

Planning Commission Staff Report

Meeting Date: April 1, 2025 Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB24-0008 (Sweet Clover

Residential Trust Abandonment)

BRIEF SUMMARY OF REQUEST: Request to abandon Washoe

County's interest in two 40-foot-wide government patent access easements and to reduce two 40-foot-wide public

utility easements to 10 feet.

STAFF PLANNER: Kat Oakley, Senior Planner

Phone Number: 775.328.3628

E-mail: koakley@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in two 40-foot-wide government patent access easements along the northern and eastern property lines of APN 049-080-19, and to reduce two 40-foot-wide public utility easements in the same location to 10 feet.

Applicant: Nickoli Travis

Property Sweet Clover Residential

Owner: Trust

Location: 15870 Caswell Ln

APN: 049-080-19 Parcel Size: 1.2476 acres

Master Plan: Suburban Residential Regulatory Low Density Suburban

Zone: (LDS) Planning Area: Forest

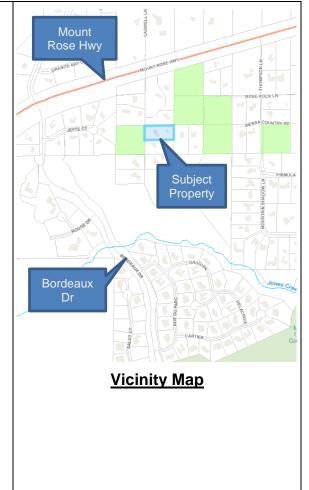
Development Authorized in Article 806,

Code: Vacations and

Abandonments of Easements or Streets

Commission 2 – Commissioner Clark

District:



STAFF RECOMMENDATION

APPROVE PARTIALLY APPROVE WITH CONDITIONS

DENY

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

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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 <u>Resolution and Order of Abandonment</u>.

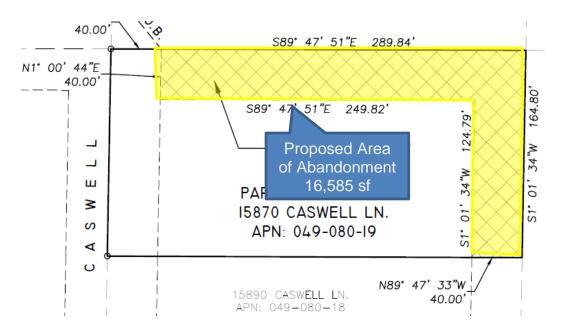
Staff Report Date: March 12, 2025

The <u>Resolution and Order of Abandonment</u> 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 <u>Resolution and Order of Abandonment</u> with the County Recorder. The abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB24-0008 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 <u>Resolution and Order of Abandonment</u> by the Engineering and Capital Projects Division and after the recordation of the <u>Resolution and Order of Abandonment</u> by the County Recorder.

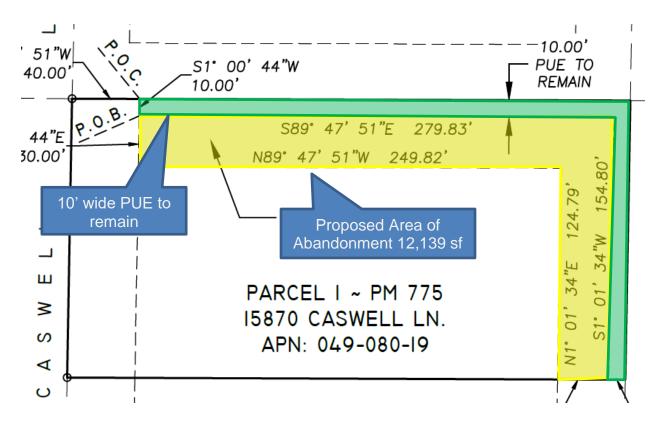
The subject property has a regulatory zone of Low Density Suburban (LDS) and is 1.248 acres. Setbacks for LDS are 30' from the front and rear property lines and 12' from the side property lines.



Site Plan (Access Easements)



Existing Lot Accesses



Site Plan (Utility Easements)



East easement looking southeast

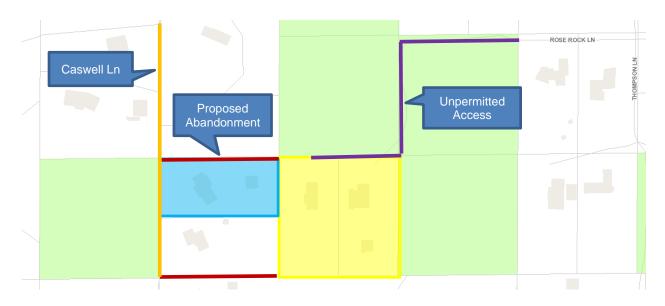


North easement looking east

Northern Easement

The applicant is requesting to abandon two 40' wide public access easements along the northern and eastern property boundaries, respectively. The initial abandonment request referenced 33' wide easements. However, further investigation determined that the original government patent documents creating the parcels established 40' wide easements and the applicants modified their request accordingly. (See Exhibit E for an updated application and Exhibit F for legal documents regarding easements). The applicant also updated the request to include a partial abandonment of the public utility easements in the same locations as the public access easements.

The primary properties that would be impacted by an abandonment of the northern access easement are the two parcels to the east, APN 049-080-25 and 049-080-26 (highlighted in yellow below). Both parcels are currently accessed through Rose Rock Ln on a private driveway shown in purple. However, the Forest Service—who manages the federally owned parcels that private drive traverses (shown in green)—has confirmed that the existing access is an unpermitted encroachment. The Forest Service has indicated that the existing access could be legalized through a special use permit if the current legal access is proven non feasible. There are two existing government patent easements shown in red below that would provide access to those properties through Caswell Lane (shown in orange). The northern easement is the subject of this abandonment request.



Existing Lot Accesses

The owners of APN 049-080-25—one of the two potentially affected parcels—submitted public comment in opposition to the granting of this abandonment due to the aforementioned access concerns. They have indicated the intent to utilize one of the legal accesses, particularly, the legal access through the northern easement which is the subject of this abandonment request. Since the currently utilized access to those two parcels is not legal, adjoining property owners want to establish legal access through the subject easement. Based on the Forest Service's comments, staff cannot support full abandonment of the northern access easement in the interest of maintaining legal access

options for all parcels in the area. However, in recognition that 40' wide easements restrict the utilization of large portions of land on the subject parcel, staff would support the reduction of the northern easement to 20'. This reduction would allow the front yard setback for the northern property boundary to be taken from the property line rather than the edge of the 40' access easement, per WCC 110.406.05. Functionally, this would reduce the width of the unbuildable area along the northern property boundary from 70' to 30', providing significant relief to the subject property owner while maintaining all necessary legal access. The Washoe County Engineering Division provided comments in support of the partial abandonment.

Residents along Caswell Lane have corresponded with staff in support of the proposed abandonment due to concerns about the two properties establishing their access through Caswell Lane. Primarily, their concerns have related to the perception of Caswell Lane as a private road and the implications on an existing private maintenance agreement established for Caswell Lane. Figure 1 to the right highlights in yellow the portion of Caswell Lane that is within public access easements established with the creation of government patent parcels numbered 1211930, 1211936, and 1211924. While the road is maintained privately, it is in public access easements and thus is public, meaning that the potentially impacted parcels to the east of the subject property would legally be able to utilize the access. The southernmost portion of Caswell Lane, shown in green in Figure 1, traverses parcels created by Parcel Map 666, which specifies that that portion of the road is private. Therefore, while the southern part of the road is private, the northern portion is public and could be utilized for new access. Residents along Caswell Lane are part of an existing private maintenance agreement and



Figure 1 Caswell Ln

have concerns about the implications of new users not part of the agreement accessing their properties through Caswell Lane. For this reason, they have expressed support for the abandonment request, which would eliminate an opportunity for property owners to the east to use Caswell Lane as an access.

A parallel adjoining easement to the subject easement exists along the southern boundary of the parcel to the north (APN 049-080-20). Washoe County approved an abandonment of that access easement in 2016 under AB16-003. The abandonment, as recorded, maintains a 20' wide roadway and public utility easement along the property line contiguous with the subject parcel. Therefore, if this easement abandonment request were partially granted to reduce the subject northern easement from 40' to 20', as staff recommends, this would be consistent with the existing partially abandoned easement on the adjoining property.

The applicant has also requested to partially abandon the public utility easement along the northern property line and reduce it from 40 feet to 10 feet. Staff has corresponded with various utility providers in this area, including NV Energy, TMWA, ATT, and Spectrum. All have commented that they do not object to the reduction of the easement to 10 feet. Similarly, Washoe County Engineering does not have concerns about the reduction of the public utility easement. Staff therefore supports this request. The

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applicant will need to work with each utility agency to abandon its interest in the applicable utility easement.

Eastern Easement

The applicant is also requesting to abandon the 40' wide public access easement along the eastern boundary of the parcel, which currently contains no developed access. The subject easement runs north-south and connects with a north-south easement to the south. A north-south easement to the north was abandoned in 2016 under case WAB16-003. Since the easement runs parallel to established Caswell Ln and connects only to properties that have already established access through Caswell Ln, abandonment of the eastern access easement will have no negative impacts and is supported by staff.

The applicant has also requested to partially abandon the public utility easement along the eastern property line and reduce it to 10 feet. All applicable utility agencies commented that they do not object to the partial abandonment of the eastern utility easement. Staff therefore supports this request. The applicant will need to work with each utility agency to abandon its interest in the applicable utility easement.

Overall, staff is supportive of all requests except for the full abandonment of the northern access easement. Staff is thus recommending <u>partial approval</u>, to include reducing the northern access easement to 20 feet in width rather than abandoning the entire 40 feet.

Master Plan Analysis

The subject parcel is located within the Forest Planning Area. There are no relevant policies impacted by this request, either in the Forest planning area section or elements section of Envision Washoe 2040.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
FS - Carson Ranger District	X	X		Matthew Zumstein, matthew.zumstein@usda.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All	х	х	х	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	х			
NNPH Environmental Health	X	Х	X	James English, jenglish@nnph.org
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
AT&T	X	Х		Clifford Cooper, cc2132@att.net
NV Energy	X	Х		Mark Sullivan, mark.sullivan@nvenergy.com
Truckee Meadows Water Authority	х	х		Amanda Duncan, aduncan@tmwa.com
Spectrum Cable	X	X		Benjamin Loar, benjamin.loar@charter.com

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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, as recommended by staff, 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 Forest Planning Area.
 - <u>Staff Comments</u>: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Forest 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 will not result in any material injury to the public, provided that a 20' wide access easement along the northern property line remains intact. The northern access easement provides legal access for two parcels to the east that are currently being served by an unpermitted access through Forest Service land. The owners of one of those properties submitted public comment expressing opposition to abandonment of that northern easement due to those access issues and expressed a desire to develop the subject easement into a legal access. In order to ensure that existing legal access remains for all parcels in the area, staff recommends only partial approval of the request to abandon the northern easement. Staff can support abandoning 20' and reducing it to a 20' wide access easement along the northern property boundary. With that recommendation, there would be no material injury to the public. All necessary public utility access preservation is also ensured by the conditions in Exhibit A.
- (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.
 - <u>Staff Comments</u>: Utility providers in the area have commented on the proposed public utility easement partial abandonment request and have expressed that they have no concerns about negative impacts on service. The applicant will have to work with each utility provider to abandon its interest in the public utility easements.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB24-0008 is being recommended for partial 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 partially approve Abandonment Case Number WAB24-0008 for Sweet Clover Residential Trust, retaining a 20' wide public access easement along the northern property line, 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:

Staff Report Date: March 12, 2025

- (a) <u>Master Plan</u>. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest 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 WAB24-0008

The project approved under Abandonment Case Number WAB24-0008 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 1, 2025. 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.

<u>Unless otherwise specified</u>, all conditions related to the approval of this Abandonment shall be met prior to recordation of the <u>Resolution and Order of Abandonment</u>. Prior to recordation of the <u>Resolution and Order of Abandonment</u>, 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 <u>Resolution and Order of Abandonment</u> by the Engineering and Capital Projects and after the recordation of the <u>Resolution and Order of Abandonment</u> by the County Recorder.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

 The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.

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 – Kat Oakley, Senior Planner, 775.328.3628, koakley@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 <u>Resolution and Order of Abandonment</u> by the County Recorder.

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 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. Twenty (20) feet of the access easement on the northern border of the parcel shall remain intact to allow access to adjoining neighboring parcels.
- 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.
- c. This Abandonment approval is for the elimination of the Offer of Dedication of public rightof-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
- d. The applicant shall record 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.

Northern Nevada Public Health

3. The following conditions are requirements of Northern Nevada Public Health, which shall be responsible for determining compliance with these conditions. The District Board of Health

has jurisdiction over all public health matters in Northern Nevada Public Health. Any conditions set by NNPH must be appealed to the District Board of Health.

Contact Name – Jim English, EHS Supervisor, 775.900.7239, jenglish@nnph.org

- a. EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b. The project is proposed on a parcel served by a domestic well and onsite sewage disposal system.
- c. If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

*** End of Conditions ***

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Thursday, September 12, 2024 1:48 PM

To: Oakley, Katherine

Subject: RE: August Agency Review Memo II

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

Kat,

AT&T and NVEnergy share a pole line that abuts the northern boundary of this proposed abandonment. AT&T does not have any objection to abandoning the requested areas, provided that the pole line is not affected by this action.

CLIFF COOPER SR SPECIALIST-OSP DESIGN ENGINEER AT&T NEVADA 1375 Capital Blvd rm 115 Reno, NV 89502

ROW Office: 775-453-7578

Cell: 775-200-6015 Email: <u>cc2132@att.com</u>

TEXTING and DRIVING...It Can Wait

From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Friday, September 6, 2024 1:39 PM
To: COOPER, CLIFFORD E <cc2132@att.com>
Subject: RE: August Agency Review Memo II

Hello,

Hope you're doing well. I'm emailing about WAB24-0004 Sweet Clover Residential Trust Abandonment (application online here:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2024/Files/WAB24-0008_SweetClover_app.pdf). While the applicant is most interested in abandoning the access easements and that's the request we originally sent for your review, there is some appetite on the County's end to align access and utility easement abandonments, if possible. Would ATT have concerns about the abandonment of either of those utility easements?

Thanks, and have a good weekend,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Thursday, August 15, 2024 2:33 PM

To: Oakley, Katherine <KOakley@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>

Subject: Fwd: August Agency Review Memo II

Agency comments for your items.

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From: COOPER, CLIFFORD E < cc2132@att.com> Sent: Thursday, August 15, 2024 2:00:33 PM

To: Roman, Brandon <BRoman@washoecounty.gov>

Subject: RE: August Agency Review Memo II

Brandon,

Item #1 - Abandonment Case Number WAB24-0008 (Sweet Clover Residential Trust Abandonment) AT&T does not have any adverse comments on this request. Please provide the necessary document(s) to effect this proposed action.

Item #3 - Detached Accessory Dwelling Case Number WDADAR24-0008 (Tyner Way) AT&T does not have any adverse comments on this request.

CLIFF COOPER SR SPECIALIST-OSP DESIGN 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

From: Roman, Brandon < BRoman@washoecounty.gov >

Sent: Thursday, August 15, 2024 11:22 AM Subject: August Agency Review Memo II

Good morning,

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

Please find the attached Agency Review Memo II with cases received in August by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the application for Items #1 and #3. The item description and link to the application are provided in the memo. Comments for Item #1 are due by August 28, 2024. Comments for Item #3 are due by August 30, 2024.

Sincerely,



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

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

From: Program, EMS

Sent: Thursday, September 26, 2024 3:41 PM

To: Oakley, Katherine

Cc: Program, EMS; Smith, Sarah C.

FW: WAB24-0008 Sweet Clover Residential Trust Abandonment Subject:

Hello Katherine,

The EMS Program has reviewed the WAB24-0008 Sweet Clover Residential Trust Abandonment- and has no concerns or questions at this time based on the information provided.

Thank you,

Sarah C. Smith (She/Her/Hers)

EMS Coordinator

Epidemiology and Public Health Preparedness

Public Health

O: 775-326-6043

1001 E Ninth St. Bldg. B Reno, NV 89512

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From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Tuesday, September 24, 2024 4:51 PM To: Program, EMS <EMSProgram@nnph.org>

Subject: WAB24-0008 Sweet Clover Residential Trust Abandonment

Hello,

I am reaching out to see if you have any input on the above abandonment application (application online here: https://www.washoecounty.gov/csd/planning and development/applications/files-planningdevelopment/comm_dist_two/2024/Files/WAB24-0008_SweetClover_app.pdf). Planning staff is considering partially supporting the abandonment but retaining 20' in width of the easement along the northern property line, in order to maintain connection for the properties to the east. In other words, the green line would be retained as a 20' wide access easement and the red would be abandoned:



Would you all have any input on either partial approval as described or full approval of the abandonment?

Thank you,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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



Engineering and Capital Projects

Date: August 30, 2024

To: Kat Oakley, Senior Planner

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

Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB24-0008 Sweet Clover Residential Trust Abandonment

APN: 049-080-19

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of the access easement along the northern border of the parcel on the subject parcel and is located on approximately 1.25 acres on Caswell Lane south of Mount 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 the owner. 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

- 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. Twenty (20) feet of the access easement on the northern border of the parcel shall remain intact to allow access to adjoining neighboring parcels.
- 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 drainage and utility easements. Public Utility Easements remain unless 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.

WAB24-0008 EXHIBIT B

From: Handrock, Wayne

Sent: Thursday, September 12, 2024 12:41 PM To: Thomas, Janelle K.; Oakley, Katherine

Cc: Wimer, Robert

Subject: RE: WAB24-0008 Sweet Clover Residential Trust Abandonment Engineering Memo

Works for me.

Wayne



Wayne Handrock, PLS

County Surveyor | Community Services

whandrock@washoecounty.gov | Office: 775.328.2318 | Fax: 775.328.3699

1001 E. 9th 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**

From: Thomas, Janelle K. <JKThomas@washoecounty.gov>

Sent: Thursday, September 12, 2024 12:38 PM

To: Oakley, Katherine < KOakley@washoecounty.gov>

Cc: Wimer, Robert < RWimer@washoecounty.gov>; Handrock, Wayne < WHandrock@washoecounty.gov>

Subject: RE: WAB24-0008 Sweet Clover Residential Trust Abandonment Engineering Memo

Kat,

I think that is a good idea to retain the 20' northern easement for access. Regarding the PUE, the County does not hold an interest in that easement, so the applicant should be required to contact any utility which may have an interest to abandon a portion of the PUE. I do not believe that we are concerned about the abandonment of the eastern access easement.

Janelle

P.S. I have copied Rob and Wayne on this response in case I have misstated anything above.



Janelle K. Thomas, P.E., C.F.M. (she/her/hers) **Senior Licensed Engineer | Community Services Department**

ikthomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894

1001 E. Ninth Street, Building A, Reno, NV 89512



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From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Thursday, September 12, 2024 12:21 PM

To: Thomas, Janelle K. < <u>JKThomas@washoecounty.gov</u>>

Subject: RE: WAB24-0008 Sweet Clover Residential Trust Abandonment Engineering Memo

Hi,

So Planning is currently thinking of supporting only reducing the northern easement to 20' (abandoning 13') to maintain access for the parcels to the east, who have commented that they would like it retained. Trevor has suggested it might be worthwhile to make the access and PUE easements match where possible. Would engineering have any concerns about reducing our interest in that northern PUE to 20'? And would there be any concerns about abandoning the eastern one?

Thanks,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

From: Thomas, Janelle K. <JKThomas@washoecounty.gov>

Sent: Friday, August 30, 2024 12:40 PM

To: Oakley, Katherine < KOakley@washoecounty.gov>

Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell

<<u>MFink@washoecounty.gov</u>>; Weiss, Timber A. <<u>TWeiss@washoecounty.gov</u>>; Pascual, Katrina A.

<KPascual@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; Handrock, Wayne

<WHandrock@washoecounty.gov>

Subject: WAB24-0008 Sweet Clover Residential Trust Abandonment Engineering Memo

Kat,

Please see attached Engineering comments and conditions related to the above referenced entitlement application. Please let us know if you have any questions or need any additional information.

Janelle



Janelle K. Thomas, P.E., C.F.M. (she/her/hers)

Senior Licensed Engineer | Community Services Department

jkthomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894

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BB

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.>/ ()\()

From: Lemon, Brittany

Sent: Monday, August 19, 2024 2:55 PM

To: Oakley, Katherine

Subject: WAB24-0008 (Sweet Clover Residential Trust Abandonment)

Hi Kat,

TMFPD has no specific comment for this request.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



September 5, 2024

Washoe County Community Services Planning and Development Division

RE: Sweet Clover Residential Trust Abandonment; 049-080-19 Abandonment Case: WAB24-0008

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name - James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel served by a domestic well and onsite sewage disposal system.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,

James English, RE EHS Supervisor

Environmental Health Services Northern Nevada Public Health



From: English, James

Sent: Monday, November 4, 2024 1:40 PM

To: Oakley, Katherine

Subject: RE: WAB24-0008 request update

Kat,

I don't think that limits or changes our conditions. By abandoning the easements, it will actually give the owner more room to site a repair septic or drill a new well.

Thanks for checking.

Jim



James English, REHS, CP-FS

EHS Supervisor Environmental Health Services

M: 775-900-7239 1001 E Ninth St. Bldg. B Reno, NV 89512



Click here to take our customer satisfaction survey

From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Monday, November 4, 2024 12:48 PM To: English, James < JEnglish@nnph.org > Subject: WAB24-0008 request update

Hi there,

I'm reaching out because the applicants for this abandonment have expanded their request to also ask for reduction of the existing 40' PUE's along the northern and eastern property lines to 10' wide (shown in orange below).



Would the addition of this request modify NNPH's comments on the application?

Thank you,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

From: Perkins, Katherine (NV Energy) < Katherine.Perkins@nvenergy.com>

Sent: Monday, November 25, 2024 2:49 PM

To: Oakley, Katherine

Subject: RE: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

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Good afternoon Kat,

Per our discussion regarding the property located at 15870 Caswell Lane, NV Energy agrees to reducing the existing easement width to 10' along the northern and eastern parcel lines.

Please have the customer call me to start the relinquishment process.

Thank you,

Katherine Perkins RWA

Right of Way Agent (775) 834-3454
Katherine.Perkins@nvenergy.com



From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Friday, November 22, 2024 10:59 AM

To: Perkins, Katherine (NV Energy) < Katherine. Perkins@nvenergy.com>

Subject: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

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Hello,

Sorry I haven't gotten back to you yet! Yes, I will give you a call, hopefully this afternoon but if not on Monday.

Thank you,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

From: Perkins, Katherine (NV Energy) < Katherine. Perkins@nvenergy.com>

Sent: Tuesday, November 19, 2024 12:37 PM

To: Oakley, Katherine < KOakley@washoecounty.gov>

Subject: RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

Good afternoon Katherine,

Can you please give me a call to discuss the process for relinquishing easements?

Thank you,

Katherine Perkins RWA

Right of Way Agent (775) 834-3454

Katherine.Perkins@nvenergy.com



From: Kruger, William (NV Energy) < William.Kruger@nvenergy.com >

Sent: Monday, November 18, 2024 7:26 AM

To: Perkins, Katherine (NV Energy) < Katherine. Perkins@nvenergy.com >

Subject: FW: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

Katherine,

Will you please take a look at this one?

15870 Caswell Lane

Thanks.

-Bill

From: Sullivan, Mark (NV Energy) < Mark.Sullivan@nvenergy.com>

Sent: Monday, November 18, 2024 7:04 AM

To: Kruger, William (NV Energy) < <u>William.Kruger@nvenergy.com</u>>

Subject: FW: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

Hi Bill,

Can you have someone look at this and let me know if their proposal is acceptable to NVE?

Thanks,

Mark Sullivan
Land Use Advisor
NV Energy
(775) 420-7722
mark.sullivan@nvenergy.com

From: Oakley, Katherine < KOakley@washoecounty.gov >

Sent: Monday, November 4, 2024 12:48 PM

To: Sullivan, Mark (NV Energy) < Mark.Sullivan@nvenergy.com>

Subject: RE: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

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Hi Mark.

Hope you're doing well. I am reaching out because after conversations with the applicant, I believe they are requesting to reduce the utility easements along the northern and eastern property lines to 10 feet (shown below in orange).



Would NV Energy have any different comments or conditions related to this request?

Thanks,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

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

From: Sullivan, Mark (NV Energy) < Mark.Sullivan@nvenergy.com>

Sent: Monday, September 9, 2024 2:51 PM

To: Oakley, Katherine < KOakley@washoecounty.gov>

Subject: RE: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

Sounds great, thank you.

Mark Sullivan Land Use Advisor **NV** Energy (775) 420-7722 mark.sullivan@nvenergy.com

From: Oakley, Katherine < KOakley@washoecounty.gov >

Sent: Monday, September 9, 2024 12:22 PM

To: Sullivan, Mark (NV Energy) < Mark.Sullivan@nvenergy.com>

Subject: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

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Thanks Mark. For the northern access easement, the county is probably going to support reducing it to 20'. Would that work for NV Energy to have sufficient access to that distribution line?

Thanks,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

4

From: Sullivan, Mark (NV Energy) < Mark.Sullivan@nvenergy.com>

Sent: Monday, September 9, 2024 11:14 AM

To: Oakley, Katherine < <u>KOakley@washoecounty.gov</u>>

Subject: RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

Hi Kat,

It appears that the east portion of the proposed relinquishment would not be an issue to relinquish, however, the northern portion does contain an existing distribution line. We would need to reserve at least a "portion" of the easement along the north to keep that distribution line in coverage.

Please have the applicant reach out to

Bill Kruger (775) 834-3767 william.kruger@nvenergy.com

thanks,

Mark Sullivan
Land Use Advisor
NV Energy
(775) 420-7722
mark.sullivan@nvenergy.com

From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Friday, September 6, 2024 1:20 PM

To: Sullivan, Mark (NV Energy) < marksullivan@nvenergy.com >

Subject: [INTERNET] WAB24-0008 Sweet Clover Trust Residential Abandonment

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Hi Mark,

Hope you're doing well. I'm emailing about the above abandonment application we received that I believe was emailed to you a few weeks back (application online here:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_two/2024/Files/WAB24-0008_SweetClover_app.pdf). A neighbor has brought up concerns regarding NV Energy's ease of access to some power lines if the easement along the northern property boundary is abandoned. Would you all have any concerns about that? Also, while the applicant is most interested in abandoning the access easements, there is some appetite on the County's end to align access and utility easement abandonments, if possible. Would NV Energy have concerns about the abandonment of either of those utility easements?

Thanks, and have a good weekend,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

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From: Sullivan, Mark (NV Energy) < Mark.Sullivan@nvenergy.com>

Sent: Monday, September 9, 2024 2:51 PM

To: Oakley, Katherine

Subject: RE: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

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Sounds great, thank you.

Mark Sullivan Land Use Advisor **NV** Energy (775) 420-7722 mark.sullivan@nvenergy.com

From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Monday, September 9, 2024 12:22 PM

To: Sullivan, Mark (NV Energy) < Mark.Sullivan@nvenergy.com>

Subject: [INTERNET] RE: WAB24-0008 Sweet Clover Trust Residential Abandonment

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Thanks Mark. For the northern access easement, the county is probably going to support reducing it to 20'. Would that work for NV Energy to have sufficient access to that distribution line?

Thanks,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

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From: Pekar, Faye-Marie L.

Tuesday, September 10, 2024 12:47 PM Sent:

To: Oakley, Katherine

Abandonment Case Number WAB24-00008 (Sweet Clover Residential Trust Subject:

Abandonment)

Hi Kat,

I have reviewed Abandonment Case Number WAB24-00008 (Sweet Clover Residential Trust Abandonment) on behalf of parks and do not have any comments.

Thank you



Faye-Marie L. Pekar, MPA, CPRP **Park Planner**

Community Services Department | Regional Parks and Open Space

fpekar@washoecounty.gov | 775.328.3623 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

From: Loar, Benjamin D <Benjamin.Loar@charter.com>

Sent: Tuesday, November 5, 2024 10:05 AM

To: Oakley, Katherine

Subject: RE: [EXTERNAL] WAB24-0008 Sweet Clover Residential Trust Abandonment

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Good morning, Kat,

Just as an update, Charter Communications has no comment regarding the abandonment for this property. We approve the reduction.

Thank you,

Benjamin Loar | Business Development Specialist

Mobile: (775) 399-4144

9335 Prototype Dr | Reno, NV 89511



From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Monday, November 4, 2024 1:01 PM

To: Loar, Benjamin D < Benjamin.Loar@charter.com>

Subject: RE: [EXTERNAL] WAB24-0008 Sweet Clover Residential Trust Abandonment

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Thank you!



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

From: Loar, Benjamin D < Benjamin.Loar@charter.com >

Sent: Monday, November 4, 2024 1:00 PM

To: Oakley, Katherine < KOakley@washoecounty.gov>

Subject: Re: [EXTERNAL] WAB24-0008 Sweet Clover Residential Trust Abandonment

Hi, Kat,

I'm in Modesto at the moment. I can review and provide comment by tomorrow. I will also forward your email to the local manager/supervisor.

Thank you,

Benjamin Loar | Business Development Specialist

Mobile: (775) 399-4144 | Mon-Fri 7am-4pm PST



From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Monday, November 4, 2024 12:48:07 PM To: Loar, Benjamin D <benjamin.loar@charter.com>

Subject: RE: [EXTERNAL] WAB24-0008 Sweet Clover Residential Trust Abandonment

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Hello,

I hope you are well. I'm reaching out because the applicant has revised their requests to ask to reduce both the northern and eastern utility easements to 10' wide (shown in orange below).



Would spectrum have any comments/concerns/conditions about this request?

Thank you,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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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

From: Loar, Benjamin D <benjamin.loar@charter.com>

Sent: Thursday, September 19, 2024 9:37 AM

To: Oakley, Katherine < KOakley@washoecounty.gov>

Subject: RE: [EXTERNAL] WAB24-0008 Sweet Clover Residential Trust Abandonment

Good morning, Kat,

I am sorry, I am just now getting to this. I will forward your question over to Armando. I show us having aerial plant on the utility poles, so if there needs to be a relocation of services due to the abandonment, we'll have to get him involved anyway.

Thank you,

Benjamin Loar | Business Development Specialist

Mobile: (775) 399-4144

9335 Prototype Dr | Reno, NV 89511



From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Friday, September 6, 2024 2:09 PM

To: Loar, Benjamin D <benjamin.loar@charter.com>

Subject: [EXTERNAL] WAB24-0008 Sweet Clover Residential Trust Abandonment

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Hello,

Hope you're doing well. I'm emailing about the above abandonment application we received that I believe was emailed to you a few weeks back (application online here:

https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning_ development/comm dist two/2024/Files/WAB24-0008 SweetClover app.pdf). While the applicant is most interested in abandoning the access easements and that's the request we originally sent for your review, there is some appetite on the County's end to align access and utility easement abandonments, if possible. Would Charter have concerns about the abandonment of either of those utility easements?

Thanks, and have a good weekend,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

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Oakley, Katherine

From: Weiss, Timber A.

Sent: Friday, August 30, 2024 11:30 AM

To: Oakley, Katherine

Subject: Water Rights Comments for WAB24-0008

Hello,

No water rights comments for this abandonment.

Thank you,



Timber Weiss, PE | Professional Engineer

Engineering & Capital Projects Division | Community Services Department

1001 E. 9th Street, Bldg A Reno, NV 89512

tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769

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

For additional information, email engineering@washoecounty.us or call 775.328.2040



Oakley, Katherine

From: Zumstein, Matthew - FS, NV <matthew.zumstein@usda.gov>

Sent: Wednesday, February 26, 2025 5:46 PM

To: Oakley, Katherine

Cc: Bonesteel, Marnie - FS, NV

Subject: RE: [EXTERNAL: Suspicious Link]WAB24-0008 Comments

Attachments: RE: [External Email]Re: Road access/Easement use

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We are not advising whether or not to abandon any Road easements.

We were contacted by Barret Young and provided the following option that could potentially legalize access to his property via Rose Rock Lane (which is the current access to Mr. Youngs property) if his current legal access is proven non feasible: Special Use Permit.

To consider a special use permit on Rose Rock, Mr. Young would submit an SF-299 and we will screen the application consistent with initial and secondary screening criteria in 36 CFR 251.54. If the application passes the screening criteria, it's FS policy that they form a road users' association.

A users association needs to contain 3 elements: designation of an individual to serve as a POC with the FS for all official business concerning the association, a statement that the agreement run with the land, and that it is properly developed/recognized by state law. The application would be subject to cost recovery processing and annual land use fees associated with the special use permit.

Another potential option is the County submit an application for an easement under FRTA-Forest Road and Trail Act Easement and they operate and maintain the road.

I believe we have some discretion to legalize access on Rose Rock Lane per ANILCA.

Attached is previous correspondence that we exchanged with Mr. Young.

Please reach out with any further questions.



Matthew D Zumstein District Ranger Forest Service Humboldt Toiyabe National Forest, Carson Ranger District

p: 775-884-8100 c: 775-721-1259 f: 775-884-8199

matthew.zumstein@usda.gov

Caring for the land and serving people

From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Wednesday, February 26, 2025 9:13 AM

To: Zumstein, Matthew - FS, NV <matthew.zumstein@usda.gov> **Subject:** [EXTERNAL: Suspicious Link]WAB24-0008 Comments

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Send Questions or Suspicious messages to: Spam.Abuse@usda.gov

Hello,

Hope you're doing well. Towards the end of last year we sent the above application (available online here: https://www.washoecounty.gov/csd/planning_and_development/applications/files-planningdevelopment/comm dist two/2024/Files/WAB24-0008 SweetClover app.pdf) to you all for review. I received a call from one of your colleagues whose name I can't remember, and we discussed an existed unpermitted access through Forest Service land on APN 049-080-24 and 049-090-04. During our discussion, she indicated that per Forest Service policies, that existing access could not be legalized so long as there are existing legal access opportunities (which there are). Would you be able to confirm that, or to forward this to her to confirm?

Thank you for your assistance,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services **Department**

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

Visit us first online: <u>www.washoecounty.gov/csd</u>

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

1001 East Ninth Street, Reno, NV 89512





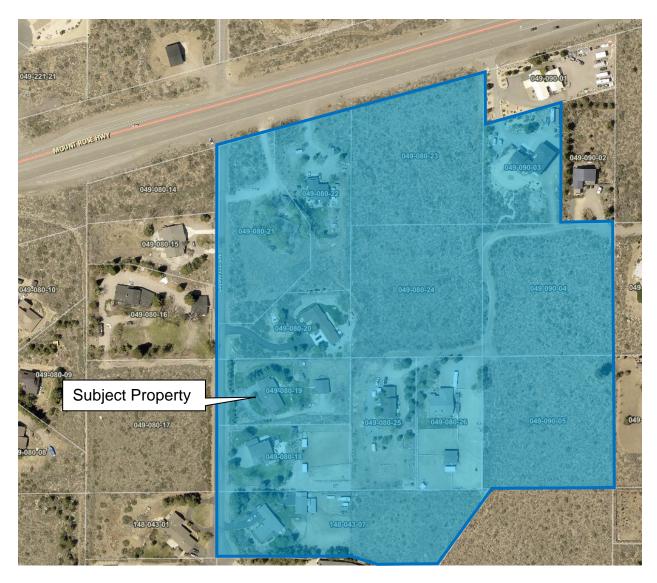


Have some kudos to share about a Community Services Department employee or experience? Submit a Nomination

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

Public Notice Map

Pursuant to Washoe County Code Article 806, public notification consists of notification by mail of property owners abutting or connected to the proposed abandonment. This proposal was noticed to 12 surrounding properties.



NOTICING MAP

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 CLO	OVER RESIDENT	IAL TRUST - ROAD ABAN	DONMENT			
	TED ALONG THE NOR	OF THE EXISTING 33' PUBLIC RC RTHERLY AND EASTERLY BOUND				
Project Address: 15870 CASW	ELL LN. ABANDONMEI	NT				
Project Area (acres or square for	eet): 1.2476 AC+/-					
Project Location (with point of	eference 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+/-					
Case No.(s).		s associated with this applicated additional sheets if necess				
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.con	n			
Cell: 1-775-225-0091	Other:	Cell: 775-830-3690	Other:			
Contact Person: LOISE TRAVI	S	Contact Person: John "Randy" N	Леуег			
Applicant/Developer:		Other Persons to be Contact	ted:			
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 TRA	VIS	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, EXISITNG FENCES AND LANDSCAPING IMPROVEMENTS ARE CONSTRUCTED.

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

NONE PROPOSED. THE ADJACENT PARCELS HAVE EXISITNG 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 EXISITNG 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 ABANDONEMNT.

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

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;

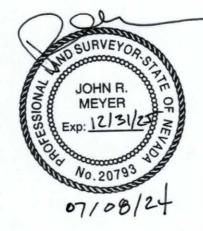
THENCE along the easterly line of Caswell Road, North 01° 00′ 44″ East, 33.00 feet to **THE POINT OF BEGINNING**.

 $AREA = 14,145 S.F.\pm$

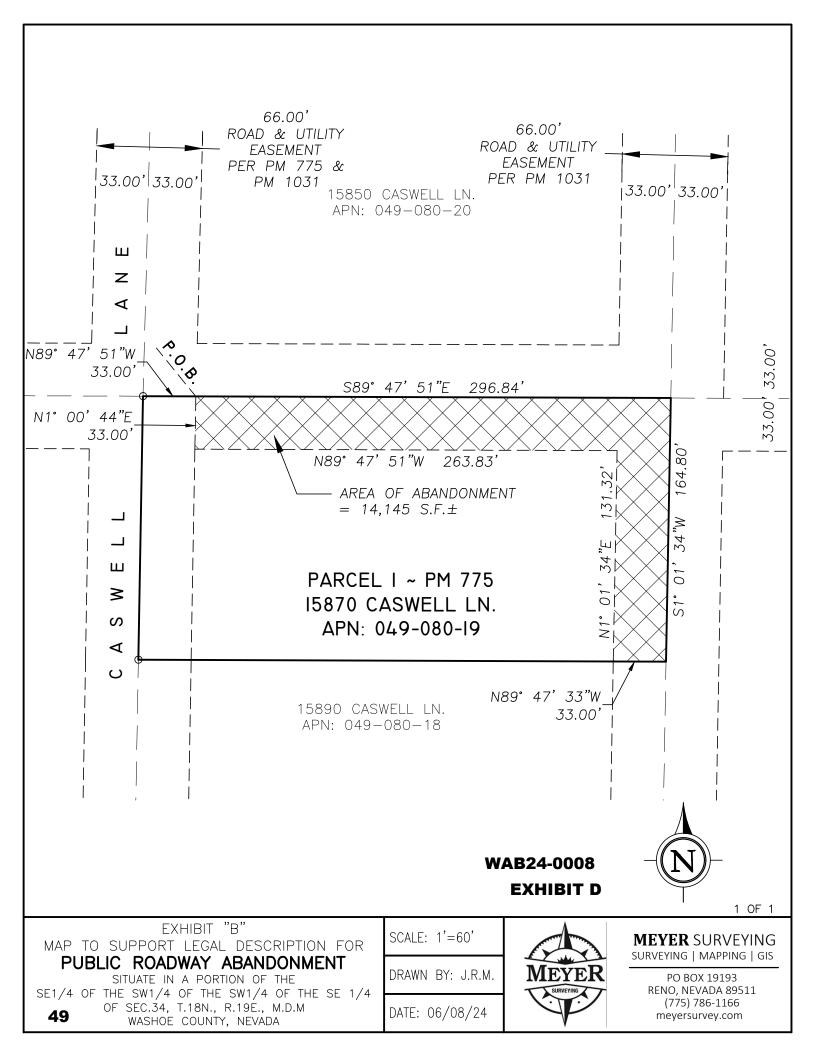
BASIS BEARINGS:

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



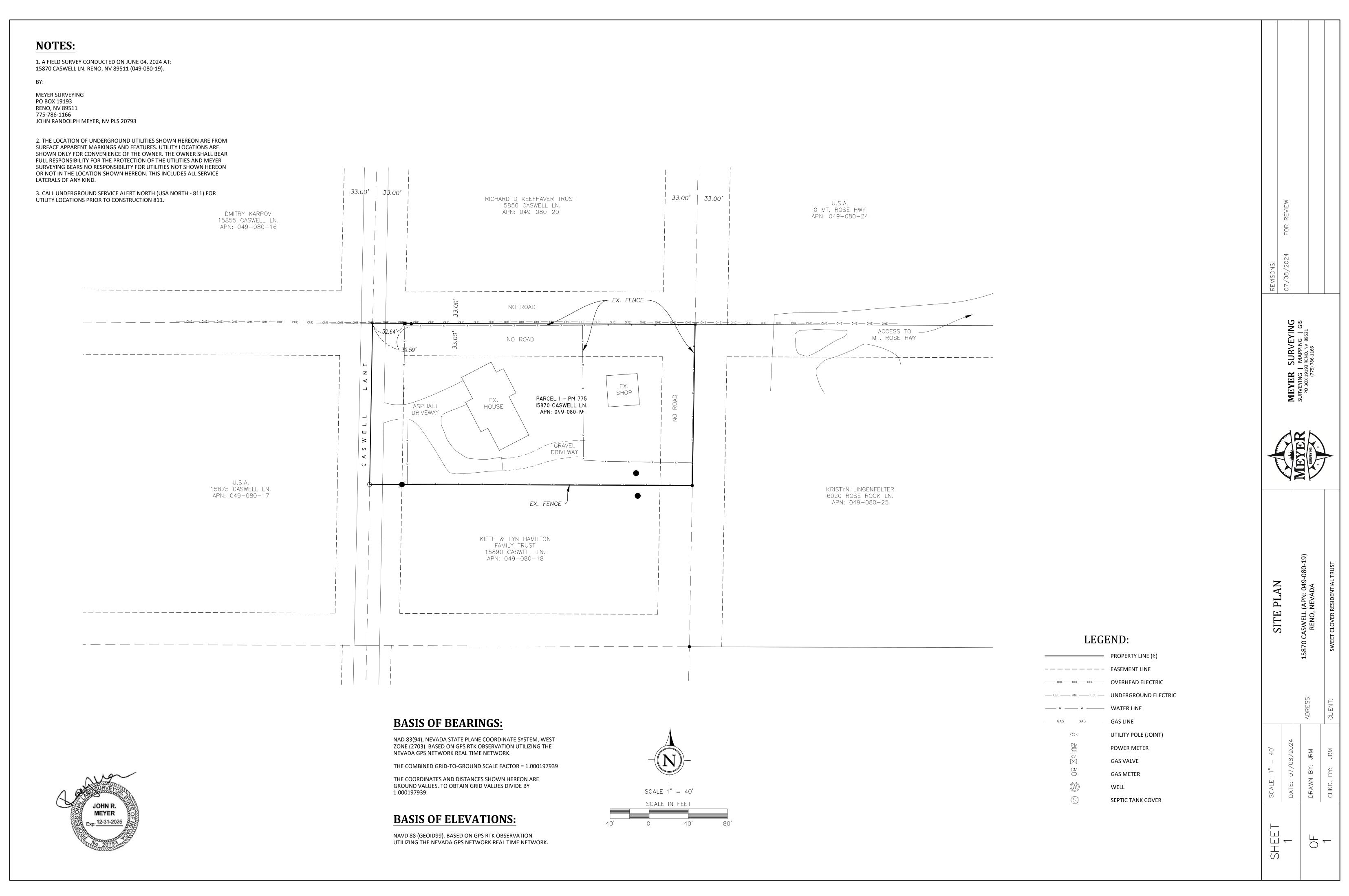


EXHIBIT "A" LEGAL DESCRIPTION FOR PUBLIC ROADWAY EASEMENT ABANDONMENT

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 40.00 feet THENCE along the northerly line of said Parcel 1, North 89°47'51" East, 289.84 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, 40.00 feet;

THENCE North 01° 01' 34" East, 124.79feet;

THENCE North 89° 47' 51" West, 249.82 feet to the easterly line of Caswell Road;

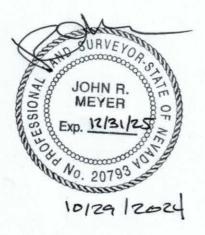
THENCE along the easterly line of Caswell Road, North 01° 00' 44" East, 40.00 feet to **THE POINT OF BEGINNING**.

AREA = 16,585 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

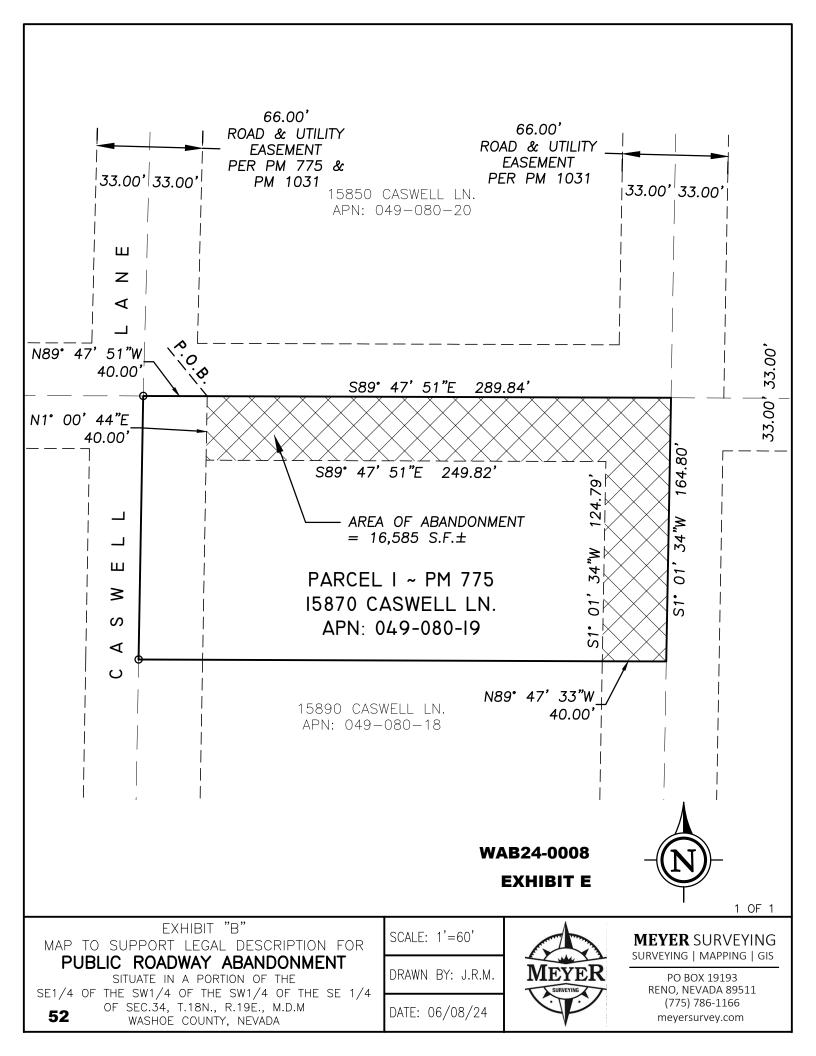


EXHIBIT "A" LEGAL DESCRIPTION FOR

PUBLIC UTILITY 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:

COMMENCING 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 40.00 feet THENCE South 01° 00′ 44″ West, 10.00 feet to the **POINT OF BEGINNING**;

THENCE the following 6 courses:

THENCE South 89° 47' 51" East, 279.83 feet;

THENCE South 01° 01' 34" West, 154.80 feet to the southerly boundary of said Parcel 1;

THENCE westerly along the southerly boundary of said Parcel 1 North 89° 47' 33" West, 30.00 feet;

THENCE North 01° 01' 34" East, 124.79 feet;

THENCE North 89° 47' 51" West, 249.82;

THENCE North 01° 00' 44" East, 30.00 feet to the **POINT OF BEGINNING**;

 $AREA = 12,139 S.F.\pm$

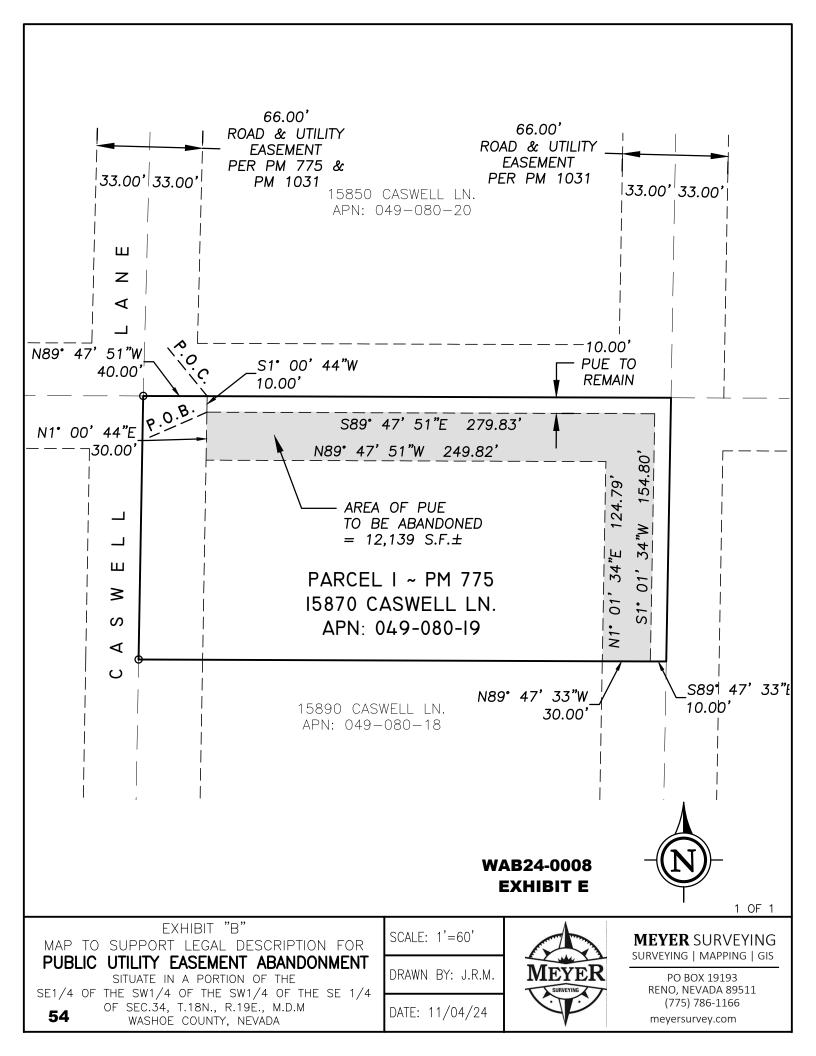
BASIS BEARINGS:

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



Oakley, Katherine

From: Loise Yates <loiseyates@outlook.com>
Sent: Monday, March 17, 2025 11:42 AM

To: Oakley, Katherine **Cc:** nikolai travis

Subject: Fw: WAB24-0008 Sweet Clover Residential Trust Abandonment update

Attachments: PATENT_1211930.pdf; ROAD_AGREEMENT_1161654.pdf; p666.pdf; p775.pdf; p774.pdf;

p1031.pdf

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

Hello Kat,

Thank you again for your time this morning. The comments I was thinking of are below. Thank you for including the topography concerns in our application.

Should you need anything please let us know.

Sincerely,

Loise Travis 15870 Caswell Lane Reno, NV 89511 775.225.0091 loiseyates@outlook.com

From: Randy Meyer <rmeyer@meyersurvey.com>

Sent: Tuesday, October 1, 2024 1:25 PM

To: Oakley, Katherine < KOakley@washoecounty.gov>

Cc: Loise Yates <loiseyates@outlook.com>; Nikolai Travis <ntravis@buildingbt.com> **Subject:** Re: WAB24-0008 Sweet Clover Residential Trust Abandonment update

Hi Kat,

The intent is to abandon the road for the full-width, (40' vs. 33' still needs to be determined see below). and a reduction in width for the utilities. Loise and I discussed 10'.

A reduction of the road easement width may be considered if the full width is denied.

I recently re-visited the site with Nickolai and Loise. The impacts on the existing house and yard are significant; I observed drainage issues - the road would be 5'-6' higher than the house and will require a Civil design to mitigate the drainage, walls, etc. Please consider that there were likely valid reasons at

the time of construction the road did not connect to Caswell and was routed to Rock Rose and Thompson. We are working on sorting out some of the records. Hopefully, we will discover something in writing.

Regarding the easement width, is it 40' or 33'? There is conflicting information. Please look at the attached Patent 1211930 (the patent you sent is not for the subject parcel). The subject parcel is a portion of T.18N. R19E., SE1/4SW1/4SW1/4SE1/4 SEC. 34

The patent does state an easement width of 40'; however, several of the maps by various surveyors show a 33' with a note to other BLM documents. I have a request to the BLM Titlle and Survey staff for clarification. PM 404, PM 666, PM1031, and PM774 refer to other BLM documents, not the patent, regarding the road and utility easement. Hopefully, they will clarify.

The Federal parcels in this area were managed by the BLM until their transfer to the FS in 1989. Since many of the homes in this area were built under BLM management, I have also asked them to search for information on the roads connecting to Rose Rock/Thompson Ln.

Last, is Caswell private or public? There is conflicting information: It is shown as private on PM 666, and PM 1031, and in the recorded "Road Maintenance Agreement, "it has been labeled as a "private road." I asked the BLM if they have any records since this would have affected a U.S.A. parcel on the West side of Caswell.

Once I have clarification, I will let you know and amend the abandonment descriptions/exhibits as required.

I have attached my copies of the docs that are highlighted.

Regards, Randy

RANDY MEYER, PLS
Principal Surveyor
MEYER SURVEYING
meyersurvey.com
Office: 775,786,1166

Office: 775.786.1166 Cell: 775.830.3690 Nevada 017166

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno. Nevada. has been issued showing that full payment has been made by the claimant

Samuel Joe Woldridge

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 19 E.,

Sec. 34, SEkSWkSWkSEk.

The area described contains 2,50 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 40 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

> IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTY-SECOND day of AUGUST in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred EIGHTY-FIFTH.

[SEAL]

For the Director, Bureau of Land Management,

By Elizabeth B. Hucke

Chief, Patents Section.

Patent Number 1211930

GP0 868837

Nevada 018106

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant

Charles D. Schultz

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Maridian, Nevada.

T. 18 N., R. 19 E.,

sec. 34, sułnułsułseł, nułsułsułseł.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 40 feet in width, for roadway and public utilities purposes, to be located along the south, east and west boundaries of said land.

There is also reserved a right-of-way for a Federal Aid Highway under the Act of November 9, 1921 (42 Stat. 212).

> IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the day of AUGUST TWENTY-SECOND in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EICHTY-FIFTH.

[SEAL]

For the Director, Bureau of Land Management.

By Cligabeth B. Duck. Chief, Patents Section.

1211936 Patent Number

GPC 866637

Nevada 016927

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant

Charles R. McQuerry

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 19 E.,

Sec. 34. SEKNWASWASEK, NEWSWASWASEK.

5 acres, according to the Official Plat of the Survey of the said Land, The area described contains on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 40 feet in width, for roadway and public utilities purposes, to be located along the south, east and west boundaries of said land.

There is also reserved a right-of-way for a Federal Aid Highway under the Act of November 9, 1921 (42 Stat. 212).

> IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the in the year of day of AUGUST TWENTY-SECOND our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EIGHTY-FIFTH.

[SEAL]

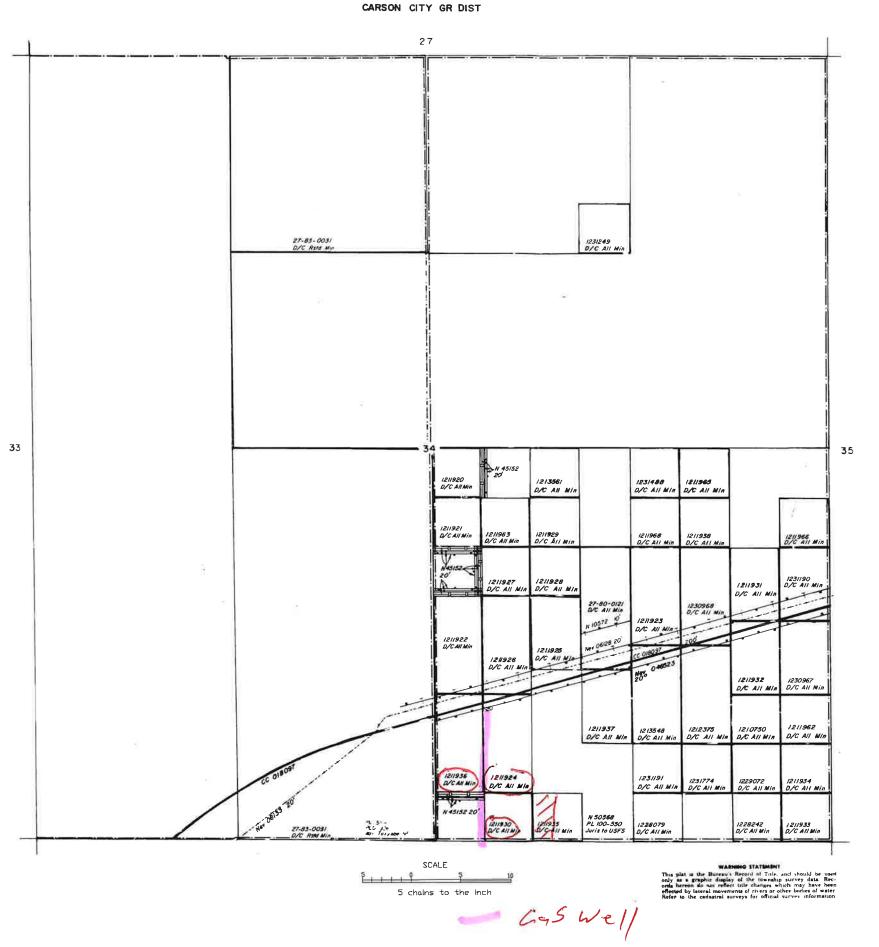
For the Director, Bureau of Land Management.

By Elizabeth B. Hucke)
Acting Chief, Patents Section.

1211924 Patent Number .

GP0 868837

TOWNSHIP 18 NORTH RANGE 19 EAST OF THE MOUNT DIABLO MERIDIAN, NEVADA



STATUS OF PUBLIC DOMAIN LAND AND MINERAL TITLES

MTP SUPPL Sec 34

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FOR ORDERS EFFECTING DISPOSAL OR USE OF UNIDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION, MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES, REFER TO INDEX OF MISCELLANEOUS DOCUMENTS. Certain lands in Sec 34 of this formship is affected by unrecorded public dedications for roads and utilities due to previous small tract

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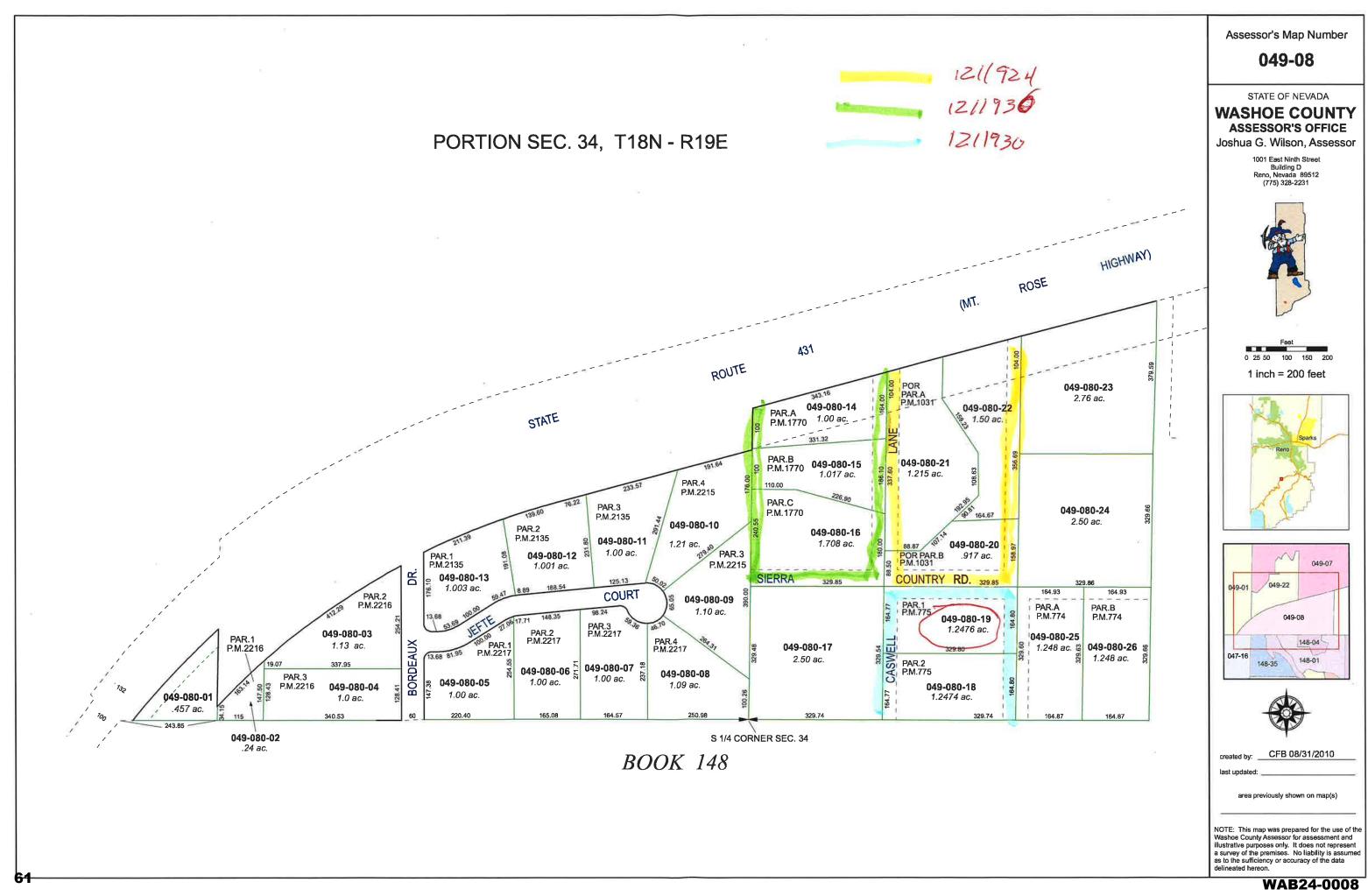
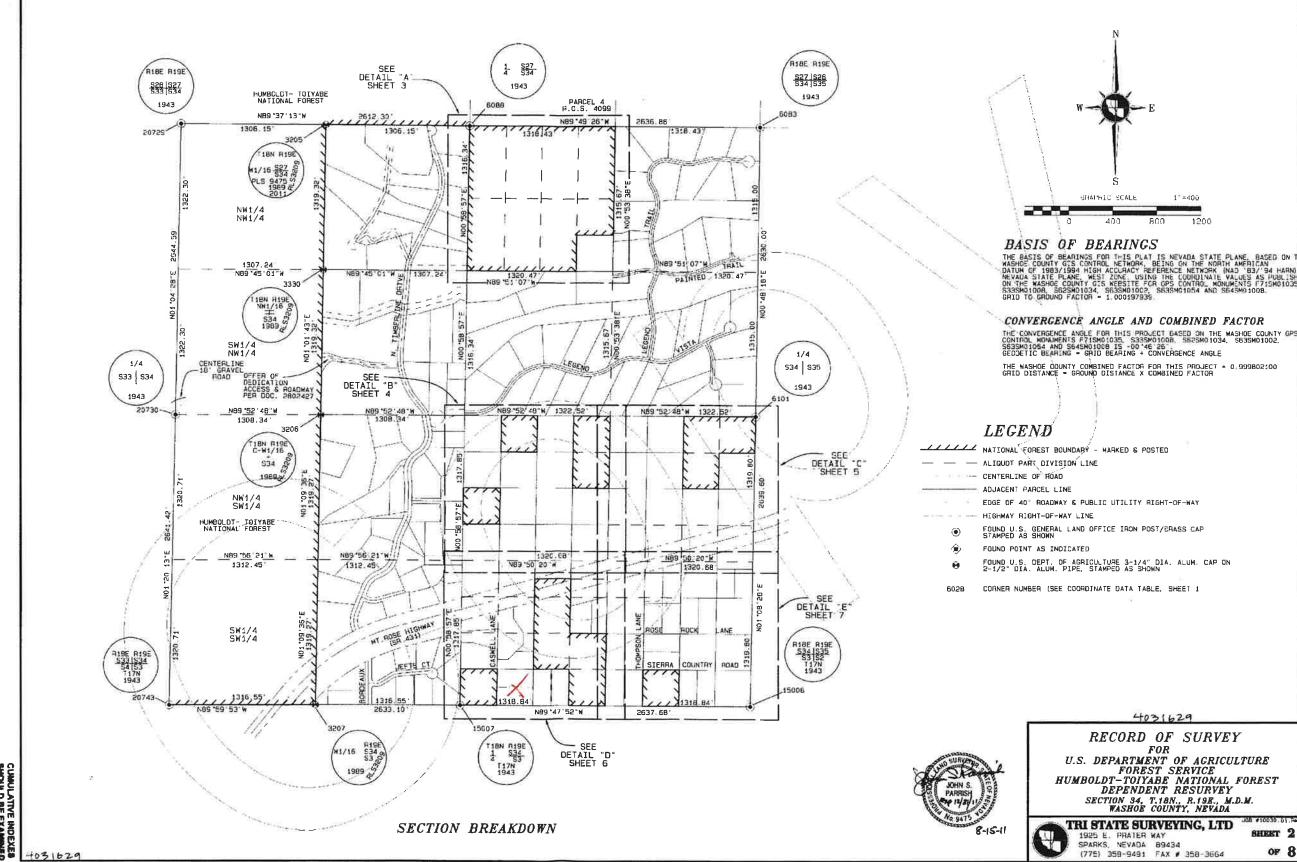
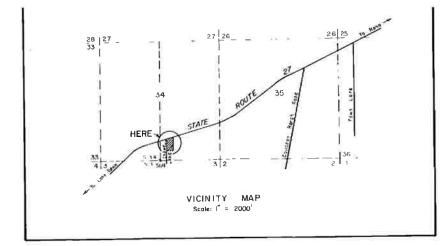


EXHIBIT F

TOWNSHIP 18 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, NEVADA SECTION 34 DEPENDENT RESURVEY AND SECTION SUBDIVISION



BASIS OF BEARINGS Data from Record of Survey Map No. 851 (Recorder's Doc. No. 322922) and Parcel ROUTE North line of \$1/2, NWI/4, SWI/4, SEI/4 > 5.89°49'05"E _- 330.08' S.89°49'05"E. - 330.08' ((A) KUTNOCK -Fnd 5/8" steel pis PANCEL MAP 11.3 A 329.74 S. 3 1/4 Cor 659, 48 S 89º47'14"E. Fnd. - G.L.O Brass FARCEL MAP NO. 666 UTILITY COMPANY APPROVAL 2. A public utility eosement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at lacations mutually agreed upon by the owner of record at the time of installation and the utility campany. - LEGEND -S Set 5/8" steel pin with aluminum cap stamped R.L.S. 2371 PUE Public Utility Easement For Contificate of Amendment see ORs BK 1560 Pg 900



OWNER'S CERTIFICATE

state.

The undersigned dows hereby he is the owner of the tract of fund shown hereon, and hereby consents to the preparation and recordation of this map and does hereby grant forever those permanent for access and utility installation shown hereon.

STATE OF NEVADA
COUNTY OF Carrow S.S.

On this 1/ day of concern, 1940, Brian W. Hatoff did personally appear before me a Notary Public; who upon oath did depose and say that he executed the foregoing cartificate freely and voluntarily for the purpuses stated hereon.

NOTARY PUBLIC

- 3. This plat complies with the applicable state statutes and any local ordinances

RECORDER'S CERTIFICATE

Filed for record at the request of BRIAN W. Hatoff on this 23 day of January, 1980 at 35 minutes past 12 o'ctock A.M. in the Official Records of Washa County, Nevada.

COUNTY COMMISSIONERS

65356D

PARCEL MAP

NEI/4, SWI/4, SWI/4, SEI/4, and the SEI/4, NWI/4, SWI/4, SEI/4 Of Section 34, T.IBN., R.19E., M.D.B.& M. in Washoe County, Nevada

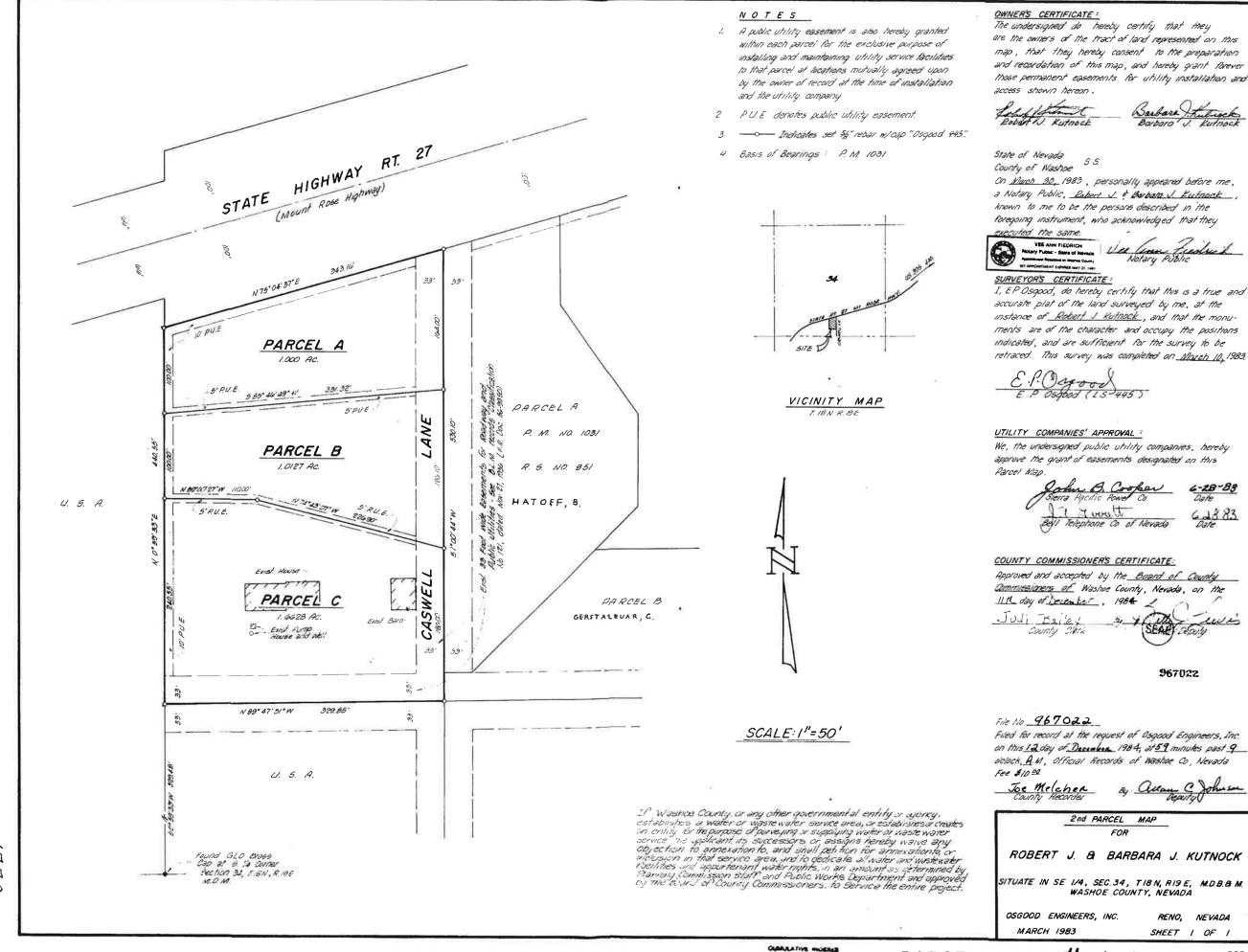
> For BRIAN W. HATOFF

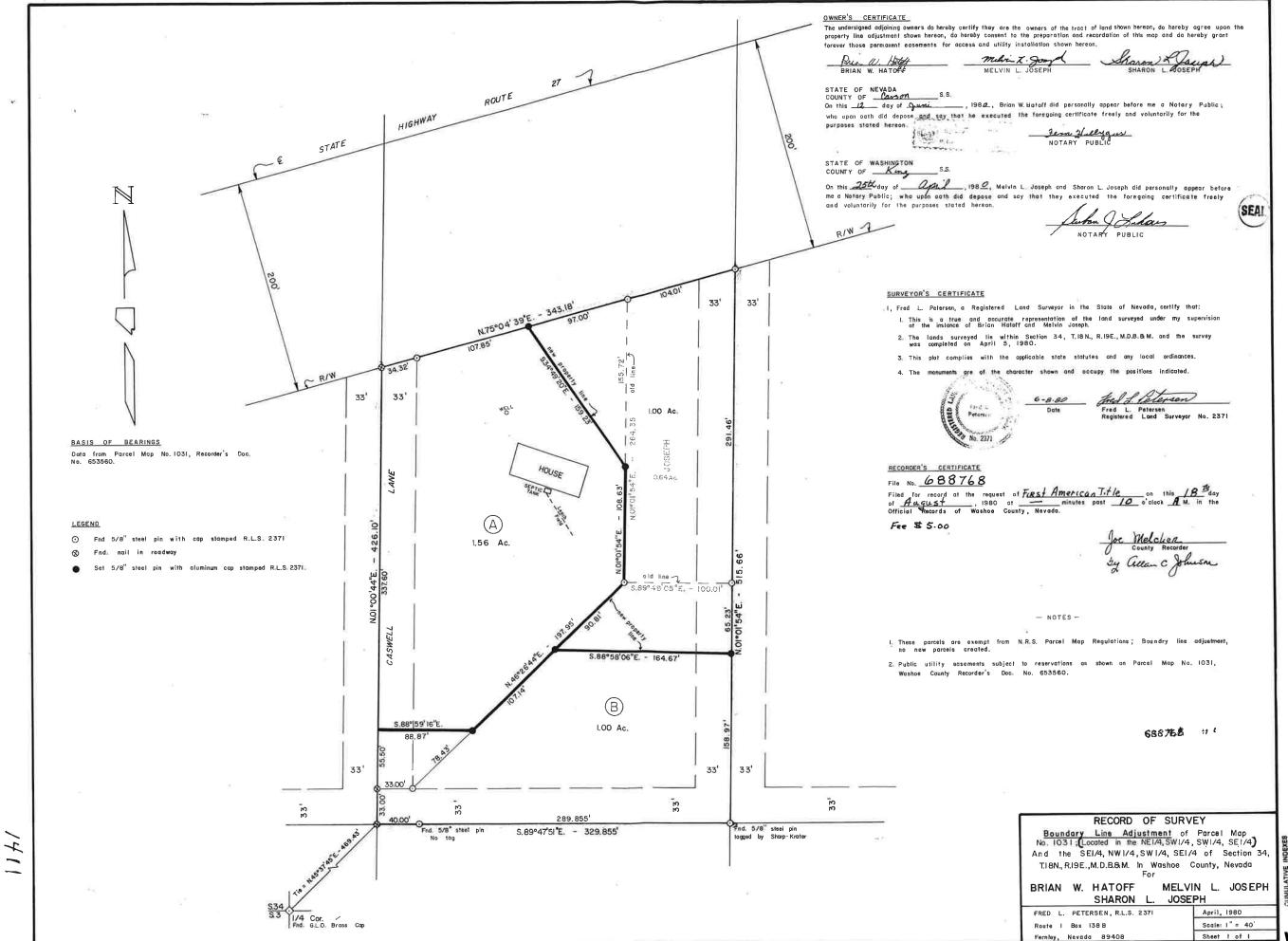
FRED L PETERSEN, R.L.S. 2371 Fernley, Nevada 89408

December, 1979 Scale: 1" = 100" Sheet | of |

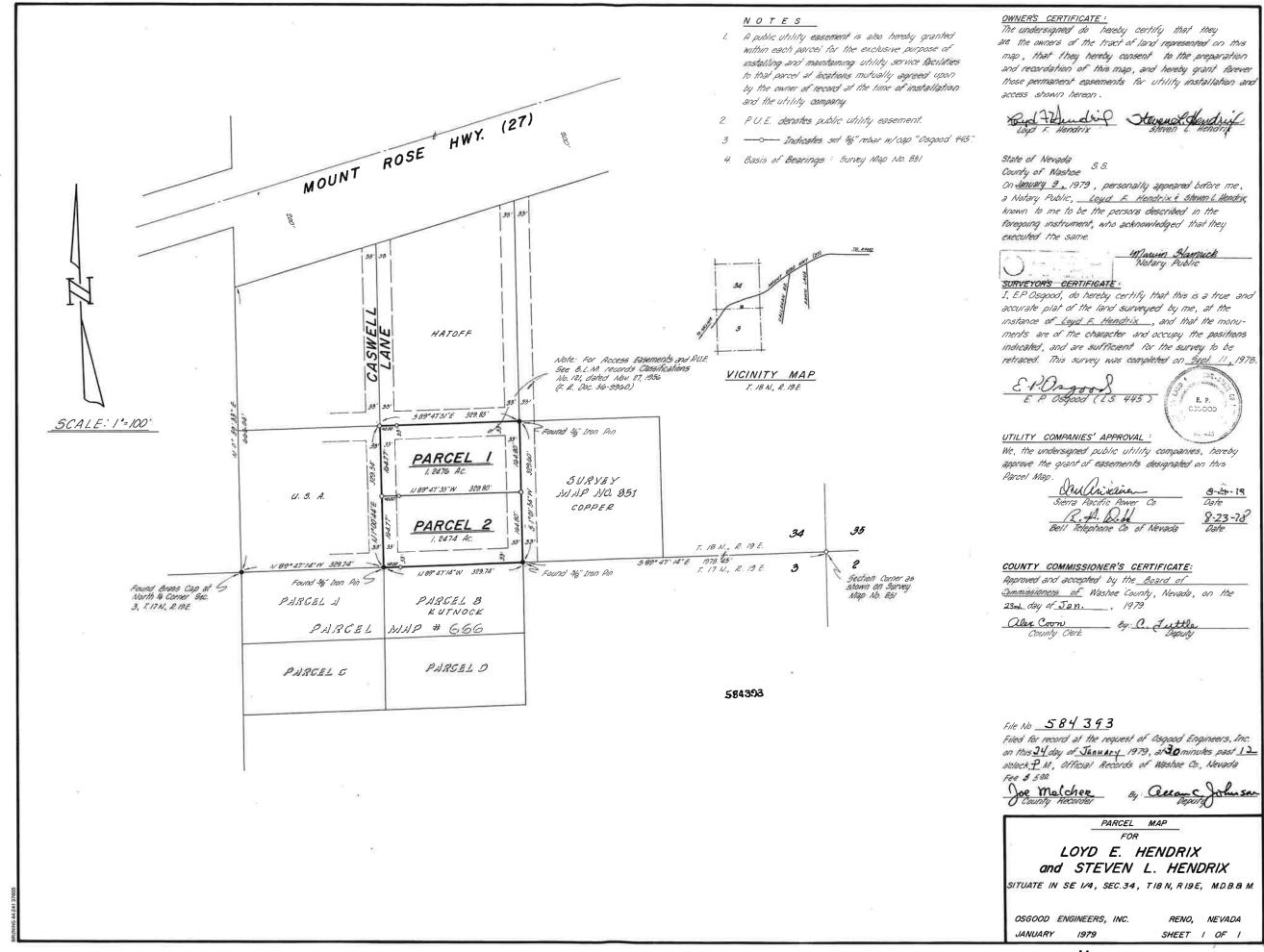
Parce L map # 1031 WAB24-0008

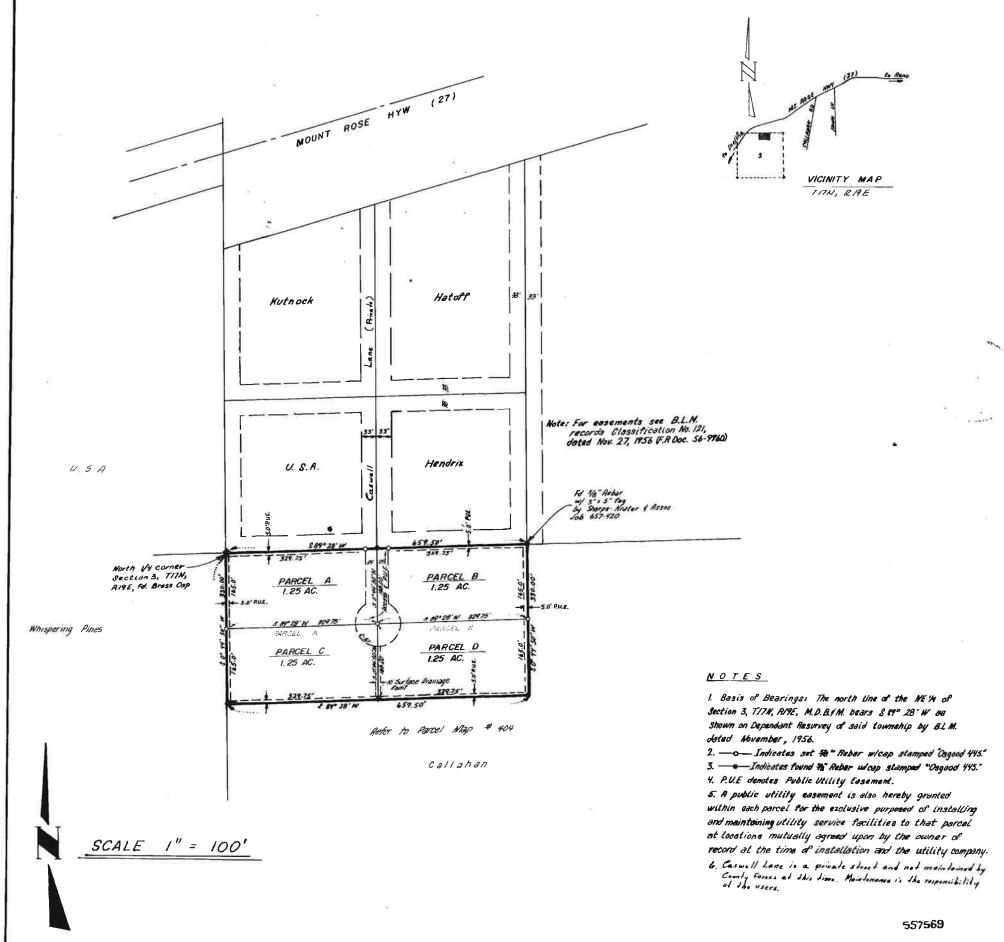
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wAB24-0008





This is to certify that Robert and Barbara J. Kutnock are the owners of the tract of land represented on this map, that said hereby consents to the preparation and recordation of this map, and hereby grants forever those permanent ensements for utility Installation and access shown hereon.

State of Nevada County of Washoe

On the 's day of sury, 1978, personally appeared before me, a Notary Public, Robert & Berbera J. Kutnock known to me to be the persons described in the foregoing instrument, who acknowledged that they executed the

> Notory Public haven funds -- State of Househ

SURVEYOR'S CERTIFICATE

I, E.P. Osgood, do hereby certify that this is a true and accurate plat of the land surveyed by me, at the instance of Robert and Barbera J. Kutnock and that the monuments are of the character and occupy the positions indicated, and are sufficient for the survey to be vetreced. This survey was completed on July 5, 1978.

UTILITY COMPANIES' APPROVAL

We, the undersigned public utility companies, hereby Approve the grant of essements designated on this

Bell Telephone Co. of Neveda

COMMISSIONERS APPROVAL

Approved and accepted by the Board of Commissioners of Washoe County, Nevada on the 12 day of Santal

County Clerk

File No. 557569

Filed for record at the request of Osgood Engineers, Inc. on this 13th day of Sept. 1978, at 55 minutes post 3 o'clock, P.M., Official Records of Washoe County, Nevada.

County Recorder

PARCEL MAP

ROBERT KUTNOCK and BARBARA J. KUTNOCK

OF NEV4, SECTION 3, TITN, RISE, M.D.B. & M. A DIVISION OF PARCELS A & B , PARCEL MAP NO. 404 OSGOOD ENGINEERS, INC. RENO, NEVADA

JUNE 1978

SHEET I OF I

6

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Oakley, Katherine

From: Kristyn Young <kristynleighyoung@gmail.com>

Sent: Friday, August 30, 2024 10:44 AM

To: Oakley, Katherine

Cc: Barrett Young; noseprints11@gmail.com

Subject: Case: WAB24-0008

Attachments: WAB24-0008_SweetClover_app.pdf; ea.pdf; IMG_7754.jpeq; Over view.pnq; IMG_

7720.jpeg; IMG_7914.jpg

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Hi Kat,

Hope this email finds you well. I recently received notification of the application for our neighbor to abandon an existing access easement on APN 049-080-19 - "15870 Caswell Lane Abandonment."

Myself and my husband, Barrett Young, are the owners of adjacent parcel APN 049-080-25 (6020 Rose Rock Lane) that is currently accessed via Thompson Lane and Rose Rock Lane. We also have an established utility easement on our property for the power line located on the west side of our property. That power line services both APN 049-80-18 and 049-80-19 (the parcel requesting abandonment), in addition to several other homes located on Caswell Lane. If this abandonment were to be approved by the Planning Commision, the utility company would only have access via our current road through USFS parcels which was recently found to be unpermitted and unsanctioned via direct communications with them. The access easement through 049-80-19 is the most direct and logical route that goes to the front of both properties and ties into the existing road on both our parcels.

My husband already went down to the County last month to see about existing easements, so we could look into our options of enforcing any of these easements in place to access Caswell Lane. At that time, he found that the owner of APN 049-80-20 had successfully had his easement abandoned prior to us purchasing our home. That leaves APN 049-80-19 easement as the only remaining access point. So I would say their responses in Questions #4 & 5 are incorrect and unsubstantiated, as it would significantly affect our adjoining parcel and also this easement is in place to access the power line that exists on our property - not just the power line to the north of their lot.

Our motivation in pursuing access to Caswell is due to the fact the current access roads (Thompson & Rose Rock Ln) are unmaintained roads by the County and have become inaccessible multiple times for the last three winters during big storms. We get massive snow drifts that are 4' + thick and make all access impossible until heavy equipment (a massive D10 Front End loaders) came to dig us out and remove the snow. I can provide several pictures, see attached. We have two young children under the age of 4 and are deeply concerned about emergency access in the winter and also, if the surrounding unmaintained USFS parcels were to catch fire we would have all access cutoff. This isn't a matter of convenience, it's safety and our ability to get to work/school or in the event of an emergency

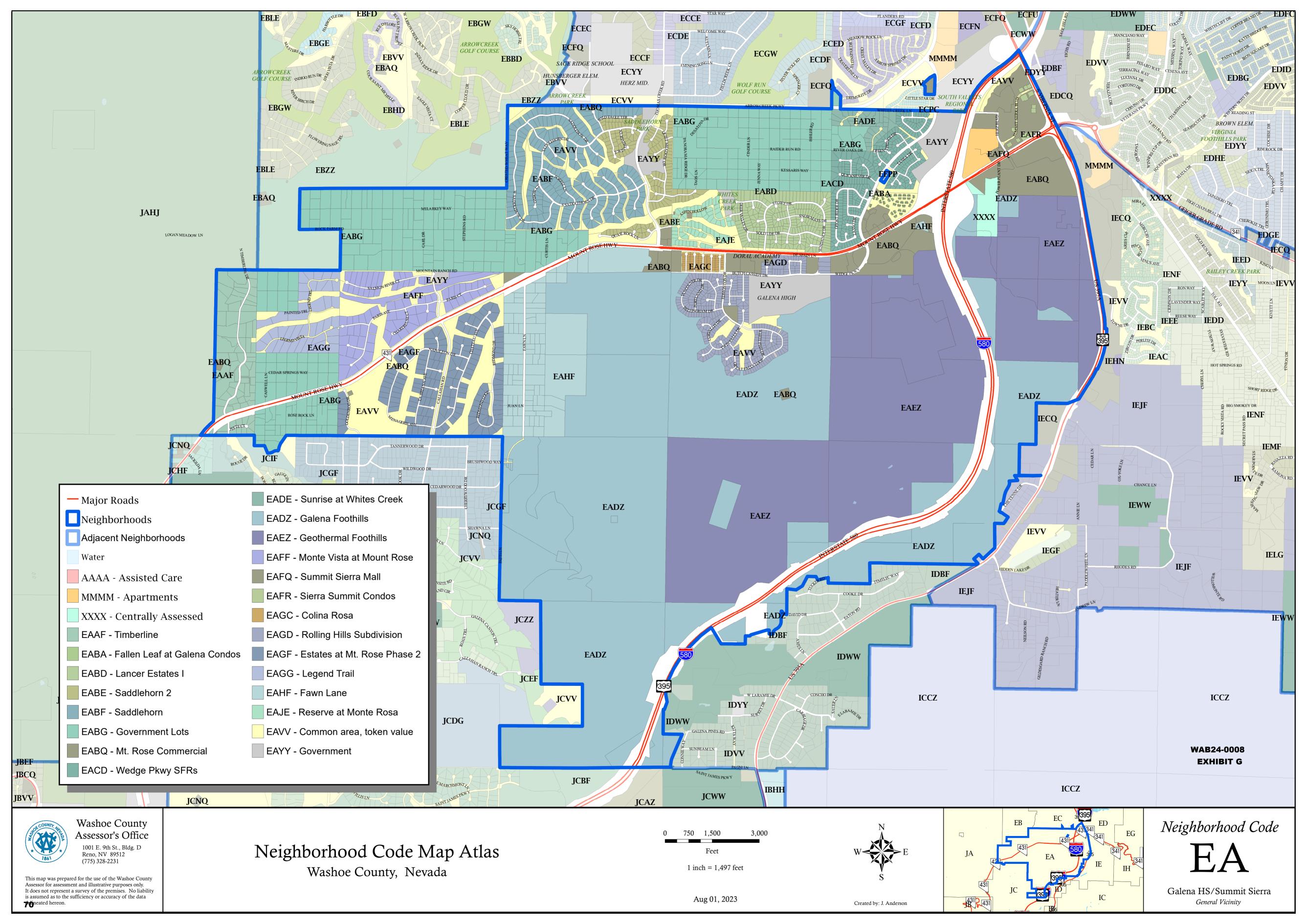
We purchased our home in 2018 and have experienced two separate instances where power line transformers were sparking, that NV Energy had to send out emergency crews to fix, so I will be reaching out to NV Energy next to get involved as well.

Ourselves and our neighbors (APN 049-80-26) will be fighting this approval of abandonment as our road access should have been established via Caswell Lane by the original property owners which was a mistake on their part. Both of us are the second owners of our respective properties. I've copied my neighbor to this email communication as well, Nancy & Jack Davis, owners of APN 049-80-26 (6000 Rose Rock Lane).

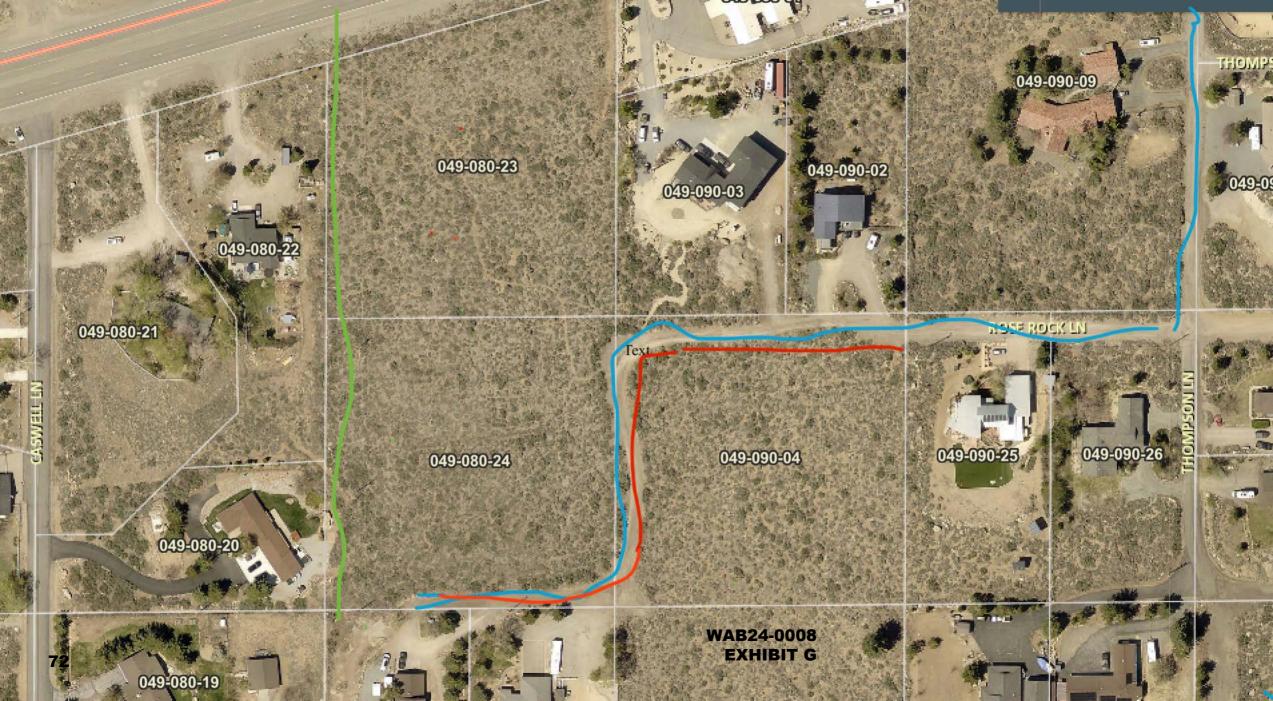
Please let us know when the public hearing is officially set, as it currently lists the hearing date of 10/1/24 as tentative. I would like all documentation regarding this application and matter, so please let me know how I go about that.

Thank you for your time,

Kristyn (Lingenfelter) Young Cell: 775-745-9123











From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Saturday, September 21, 2024 1:00 PM

To: Oakley, Katherine; 'Nikolai Travis'; 'Loise Yates'; Solaro, David

Cc: 'Randy Meyer'; 'Dmitry Karpov'; 'Alana Wild'; 'Edward Devenyns'; 'Jim and Wendy Long';

'Lyn and Keith Hamilton'; 'Nancy Devenyns'; 'Linda Guy'; 'Anna Khabarova'; 'Mary

Griewe'; nikolaigiantsfan@gmail.com; 'Barrett'

Subject: RE: Easement information

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Correction:

This configuration along my southern utility easement services "all" of the homes on Caswell Lane.

These lines can easily be serviced from Mt. Rose Highway all the way down the western easements of the National Forest (and the Southern utility easement on my property) and others along the east side and "none" of the parcels on Caswell Lane.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: <u>r.d.keefhaver@gmail.com</u>

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Saturday, September 21, 2024 10:31 AM

To: 'Oakley, Katherine' <KOakley@washoecounty.gov>; 'Nikolai Travis' <ntravis@buildingbt.com>; 'Loise Yates'

<loiseyates@outlook.com>; 'Solaro, David' <DSolaro@washoecounty.gov>

Cc: 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long'

<jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton' <keithlynham@gmail.com>; 'Nancy Devenyns'

<devenyns@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova' <khabarovaas@gmail.com>;

'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com; 'Barrett' <barrettyo@gmail.com>

Subject: RE: Easement information

From the objectors: We also have an established utility easement on our property for the power line located on the west side of our property. That power line services both APN 049-80-18 and 049-80-19 (the parcel requesting abandonment), in addition to several other homes located on Caswell Lane. If this abandonment were to be approved by the Planning Commission, the utility company would only have access via our current

road through USFS parcels which was recently found to be unpermitted and unsanctioned via direct communications with them.

The power lines here in question run from the north on Mt. Rose Highway to the south along the National Forest western utility easement and to a pole on the South West corner of the National Forest and then one line over on the south side of my property and out and over the utility easement to Caswell Lane. This configuration along my southern utility easement services some of the homes on Caswell Lane. These lines can easily be serviced from Mt. Rose Highway all the way down the western easements of the National Forest (and the Southern utility easement on my property) and others along the east side of some of the parcels on Caswell Lane.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: <u>r.d.keefhaver@gmail.com</u>

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Friday, September 20, 2024 10:43 AM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov; 'Nikolai Travis' < ntravis@buildingbt.com; 'Loise Yates'

<loiseyates@outlook.com>; 'Solaro, David' <DSolaro@washoecounty.gov>

Cc: 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Alana Wild'

<wi>ildlemons2@yahoo.com
'Mitchell Postle'<mitchell.p1224@gmail.com
'Edward Devenyns'

<eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton'

<keithlynham@gmail.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>;

'Anna Khabarova' <<u>khabarovaas@gmail.com</u>>; 'Mary Griewe' <<u>maryeg@att.net</u>>; <u>nikolaigiantsfan@gmail.com</u>; 'Barrett' <barrettyo@gmail.com>

Subject: RE: Easement information

Hello,

As I don't sleep at night I have a few additional comments on the objector's comments.

- 1. Has there been an Environment Impact Study done on building such a road?
 - a. A dirt road with significant traffic raising dust all around our properties and more and will also require the removal of signific vegetation and massive tress on this easement.
 - b. Will this road open up animal traffic from deer, bears, coyotes, and other animals living in the National Forest behind our homes that might endanger the residence?
 - i. This is where the bears like to hibernate and coyotes can bite.
- 2. Our motivation in pursuing access to Caswell is due to the fact the current access roads (Thompson &Rose Rock Ln) are unmaintained roads by the County and have become inaccessible multiple times for the last three winters during big storms. We get massive snow drifts that are 4' + thick and make all

access impossible until heavy equipment (a massive D10 Front End loaders) came to dig us out and remove the snow.

- a. If the objectors were able to build a road out to Caswell Lane, then the distance from their house over to Caswell Lane would just be about the same as the current distance they have now from their house over to Thompson Lane.
- b. In addition, they would have the "same environmental impact" of heavy snow on the new road and as they currently have over to Thompson Lane and as they say "it now makes all access impossible until heavy equipment (a massive D10 Front End loaders) came to dig us out and remove the snow".
 - i. I have 4ft snow drifts on my property all winter long.
 - ii. So, do they expect to have the same heavy equipment moving up and down the new road creating problems, noise, and more issues with the home owners and animals on that road and if so where are they going to put all the snow. They can't distribute this on the adjacent parcels like mine.
 - iii. What are they going to do when they get out to Caswell Lane and the street is blocked as usual?
- 3. This road will run about 20 feet from my well and is that an issue that needs to be explored?
- 4. The new road will run just a few feet from the existing garage and very close to the home on the subject parcel and so this needs to be considered as well.
- 5. You say that Caswell Lane is a "public access road"; then if so, why do the county snow plows on Mt. Rise Highway push a significant amount of snow on to the entrance of Caswell Lane making it impossibles to access by the average vehicle? They do not do street breaks at Caswell like they do on other public access roads. In addition, if this is a public access road then why doesn't the county do snow removal on our street? I guess that is because Caswell Lane is private street and we are required to do our own maintenance and snow removal.
- 6. Have the objectors consider moving a road down south to other properties and parcels on Caswell Lane that are adjacent to their property and consider establishing a road through one of these parcels?
 - a. A road here might have less impact on the community and not run close to the houses on these parcels.
 - b. In addition there is another road (don't know the name) just to the south of them and out to Thompson Lane that might work better for sure.
- 7. If the objectors have an existing easement with the National Forest, then they should reach out and ask to amend their access to be more direct.
 - a. I guess they would have to pay for developing that new access but it would be much cheaper than cannibalizing the access over to Caswell Lane.
- 8. One other option would be for them to use the easement straight over to their east and over the two other parcels and out to Thompson Lane.
 - a. It would be much shorter and more snow manageable.
 - b. I guess the reason why they don't want to go over that way is that Caswell Lane is a much better street which the home owners paid to have paved and we do all the upkeep as well.

Have a nice day and we will see you at the upcoming hearing!

Best regards,

Richard D. Keefhaver 15850 Caswell Lane Reno, NV 89511 telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, September 19, 2024 6:02 PM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov; 'Nikolai Travis' < ntravis@buildingbt.com; 'Loise Yates'

<loiseyates@outlook.com>; 'Solaro, David' <DSolaro@washoecounty.gov>

Cc: 'Randy Meyer' < meyer@meyersurvey.com >; 'Dmitry Karpov' < webarcher.dk@gmail.com >; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Mitchell Postle' <mitchell.p1224@gmail.com>; 'Edward Devenyns'

<<u>eldevenyns@gmail.com</u>>; 'Jim and Wendy Long' <<u>ilong1942@sbcglobal.net</u>>; 'Lyn and Keith Hamilton'

<keithlynham@gmail.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>;

'Anna Khabarova' < khabarovaas@gmail.com; 'Mary Griewe' < maryeg@att.net; nikolaigiantsfan@gmail.com; 'Barrett'

darrettyo@gmail.com

>

Subject: RE: Easement information

Hello,

As this whole thing affects me as well I have some comments that need to be addressed.

- 1. While there are some established accesses throughout the area since the creation of the subject parcel it has been encumbered by the easements. That is also the current state. When the property was purchased and as it currently stands, an access could be developed through any of those easements at any time. The parcels to the east therefore would currently have the right to utilize that easement connecting them to Caswell Ln, if they want to.
 - a. And so where does he think he is going to build such a road.
 - b. I have no easements on my side and along my property line there are 300 feet of several 100 ft pine trees and rocks and boulders the size of a Volkswagen.
 - i. A \$100,000 project to build on my property.
 - c. The same number of 100 ft pine trees and costs on the Nikolai Travis side as well.
- 2. So where does he think he is going to build such a road; does he plan on running it alongside the second garage and or up against the house on Parcel 1 and are there any restrictions for building a road next to an existing building?
 - a. If it were ever built then he would have to pay me and Nikolai Travis a \$100,000 each for the decrease in our property values.
- 3. If he ever build this road then just imagine how much snow removal he would have to do to get out to Caswell and where is he going to throw all that snow; not on my property and I'm sure not up against the Travis House.
 - a. We get over 50 feet of snow here every year.

If any easements where ever removed then they would keep a 10 ft. utility easement on Parcel 1 just like they did on my side.

It might just be cheaper for him to just pave the dirt road on his current easement out to Thompson Lane.

• That would improve his property values as well.

Our motivation in pursuing access to Caswell is due to the fact the current access roads (Thompson & Rose Rock Ln) are unmaintained roads by the County and have become inaccessible multiple times for the last three winters during big storms.

• Just so you know the same issue exist for us here on Caswell lane as well; so no additional relief for you with this project.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Thursday, September 19, 2024 10:52 AM

To: Nikolai Travis ntravis@buildingbt.com; Richard D. Keefhaver r.d.keefhaver@gmail.com; 'Loise Yates'

<loiseyates@outlook.com>; Solaro, David <DSolaro@washoecounty.gov>

Cc: 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Mitchell Postle' <mitchell.p1224@gmail.com>; 'Edward Devenyns'

<eldevenyns@gmail.com>; 'Jim and Wendy Long' <ilong1942@sbcglobal.net>; 'Lyn and Keith Hamilton'

<keithlynham@gmail.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>;

'Anna Khabarova' <khabarovaas@gmail.com>; 'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com

Subject: RE: Easement information

Hello,

Attached is the public comment and the attachments they provided. Again, Caswell Ln is within public access easements, not private access easements. Maintenance of the road is a private matter, but access to it is public.

Best,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

From: Nikolai Travis <ntravis@buildingbt.com> Sent: Thursday, September 19, 2024 10:33 AM

To: Oakley, Katherine <KOakley@washoecounty.gov>; Richard D. Keefhaver <r.d.keefhaver@gmail.com>; 'Loise Yates' <loiseyates@outlook.com>; Solaro, David <DSolaro@washoecounty.gov>

Cc: 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Mitchell Postle' <mitchell.p1224@gmail.com>; 'Edward Devenyns'

<eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton'

< keithlynham@gmail.com; 'Nancy Devenyns' keithlynham@gmail.com; 'Linda Guy' keithlynham@gmail.com; 'Anna Khabarova' khabarovaas@gmail.com; 'Mary Griewe' keithlynham@gmail.com; 'Anna Khabarova' khabarovaas@gmail.com; 'Mary Griewe' keithlynham@gmail.com; 'Mary Griewe' <a href="mailto:keithlynham@gmail.com

It seems like there is a lot of "he said she said". Can you please provide us with the transcription of the complaint issued against the request of the removal of this easement? I'm sorry, but Washoe county hasn't had their records correct to start with. At the beginning of this Washoe county didn't even know that the easements had been erased to the north of our property. How can that be granted and the elimination of ours not be granted? Still boils down to Caswell being a private RD and not being maintained by Washoe County.

God Bless!!

B&T CONSTRUCTION \

Nikolai Travis | Owner 530.448.6486 ntravis@buildingbt.com www.buildingbt.com

From: Oakley, Katherine < KOakley@washoecounty.gov>

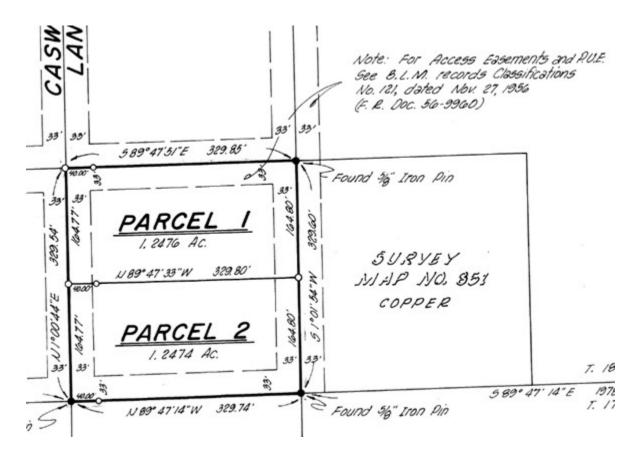
Sent: Thursday, September 19, 2024 10:22 AM

To: Richard D. Keefhaver < <u>r.d.keefhaver@gmail.com</u>>; Nikolai Travis < <u>ntravis@buildingbt.com</u>>; 'Loise Yates' < <u>loiseyates@outlook.com</u>>; Solaro, David < <u>DSolaro@washoecounty.gov</u>>

Cc: 'Randy Meyer' <<u>rmeyer@meyersurvey.com</u>>; 'Dmitry Karpov' <<u>webarcher.dk@gmail.com</u>>; 'Alana Wild' <<u>wildlemons2@yahoo.com</u>>; 'Mitchell Postle' <<u>mitchell.p1224@gmail.com</u>>; 'Edward Devenyns' <<u>eldevenyns@gmail.com</u>>; 'Jim and Wendy Long' <<u>jlong1942@sbcglobal.net</u>>; 'Lyn and Keith Hamilton' <<u>keithlynham@gmail.com</u>>; 'Nancy Devenyns' <<u>devenyns@gmail.com</u>>; 'Linda Guy' <<u>lanastasiaguy@hotmail.com</u>>; 'Anna Khabarova' <<u>khabarovaas@gmail.com</u>>; 'Mary Griewe' <<u>maryeg@att.net</u>>; <u>nikolaigiantsfan@gmail.com</u>
Subject: RE: Easement information

Hello,

Currently, the subject property (APN 049-080-19) has a 33' wide public access easement along both the western, northern, and eastern property boundaries (Parcel 1 on the map below). Our code states that setbacks are measured from the edge of all easements wider than 33'. Currently, that would include all three easements. The abandonment request is to abandon the northern and eastern easements.



While there are some established accesses throughout the area, since the creation of the subject parcel it has been encumbered by the easements. That is also the current state. When the property was purchased and as it currently stands, an access could be developed through any of those easements at any time. The parcels to the east therefore would currently have the right to utilize that easement connecting them to Caswell Ln, if they want to.

I cannot speak to how developing a new access to Caswell Ln would impact the road maintenance agreement as it is a private matter, but Caswell Ln is in public access easements and is therefore publicly accessible to anyone.

I hope this clarifies the current situation with the easements. As I've stated before in conversations with the applicant, the County's focus in reviewing abandonment requests is to ensure that the abandonment does not result in any detriment. Here are the specific findings the Planning Commission would have to find to be true to grant the easement abandonment request:

<u>Section 110.806.20 Findings.</u> Prior to recommending approval of an application for an abandonment or vacation, the Planning Commission shall find that all of the following are true:

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

Let me know if you have any questions.

Best,



Kat Oakley

Senior Planner, Planning & Building Division | Community Services Department

koakley@washoecounty.gov | Direct Line: 775.328.3628

My working hours: Monday-Friday 8:00am to 5:00pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, September 19, 2024 9:38 AM

To: 'Nikolai Travis' <ntravis@buildingbt.com>; 'Loise Yates' <loiseyates@outlook.com>; Solaro, David

<DSolaro@washoecounty.gov>; Oakley, Katherine <KOakley@washoecounty.gov>

Cc: 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Mitchell Postle' <mitchell.p1224@gmail.com>; 'Edward Devenyns'

<eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton'

<keithlynham@gmail.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>;

'Anna Khabarova' < khabarovaas@gmail.com >; 'Mary Griewe' < maryeg@att.net >; nikolaigiantsfan@gmail.com

Subject: RE: Easement information

(2) when a Washoe County[1]maintained road is located outside of a recorded right-of-way or easement, regardless of the roadway width, the required yard setback shall be measured from the edge of the road. If a lot does not meet the minimum lot size for the regulatory zoning for the lot, the yard requirements and setback dimensions shall be based on the lot size for the next densest regulatory zone for which the lot does meet minimum size for lots in that zone.

Caswell Lane is not a Washoe County[1]maintained road; Caswell Lane is a Private Street and is only maintained by the property owners on Caswell Lane.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, September 19, 2024 9:30 AM

To: 'Nikolai Travis' < ntravis@buildingbt.com">; 'Loise Yates' < loiseyates@outlook.com>; DSolaro@washoecounty.gov; KOakley@washoecounty.gov

Cc: 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Mitchell Postle' <mitchell.p1224@gmail.com>; 'Edward Devenyns'

<eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton'

<keithlynham@gmail.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>;

'Anna Khabarova' <khabarovaas@gmail.com>; 'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com

Subject: RE: Easement information

Adding: Solaro, David <<u>DSolaro@washoecounty.gov</u>>; Oakley, Katherine <<u>KOakley@washoecounty.gov</u>>

From: Richard D. Keefhaver < <u>r.d.keefhaver@gmail.com</u>>

Sent: Thursday, September 19, 2024 9:03 AM

To: 'Nikolai Travis' <ntravis@buildingbt.com>; 'Loise Yates' <loiseyates@outlook.com>

Cc: 'Randy Meyer' < meyer@meyersurvey.com >; 'Dmitry Karpov' < webarcher.dk@gmail.com >; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Mitchell Postle' <mitchell.p1224@gmail.com>; 'Edward Devenyns'

<eldevenyns@gmail.com>; 'Jim and Wendy Long' <i li>
ilong1942@sbcglobal.net
'Lyn and Keith Hamilton'

<<u>keithlynham@gmail.com</u>>; 'Nancy Devenyns' <<u>devenyns@gmail.com</u>>; 'Linda Guy' <<u>lanastasiaguy@hotmail.com</u>>;

'Anna Khabarova' <khabarovaas@gmail.com>; 'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com

Subject: RE: Easement information

Hello,

I have no idea what this means.

I think the best solution would be for the "complaining entity" is just to get an easement to the property and driveway on his east (50 feet away) and then he can have a straight line out from his property out to Thomson Lane.

This would be much easier than trying to build a driveway go out to Caswell Lane.

Other than that this whole thing is just going to piss everyone off here and create major conflicts in the community. I doubt that any of us want any additional traffic on Caswell Lane.

And remember Caswell Lane is a "private street" and it is maintained by a Road Maintenance Agreement Dated April 27, 1987 and is attached to the properties on Caswell Lane by law and so we can control who has access to our street.

Maybe we could charge \$100 per trip to access our street; that might work.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511 telephone: 775 636 66

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Nikolai Travis < ntravis@buildingbt.com>

Sent: Wednesday, September 18, 2024 3:11 PM

To: Richard D. Keefhaver < <u>r.d.keefhaver@gmail.com</u>>; Loise Yates < <u>loiseyates@outlook.com</u>>

Cc: Randy Meyer < rmeyer@meyersurvey.com>

Subject: FW: Easement information

From: Richard D. Keefhaver <r.d.keefhaver@gmail.com>

Sent: Thursday, February 13, 2025 11:25 AM

To: Oakley, Katherine

Subject: RE: Easement information

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So here we are again today the snow plows blocking our street again today.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Friday, February 7, 2025 5:02 PM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov>

Subject: RE: Easement information

Yikes; How do I know that Caswell Lane is a private street?

That's because the NDOT Snow Plow Truck Divers know it; how is that?

- That's because when they come down Mt. Rose Highway they push the snow into the entrance of our street blocking our access.
- Why is that they do a street break on every other street on Mt. Rose Highway?

Apparently NDOT knows more about this than anyone.

Maybe we need to reach out to NDOT and ask them why is this their practice not to do a street break on Caswell Lane; maybe because its private and just a driveway.

- Then we need to ask them for verification on this matter; where are they getting their information from and who and how are they instructing their drivers.
- Maybe it's just like Waste Management that has an online program in their trucks telling the driver how many cans I have under contract and how many they can service.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

From: Richard D. Keefhaver <r.d.keefhaver@gmail.com>

Sent: Tuesday, March 4, 2025 11:22 AM

To: Oakley, Katherine

Cc: 'Nancy Devenyns'; 'Loise Yates'; 'Nikolai Travis'; 'Randy Meyer'; 'Dmitry Karpov'; 'Edward

Devenyns'; 'Jim and Wendy Long'; 'Lyn and Keith Hamilton'; 'Linda Guy'; 'Anna

Khabarova'; 'Mary Griewe'; nikolaigiantsfan@gmail.com; 'Alana Wild'; 'Alauddin Khan'

Subject: RE: Easement information

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Hi Kat,

Basic Real Estate Law requires the Seller, the Sellers Real Estate Agency, the Seller's Agent, the Buyers Real Estate Agency, the Buyer's Agent, the Title Company and more are required by law to disclose any and all known defects and or other issue related to the property to the buyer and to their lender. Obviously this was not done and so someone needs to be held responsible. Now that the Youngs are aware that the easements out to Thompson Lane were actually "unpermitted and unsanctioned" then they might look to the above partners for some financial relief. This issue might also make the home loan invalid as well for filing false information on a home loan application.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Monday, March 3, 2025 11:24 AM

To: 'Oakley, Katherine' <KOakley@washoecounty.gov>

Cc: 'Nancy Devenyns' <devenyns@gmail.com>; 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis' <ntravis@buildingbt.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova' <khabarovaas@gmail.com>; 'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Alauddin Khan' <ak755@hotmail.com>

Subject: RE: Easement information

Hi Kat,

I have had some time to look at this further and wanted to make an additional comment related to the attached. If The Youngs found out after their purchase that the current and understood USFS legal easements out to Thompson Lane were actually "unpermitted and unsanctioned" then they need to file a claim against their Real Estate Agent (I think it was their mother) the Title Company and the Sellers for not disclosing any and all issues legally and for the damages this may have caused to their purchase. Obviously not "everything" was legally exposed during their sale.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Wednesday, February 26, 2025 11:15 AM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov>

Subject: RE: Easement information

Absolutly!

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511 telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Oakley, Katherine < KOakley@washoecounty.gov>

Sent: Wednesday, February 26, 2025 9:49 AM

To: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Subject: RE: Easement information

Hi Richard.

Would you like these comments regarding the snow plowing included as public comment sent to the **Planning Commission?**

Thank you,

Edward L. Devenyns Mineral Land Consultant 15900 Caswell Lane Reno, Nevada 89511 eldevenyns@gmail.com

Via email

February 28, 2025

Washoe County Commissioners c/o koakley@washoecounty.gov

Dear Commissioners:

I have lived at 15900 Caswell Lane, Reno, NV 89511 for 40 years. I am in support of the easement abandonment (EA) applied for by Nikolai and Loise Travis who recently purchased their home at 15870 Caswell Lane. I understand that Barrett and Katherine Young object to the EA in hopes that they may use it as access to Caswell Lane instead of the use of Rose Rock Lane that they have been and are currently using as access to their property.

I object to the use of the easement as access to Caswell Land for the following reasons which are separated by Rose Rock Lane and Caswell Lane.

Rose Rock Lane (RRL)

- 1) The Youngs purchased their property knowing and using RRL as access.
- 2) RRL has been in existence and used for 30 years and it provides access to other properties as well.
- 3) There has been a Road Maintenance Agreement in place since 1993 and is recorded in the Washoe County Official Records. The parties simply failed to obtain a special use permit from the USFS for use of the road which borders and traverses USFS land.
- 4) The Travis's would sustain a significant decrease in property value if the subject easement was approved for public access; the existing landscaping would be destroyed; peaceful enjoyment of their property would not exist, the easement would be within 20 feet of their home; there would be no place for snow removal without blowing it on either adjoining property; the exiting slope would require significant development to create a road.
- 5) The USFS acknowledges the existence of RRL as evidenced by a USFS 2011 survey which shows the road as well as personal discussions with personnel. The USFS has provided documentation of two options to the Youngs and Washoe County: special use permit (SUP SF-299) information as well as potential RRL public road information (FRTA). They are willing to process either application according to federal regulations 36 CFR 251.54: a special use permit application to the private users (Youngs +) or an application by Washoe County to make RRL

a public road. Either option, upon approval, provides legal access via RRL for the Youngs and other uses as they have been using for 30 years without the absurd disturbance of an easement though a landscaped yard that only leads to a private road which will not be expanded for additional users. In order for the approval process to proceed, the Youngs simply need to comply with the regulations of the USFS which include applying for the SUP and forming a road maintenance association if the previous one is not sufficient. If Washoe County prefers to make RRL a public road it may submit an application for processing as well under FRTA, Forest Road and Trail Act Easement.

Caswell Lane (CL)

- A) The subject easement ends on CL which is a private road since its inception in 1977. The residents are adamant that CL is private and will remain that way.
- B) There are numerous documents and maps of record in Washoe County which describe CL as a private road. This fact alone addresses/refutes NRS 405.191.3 that states a road is public unless noted as private in recorded maps and documents. The following recorded maps note CL as private: Map 666 9/13/78; Map 566; Map 1031; Map 5381; Odysey Map 01/20/12
- C) In order to purchase my property in 1985 I was required to obtain a mortgage through a private company instead of FHA since Caswell Lane was private without a Road Maintenance Agreement.
- D) A Road Maintenance Agreement dated 1987 was entered into between the residents and recorded in the Official Records of Washoe County. Since then the residents alone have continued, at their effort and expense, to maintain and improve the road including installation and regular sealing of pavement, acquisition and use of snow removal equipment, cleaning and improving ditches and drainages etc.
- E) After NDOT widened Mt Rose Highway from 2 to 4 lanes and revised the drainage system which flooded then non-paved CL, it created a 3' ditch which was repaired by the costs and effort of the residents. Washoe County and NDOT were contacted and refused to assist since it was a private road.
- F) CL is shown as a private road on google maps and NDOT maps, it is not shown as public on any county map; see attached maps and legend.
- G) There is a sign and the entrance of CL stating it is Private.
- H) As previously mentioned, the residents of CL have enjoyed the peace and tranquility of private CL, paid for it by effort and expense and are not willing to change the status of it; they are willing to expand the effort and expense to retain their rights and the status as a private road.

If you have any questions, please contact me at 775.846.2828 or eldevenyns@gmail.com.

Sincerely

Edward L. Devenyns

Encl: Four Maps and Legend

Paragraph F; Page 2: CL is shown as a private road on google maps and NDOT maps, it is not shown as public on any county map; see attached maps and legend.

MAPS LEGEND

First: google showing street view of Mt Rose and public blue line, note it does not go south on Caswell.

Second, google maps shows aerial view not street view of private roads including Caswell.

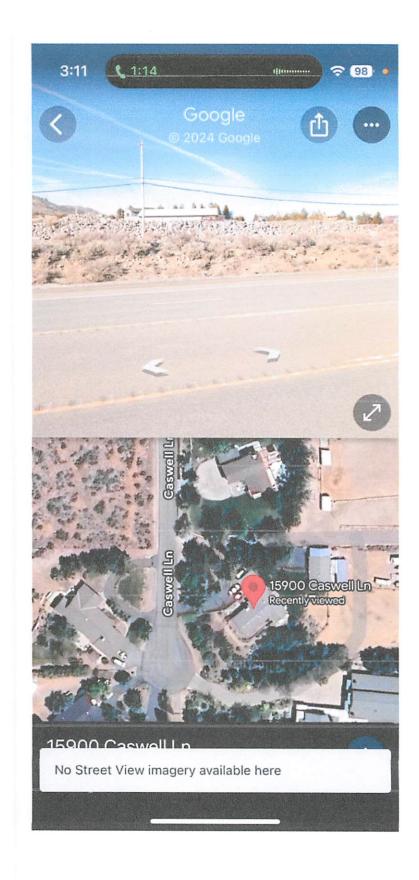
Third, google aerial views of public roads shown in blue; does not include Caswell or Montreaux.

Fourth, NDOT, maps view does not show Caswell or Montreaux as public road.

3/4/25, 11:34 AM 0 (589×1278)



FIRST

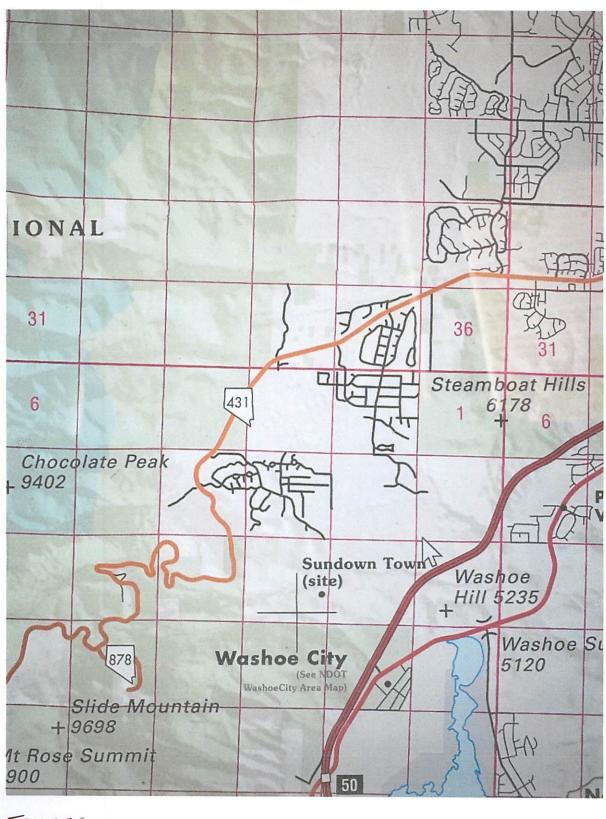


Secons



THIRS

0 (3024×4032) 3/4/25, 11:35 AM



FOURTH NDOT

WAB24-0008

From: Lyn Hamilton <keithlynham@gmail.com>

Sent: Tuesday, March 4, 2025 1:50 PM

To: Oakley, Katherine

Subject: 15870 Caswell Lane Easement Abandonment

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Dear Kat Oakley,

Please acknowledge receipt of this email to: keithlynham@gmail.com Thank you.

March 4, 2025

Keith Hamilton 15924 Caswell Lane Reno, NV 89511 keithlynham@gmail.com

Washoe County Commissioners c/o katoakley@washoecounty.gov

Dear Washoe County Commissioners,

As one of the oldest property owners on Caswell Lane (42 years) I support the abandonment of the small tract easement on the property owned by Nickolai and Loise Travis at 15870 Caswell Lane and NOT allowing the proposed access road by the Young's to be constructed through the Travis property for the following reasons:

The construction of a road on the Travis property would significantly impact the owners, their peace, space to raise their children and would be ten (10) feet from their home.

The Young's have objected to the Travis's abandonment of the archaic small tract act easement surrounding the Travis's property in hopes they can use the easement to access Caswell Lane as access to their property. The Young's address is 6020 Rose Rock Lane and has been since they purchased their property. The Young's neighbor's address is 6000 Rose Rock Lane. The Young's and their neighbors has used Rose Rock Lane for twenty eight (28) years which confirms that they already have established access to their property.

Caswell Lane was established as a private road forty five (45) years ago and is <u>illustrated</u> and <u>recorded</u> by numerous maps noted as **private** including the Washoe County Recorder's Office.

The cost to build the proposed road within the Travis property does not justify the potential litigation against it and waste of time to pursue it.

The eleven landowners on Caswell Lane have paid for their land and homes, and paid for the construction, paving, and maintenance of Caswell Lane without contribution from the State or County. Caswell Lane is not and never has been a public road.

Thank you for your consideration on this matter. Keith Hamilton Jim & Wendy Long 15905 Caswell Lane Reno, NV 89511 WendyL3481@sbcglobal.net

March 2, 2025

Washoe County Commissioners c/o katoakley@washoecounty.gov

Dear Commissioners:

I have lived at 15905 Caswell Lane, Reno, NV 89511 since 1978. My husband built our house and we moved in on December 28,1978. We purchased the property from Robert & Julie Kutnock. My husband also built the home at 15925 Caswell Lane. When we purchased the land from Mr. & Mrs. Kutnock we were told the road was private and each property owner would be responsible for road maintenance. The Road Maintenance Agreement, dated 1987, is recorded in the Washoe County Official Records.

My husband spent many hours walking behind a snow blower clearing Caswell Lane. As more homes were built and occupied, other homeowners also helped with the snow clearance. Not once, has Washoe County made any effort to maintain or clear Caswell Lane. Caswell property owners have maintained the road, graded the road and eventually paved the road all at their own expense. Not once has any maintenance been provided by Washoe County.

Claiming Caswell Lane is a public road is not substantiated by any documentation. Allowing others to claim they should be able to access Caswell Lane, just because they don't want to clear their own road is not acceptable. Mr. & Mrs. Young were aware of the access to their property when they purchased the home. Caswell Lane is a private road and should remain private in order to maintain the peaceful and safe environment where we reside.

I can be reached at 775 722-2149 or We	ndvL3481@sbcglobal.n	net, if you need to contact	me
--	----------------------	-----------------------------	----

Sincerely,

Wendy C. Long

Nancy G. Devenyns 15900 Caswell Lane Reno, NV 89511 devenyns@gmail.com

Via email

March 3, 2025

Washoe County Commissioners c/o koakley@washoecounty.gov

Dear Commissioners,

I am a neighbor of Loise and Nikolai Travis, residing at 15900 Caswell Lane since 1985. It has been brought to my attention that they have applied for a release of a "Small Tracts" easement on their property. I'd like to go on record as being in FULL favor of a complete dismissal of said easement, on all sides of their property.

In particular, it makes no sense to propose a public road/driveway on the north side of their property to access homes located behind them on Rose Rock Lane. These homes have been accessed via Rose Rock Lane for the past 30+ years and have a recorded road maintenance agreement that goes with the properties. The homes have been bought and sold over the years with that existing road as their access. If the parties living on Rose Rock need to improve their existing easement/road, there is no reason to think that the Forest Service won't be a willing partner through a special use permit if they simply apply and complete the paperwork.

In contrast, there is nothing to gain by building a new road through the Travis' existing landscaped property. The topography and landscaping would require tremendous work and expense, not only for the installation of the road but also the maintenance. Summer months would require dust mitigation (unless paved), and during the winter months snow removal would be a huge problem as there is nowhere to put the snow. Caswell Lane does NOT get plowed by the county, and in fact NDOT leaves a huge snow/ice berm at the intersection of Caswell and Mt. Rose highway blocking our road during every storm. I believe that the parties who are protesting the abandonment of the easement have been misinformed. Kristyn Young, residing at 6020 Rose Rock Lane, submitted a letter to Kat Oakley on August30th, 2024 opposing the abandonment of the easement stating "Our motivation in pursuing Caswell Lane is due to the fact the current access roads (Thompson & Rose Rock Ln) are unmaintained roads by the County and have become inaccessible multiple times for the last three winters during big storms. We get massive snow drifts that are 4' thick and make all access impossible until heavy equipment(a massive D10 Front End loaders) came to dig us out and remove the snow." Caswell Lane gets the same amount of snow as Rose Rock Lane receives, Caswell Lane is NOT plowed or maintained by the County, and there are numerous times that the road has been completely blocked by drifts and become impassable. What has been gained by the Youngs accessing Caswell Lane instead of Thompson Lane?

That said, Caswell Lane is a private road, and the residents intend to keep it that way. We purchased our property in 1985, and there are numerous recorded documents (Plat 666 etc.), showing Caswell as private. The property owners have a recorded road maintenance agreement (shows Caswell as private),

and have collectively maintained the road for 40+ years at our expense. We purchased our homes recognizing the many benefits of living here; peace and quiet, no traffic and the opportunity for our kids and grandchildren to safely ride bikes, walk the dog, hop on a sled as long as we control the cost and condition of our road. I am very strongly opposed to declaring Caswell a public road, and I'm willing to engage in whatever action might be necessary to preserve it as a private road.

Sincerely,

Nancy Devenyns

From: Lyn Hamilton <keithlynham@gmail.com>

Sent: Tuesday, March 4, 2025 2:53 PM

To: Oakley, Katherine

Subject: Fwd: 15870 Caswell Lane Easement Abandonment

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You have not previously corresponded with this sender.

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Hi Kat, I am sure I sent this to you but it is not showing up in my sent file. Apologies if I have sent it twice. Thank you. Lyn Hamilton

Begin forwarded message:

From: Lyn Hamilton <keithlynham@gmail.com>

Subject: 15870 Caswell Lane Easement Abandonment

Date: March 4, 2025 at 1:50:10 PM PST

To: Katherine Oakley <koakley@washoecounty.gov>

Dear Kat,

Please acknowledge receipt of this email to <u>keithlynham@gmail.com</u>. Thank you.

March 4, 2025

Lyn Hamilton 15924 Caswell Lane Reno, NV. 89511 keithlynham@gmail.com

Washoe County Commissioners c/o katoakley@washoecounty.gov

Washoe County Commissioners,

I strongly oppose to the use of the easement access to Caswell Lane from Rose Rock Lane. I am in 100% favor of a complete dismissal of said easement.

I have lived at 19524 Caswell Lane, Reno, NV 89511 since May, 1983. My husband Keith and I built our home on Caswell and have lived here 42 years. Caswell Lane at that time was a dirt road. <u>Caswell Lane is a private road</u> and any and all upkeep of Caswell lane including paving, snow removal, maintenance, resurfacing, and repairing has been the sole responsibility of the people living on Caswell Lane. The county has <u>not once</u> done any road work on Caswell Lane.

The idea to build a road through the backyard of Nickolai and Loise Travis just does not make any sense whatsoever in more ways than one. To name a few, the expense of building a road and the potential lawsuits from multiple land owners would be huge, extensive engineering would need to be done, road would need to be wide enough for emergency vehicles, the serenity and safeness of Caswell Lane would be compromised.

We have a son, daughter-in-law, and three beautiful grandchildren under the age of four. Being able to let them play and be safe where we live is a blessing and is what we love about living here. To bring much unnecessary and unwanted and unwarranted traffic would not be beneficial for anyone.

Regards, Lyn Hamilton

From: Al K <ak755@hotmail.com>

Sent: Wednesday, March 5, 2025 7:06 PM

To: Oakley, Katherine **Subject:** Caswell Lane

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Good evening,

I hope you are doing well.

We are expressing sentiments that Caswell Lane is private, and therefore, no roads should be allowed to be built to access it.

We request that the easement should be fully abandoned because it's a private street, and we don't want an increase in traffic, noise and we like living on a quiet, tranquil private street.

We are also concerned about where the snow would be removed too in the event that someone tried to use the road easement and that is why we, the neighbors on Caswell Lane, are also in agreement for a full abandonment.

We will appreciate your help and support in protecting our quiet neighborhood and the protect the serenity of this community.

Aliudeen Khan Abrahim 15835 Caswell Lane Reno NV 7252220944

Get Outlook for Android

From: Alana Wild <wildlemonstwo@gmail.com>
Sent: Wednesday, March 5, 2025 4:58 PM

To: Oakley, Katherine

Subject: Full abandonment of easment at APN 049-080-19, 15870 Caswell Lane, Reno, NV 89511

Attachments: 15925 Caswell.jpg; 15925 Caswell 3.jpg; 15925 Caswell 2.jpg

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Dear Ms. Oakley,

My husband and I own and reside at 15925 Caswell Lane, Reno, NV 89511 and purchased the home in March of 2019. During escrow, including title search, etc. we were informed that Caswell Lane was a private road (not maintained by the County), and the maintenance, upkeep and snow removal were at the expense and management of all owners of property on Caswell Lane. For the last 6 years we have contributed to the cost to have the street resurfaced, weeds removed from the culverts, dug out culverts for water drainage and removed snow. Each owner of Caswell also contributed to these maintenance efforts.

The homes on Caswell lane are at 5800 feet in elevation and we receive a significant amount of snow in relation to the valley floor. In the winter of 2023, there were days that we could not get out of our driveway, let alone the street, due to feet of snow. Since Caswell is private, the owners have invested a significant amount of money to ensure we have the appropriate snow removal equipment to clear the road.

Mr. and Mrs. Travis, who own 15870 Caswell Lane, informed us of their request for a full abandonment of their northern easement and the objection of their neighbor at 6020 Rose Rock Lane, the Young's, stating "our motivation in pursuing access to Caswell is due to the fact the current access roads (Thompson & Rose Rock Ln) are unmaintained roads by the county and have become inaccessible multiple times for the last 3 winters during big storms." Access to Caswell Lane will not change their circumstances, since they will still have to provide the means to clear the driveway and road to get to Mount Rose Highway, without piling the snow from their potential driveway onto the other parcels that flank the easement in question, nor onto Caswell either.

If the full abandonment for the Travis's property is not granted, it will negatively impact the residents of Caswell Lane by:

- Increased traffic and potential for pets and children to be in harm's way
- Increase vehicle noise, which deters from the peaceful environment
- Decrease in property values, especially for the Travis's property, which are at risk of having a driveway built 12' from their house
- Increase in snow piled on Caswell, which in turn increases the chance for flooding for the residents at the southern end of the street.

These houses were built in the 1980's, and there has never been a need for the residents on Rose Rock Lane to look to utilizing the easement for access to their homes, and there is not a need now. The most direct route to Mt. Rose Highway is through the Forest Service parcels to the north of the Young's property. There is a process in place for the Young's to pursue this by submitting an application to the Forest Service.

We are in support of full abandonment of the northern easement at APN 049-080-19, 15870 Caswell Lane.

Thank you, Alana and Corey Wild

Attached 3 photos







From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, March 6, 2025 3:36 PM

To: Oakley, Katherine; 'Barrett'

Cc: 'Nancy Devenyns'; 'Loise Yates'; 'Nikolai Travis'; 'Randy Meyer'; 'Dmitry Karpov'; 'Edward

Devenyns'; 'Jim and Wendy Long'; 'Lyn and Keith Hamilton'; 'Linda Guy'; 'Anna

Khabarova'; 'Mary Griewe'; nikolaigiantsfan@gmail.com; 'Alana Wild'; 'Alauddin Khan'

Subject: **RE:** Easement information

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Hi Kat,

Sory, one more thing to consider here is that the Youngs "bought and paid for their private road" along with the purchase of their home so they should use it along with the 4 other properties on this road.

One thing that might help them is to get with the other home owners on Rose Rock Lane the private road and pay to get it cleared and paved like the home owners on Caswell Lane did so then they won't have any future access issues.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663 fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, March 6, 2025 1:47 PM

To: 'Oakley, Katherine' <KOakley@washoecounty.gov>; 'Barrett' <barrettyo@gmail.com>

Cc: 'Nancy Devenyns' <devenyns@gmail.com>; 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis'

<ntravis@buildingbt.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>;

'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith

Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova'

<khabarovaas@gmail.com>; 'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Alauddin Khan' <ak755@hotmail.com>

Subject: RE: Easement information

Hi Kat,

Today (03-06-25) I went to the Washoe County Roads Department on Longley Lane and to the Washoe County Engineering Department on 9th Street and they both gave me the same answer.

- They both indicated that based upon the Washoe Regional Mapping System (WRMS) Website (gis.washoecounty.us) that both Caswell Lane and Rose Rock Lane (the street form Thompson Lane to the Young's property) are both listed as Private Streets.
- By the way the young's access from Thompson Lane to their property address on Rose Rock Lane is a Washoe County Road and not an USFS easement.

The Washoe County Engineering Department also stated that as the Caswell Lane Home Owner's Property Lines extend into the middle of the street; that further certifies that Caswell Lane is a private street.

- This why we have absolutely no services from the City, County and or State; we just pay taxes to them all.
- So, with the above in mind and in accordance with the Caswell Lane Street Maintenance Agreement indicating that the home owners on Caswell Lane must fully maintain the street at our cost, all the homeowners on Caswell Lane are unanimously stating that we will not grant any free and or paid (that would be very expensive) access to our privately owned street.

Hope this will put this matter to rest.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511 telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < < r.d.keefhaver@gmail.com >

Sent: Wednesday, March 5, 2025 3:16 PM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov>

Cc: 'Nancy Devenyns' < devenyns@gmail.com'>; 'Loise Yates' < loiseyates@outlook.com'>; 'Nikolai Travis' < ntravis@buildingbt.com'>; 'Randy Meyer' < meyer@meyersurvey.com'>; 'Dmitry Karpov' < webarcher.dk@gmail.com'>; 'Edward Devenyns' < eldevenyns@gmail.com'>; 'Jim and Wendy Long' < long1942@sbcglobal.net'>; 'Lyn and Keith Hamilton' < keithlynham@gmail.com'>; 'Linda Guy' < lanastasiaguy@hotmail.com'>; 'Anna Khabarova' < khabarovaas@gmail.com'>; 'Mary Griewe' < maryeg@att.net'>; nikolaigiantsfan@gmail.com; 'Alana Wild' < wildlemons2@yahoo.com'>; 'Alauddin Khan' < ak755@hotmail.com'>

Subject: RE: Easement information

Hi Kat,

Sorry to keep adding but we thought you should know; the current and understood USFS legal easements out to Thompson Lane which the Young's are stating are actually "unpermitted and unsanctioned" seemed to be very wrong as this access from Thompson Lane over to the Young's house is actually a street named Rose Rock Lane that ends at the Young's house and it's on all maps.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511 telephone: 775.636.6663 fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < <u>r.d.keefhaver@gmail.com</u>>

Sent: Wednesday, March 5, 2025 10:04 AM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov>

Cc: 'Nancy Devenyns' <<u>devenyns@gmail.com</u>>; 'Loise Yates' <<u>loiseyates@outlook.com</u>>; 'Nikolai Travis'

<ntravis@buildingbt.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>;

'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith

Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova'

<khabarovaas@gmail.com>; 'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com; 'Alana Wild'

<wi>didlemons2@yahoo.com
'Alauddin Khan'<ak755@hotmail.com</td>

Subject: RE: Easement information

In addition, there is a sign on Thompson Lane saying this is a private road; the same as we have on our street! Thanks!

From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Wednesday, March 5, 2025 10:02 AM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov>

Cc: 'Nancy Devenyns' <devenyns@gmail.com>; 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis'

<a href="mailto:, 'Randy Meyer' <a href="mailto: / Comparison of the compari

'Edward Devenyns' < eldevenyns@gmail.com >; 'Jim and Wendy Long' < ilong1942@sbcglobal.net >; 'Lyn and Keith

Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova'

<khabarovaas@gmail.com>; 'Mary Griewe' <maryeg@att.net>; nikolaigiantsfan@gmail.com; 'Alana Wild'

<wildlemons2@yahoo.com>; 'Alauddin Khan' <ak755@hotmail.com>

Subject: RE: Easement information

Hi Kat,

A little more to consider.

As detailed in the attached; if the Young's current and understood USFS legal easements out to Thompson Lane were actually "unpermitted and unsanctioned" then that means the other 4 houses on this access road known as Rose Rock Lane are also in violation of the USFS denial by using this same access as the Young's have.

Does that sound right to you?

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: <u>r.d.keefhaver@gmail.com</u>

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Tuesday, March 4, 2025 11:22 AM

Oakley, Katherine

From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Sunday, March 16, 2025 8:23 PM **To:** Oakley, Katherine; 'Barrett'

Cc: 'Loise Yates'; 'Nikolai Travis'; 'Nancy Devenyns'; 'Randy Meyer'; 'Dmitry Karpov'; 'Edward

Devenyns'; 'Jim and Wendy Long'; 'Lyn and Keith Hamilton'; 'Linda Guy'; 'Anna

Khabarova'; nikolaigiantsfan@gmail.com; 'Alana Wild'; 'Alauddin Khan'

Subject: RE: [External Email]RE: Rose Rock Lane, Reno, NV?

Attachments: rdk.Keefhaver-Response-Easements-Caswell Lane-03-19-25.docx; IMG 4125.jpg; IMG

4126.jpg; IMG_4131.jpg; IMG_4132.jpg

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Richard D. Keefhaver 15850 Caswell Lane - Reno, NV 89511

Telephone: 775.636.6663 / Fax 775.636.6660

Email: r.d.keefhaver@gmail.com

March 19,2025

RE: Washoe County Abandonment Case Number: WAB24-0008

Hello,

Here is my personal position on the matters around the easements on Caswell Lane that can be placed into Public Record.

- 1. We all understand and agree that there are existing easements along Caswell Lane.
 - a. We also understand that the easements are obsolete, decades old and established decades before any homes were ever built here and therefore, they do not reflect the current quality of the community, lifestyles, securities, and improvements that have been established here since then.
- 2. Strange situations?
 - a. In addition, when I originally looked at the easements on my property, they were actually 40 feet and touching my house.
 - i. When I asked the Planning & Building Division | Community Services Department how could someone build a home with these easements in place and they said "they don't know."
 - b. When I asked the Planning & Building Division | Community Services Department how could several homes be built on Rose Rock Lane an unpermitted road and they said "I don't know."
- 3. It appears to me that the reason why Nikolai Travis wants to have this easement removed is because it would be a "very dangerous" environment and create "significant pollution" for

properties on both sides if any such road was ever built that will come within 10 feet of the Travis home where he has adults, children, guests, social events, and pets that would be placed in "significant danger" by this road being used to move multiple vehicles, trucks, trailers, campers, tractors and 30-foot shipping containers (see photos attached) and clients from and to the Barrett Young (Youngs) property.

- a. In addition, we also need to consider similar traffic from the property east of the Young's and up on the top end of Rose Rock Lane as well.
 - i. Can we get an idea what they all have in mind for moving multiple vehicles, trucks, trailers, campers, tractors, shipping containers and other heavy equipment up and down this easement?
- 4. We also understand that the Youngs family are running a business from their home and so we would also expect additional traffic from their suppliers, clients, and others around this business. I see UPS, FedEx and more delivering to them via Rose Rock Lane every day so it would appear that access works well for them.
- 5. The Youngs were complaining about their existing access on Rose Rock Lane and so how is it that they were able to move two 30-foot shipping containers down that access and place them on the easements on the west side of their property?
 - a. We should also assume that these two 30-foot shipping containers (and other buildings and home) contain business products that would also need to be moved in and out over this proposed road causing an "unhealthy environment", "significant pollution" and a "very dangerous" overall situation.
- 6. If any such road was ever built it would require a "certified gate" to be installed on the property line that opens and closes each time someone access this road to protect the movement of children and pets and or anyone from one property to the other; also, to protect people and vehicles, bicycles, ATVs that are just running up and down the road with without any purpose. It would also require that 6-foot fences to be built along the both sides of the entire road to ensure there is no intrusion, noise, and other issues. We would also need to ensure that the road be paved to prevent dust and dirt being delivered to our homes and property. It would also require the removal of an existing structure, a culvert be installed on the Caswell Lane access, the removal of at least 2 75-foot pine trees (maybe more) and about 15 very mature 25 foot olive trees, rocks, and boulders now established in this easement decades ago. We assume that the Youngs would have to change their address as well.
- 7. As previously stated, and as we get up to 50 feet of snow a year around here, the same as the Youngs' are currently now getting on Rose Rock Lane and so where are they going to put all of this snow that comes with as much as 4 feet a day?
 - a. They certainly can't blow it onto my property, well, vehicles and hot tub and certainly not on the Travis' property.
- 8. How would this road effect my Well less than 15 feet from this road?
- 9. One good news is; that if this road was ever built then it would give anyone access to the easements on the north side and west side of the Young's property. I guess we all would like to use these easements to park our multiple vehicles, trucks, trailers, tractors, and campers. I surly would like to store 2 big RVs there. The only problem here is that the Youngs have placed 2 30-foot shipping contains on these easements that would be required to be moved.

10. Permits

a. Even if these easements are not removed then the Young would be required to apply for a permit to build such access and based upon the "inherent dangers" of any such a road, we doubt that any such permit would ever be approved. In addition, if any such road was ever built then it would need to be approved by the residence on Caswell Lane in accordance with our Caswell Lane Road Maintenance Agreement a "legal document" on file with all Title

Companies. And there might also be significant fees for the proposed heavy accessing of the road paid for and maintained by this agreement.

11. Costs

a. We would expect this new road would cost around \$30,000 or more to get built out properly and in accordance with the above.

12. Property values

a. If this road was ever built and based upon our exceptional seclusion our properties values of the Travis and the Keefhaver homes are at \$1.2 Million each and so we might expect to be reimbursed about \$200,000 each for the devaluation of our properties due to this lack of purchased seclusion.

13. Other options

- a. If the Youngs did their homework they would discover that there are other better and more cost effective (or maybe no cost) options available now to meet their needs.
- 14. Now here comes the good news as received on March 16, 2025 from Bonesteel, Marnie-FS, NV <u>marnie.bonesteel@usda.govat</u> the Forest Service for Nevada: (email available upon request).
 - a. Hello Mr. Keefhaver,
 - b. Thank you for your email.
 - c. I am aware of Rose Rock Lane; it appears in aerial imagery the road was constructed in the mid-90s.
 - d. A homeowner in this area contacted the Forest Service about maintaining the road and we've requested an application be submitted for a special use permit, which would also include the other parcels working together *to form a road users association*.
 - e. We intend on following up on the status of the *pending application* including contacting the other homeowners on Rose Rock.
 - f. Thank you, Marnie
 - i. From me; And as we have suggested previously there would not be any need for an easement to Caswell Lane when the Rose Rock home owners get their application in to the Forest Service and once approved, they can build out their own road at their expense just like we did on Caswell Lane; so that is very good news for all, concerned.

We are looking forward to the hearing on April 01,2025.

Best regards,

R.D.Keefhaver (eloctronic signature)

Richard D. Keefhaver

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511 telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Sunday, March 16, 2025 10:28 AM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov>

Cc: 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis' <ntravis@buildingbt.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova' <khabarovaas@gmail.com>; nikolaigiantsfan@gmail.com; 'Alana Wild' <wildlemons2@yahoo.com>; 'Alauddin Khan' <ak755@hotmail.com>

Subject: FW: [External Email]RE: Rose Rock Lane, Reno, NV?

Hi Kat,

Based upon the information below it looks like there will not be any need to use the Caswell Lane easements; I will include more in my personal response coming soon.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Bonesteel, Marnie - FS, NV <marnie.bonesteel@usda.gov>

Sent: Sunday, March 16, 2025 7:41 AM

To: Zumstein, Matthew - FS, NV < <u>matthew.zumstein@usda.gov</u>>; Richard D. Keefhaver < <u>r.d.keefhaver@gmail.com</u>>

Subject: Re: [External Email]RE: Rose Rock Lane, Reno, NV?

Hello Mr. Keefhaver,

Thank you for your email.

I am aware of Rose Rock Lane; it appears in aerial imagery the road was constructed in the mid-90s.

A homeowner in this area contacted the Forest Service about maintaining the road and we've requested an application be submitted for a special use permit,

which would also include the other parcels working together to form a road users association.

We intend on following up on the status of the pending application including contacting the other homeowners on Rose Rock.

Thank you, Marnie

Get Outlook for iOS

From: Zumstein, Matthew - FS, NV <matthew.zumstein@usda.gov>

Sent: Friday, March 14, 2025 4:35:11 PM

To: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Cc: Bonesteel, Marnie - FS, NV < <u>marnie.bonesteel@usda.gov</u> > **Subject:** Re: [External Email]RE: Rose Rock Lane, Reno, NV?

I am in receipt of your email and have forwarded it to our realty staff. We will prepare an official response and get back to you shortly.

As I am positive that yourself and your neighbors all know...we have been made aware of circumstances surrounding Rose Rock Lane.

-Matt

Get Outlook for iOS

From: Richard D. Keefhaver < r.d.keefhaver@gmail.com >

Sent: Friday, March 14, 2025 4:30:08 PM

To: Zumstein, Matthew - FS, NV <matthew.zumstein@usda.gov>

Cc: 'Loise Yates' < ! Nikolai Travis' < "ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<">"ntravis@buildingbt.com<"

<<u>devenyns@gmail.com</u>>; 'Randy Meyer' <<u>rmeyer@meyersurvey.com</u>>; 'Dmitry Karpov' <<u>webarcher.dk@gmail.com</u>>;

'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <ilong1942@sbcglobal.net>; 'Lyn and Keith

 $Hamilton' < \underline{keithlynham@gmail.com} >; 'Linda Guy' < \underline{lanastasiaguy@hotmail.com} >; 'Anna Khabarova'$

khabarovaas@gmail.com; nikolaigiantsfan@gmail.com; 'Alana Wild'

<widdlemons2@yahoo.com>; 'Alauddin Khan' <ak755@hotmail.com>

Subject: [External Email]RE: Rose Rock Lane, Reno, NV?

You don't often get email from r.d.keefhaver@gmail.com. Learn why this is important

[External Email]

If this message comes from an unexpected sender or references a vague/unexpected topic;

Use caution before clicking links or opening attachments.

Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Hi Matthew,

Just checking to ensure this message got through to you.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, March 13, 2025 4:00 PM

To: matthew.zumstein@usda.gov

Cc: 'Loise Yates' < loiseyates@outlook.com'>; 'Nikolai Travis' < ntravis@buildingbt.com'>; 'Nancy Devenyns' < devenyns@gmail.com'>; 'Randy Meyer' < rmeyer@meyersurvey.com'>; 'Dmitry Karpov' < webarcher.dk@gmail.com'>; 'Edward Devenyns' < eldevenyns@gmail.com'>; 'Jim and Wendy Long' < ilong1942@sbcglobal.net'>; 'Lyn and Keith Hamilton' < keithlynham@gmail.com'>; 'Linda Guy' < lanastasiaguy@hotmail.com'>; 'Anna Khabarova' < khabarovaas@gmail.com'>; nikolaigiantsfan@gmail.com; 'Alana Wild' < wildlemons2@yahoo.com'>; 'Alauddin Khan' < ak755@hotmail.com'>

Subject: Rose Rock Lane, Reno, NV?

Hi Matthew,

We are the home owners on Caswell Lane which lies next to Rose Rock Lane, in Reno, NV below and in the attached. With that in mind we have recently been advised by the Washoe County Planning & Building Division | Community Services Department that Rose Rock Lane from Thomson Lane to parcel number 049-080-25 where it terminates is actually "unpermitted and unsanctioned".

• So we would like you to also confirm the above.

So we are also asking how might that be possible and are you aware that there are 5 homes on this street?

• Apparently the home owners on parcel number 049-080-25 have been made aware of this discrepancy.

We are wondering if you have made the other homeowners on this street that this might be a problem for them as well? What other plans might you have to rectify this situation?

Looking forward to your response.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511 telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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Oakley, Katherine

From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, March 20, 2025 2:27 PM

To: Oakley, Katherine; 'Barrett'

Cc: 'Loise Yates'; 'Nikolai Travis'; 'Nancy Devenyns'; 'Randy Meyer'; 'Dmitry Karpov'; 'Edward

Devenyns'; 'Jim and Wendy Long'; 'Lyn and Keith Hamilton'; 'Linda Guy'; 'Anna

Khabarova'; nikolaigiantsfan@gmail.com; 'Alana Wild'; 'Alauddin Khan'

Subject: RE: [External Email]RE: Rose Rock Lane, Reno, NV? **Attachments:** IMG_4138.jpg; IMG_4141.jpg; IMG_4142.jpg

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

Hi Kat,

For the Public Record:

We wanted to let you know that the hellacious high winds that happen here several times a week last night uprooted several of the 100 foot tall mature trees on the Travis' property and these downed trees are now blocking the easement in question and it may take weeks to have them removed.

The good news is that they just missed the power lines.

There are still several more such mature trees on the easement that haven't fallen yet so just "more danger" here on this easement.

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Sunday, March 16, 2025 8:23 PM

To: 'Oakley, Katherine' < KOakley@washoecounty.gov>; 'Barrett' < barrettyo@gmail.com>

Cc: 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis' <ntravis@buildingbt.com>; 'Nancy Devenyns'

<devenyns@gmail.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>;

'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith

Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova'

<khabarovaas@gmail.com>; nikolaigiantsfan@gmail.com; 'Alana Wild' <wildlemons2@yahoo.com>; 'Alauddin Khan'

<ak755@hotmail.com>

Subject: RE: [External Email]RE: Rose Rock Lane, Reno, NV?







Oakley, Katherine

From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Friday, March 21, 2025 11:12 AM Sent: To: Oakley, Katherine; 'Barrett'

Cc: 'Loise Yates'; 'Nikolai Travis'; 'Nancy Devenyns'; 'Randy Meyer'; 'Dmitry Karpov'; 'Edward

Devenyns'; 'Jim and Wendy Long'; 'Lyn and Keith Hamilton'; 'Linda Guy'; 'Anna

Khabarova'; nikolaigiantsfan@gmail.com; 'Alana Wild'; 'Alauddin Khan'

Subject: RE: [External Email]RE: Rose Rock Lane, Reno, NV?

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

Hi Kat.

For the Public Record:

Looks like I was wrong as the Travis' were able to get all the fallen trees cut up and remove from the easement at their own expense in one day.

I wonder who might need to pay for this the next time it happens?

Best regards,

Richard D. Keefhaver

15850 Caswell Lane Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver < r.d.keefhaver@gmail.com>

Sent: Thursday, March 20, 2025 2:27 PM

To: 'Oakley, Katherine' <KOakley@washoecounty.gov>; 'Barrett' <barrettyo@gmail.com>

Cc: 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis' <ntravis@buildingbt.com>; 'Nancy Devenyns'

<devenyns@gmail.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>;

'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith

Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova'

<khabarovaas@gmail.com>; nikolaigiantsfan@gmail.com; 'Alana Wild' <wildlemons2@yahoo.com>; 'Alauddin Khan'

<ak755@hotmail.com>

Subject: RE: [External Email] RE: Rose Rock Lane, Reno, NV?

Hi Kat,

For the Public Record:













