

## 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: <b>Silverado Continuum of Care Offer of Dedication Abandonment</b>			
Project Description: <b>Abandonment of Offer of Dedication to Washoe County per Document # 3608388</b>			
Project Address: <b>0 Neighborhood Way</b>			
Project Area (acres or square feet): <b>28,499 square feet</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>North of Eagle Canyon Drive, east of Neighborhood Way</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-032-05	20.75	532-032-16	11.08
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <b>WSUP22-0001</b>			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spanish Springs Associates		Name: Wood Rodgers	
Address: 550 W Plumb Lane #B505		Address: 1361 Corporate Blvd, Reno, Nevada	
Reno, Nevada	Zip: 89509	Zip: 89502	
Phone:	Fax:	Phone: 775-823-5259	Fax:
Email: jessejhaw@gmail.com		Email: tgammill@woodrogers.com	
Cell: 775-560-6922	Other:	Cell: 775-690-2050	Other:
Contact Person: Jesse Haw		Contact Person: Todd Gammill	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Silverado Homes		Name:	
Address: 5525 Kietzke Lane, Ste 102		Address:	
Reno, Nevada	Zip: 89511	Zip:	
Phone:	Fax:	Phone:	Fax:
Email: mevans@silveradohomes.com		Email:	
Cell: 775-691-1535	Other:	Cell:	Other:
Contact Person: Mike Evans		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):	

**Abandonment Application  
Supplemental Information**  
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

Offer of dedication document # 3608388 to be abandoned. The offer of dedication is with in APN's 532-032-15 and 16.

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

Offer of dedication document recorded in Washoe County as document #3608388

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

Roads within the proposed development are to be private, per approvals in WSUP22-0001, and the public right of way is not necessary.

4. What replacement easements are proposed for any to be abandoned?

Private roadway parcels will be dedicated per the approvals in WSUP22-001

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?

All properties containing the area of the offer of dedication already have legal access.

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 X
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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.

BOOK 530

532-02

27 28  
34 35

ASWAN ST.

PAR. 2  
PM 2876

Offered for Dedication  
per Doc. #4647393

532-031-08  
20,000 ac

PAR. C  
PM 4799

PORTION OF SECTIONS 34 & 35  
T21N - R20E

031

POR. PAR. 4  
PM 4836

532-031-16  
11,214 ac.

532-032-05  
20,752 ac.

532-031-07  
7,141 ac.

PAR. B  
PM 4799

532-031-06  
5,000 ac.

532-031-12  
7,000 ac.

BOOK 089

532-031-05  
6,704 ac.

50' OPEN  
SPACE  
BUFFER

BOOK 089

PAR. 1 & 2  
AMEND. PM 3952

PAR. 1A  
RS 4543

532-031-11  
2,203 ac

532-031-10  
43560 sf

POR. PAR. 4  
PM 4299

PAR. 2A  
RS 4543

532-031-15  
5,590 ac.

POR. PAR. 4  
PM 4836

PAR. 4A  
RS 4804

532-032-04  
15,021 ac

032

532-032-16  
11.08 ac.

532-032-17  
3.30 ac

PAR. B  
PM 5371

40' ACCESS  
BASE.

532-13

RICHMOND SPRING BLVD.

EAGLE CANYON DRIVE

PYRAMID WAY

LA ROSADA DR.

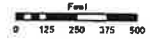
Medical Way Offered for Dedication  
per Doc. #3608386

Assessor's Map Number

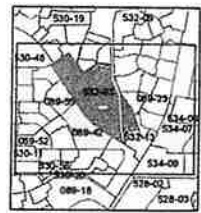
532-03

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE

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



1 inch = 500 feet

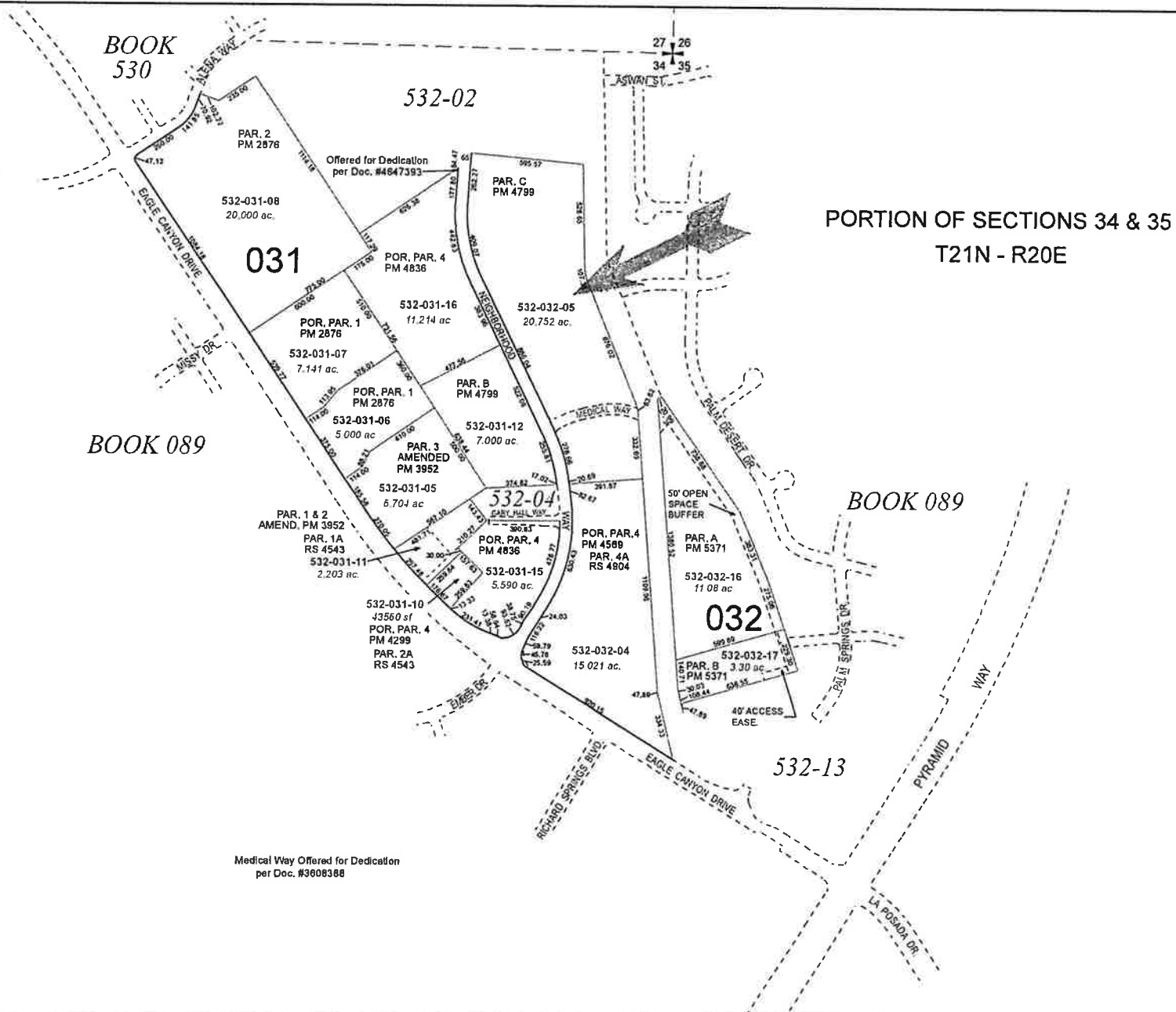


created by: **KSB 1/28/2010**

updated by: **JMO 11/15/18 JMO 10/31/18**

area previously shown on map(s):  
**089-15, 089-46, 530-28**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and Subdiv 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.

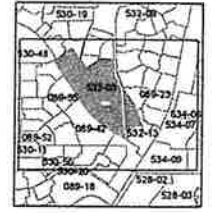


Assessor's Map Number  
**532-03**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 326-2231



Feet  
0 125 250 375 500  
1 inch = 500 feet



created by: **KSB 1/28/2010**  
updated: **JMO 11/15/18 JMO 10/31/18**

Area previously shown on map(s):  
**089-15, 089-46, 530-28**

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 herein.

**EXHIBIT A  
LEGAL DESCRIPTION FOR  
ABANDONMENT OF OFFER OF DEDICATION**

All that certain real property situate within portions of the Northeast One-Quarter (NE 1/4) of Section Thirty- Four (34) and the Northwest One-Quarter (NW 1/4) of Section Thirty-Five (35), Township Twenty-One (21) North, Range Twenty (20) East, M.D.M., Washoe County, State of Nevada, being a portion of Parcel C of Parcel Map No. 4799, as File No. 3548813, recorded on June 28, 2007, in the Official Records of Washoe County, and a portion of Parcel A of Parcel Map No. 5371, as File No. 4857023, recorded on October 9, 2018, in said Official Records, being more particularly described as follows:

**ABANDONMENT AREA 1:**

**COMMENCING** at the Southwesterly Corner of said Parcel C, also being the Easterly Right-of-Way of Neighborhood Way dedicated per Parcel Map No. 4836 as File No. 3577929, recorded on September 24, 2007 in said Official Records, and accepted per Document No. 3723540, recorded on January 27, 2009 in said Official Records;

**THENCE** along said Easterly Right-of-Way for the following four (4) arcs, courses, and distances:

1. North 07°42'28" West a distance of 20.68 feet to the beginning of a tangent curve to the left;
2. 242.83 feet along the arc of a 862.50 foot radius curve through a central angle of 16°07'52" to the **POINT OF BEGINNING #1**, being the beginning of a tangent curve;
3. 33.83 feet along the arc of a 862.50 foot radius curve through a central angle of 02°14'50";
4. North 26°05'10" West a distance of 79.08 feet to the beginning of a non-tangent curve to the left;

**THENCE** departing said Easterly Right-of-Way from a radial line which bears North 63°54'50" East, 43.98 feet along the arc of a 28.00 foot radius curve through a central angle of 90°00'00";

**THENCE** North 63°54'50" East a distance of 6.00 feet;

**THENCE** South 26°05'10" East a distance of 1.00 feet;

**THENCE** North 63°54'50" East a distance of 22.51 feet to the beginning of a tangent curve to the right;

**THENCE** 130.51 feet along the arc of a 528.00 foot radius curve through a central angle of 14°09'46";

**THENCE** North 78°04'37" East a distance of 87.25 feet to the beginning of a tangent curve to the right;

**THENCE** 206.23 feet along the arc of a 378.00 foot radius curve through a central angle of 31°15'35" to the Easterly Boundary of said Parcel C, being the beginning of a non-tangent curve to the right;

**THENCE** along said Easterly Boundary from a radial line which bears South 74°28'02" West, 39.53 feet along the arc of a 205.00 foot radius curve through a central angle of 11°02'58";

**THENCE** continuing along said Easterly Boundary, South 04°29'00" East a distance of 25.12 feet to the beginning of a non-tangent curve to the left;

**THENCE** departing said Easterly Boundary, from a radial line which bears South 24°36'00" West, 205.20 feet along the arc of a 322.00 foot radius curve through a central angle of 36°30'44";

**THENCE** South 78°04'37" West a distance of 87.25 feet to the beginning of a tangent curve to the left;

**THENCE** 116.67 feet along the arc of a 472.00 foot radius curve through a central angle of 14°09'46";

**THENCE** South 63°54'50" West a distance of 23.20 feet;

**THENCE** South 26°05'10" East a distance of 1.00 feet;

**THENCE** South 63°54'50" West a distance of 6.00 feet to the beginning of a tangent curve to the left;

**THENCE** 42.88 feet along the arc of a 28.00 foot radius curve through a central angle of 87°45'09" to the **POINT OF BEGINNING #1**.

Containing 26,952 square feet of land, more or less.

**ABANDONMENT AREA 2:**

**COMMENCING** at the Northwesterly Corner of said Parcel A;

**THENCE** along the Westerly Boundary of said Parcel A, South 04°29'00" East a distance of 104.50 to the **POINT OF BEGINNING #2**, being the beginning of a non-tangent curve to the right;

**THENCE** departing said Westerly Boundary from a radial line which bears South 31°43'39" West, 54.09 feet along the arc of a 303.00 foot radius curve through a central angle of 10°13'39";

**THENCE** South 41°57'18" West a distance of 55.98 feet to said Westerly Boundary;

**THENCE** along said Westerly boundary, North 04°29'00" West a distance of 74.24 feet to the **POINT OF BEGINNING #2**.

Containing 1,549 square feet of land, more or less.

The basis of bearings for this legal description is identical to said Parcel Map No. 5371.

*See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.*

Prepared by:  
Wood Rodgers, Inc.  
1361 Corporate Blvd.,  
Reno, NV 89502



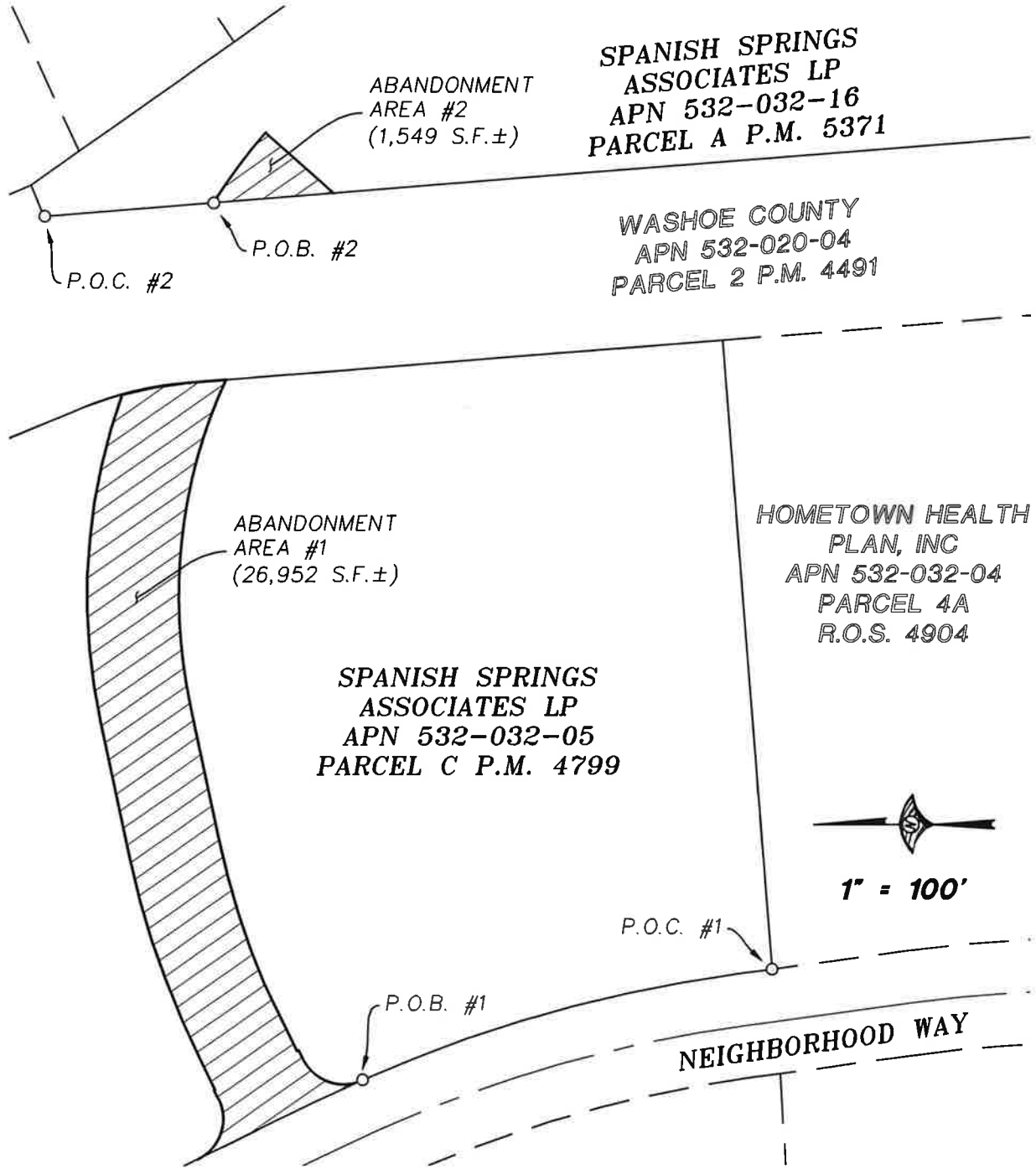
1/9/23

Kaitlin S. Constantine, P.L.S.  
Nevada Certificate No. 30222

**EXHIBIT A-1**

PLAT TO ACCOMPANY

OFFER OF DEDICATION ABANDONMENT  
BEING A PORTION OF THE NE 1/4 OF SECTION 34  
& A PORTION OF THE NW 1/4 OF SECTION 35  
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.  
WASHOE COUNTY NEVADA



JOB NO. 3599010  
SHEET 1 OF 1



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Blvd Reno, NV 89502  
Tel 775.823.4068 Fax 775.823.4066

**EXHIBIT A  
LEGAL DESCRIPTION FOR  
RELINQUISHMENT OF TEMPORARY TURN-AROUND EASEMENT**

All that certain real property situate within portions of the Northeast One-Quarter (NE 1/4) of Section Thirty-Four (34) and the Northwest One-Quarter (NW 1/4) of Section Thirty-Five (35), Township Twenty-One (21) North, Range Twenty (20) East, M.D.M, Washoe County, State of Nevada, being a portion of Parcel A of Parcel Map No. 5371, as File No. 4857023, recorded on October 9, 2018 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

**COMMENCING** at the Northwesterly Corner of said Parcel A;

**THENCE** South  $06^{\circ}16'21''$  East a distance of 173.67 feet to the **POINT OF BEGINNING**;

**THENCE** North  $41^{\circ}57'18''$  East a distance of 41.00 feet to the beginning of a non-tangent curve to the right;

**THENCE** from a radial line which bears South  $41^{\circ}57'18''$  West, 52.02 feet along the arc of a 295.50 foot radius curve through a central angle of  $10^{\circ}05'09''$  to the beginning of a reverse curve;

**THENCE** 17.66 feet along the arc of a 50.00 foot radius curve through a central angle of  $20^{\circ}14'01''$  to the beginning of a reverse curve;

**THENCE** 233.62 feet along the arc of a 50.00 foot radius curve through a central angle of  $267^{\circ}42'50''$  to the beginning of a reverse curve;

**THENCE** 40.61 feet along the arc of a 30.00 foot radius curve through a central angle of  $77^{\circ}33'57''$  to the **POINT OF BEGINNING**.

Containing 9,681 square feet of land, more or less.

The basis of bearings for this legal description is identical to said Parcel Map No. 5371.

*See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.*

Prepared by:  
Wood Rodgers, Inc.  
1361 Corporate Blvd.,  
Reno, NV 89502

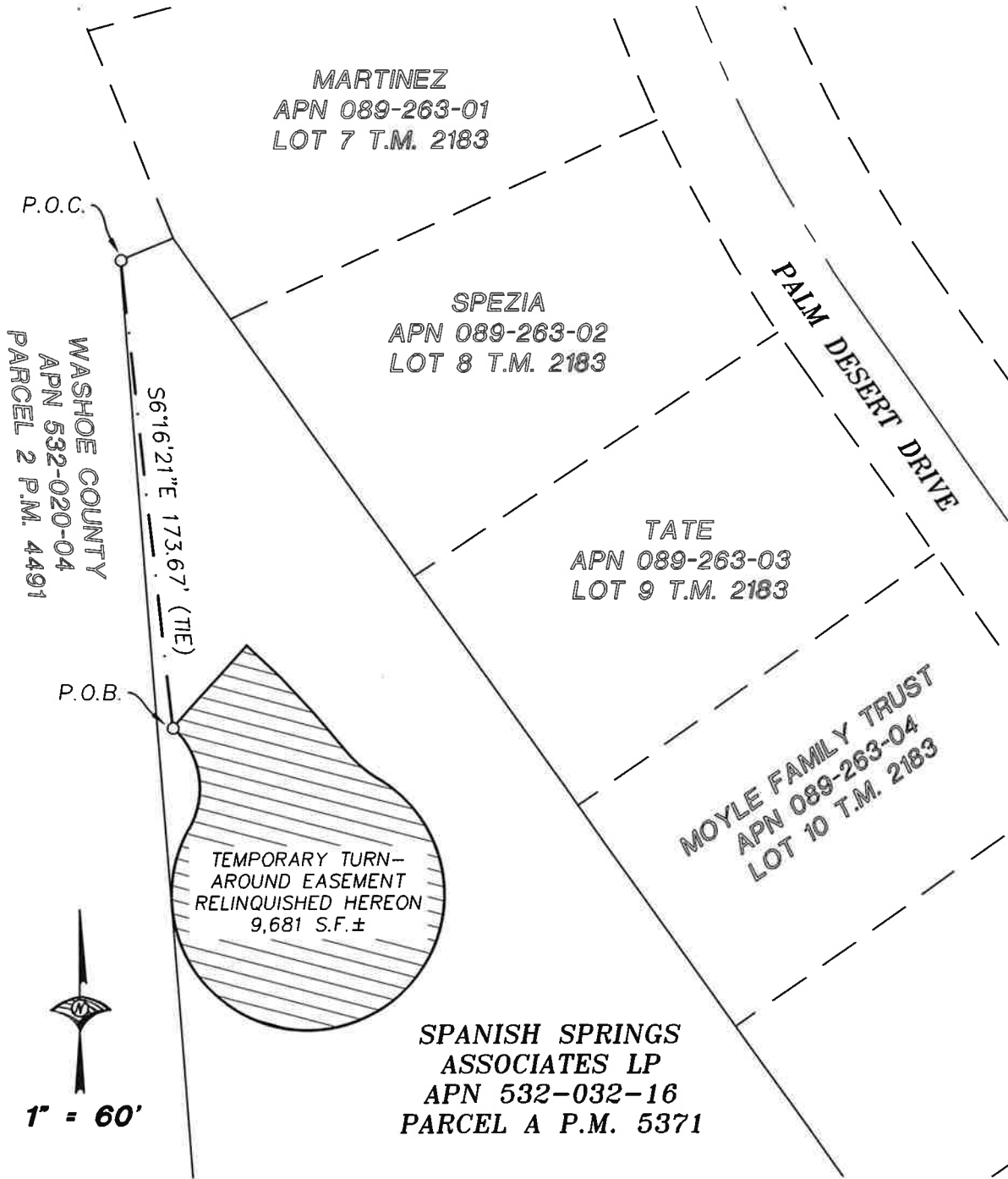


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Kaitlin S. Constantine, P.L.S.  
Nevada Certificate No. 30222



**EXHIBIT A-1**  
PLAT TO ACCOMPANY

**TURN-AROUND EASEMENT RELINQUISHMENT**  
BEING A PORTION OF THE NE 1/4 OF SECTION 34  
& A PORTION OF THE NW 1/4 OF SECTION 35  
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.  
WASHOE COUNTY NEVADA



JOB NO. 3599010  
SHEET 1 OF 1



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