

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 8<sup>th</sup> of each month. If the 8<sup>th</sup> 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.

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**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.

<b>Project Information</b>		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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(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?

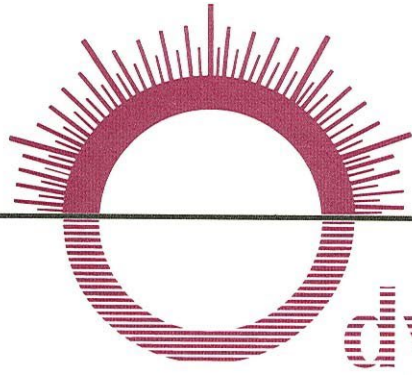
6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* 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.



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

**dyssey** ENGINEERING  
INCORPORATED

## **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:**

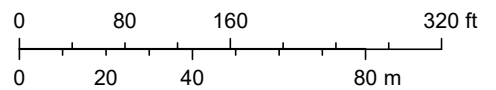
The proposed request for abandonment will help facilitate the future development of the Ascente Subdivision. The parcel and roads were allocated per Tract Map No. 5489 and are currently road designations that do not meet engineering requirements. This abandonment would relinquish said roads and parcel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

# Vicinity Map



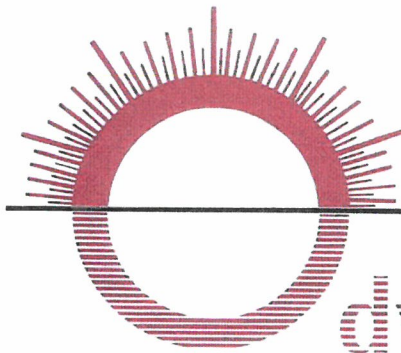
April 8, 2024

1:2,257



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

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



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

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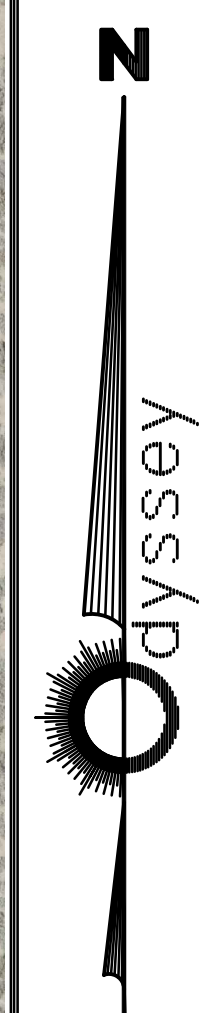
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### **Project Description:**

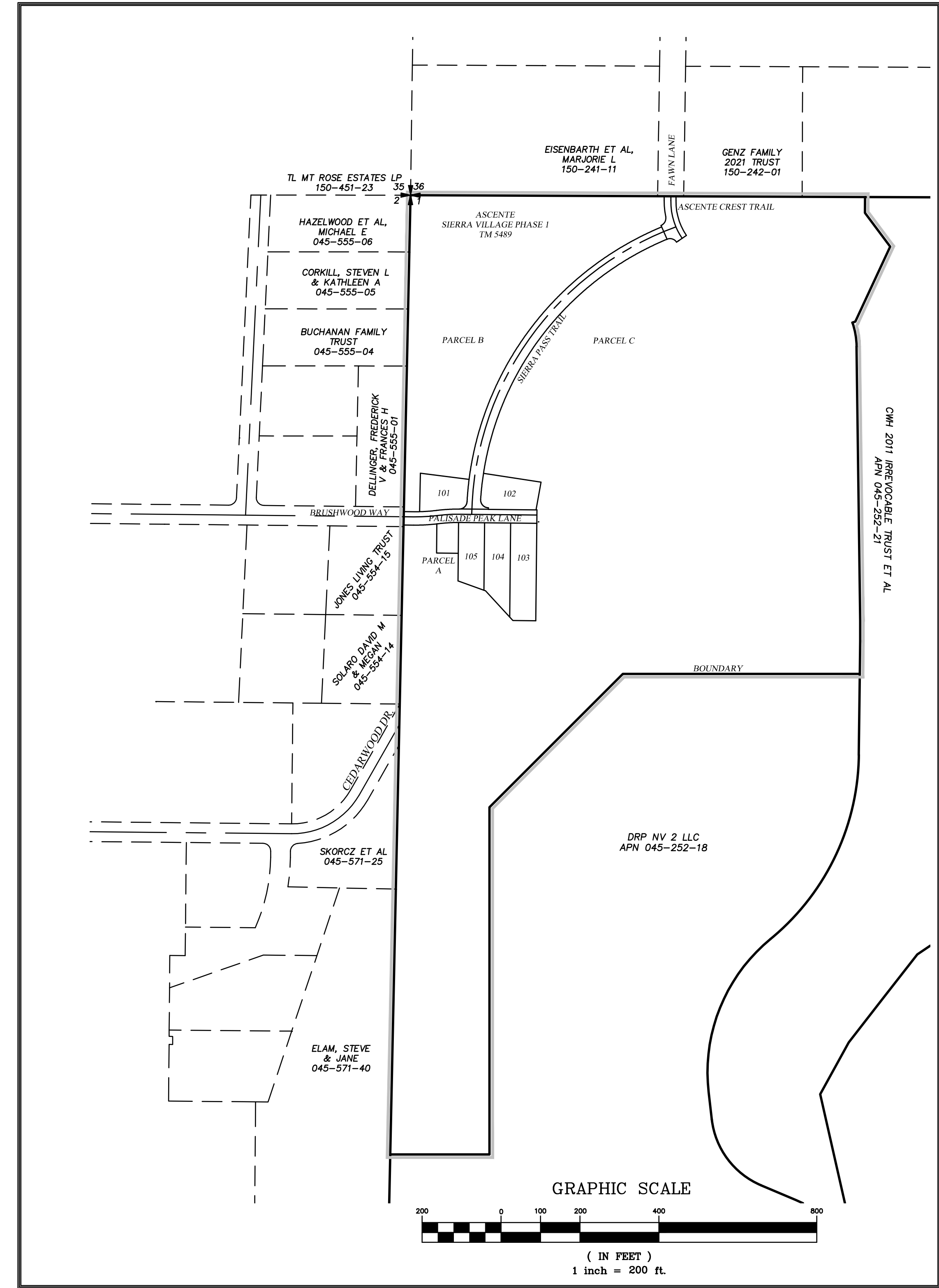
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HATCHED AREAS = PROPOSED ABANDONMENT AREAS



TRACT MAP 5489 OVERALL

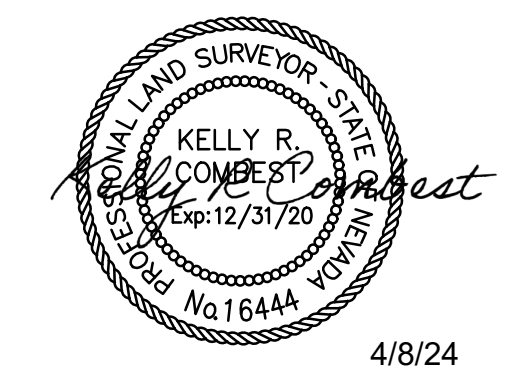


**NOTES**

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.



REV.	DATE	DESCRIPTION
1		

DATE:	APRIL 2024
DRAWN BY:	K.R.C.
PREPARED BY:	K.R.C.
CHECKED BY:	K.R.C.

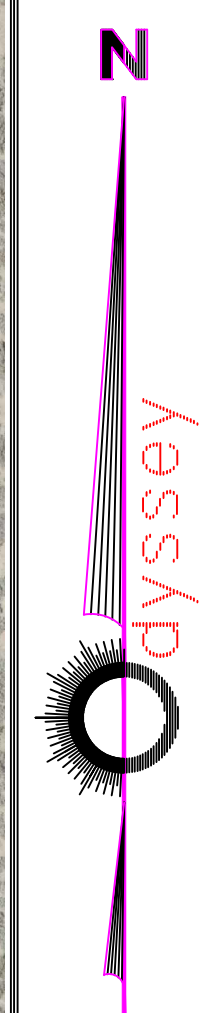
  

<b>ASCENTE</b> <b>SITE PLAN</b>	
WASHOE COUNTY	NEVADA

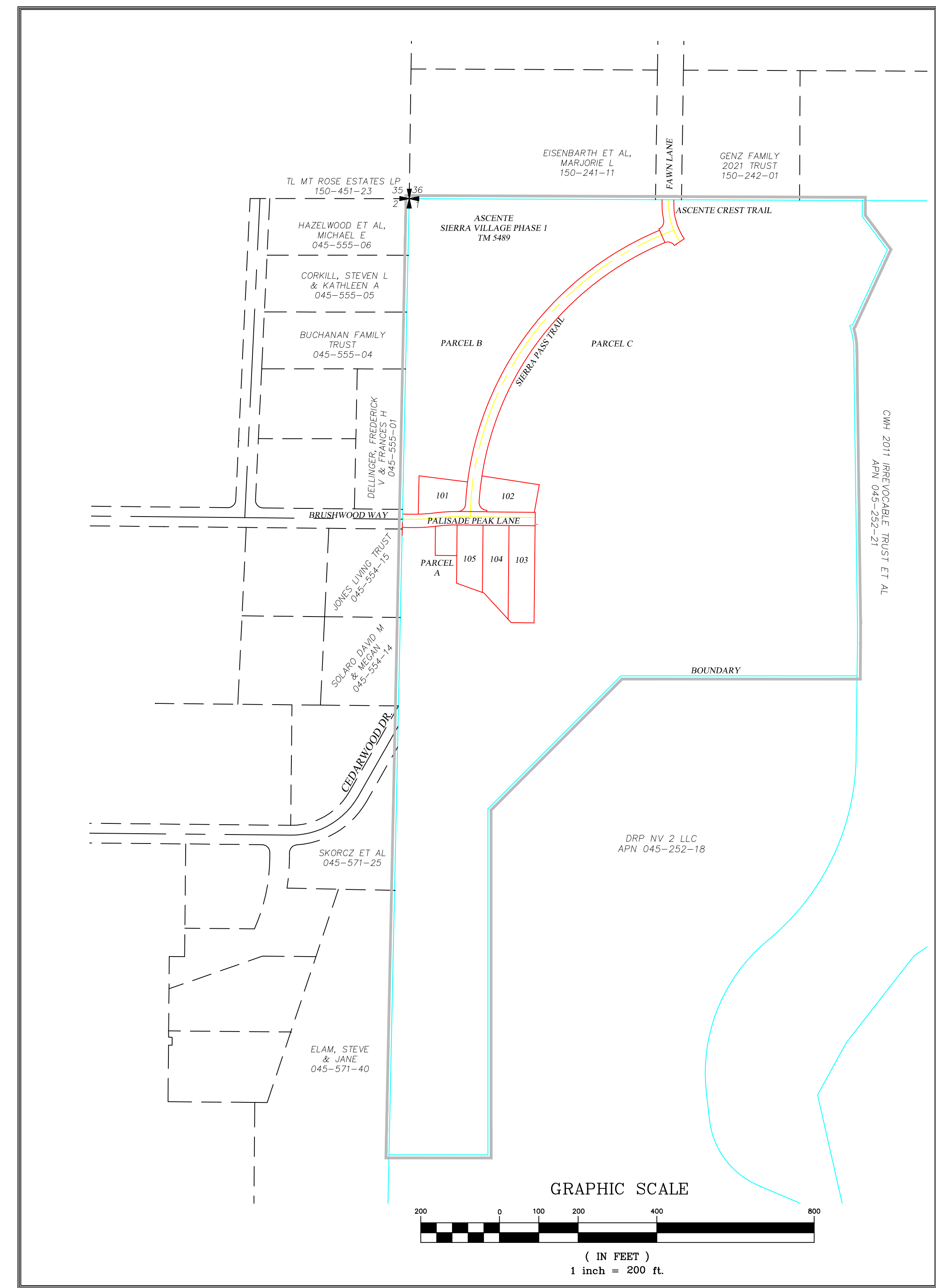
  

805 ROBERTA LANE SUITE 104, SPARKS, NV 89431 (775) 355-3300 FAX (775) 359-3329 odyssey ENGINEERING INCORPORATED	
SCALE	
HORIZ.	N/A
VERT.	N/A
JOB NO.	XXXX
SHEET	1
OF	1

HATCHED AREAS = PROPOSED ABANDONMENT AREAS



TRACT MAP 5489 OVERALL

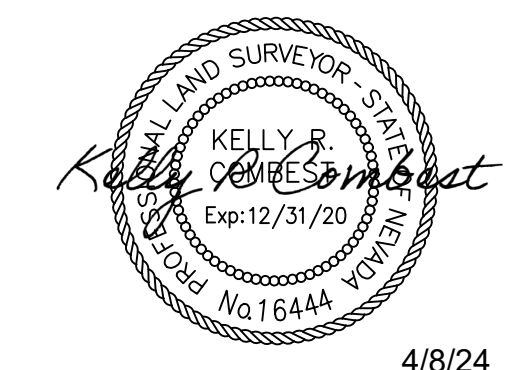


**NOTES**

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.

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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.



4/8/24

REV.	DATE	DESCRIPTION
1		

DATE:	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) 255-3305 FAX (775) 389-3329	
Odyssey ENGINEERING INCORPORATED	

SCALE	
HORIZ.	N/A
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.

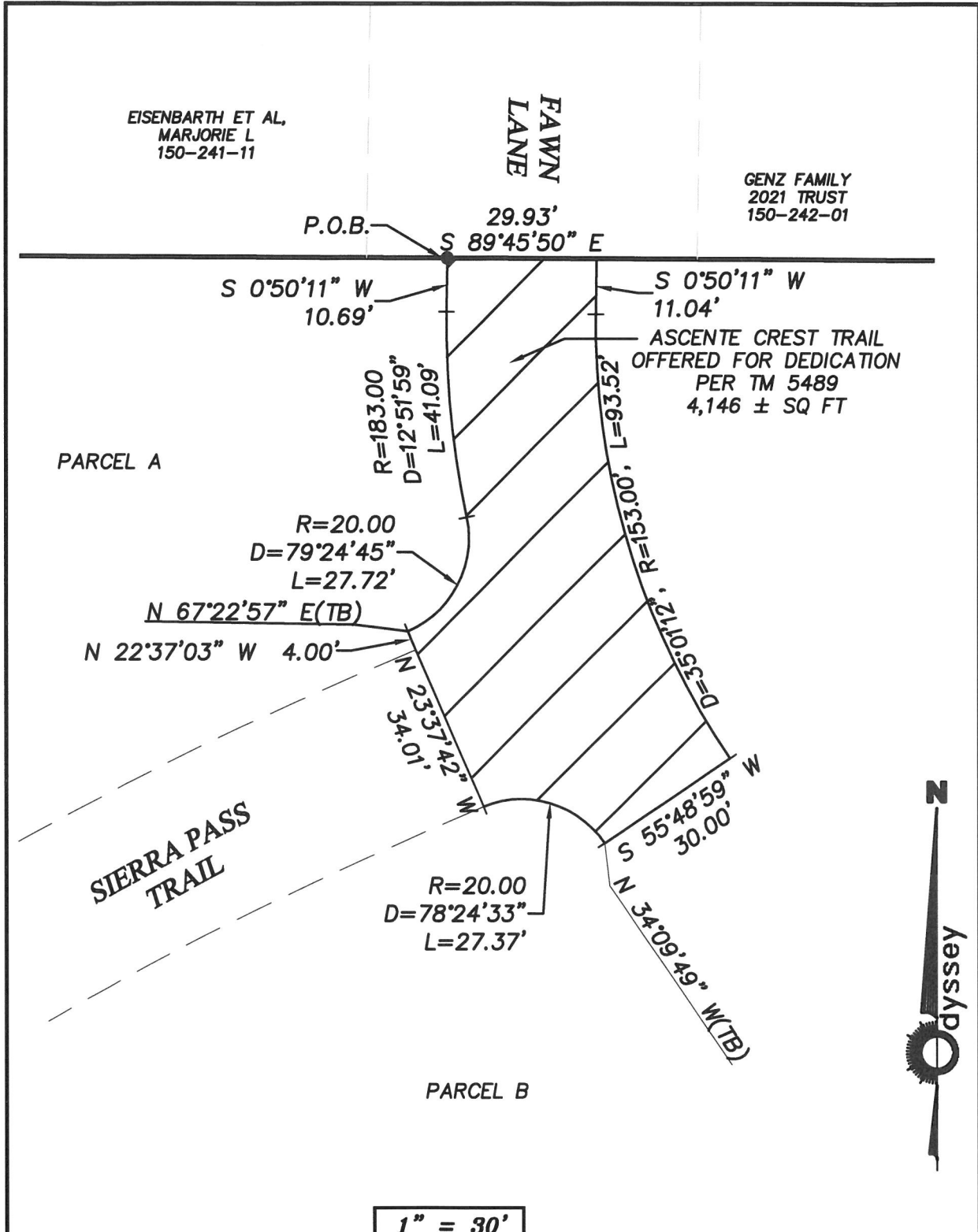
See Exhibit "A-1", Plat to Accompany Description, Attached hereto and made a part hereof.



EISENBARTH ET AL,  
MARJORIE L  
150-241-11

FAWN  
LANE

GENZ FAMILY  
2021 TRUST  
150-242-01



ASCENTE CREST TRAIL  
OFFERED FOR DEDICATION  
PER TM 5489  
4,146 ± SQ FT

SIERRA PASS  
TRAIL



1" = 30'

 **EXHIBIT "A-1"**  
WWW.ODYSSEY-CIVIL-ENGINEERING.COM  
**Odyssey ENGINEERING INCORPORATED**

**ASCENTE- SIERRA VILLAGE PHASE 1**  
OFFER OF DEDICATION ABANDONMENTS  
LOCATED WITHIN THE WEST 1/2 OF  
SECTION 1, T.17N., R.21E., M.D.M.  
WASHOE COUNTY, NEVADA

## 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

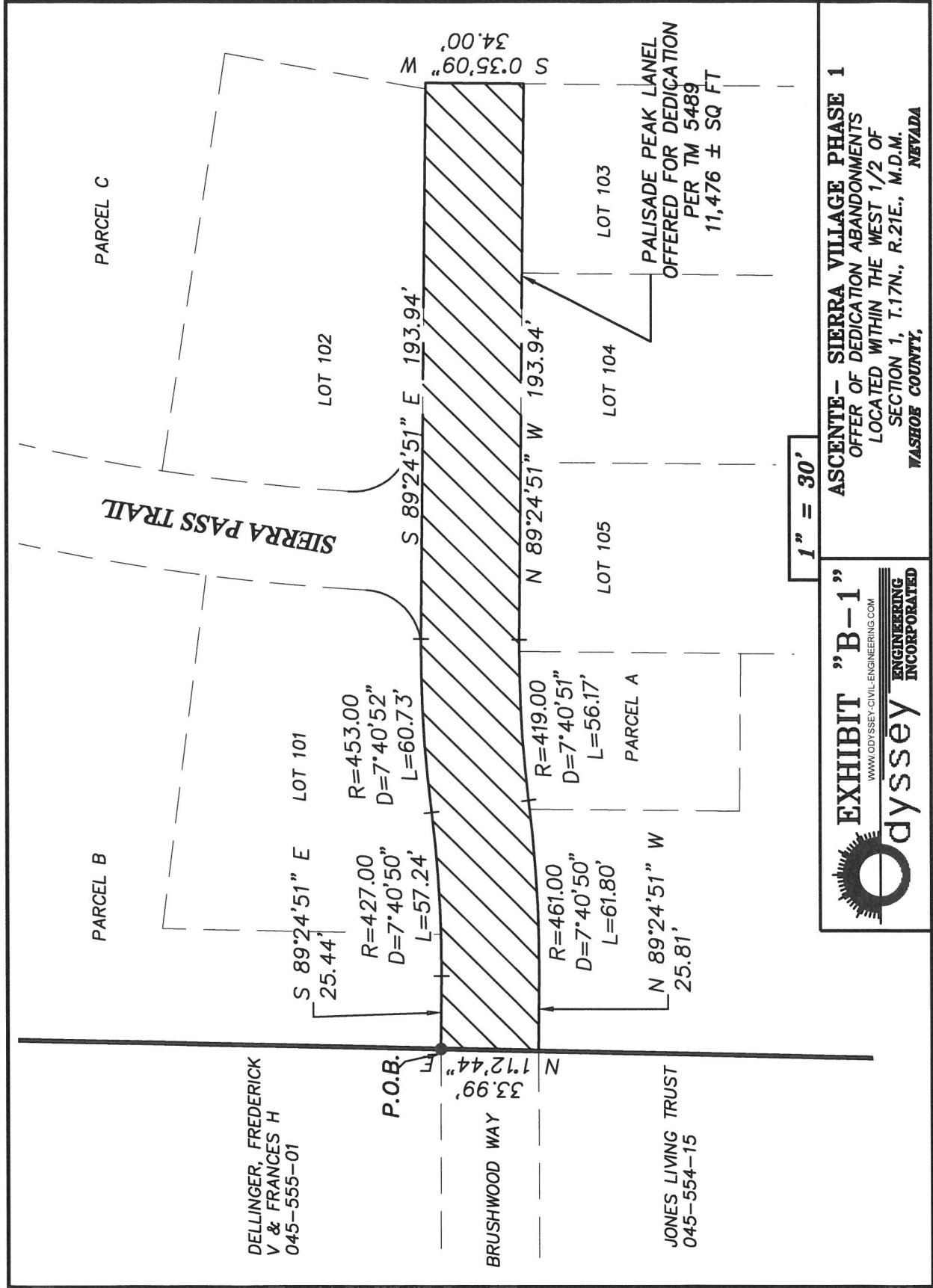
BEGINNING at the southwest corner of Parcel B, as shown on said Tract Map 5489;  
THENCE coincident with exterior right-of-way of said Palisade Peak Lane the following thirteen (13) courses:

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 "B-1"**  
 WWW.ODYSEY-CIVIL-ENGINEERING.COM  
**Odyssey**  
 ENGINEERING  
 INCORPORATED

**ASCENTE - SIERRA VILLAGE PHASE 1**  
 OFFER OF DEDICATION ABANDONMENTS  
 LOCATED WITHIN THE WEST 1/2 OF  
 SECTION 1, T.17N., R.21E., M.D.M.  
 WASHOE COUNTY, NEVADA

## 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:

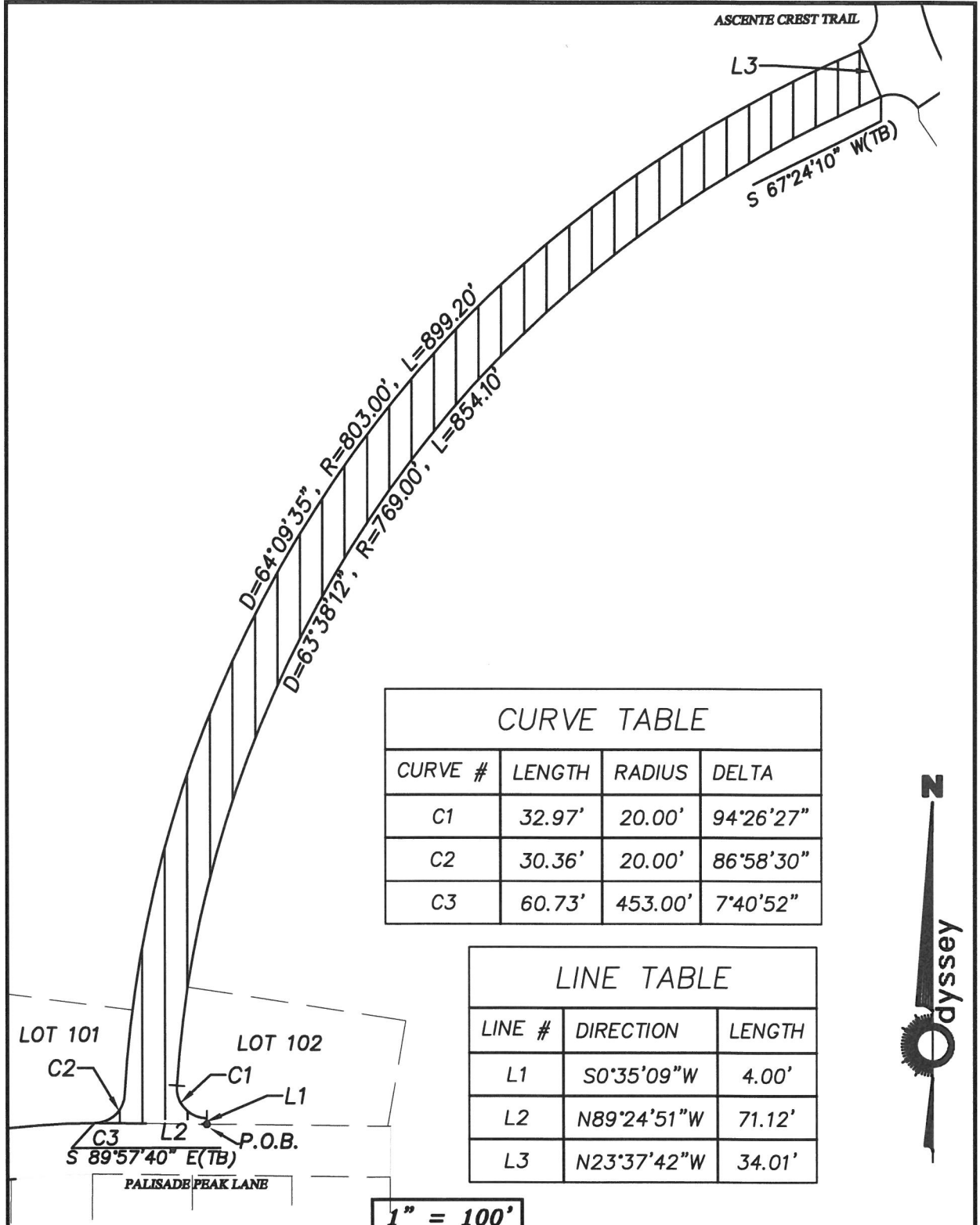
### SIERRA PASS TRAIL

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.





CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	32.97'	20.00'	94°26'27"
C2	30.36'	20.00'	86°58'30"
C3	60.73'	453.00'	7°40'52"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°35'09"W	4.00'
L2	N89°24'51"W	71.12'
L3	N23°37'42"W	34.01'



1" = 100'

**EXHIBIT "C-1"**  
WWW.ODYSSEY-CIVIL-ENGINEERING.COM  
**odyssey** ENGINEERING INCORPORATED

**ASCENTE- SIERRA VILLAGE PHASE 1**  
 OFFER OF DEDICATION ABANDONMENTS  
 LOCATED WITHIN THE WEST 1/2 OF  
 SECTION 1, T.17N., R.21E., M.D.M.  
 WASHOE COUNTY, NEVADA



## 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.

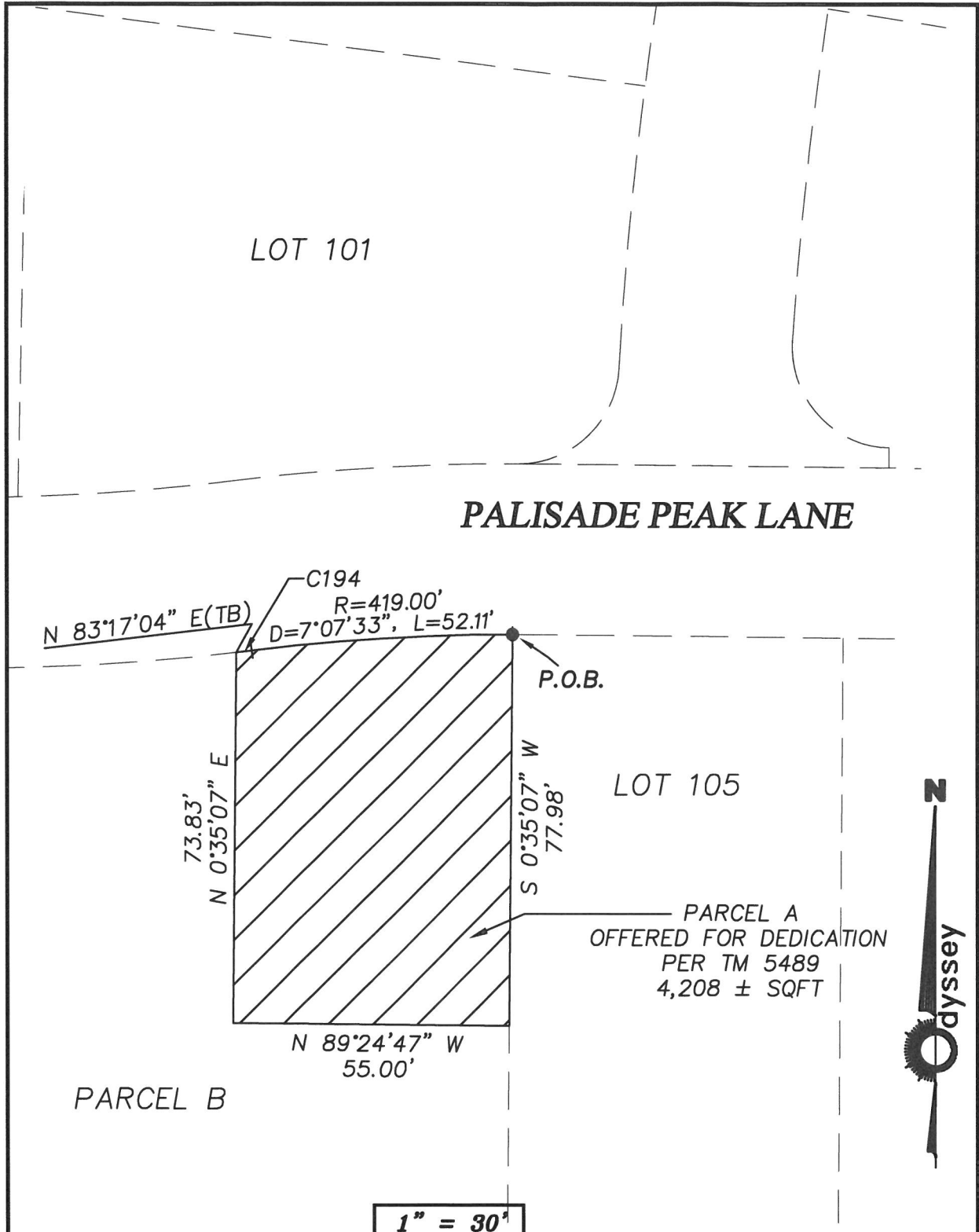
See Exhibit "D-1", Plat to Accompany Description, Attached hereto and made a part hereof.

**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





1" = 30'

 **EXHIBIT "D-1"**  
WWW.ODYSSEY-CIVIL-ENGINEERING.COM  
**Odyssey** **ENGINEERING**  
**INCORPORATED**

**ASCENTE- SIERRA VILLAGE PHASE 1**  
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**LOCATED WITHIN THE WEST 1/2 OF**  
**SECTION 1, T.17N., R.21E., M.D.M.**  
**WASHOE COUNTY, NEVADA**