

ORIGINAL

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: SIEVERT ABANDONMENT			
Project Description: GOVERNMENT LOTS 85 AND 86			
Project Address:			
Project Area (acres or square feet): 5.04 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 2600 FEET SOUTHEAST OF THE INTERSECTION OF THOMAS CREEK RD & ARROWCREEK PKW			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
142-242-11	5.04 AC.		
Section(s)/Township/Range: 30, T. 18N., R. 20E MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: KRISTIAN & REGINA SIEVERT		Name: LANDMARK SURVEYING	
Address: 3910 NATURE TRAIL		Address: 2548 RAMPART TERRACE	
RENO, NV.	Zip: 89511	RENO, NV.	Zip: 89519
Phone:	Fax:	Phone: 775-324-0904	Fax: 775-324-0904
Email:		Email: hubtacpls@gmail.com	
Cell:	Other:	Cell: 775-772-6058	Other:
Contact Person:		Contact Person: DENNIS CHAPMAN	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS OWNER		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: KRISTIAN SIEVERT

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, KRISTIAN SIEVERT

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 142-242-11

Printed Name KRISTIAN SIEVERT

Signed *Kristian Sievert*

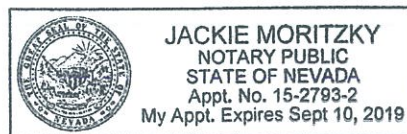
Address 3910 NATURE TRAIL, RENO NV. 89511

Subscribed and sworn to before me this
24th day of April, 2018
by Kristian Sievert.

Jackie Moritzky
Notary Public in and for said county and state

My commission expires: 9-10-19

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: REGINA SIEVERT

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, REGINA SIEVERT

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 142-242-11


Printed Name REGINA SIEVERT

Signed 

Address 3910 NATURE TRAIL, RENO, NV. 89511

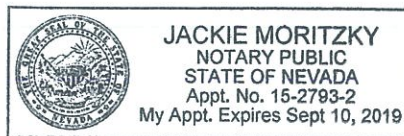
Subscribed and sworn to before me this 24th day of April, 2018.

by Regina Sievert.


Notary Public in and for said county and state

My commission expires: 9-10-19

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

1. What is the abandonment being requested?

THE 66.00 FOOT STRIP CENTERED ON LOTS 85 AND 86, AND THE 33 FOOT STRIP AROUND THE BOUNDARY OF LOTS 85 AND 86, DOCUMENT NUMBER 347118.

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

DOCUMENT NUMBER 347118
PATENT NUMBER 1221865

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

APPLICANT WANTS TO BUILD A HOME ON THE LOCATION OF THE EASEMENT.

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

NONE

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?

NONE

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

Yes

No

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
14224211	Active	4/27/2018 2:06:26 AM
Current Owner: SIEVERT, KRISTIAN & REGINA 3910 NATURE TRL RENO, NV 89511		SITUS: 0 MOUNT ROSE HWY WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 18 Section 30 Lot 85 86 Block Range 20 SubdivisionName _GOVERNMENT HOMESITES		

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

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$98.92	(\$43.33)	\$55.59
Truckee Meadows Fire Dist	\$314.22	(\$137.62)	\$176.60
Washoe County	\$809.81	(\$354.69)	\$455.12
Washoe County Sc	\$662.47	(\$290.15)	\$372.32
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$1,885.45	(\$825.79)	\$1,059.66

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017072300	B17.136261	\$264.91	10/19/2017
2017	2017072300	B17.136262	\$264.91	10/19/2017
2017	2017072300	B17.139964	\$10.60	10/30/2017
2017	2017072300	B17.176293	\$264.90	12/29/2017
2017	2017072300	B17.36072	\$264.94	8/9/2017

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

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

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

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

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

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Nevada 024625

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 Frederick W. Schwamb, 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. 20 E.,

Sec. 30, Lots 85 and 86.

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 33 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 TENTH day of AUGUST in the year of our Lord one thousand nine hundred and SIXTY-ONE and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

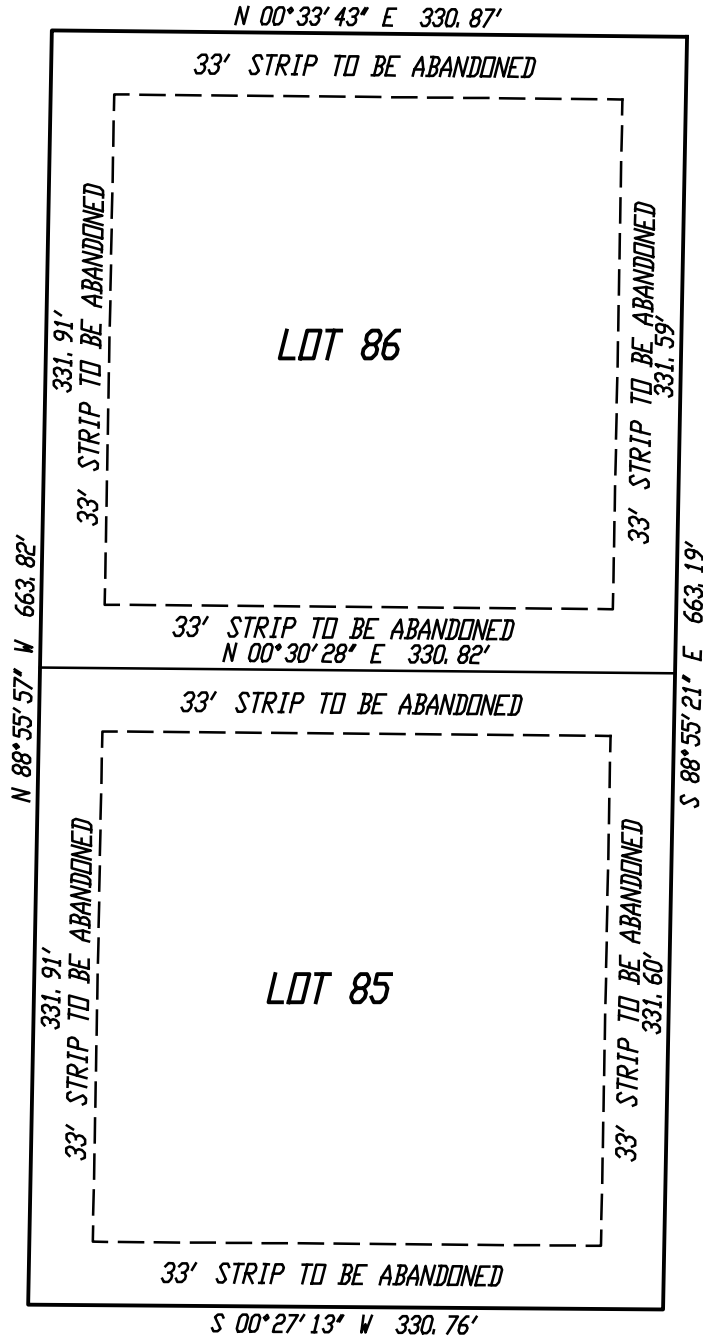
For the Director, Bureau of Land Management.

By Ruth W. Talley
Chief, Patents Section.



Patent Number 1221865

SITE PLAN FOR KRISTIAN & REGINA SIEVERT
APN 142-243-11
LOTS 85 & 86 DOC. # 347118



SCALE 1"=100'

PETER DUBE
142-250-09

USA
142-242-06

USA
142-250-04

N 00°32'42" E 380.87'

33' STRIP TO BE ABANDONED

LOT 86

S 88°55'21" E 663.19'

33' STRIP TO BE ABANDONED

LOT 85

33' STRIP TO BE ABANDONED

N 00°30'28" E 330.82'

PROPERTY LINE TO BE REVERTED

33' STRIP TO BE ABANDONED

33' STRIP TO BE ABANDONED

S 88°27'13" W 380.76'

TALBOTT
142-242-10

STOLER
142-260-17

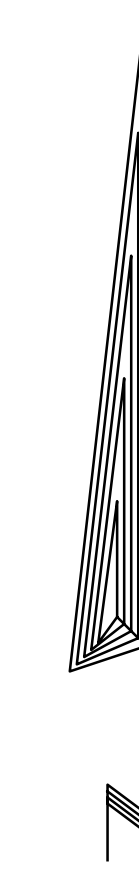
N 88°55'57" W 663.82'

USA
142-242-12

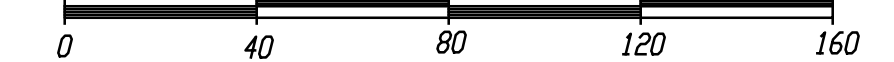
FENID
142-242-16

AREA OF ABANDONMENT = 1.80 AC.

BASIS OF BEARING
RECORD OF SURVEY NUMBER 5327.



SCALE 1" = 40'



<p>SITE PLAN FDR KRISTIAN AND REGINA SIEVERT OF GOVERNMENT LOTS 85 & 86, DDC. # 347118 APN 142-242-11 JOB NUMBER 1510ABAN</p>
<p>PREPARED BY: LANDMARK SURVEYING 2548 RAMPART TERRACE RENO, NEVADA 89519 (775) 324-0904</p>