

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: 3565 Lone Tree Lane			
Project Description: Abandon a portion of a drainage easement as shown on Lot 10 of Tract Map 1383 to facilitate construction of a detached garage.			
Project Address: 3565 Lone Tree Lane, WASHOE COUNTY NV 89511			
Project Area (acres or square feet): approximately 280 sq.ft. of easement to be abandoned for a 880 sq. ft. building			
Project Location (with point of reference to major cross streets AND area locator): 3565 Lone Tree Lane, corner of Lone Tree Lane and Frost Lane			
Assessor's Parcel No.(s): 041-092-01	Parcel Acreage: 2.61	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s). see order of abandonment Doc. No. 3355483 for adjoining lot 10			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Name: DAM ALLEN TRUST		Professional Consultant: Name: Jim Bailey, PLS	
Address: 3565 LONE TREE LN Reno, NV		Address: 8725 Technology Way, Ste. B1 Reno, NV	
Zip: 89511		Zip: 89521	
Phone:		Fax: 775-690-4194	
Email:		Fax: Jim@meridiansurveyor.com	
Cell: Other:		Cell: 775-690-4194 Other:	
Contact Person:		Contact Person:	
Applicant/Developer: Name: Daniel & Mary Allen Trustees		Other Persons to be Contacted: Name:	
Address: 3565 LONE TREE LN Reno, NV		Address: Zip:	
Zip: 89511		Zip:	
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):		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?

Abandon a portion of a drainage easement as shown on the north property line of Lot 10 of Tract Map 1383.

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

Lot 10 of Tract Map 1383, file 284955

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

Construction of a detached garage.

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

None, the area to be abandoned is outside the drainage channel.

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 current drainage channel will not be altered by the construction project.

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 see attached Doc. 290653	* No
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IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

February 2024

Exhibit A

All that certain real property situate in the Southeast one-quarter (SE 1/4) of Section 2, Township Eighteen (18) North, Range Nineteen (19) East, Washoe County, Nevada, lying within a portion of Lot 10 as shown on Tract Map No. 1383, recorded May 2, 1973, as File No. 284955, Official Records of Washoe County, Nevada, further described as being a portion of a 50-foot wide drainage easement as granted per said Tract Map, being further described as follows:

COMMENCING at the Northwesterly corner of said Parcel 10, being on the Easterly right-of-way line of Frost Lane;

Thence, along the Westerly line of said Lot 10, coincident with said Easterly right-of-way of Frost Lane, S 24°39'43" E, 50.38 feet to a point on the Southerly line of said 50-foot wide drainage easement, thence, N 58°19'29" E, 101.30 feet to the **Point of Beginning**;

Thence, N 22°24'44" W, 11.15;

Thence, N 67°26'11" E, 42.32 feet;

Thence, S 22°24'37" E, 4.35 feet to a point on the Southerly line of said 50-foot wide drainage easement;

Thence, S 58°19'29" W, 42.88 feet to the **Point of Beginning**.

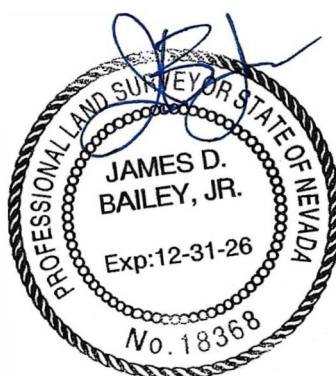
Containing: 280 square feet of land, more or less.

See Exhibit A-1 map attached hereto and made a part hereof.

BASIS OF BEARINGS: Nevada State Plane coordinated system, West Zone (NAD 83/94). Bearings shown are rotated 0°46'39" clockwise from the bearings as shown on Tract Map 1383.

James D. Bailey, Jr.
P.L.S. 18368

DRAFT



James D. Bailey, Jr.
Digitally signed
by James D.
Bailey, Jr.
Date: 2026.01.06
16:38:27 -08'00'

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, STE. C2
RENO, NV. 89521

LARISA TURVILLE
LOT 11, T.M. 1383
APN: 041-092-37

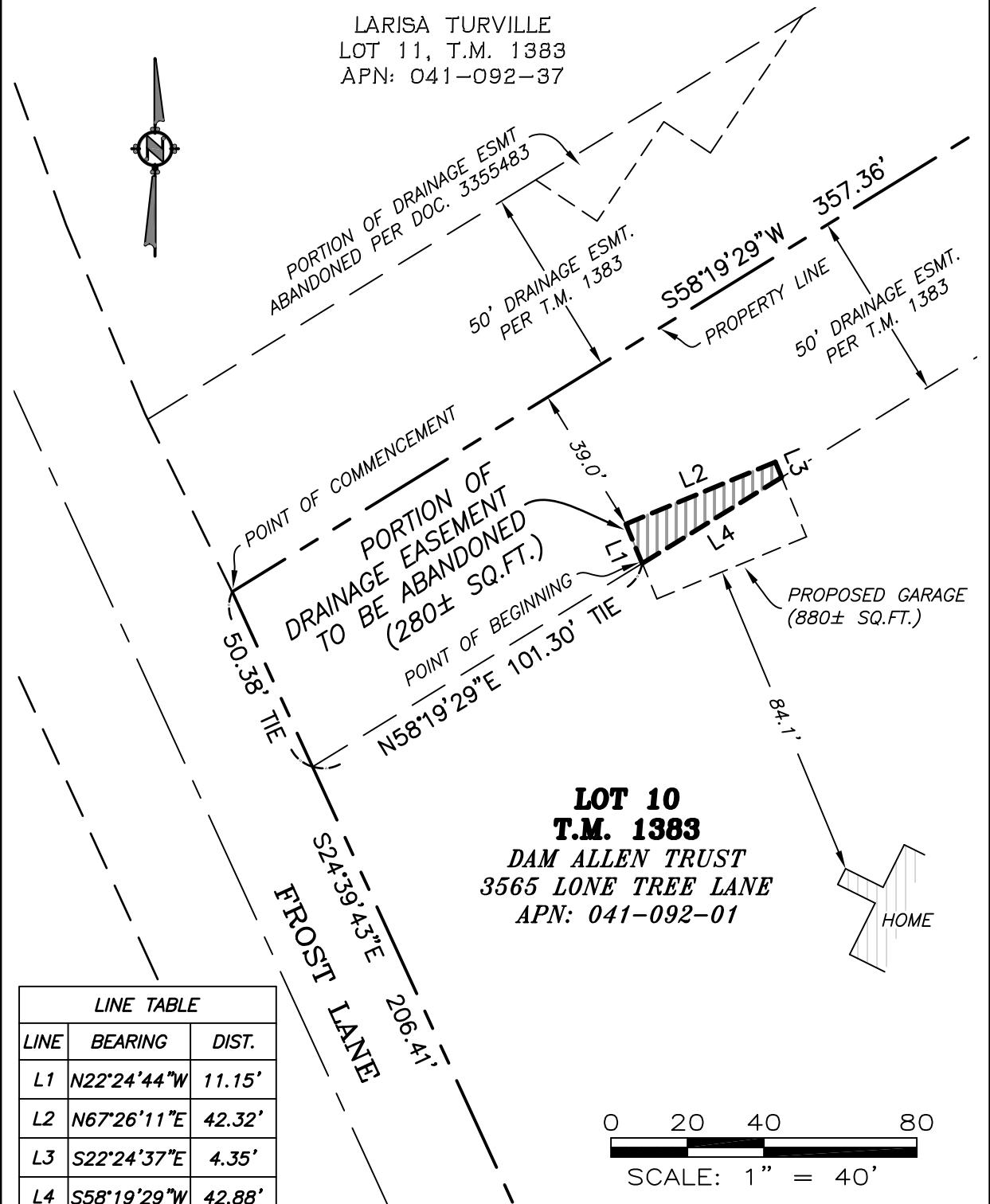
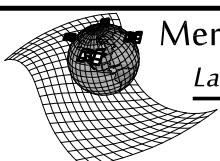


EXHIBIT A-1

ABANDONMENT OF PORTION OF DRAINAGE
EASEMENT LOT 10 TRACT MAP 1383
APN: 041-092-01

DRAWN BY: EMV JAN. 2026 TEC25140



Meridian Surveying & Mapping, Inc.

Land, Construction and Boundary Surveys

8725 Technology Way, Reno, NV 89521

(775) 690-4194

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN,
PER SURVEY MONUMENTS AS SHOWN.
ALL DISTANCES SHOWN ARE GROUND VALUES. TO OBTAIN GRID VALUES, DIVIDE
THE GROUND VALUES SHOWN HEREON BY THE WASHOE COUNTY ESTABLISHED
COMBINED FACTOR OF 1.000197939.

BEARINGS SHOWN ARE ROTATED 0°46'39" CLOCKWISE FROM THE BEARINGS AS SHOWN ON TRACT MAP 1383.

BENCHMARK

BENCHMARK: BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS USING THE NEVADA GPS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK. ELEVATION BENCHMARKS AND ELEVATIONS FOR THE SITE ARE SHOWN ON THIS MAP AND REFERENCE NAVD 88 DATUM.

NOTES

1. THE BOUNDARY AND RIGHT OF WAY INFORMATION SHOWN IS AVAILABLE FROM RECORDED MAPS AND DEEDS AND HAVE BEEN PLOTTED ALONG WITH FOUND PROPERTY CORNERS AND LINES OF OCCUPATION (FENCES, WALLS, ETC.).
2. FIELD WORK FOR THIS SURVEY WAS COMPLETED BY MERIDIAN SURVEYING & MAPPING, INC., OCTOBER 27, 2025.
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X (UNSHADED) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 32031C3229H, WITH A MAP REVISION DATE OF JUNE 18, 2013, FOR COMMUNITY NUMBER 320019, WASHOE COUNTY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. BENCHMARK: MAG NAIL SET IN THE EDGE OF PAVEMENT ON THE EAST SIDE OF FROST LANE, AS SHOWN.
ELEVATION: 4748.77' (NAVD 1988).
5. EASEMENTS THAT ARE BLANKET IN NATURE ARE NOT SHOWN ON THIS MAP.

REFERENCES

RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA:

1. TRACT MAP NO. 1383, FILE NO. 284955, REC'D. 5/3/1973

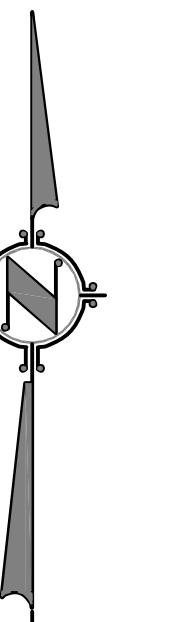
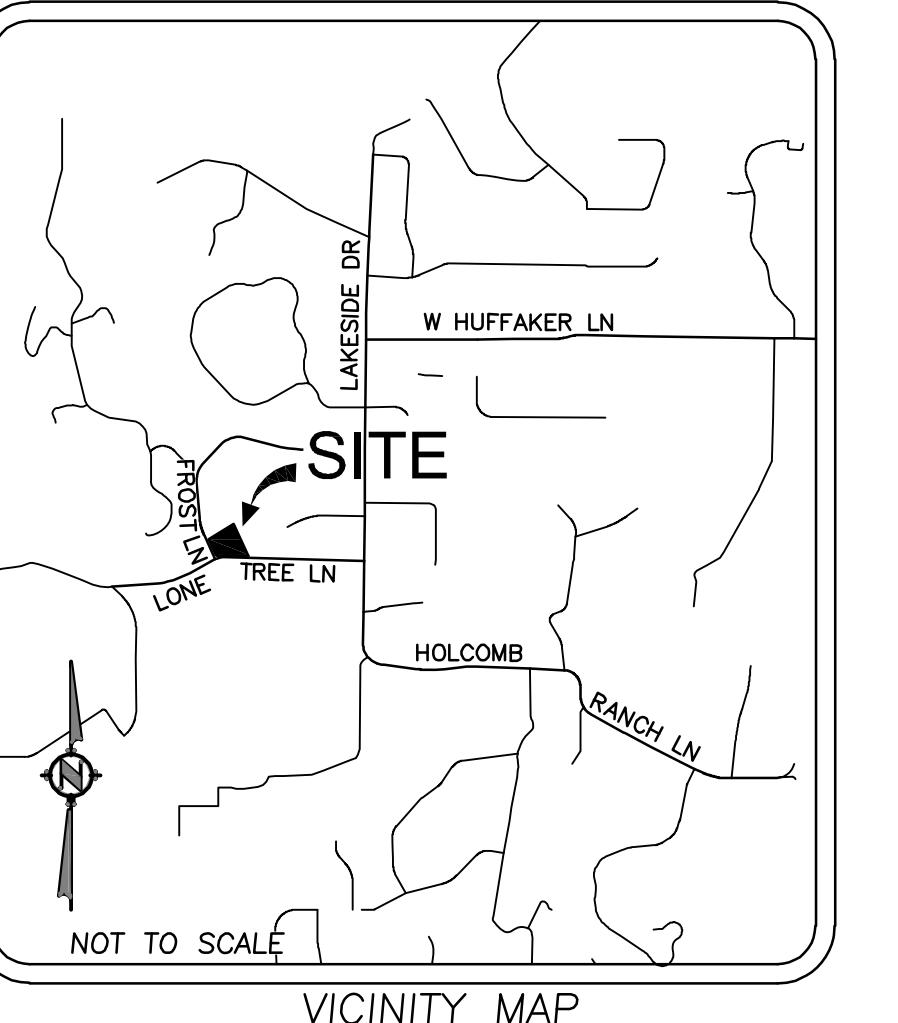
PROPOSED PARTIAL ABANDONMENT OF DRAINAGE EASEMENT PER TRACT MAP 1383 (280± SQ.FT.)

PROPOSED GARAGE

EASEMENT ABANDONMENT

LOT 10
T.M. 1383
ALLEN TRUST
LONE TREE LANE
N: 041-092-01
2.61± ACRES

PORTION OF DRAINAGE EASEMENT ABANDONED PER DOC. 3355483



LEGEND

FOUND PROPERTY CORNER AS NOTED

SURVEY CONTROL POINT

STREET SIGN

GAS VALVE

EDGE PAVEMENT

PROPERTY LINE

PARCEL MAP

PUBLIC UTILITY EASEMENT

EASEMENT

SUBJECT BOUNDARY LINE

— — — — — ADJACENT PARCEL LINE

— — — — — EASEMENT

— — — — — BUILDING FOUNDATION

○ — ○ — — CHAIN LINK FENCE

— X — — — WOOD FENCE

— — — — — PLASTIC RAIL FENCE

— — — — — KEYSTONE RETAINING WALL

○○○○○○○○○○ — — — — — ROCK RETAINING WALL

— — — — — STREET CENTERLINE

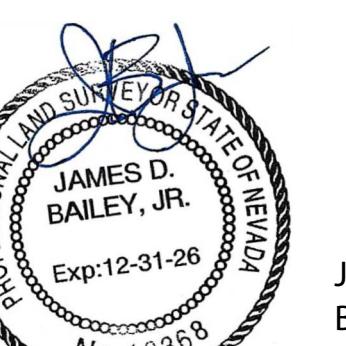
— — — — — SWALE/FLOWLINE

— — — — — ROAD EDGE OF PAVEMENT

— — — — — DIRT ROAD

CONCRETE

ASPHALT



James D. Bailey, Jr. Digitally signed
by James D. Bailey, Jr.
Date: 2026.01.06
16:44:40 -08'00'

ES D. BAILEY, JR.
ADA PROFESSIONAL LAND SURVEYOR NO. 18368

PROPOSED DRAINAGE EASEMENT ABANDONMENT
FOR
3565 LONE TREE LN

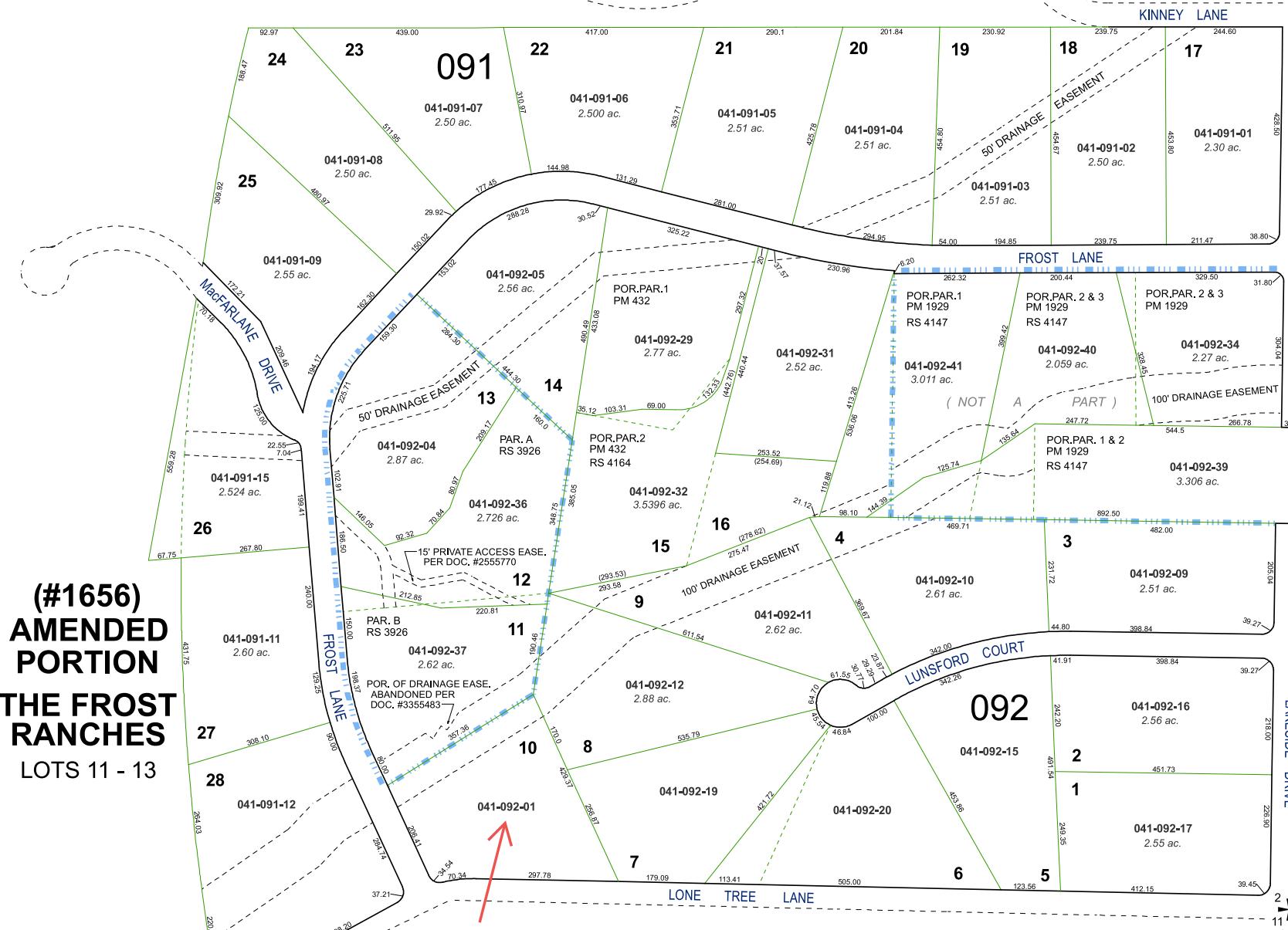
POSED DRAINAGE EASEMENT ABANDONMENT
FOR
3565 LONE TREE LN

SHEET 1 OF 1

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of pavements, acreage or other matters shown thereon.

**(#1656)
AMENDED
PORTION
THE FROST
RANCHES
LOTS 11 - 13**

THE FROST RANCHES (#1383)
POR. SE $\frac{1}{4}$ SECTION 2 & NE $\frac{1}{4}$ SECTION 11
T18N - R19E



Assessor's Map Number

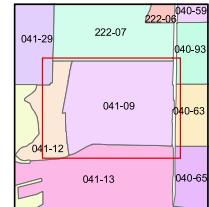
041-09

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street
Building D
Reno, Nevada 89511
(775) 328-2231

A cartoon illustration of a young boy in a blue uniform with a red sash and a blue cap with a red feather. He is standing on a map of the state of Washington, which is shaded in light brown. The boy is holding a rifle and has a determined expression. The map of Washington is oriented vertically, with the state's outline clearly visible.

A scale bar representing 200 feet. It consists of a black horizontal line with a total length of 200 units. A white segment is marked with two vertical tick marks, representing 100 feet. The word "Feet" is written above the scale bar.



created by: KSB 10/24/11

last updated:

area previously shown on map(s)

041-12

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.