

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: <u>Wilson Properties Easement Abandonment</u>			
Project Description: <u>Request to abandon redundant access and utility easements on in accessible portions of property</u>			
Project Address: <u>3315 MT ROSE HWY RENO NV 89511</u>			
Project Area (acres or square feet): <u>2.5 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>3315 MT ROSE HWY, BACK OF PROPERTY WHICH IS WEST AND LOCATED UP MOUNTAIN AND BETWEEN OUR PARCEL AND 3385 MT ROSE HWY (Northside)</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>142-242-13</u>	<u>2.5</u>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>Harry & Paula Wilson</u>		Professional Consultant:	
Name: <u>Wilson</u>		Name: <u>Mike Peterson</u>	
Address: <u>3315 mt Rose Hwy</u>		Address: <u>3710 Grant Dr Suite C</u>	
<u>Reno, NV</u> Zip: <u>89511</u>		<u>Reno, NV</u> Zip: <u>89509</u>	
Phone: <u>775-771-1548</u> Fax:		Phone: <u>775-850-1400</u> Fax:	
Email: <u>paulahamysautomall@gmail.com</u>		Email: <u>mike@mtpeterson.com</u>	
Cell: <u>775-527-9417</u> Other:		Cell: <u>775-240-4564</u> Other:	
Contact Person: <u>Harry or Paula Wilson</u>		Contact Person: <u>Mike Peterson</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>same as owner above</u>		Name: <u>Paula Wilson</u>	
Address:		Address: <u>3315 MT ROSE HWY</u>	
Zip:		<u>Reno NV</u> Zip: <u>89511</u>	
Phone:		Phone: <u>775 527 9417</u> Fax:	
Fax:		Email: <u>paulahamysautomall@gmail.com</u>	
Email:		Cell:	
Cell:		Other:	
Other:		Contact Person:	
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):	

no access trees etc

**Abandonment Application
Supplemental Information**

(All required information may be separately attached)

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

The easement is a utility and access easement on parcel APN 142-242-13

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

APN# 142-242-13, see attached map

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

make use of my property, ^{on one side} open space on the back

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

No replacements are necessary as the easements are not used, nor will ever be used as it backs to a mountain behind us and/or is on the mountain behind me.

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?

No other property(s) rely on these easements for access or utilities

very mature trees and no firm access to back needed prep as it

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

to LS on a mountain

IMPORTANT

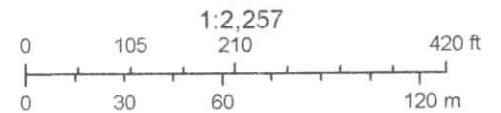
NOTICE REGARDING ABANDONMENTS:

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.

Aerial image of proposed abandonment area



Wilson Living Trust
 Wilson, Harry | Paula TTE
 3315 MT ROSE HWY Reno NV 89511
 142-242-13

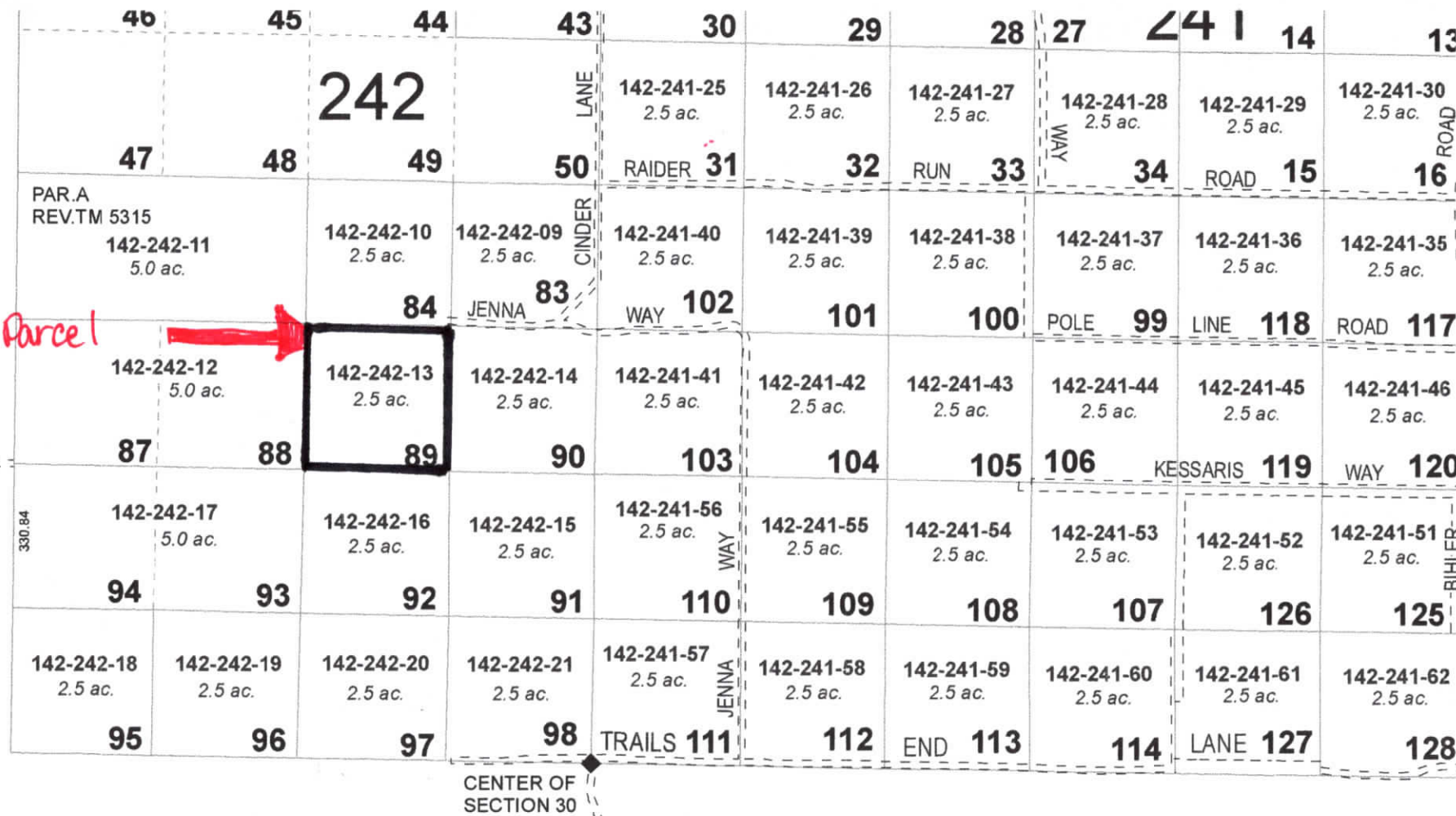


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

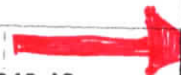
This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

Exhibit C

Proposed Easement Abandonment



Subject Parcel



COGNITO LANE

CENTER OF SECTION 30

KILLINGTO

DRIVE

Exhibit D Proposed Easement Abandonment

Traffic Patterns - egress/ingress
in/out

WILSON LIVING TRUST EASEMENT ABANDONMENT

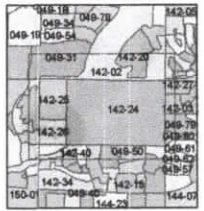
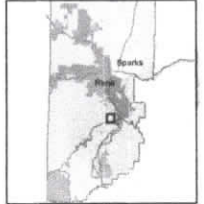
wilson, Harry / Paula TTE

Assessor's Map Number
142-24

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1071 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2291

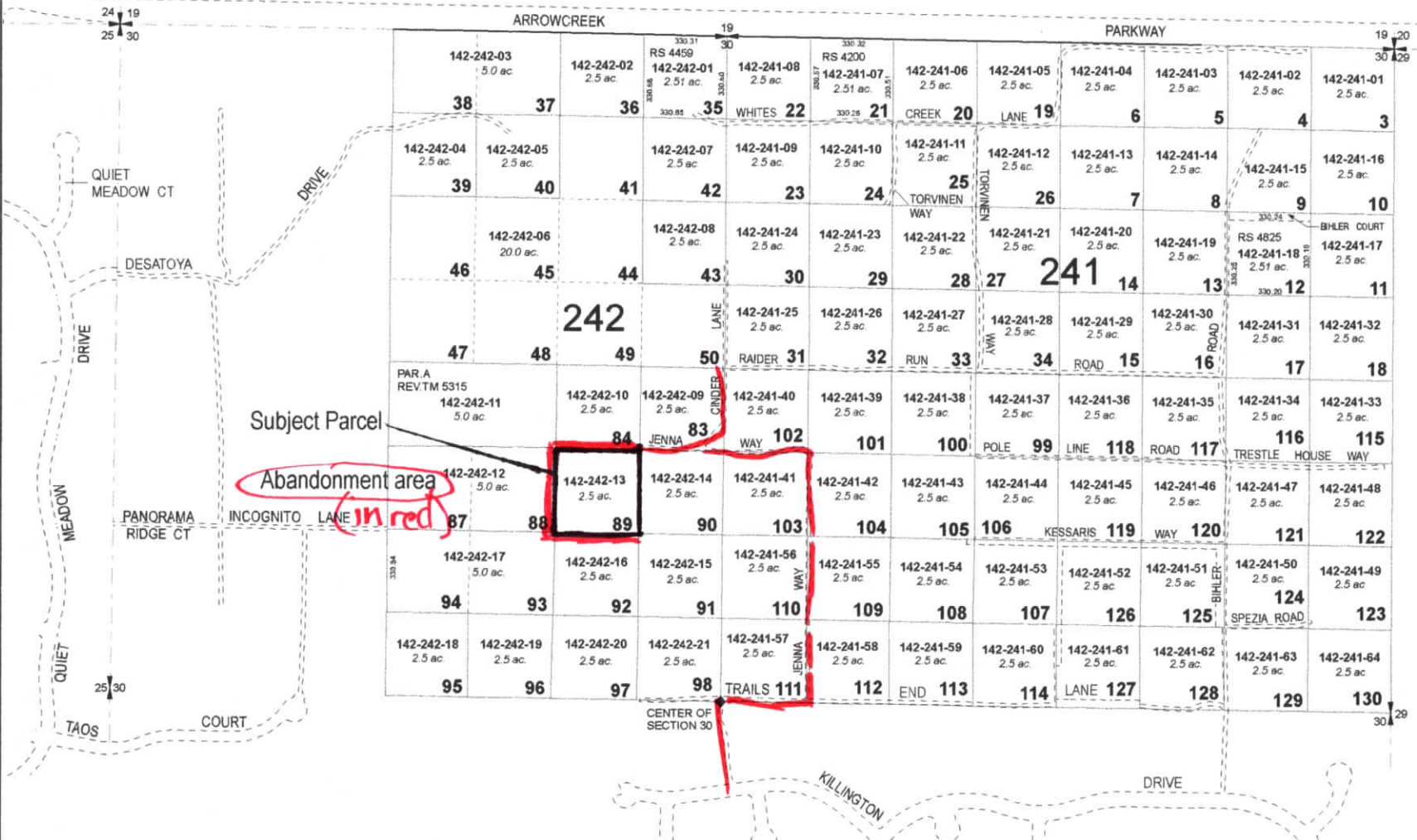


1 inch = 400 feet



created by: NLH 8/5/2009
updated: NLH 11/2/11 JKJ 11/2/17
SR 3/20/19 SR 9/23/21 JKJ 1/20/22
area previously shown on map(s):
049-37, 45-18

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.

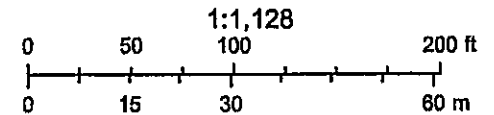


Lot Size with well, septic and leach. Overhead utility, water and sewer



September 8, 2022

3315 is on city water, no well
On subject property existing septic



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

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