

## 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>Bailey, Easement Abandonment</b>			
Project Description: Access easement abandonment and reduction of utility easement to within HDR setbacks. We would like to abandon obsolete access easements, in order to increase buildable area based on slope and flood zones of Whites Creek channel 2.			
Project Address: 0 Whites Creek Lane, Washoe County, NV 89521			
Project Area (acres or square feet): 2.5 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>S of Arrowcreek Pkwy on Bihler Rd</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-241-14	2.5		
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: Page and Olivia Bailey		Name: Dennis Chapman - Landmark Surveying	
Address: 1828 Resistol Dr		Address: 2548 Rampart Ter	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89519
Phone: 406-579-1853	Fax:	Phone: 775-324-0904	Fax:
Email: page.bailey@freeintellectdesign.com		Email: hubtacpls@gmail.com	
Cell:	Other:	Cell:	Other:
Contact Person: Page Bailey		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Page and Olivia Bailey		Name:	
Address: 1828 Resistol Dr		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 406-579-1853	Fax:	Phone:	Fax:
Email: page.bailey@freeintellectdesign.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Page Bailey		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: Page and Olivia Bailey

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, Page Bailey (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): 142-241-14

Printed Name Page Bailey

Signed [Signature]

Address 1828 Resistol Drive

Reno, NV 89521

State of Nevada  
County of Washoe

Subscribed and sworn to before me this 3<sup>rd</sup> day of February, 2022

[Signature]  
Notary Public in and for said county and state

My commission expires: March 10, 2025

(Notary Stamp)



\*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

Property Owner Affidavit

Applicant Name: Page and Olivia Bailey

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, Olivia Bailey (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): 142-241-14

State of Nevada  
County of Washoe

Printed Name Olivia Bailey

Signed [Signature]

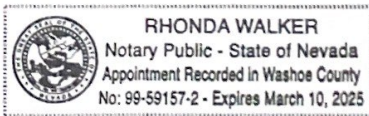
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# Abandonment Application Supplemental Information

(All required information may be separately attached)

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

North, South and West access easements described in Exhibit A and shown in Exhibit B

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

Patent 1221182 on July 17, 1961 through a sale by Bureau of Land Management

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

Increase buildable area with Whites Creek drainage through the center of lot

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

Utility easements reduced to standard HDR setbacks. 15ft on sides (N&S) and 30ft on back (W)

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?

Access points to impacted properties already established by other routes. Refer to Exhibit C

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.

Nevada 024297

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,** has been issued showing that full payment has been made by the claimant

**Leota M. Raiford,**  
pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 13 N., R. 20 E.,**

**Sec. 30, Lot 8.**

The area described contains **2.50** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in the District of Columbia, the **SEVENTEENTH** day of **JULY** in the year of our Lord one thousand nine hundred and **SIXTY-ONE** and of the Independence of the United States the one hundred and **EIGHTY-SIXTH.**

For the Director, Bureau of Land Management.

By *W. A. J. J.*  
Chief, Patents Section.

Patent Number 1221182



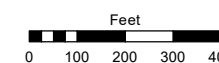
# GOVERNMENT HOMESITES

A POR. OF THE NORTH 1/2 OF SEC. 30

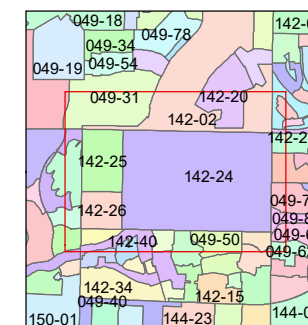
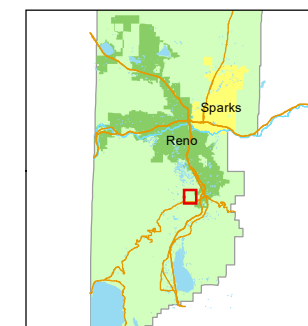
T18N - R20E

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

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



1 inch = 400 feet



created by: NLH 08/05/2009

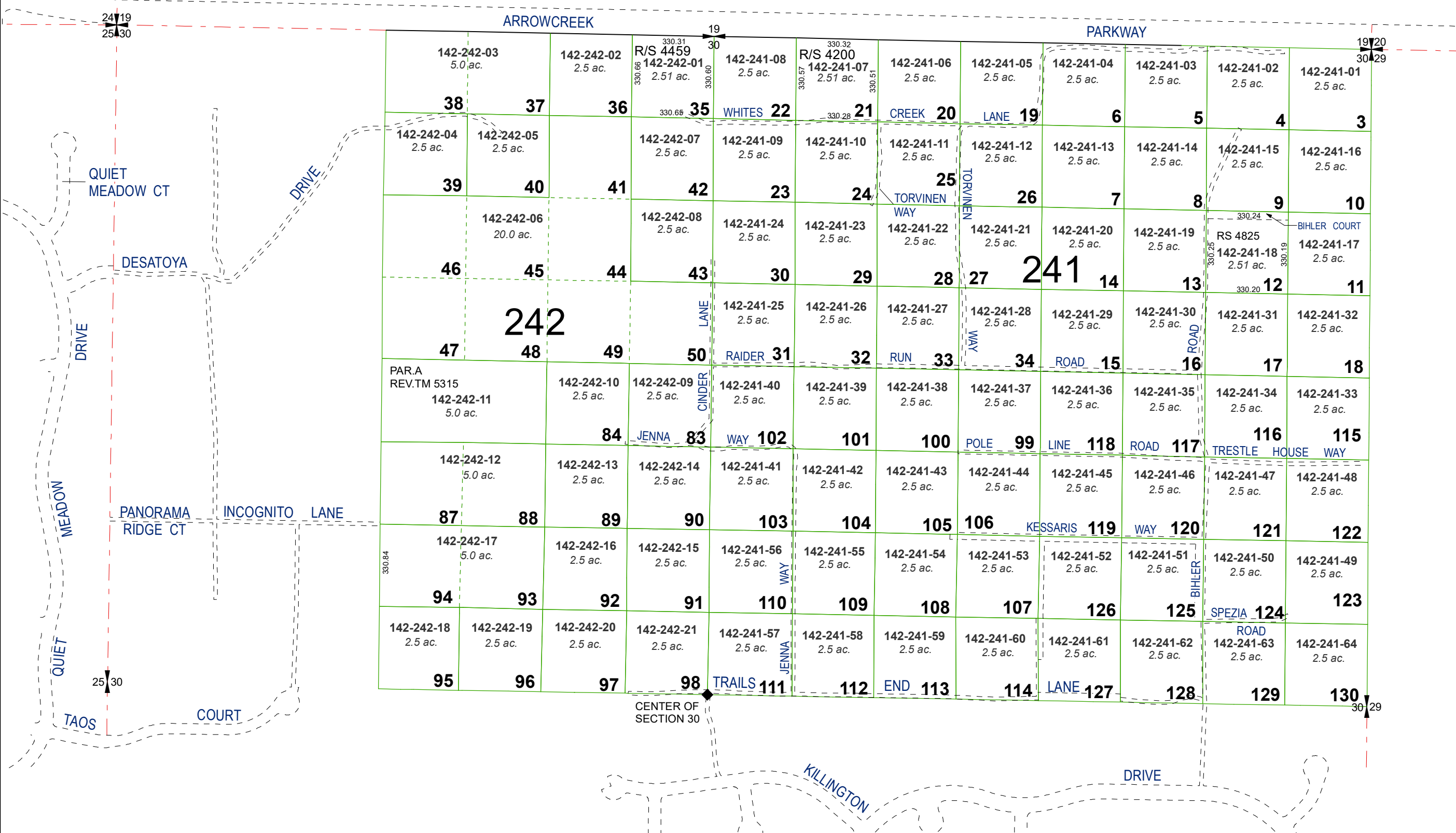
updated: NLH 11/3/11 JFK 11/2/17

SR 03/20/19 SR 09/28/21

area previously shown on map(s):

049-37, 045-16

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 hereon.



 Account Information

**Parcel/Identifier:** 14224114      **Status:** Active      Last Update: 1/31/2022 12:41:59 PM  
**Owner:** BAILEY, PAGE J & OLIVIA      **Property Address:** 0 WHITES CREEK LN WCTY

 Tax Bills

Add to cart then select cart icon (  ) above to checkout.

Total Due: **\$0.00**

Pay Partial:

 Paid Bills

<b>2021   BILL NO.: 2021256568   PROPERTY TYPE: REAL   NET TAX: \$681.76</b> PAID <a href="#">Tax Breakdown</a>
<b>2020   BILL NO.: 2020429298   PROPERTY TYPE: REAL   NET TAX: \$639.50</b> PAID <a href="#">Tax Breakdown</a>
<b>2019   BILL NO.: 2019072029   PROPERTY TYPE: REAL   NET TAX: \$609.04</b> PAID <a href="#">Tax Breakdown</a>
<b>2018   BILL NO.: 2018063190   PROPERTY TYPE: REAL   NET TAX: \$581.16</b> PAID <a href="#">Tax Breakdown</a>
<b>2017   BILL NO.: 2017072643   PROPERTY TYPE: REAL   NET TAX: \$557.74</b> PAID <a href="#">Tax Breakdown</a>

 Attention: Important Information, please be advised:

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- If payment confirmation is not received, please check the "SPAM" folder in your e-mail account. Add "Payments@Bill2Pay.com" to your safe-senders list in order to ensure that the payment confirmation is routed to your inbox.

EXHIBIT "A"

LEGAL DESCRIPTION FOR THE PURPOSE OF AN ABANDONMENT

A parcel of land located within the Northeast ¼ of section 30, Township 18 North Range 20 East, M.D.M. described as follows:

Beginning at the Northeast corner of section 30, Township 18 North, Range 20 East, MDM;

thence North 88° 52' 52" West along the North line of said section 30 a distance of 991.05 feet;  
thence South 0° 23' 00" West, 330.30 feet to the point of beginning;  
thence South 88° 53' 33" East, 297.31 feet;  
thence South 0° 23' 25" West, 33.00 feet;  
thence North 88° 53' 33" West, 264.30 feet;  
thence South 0° 23' 00" West, 264.29 feet;  
thence South 88° 54' 14" East, 264.27 feet;  
thence South 0° 23' 25" West, 33.00 feet;  
thence North 88° 54' 14" West, 297.26 feet to the point of beginning.

Basis of Bearing for this description is Nevada state plane coordinate system West zone NAD 83/94.

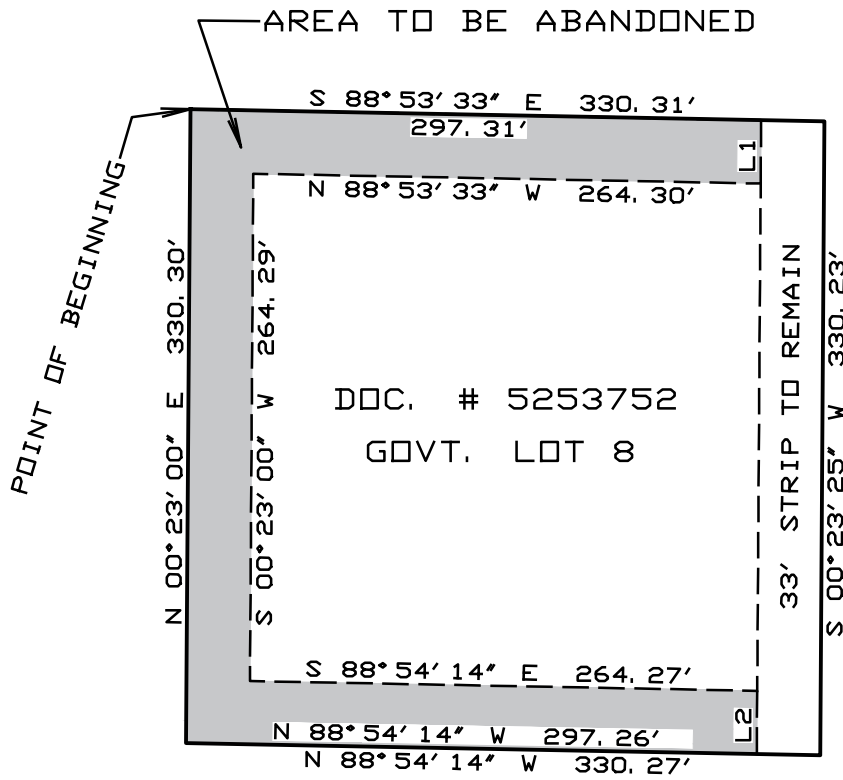
Area of described parcel is 28,342 square feet.



Dennis P. Chapman  
2548 Rampart Terrace  
Reno, Nevada 89519



EXHIBIT "B"



LINE	BEARING	DISTANCE
L1	S 00° 23' 25" W	33.00
L2	S 00° 23' 25" W	33.00



SCALE 1" = 100'

Exhibit "C"

APN	Established access point
142-241-03	Whites Creek Lane on N line
142-241-04	Whites Creek Lane on N&W lines
142-241-13	Whites Creek Lane on W line
142-241-14	Bihler Road on E line
142-241-19	Bihler Road on E line
142-241-20	Whites Creek Lane at NW corner

