

**OLD MOUNT ROSE HIGHWAY
PARTIAL RIGHT OF WAY ABANDONMENT**

**PREPARED FOR
DAVID M. OTTO
AND
JIMMY CHUNG & MARTHA CEPRESS**

**PREPARED BY:
CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NV 89502
(775) 856-1150**



SEPTEMBER 15, 2017

PROJECT: 17-083.00

OLD MT. ROSE HIGHWAY PARTIAL RIGHT-OF-WAY ABANDONMENT

Table of Contents

Project Request	1
Figure 1 - Vicinity Map	1
Associated Parcels	1
Original Subdivision and Roadway Mapping.....	1
Proposed Abandonment	2
Existing Roadway Conditions.....	2
Figure 2 – Existing Site Photo.....	3
Figure 3 – Existing Site Photo.....	3
Existing Area Topography.....	4
Figure 4 – Surrounding Topography Map	4
Abandonment Findings	4

Appendices

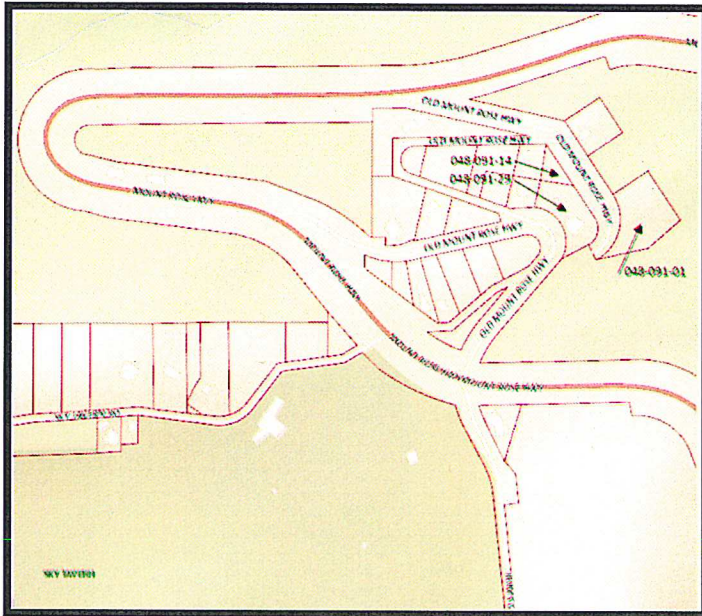
Washoe County Development Application	A
Assessor's Parcel Map	B
Proof of Property Tax Payment.....	C
Original Subdivision Map – Mt. Rose Bowl Subdivision No.1.....	D
Exhibit Map of the Partial Abandonment of Portions of Old Mount Rose Highway	E
Conceptual Site Plan – David Otto Residence (APN 048-091-01).....	F

OLD MT. ROSE HIGHWAY PARTIAL RIGHT-OF-WAY ABANDONMENT

Project Request

This application is a request for an abandonment of a portion of Old Mount Rose Highway. The subject right-of-way is located north of the Sky Tavern Ski area, on the north side of the current Mt. Rose Highway alignment (SR 431). It should be noted that the remaining right-of-way from this old highway alignment terminates into U.S. Forest Service (USFS) property adjacent and south of the proposed abandonment area. A vicinity map is provided, below identifying the location of the proposed abandonment and the associated parcels making the request.

Figure 1 – Vicinity Map



Associated Parcels

The parcels associated with this abandonment request are 048-091-01, 14 & 29. There are two ownerships to these three parcels with David Otto owning the parcel on the eastern side of Old Mt. Rose Highway (APN 048-091-01) and Jimmy Chung and Martha Ceyress owning parcels 048-091-14 and 29.

Original Subdivision and Roadway Mapping

The original roadway and subdivision lots were approved by Washoe County in 1944 under Mt. Rose Bowl Subdivision No.1, a subdivision map that was recorded in the Washoe County Recorder's Office under Subdivision Map no. 280 with a filing number of 123297. This originally recorded map legally created the lots and rights-of-way serving the subdivision. The subject section of Old Mt. Rose Highway was identified on that map as were the lots in association with this request. A copy of the original subdivision map is provided in Appendix D of this application.

As this right-of-way had previously been identified to be Mt. Rose Highway, the Nevada Department of Transportation was contacted to see if they retained any ownership over the right-of-way in questions. NDOT researched the roadway area and did not find any mapping or documentation showing that NDOT ever owned the subject section of roadway. A copy of the documentation from NDOT confirming this review and their finding is provided in Appendix E of this application.

OLD MT. ROSE HIGHWAY PARTIAL RIGHT-OF-WAY ABANDONMENT

Proposed Abandonment

The area proposed for abandonment is the entire right-of-way width in the area where APN's 048-091-01 & 29 area located across from one-another. The requested abandonment area narrows to include only a portion of the western side of the rights of way where the northern portion of APN 048-091-29 is across from USFS land, north of APN 048-091-01. Additionally, the requested abandonment area remains as a portion of the western portion of the right-of-way adjacent to APN 048-091-14. The reason that only a portion of the western half of the right-of-way, rather than a typical half of the right of way is requested for abandonment in some areas is that the owners of APN's 048-091-14 and 29 (Jimmy Chung and Martha Cepress) only wish to obtain the area that is contained in the slope down to the road. Their parcels do not gain primary access off this section of roadway and only a service driveway accessing their propane tank exists on APN 048-091-14. The proposed division of the proposed abandonment area largely follows the toe of slope, where the hillside from the parcels on the west join the flatter areas of the road. The figure below helps to illustrate the location of the proposed abandonment line and the division of the area that is proposed to be abandoned amongst the involved parcels/owners. Please refer to Appendix E to view the Exhibit Map of the proposed Abandonment.

This abandonment request was originally desired by the property owner of APN 048-091-01 (Mr. David Otto) as he is planning to construct a single-family residence on his currently vacant parcel. The width of the existing right of way located his property line either at the grade break between the road or flattened area or considerably down the slope. He would like to use some of the flatter area for his driveway, access and the front part of his future home. As the right-of-way ends at his parcel, the idea of an abandonment request was considered.

Existing Roadway Conditions

The existing condition of the previously paved roadway is that it is a passable unmaintained road that serves as a driveway. The roadway serves as primary access to two parcels, which lie on the eastern side of the existing right-of-way. These two parcels are 048-091-01 (one of the parcels involved in this abandonment request) and 048-091-02. Other parcels in the area may use this section of old, unmaintained roadway from time to time, but due to the topography in the area, easier access is provided to most parcels within the subdivision from roadways to the west. Photos of the existing roadway condition are provided, below.

OLD MT. ROSE HIGHWAY PARTIAL RIGHT-OF-WAY ABANDONMENT

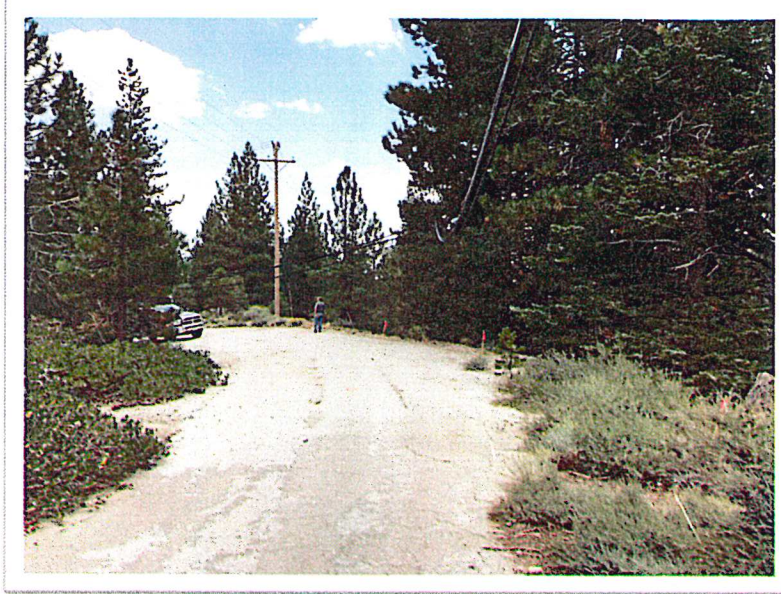


Figure 3 – Existing Site Photo
View to the northeast from the existing right-of-way, near current terminus of right-of-way into USFS property

Figure 4 – Existing Site Photo
View to the north of existing roadway – driveway accesses into APN 048-091-14 can be seen on the left side of photo, near power pole.



OLD MT. ROSE HIGHWAY PARTIAL RIGHT-OF-WAY ABANDONMENT

Existing Area Topography

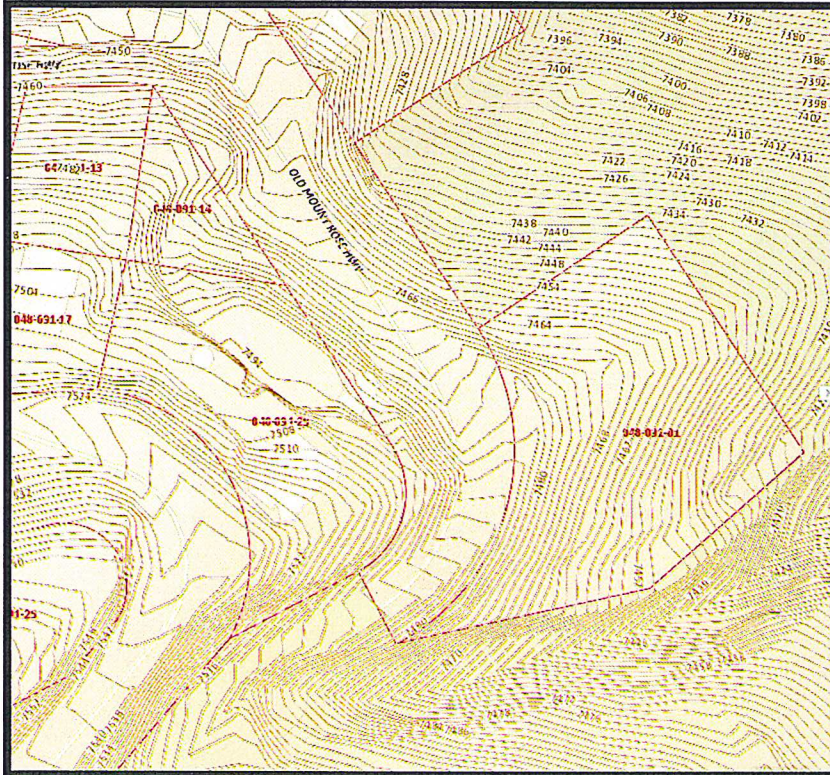


Figure 5 – Surrounding Area Topography The topography in the area associated with the abandonment request can be classified as moderate to steeply sloped. Following is a topographic map that shows the contour lines for the abandonment area and surrounding properties.

Abandonment Findings

Section 110.806.20 of the Washoe County Development Code identifies findings that must be made in order to approve an abandonment request, as is made with this application. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

- a) Master Plan – The abandonment of vacation is consistent with the policies, action programs, standards and maps of the Master Plan and applicable area plans.

The abandonment area exists within the Forest Area Plan and some of the goals and policies are applicable to the limited nature of the abandonment request, following is a list of some of the policies that are applicable.

F.2.1 When feasible, given utility access constraints, grading for residential purposes after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography. –
This abandonment was initially proposed based on the property owner of APN 048-091-01 desire to provide a building pad that could commence in the flatter area of the terrain, this minimizing the necessity of disturbance to vegetation and slope as he moves west on his property. The abandonment, if approved would provide this initial "flat" area where the front

OLD MT. ROSE HIGHWAY PARTIAL RIGHT-OF-WAY ABANDONMENT

portion of the future home can be placed, before incorporating hillside adaptive architecture to step down the hill with the eastern portion of the future residence.

- b. Utilize natural contours and slopes as specified in Article 424 of the Washoe County Development Code.

The proposed abandonment will take a right-of-way that exists at 100 feet in width on the north and 60 feet in width on the south minimize the functional width to that which is necessary only for a private driveway and emergency access, anticipated to be 20 feet in width. The area's flattened or previously disturbed portions of land outside of the driveway width would be available for development when outside of the required front yard setback distance and functional access.

- c. Complement the natural characteristics of the landscape.

A right-of-way width of up to 100 feet wide, serving a limited number of parcels is not appropriate in a sloped environment. The abandonment of the portion of right-of-way proposed will bring the functional driveway width down to the width that is commiserate with the sloped nature of the surrounding land.

- d. Preserve existing vegetation and ground coverage to minimize erosion.

As noted in item a. This abandonment was initially proposed based on the property owner of APN 048-091-01 desire to provide a building pad that could commence in the flatter area of the terrain, this minimizing the necessity of disturbance to vegetation and slope as he moves west on his property. The abandonment, if approved would provide this initial "flat" area where the front portion of the future home can be placed, before incorporating hillside adaptive architecture to step down the hill with the eastern portion of the future residence.

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

It is identified and recognized that the subject section of Old Mt. Rose Highway practically serves as a driveway, accessing two parcels with primary access (APN's 048-091-01 & 02). This function as a driveway comes from the fact that the right-of-way ceases to exist at the western edge of the abandonment request area, stubbing into USFS land. Given that the function of the right-of-way will be fully retained for those needing access from the road, there is no detrimental impact, nor material injury that is foreseen with the formalization of this abandonment request.

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

OLD MT. ROSE HIGHWAY PARTIAL RIGHT-OF-WAY ABANDONMENT

It is recognized by the applicants that there are existing overhead and power and communication lines, where easements will need to be established. The applicants stand ready to work with NV Energy and AT&T or any other entity in association with these lines to provide the necessary perpetual easements for the continued location and access rights for maintenance of these lines. Should any other utilities be identified as existing, they would be treated similarly to those already recognized. It is requested that the requirement for easements be memorialized through conditions of approval in association with any approval granted for this abandonment request.

APPENDIX A

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: Partial Right-of-Way Abandonment - Old Mount Rose Highway			
Project Description: Abandonment of 25,451+/- SF of Old Mount Rose Highway right-of-way			
Project Address: Right-of-Way between 048-091-01 & 29 and Adjacent to east side of 048-091-14			
Project Area (acres or square feet): TO BE DETERMINED			
Project Location (with point of reference to major cross streets, AND area locator): Old Mount Rose Highway and S.R. 431 (Mount Rose Highway)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
048-091-01	1.009	048-091-29	0.779
048-091-14	0.178		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). County approval of Mt. Rose Bowl Subdivision No.1 in 1944. SM 280			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: See Attached Property Owners List		Name: CFA, Inc.	
Address:		Address: 1150 Corporate Boulevard	
Zip:		Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email:		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person:		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: David M. Otto		Name:	
Address: 825 White Oak Drive		Address:	
Santa Rosa, CA Zip: 95409		Zip:	
Phone:	Fax:	Phone:	Fax:
Email: davidonthebeach@mac.com		Email:	
Cell: 415-279-6031	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):	

Property Owner Affidavit

Applicant Name: David M. Otto for the David M Otto Living Trust

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, David M. Otto

(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): 048-091-01

Printed Name DAVID MAXFIELD OTTO

Signed [Signature]
for the David M Otto Living Trust

Address 2261 MARKET ST. PAB 40
SAN FRANCISCO, CA 94112

Subscribed and sworn to before me this 9 day of September, 2017.

[Signature]

Notary Public in and for said county and state

My commission expires: 2-13-18

(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

Abandonment Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

Requested is the abandonment of a portion of Old Mount Rose Highway, which currently exists as a unmaintained road serving as direct driveway level access to two parcels, which front on the road (APN's 048-091-01 & 02) and serves as a secondary access link to five parcels located upslope from this subject section of Old Mount Rose Highway. The section of Old Mount Rose Highway abruptly ends onto USFS property at the southern end of the existing roadway, where the proposed abandonment of a portion of the roadway is proposed.

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

The right-of-way is first identified on the Mt. Rose Bowl Subdivision No. 1 Map, which was approved and accepted by the Washoe County Commission on August 5, 1944 and recorded as subdivision map No. 280 in the Washoe County Recorder's Office. A copy of this map is provided with this applicaiton.

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

Abandonment of the proposed portion of right-of-way would allow the property owner on the eastern side of the roadway to utilize the flatter portion of the property (currently associated with the existing road and road edge) for future proposed construction of a residential dwelling. Allowance of use of the flatter portion of the land will provide the opportunity to have less scaring impact with the envisioned development as the future home site and improvements will not need to extend as far down the hill as would be the case if the right-of-way were retained.

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

There is an existing overhead power line and communication line that will need easements to maintain their location. The property owners associated with this application are aware and accepting of the necessity to provide appropriate and acceptable easements to protect the locational rights and future service access needs to these lines. It is requested that these two easement requirements be memorialized in the form of a condition of approval.

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 damage to other property owners within the vicinity of this project are foreseen with this proposed abandonment predominately due to the fact that the portions requested for abandonment exist at the southern end of the right-of-way. The right-of-way terminates into US Forest Service property, beyond (south of) the 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

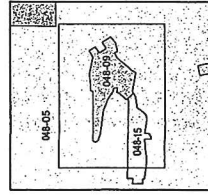
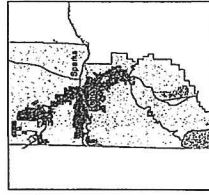
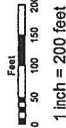
IMPORTANT

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.

APPENDIX B

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada, 89512
(775) 326-2261



created by CFB 03/29/2012
last updated:

area previously shown on map(s)

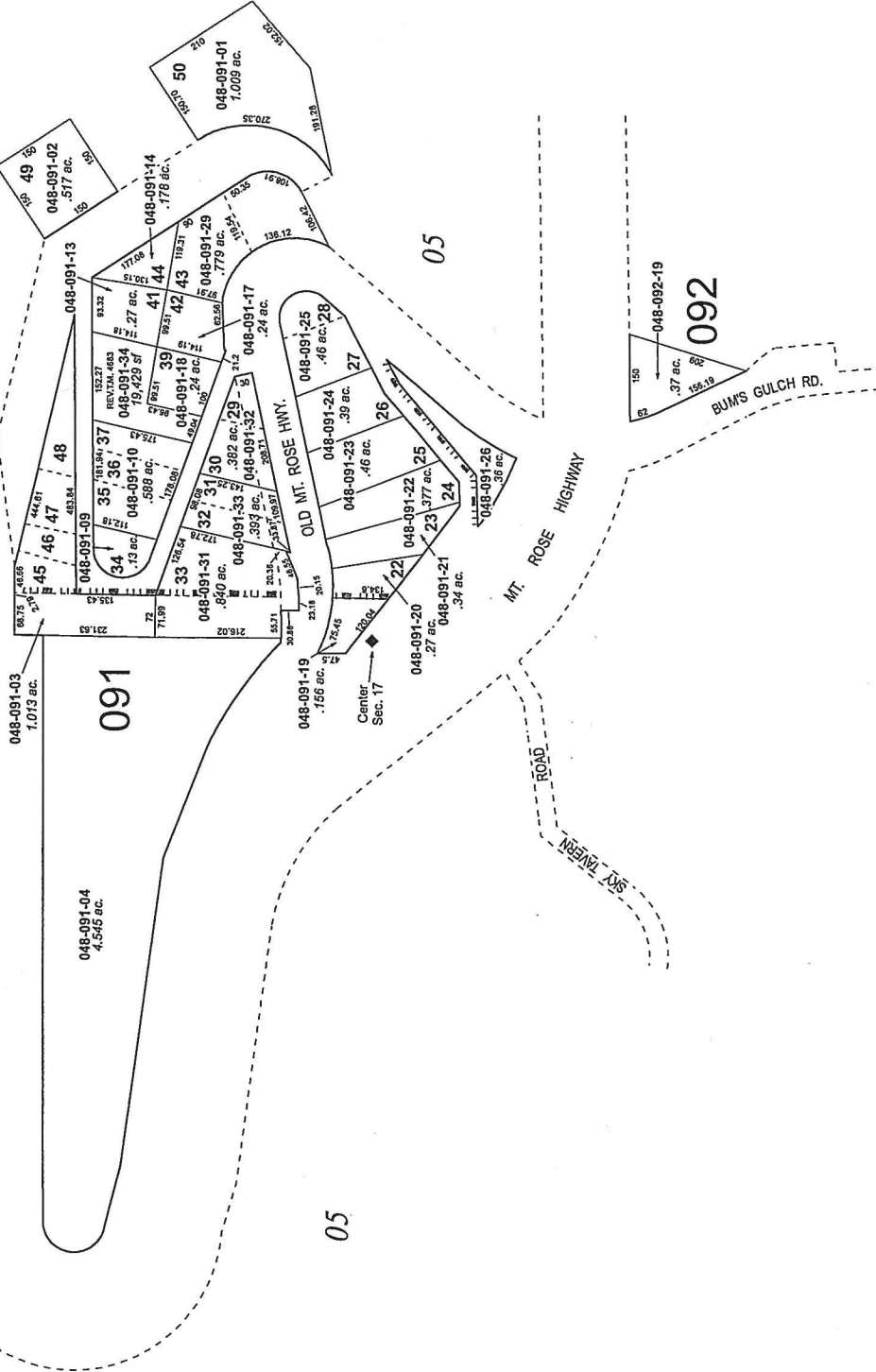
NOTE: This map was prepared for the use of the Assessor's Office and is not intended to be a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

MT. ROSE BOWL SUBDIVISION NO. 1 (#280)

PORTION SECTION 17, T17N - R19E

05

STATE ROUTE 431



05

092

BUMS GULCH RD.

SKY TOWER ROAD

MT. ROSE HIGHWAY

OLD MT. ROSE HWY.

Center Sec. 17

048-091-04
4.545 ac.

048-091-03
1.013 ac.

091

05

49

048-091-02
.517 ac.

50

048-091-01
1.009 ac.

44

048-091-14
.178 ac.

43

048-091-29
.779 ac.

42

048-091-17
.24 ac.

41

048-091-18
.24 ac.

40

048-091-25
.46 ac.

39

048-091-24
.39 ac.

38

048-091-23
.39 ac.

37

048-091-22
.377 ac.

36

048-091-21
.34 ac.

35

048-091-20
.27 ac.

34

048-091-19
.166 ac.

33

048-091-26
.38 ac.

32

048-091-25
.46 ac.

31

048-091-24
.39 ac.

30

048-091-23
.39 ac.

29

048-091-22
.377 ac.

28

048-091-21
.34 ac.

27

048-091-20
.27 ac.

26

048-091-19
.166 ac.

25

048-091-18
.24 ac.

24

048-091-17
.24 ac.

23

048-091-16
.24 ac.

22

048-091-15
.24 ac.

21

048-091-14
.178 ac.

20

048-091-13
.27 ac.

19

048-091-12
.27 ac.

18

048-091-11
.27 ac.

17

048-091-10
.588 ac.

16

048-091-09
.588 ac.

15

048-091-08
.588 ac.

14

048-091-07
.588 ac.

13

048-091-06
.588 ac.

12

048-091-05
.588 ac.

11

048-091-04
4.545 ac.

10

048-091-03
1.013 ac.

9

048-091-02
.517 ac.

8

048-091-01
1.009 ac.

7

048-091-00
1.009 ac.

6

048-091-00
1.009 ac.

5

048-091-00
1.009 ac.

4

048-091-00
1.009 ac.

3

048-091-00
1.009 ac.

2

048-091-00
1.009 ac.

1

048-091-00
1.009 ac.

0

048-091-00
1.009 ac.

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04809101	Active	9/7/2017 2:10:52 AM
Current Owner: OTTO LIVING TRUST, DAVID M 825 WHITE OAK DR SANTA ROSA, CA 95409		SITUS: 20600 OLD MOUNT ROSE HWY
Taxing District	Geo CD:	
Legal Description		
Township 17 Lot 50 Range 19 SubdivisionName MT ROSE BOWL SUBDIVISION 1		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$0.60	\$0.00	\$0.60
<u>Truckee Meadows Fire Dist</u>	\$1.89	\$0.00	\$1.89
<u>Washoe County</u>	\$4.90	\$0.00	\$4.90
<u>Washoe County Sc</u>	\$3.99	\$0.00	\$3.99
<u>PLEASANT VALLEY WATER BASIN</u>	\$0.86	\$0.00	\$0.86
Total Tax	\$12.24	\$0.00	\$12.24

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017072324	B17.5869	\$12.24	7/21/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County
Treasurer
P O Box 30039
Reno, NV 89520-3039

Bill Detail

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[Change of Address](#)

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
04809114	Active	9/7/2017 2:10:52 AM
Current Owner: CHUNG, JIMMY Y 18818 N E 153RD ST WOODINVILLE, WA 98072		SITUS: 0 OLD MOUNT ROSE HWY WCTY NV
Taxing District	Geo CD:	
Legal Description		
Township 17 Lot 44 Range 19 SubdivisionName MT ROSE BOWL SUBDIVISION 1		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$28.56	(\$22.13)	\$6.43
Truckee Meadows Fire Dist	\$90.72	(\$71.06)	\$19.66
Washoe County	\$233.81	(\$181.20)	\$52.61
Washoe County Sc	\$191.27	(\$148.24)	\$43.03
PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$545.22	(\$422.63)	\$122.59

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017071985	B17.26260	\$122.59	8/3/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

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Address change requests may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04809129	Active	9/7/2017 2:10:52 AM
Current Owner: CEPRESS-CHUNG TRUST 18818 NE 153RD ST WOODINVILLE, WA 98072		SITUS: 20610 MOUNT ROSE HWY
Taxing District	Geo CD:	
Legal Description		
Township 17 Lot 43 Range 19 SubdivisionName MT ROSE BOWL SUBDIVISION 1		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$254.93	(\$6.25)	\$248.68
Truckee Meadows Fire Dist	\$809.77	(\$19.86)	\$789.91
Washoe County	\$2,086.97	(\$51.18)	\$2,035.79
Washoe County Sc	\$1,707.28	(\$41.86)	\$1,665.42
PLEASANT VALLEY WATER BASIN	\$0.86	\$0.00	\$0.86
Total Tax	\$4,859.81	(\$119.15)	\$4,740.66

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017072655	B17.26259	\$4,740.66	8/3/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
Washoe County
Treasurer
P O Box 30039
Reno, NV 89520-3039

Filing No. 123297

Filed for Record at the Request of
Mt. Rose Bowl Up-Ski Corporation
August 5-1944 at 11:32 O'Clock P.M.
Records of Washoe County, Nevada

Wella B. Boyd,
County Recorder
By T. K. Taylor, Deputy

Fee \$14.00

MT. ROSE BOWL SUBDIVISION NO.1
SEC. 17-T. 17N. R. 19E.- M. D. B. & M.

WASHOE CO. NEVADA
SCALE-1 IN. = 100 FT.
KING & MALONE
ENGRS.

State Of Nevada } S.S.
County Of Washoe }

I, Thos. R. King, Being First Duty Sworn, Depose And Say, That This Plat Is
A True And Accurate Plat Or Map Of The Land Represented Thereon, And
Surveyed Under My Supervision And Laid Out Into Blocks, Lots, Streets, Alleys
And Public Places At The Instance Of The Mt. Rose Bowl Up-Ski Corporation,
Owner, That The Location Of Said Blocks, Lots, Streets, Alleys And Public Places
Have Been Definitely Perpetuated In Strict Accordance With The Law And As
Shown Hereon And The Survey Was Completed November 1943, A.D. 1944.

Thos. R. King
Civil Engineer

Subscribed And Sworn To Before Me This 24 Day Of July A.D. 1944.

Edna Williams
Notary In And For County Of Washoe, State Of Nevada.
My Commission Expires

State Of Nevada } S.S.
County Of Washoe }

This Is To Certify That The Undersigned, Mt. Rose Bowl Up-Ski Corporation,
Is The Owner Of The Tract Of Land Represented On This Plat Or Map And The
Same Is Hereby Executed In Compliance With And Subject To The Pro-
visions Of An Act Of The Legislature Of The State Of Nevada Authorizing
Owners Of Land To Lay Out And Plat Such Land Into Blocks, Lots, Streets, Alleys And
Public Places And Providing For The Approval And Filing Of Maps Thereof. App-
roved March 13, 1905 As Amended In 1921 And 1923.
In Witness Whereof, Mt. Rose Bowl Up-Ski Corporation, Has Caused Its Cor-
porate Seal And Names To Be Herein Affixed By Its President, Hereunto Duty
Authorized, This 25 Day Of July A.D. 1944.

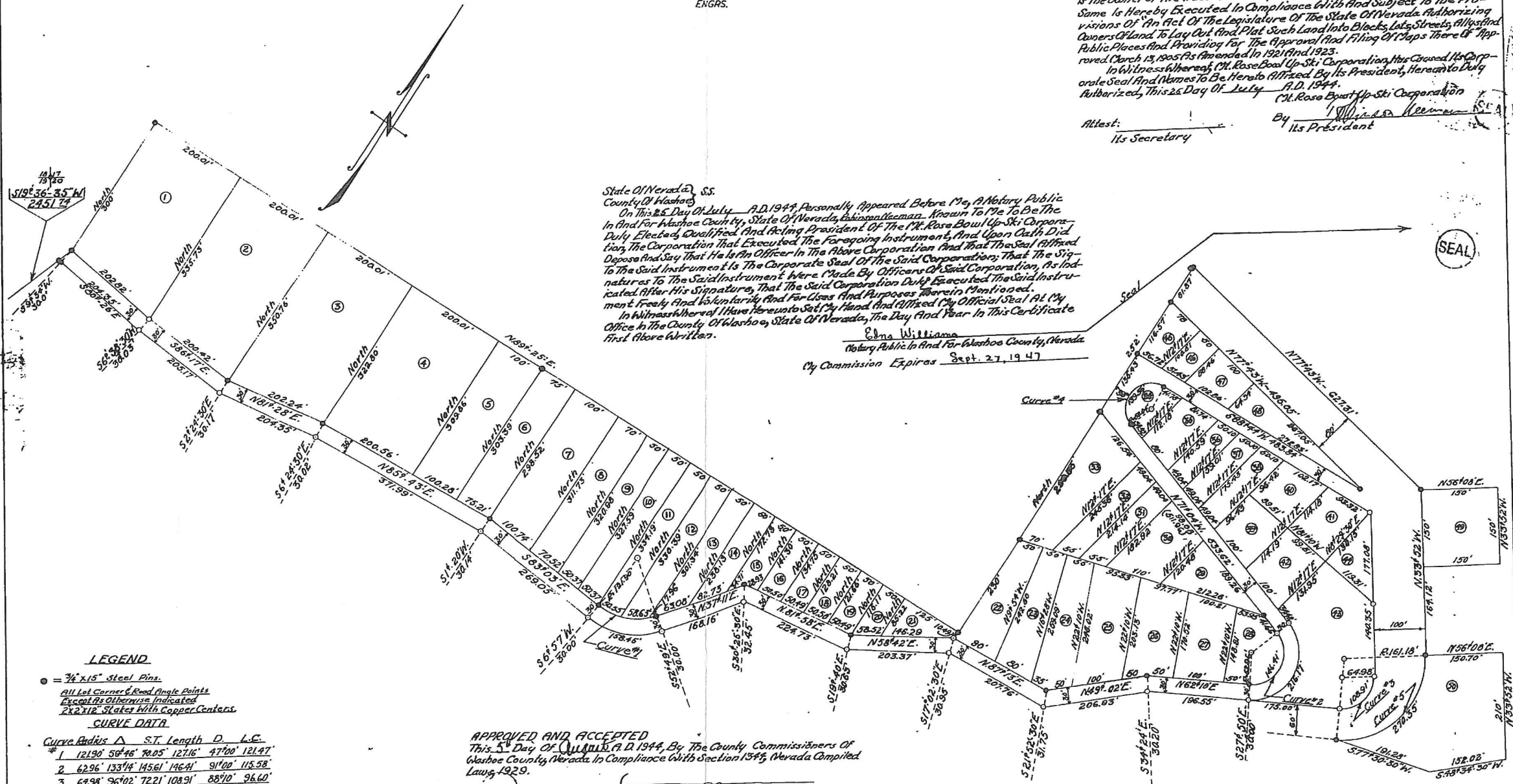
Attest:
His Secretary

Edna Williams
By His President

State Of Nevada } S.S.
County Of Washoe }

On This 25 Day Of July A.D. 1944, Personally Appeared Before Me, A Notary Public
In And For Washoe County, State Of Nevada, Taking Oath, Known To Me To Be The
Duly Elected President And Being President Of The Mt. Rose Bowl Up-Ski Corpora-
tion, The Corporation That Executed The Foregoing Instrument, And Upon Oath Did
Depose And Say That He Is An Officer In The Above Corporation; That The Sig-
nature To The Said Instrument Is The Corporate Seal Of The Said Corporation, As In-
dicated After His Signature, That The Said Corporation Duly Executed The Said Instru-
ment Freely And Voluntarily And For Uses And Purposes Wherein Mentioned.
In Witness Whereof I Have Hereunto Set My Hand And Affixed My Official Seal At My
Office In The County Of Washoe, State Of Nevada, The Day And Year In This Certificate
First Above Written.

Edna Williams
Notary Public In And For Washoe County, Nevada
My Commission Expires Sept. 27, 1947



LEGEND

- = 3/4" x 15" Steel Pins.
- All Lot Corner & Road Angle Points Except As Otherwise Indicated
- 2" x 2" x 1/8" Slates With Copper Contacts

CURVE DATA

Curve	Radius	S.T. Length	D.	L.C.		
1	12190'	58°46'	74.05'	127.16'	47°00'	121.47'
2	6296'	133°14'	145.61'	91°00'	115.58'	
3	6798'	96°02'	72.21'	108.91'	88°10'	96.60'
4	5006'	159°48'	280.92'	139.56'	114°30'	98.63'
5	16118'	96°02'	173.11'	270.35'	35°30'	232.62'

APPROVED AND ACCEPTED
This 5th Day Of July, A.D. 1944, By The County Commissioners Of
Washoe County, Nevada In Compliance With Section 1345, Nevada Compiled
Laws, 1929.
Attest: W. R. ... Commissioners } Carl Shell
County Clerk } Jan. & P. ...

APPENDIX E

APPENDIX F

APPLEGATE DESIGN
 1718 Frederick Drive, Sparks Nevada 89434
 Tel: 775.652.0053
 Email: msk@applegatedesign.com

PROJECT: OTTO RESIDENCE
 LOCATION: 20600 OLD MOUNT ROSE HWY
 WASHOE COUNTY, NV 89511
 APN: 048-091-01

VERIFICATION SCALE
 THE PLAN SCALE
 WILL BE USED FOR ALL DIMENSIONS

SCALE: SEE PLAN
COMPUTER FILE:
SITE.DWG

DRAWN BY: BA
ISSUE DATE: AUG 15, 2017
JOB NUMBER: 17-0804
SHEET TITLE:

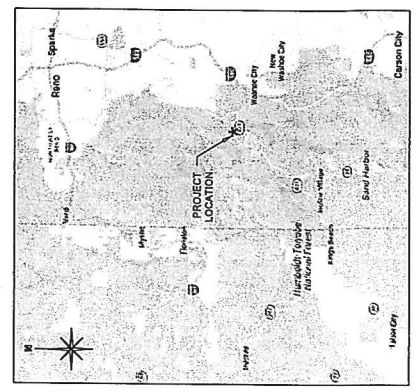
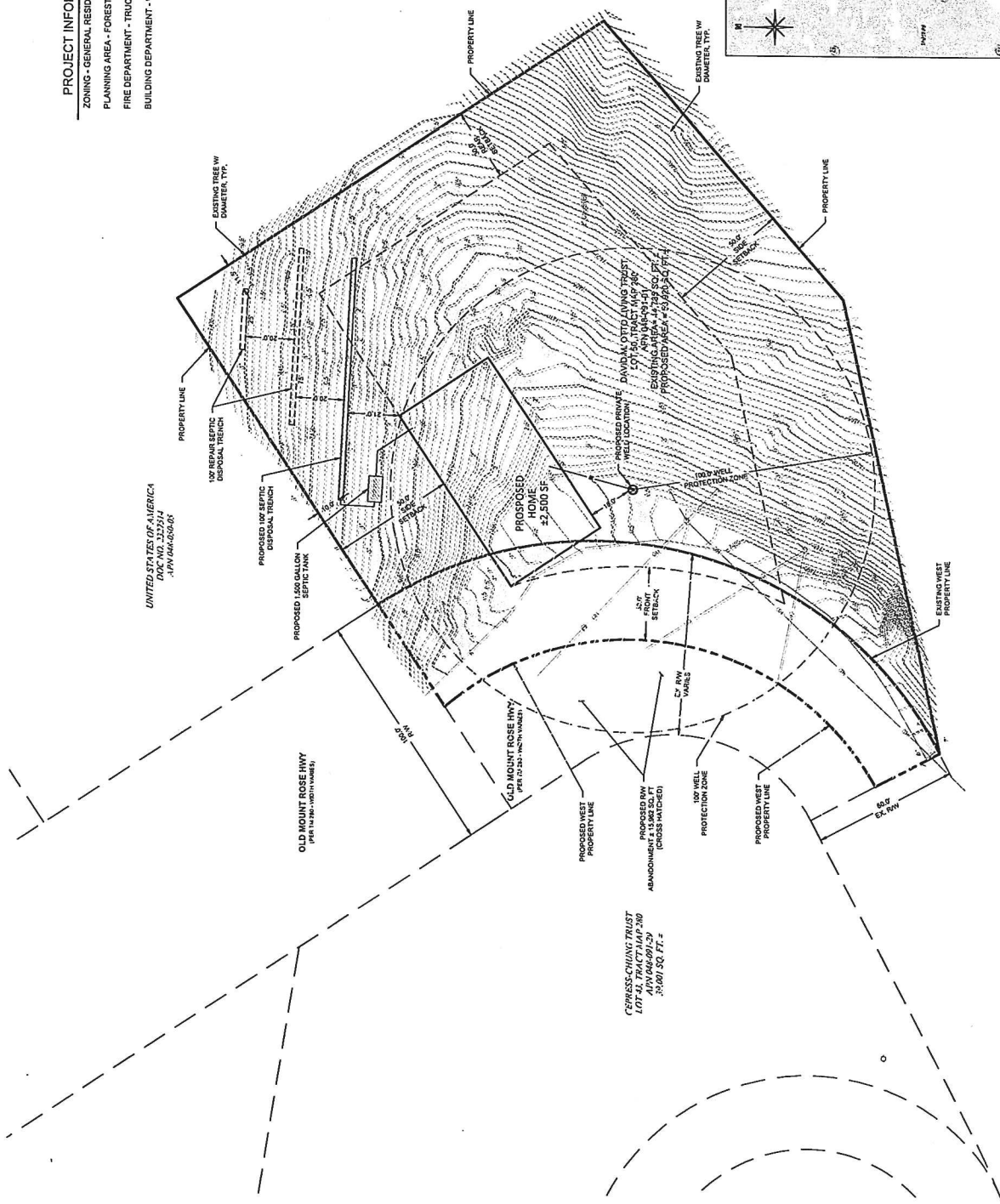
CONCEPT SITE PLAN
CONCEPT PLAN
SHEET NUMBER
C1

DATE NO. REVISION

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PROJECT INFORMATION

ZONING - GENERAL RESIDENTIAL
 PLANNING AREA - FOREST
 FIRE DEPARTMENT - TRUCKEE MEADOWS FIRE
 BUILDING DEPARTMENT - WASHOE COUNTY



CONCEPT SITE PLAN
 1" = 20'

VICINITY MAP
 NTS