



Planning Commission Staff Report

Meeting Date: April 1, 2025

Agenda Item: 8B

ABANDONMENT CASE NUMBER:

WAB25-0002 (Mandeville
Abandonment)

BRIEF SUMMARY OF REQUEST:

Request to abandon Washoe
County's interest in two 33-foot-wide
government patent easements

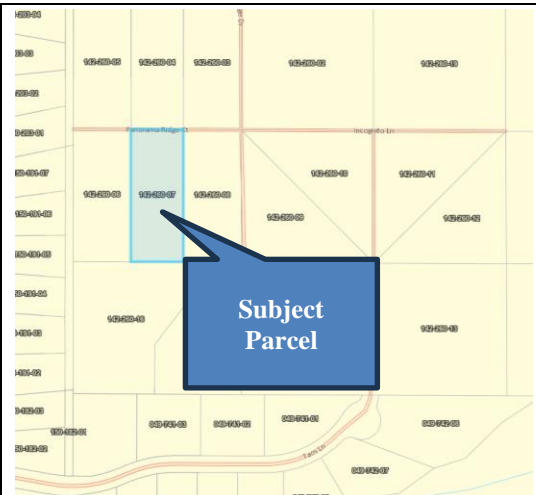
STAFF PLANNER:

Chris Bronczyk, Senior Planner
775.328.3612
cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a 33' wide access and utility easements on the south side of the parcel and a 16' portion of a 33' wide access and utility easements on the north side of the parcel.

Applicant/Owner: William C Mandeville
Location: 1600 Taos Lane
APN: 142-260-07
Parcel Size: 1 Acre
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
Planning Area: Southwest Truckee Meadows
Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District: 2 – Commissioner Clark



STAFF RECOMMENDATION

APPROVE

**PARTIAL APPROVAL WITH
CONDITIONS**

DENY

Staff Report Contents

Abandonment Definition.....	3
Site Plan	4
Project Evaluation	4
Southwest Truckee Meadows Planning Area	6
Reviewing Agencies.....	7
Recommendation.....	8
Motion.....	8
Appeal Process.....	8

Exhibits Contents

Conditions of Approval	Exhibit A
Agency Comments.....	Exhibit B
Public Notice	Exhibit C
Project Application.....	Exhibit D

Abandonment Definition

The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants 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 Resolution and Order of Abandonment.

The Resolution and Order of Abandonment 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 Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB25-0002 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 Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

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



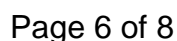
Site Plan

Project Evaluation

The applicant is requesting to abandon a 33-foot-wide government patent easement for access along the south of the subject property, and to abandon a 16-foot wide portion of a 33-foot-wide government patent easement for access along the north of the subject property, as well as the associated utility easements. The subject parcel was created in May 2004, when a 3.2 acre parcel was divided into 3 separate parcels while keeping the 33' wide roadway and utility easements for all parcels. Like many government home tracts of land, easements were established on all sides of the parcels of land, as it was not known at that time where the most efficient locations for roads might be located. In the intervening decades, roads have been established as needed to access surrounding parcels of land.

As can be seen on the assessor's map below, the parcel to the west of the subject parcel has access by means of the northern easement (Panorama Ridge Court), and even with a 16' wide reduction of the existing easement, there is still 17' of roadway and utility easements remaining on the subject property and 33' of roadway and utility easements on the abutting property to the north, allowing for a total of 50' of access easements combined.





WAB25-0002
MANDEVILLE

Southwest Truckee Meadows Planning Area

The subject parcel is located within the Southwest Truckee Meadows Planning Area. There are no relevant policies related to the abandonment of easements in the Southwest Truckee Meadows Planning Area section of the Washoe County Master Plan.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X			
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH EMS	X			
NNPH Environmental Health	X			
TMFPD	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

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 WAB25-0002, for the abandonment of a 16-foot portion of the access and utility easements along the northern property line, and the abandonment of a 13-foot portion of the access and utility easements along the southern property line of the parcel, for William C. Mandeville Family Trust, 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.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Planning Area.

Staff Comments: The abandonment, as recommended by staff, is consistent with the policies, action programs, standards, and maps of the Master Plan and the Southwest Truckee Meadows 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, as recommended by staff, will not result in any material injury to the public. Access is already established to all lots connected to the subject easements, and access along the southern property line will remain to allow for access in perpetuity to all neighboring properties. All agency concerns have been addressed in the proposed conditions.

- (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.

Staff Comments: The applicant states that the existing utility easements will be quitclaimed and replaced with specific easements to cover all utility installations.

However, as part of this request Washoe County is abandoning its interest in these utility easements. Washoe County Engineering also reviewed the project and provided a condition addressing utility easements.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB25-0002 is being recommended for a 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 approve Abandonment Case Number WAB25-0002, for the abandonment of a 16-foot portion of the access easement along the northern border of the parcel, and the abandonment of a 13-foot portion of the access easement along the southern property line, for William C. Mandeville Family Trust, 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;

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows 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 WAB25-0002

The project approved under Abandonment Case Number WAB25-0002 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.

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

THE 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 – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@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 Resolution and Order of Abandonment by the County Recorder.
- e. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 16-foot width of the northern access easement and a 13-foot portion of the southern access easement to retain adequate access easement width on the north and south side of the property to perpetuate access to neighboring parcels.

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.
- b. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 16-foot width of the northern access easement and a 13-foot portion of the southern access easement to retain adequate access easement width on the north and south side of the property to perpetuate access to neighboring parcels.
- c. 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

Washoe County Conditions of Approval

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.

- d. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
- e. 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.

*** End of Conditions ***



Date: February 27, 2025

To: Chris Bronczyk, Senior Planner

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

Re: Abandonment Case WAB25-0002 Mandeville Abandonment
APN: 142-260-07

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 southern border as well as a 16-foot portion of the access easement along the northern border of the parcel on the subject parcel and is located on approximately 1 acre on the north side 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 Alpine Land Surveyors. 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

Discussion:

1. Following discussion with staff and community members, Engineering recommends approval of the abandonment of a 16-foot portion of the access easement along the northern border of the parcel, however, the access easement along the southern border should only abandon a 13-foot northern portion of the access easement in order to allow the southern 20-foot portion to be retained to perpetuate access to neighboring parcels.

Conditions:

1. 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.
2. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 16-foot width of the northern access easement and a 13-foot portion of the southern access easement to retain adequate access easement width on the north and south side of the property to perpetuate access to neighboring parcels.
3. 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.

4. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
5. 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.



Date: February 25, 2025

To: Chris Bronczyk, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Abandonment Case Number WAB25-0002 (Mandeville Abandonment)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a 33' roadway easement on the south side of the parcel and a 16' wide roadway easement on the north side of the parcel.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

There are no water rights conditions for this abandonment.

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: February Agency Review Memo II - Abandonment Case Number WAB25-0002 (Mandeville Abandonment)
Date: Tuesday, February 25, 2025 9:34:22 AM
Attachments: [February Agency Memo II.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning,

The EMS Program has reviewed the February Agency Review Memo II - Abandonment Case Number WAB25-0002 (Mandeville Abandonment), and has no concerns or questions at this time based on the information provided.

Thank you



April Miller

Sr. Office Specialist

Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)

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

[NNPH.org](https://nnph.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

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

Sent: Wednesday, February 19, 2025 10:51 AM

To: Lustenberger, Fred <FLustenberger@washoecounty.gov>; Lowden, Joanne <JLowden@washoecounty.gov>; Ertell, Doreen <DErtell@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>; deBraga, Kristen <KDeBraga@nnph.org>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>;

February 24, 2025

Washoe County Community Services
Planning and Development Division

RE: Mandeville Abandonment; 142-260-07
Abandonment Case; WAB25-0002

Dear Washoe County Staff:

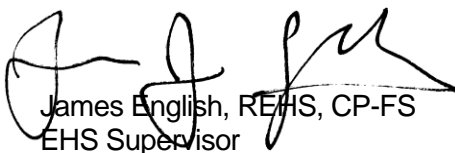
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

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.

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,

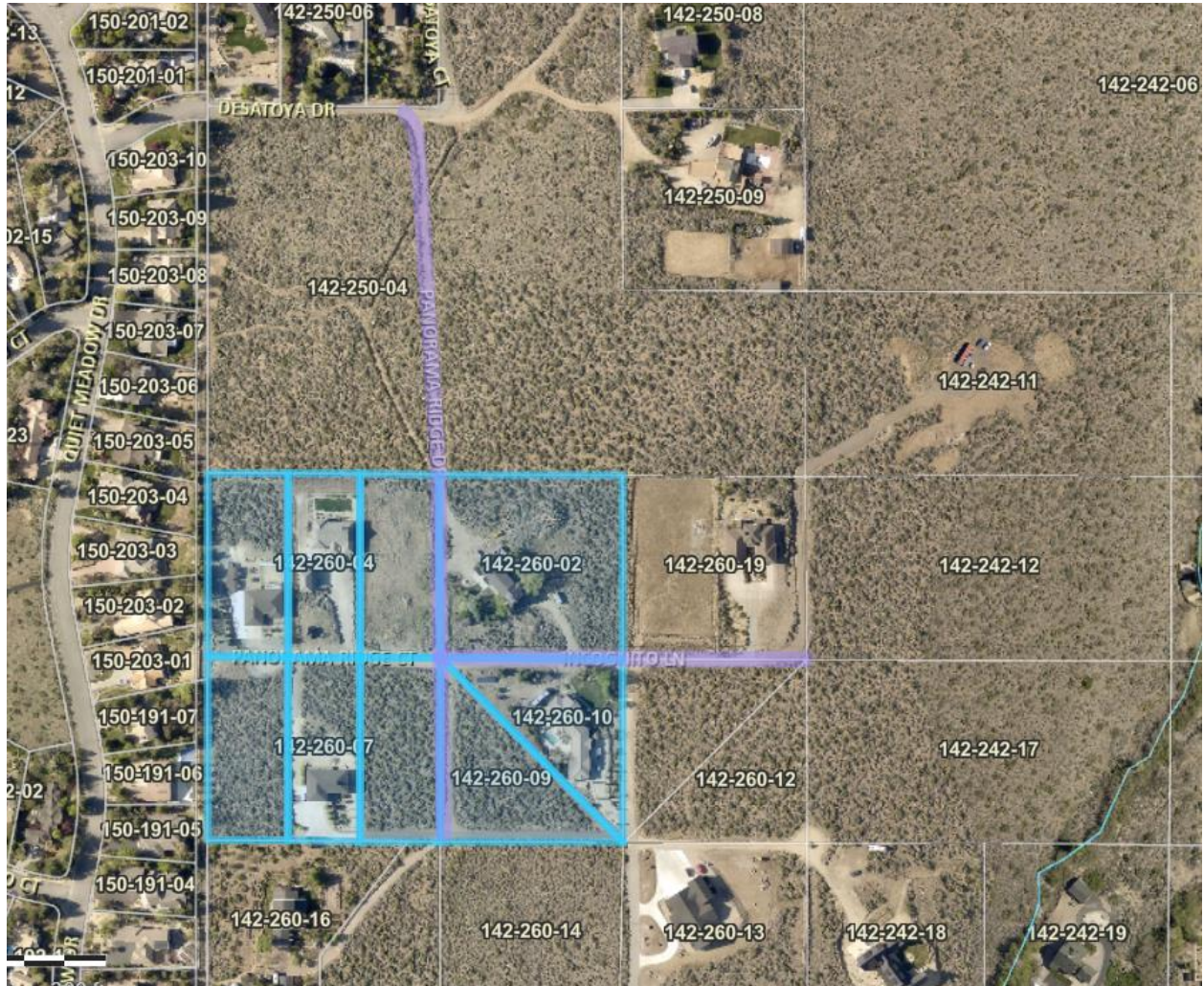


James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Public Notice

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of 9 separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



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

Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Abandonment Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate

symbols and/or line types shall be included in the map legend to depict the map intent. The application map must specifically and clearly show the existing easement area(s) and the proposed area(s) of abandonment.

9. **Legal Description:** A legal description prepared by a professional land surveyor describing the proposed area(s) of abandonment.
10. **Submission Packets:** *One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.*

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.
- (vi) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

Washoe County Development Application

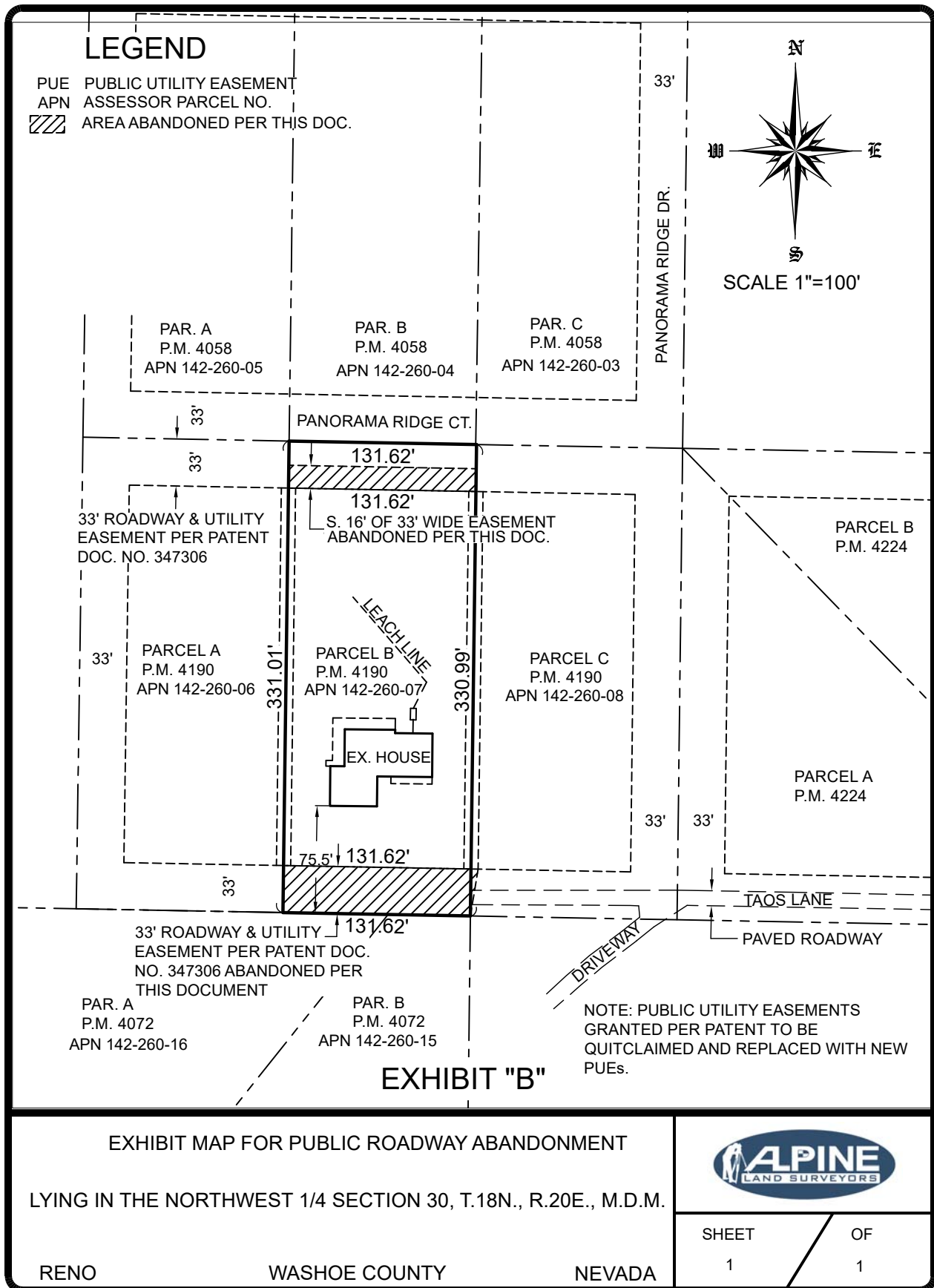
Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Mandeville Easement Abandonment			
Project Description: Abandonment of a 33' wide roadway on the south side of the parcel and abandonment of a 16' wide roadway on the north side of the parcel. Public utility easements will be quitclaimed and replaced with specific easements to cover all utility installations.			
Project Address: 1600 Taos Lane, Reno, NV 89511			
Project Area (acres or square feet): Total parcel area= 1.0 acre			
Project Location (with point of reference to major cross streets AND area locator): Government lots east of Saddlehorn development between Mt. Rose Highway and Arrowcreek Parkway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-260-07	1.00		
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: William C.Mandeville Family Trust		Name: Michael J. Miller- Alpine Land Surveyors	
Address: 1600 Taos Lane		Address: 7395 Gravel Ct.	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-530-6316	Fax:	Phone: 775-771-1491	Fax:
Email: wcmandeville@gmail.com		Email: mike@alpinelandsurveyors.com	
Cell: 775-530-6316	Other:	Cell: 775-771-1491	Other:
Contact Person: William Mandeville		Contact Person: Michael J. Miller	
Applicant/Developer:		Other Persons to be Contacted:	
Name: William C. Mandeville		Name:	
Address: 1600 Taos Lane		Address:	
Reno, NV	Zip: 89511	Zip:	
Phone: 775-530-6316	Fax:	Phone:	Fax:
Email: wcmandeville@gmail.com		Email:	
Cell: 775-530-6316	Other:	Cell:	Other:
Contact Person: William C. Mandeville		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024



Site Plan



Nevada 024563

347306

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
Madie M. McCollum

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 71 and 72.

The area described contains 3.17 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
TWENTY-SIXTH day of MAY 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.

For the Director, Bureau of Land Management.

By

Ruth W. Talley
Chief, Patents Section.

Patent Number **1220056**

DOCUMENT No. 347306Filed for record at the request of Madie M. McCallum
NOV 7 1961 at 10 Minutes past 3 o'clock P.M.Recorded in Book 9 of LAND PATENTSPage 95 Records of Washoe County, Nevada.Fee: \$ 1.75

DELLE B. BOYD, County Recorder

By Joan Leonesis Deputy

COPY



**LEGAL DESCRIPTION
FOR
PUBLIC ROADWAY ABANDONMENT**


All that certain real property, situate in the northwest One-Quarter of Section 39, Township 18 North, Range 20 East, M.D.M, Washoe County, Nevada, more particularly described as follows:

Parcel 1

The south thirty-three (33) feet of Parcel B of Parcel Map No. 4190, recorded May 11, 2004, Official Records, Washoe County, Nevada, being further described as a portion of that thirty-three foot wide easement for roadway and public utility purposes, reserved in Patent No. 1220056, from USA to Madie M. McCollum, recorded as Document No. 347306, November 7, 1961, Official Records, Washoe County, Nevada.

Parcel 2

The south sixteen feet of the north thirty-three (33) feet of Parcel B of Parcel Map No. 4190, recorded May 11, 2004, Official Records, Washoe County, Nevada, being further described as a portion of that thirty-three foot wide easement for roadway and public utility purposes, reserved in Patent No. 1220056, from USA to Madie M. McCollum, recorded as Document No. 347306, November 7, 1961, Official Records, Washoe County, Nevada.


Michael J. Miller, P.L.S.

