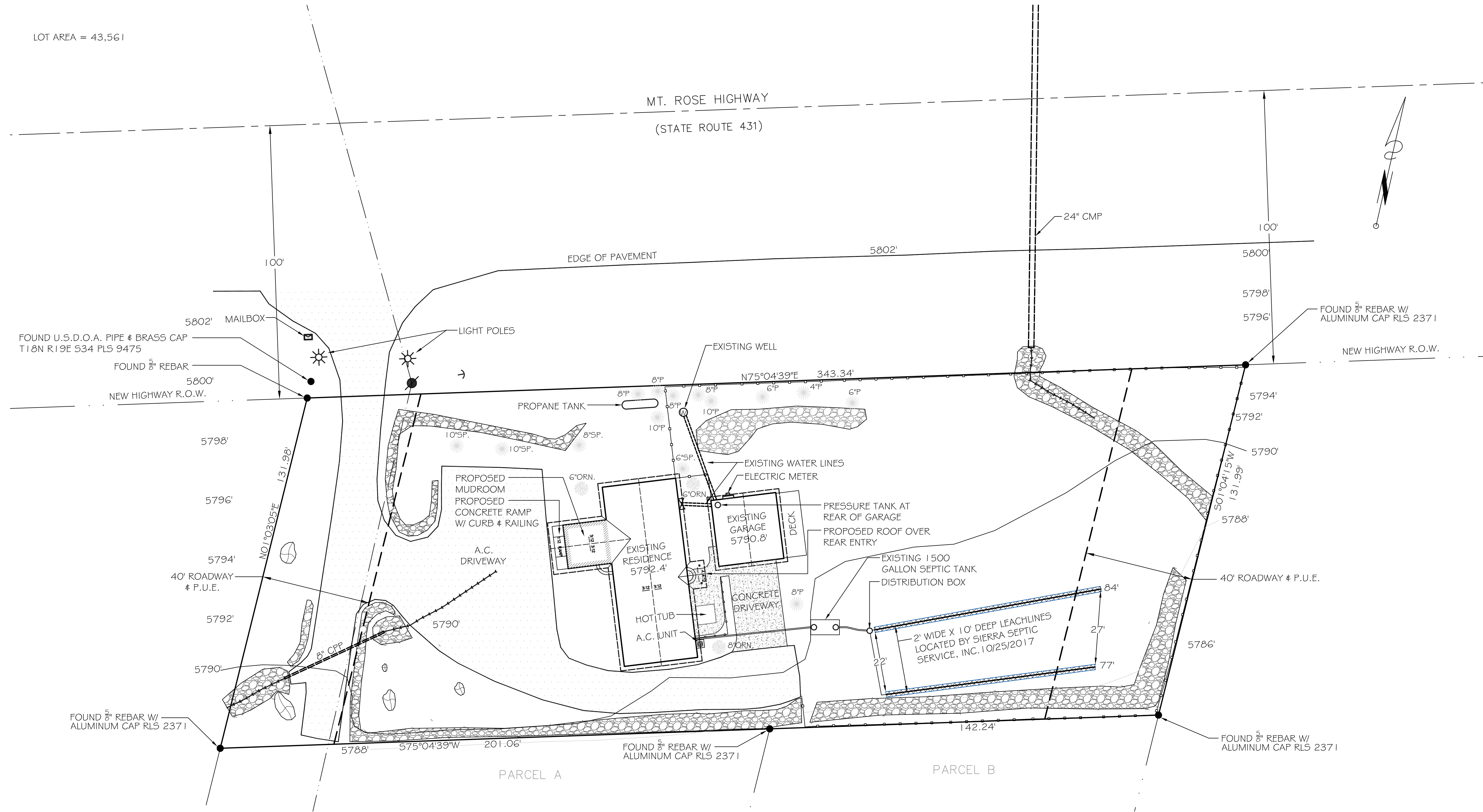
**VINICITY MAP**



**LEGEND**

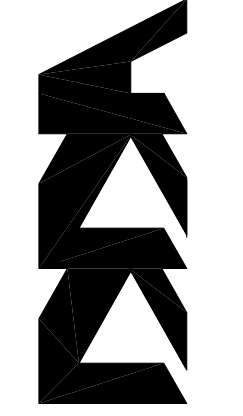
- PROPERTY LINE # CORNER
- SETBACK LINE
- ELEVATION # CONTOUR LINE
- TOP OF EMBANKMENT
- DIRECTION OF SLOPE
- BOTTOM OF EMBANKMENT
- FLOWLINE
- OVERHEAD LINES
- FENCE
- JOINT UTILITY POLE
- GUY ANCHOR
- NATURAL GAS METER
- GAS VALVE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- SEWER SANITARY CLEANOUT
- 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

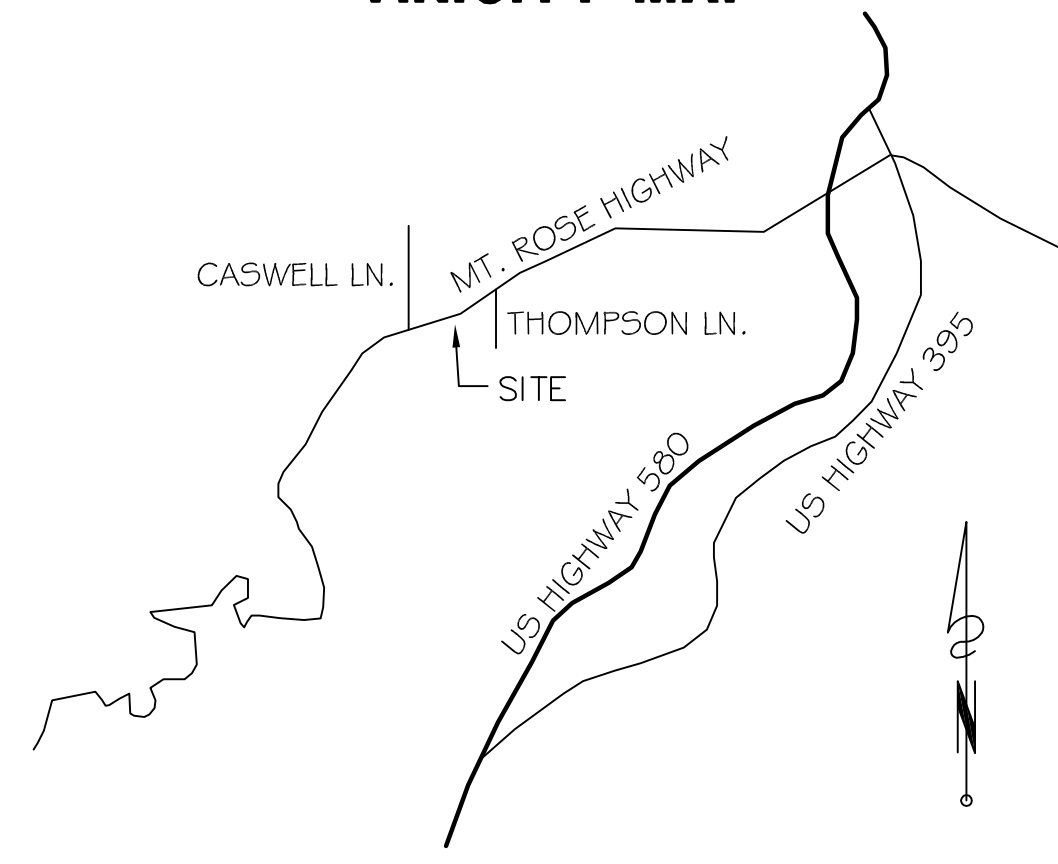


**SITE PLAN FOR**  
**HAROLD B. SCHAMBACK, JR.**  
 PARCEL C, PM 1358  
 16220 MT. ROSE HIGHWAY  
 A.P.N. 049-090-01

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



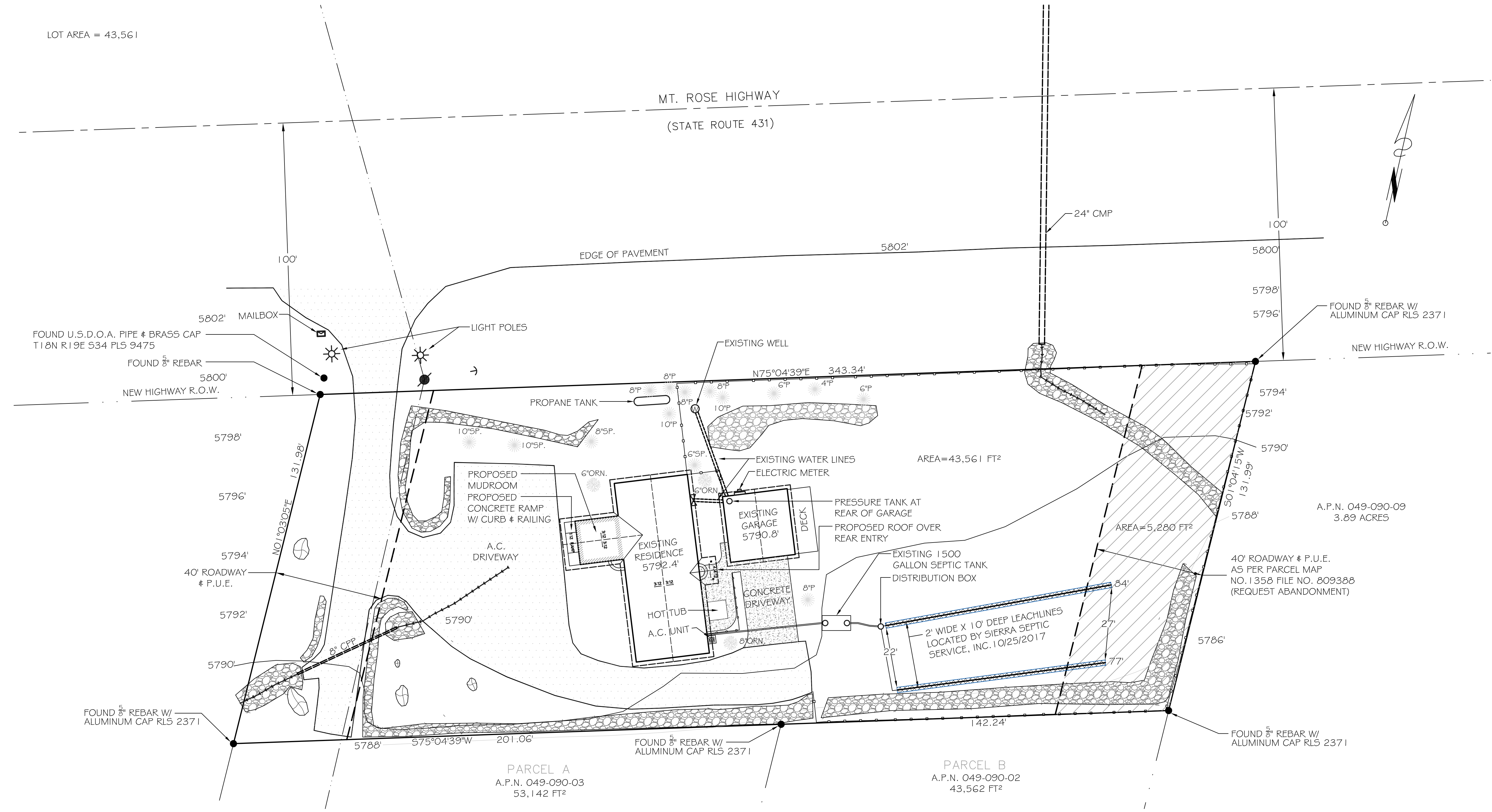
**VINICITY MAP**



**LEGEND**

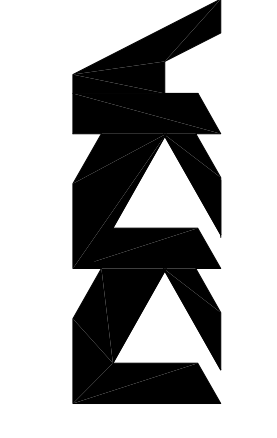
- PROPERTY LINE # CORNER
- SETBACK LINE
- ELEVATION # CONTOUR LINE
- TOP OF EMBANKMENT
- DIRECTION OF SLOPE
- BOTTOM OF EMBANKMENT
- FLOWLINE
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- TREES: TW=TWIN, SN=SNAG, D=DEAD, TR=TRIPLE, ST=STUMP
- CONIFEROUS TREE
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- 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

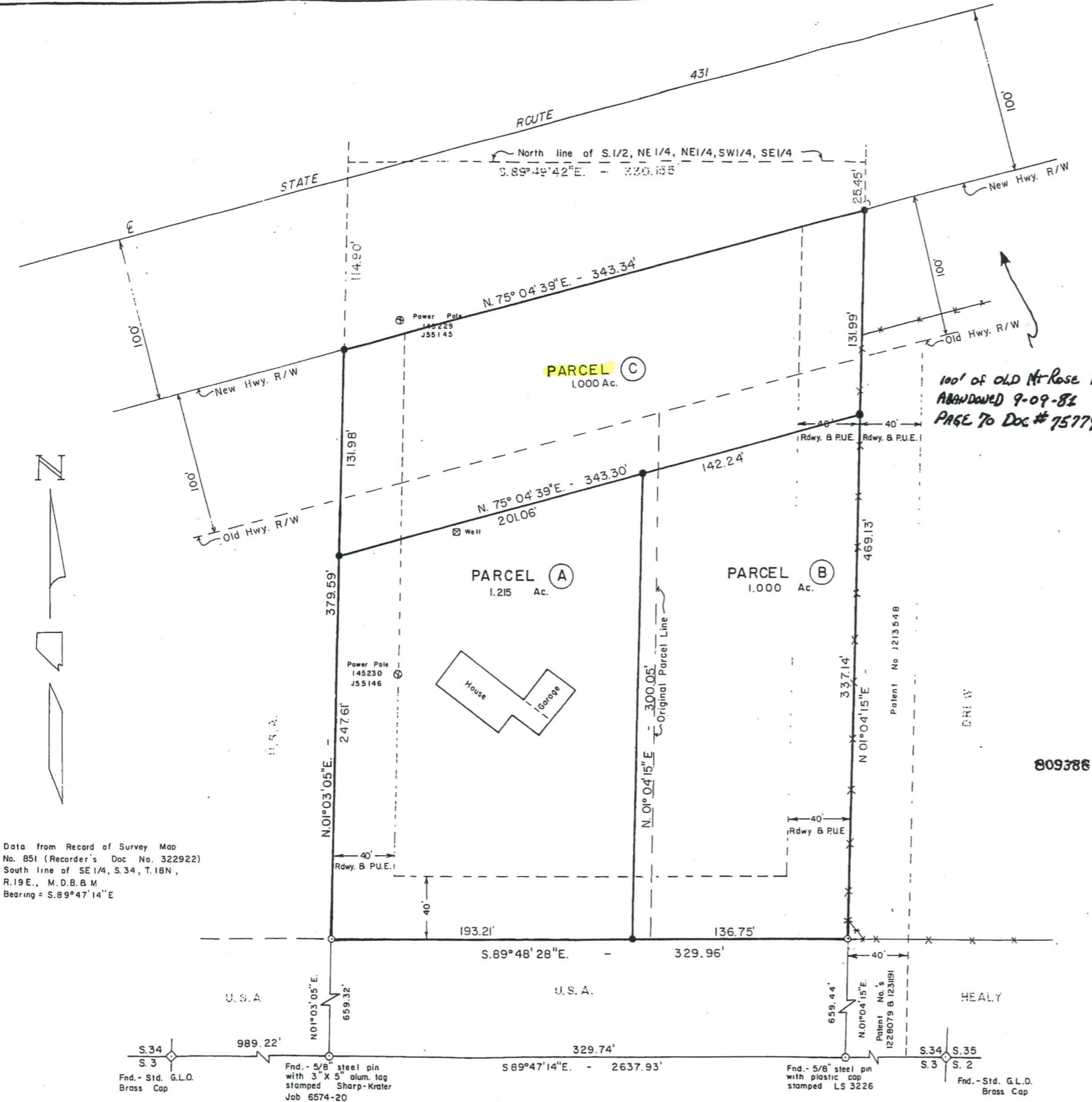


**EXHIBIT MAP TO ACCOMPANY EASEMENT  
 ABANDONMENT APPLICATION**  
**HAROLD B. SCHAMBACK, JR.**  
 PARCEL C, PM 1358  
 16220 MT. ROSE HIGHWAY  
 A.P.N. 049-090-01

A.P.N. 049-090-09  
 3.89 ACRES

40' ROADWAY # P.U.E.  
 AS PER PARCEL MAP  
 NO. 1358 FILE NO. 809388  
 (REQUEST ABANDONMENT)

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\"/>



- 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

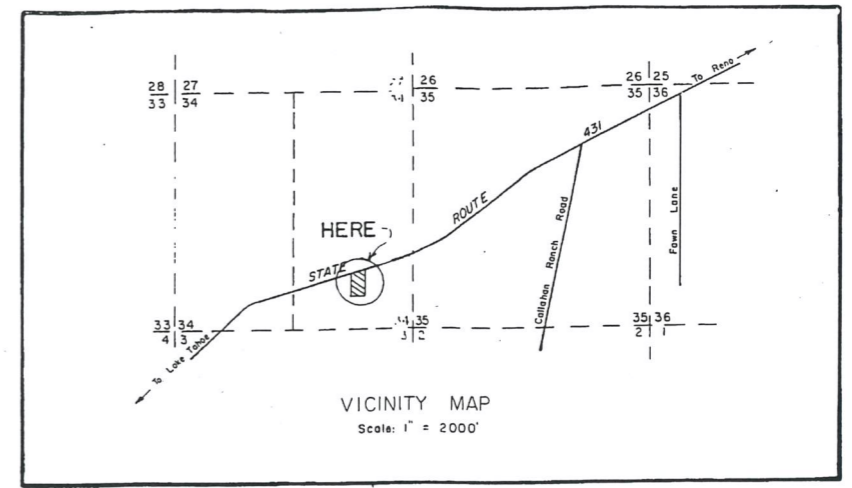
I hereby certify that I have examined and approved the easements shown on this map to be used by my company.

*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

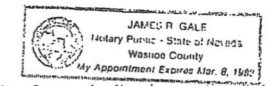
*Anthony House*  
ANTHONY HOUSE

*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 138B Fernley, Nevada 89508	Nov, 1981 Scale: 1" = 40' Sheet 1 of 1
--	--

CUMULATIVE INDEXES  
RECOMMENDED  
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](http://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								