

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):	

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.

**LAND DESCRIPTION FOR
AN ABANDONMENT OF A SLOPE/CONSTRUCTION EASEMENT
NORTH 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 a portion of that Slope Easement described in Deed Document No. 2161273, recorded December 11, 1997, Official Records of Washoe County, Nevada, said slope easement is referred to as the north construction easement in the legal description on said document, and more particularly described as follows:

BEGINNING at the Southwest corner of Parcel D as shown on Parcel Map 1688, recorded July 25, 1984, as file No. 938736, Official Records of Washoe County.

THENCE along the southerly boundary line of said Parcel D, North 89°34'34" East a distance of 59.38 feet to the beginning of a non tangent curve;

THENCE departing said southerly boundary line for the following Four (4) courses, distances, and arcs;

- 1) from a tangent which bears South 16°52'58" East, a distance of 238.28 feet, along the arc of said curve to the left, having a radius of 400.00 feet, through a central angle of 34°07'53";
- 2) South 51°00'50" East a distance of 1363.05 feet, to the beginning of a tangent curve;
- 3) a distance of 336.89 feet, along the arc of said curve to the left, having a radius of 500.00 feet; through a central angle of 38°36'16";
- 4) South 89°37'07" East a distance of 971.00 feet, to a point coincident with the easterly boundary line of the land described in Deed Document No. 5152972, Recorded March 15, 2021, Official Records of Washoe County, Nevada.

THENCE along said easterly boundary South 01°00'12" West a distance of 70.00 feet to a point coincident with the northerly 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;

THENCE along said northerly right of way for the following Five (5) courses, distances, and arcs;

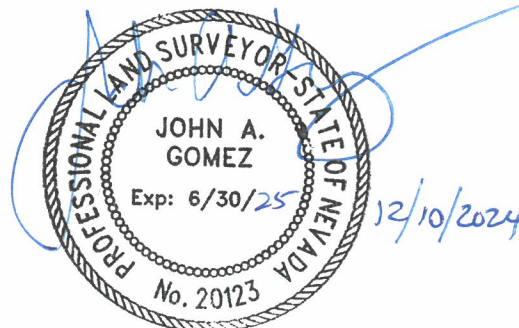
- 1) North 89°37'07" West a distance of 970.24 feet to the beginning of a tangent curve;
- 2) a distance of 384.05 feet, along the arc of said curve to the right, having a radius of 570.00 feet, through a central angle of 38°36'18";
- 3) North 51°00'50" West a distance of 1363.05 feet to the beginning of a tangent curve;
- 4) a distance of 256.44 feet, along the arc of said curve to the right, having a radius of 470.00 feet, through a central angle of 31°15'43";
- 5) North 00°17'03" East a distance of 42.24 feet to the **POINT OF BEGINNING**.

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

Containing 4.76 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.
John A. Gomez, P.L.S.
Nevada Certificate No. 20123
895 Roberta Lane, Suite 104,
Sparks, NV 89431





N

APN 508-030-37
POWERHOUSE DECORATIVE
CONCRETE
PARCEL D PER PM 1688

APN
508-030-27
ROBIN L &
WANDA K
MADISON
DEED DOC.
2522416

APN
508-030-39
JUDY F HILBISH
et al
LOT C
P.M. 1861

APN
508-030-31
MATHEW S &
EMILY A.
ROLLINGS
DEED DOC.
4428031

P.O.B.

L1
S 16°52'58" E(TB)

SLOPE/CONSTRUCTION EASEMENT
AREA TO BE RELINQUISHED
=±4.76 ACRES

APN 508-020-43
LC HIGHLAND, LLC.
DEED DOC. 5152972

APN
508-020-44
LC HIGHLAND
2,LLC
DEED DOC.
5213089

S 51°00'50" E
N 51°00'50" W

HIGHLAND RANCH PARKWAY

APN 508-020-41
LC HIGHLAND, LLC.
DEED DOC. 5152972

APN
508-020-04
LC HIGHLAND
2,LLC
DEED DOC.
5213089

APN
508-020-42
LC HIGHLAND
2,LLC
DEED DOC.
5213089

1363.05'
1363.05'

C2
C3

SEE SHEET 2



EXHIBIT "A-1"

WWW.ODYSSEYRENO.COM

odyssey ENGINEERING
INCORPORATED

SLOPE/CONSTRUCTION EASEMENT
RELINQUISHMENT

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

SCALE:
1"=250'

DATE:
12/2024

SHT. NO.:
1 of 3



APN
508-030-31
MATHEW S &
EMILY A.
ROLLINGS
DEED DOC.
4428031

APN
508-030-32
ROBERT MITAN
DEED DOC.
4069919

APN
508-030-33
MAHMOOD/ FERREL
FAMILY TRUST
DEED DOC. 5234605

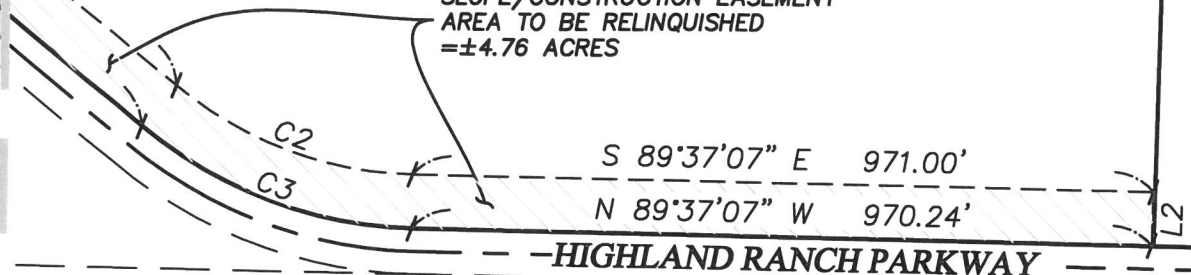
APN
508-030-34
HOOD LIVING TRUST
DEED DOC. 4306427

APN 508-020-43
LC HIGHLAND, LLC.
DEED DOC. 5152972

APN 508-020-41
LC HIGHLAND, LLC.
DEED DOC. 5152972

SEE SHEET 1

SLOPE/CONSTRUCTION EASEMENT
AREA TO BE RELINQUISHED
=±4.76 ACRES



APN 504-600-01
HIGHLAND RANCH HOA CA B TM 3308

MIDNIGHT
COURT

APN 504-600-02
HIGHLAND RANCH HOA
CA C TM 3308

APN 504-600-01
HIGHLAND RANCH
HOA
CA TM 3440



EXHIBIT "A-1"

WWW.ODYSSEYRENO.COM

odyssey ENGINEERING
INCORPORATED

SLOPE/CONSTRUCTION EASEMENT
RELINQUISHMENT

LOCATED WITHIN THE SOUTHEAST 1/4 OF
SECTION 08, T.20N., R.20E., M.D.M.

WASHOE COUNTY

NEVADA

SCALE:
1"=250'

DATE:
12/2024

SHT. NO.:
2 of 3

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89°34'34" E	59.38'
L2	S 1°00'12" W	70.00'
L3	N 0°17'03" E	42.24'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	34°07'53"	400.00'	238.28'
C2	38°36'16"	500.00'	336.89'
C3	38°36'18"	570.00'	384.05'
C4	31°15'43"	470.00'	256.44'



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

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

SCALE:
 N.T.S.
 DATE:
 12/2024
 SHT. NO.:
 2 of 3