



Planning Commission Staff Report

Meeting Date: July 7, 2026

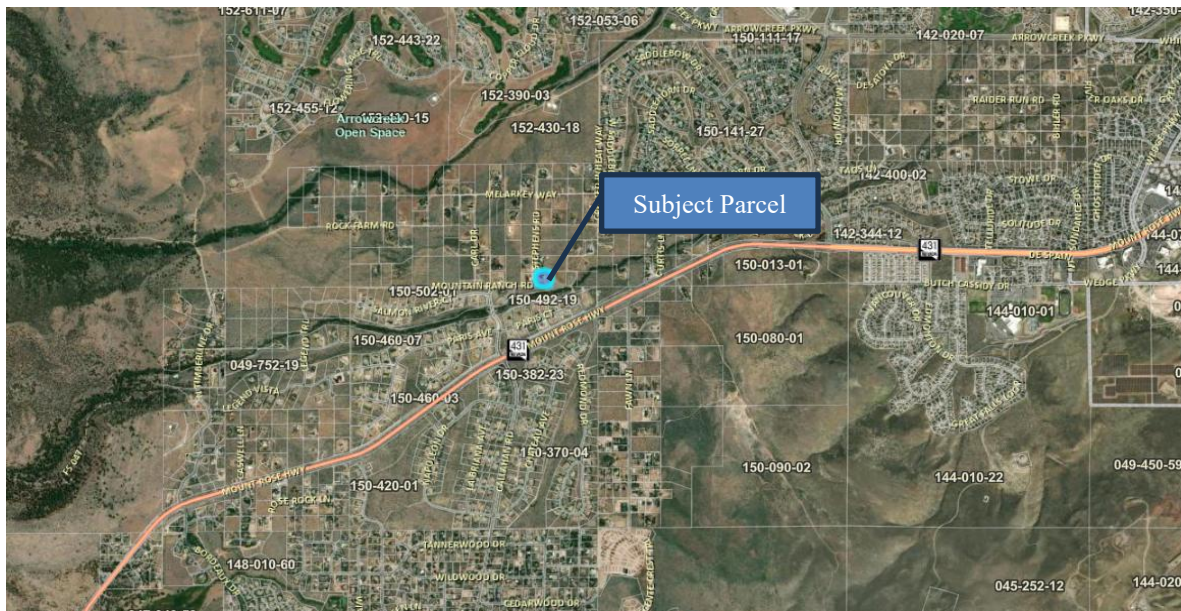
Agenda Item: 8A

ABANDONMENT CASE NUMBER:	WAB26-0005 (VanHoose)
BRIEF SUMMARY OF REQUEST:	Abandonment of a 13-foot-wide portion of a 33-foot-wide access easement
STAFF PLANNER:	Tim Evans, Planner 775.328.2314 TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a 13-foot-wide portion of a 33-foot-wide road and utility easement coterminous with the northern property line of Parcel 1 on Parcel Map 4615. This application is submitted by Points West Survey on behalf of VanHoose Family Trust. The subject property is located at 5399 Mountain Ranch (APN 150-250-47) and consists of approximately 2.47 acres.

The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements or Streets, and is situated within Commission District 2 - Commissioner Clark. The site is currently governed by the Rural Residential land use designation and the High Density Rural (HDR) zoning district, falling within the boundaries of the Southwest Truckee Meadows Planning Area.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100

www.washoecounty.gov/csd/planning_and_development

**WAB26-0005
VANHOOSE**

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Abandonment Definition

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB26-0005 are attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject property has a regulatory zone of High Density Rural (HDR). Setbacks for the HDR regulatory zone are 30 feet from the front and rear property lines and 15 feet from the side property lines.



Site Plan

Project Evaluation

The subject property located at 5399 Mountain Ranch Road, is 2.47 acres in size, and per Parcel Map 4615 (Exhibit D), is shown as Parcel 1. Parcel 1 contains a 33-foot roadway and public utility easement (Easement) along the entire northern property line. The parcel is developed with a single-family dwelling built in 2024. The applicant's intention in the future is to construct a detached garage and accessory dwelling unit.

Pursuant to Washoe County Code Article 406, *Building Placement Standards*, Table 110.406.05.1, *Standards, Part Three: Yard and Setback Dimensions*, the setbacks for the HDR zoning are thirty (30) feet from the front and the rear yard property lines and fifteen (15) feet from the side yard property lines.

Pursuant to Washoe County Code Article 902, *Definitions*, Section 110.902.15, *General Definitions*, "front yard" is defined as the following:

"Front yard means a yard lying between the setback line and the front lot line and extending across the full width of the lot or parcel. In the case of either a corner lot or an interior lot with multiple street frontages, all yards abutting streets, other than collectors or arterials, shall be considered as front yards."

The property, as shown on the site plan on page 4, is contiguous to two (2) roadways, one of which is a 33-foot access easement along the northern property line. Therefore, any structure located on the property is subject to a front setback from each of the property lines contiguous to the edge of a street or access easement of more than twenty (20) feet in width. As stated previously, the applicant has plans to construct a new detached garage and accessory dwelling unit in the future. If the abandonment of a 13-foot-wide portion of the easement is completed, it would allow the applicant sufficient area to construct the detached garage and accessory dwelling unit in the northern portion of the property as the setback would be measured from the northern property line as opposed to the southern edge of the easement due to the easement being twenty (20) feet in width.

Master Plan Consistency

The subject parcel is located within the Southwest Truckee Meadows Planning Area. There are no relevant policies related to the abandonment of easements in the Southwest Truckee Meadows Planning Area section of the Washoe County Master Plan.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Water Rights Manager (All Apps)	X			
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X	X		Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov; Stephen Hein, shein@washoecounty.com; Michon Reede, mreede@washoecounty.gov; Ashley Elson, aelson@washoecounty.gov
NNPH EMS	X	X		
NNPH Environmental Health	X			
TMFPD	X	X		
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Planning Area.

***Staff Comments:** The abandonment, as recommended by staff, is consistent with the policies, action programs, standards, and maps of the Master Plan and the Southwest Truckee Meadows Planning Area, as staff has not found any applicable policies, action programs, standards or maps related to this abandonment request.*

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

***Staff Comments:** The abandonment, as recommended by staff, will not result in any material injury to the public. Access is already established to all lots connected to the subject easement, and access along the northern property line will remain to allow for access in perpetuity to all neighboring properties. All agency concerns have been addressed in the proposed conditions.*

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: AT&T, TMWA, NV Energy, and Washoe County Engineering were sent the project description and application for evaluation. Staff received a response from AT&T and NV Energy with no opposition to the abandonment. TMWA provided no response. Washoe County Engineering provided a recommendation of approval, with conditions. The conditions of approval are included in Exhibit A.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB26-0005 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB26-0005 for the VanHoose Family Trust, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB26-0005

The project approved under Abandonment Case Number WAB26-0005 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on July 7, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this 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. Nothing in this abandonment should 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, this abandonment 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.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Evans, Planner, 775.328.2314 , TEvans@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.
- e. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 13-foot portion of the 33-foot-wide roadway and public utility easement.
- f. The 10-foot public utility easement traversing north-south and coterminous with the eastern property line shown on Parcel Map 4615 shall be retained and is not to be abandoned as part of this abandonment for the 33-foot roadway and public utility easement.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328-2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.

Washoe County Conditions of Approval

- c. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
- d. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

*** End of Conditions ***

Evans, Timothy

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Friday, May 15, 2026 2:50 PM
To: Evans, Timothy
Subject: WAB26-0005 (Van Hoose)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Report Suspicious

Tim,
AT&T does not have any adverse comments regarding this proposal. If approved by the County, what is AT&T's role as far as documentation?

Thanks,

CLIFF COOPER
SR SPECIALIST NETWORK ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

**WAB26-0005
EXHIBIT B**

Evans, Timothy

From: Program, EMS
Sent: Friday, May 15, 2026 11:37 AM
To: Evans, Timothy
Cc: Program, EMS
Subject: FW: May Agency Review Memo II - Abandonment Case Number WAB26-0005 (VanHoose)
Attachments: May Agency Review Memo II.pdf

Good Morning,

The EMS Program has reviewed the May Agency Review Memo II - Abandonment Case Number WAB26-0005 (VanHoose). The Program has no questions or concerns at this time based on the information provided.

Thank you,



April Miller
Sr. Office Specialist
Population Health Division

O: 775-326-6049
1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org |     

[Click here to take our customer satisfaction survey](#)

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Friday, May 15, 2026 9:11 AM
To: Huff, Shawn <SHuff@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Pekar, Faye-Marie <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; Hyde, Katherine D. <KDHye@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Colacurcio, Joseph <JColacurcio@washoecounty.gov>; Gamboa, Francisco <FGamboa@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; EHS Plan Review <EHSPanReview@nnph.org>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; EHS Plan Review <EHSPanReview@nnph.org>; Program, EMS <EMSProgram@nnph.org>; Kelly, David A <DAKelly@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>
Subject: May Agency Review Memo II

Good afternoon,

Please remember to send agency review responses/comments directly to the Planner for the case, rather than replying to me.

**WAB26-0005
EXHIBIT B**

Please find the attached **Agency Review Memo II** with cases received in **May** by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the application for **Items #1 - #5**. The item description and link to the application are provided in the memo. **Comments for Item #1 are due by End of Day May 26, 2026. Comments for Items #2 - #56 are due by End of Day June 1, 2026.**

Shawn Huff (Building) – **Items #1 - #3**

Chad (GIS) – **Items #4 and #5**

Faye-Marie (Open Space) **All Items**

Katrina (Sewer) – **All Items**

Wayne and Kat (Surveyor) – **Item #1**

Mitch (Traffic) – **Items #1 and #3**

Kim (Water Resources) – **Items #4 and #5**

Timber (Water Rights) – **All Items**

Captain Colacurcio and Captain Gamboa (WCSO) – **Items #1 - #3**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Items #2 and #3**

EMS – **Items #1 and #3**

David/Wes (Environmental Health) – **All Items**

Warm Regards,



Brandon Roman

Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

**WAB26-0005
EXHIBIT B**

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**WAB26-0005
EXHIBIT B**



Date: May 18, 2026

To: Tim Evans, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB26-0005 Vanhooose Abandonment
APN: 150-250-47

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of 13 feet of the access easement along the northern border on the subject parcel and is located approximately 2.47 acres north of Mt. Rose Highway. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by Points West Survey. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
3. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
4. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

WAB26-0005
EXHIBIT B

Tentative Parcel Map WAB26-0005

Tim Evens, tevens@washoecounty.gov, 775-328-2314

150-250-47 5399 Mountain Ranch Road

TMFPD Comments by Jenny Williamson, jewilliamson@tmfpd.us, 775-444-8521:

1. No comment or concerns.

Evans, Timothy

From: Pekar, Faye-Marie
Sent: Wednesday, May 27, 2026 4:39 PM
To: Evans, Timothy
Subject: Abandonment Case Number WAB26-0005 (VanHoose)

Hi Tim,

I have reviewed the Abandonment Case Number WAB26-0005 (VanHoose) requesting an abandonment of the northern portion of a 33-foot-wide road and utility easement. I do not have any comments on behalf of Regional Parks and Open Space.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP

Park Planner

Community Services Department | Regional Parks and Open Space

fpekar@washoecounty.gov | 775.328.3611

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience? Submit a nomination for a Washoe Star by clicking this link: **WASHOE STAR**

**WAB26-0005
EXHIBIT B**

Evans, Timothy

From: eric scheetzPE <ericscheetzpe@hotmail.com>
Sent: Tuesday, June 2, 2026 9:53 AM
To: Evans, Timothy; Lloyd, Trevor
Subject: Re: WAB26-0005

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello again- I just looked at the agenda for today and do not see it on there. Can you please let me know the status of it as well and maybe we can come to an understanding with the property owner and everything can move positively. I do think TMWA will need to ensure access at a minimum or they will force me to regrade for access road and slope/ drainage and move my existing shed in order to accommodate their driveway.

From: eric scheetzPE <ericscheetzpe@hotmail.com>
Sent: Tuesday, June 2, 2026 9:47 AM
To: tevans@washoecounty.gov <tevans@washoecounty.gov>; TLloyd@washoecounty.gov
<TLloyd@washoecounty.gov>
Subject: WAB26-0005

Hello Tim and Trevor, I am writing on WAB26-0005 as I have called a few times over the last month but havent heard back to get questions answered and the info card says it goes to planning commission today. I am tagging in Trevor as I believe he is the presiding secretary at such meetings and hopefully I can still get my comments in to the meeting this way.

I own the property directly to the north of this where the abandonment is requested. My house, that I used to live in so I know it well, accesses the road via this easement and thus losing it loses my main access for my house and horse corral. In the same manner the vanhoose house uses my 33 ft easement then further East as it crosses both our properties and on my side. The easement is also the now TMWA water line (formerly Washoe Water) as it uses this same roadway that we share. For extra info- I did add a secondary access up by the power pole but it is limited by the pole and was not the primary access due to slope and drainage issues and does not make the turn radius for trailers because of the power pole and slope.

Also when the builders of this house built their back driveway they put large boulders/ rocks and soil all on my property without permission. I was nice about it and asked them to remove when done and they did but for them to use my property and then reject use of their's when my properties use has been since the 1950/ 60s seems out of place. I want to maintain relationship with them but they should have then consulted with me on this as I am the primary property impacted.

If access here for me and the water line is not lost I would not care but I do think TMWA would care. For addl information and as a side note, I and other neighbors have been interested in abandoning the 33 ft easements as we also have set backs but considering there may someday be an elementary school placed (supposedly) in some of the US Forest service / Gov owned lots to north I would think the County would also want to retain such easements at least heading north south.

Thank you

Eric Scheetz, PE

775-220-6436

PS: Calls were made on 5/6 at 10:30 am, 5/28 @ 4:15 Pm, and yesterday to both Tim and the main line just in case the 328.2314 is not active as it does not list anyone.



Memo to File

Date: May 6 and 28, 2026, and June 1, 2026

To: File

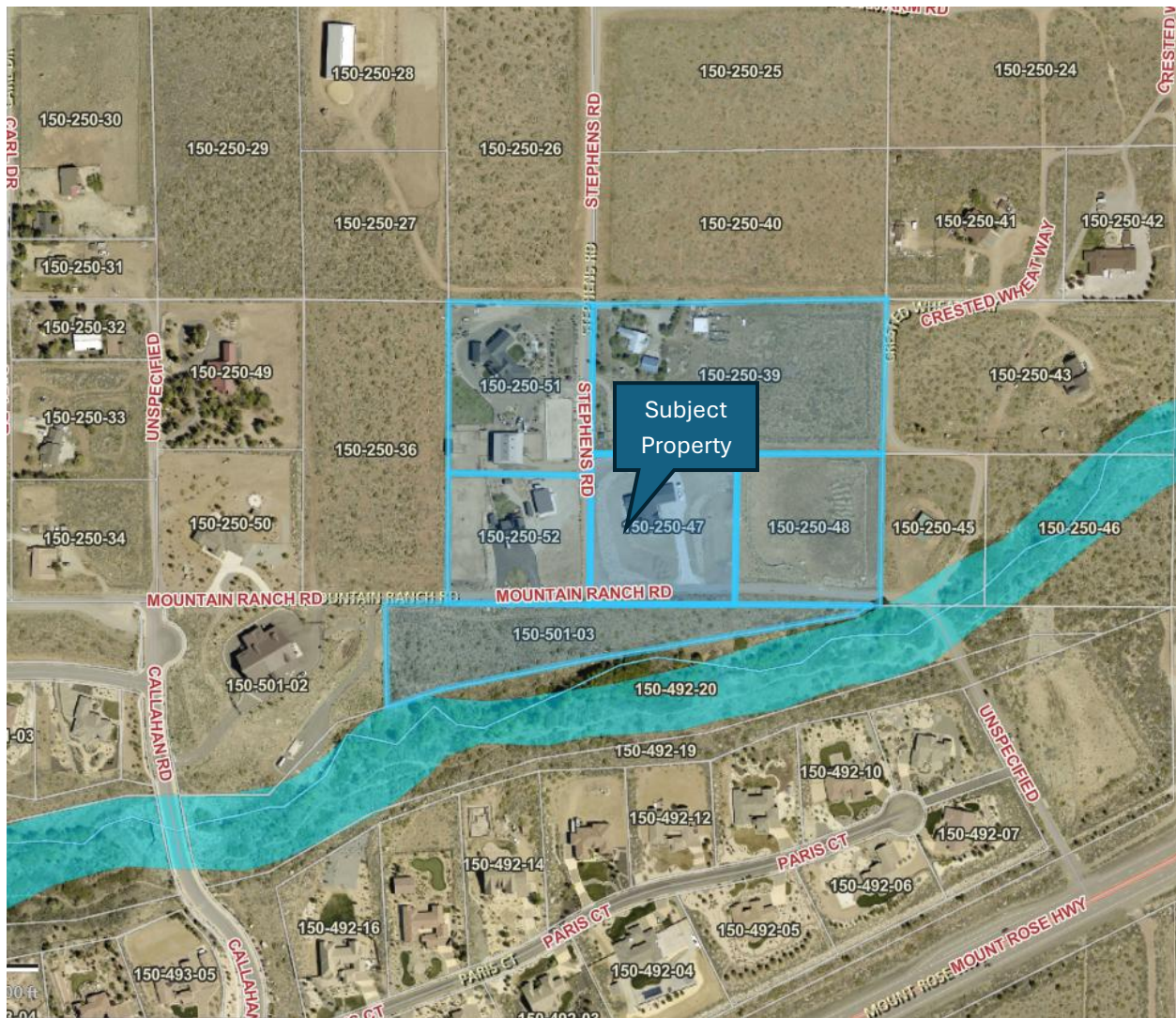
From: Tim Evans, Planner

RE: Comment from Eric Scheetz, Owner of Adjacent Parcel (APN 150-250-39)

Comment received via phone from Eric Scheetz stating he has concerns with the abandonment as the 33-foot easement provides access to his property. He also stated that TMWA has a water line within the easement.

Public Notice

Washoe County Code requires that public notification for an abandonment be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of five (5) separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



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

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: VANHOOSE FAMILY TRUST 5339 MOUNTAIN RANCH ROAD EASEMENT ABANDONMENT			
Project Description: REQUEST TO ABANDON THE PORTION OF THE EXISTING 33' PUBLIC ROAD AND UTILITY EASEMENT LOCATED ALONG THE NORTHERLY BOUNDARY OF THE SUBJECT PARCELS			
Project Address: 5399 MOUNTAIN RANCH ROAD			
Project Area (acres or square feet): 107626 SF 2.47 AC			
Project Location (with point of reference to major cross streets AND area locator): INTERSECTIOPN OF MOUNTAIN RANCH ROAD AND STEPHENS ROAD .APPROX. 1000 FEET NORTH OF MT. ROSE HWY.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-250-47			
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: VANHOOSE FAMILY TRUST		Name: POINTS WEST SURVEY	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: JONATHAN VANHOSE		Contact Person: Adam Boroski	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Marrisa Vanhoose	
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):	

February 2024

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

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

33' PUBLIC ROAD AND UTILITY EASEMENT LOCATED ALONG THE NORTHERLY
BOUNDARY OF THE SUBJECT PARCELS

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

PARCEL MAP #4615 FOR BRITTANY, LLC FILE NO. 3431250 RECORDE AUG. 28, 2006, OFFICIAL
RECORDS OF WASHOE COUNTY

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

RESIDENTIAL IMPROVEMENTS, TO INCLUDE BUT NOT LIMITED TO CONSTRUCTION OF A NEW
DETACHED GARAGE, ADU, YARD AND LANDSCAPE IMPROVEMENTS. NO ROAD EXISTS WITHIN
EITHER PORTION OF THIS AREA

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

NONE PROPOSED. THE ADJACENT PARCELS HAVE EXISTING ACCESS THAT IS NOT AFFECTED
BY THE ABANDONMENT. PUE EXIST AROUND ADJACENT PARCELS

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?

THE ADJACENT PARCELS HAVE EXISTING ROAD ACCESS AND WILL NOT BE AFFECTED
BY THIS PROPOSED ABANDONMENT

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.

February 2024

EXHIBIT "A"
ROADWAY & UTILITY EASEMENT ABANDONMENT

VANHOOSE FAMILY TRUST

APN 150-250-47

A portion of a 33' roadway and Public utility easement as shown on Parcel 1, Parcel Map No. 4615, recorded August 28, 2006 as document No. 3431250 of Washoe County Official Records, State of Nevada, situated in the County of Washoe, being a portion of the Southwest Quarter (1/4) of the Southeast (1/4) Quarter of Section 26, Township 18 North, Range 19 East, M.D.B. & M. more particularly described as follows:

COMMENCING Northwest corner of Parcel "1" as shown on Parcel Map No. 4615, recorded as document No. 3431250 of Washoe County Official Records, State of Nevada;

THENCE South 89°03'38" East, 33.00 feet;

THENCE South 01°25' 45" West, 20'feet to a **POINT OF BEGINNING**;

THENCE South 89°04'20" East, a distance of 285.14 feet;

THENCE South 01°35'11" West, a distance of 13.00 feet;

THENCE North 89°04'20" West, a distance of 285.11 feet;

THENCE North 01°25'46" East, a distance of 13.00 feet to the true
POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION

CONTAINING: 3706 sq. ft. or 0.085 acres more or less.

BASIS OF BEARING for this legal description is the Nevada State Plane Coordinate System, west zone grid, Based on the North American Datum of 1983/1994.

Note: Refer this description to your title company before incorporating into any legal document.

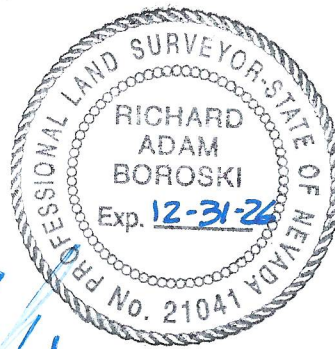
This Legal Description Written by:

R. Adam Boroski, PLS 21041

Points West Survey

3365 San Mateo Ave.

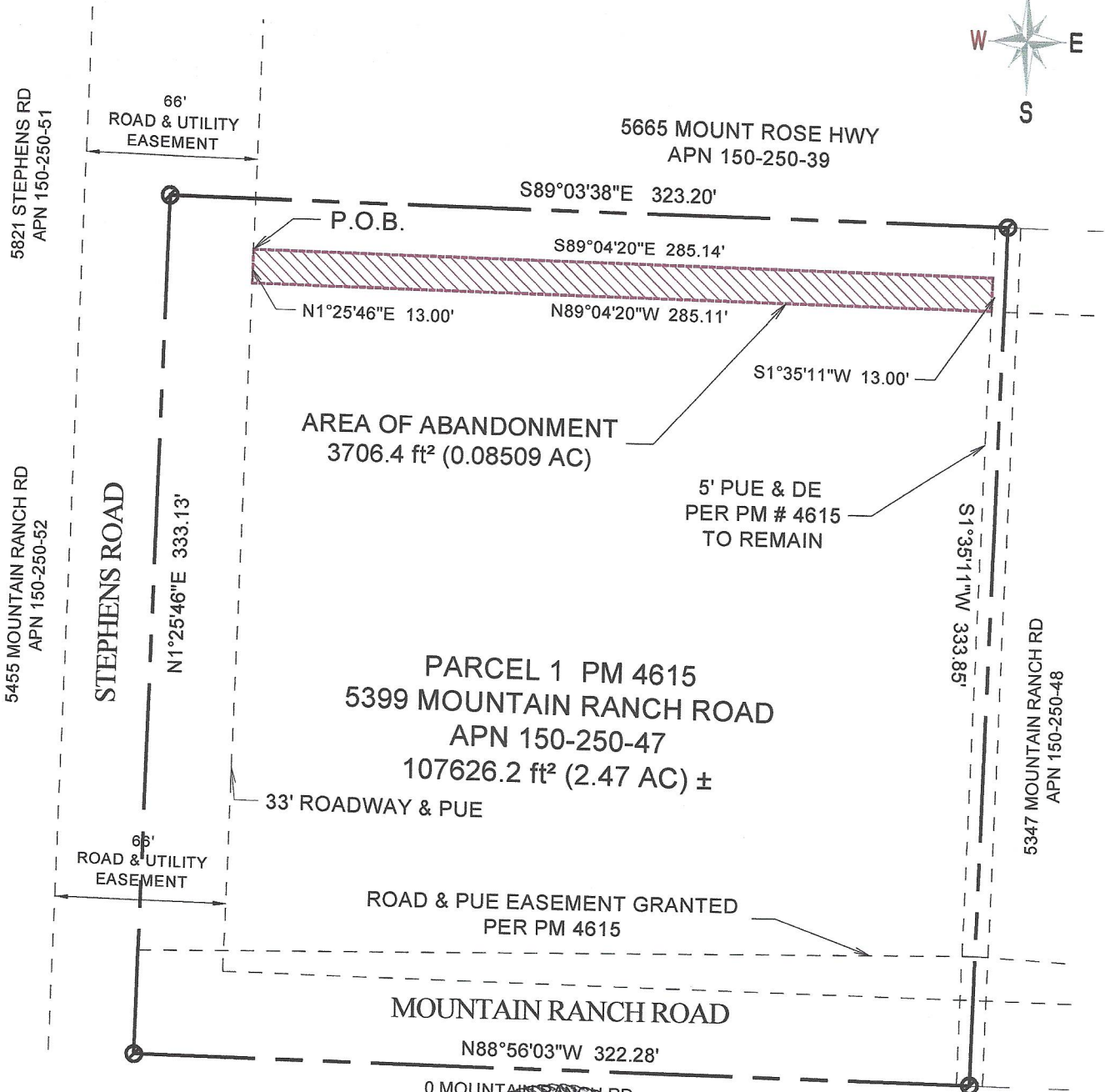
Reno, Nevada 89509



R. Adam Boroski

4-30-2026

EXHIBIT A-1



SCALE: 1" = 60'

[Signature]

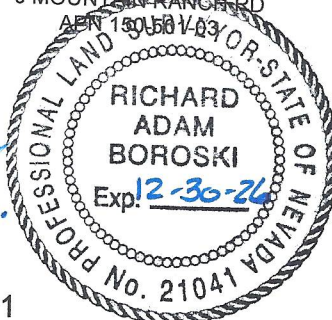


EXHIBIT A-1
MAP TO SUPPORT LEGAL DESCRIPTION FOR
ROADWAY & PUE ABANDONMENT

POINTS WEST SURVEY

3365 SAN MATEO AVE
RENO, NEVADA 89509

PUBLIC ROADWAY & PUE
ABANDONMENT
APN 150-250-47

T.18N R.19E SW 1/4 OF THE SE 1/4
SEC 26 M.D. B. & M.
WASHOE COUNTY NEVADA

04/30/2026

1 OF 1

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED BRITTANY LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.010 TO 278.630 INCLUSIVE, AND DO HEREBY GRANT THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS NOTED HEREON.

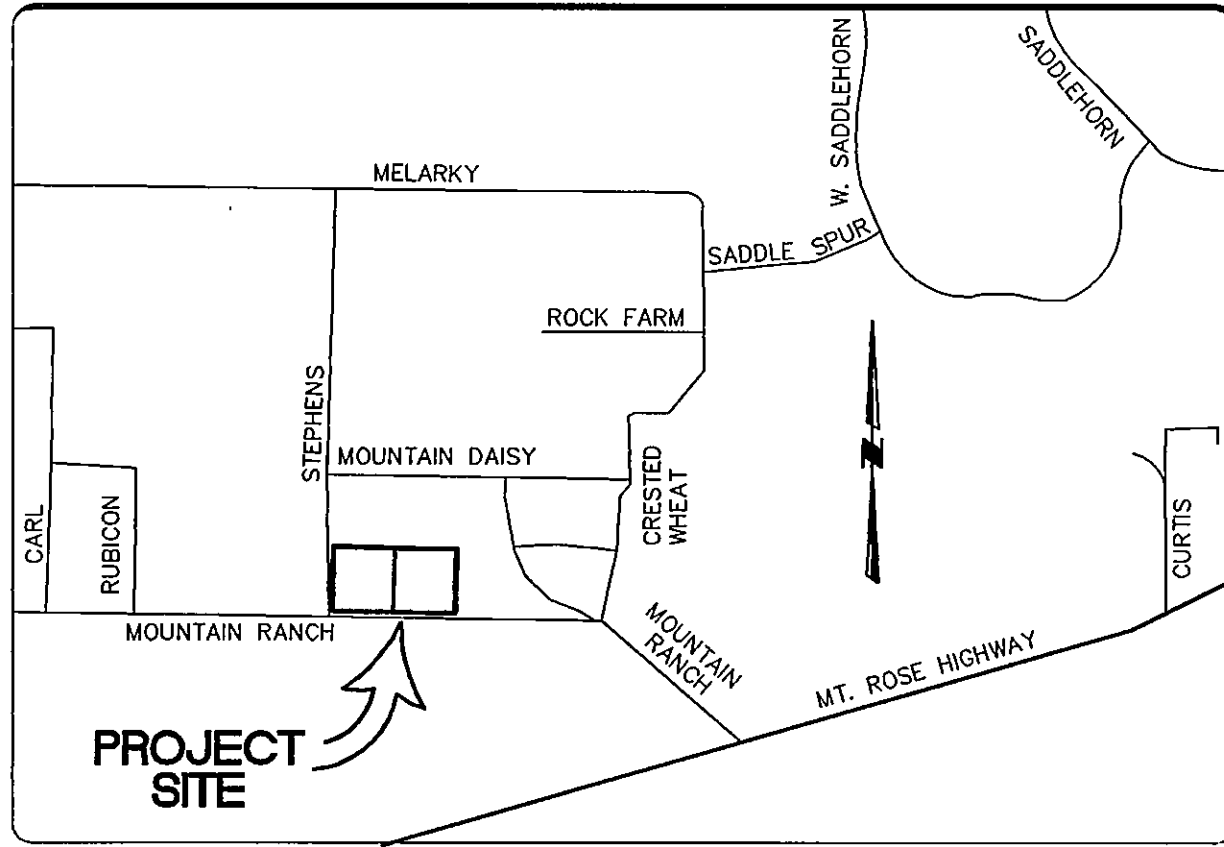
BRITTANY, LLC
A NEVADA LIMITED LIABILITY COMPANY

Sherrie Root
SHERRIE ROOT

7/19/06
DATE

Robert Root III
ROBERT ROOT III

7/19/06
DATE



VICINITY MAP
NO SCALE

REFERENCES:

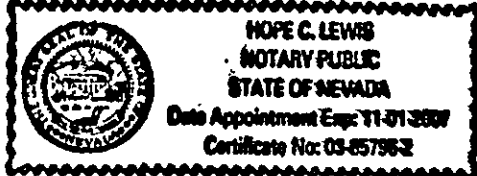
1. PARCEL MAP NO. 2114, RECORDED MARCH 25, 1987, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
2. RECORD OF SURVEY MAP NO. 2686, RECORDED MARCH 24, 1994, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
3. PARCEL MAP NO. 2449, RECORDED JUNE 28, 1990, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
4. PARCEL MAP NO. 2139, RECORDED MAY 19, 1987, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
5. PARCEL MAP NO. 2280, RECORDED JUNE 22, 1988, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.
6. PRELIMINARY TITLE REPORT PREPARED BY TICOR TITLE OF NEVADA, INC., ORDER NO. 05005844-SL, DATED SEPTEMBER 15, 2005.
7. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 19, 1961 AS DOCUMENT NO. 349953 WHICH CONTAINS PROVISIONS FOR A 33' WIDE RIGHT-OF-WAY FOR ROADWAY AND PUBLIC UTILITIES PER ACT OF JUNE 1938 AND RIGHTS FOR TELEPHONE LINE PURPOSES FOR BELL TELEPHONE CO. OF NEVADA PER ACT OF MARCH 4, 1911.

ACKNOWLEDGEMENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/19/06, 2006, BY Sherrie Root.

Hope C. Lewis
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/1/07

NOTES:

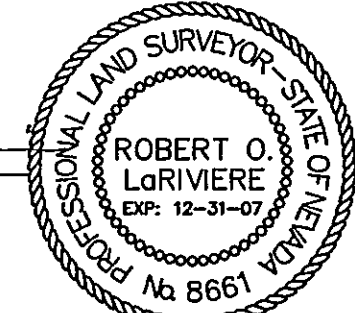
1. PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. ACCESS IS BY ACCESS EASEMENT FROM THE MT. ROSE HIGHWAY. MAINTENANCE IS THE RESPONSIBILITY OF THE USER, AND NOT WASHOE COUNTY.
3. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
4. A RIGHT OF SURFACE DRAINAGE EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING DRAINAGE FACILITIES TO THAT PARCEL.
5. PUBLIC UTILITY EASEMENTS INCLUDE CABLE T.V.

SURVEYOR'S CERTIFICATE

I, ROBERT O. LORIVIERE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROBERT H. AND SHERRIE ROOT.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, THE SURVEY WAS COMPLETED ON MARCH 22, 2006.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Robert O. LORIVIERE
ROBERT O. LORIVIERE - PLS 8661



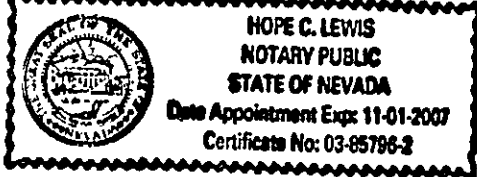
August 17, 2006

ACKNOWLEDGEMENT

STATE OF NEVADA S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/19/06, 2006, BY Robert Root.

Hope C. Lewis
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/1/07

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT BRITTANY, LLC OWNS OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED August 24, 2006 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

August 24, 2006

TICOR TITLE OF NEVADA

BY: Steve Schiller
JAN MORFITT, TITLE OFFICER
STEVE SCHILLER
SENIOR VICE PRESIDENT

4/25/2006 8-24-2006

TAXATION CERTIFICATE (APN 150-250-38)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

WASHOE COUNTY TREASURER

TITLE:

DATE

Steve Schiller
4/25/2006

Steve Schiller
4/25/2006

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN.

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

Vahid Behmaram
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

5/4/06
DATE

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY

Paul Ray
SIERRA PACIFIC POWER COMPANY

4/17/2006
DATE

Susan Hod
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES

8/15/06
DATE

Michelle L. Kindel
NEVADA BELL TELEPHONE COMPANY
d/b/a AT&T NEVADA

4/19/2006
DATE

Mike L. Kindel
CHARTER COMMUNICATIONS

4/28/2006
DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP NO. PM05-080, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE THIS PARCEL MAP IS APPROVED ON THIS 25 DAY OF August, 2006.

Carl Freund
ADRIAN P. FREUND, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

PARCEL MAP FOR BRITTANY, LLC		COUNTY RECORDER'S CERTIFICATE FILE NO: <u>3431250</u>
A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 26, T.18N., R.19E., M.D.M.		FILED FOR RECORD AT THE REQUEST OF <u>C.A.</u> ON THIS <u>22</u> DAY OF <u>August</u> , 2006 AT <u>12</u> MINUTES PAST <u>4</u> O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
WASHOE COUNTY		NEVADA
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION INSPECTION		JOB NO. 05-077.00 DESIGNED. DRAWN. COMP. CHECKED, ROL DATE. 04/13/06
1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160		BY: <u>Kathryn L. Burke</u> COUNTY RECORDER DEPUTY FEE: <u>31.00</u>
SHEET NO. 1 OF 2 SHEETS		

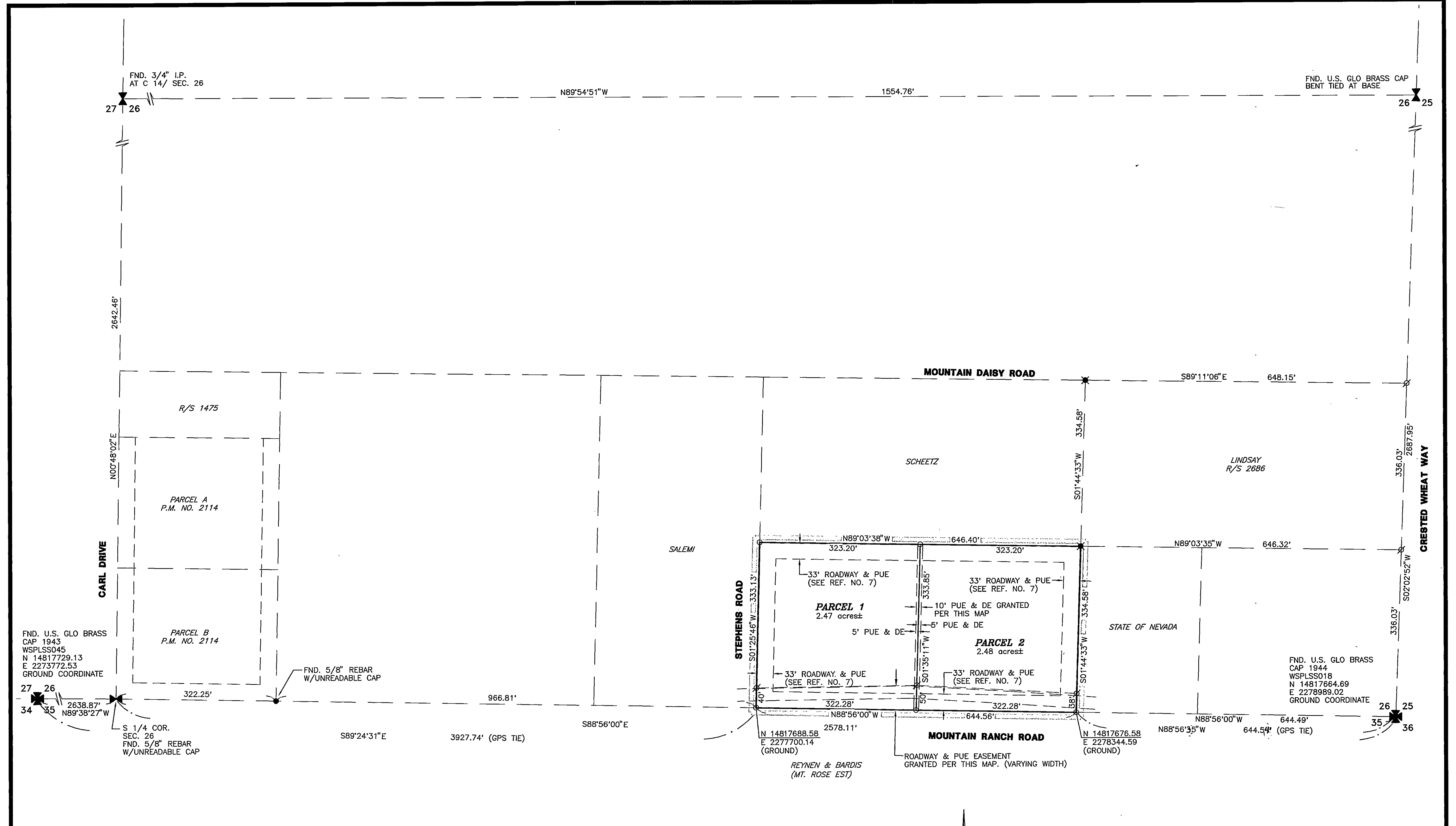
Parcel Map 4615

CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

3431250

CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

4615A



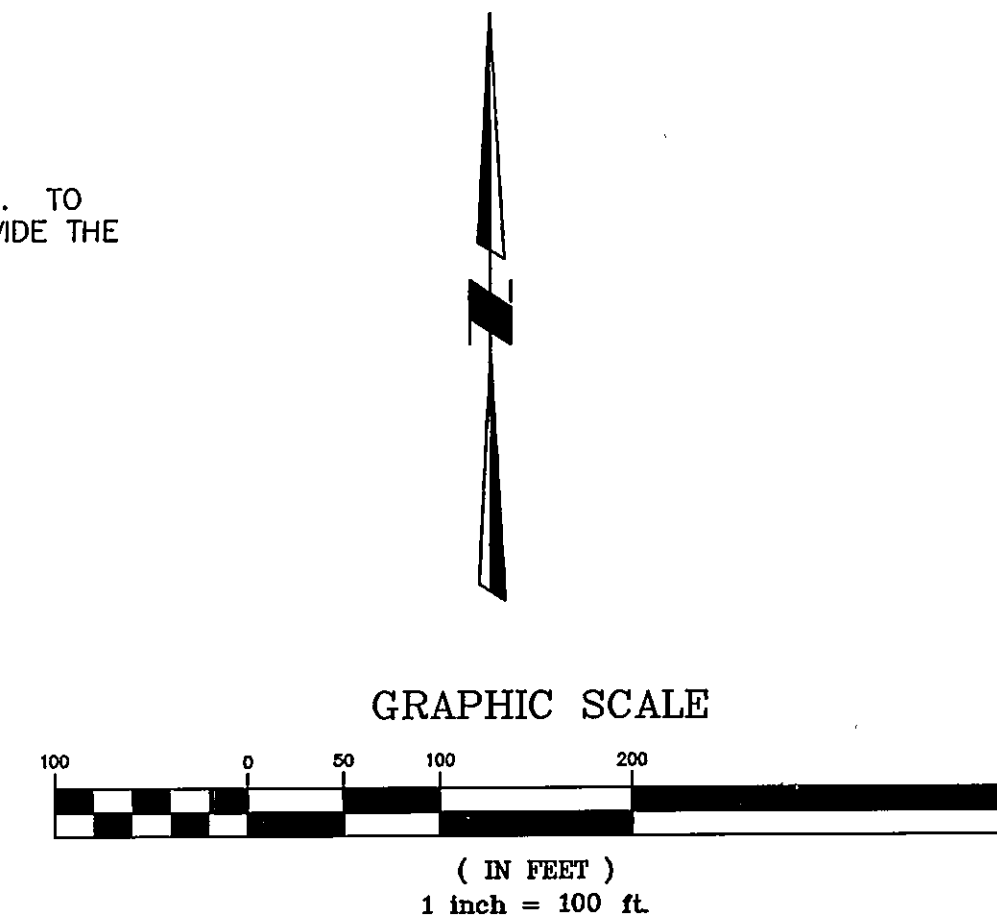
LEGEND

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- CALCULATED 1/4 SECTION CORNER
- FOUND GPS POINT
- FOUND CENTERLINE MONUMENT
- FOUND 5/8" REBAR W/CAP "PLS 6630" PER REF. NO. 2
- FOUND POINT AS NOTED
- SET 5/8" REBAR W/CAP "PLS 8661"
- CALCULATED POINT, NOTHING FOUND OR SET
- PUE PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- R/S RECORD OF SURVEY
- C CENTERLINE
- D.E. DRAINAGE EASEMENT

HIGH DENSITY RURAL REGULATORY ZONE FOR REVIEW PURPOSES AS OF JANUARY 2, 2006 DOES NOT PRECLUDE FURTHER DIVISION OF LAND	(NUMBER OF LOTS ON PARCEL MAP = 2 LOTS)
MINIMUM LOT AREA REQUIRED:	2 ACRES
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	30 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
VARIANCES TO THESE STANDARDS MAY BE PROCESSED AS PER WASHOE COUNTY CODE.	

NOTES

1. COORDINATES SHOWN ARE GROUND. TO CONVERT FROM GROUND TO GRID, DIVIDE THE COORDINATES BY 1.000197939.



TOTAL AREA = 4.95 AC. ±

3431250

PARCEL MAP
FOR
BRITTANY, LLC

A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 26,
T.18N., R.19E., M.D.M.

WASHOE COUNTY NEVADA

1150 CORPORATE BLVD. RENO, NV 89502
(775) 856-1150 FAX: (775) 856-1160

JOB NO. 05-077.00
DESIGNED.
DRAWN.
COMP.
CHECKED, ROL
DATE, 04/13/06
SHEET NO. 2 OF 2 SHEETS

CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

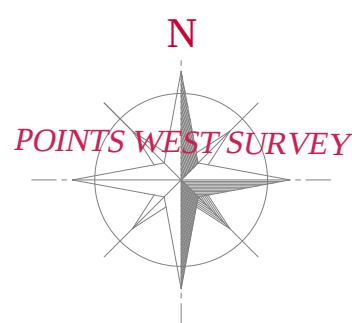
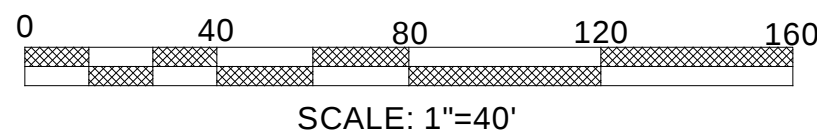
3431250

File: X:\Projects\05077.00\Drawg\Surv\ PM.dwg
<diamebul> Thu, 13 Apr 2006 - 1:36pm

Parcel Map 4615A

4615A

CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP



LEGEND

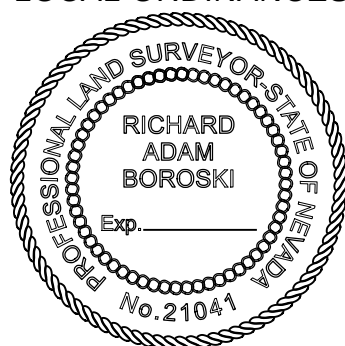
- FOUND MONUMENT AS NOTED
- PROPERTY CORNER
- CENTERLINE WELL MONUMENT
- CONTOUR LINE
- PUE (N45°W - 10.00')
- RECORD INFORMATION PER
- PROPERTY LINE LOT LINE
- FENCE AS NOTED
- BUILDING SETBACK LINE
- ADJACENT PARCELS
- INDICATES EASEMENT LINE

SURVEYOR'S CERTIFICATE

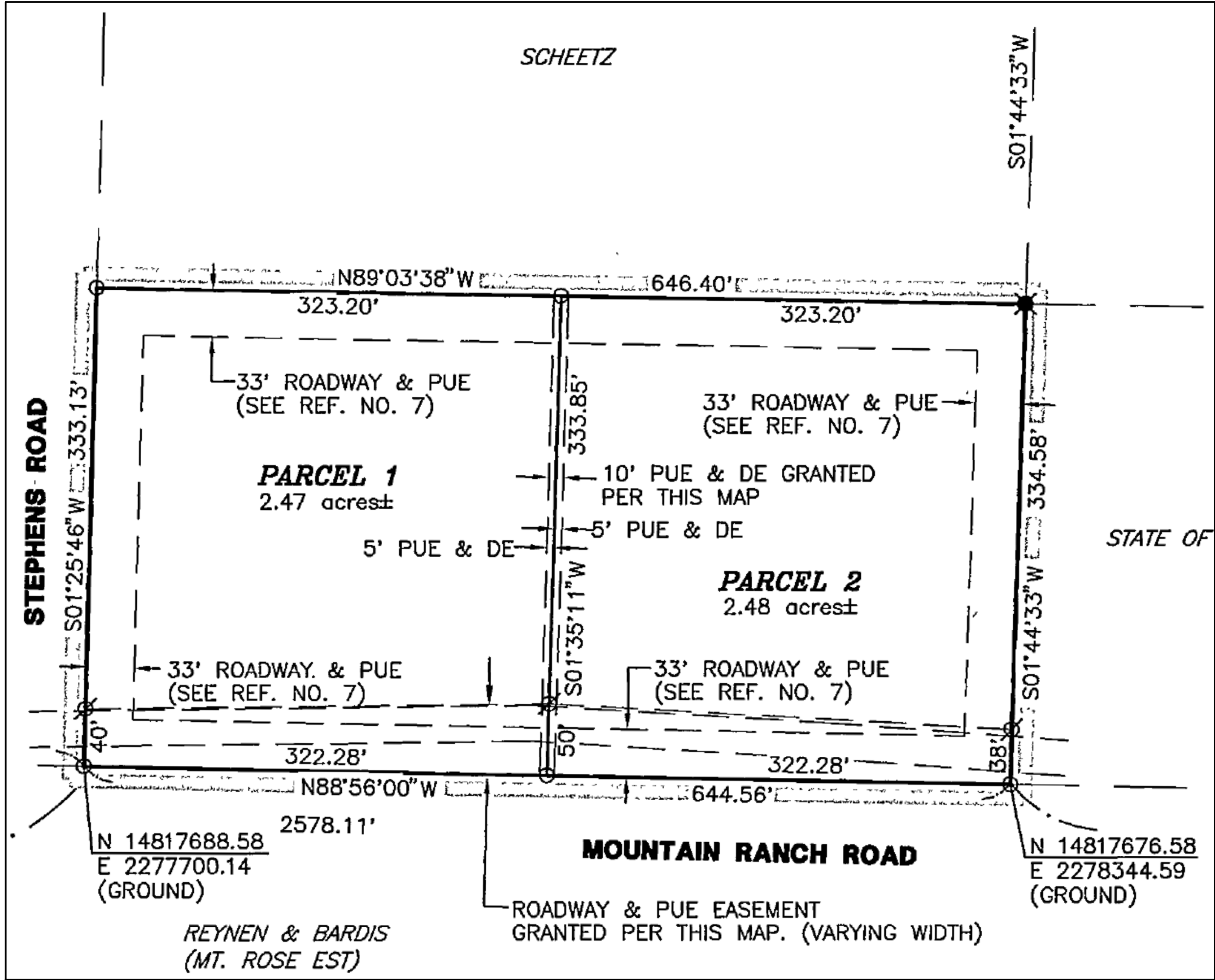
- I, R. ADAM BOROSKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT;
- THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY DIRECTION. THE SURVEY WAS COMPLETED ON APRIL 4, 2026.
 - THIS MAP IS PREPARED TO ILLUSTRATE FEATURES FOR ENGINEERING DESIGN AND PLANNING ONLY.
 - THIS PLAT COMPLIES WITH APPLICABLE STATE AND LOCAL ORDINANCES.

R ADAM BOROSKI

P. L. S. # 21041



BASIS OF BEARINGS
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID,
(NAD 83/94) COMBINED GRID TO GROUND FACTOR = 1.000197939.
ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.



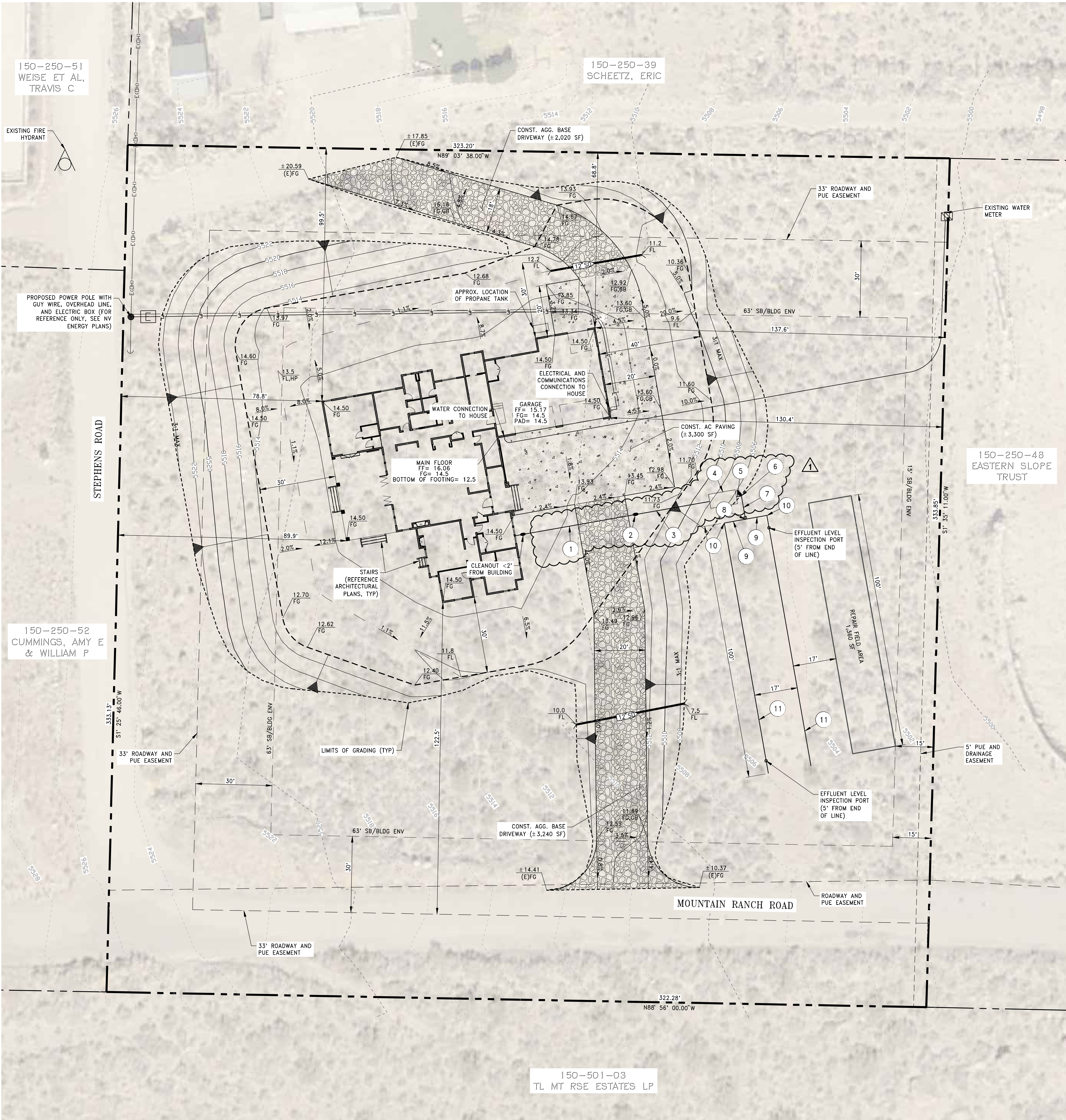
PARCEL MAP # 4615
FILE # 3431250
NOT TO SCALE EXHIBIT ONLY

SITE PLAN
FOR PROPOSED ROADWAY EASEMENT ABANDONMENT

POINTS WEST SURVEY
3385 SAN MATEO AVE RENO, NV 89509
(702) 378-4124 radamboroski@yahoo.com

PROJ. MGR.: RAB
JOB NO.: 2026-17
DRAWN BY: RAB
DATE: 4/04/2026
SCALE: 1" = 40'

SHEET 1 OF 1
2026 ALL RIGHTS RESERVED



- LEGEND:**
- D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - R=XX' RADIUS
 - SANITARY SEWER CLEANOUT

SITE INFORMATION

PROPERTY AREA = ±2.47 AC
SITE ADDRESS: 5399 MOUNTAIN RANCH ROAD
APN: 150-250-47

PREPARED FOR:

ALEX YORK
PRECISION HOME BUILDERS
9732 STATE ROUTE 445 #906
SPARKS, NV 89441
TEL: (775) 292-0084

CONSTRUCTION NOTES:

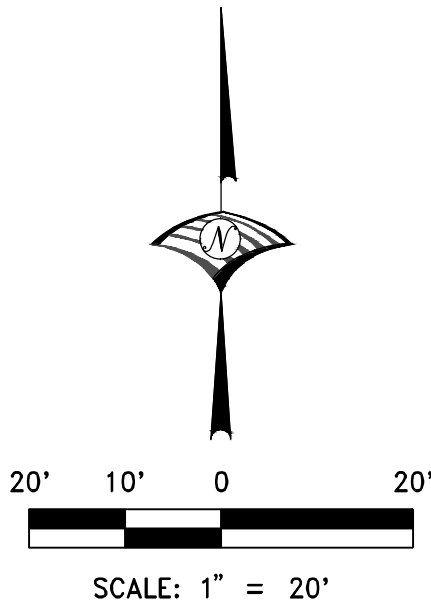
- BACK FILL WITHIN 8" MIN. OF SIDING.
- CONC. FLATWORK TO BE FINISHED PER OWNERS REQMTS.
- SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
- ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE 2018 I.R.C., 2018 I.B.C., 2018 I.E.C.C., 2017 N.E.C., 2018 U.P.C., 2018 I.M.C., AND 2018 I.F.C. and I.W.U.C.
- PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- OWNER TO PROVIDE SOILS INVESTIGATION AND COMPACTION TESTS FOR ALL CUT AND FILL AREAS AS REQ'D BY GOVERNING AGENCIES.
- DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- THE PARCEL IS LOCATED IN A HIGH WUI ZONE AND HAS CONFORMING WATER AND DEFENSIBLE SPACE AT LEAST 50' FROM THE STRUCTURE TO THE LOT LINE.

SEPTIC SYSTEM CONSTRUCTION NOTES:

- CONST. ±47 LF OF 4" PVC SDR 35 SS LINE @ 0.6%
- CONST. SSCO RM = ±13.9 IE = ±6.59
- CONST. ±30.5 LF OF 4" PVC SDR 35 SS LINE @ 0.4%
- JENSEN JS-1500 SEPTIC TANK IE IN= 4.44 IE OUT= 4.19
- CONST. ±2 LF OF 4" PVC SDR 35 SS LINE @ 2%
- CONST. 45° ELBOW AND SSCO RM = ±5.00 IE = ±4.15
- CONST. ±9.3 LF OF 4" PVC SDR 35 SS LINE @ 0.5%
- JENSEN D-3 DISTRIBUTION BOX IE IN= 4.10 IE OUT= 4.00
- CONST. ±8.5 LF OF 4" PERFORATED SS DISTRIBUTION LINE @ 0%
- IE = ±4.00
- CONST. ±100 LF OF 4" PERFORATED SS DISTRIBUTION LINE @ 0.25% IE @ END = ±3.75

SEPTIC NOTES:

- ALL DESIGN AND CONSTRUCTION TO CONFORM WITH WASHOE COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- LOT SIZE APPROXIMATELY 2.47 ACRES.
- RESIDENCE IS TO HAVE 3 BEDROOMS.
- SITE IS LOCATED IN FLOOD ZONE X. (FIRM 32031C3245G AND 32031C3240G).
- EXISTING WELL LOCATED APPROXIMATELY 200 FEET WEST OF WESTERN PROPERTY LINE. THE EXISTING PROPERTY TO THE NORTH AND NORTHWEST AND THE PROPOSED PARCEL ARE USING MUNICIPAL WATER. THE PROPERTY TO THE EAST DOES NOT HAVE EITHER.
- PERCOLATION TEST IN AREA OF PROPOSED SYSTEM 60 MIN./INCH AS APPROVED BY WASHOE COUNTY HEALTH.
- JENSEN JS-1500 SEPTIC TANK. TANK SHALL BE SET LEVEL. RISERS SHALL BE USED AS NEEDED.
- JENSEN D-3 DISTRIBUTION BOX SHALL BE SET ON 16"x16"x3 3/8" (MIN) CONCRETE PAD.
- MAXIMUM SLOPE ACROSS THE ABSORPTION FIELD AREA IS ±10%.
- BOTTOM OF DISTRIBUTION TRENCHES TO BE LEVEL.
- NO ANGLE IN SEWER LINES MAY EXCEED 45 DEGREES.
- ALL PIPE JOINTS IN SEWER OR EFFLUENT LINES TO BE WATERTIGHT.
- GRADE DISTRIBUTION LINES TO SLOPE WITH FALL OF A MINIMUM OF 0.25% AND A MAXIMUM OF 0.33%.
- INFILTRATION TRENCH GRAVEL TO BE COVERED WITH MIRAFI 140N FILTER FABRIC (OR EQUAL) DIRECTLY OVER GRAVEL.
- GRAVEL EXTENDS SIX FEET BELOW DISTRIBUTION PIPE AND A MINIMUM OF 4 INCHES ABOVE TOP OF PIPE. THE MINIMUM COVER OVER THE DISTRIBUTION PIPE IS 12" TOTAL AND THE MAXIMUM IS 48" TOTAL.
- FOUR-INCH DIAMETER DISTRIBUTION LINES TO HAVE END CAPS.
- EFFLUENT LEVEL MONITORING WELLS TO BE INSTALLED AT OPPOSITE CORNERS OF DISTRIBUTION FIELD.
- CLEAN OUT TO BE PLACED LESS THAN 24-INCHES FROM STEM WALL OF DWELLING.
- NO PAVEMENT OR HARD COVERAGE ALLOWED IN DISPOSAL FIELD AREA.
- VEHICLE TRAFFIC TO BE PROHIBITED IN AREA OF ABSORPTION FIELD.
- DISPOSAL AREA TO BE IN UNOBSTRUCTED UNSHADOWED AREA.
- GROUNDWATER WAS NOT ENCOUNTERED DURING FIELD TESTING.
- AS BUILT DRAWING TO BE PREPARED BY ENGINEER AND TO REMAIN ON-SITE.



EARTHWORK

DISTURBED AREA = ±42,163 SF
UNDISTURBED AREA = ±65,429 SF
PROPOSED IMPERVIOUS AREA = ±9,700 SF (9.01% OF TOTAL LOT AREA)
ESTIMATED CUT = ±2,551 CY
ESTIMATED FILL = ±2,188 CY
ESTIMATED NET CUT = ±363 CY (NO SHRINK OR SWELL WAS ACCOUNTED FOR IN THESE EARTHWORK NUMBERS)

NOTES:

- CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING UNDERGROUND UTILITIES.
- A FIELD SURVEY WAS CONDUCTED ON JULY, 2017 BY JASON CASTER. CONTRACTOR TO VERIFY ACCURACY OF INFORMATION PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BEFORE COMMENCING WORK.
- REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR HOUSE DETAILS.
- ADD 5500' TO ALL ELEVATIONS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THE PROJECT BY WOOD RODGERS, INC. TITLED "GEOTECHNICAL DESIGN LETTER - VANHOOSE RESIDENCE" DATED MAY 19, 2022. THE CONTRACTOR SHALL ATTENTIVELY EXAMINE THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS WITH THOSE PRESENTED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL ENSURE THAT THE QUALITY AND QUANTITY OF EXPOSED MATERIALS AND SUBSURFACE SOIL OR ROCK DEPOSITS HAVE BEEN SATISFACTORILY REPRESENTED BY THE GEOTECHNICAL ENGINEER'S REPORT AND CIVIL ENGINEER'S DRAWINGS. ANY DISCREPANCY THAT MAY BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATIONS SHALL BE MADE AVAILABLE TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION. RESULTS OF THE GEOTECHNICAL INVESTIGATION ALONG WITH THEIR RECOMMENDATIONS SHALL BECOME PART OF THE SPECIFICATIONS BUT DO NOT CONSTITUTE A GUARANTEE OF THE SUBSURFACE CONDITIONS IN ANY WAY.

RECORD DRAWING - SEPTIC REVISION

DATE: MAY, 2022
SCALE: 1" = 20'
DRAWN BY: KMC
DESIGNED BY: KMC, ANV
CHECKED BY: ANV

NO.

DESCRIPTION

ENGR. INIT.

DATE

ASHLEY N. VERLING
CIVIL
05/23/2024

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1381 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

NEVADA

IMPROVEMENT PLANS FOR
VANHOOSE FAMILY TRUST
5399 MOUNTAIN RANCH ROAD
WASHOE COUNTY
APN 150-250-47

PROJECT NO.
2892.197

DRAWING
Q-1

SHT 1 OF 2