

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: SWEET CLOVER RESIDENTIAL TRUST - ROAD ABANDONMENT			
Project Description: REQUEST TO ABANDON THE PORTION OF THE EXISTING 33' PUBLIC ROAD & UTILITY EASEMENT LOCATED ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF THE SUBJECT PARCEL.			
Project Address: 15870 CASWELL LN. ABANDONMENT			
Project Area (acres or square feet): 1.2476 AC+/-			
Project Location (with point of reference to major cross streets AND area locator): EAST SIDE OF CASWELL LANE APPROXIMATELY 600 FEET SOUTH OF THE MT. ROSE HWY (SR 431)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-080-19	1.2476 AC+/-		
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: SWEET CLOVER RESIDENTIAL TRUST		Name: MEYER SURVEYING	
Address: 15870 CASWELL LN		Address: PO BOX 19193	
RENO NV	Zip: 89511	RENO NV	Zip: 89511
Phone: 1-775-225-0091	Fax:	Phone: 775-786-1166	Fax:
Email: loiseyates@outlook.com		Email: rmeyer@meyersurvey.com	
Cell: 1-775-225-0091	Other:	Cell: 775-830-3690	Other:
Contact Person: LOISE TRAVIS		Contact Person: John "Randy" Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: NICKOLI TRAVIS		Name:	
Address: 15870 CASWELL LN		Address:	
RENO NV	Zip: 89511		Zip:
Phone: 1-530-448-6486	Fax:	Phone:	Fax:
Email: ntravis@buildingbt.com		Email:	
Cell: 1-530-448-6486	Other:	Cell:	Other:
Contact Person: NICKOLI TRAVIS		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

33' PUBLIC ROAD & UTILITY EASEMENT (USA PATENT). PORTION ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF THE SUBJECT PARCEL.

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

USA BLM LAND PATENT BK G LAND PATENTS PAGE 269 2/27/1963. SHOWN ON PARCEL MAP 775

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

YARD USE AND LANDSCAPE IMPROVEMENTS. NO ROAD EXIST WITHIN EITHER PORTION OF THIS EASEMENT, EXISTING FENCES AND LANDSCAPING IMPROVEMENTS ARE CONSTRUCTED.

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 PROPOSED ABANDONMENT. THE NVE OVERHEAD ELECTRIC LINE IS LOCATED NORTHERLY OF THE SUBJECT PARCEL.

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 EXISTING ROAD IMPROVEMENTS ARE LOCATED WITHIN THE AREA OF PROPOSED ABANDONMENT. 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 RD MAINT AGREEMENT DOC. 1161654 * No

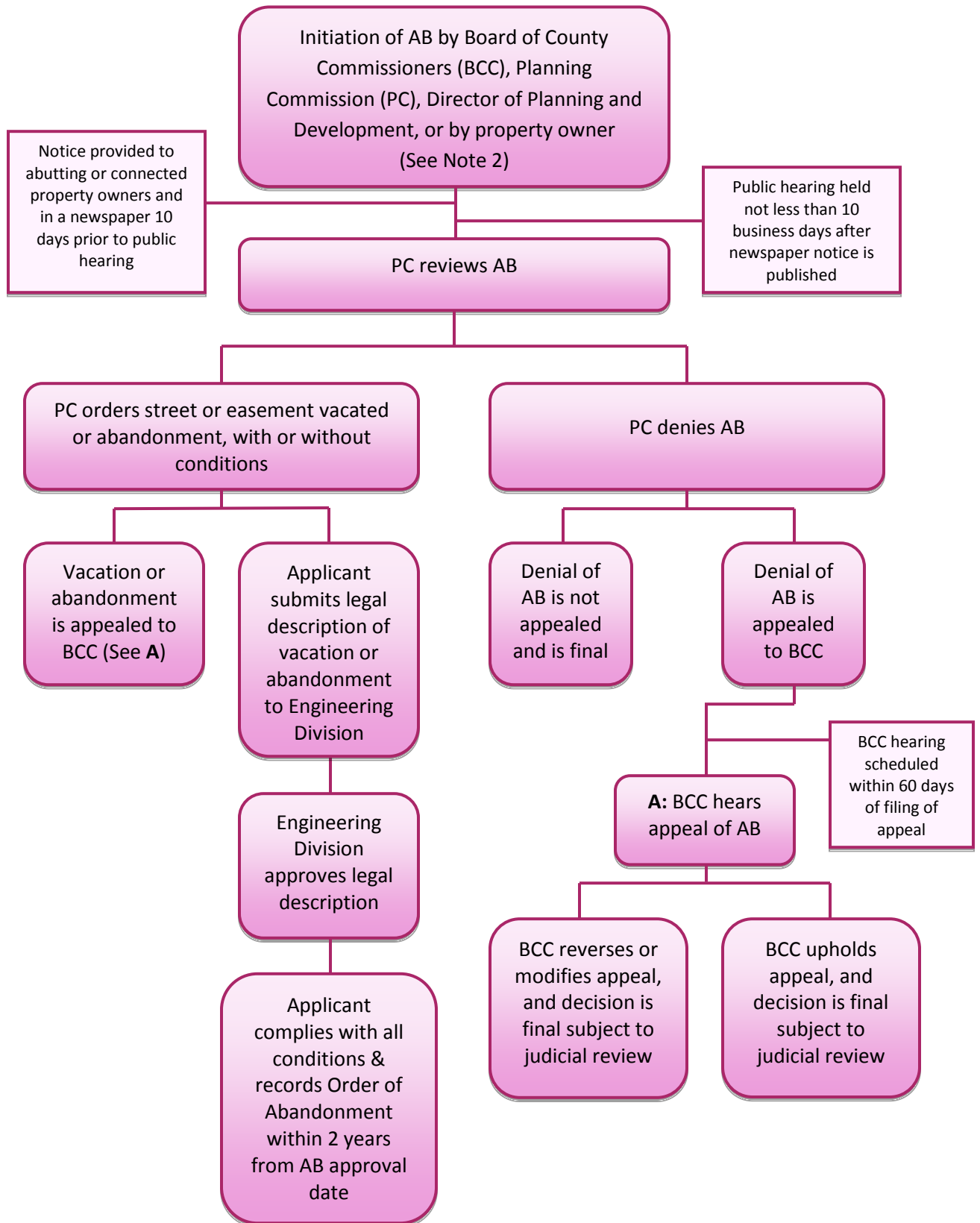
IMPORTANT

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

Abandonment (AB) – Article 806 (See Note 1)



Note 1: Identified as vacations or abandonments of easements or streets in WCC Chapter 110.

Note 2: Street or easement must be owned by Washoe County, or is a government patent easement. Property owner must own property abutting the easement or public street right-of-way.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
PUBLIC ROADWAY EASEMENT ABANDONMENT

All that certain real property situate within a portion of the SE1/4 of the SW1/4 of the SW1/4 of the SE1/4 of Section 34, Township 18 North, Range 19 East, M.D.M., Washoe County, Nevada being Parcel 1 per Parcel Map No. 775 recorded as File No. 584393 on January 24, 1979, in the Official Records of Washoe County, Nevada, more particularly described as follows:

BEGINNING at a point on the northerly boundary of said Parcel 1 from which the Northwest corner of said Parcel 1 bears North 89° 47' 51" West 33.00 feet THENCE along the northerly line of said Parcel 1, North 89° 47' 51" East, 296.84 feet;

THENCE along the easterly boundary of said Parcel 1, South 01° 01' 34" West, 164.80 feet to the Southeast corner of said Parcel 1;

THENCE along the southerly boundary of said Parcel 1 North 89° 47' 33" West, 33.00 feet;

THENCE North 01° 01' 34" East, 131.32 feet;

THENCE North 89° 47' 51" West, 263.83 feet to the easterly line of Caswell Road;

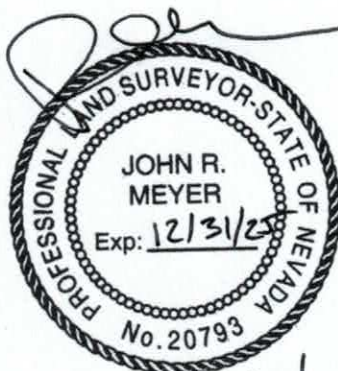
THENCE along the easterly line of Caswell Road, North 01° 00' 44" East, 33.00 feet to **THE POINT OF BEGINNING**.

AREA = 14,145 S.F.±

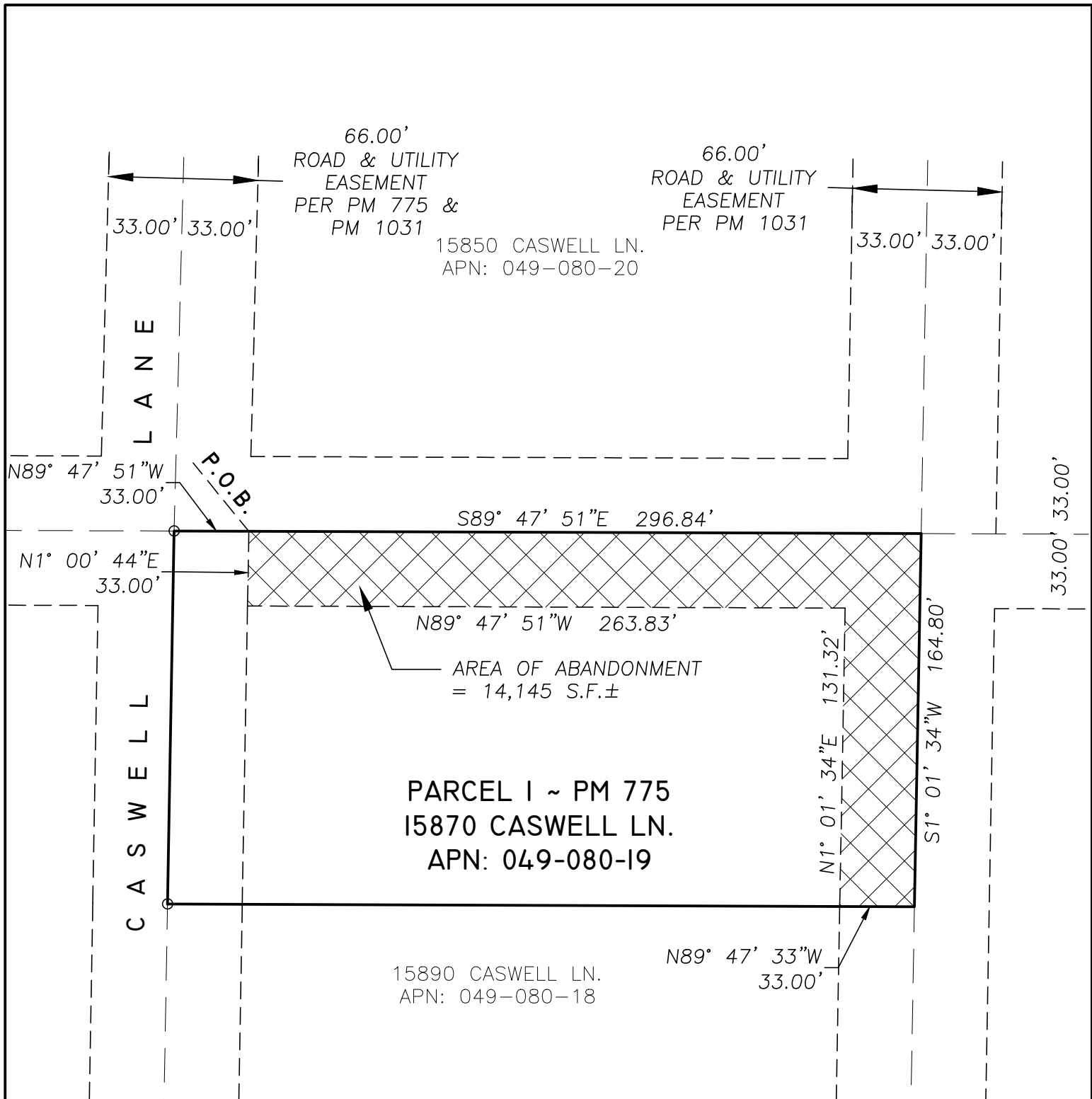
BASIS BEARINGS:

NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



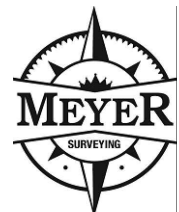
John Randolph Meyer
NV PLS 20793



1 OF 1

EXHIBIT "B"
 MAP TO SUPPORT LEGAL DESCRIPTION FOR
PUBLIC ROADWAY ABANDONMENT
 SITUATE IN A PORTION OF THE
 SE1/4 OF THE SW1/4 OF THE SW1/4 OF THE SE 1/4
 OF SEC.34, T.18N., R.19E., M.D.M
 WASHOE COUNTY, NEVADA

SCALE: 1"=60'
 DRAWN BY: J.R.M.
 DATE: 06/08/24



MEYER SURVEYING
 SURVEYING | MAPPING | GIS
 PO BOX 19193
 RENO, NEVADA 89511
 (775) 786-1166
 meyersurvey.com

NOTES:

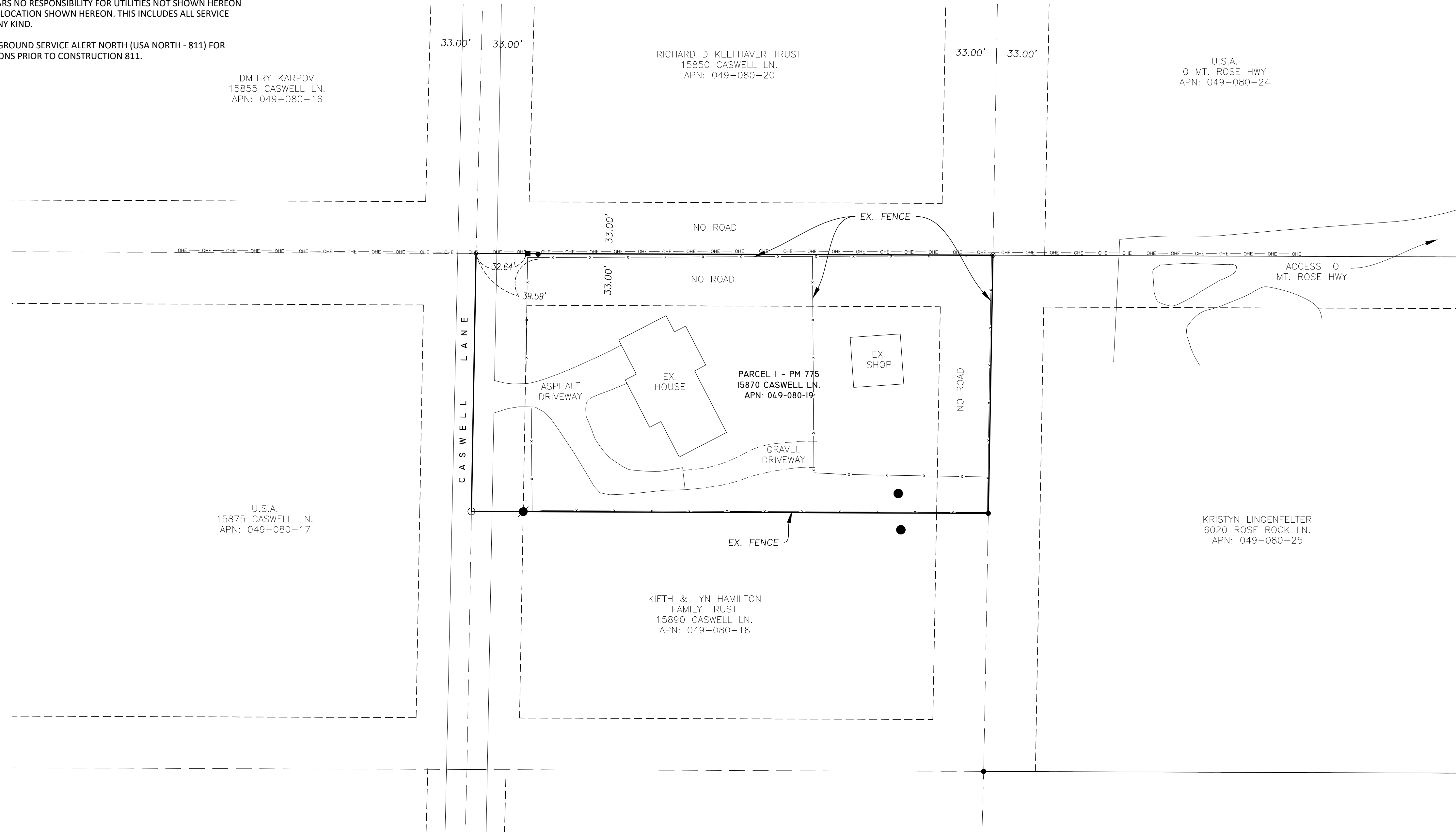
1. A FIELD SURVEY CONDUCTED ON JUNE 04, 2024 AT: 15870 CASWELL LN. RENO, NV 89511 (049-080-19).

BY:

MEYER SURVEYING
PO BOX 19193
RENO, NV 89511
775-786-1166
JOHN RANDOLPH MEYER, NV PLS 20793

2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE APPARENT MARKINGS AND FEATURES. UTILITY LOCATIONS ARE SHOWN ONLY FOR CONVENIENCE OF THE OWNER. THE OWNER SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF THE UTILITIES AND MEYER SURVEYING BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON OR NOT IN THE LOCATION SHOWN HEREON. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.

3. CALL UNDERGROUND SERVICE ALERT NORTH (USA NORTH - 811) FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION 811.



DMITRY KARPOV
15855 CASWELL LN.
APN: 049-080-16

RICHARD D. KEEFHAVER TRUST
15850 CASWELL LN.
APN: 049-080-20

U.S.A.
0 MT. ROSE HWY
APN: 049-080-24

U.S.A.
15875 CASWELL LN.
APN: 049-080-17

PARCEL 1 - PM 775
15870 CASWELL LN.
APN: 049-080-19

KIETH & LYN HAMILTON
FAMILY TRUST
15890 CASWELL LN.
APN: 049-080-18

KRISTYN LINGENFELTER
6020 ROSE ROCK LN.
APN: 049-080-25

BASIS OF BEARINGS:

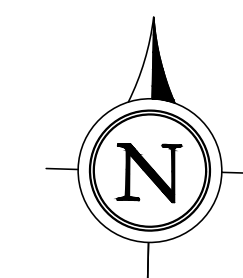
NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703). BASED ON GPS RTK OBSERVATION UTILIZING THE NEVADA GPS NETWORK REAL TIME NETWORK.

THE COMBINED GRID-TO-GROUND SCALE FACTOR = 1.000197939

THE COORDINATES AND DISTANCES SHOWN HEREON ARE GROUND VALUES. TO OBTAIN GRID VALUES DIVIDE BY 1.000197939.

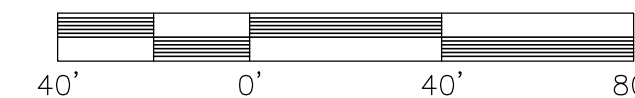
BASIS OF ELEVATIONS:

NAVD 88 (GEOID99), BASED ON GPS RTK OBSERVATION UTILIZING THE NEVADA GPS NETWORK REAL TIME NETWORK.



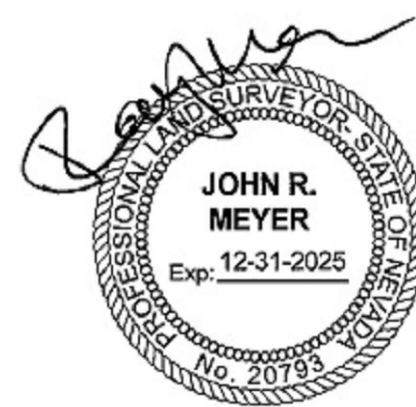
SCALE 1" = 40'

SCALE IN FEET



LEGEND:

- PROPERTY LINE (ε)
- EASEMENT LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- WATER LINE
- GAS LINE
- UTILITY POLE (JOINT)
- POWER METER
- GAS VALVE
- GAS METER
- WELL
- SEPTIC TANK COVER



REVISIONS:	07/08/2024	FOR REVIEW
------------	------------	------------

MEYER SURVEYING
SURVEYING | MAPPING | GIS
PO BOX 19193 RENO, NV 89511
(775) 786-1166

SITE PLAN	15870 CASWELL (APN: 049-080-19) RENO, NEVADA	CLIENT: SWEET CLOVER RESIDENTIAL TRUST
------------------	---	---

SCALE: 1" = 40'	DATE: 07/08/2024	DRAWN BY: JRM	CHKD. BY: JRM
-----------------	------------------	---------------	---------------

SHEET 1	OF 1
------------	---------