



Planning Commission Staff Report

Meeting Date: September 2, 2025

Agenda Item: 8A

ABANDONMENT CASE NUMBER:	WAB25-0005 Cheryl Lane
BRIEF SUMMARY OF REQUEST:	Request to abandon three easements on APN 017-150-47.
STAFF PLANNER:	Julee Olander Planner 775.328.3627 jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in three access and public access easements, as follows:

1. A 33-foot wide easement on the western property line of the parcel:
2. A 33-foot wide easement on part of the eastern property line of the parcel; and
3. A 66-foot wide easement in the southern portion of the parcel.

Applicant/Owner:	Walter B., IV and Amy Hustead
Location:	16710 Cheryl Lane
APN:	017-150-47
Parcel Size:	2.46 acres
Master Plan:	Rural (R)
Regulatory Zone:	General Rural (GR)
Planning Area:	Southeast 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
Easement Map	4
Roadway Map	5
Project Evaluation	5
Southeast Truckee Meadows Planning Area	6
Reviewing Agencies	6
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

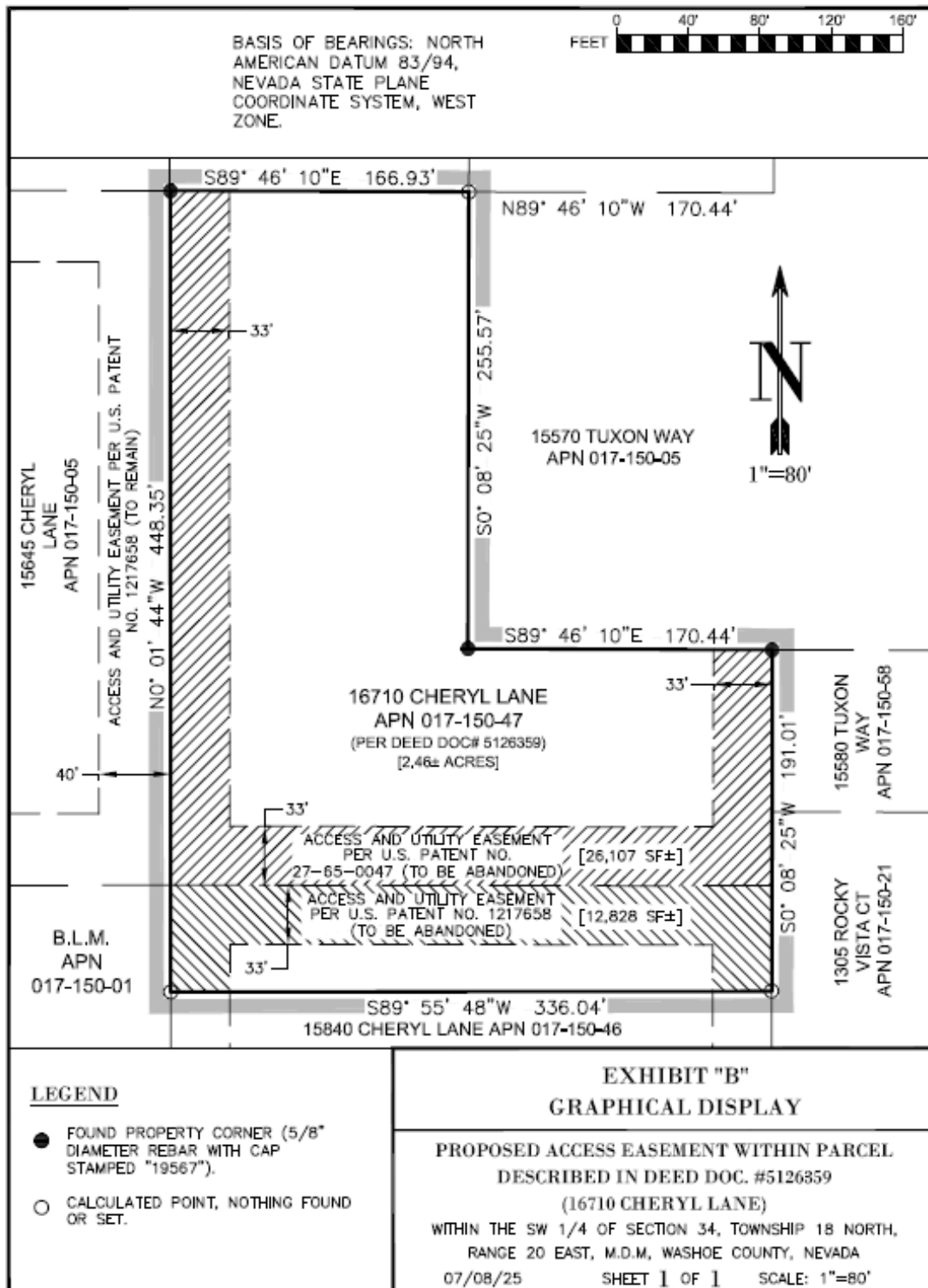
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the 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.

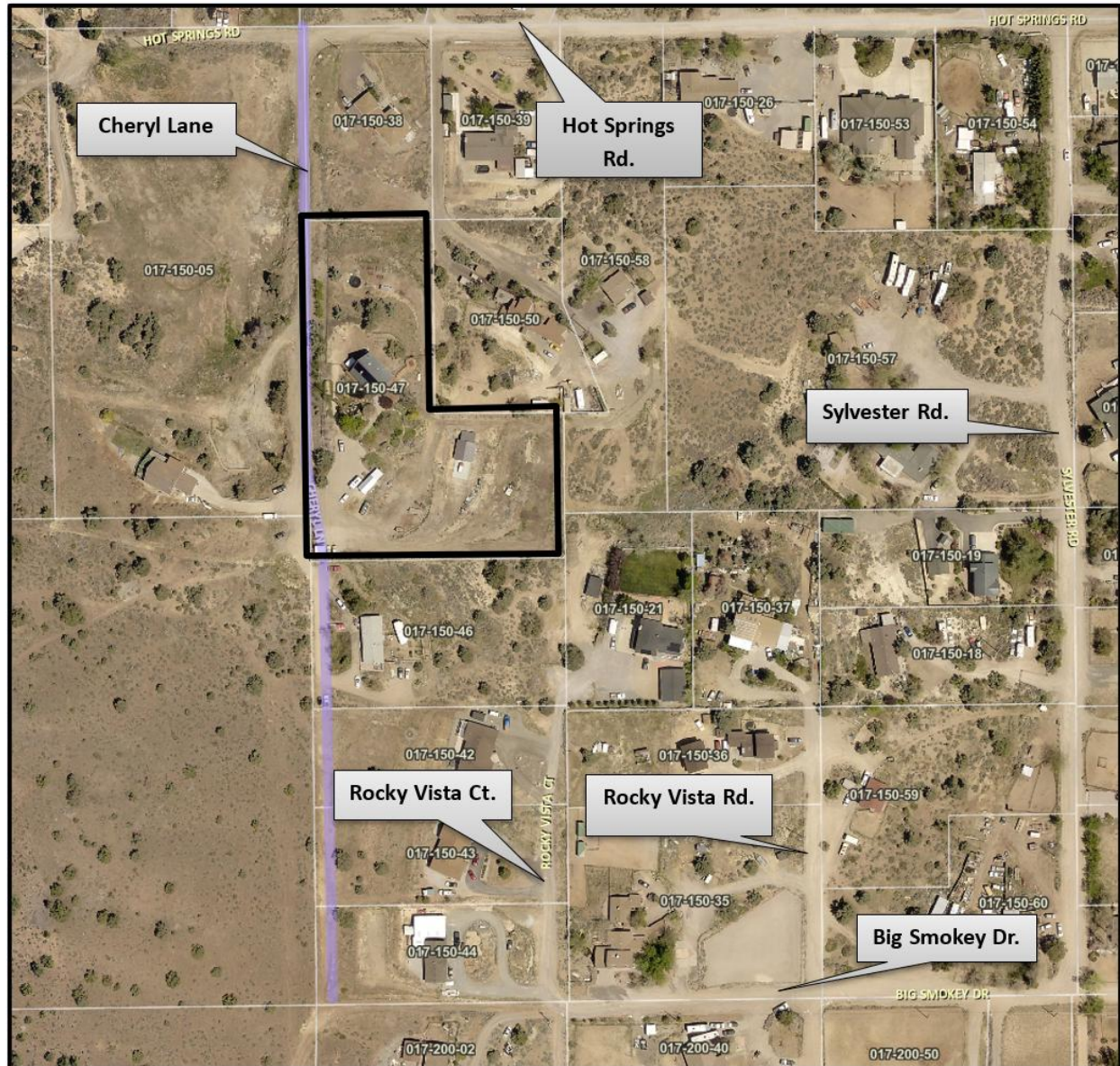
The conditions of approval for Abandonment Case Number WAB25-0005 are attached to this staff report and will be included with the Action Order if granted approval.

- 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 General Rural (GR). Setbacks for the GR regulatory zone are 30 feet from the front and rear property lines and 50 feet from the side property lines. However, the parcel is 2.46 acres and does not meet the minimum acreage for the General Rural (GR) regulatory zone of 40 acres. Accordingly, pursuant to WCC Section 110.406.05, General, the applicable setbacks shall be those for the next densest zone in which the parcel meets the minimum acreage, which is the High Density Rural (HDR) regulatory zone. Therefore, any future proposed structure must meet front and rear yard setbacks of thirty (30) feet and side yard setbacks of fifteen (15) feet.



Easement Map



Roadway Map

Project Evaluation

The application is requesting to abandon easements created with original land patents 27-65-0047 and 1217658 (See Exhibit D, page 3 & 4) and use access easements created per original land patent 1230954 (See Exhibit D, page 5). The request is to abandon Washoe County's interest of two 33-foot wide easements located on the west and part of the east side of the parcel and a 66-foot wide easement located within the southern portion of the parcel (See Easement Map, on page 4). The subject parcel is located off Cheryl Lane, a dirt road in the Southeast Truckee Meadows Planning Area.

Cheryl Lane is currently used to access three parcels (APNs: 017-150-05, 46 & 47). There is a 33-foot easement on the applicant's parcel and a 40-foot easement on the adjacent parcel to the west (APN: 017-150-05), totaling a 73-feet wide easement (See Easement Map, page 4). The 33-foot easement located on the applicant's parcel has

existing vegetation and structures located within the easement and no structures are allowed within an easement. The dirt road that is providing access for Cheryl Lane is currently located primarily on the neighboring parcel (APN: 017-150-05), as can be seen on the roadway map above, page 5. The dirt road does jog to the west onto a parcel owned by the federal government. However, there is no access easement on the federally owned parcel for Cheryl Lane. The access/road needs to be located within the legally defined easement and continue to provide legal access to the southern parcel (APN: 017-150-46). The proposed 20-foot access easement cannot be blocked by structures or other items and must remain open and accessible to vehicles (See Exhibit A, Conditions of Approval).

The other two easements, the 33-foot wide easement along the subject parcel's eastern property line and the 66-foot wide easement within the southern portion of the parcel, do not provide access to any of the surrounding parcels. All other surrounding parcels have established access from other access easements, including those providing access via Rocky Vista Road, Rocky Vista Court, Big Smokey Drive, Sylvester Road, and Hot Springs Road (See Roadway Map, page 5).

Staff is recommending partial approval of this abandonment request. Specifically, staff is recommending abandonment of only 13-feet of the easement on the west side of the parcel, to preserve a 20-foot wide portion of the Cheryl Lane easement on the applicant's parcel. This would allow the neighboring parcel (APN 017-150-05) to seek similar relief (abandoning a portion of their easement) in the future if they desire, and thus, would not treat similarly situated parcels differently. Additionally, AT&T has noted that there is an existing utility pole line on the west side of the parcel. The pole is jointly owned by AT&T and NV Energy as a PUE easement, and it cannot be abandoned. AT&T has requested that the existing utility pole line remain within the designated easement and agrees with only abandoning a 13-foot wide portion of the easement (See Exhibit B, page 1).

Southeast Truckee Meadows Planning Area

The subject parcel is located within the Southeast Truckee Meadows Planning Area. There are no relevant policies related to the abandonment of easements in the Southeast 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.

Washoe County Planning Commission

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Environmental Protection	X			
NDOW (Wildlife)	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoeclounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoeclounty.gov; Janelle Thomas, jkthomas@washoeclounty.gov
NNPH Environmental Health	X	X		James English jenglish@nnph.org
TMFPD	X	X		Dale Way, dway@tmfpd.us
AT&T	X	X	X	Clifford Cooper, cc2132@att.com; Bryson Gordon, bg1853@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			
Spectrum Cable	X			

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 partial abandonment, 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 Southeast 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 Southeast 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 requested abandonment along the eastern property line and within the southerly portion of the parcel will not result in any material injury to the public. Access is already established for all parcels who would utilize those easements, as detailed in the staff report. However, staff is recommending only a partial abandonment of a 13-foot wide portion of the 33-foot wide easement along the western boundary. Allowing an abandonment of 13-feet and preserving a 20-foot wide easement along the western boundary will allow legal access to APN 017-150-46 to be appropriately split between the subject parcel and the adjacent parcel at APN 017-150-05, will not treat similarly situated properties differently, and will address reviewing agencies' comments (See Exhibit B, Agency Comments).*

- (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: AT&T, NV Energy, and Truckee Meadows Water Authority (TMWA) were sent the project application. AT&T and Washoe County Engineering reviewed the project and provided a comment/condition of approval to address existing public utility easements. Staff is recommending a partial abandonment of only 13-feet of the 33-foot wide public utility easement along the western boundary, preserving a 20-foot easement. This will maintain utility pole lines within the easement and address reviewing agencies' comments (See Exhibit B, Agency Comments).

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB25-0005 is being recommended for partial approval as indicated in the staff report and 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 WAB25-0005 for Walter B., IV and Amy Hustead, retaining a 20-foot wide access and public utility easement along the western property boundary of the subject parcel, and 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 Southeast Truckee Meadows; 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 WAB25-0005

The project approved under Abandonment Case Number WAB25-0005 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on September 2, 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 Division and after the recordation of the Resolution and Order of Abandonment 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 – Julee Olander, Planner, 775.328.3627, jolander@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 demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. This Abandonment will be effective after approval by the Engineering and Capital Projects Division and upon recordation of the Resolution and Order of Abandonment by the County Recorder.
- d. The abandonment along the western border of the parcel shall be 13-feet, to preserve a 20-foot wide easement for Cheryl Lane, adjacent to the property line and will include all utility poles.
- e. All structures along the western border that are within the 20-foot wide easement shall be removed before recordation of the Order of Abandonment.

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 the 66-foot wide access and public utility easement within the southern portion of the parcel, the 33-foot wide easements along the requested part of the eastern property line, and a 13-foot wide portion of the 33-foot wide easements along the western property line in order to retain adequate access

easement width on the west 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 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 public access easement 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 ***

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: Re: Abandonment Case Number WAB25-0005 (Cheryl Lane)
Date: Thursday, July 31, 2025 7:27:40 AM
Attachments: [image001.png](#)

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](#)

Julee,

AT&T will be OK with a partial abandonment of 13ft, leaving 20ft for the existing pole line on the westerly side of the property. AT&T asks that the existing pole line act as the centerline of the remaining 20ft easement on the property. The remaining requests for abandonment are accepted and there will not be any charge to the customer for these actions.

Thank,

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: Olander, Julee <JOlander@washoecounty.gov>
Sent: Wednesday, July 30, 2025 2:07 PM
To: COOPER, CLIFFORD E <cc2132@att.com>
Subject: RE: Abandonment Case Number WAB25-0005 (Cheryl Lane)

Cliff,

Would AT&T be ok with a partial abandonment of 13-feet?



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

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 for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Thursday, July 24, 2025 6:29 AM
To: Olander, Julee <JOlander@washoecounty.gov>
Subject: Abandonment Case Number WAB25-0005 (Cheryl Lane)

Julee,

Please be advised that AT&T now has a process for "Relinquishment/Quitclaim" of easements. I've attached the procedure for review with the client.

In this case, there is a pole line within the westerly PUE to be abandoned. AT&T and NVEnergy jointly own this pole line. AT&T cannot abandon the westerly 33' PUE without being in trespass. A replacement easement would be needed for the pole line and AT&T's process for easement relinquishment would remain for the easterly 33' PUE and the southerly 66' PUE abandonment.

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

My name is Cliff Cooper, and I am the Right of Way Manager at AT&T Nevada. I understand that you are interested in quitclaiming an easement on a developing property. I would be happy to guide you through our process, which I have summarized below. However, before we proceed, I have a few follow-up questions regarding your request.

Could you please provide the following information:

1. The address and APN number of the parcels that have the easement
2. The contact person for this process
3. A better copy of the easement, if available

Summary

Quitclaim Process – Approximately 90 Days

1. **Document Preparation**

The Right of Way department will gather all necessary documents to create the quitclaim package for review.

2. **Quitclaim Document Creation**

The quitclaim document will be created and submitted for approval.

3. **Approval Process**

The Engineering department will review the quitclaim request and either approve or deny it. I will keep you informed of the status throughout this process.

4. **Payment**

- If the Engineering department approves the quitclaim, there will be a **\$1,000 administrative fee for each parcel requesting a quitclaim**. The quitclaim will not be filed with the city/county until payment is made.
- If the Engineering department denies the quitclaim, the administrative fee will be returned if submitted.

5. **Filing the Quitclaim**

- If the quitclaim is approved, it will be filed at the Recorder's Office. A conformed copy will be emailed to you for your records once it is processed by the County.
- Please note that AT&T does not control the County's processing time for our requests.

Important Note:

Please do not make any payments until I have received approval from the Engineering department. I will reach out to you as soon as I have the approval or denial from the Engineering team.

Thank you for your cooperation.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA



Date: July 27, 2025

To: Julee Olander, Planner

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

Re: Abandonment Case WAB25-0005 Cheryl Lane Abandonment
APN: 017-150-47

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 western and eastern border as well as a 66-foot access easement through the middle of the southern portion of the parcel on the subject parcel and is located on approximately 2.46 acres on the west side of Toll Road. The Engineering and Capital Projects Division recommends **modified** 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 James Darrough, PLS. 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, Engineering recommends approval of the abandonment of a 66-foot access easement along the southern portion of the parcel, and the 33-foot access easement on the eastern border. However, the access easement along the western border should only abandon a 13-foot eastern portion of the access easement in order to allow the western 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 66-foot width of the southern access easement, 33-foot width of the eastern access easement, and a 13-foot portion of the western access easement to retain adequate access easement width on the west 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

WAB25-0005
EXHIBIT B

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.

WAB25-0005
EXHIBIT B

From: [Way, Dale](#)
To: [Olander, Julee](#)
Subject: WAB25-0005 (Cheryl Lane) - Abandonment
Date: Wednesday, July 16, 2025 8:49:12 AM

Julee,

TMFPD has no specific conditions or comments on this abandonment request.

Thank you.

Dale Way

Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



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

July 29, 2025

Washoe County Community Services
Planning and Development Division

RE: Cheryl Lane; 017-150-47
Abandonment Case; WAB25-0005

Dear Washoe County Staff:

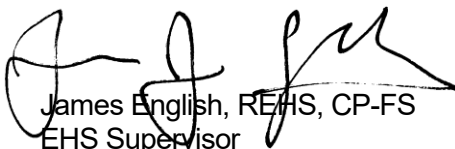
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

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 parcel is currently served by an individual onsite sewage disposal system and a domestic well.
- 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, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health





Date: March 26, 2025

To: Julee Olander, Planner

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

Re: Abandonment Case Number WAB25-0005 (Cheryl Lane)

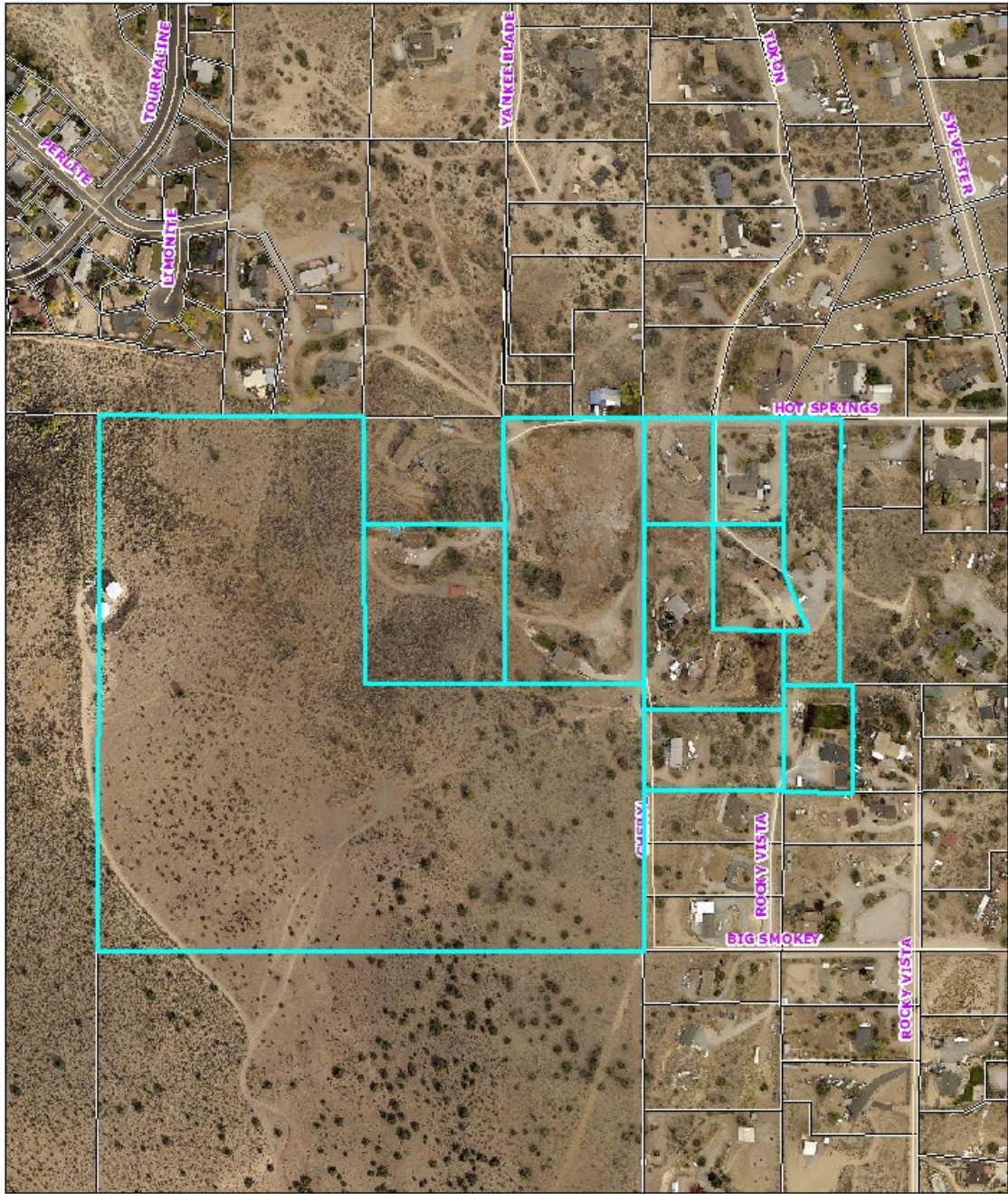
GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in a 33' wide access on the west side of the parcel, a 33' wide access on a portion of the east portion of the parcel, and a 66' wide access on the south side of the parcel.

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

No water rights conditions for this abandonment.

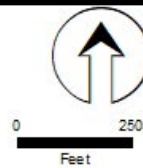
**WAB25-0005
EXHIBIT B**



WAB25-0005 Cheryl Lane

Noticing Map - Abutting parcels

Source: Planning and Building Division



Date: 7/9/2025

Community Services
Department

WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

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. 18 N., R. 20 E.,

Sec. 34, W¹₂SW¹₄NE¹₄SW¹₄.

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

[Signature]

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, E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$.

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 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**.

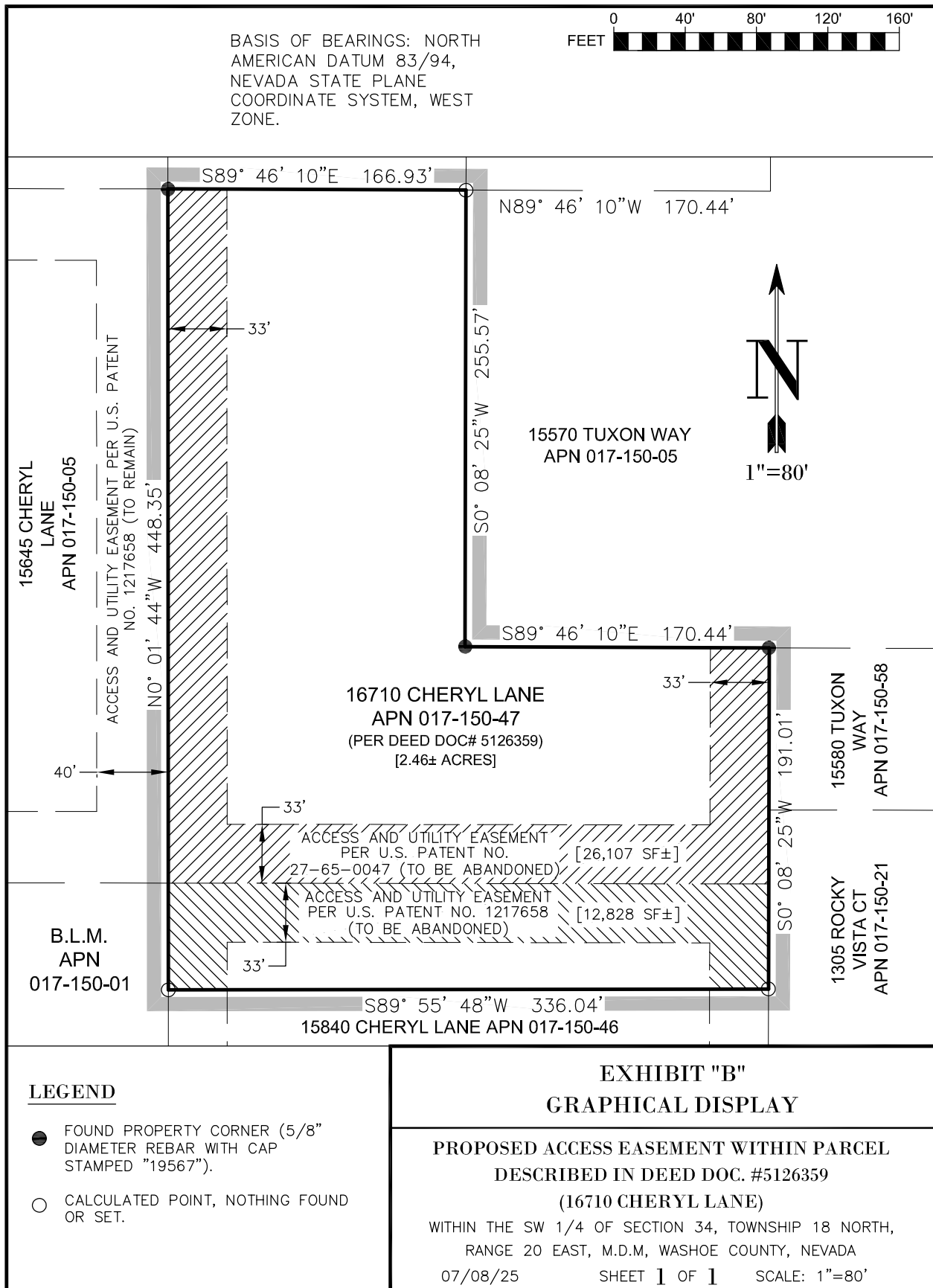
[SEAL]

For the Director, Bureau of Land Management.

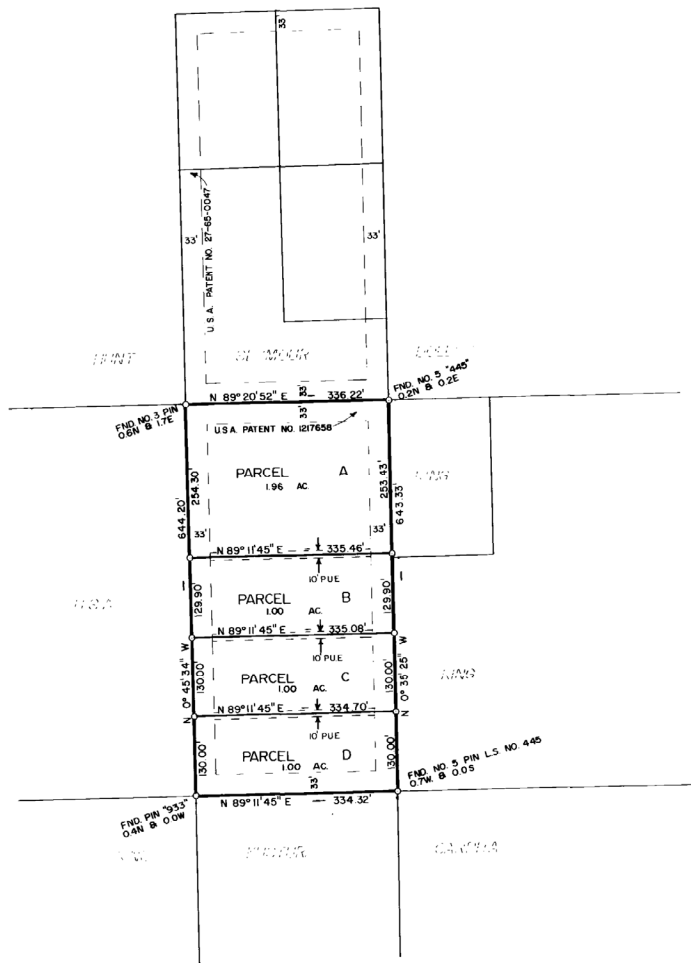
By *Elizabeth B. Hucker*

Chief, Patents Section.

Patent Number **1200951**



1034



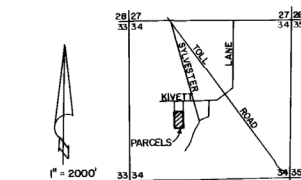
BASIS OF BEARINGS: N 89° 30' 00" E ON & KIVETT LANE PER P.M. NO. 471.

- = 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.

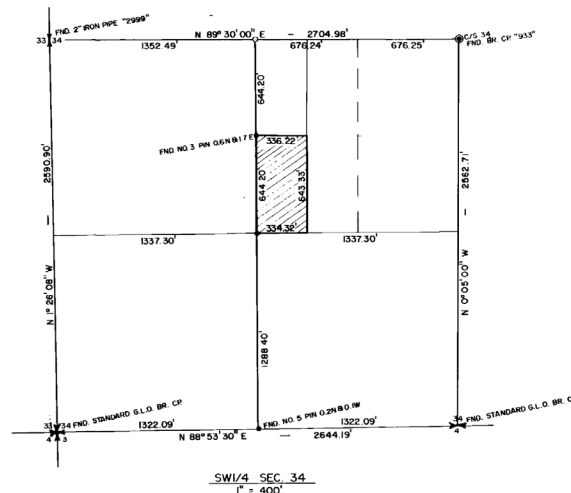
NOTE: FOR THE DOCUMENTATION OF THE 50' ACCESS EASEMENT SEE P.M. NO. 1033
THE 33' GOVERNMENT EASEMENTS ARE PUBLIC ROADWAY AND UTILITY.

1" = 100'



VICINITY MAP

655989



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 1st, 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

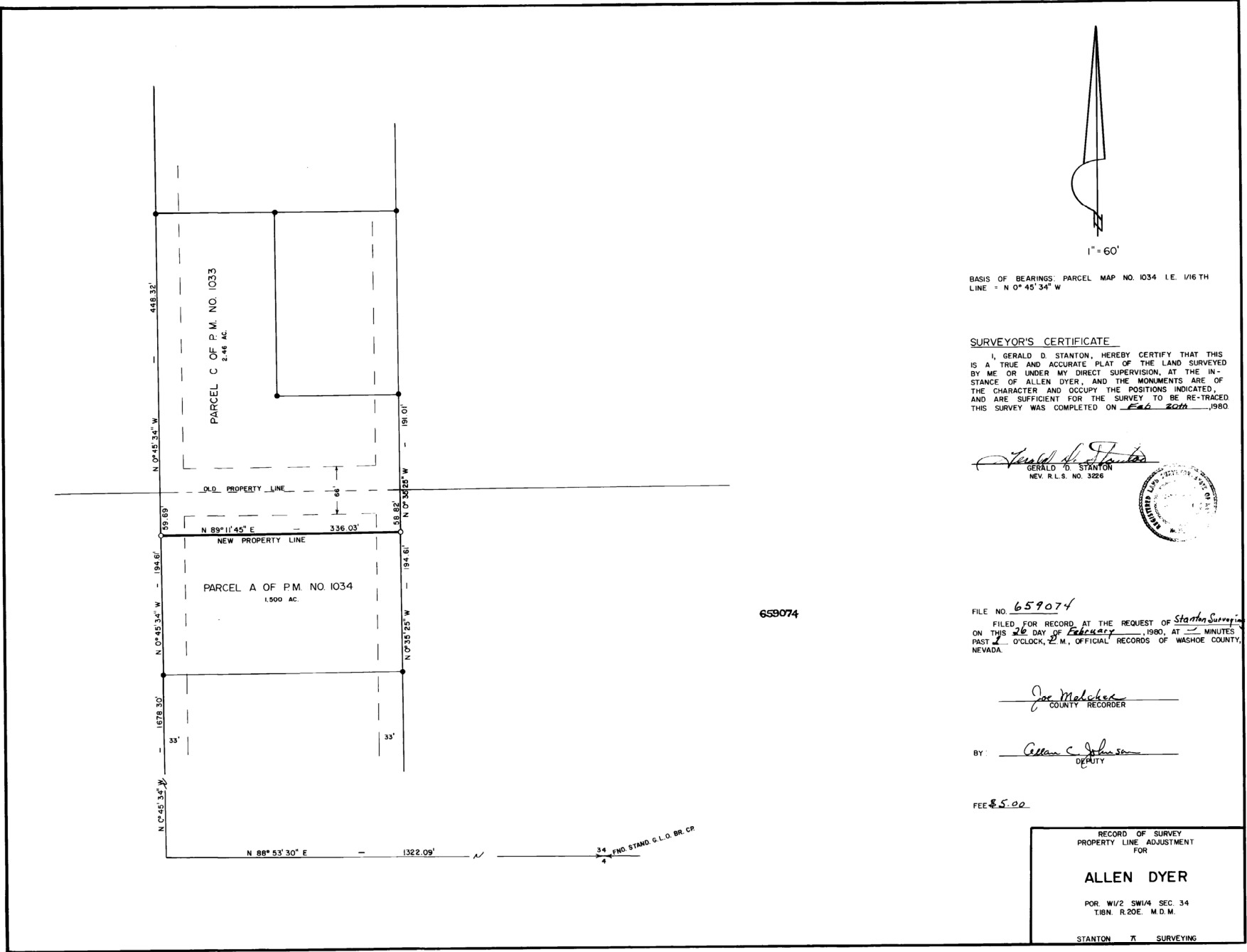
FEE \$5.00 By Aaron C. Johnson
DEPUTY

PARCEL MAP
FOR
HALCOMB & KLOSTERMAN
W1/4 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



Survey Map # 1377