

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: 16710 Cheryl Lane Easement Abandonment | | | |
| Project Description: Abandon easements created with original land patents (27-65-0047 and 1217658) and use access created per original land patent (1230954). | | | |
| Project Address: 16710 Cheryl Ln Reno, NV | | | |
| Project Area (acres or square feet): 2.46+/- acres | | | |
| Project Location (with point of reference to major cross streets AND area locator): 1,800 LF +/- west-southwest of intersection of Toll Road and Hot Spring Road. WGS (latitude, longitude) coordinates= [39°22'50.73"N 119°43'43.43"W]. | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 017-150-47 | 2.46+/- | | |
| 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: Walter B., IV and Amy Hustead | | Name: James Darrough, P.L.S. | |
| Address: 16710 Cheryl Lane Reno, NV | | Address: 800 W. 2nd St. Suite 200 Reno, NV | |
| Zip: 89521 | | Zip: 89503 | |
| Phone: 775-843-7309 Fax: | | Phone: 775-737-3208 Fax: | |
| Email: dubba4@yahoo.com | | Email: jamesd@arrowplsc.com | |
| Cell: 775-843-7309 Other: | | Cell: (775) 737-3208 Other: | |
| Contact Person: Walter Hustead | | Contact Person: James Darrough, P.L.S. | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: James Darrough, P.L.S. | | Name: | |
| Address: 800 W. 2nd St. Suite 200 Reno, NV | | Address: | |
| Zip: 89503 | | Zip: | |
| Phone: 775-737-3208 Fax: | | Phone: Fax: | |
| Email: jamesd@arrowplsc.com | | Email: | |
| Cell: 775-737-3208 Other: | | Cell: Other: | |
| Contact Person: James Darrough, P.L.S. | | 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?

A 33'- wide easement adjoining the west boundary line; a 66'-wide easement which travels across the south portion of the subject parcel; and a 33'- wide easement adjoining the east boundary line.

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

Record-of-Survey Map #1377 (Doc# 659074) and Parcel Map #1033 (Doc# 655986).

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

Construct detached garage with landscaping.

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

Utility easements for existing utilities.

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?

40'- access easement accomodates existing unimproved road which provides deadend, joint access for residential properties.

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 X

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

Nevada 010940

The United States of America

To all to 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, **Janet E. Denning, assignee by mesne conveyance of Carroll D. Cockerham**, 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. 34, W $\frac{1}{2}$ NW $\frac{1}{2}$ NE $\frac{1}{2}$ SW $\frac{1}{2}$.**

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.**

Reserving unto the United States, its permittee or licensee, the right to enter upon, occupy and use, any part or all of that portion of W $\frac{1}{2}$ NW $\frac{1}{2}$ NE $\frac{1}{2}$ SW $\frac{1}{2}$ said Section 34 lying within 50 feet of the center line of the transmission line right-of-way of the Sierra Pacific Power Company, Project No. 1191, for the purposes provided in the Act of June 10, 1920 (41 Stat. 1063), and subject to the conditions and limitations of Section 24 of said Act, as amended by the Act of August 26, 1935 (49 Stat. 846).

Subject to such rights for transmission line purposes as the Sierra Pacific Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 U. S. C. sec. 961).

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.

[SEAL]

GIVEN under my hand, in **Reno, Nevada**, the
ELEVENTH day of **AUGUST** in the year of our
Lord one thousand nine hundred and **SIXTY-FOUR** and of the
Independence of the United States the one hundred and **EIGHTY-**
NINTH.

By

Russell Perry
State Director, Nevada State Office

Patent Number

27-65-0047

Nevada 030921

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

Nello Confiantini, Junior

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. 13 N., R. 20 E.,

Sec. 34, W¹/₂SW¹/₄NE¹/₄SW¹/₄.

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.**

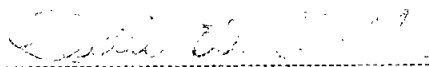
IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the
EIGHTH day of **MARCH** 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-FIFTH.**

[SEAL]

For the Director, Bureau of Land Management.

By



Chief, Patents Section.

Patent Number **1217658**

Nevada 059958

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

Joseph Rodolfo Rissone

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. 34, E½NE¼NW¼SW¼.

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 boundaries of said land. Reserving unto the United States, its permittee or licensee, the right to enter upon, occupy and use, any part or all of that portion of said lands lying within 50 feet of the center line of the transmission line right-of-way of the Sierra Pacific Power Company, Project No. 1191, for the purposes provided in the Act of June 10, 1920 (41 Stat. 1063), and subject to the conditions and limitations of Section 24 of said Act, as amended by the Act of August 26, 1935 (49 Stat. 846). Subject to such rights for transmission line purposes as the Truckee River General Electric Company may have under the Act of March 4, 1911 (36 Stat. 1253) as amended (43 U.S.C. sec. 961).**

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 **NINETEENTH** day of **FEBRUARY** in the year of our Lord one thousand nine hundred and **SIXTY-THREE** and of the Independence of the United States the one hundred and **EIGHTY-SEVENTH**.

[SEAL]

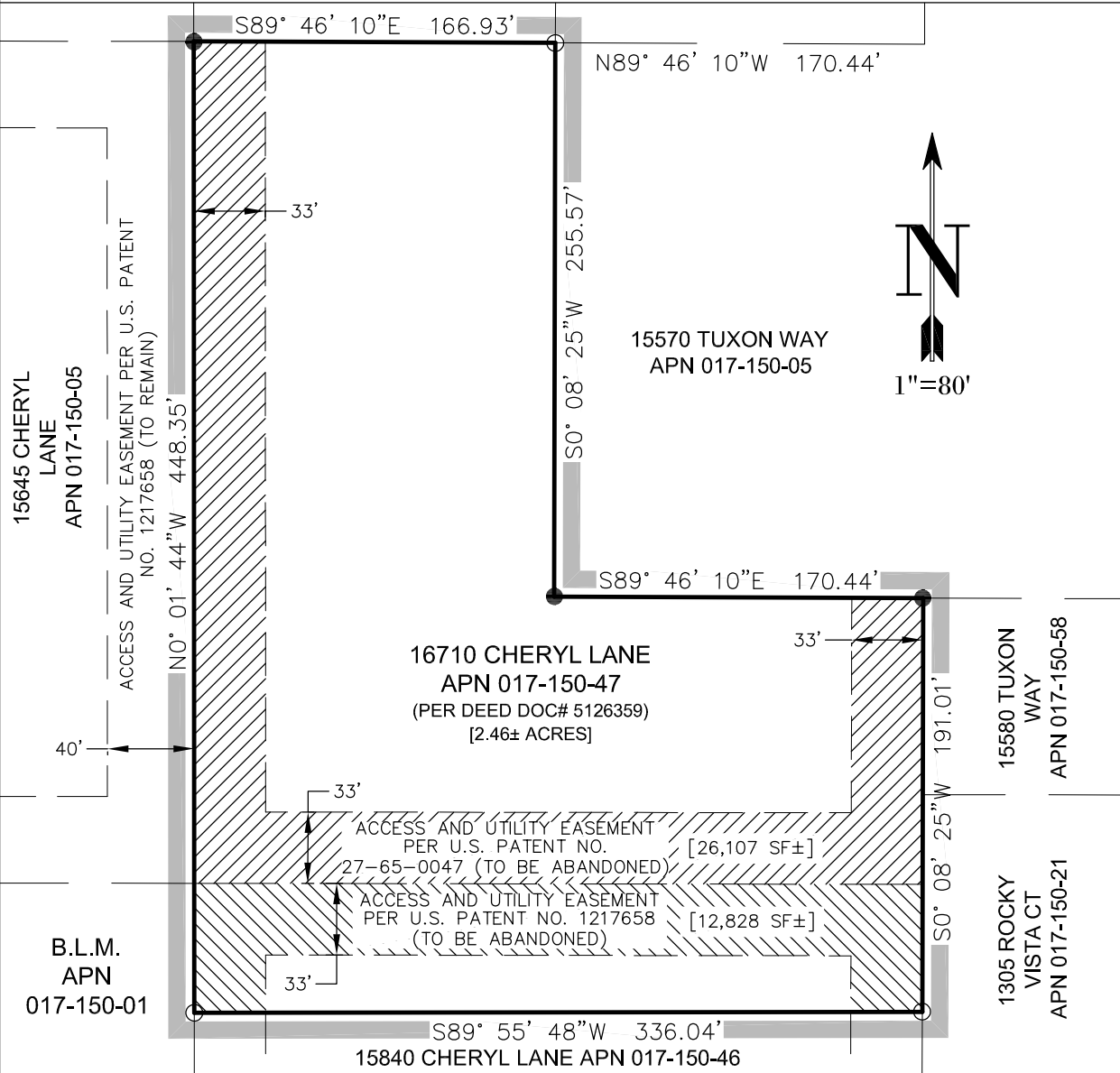
For the Director, Bureau of Land Management.

By *Elizabeth B. Hucker*

Chief, Patents Section.

Patent Number **1200951**

BASIS OF BEARINGS: NORTH
AMERICAN DATUM 83/94,
NEVADA STATE PLANE
COORDINATE SYSTEM, WEST
ZONE.



LEGEND

- FOUND PROPERTY CORNER (5/8" DIAMETER REBAR WITH CAP STAMPED "19567").
- CALCULATED POINT, NOTHING FOUND OR SET.

EXHIBIT "B"
GRAPHICAL DISPLAY

PROPOSED ACCESS EASEMENT WITHIN PARCEL
DESCRIBED IN DEED DOC. #5126359
(16710 CHERYL LANE)

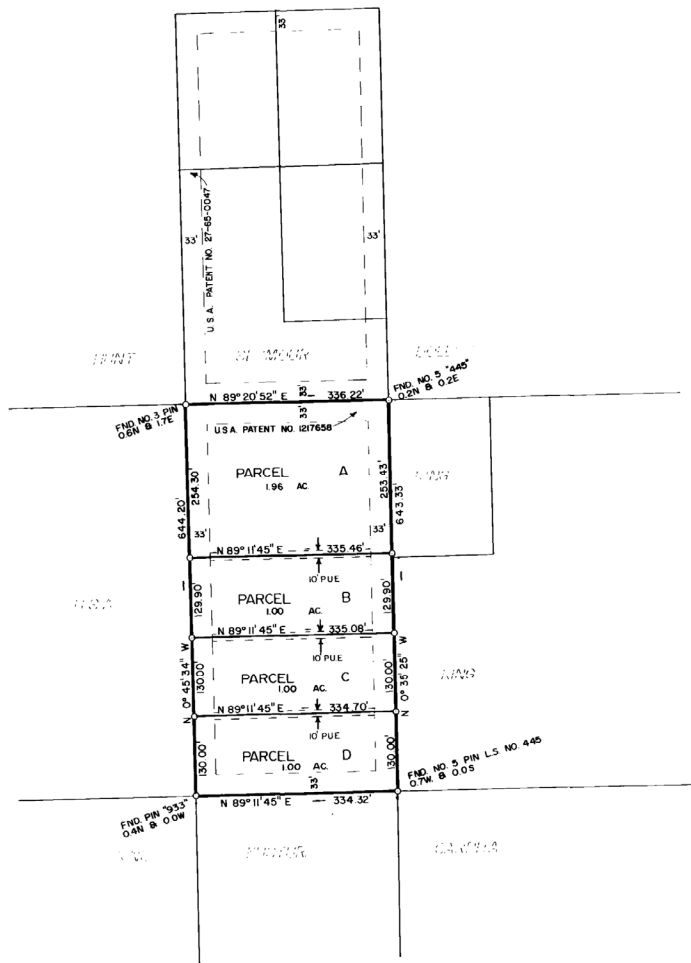
WITHIN THE SW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH,
RANGE 20 EAST, M.D.M, WASHOE COUNTY, NEVADA

07/08/25

SHEET 1 OF 1

SCALE: 1"=80'

1034



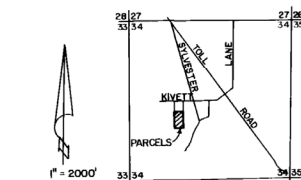
BASIS OF BEARINGS: N 89° 30' 00\"/>

- = FOUND SURVEY POINT AS INDICATED
- = SET CAPPED NO. 5 REBAR NV L.S. 3226

ACCESS FROM THIS PROPERTY TO TOLL ROAD IS BY PRIVATE ROADWAYS AND EASEMENTS NOT MAINTAINED BY WASHOE COUNTY, MAINTENANCE IS THE RESPONSIBILITY OF THE USER.

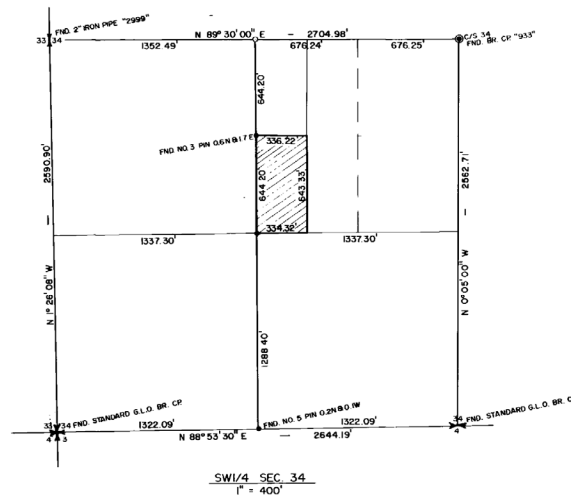
NOTE: FOR THE DOCUMENTATION OF THE 50' ACCESS EASEMENT SEE P.M. NO. 1033
THE 33' GOVERNMENT EASEMENTS ARE PUBLIC ROADWAY AND UTILITY.

1" = 100'



VICINITY MAP

655989

SW1/4 SEC. 34
1" = 400'

OWNERS CERTIFICATE

This is to certify that the undersigned, PHIL B. HALCOMB & NANCY A. KLOSTERMAN, are the owner s of the tract of land represented on this map, that they hereby consent to the preparation and recording of this map, and hereby grant those permanent easements for utility installation and access shown hereon.

Phil Halcomb
PHIL HALCOMB

Nancy A. Klosterman
NANCY KLOSTERMAN

Nancy A. Klosterman
NANCY KLOSTERMAN

NOTARY'S CERTIFICATE

STATE OF NEVADA

COUNTY OF WASHOE

On Sept. 9th, 1979, personally appeared before me, a Notary Public, PHIL B. HALCOMB & NANCY A. KLOSTERMAN, known to me to be the person s described in the foregoing instrument, who acknowledged that they executed the same.

Gerald D. Stanton
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, GERALD STANTON, hereby certify that this is a true and accurate plat of the land surveyed by me or under my direct supervision, at the instance of PHIL B. HALCOMB & NANCY A. KLOSTERMAN, and that the monuments are of the character and occupy the positions indicated, and are sufficient for the survey to be repeated. This survey was completed on July 10th, 1979.



UTILITY COMPANIES' APPROVAL

We, the undersigned public utility companies, hereby approve the grant of easements designated on this map.

Sierra Pacific Power Co.
date 7-10-79

Wells Telephone Co. of Nevada
date 7-10-79

Note: A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities at locations mutually agreed upon by the Owner of Record at the time of installation and the utility company.

COUNTY COMMISSIONER'S APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, ON Feb 5th 1980.

ATTEST: Joe Bailey
COUNTY CLERK

FILE NO. 655989

Filed for record at the request of Stanton Surveying on this 6th day of February, 1980, at 10 minutes past 3 o'clock, P.M., Official Records of Washoe County, Nevada.

Joe Malchese
COUNTY RECORDER

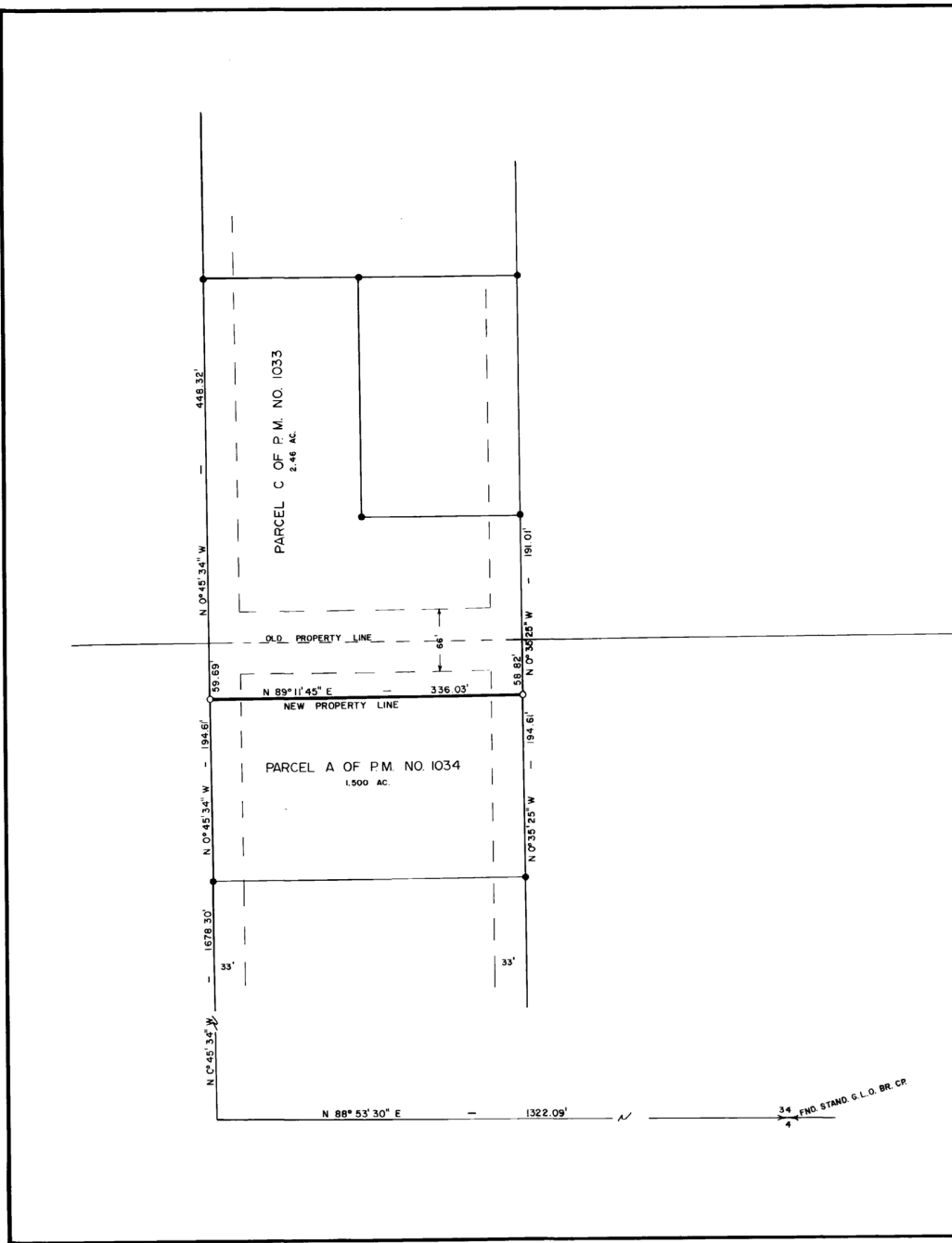
FEE \$5.00

PARCEL MAP
FOR
HALCOMB & KLOSTERMAN
W1/2 SW1/4 NE1/4 SW1/4 SEC. 34
T18N. R20E. M.D.M.
STANTON & SURVEYING

CUMULATIVE INDEXES
SHOULD BE EXAMINED
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

Parcel Map # 1034

1377



1" = 60'

BASIS OF BEARINGS: PARCEL MAP NO. 1034 I.E. 1/16 TH LINE = N 0° 45' 34" W

SURVEYOR'S CERTIFICATE

I, GERALD D. STANTON, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE LAND SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, AT THE INSTANCE OF ALLEN DYER, AND THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT FOR THE SURVEY TO BE RE-TRACED. THIS SURVEY WAS COMPLETED ON Feb. 20th, 1980.

Gerald D. Stanton
GERALD D. STANTON
NEV. R.L.S. NO. 3226



659074

FILE NO. 659074
FILED FOR RECORD AT THE REQUEST OF Stanton Surveying
ON THIS 20 DAY OF February, 1980, AT — MINUTES
PAST 2 O'CLOCK, P.M., OFFICIAL RECORDS OF WASHOE COUNTY,
NEVADA.

Joe Malcher
COUNTY RECORDER

BY: *William C. Johnson*
DEPUTY

FEE \$5.00

| |
|---|
| RECORD OF SURVEY PROPERTY LINE ADJUSTMENT FOR |
| ALLEN DYER |
| POR. 1/12 SW1/4 SEC. 34 T.18N. R.20E. M.D.M. |
| STANTON & SURVEYING |

CUMULATIVE INCREASES
FOR ANY SUBSEQUENT
CHANGES TO THIS MAP

Survey Map # 1377

1377