

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Kliment abandonment			
Project Description: To abandon a portion (15' wide strip) of an existing 33' public roadway and utility easement across the south portion of the Kliment parcel			
Project Address: 15660 Fawn Lane			
Project Area (acres or square feet): 48,993 sq. ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): On east side of Fawn Lane approx. 3600' south of Mt. Rose Highway			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-232-02	48993		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Richard & Cynthia Kliment		Name: Alpine Land Surveyors	
Address: 15660 Fawn Lane		Address: 7395 Gravel Ct.	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 214-425-3846	Fax:	Phone: 775-771-1491	Fax:
Email: rrklim55@gmail.com		Email: mike@alpinelandsurveyors.com	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Kliment		Contact Person: Michael J. Miller, P.L.S.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Richard Kliment		Name:	
Address: 15660 Fawn Lane		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 214-425-3846	Fax:	Phone:	Fax:
Email: rrklim55@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Richard Kliment		Contact Person:	
<b>For Office Use Only</b>			
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 66' wide public roadway and utility easement reserved in the patent from U.S.A. existing along S. prop. line. Requesting partial abandonment

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

Land patent from USA per Doc. 278493 recorded in Book.F, Pg. 177 Land Patents 09-04-1957

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

To allow for a more usable yard for owner. Easement is not being used for roadway to other parcels

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

None proposed

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?

There is an existing dirt road on the S. side of the 66' wide easement used to access parcels to the east.

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	* None
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**IMPORTANT**

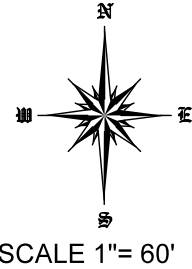
**NOTICE REGARDING ABANDONMENTS:**

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.

APN: 150-232-05  
U.S.A.

33' ROADWAY & PUE PER PATENT FROM USA DOC. NO.278493

PARCEL 1  
P.M. 722  
APN: 150-232-01  
M. KISER-PEARSON ET AL



33' 33'

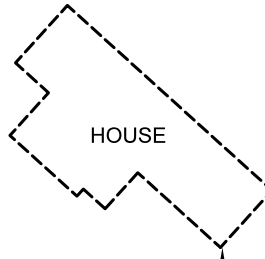
S 89°32'02" W  
297.23'

66'

FAWN LANE (66' WIDE PUBLIC ROADWAY)

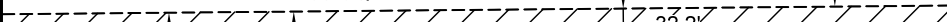
S 00°02'40" W  
164.91'

PARCEL 2  
P.M. 722  
APN: 150-232-02  
R. & C. KIMENT



164.61'  
S 00°03'19" W

HATCHED AREA= 15' WIDE STRIP  
TO BE ABANDONED PER THIS DOCUMENT  
4458 SQ. FT. ±



S 89°28'30" W 297.20'  
66' ROADWAY & PUE PER PATENT FROM USA DOC. NO.278493

33'

33'

APN: 150-242-14  
ALLEN FAMILY TRUST

EXHIBIT "B"

APN: 150-242-12  
L. & V. CONLEY

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION  
FOR

PUBLIC ROADWAY ABANDONMENT

LYING WITHIN THE SW 1/4 SECTION 36, T.18N. R.19E. M.D.M.

WASHOE COUNTY

NEVADA



SHEET

OF

1

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POINT OF BEGINNING FOR CENTERLINE OF EASEMENT TO SPHO & WY BELL PER DOC. 273843 EASEMENT DESCRIBED AS FIELD (CANT BE FOUND IN FIELD) (CANT BE FOUND IN FIELD)

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THOSE BEARINGS SHOWN ON PARCEL MAP NO. 722, RECORDED NOVEMBER 16, 1978, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

**SURVEYOR'S STATEMENT**  
 THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHARD KLIMENT. THE SURVEY WAS COMPLETED IN OCTOBER, 2023.

*Michael J. Miller*  
 MICHAEL J. MILLER, P.L.S. 6636  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF NEVADA 9030  
 MICHAEL J. MILLER  
 P.L.S. 6636  
 OCTOBER 5, 2023

OCTOBER 5, 2023

FILE NO: 15660 Fawn Lane boundary.dwg

**BOUNDARY/ SITE PLAN**  
 for  
**RICHARD KLIMENT**

15660 FAWN LANE  
 WASHOE COUNTY  
 NEVADA



7395 GRAVEL CT., RENO, NV 89502  
 PH. 775-771-1491  
 EMAIL: mike@alpinelandsurveyors.com

STATUS OF MAP  
 PRELIMINARY  
 INITIAL SUBMITTAL  
 FINAL SUBMITTAL

DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

DATE	MARK	REVISIONS	BY

Job No. 2023-238  
 DRAFTED BY: MM  
 DATE: 10-05-2023  
 SHEET  
 1  
 OF 1 SHEET





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**LEGAL DESCRIPTION  
FOR  
PUBLIC ROADWAY ABANDONMENT**

All that certain real property, situate in the Southwest One-Quarter of Section 36, Township 18 North, Range 19 East, M.D.M, Washoe County, Nevada, more particularly described as follows:

BEGINNING at a point lying on the east side of Fawn Lane, a 66' wide right-of-way, bearing North 00°02'40" East, 18.00 feet from the southwest corner of Parcel 2 as shown on Parcel Map No. 722, recorded November 14, 1978, Official Records, Washoe County, Nevada;

THENCE from said POINT OF BEGINNING, North 89°28'30" East, 297.21 feet to a point lying on the east line of said Parcel 2;

THENCE North 00°03'19" East, along said east line, 15.00 feet;

THENCE South 89°28'30" West, 297.21 feet, to a point lying on said east line of Fawn Lane;

THENCE South 00°02'40" West, along said east line, 15.00 feet, to said POINT OF BEGINNING, containing 4,458 square feet, more or less.

The basis of bearings for this description is identical with those bearings shown on said Parcel Map No. 722.

A handwritten signature in blue ink, appearing to read "Michael J. Miller", is written over the typed name and address.

Michael J. Miller, P.L.S.  
7395 Gravel Ct.  
Reno, NV  
89502



12-08-23