

## 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: <span style="font-size: 1.2em; font-family: cursive;">EASEMENT ABANDONMENT</span>			
Project Description: <span style="font-size: 1.2em; font-family: cursive;">REQUEST TO ABANDON 33 FT EASEMENT</span>			
Project Address: <span style="font-size: 1.2em; font-family: cursive;">2465 TRAILS END LN, RENO NV. 89511</span>			
Project Area (acres or square feet): <span style="font-size: 1.2em; font-family: cursive;">39,552 SQUARE FEET</span>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <span style="font-size: 1.2em; font-family: cursive;">CITY OF RENO, WASHOE COUNTY, NV. CROSS STREETS : JENNA WAY &amp; KILLINGTON DRIVE.</span>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<span style="font-size: 1.2em; font-family: cursive;">APN 142-242-16</span>	<span style="font-size: 1.2em; font-family: cursive;">2.5</span>		
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> <span style="font-size: 1.2em; font-family: cursive;">BONCA FAMILY TRUST</span>		<b>Professional Consultant:</b>	
Name: <span style="font-size: 1.2em; font-family: cursive;">TRUST</span>		Name: <span style="font-size: 1.2em; font-family: cursive;">RYAN COOK PLS 15224</span>	
Address: <span style="font-size: 1.2em; font-family: cursive;">2465 TRAILS END LN</span>		Address: <span style="font-size: 1.2em; font-family: cursive;">5405 MAE ANNE AVE</span>	
RENO, NV. Zip: <span style="font-size: 1.2em; font-family: cursive;">89511</span>		RENO, NV. Zip: <span style="font-size: 1.2em; font-family: cursive;">89523</span>	
Phone: <span style="font-size: 1.2em; font-family: cursive;">(775) 691-2625</span> Fax:		Phone: <span style="font-size: 1.2em; font-family: cursive;">775 747 8550</span> Fax:	
Email: <span style="font-size: 1.2em; font-family: cursive;">sparksRN580@gmail.com</span>		Email: <span style="font-size: 1.2em; font-family: cursive;">rcook@sanbell.com</span>	
Cell: Other:		Cell: Other:	
Contact Person: <span style="font-size: 1.2em; font-family: cursive;">DANIELLE &amp; JUSTIN</span>		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <span style="font-size: 1.2em; font-family: cursive;">BONCA JUSTIN &amp; DANIELLE</span>		Name:	
Address: <span style="font-size: 1.2em; font-family: cursive;">2465 TRAILS END LN</span>		Address:	
RENO, NV. Zip: <span style="font-size: 1.2em; font-family: cursive;">89511</span>		Zip:	
Phone: <span style="font-size: 1.2em; font-family: cursive;">(775) 691-2625</span> Fax: <span style="font-size: 1.2em; font-family: cursive;">DANIELLE</span>		Phone: Fax:	
Email: <span style="font-size: 1.2em; font-family: cursive;">sparksRN580@gmail.com</span>		Email:	
Cell: <span style="font-size: 1.2em; font-family: cursive;">(775) 691-2627</span> Other: <span style="font-size: 1.2em; font-family: cursive;">JUSTIN</span>		Cell: Other:	
Contact Person: <span style="font-size: 1.2em; font-family: cursive;">DANIELLE / JUSTIN</span>		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?

33 FT. EASEMENT BORDERING ALL  
PROPERTY LINES

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

UNITED STATES OF AMERICA GOVERNMENT PATENT  
NUMBER 1221278 FROM 07/20/1961

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

EXTEND SOUTH FACING NEW ADDITION PATIO

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

EAST EASEMENT UTILITIES ACCESS

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?

MAINTAIN UNOBSTRUCTED WHITES CREEK  
FLOW & VEGETATION AT ALL TIMES

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.)

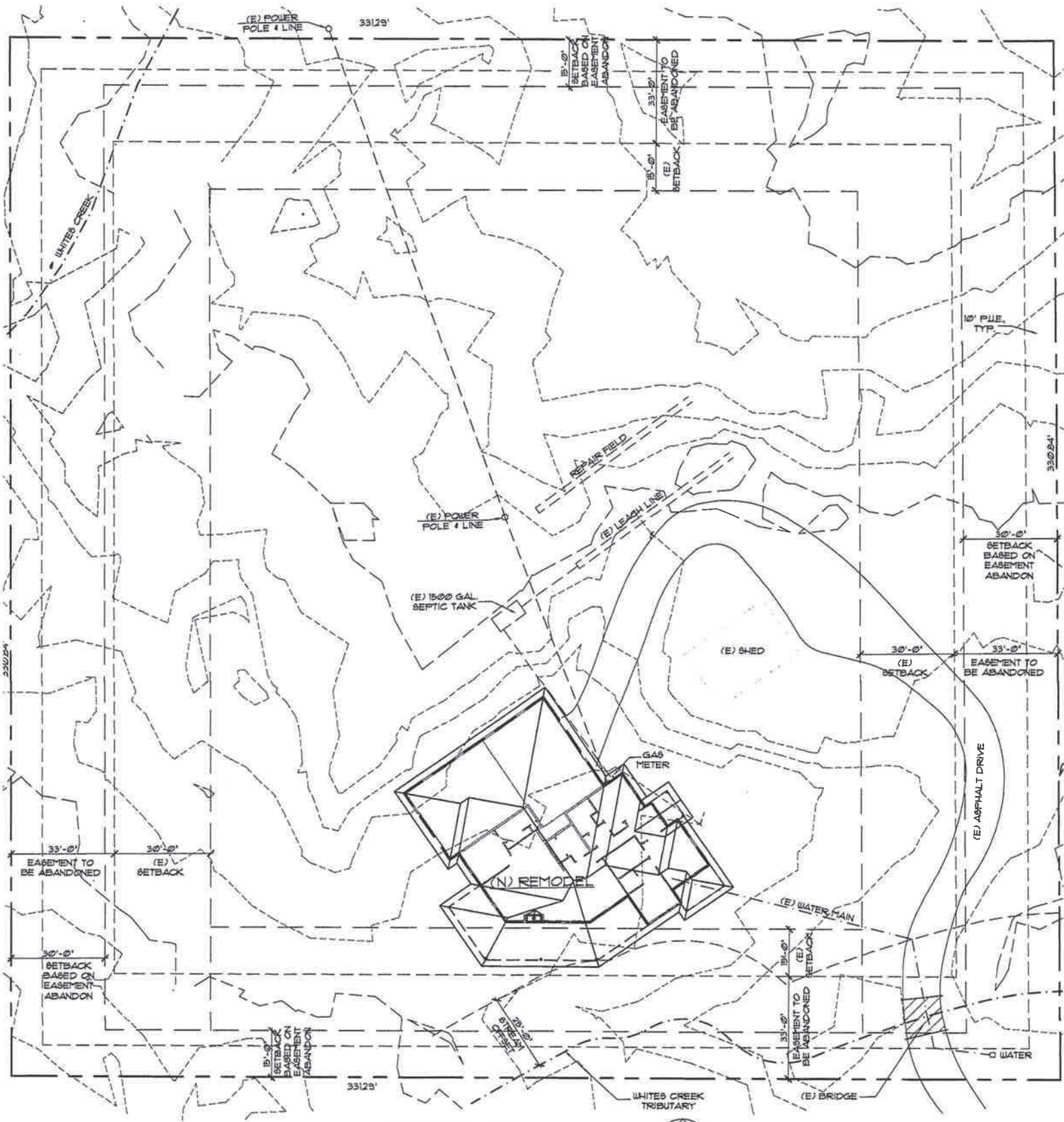
\* Yes  \* No

**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.





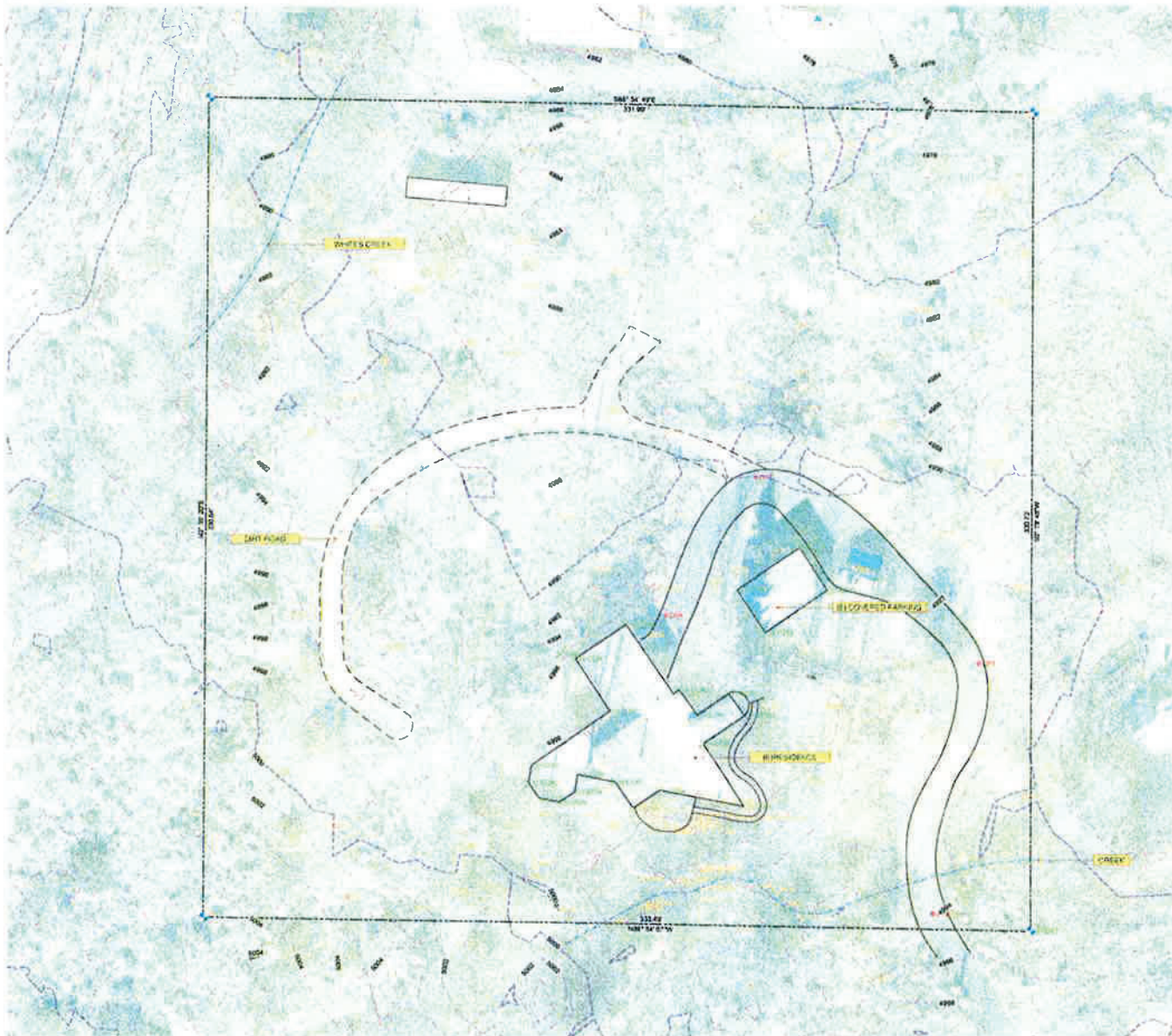
**SITE PLAN**

1" = 40'-0"  
 GOVERNMENT HOMESITES  
 LOT 82  
 APN 142-242-16

NORTH







**PLAN NOTES**

1. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE STANDARDS SET BY THE LOCAL BUILDING OFFICIAL.
2. NO DEVIATION FROM THESE DRAWINGS SHALL BE MADE WITHOUT PRIOR EDUCATED CONSENT OF THE LAND SURVEYOR. REPORT ANY PLAN DISCREPANCIES TO LAND SURVEYOR AND OWNER.
3. ALL DIMENSIONS SHALL BE VERIFIED ON PLANS AND CONTROL POINTS SHALL BE VERIFIED WITHIN THE PROJECT SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS PREVAIL.

**PLAN INFORMATION**

KEY	DESCRIPTION
•	FOUND ID MONUMENT
+	PROPERTY CORNER

T-101 = 24" X 36" V.L.    P-1 = 24" PIPES    V-1 = 3" V.I.P.    S-1 = 3" SCHED 40 STEEL MONUMENT

**LINETYPE LEGEND**

---	PROPERTY LINE
—○—○—○—	RETAINING WALL
- - - - -	FENCE LINE
.....	CONTOUR LINES
-----	GRADE BREAKLINE
—+—+—+—	ROAD CENTERLINE

**SITE SURVEY**  
SCALE: 1" = 20' (24x36)



REVISIONS:	DATE:



**A SITE SURVEY FOR:**  
**2462 TRAILS END LN**  
RENO, NV 89511  
APN: 142-242-16

SCALE: 1"=20'  
DRAWN: AMH  
CHECK: AMH  
DATE: 11/28/23

**SHEET**  
**SS**

Exhibit "A"  
Legal Description  
Abandonment within a portion of APN 142-242-16

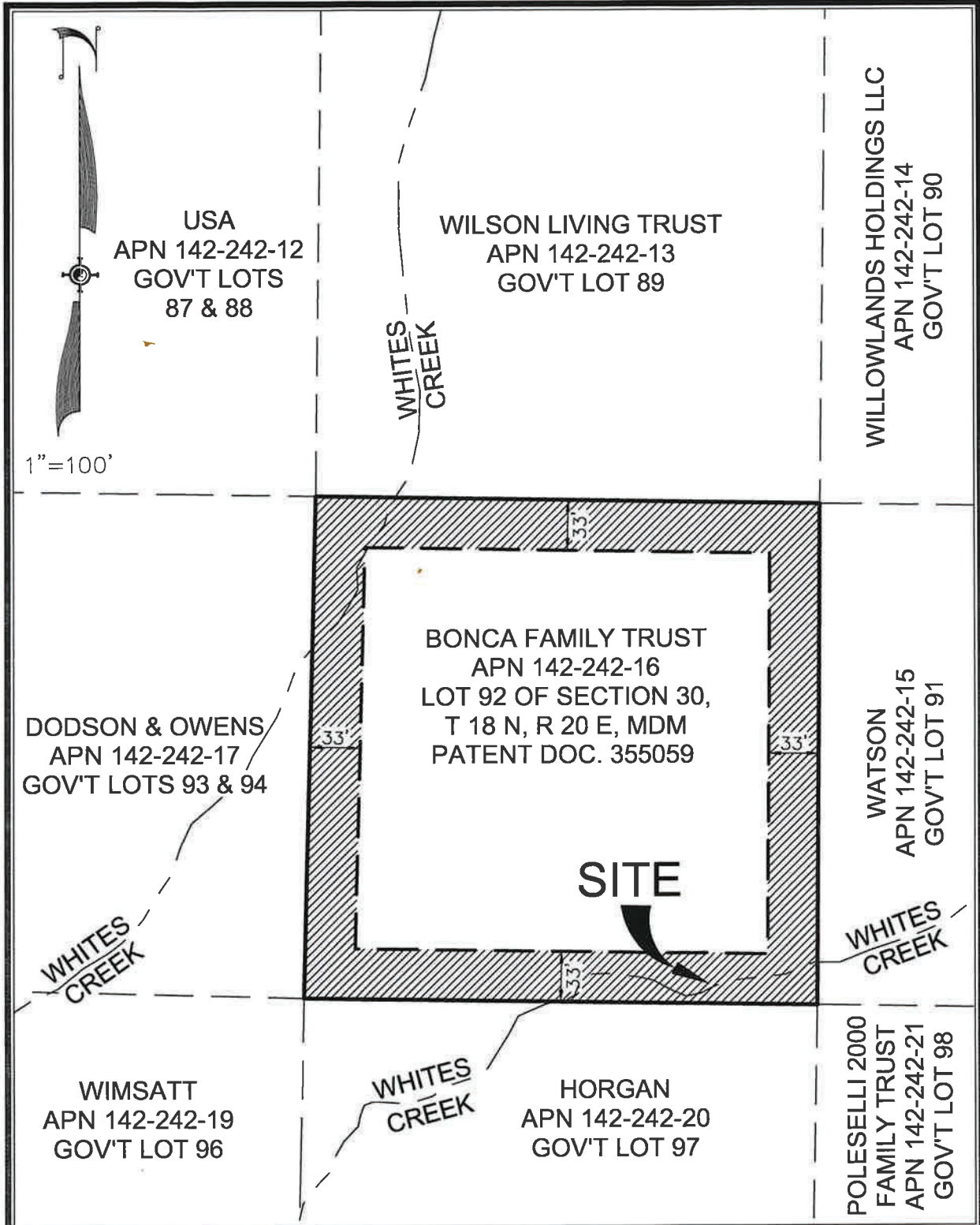
The right-of-way not exceeding 33 feet in width, for roadway and public utility purposes, located along the boundaries of Lot 92 of Section 30, Township 18 North, Range 20 East, Mount Diablo Base and Meridian, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management, as reserved in the Patent from the United States of America, recorded March 12, 1962, in Book G, Page 151, as File No. 355059, of Land Patents.

Said right-of-way contains an area of approximately 39,552 square feet.

Description Prepared By:  
Ryan G. Cook, PLS 15224  
Sanbell, formerly Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550



11-18-2024



1"=100'

USA  
APN 142-242-12  
GOV'T LOTS  
87 & 88

WILSON LIVING TRUST  
APN 142-242-13  
GOV'T LOT 89

WILLOWLANDS HOLDINGS LLC  
APN 142-242-14  
GOV'T LOT 90

DODSON & OWENS  
APN 142-242-17  
GOV'T LOTS 93 & 94

BONCA FAMILY TRUST  
APN 142-242-16  
LOT 92 OF SECTION 30,  
T 18 N, R 20 E, MDM  
PATENT DOC. 355059

WATSON  
APN 142-242-15  
GOV'T LOT 91

SITE

WIMSATT  
APN 142-242-19  
GOV'T LOT 96

HORGAN  
APN 142-242-20  
GOV'T LOT 97

POLESELLI 2000  
FAMILY TRUST  
APN 142-242-21  
GOV'T LOT 98

EXHIBIT "B"  
GRAPHICAL DISPLAY TO  
ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'  
EASEMENT ABANDONMENT  
WITHIN APN 142-242-16

**sanbell**  
Intelligent Infrastructure. Enduring Communities.  
5405 MAE ANNE AVENUE, RENO, NV. 89523  
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET  
1  
OF  
1



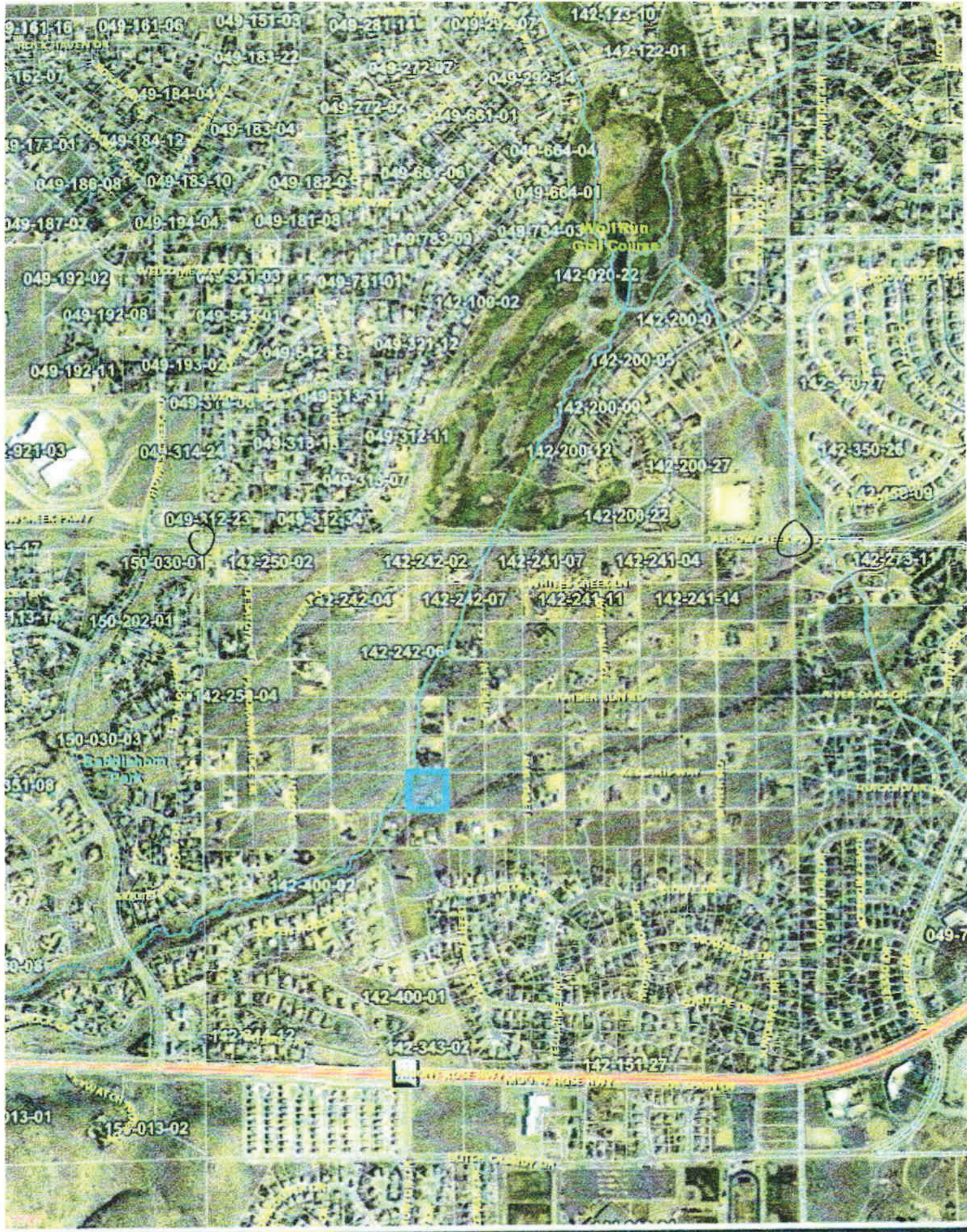


162-242-16

MIDWAY

WILKIE  
LAWRENCE







330.84 X  
330.66

2465 TRAILS END

**GOVERNMENT HOMESITES**  
POR. OF N 1/2 SECTION 30  
T18N - R20E

Assessor's Map Number  
**142-24**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



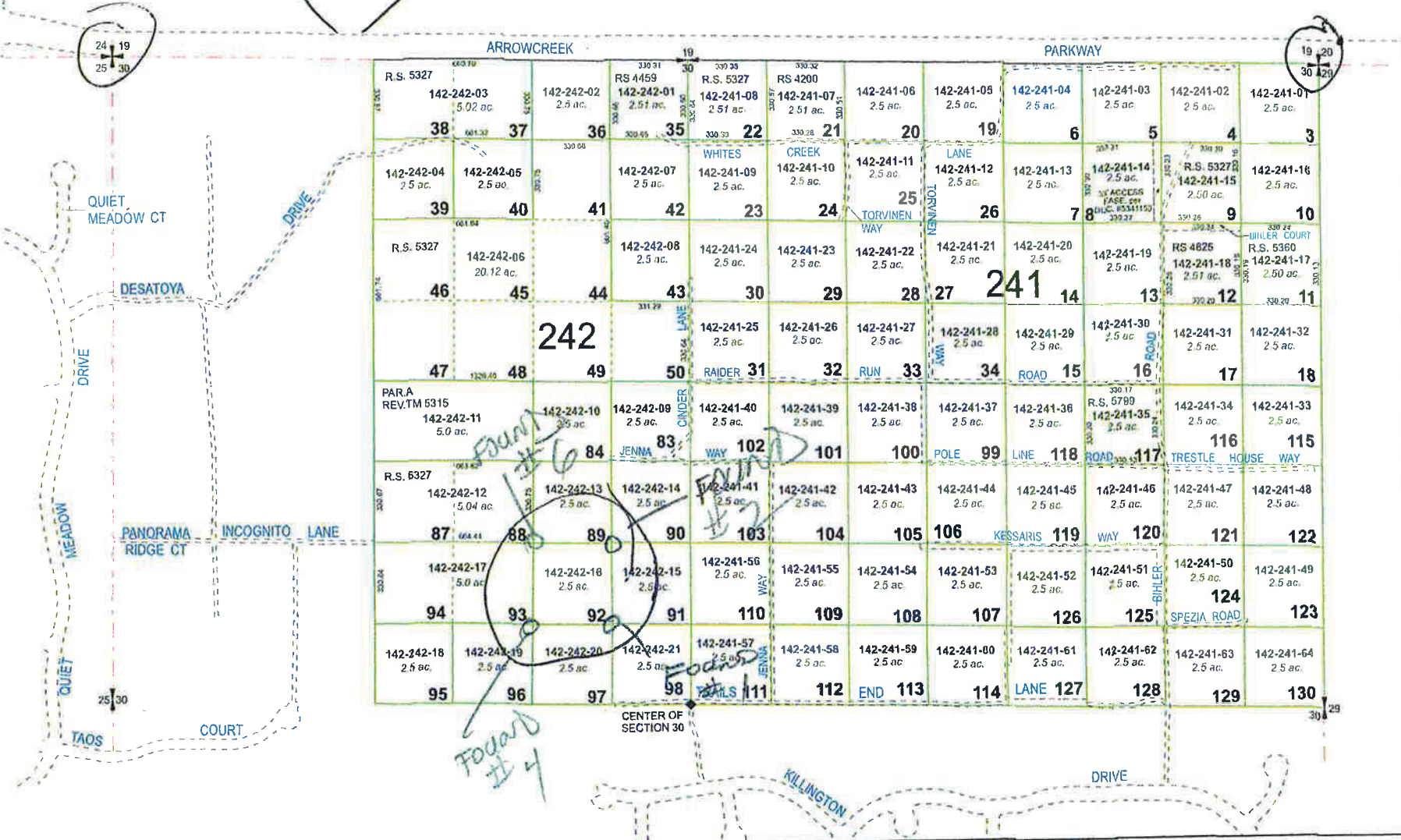
Scale: 0 100 200 300 400 Feet  
1 inch = 400 feet



Created by: NLH 8/5/2009  
Updated: JFK 11/2/17 SR 3/20/19  
SR 9/28/21 JFK 1/20/22 JFK 11/30/22

area previously shown on map(s):  
049-37, 45-16

NOTE: This map was prepared for the use of 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.



242

241

Found #6

Found #3

Found #4

CENTER OF SECTION 30



**Donna Presto**

---

**From:** Donna Presto  
**Sent:** Wednesday, January 3, 2024 12:32 PM  
**To:** Don Dees; Danielle Bonca  
**Cc:** DonDeesGroup; Justin Bonca  
**Subject:** RE: 2465 trails end

My title operations manager has replied with the below answer to your question pertaining to any CCRs for the subject property. thank you.

So there was no starter on this one so we ordered a full search from Data Trace and they didn't show any CCR's.

**Brant Remaley | Senior Vice President**  
Title Operations Manager  
Landmark Title Assurance Agency of NV  
6785 W Russell Rd. Ste 201  
Las Vegas, NV 89118  
Main: (702) 869-1111



NO CCR'S

Warmest Regards,

Donna Presto  
Donna.Presto@landmarknv.com  
Senior Escrow Officer ( LIC # 3298733 )  
Landmark Title Assurance Agency of Nevada, LLC ( L  
1755 E Plumb Lane #260  
Reno NV 89502  
775-230-7730



This message is intended only for the use of the individual or entity to which it is addressed in the body of this email message and/or the attachment(s) and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please: (a) do not read this e-mail message, forward it to any person, save it, print it, or otherwise use it; (b) delete it from your computer system; and (c) notify the sender of the mistaken transmission. Thank you.