



Planning Commission Staff Report

Meeting Date: September 6, 2016

Subject: Abandonment Case Number AB16-003
Applicant: Richard Keefhaver
Agenda Item Number 8C
Summary: To allow the abandonment of two access and utility easements up to 40-feet in width along the subject parcel's southern and eastern property lines, while maintaining a 5-foot-wide utility easement along the southern property line.
Recommendation: Approval with Conditions
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3608
kmullin@washoecounty.us

Description

Abandonment Case Number AB16-003 (Keefhaver) – Hearing, discussion, and possible action to approve the abandonment of two government patent access and utility easements up to 40-feet in width along the subject parcel's southern and eastern property lines, for the benefit of the applicant. A 5-foot-wide utility easement is proposed to be maintained along the southern property line.

- Applicant/Property Owner: Richard Keefhaver
- Location: 15850 Caswell Lane, approximately 500 feet south of its intersection with Mount Rose Highway
- Assessor's Parcel Number: 049-080-20
- Parcel Size: ±0.91-acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 806, *Vacations and Abandonments of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R19E, MDM, Washoe County, NV

Staff Report Contents

Description 1
Abandonment Definition 3
Vicinity Map 4
Site Plan 5
Aerial Photograph 6
Project Evaluation 7
South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)..... 9
Public Notice 9
Reviewing Agencies..... 9
Staff Comment on Required Findings 10
Recommendation 11
Motion 11
Appeal Process 11

Exhibits Contents

Conditions of Approval Exhibit A
Health District Memo, Dated July 6, 2016 Exhibit B
Emergency Medical Services Memo, Dated June 27, 2016..... Exhibit C
Public Notice Map Exhibit D
Project Application Exhibit E

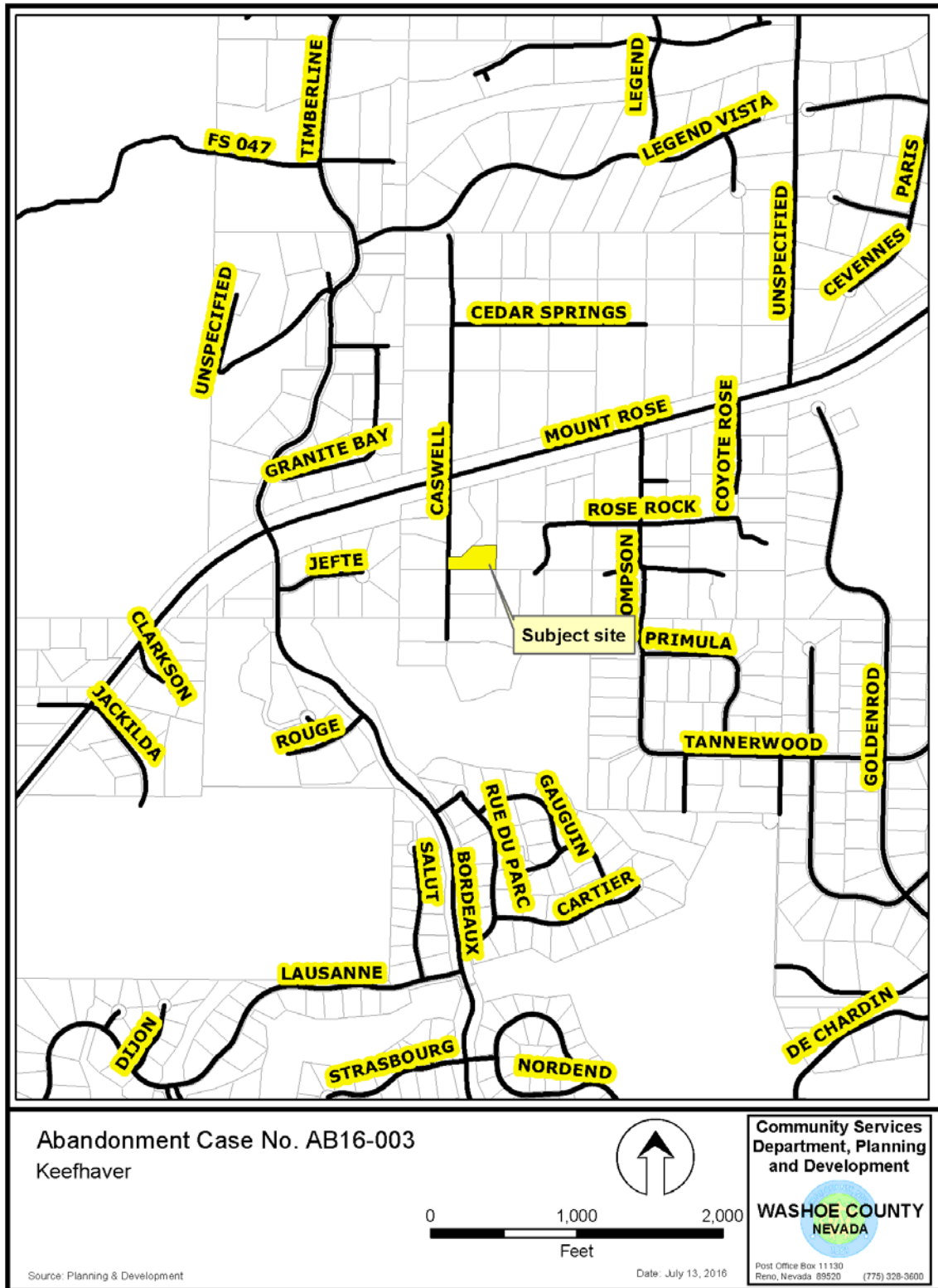
Abandonment Definition

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.

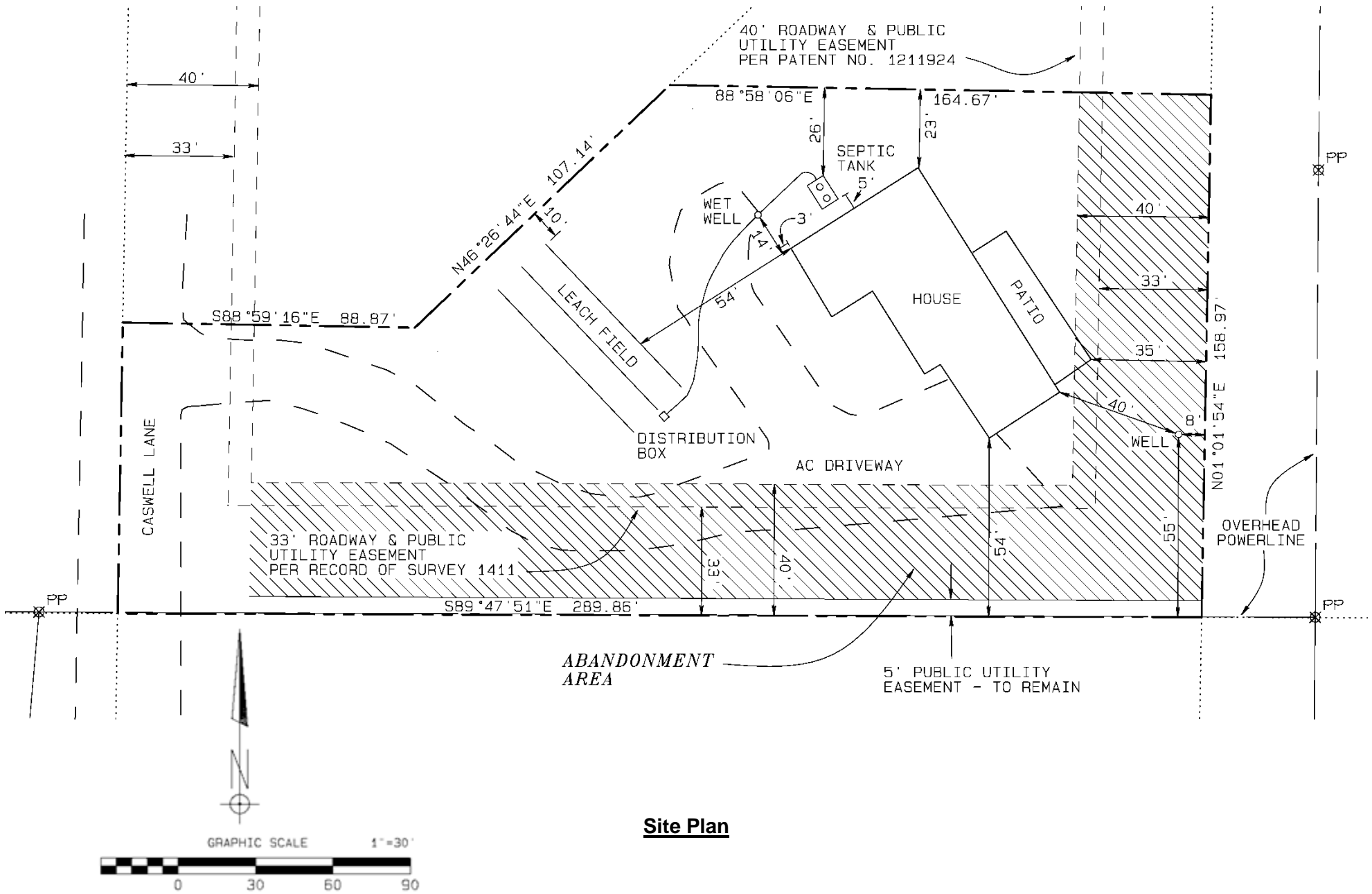
The Resolution and Order of Abandonment is the legal record prepared by the Engineering and Capital Projects Division and recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements that are required by the Conditions of Approval and submitted by the applicant's surveyor. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, they will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete once that recordation has occurred.

The Conditions of Approval for Abandonment Case Number AB16-003 are attached to this staff report and will be included with the Action Order if granted approval.

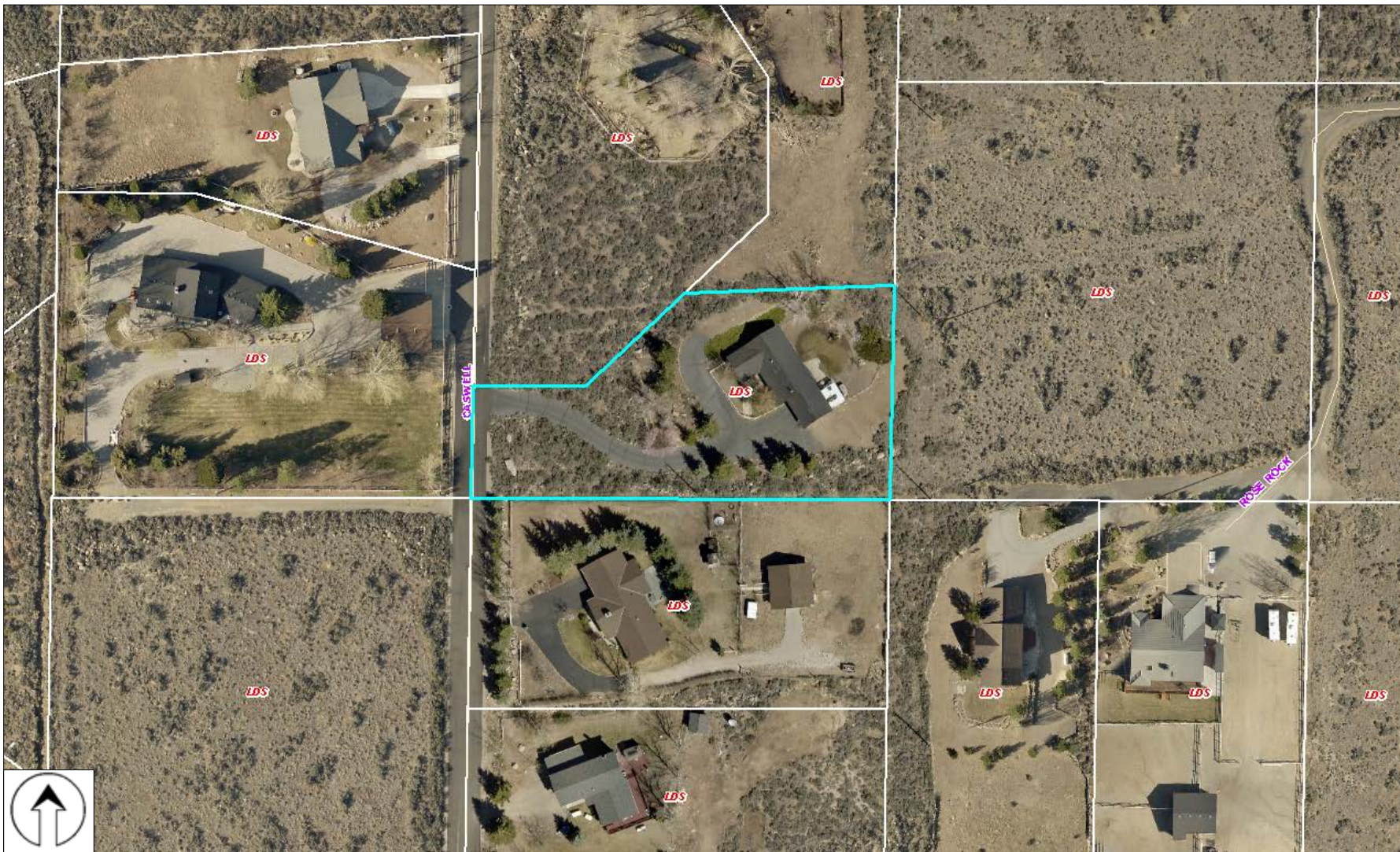
- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after a Resolution and Order of Abandonment has been approved by the Engineering and Capital Projects Division and recorded by the County Recorder.



Vicinity Map



Site Plan



Aerial Photograph

(subject property outlined in blue)

Project Evaluation

The applicant is seeking to abandon two 40-foot-wide government patent access and utility easements along the southern and eastern property lines. A 5-foot-wide utility easement is proposed to be retained along the southern property line. The 40-foot-wide easement that runs along the western property line and serves as a portion of Caswell Lane would remain as-is.

According to NRS 278.480, government patent easements no longer required for a public purpose may be vacated by the Planning Commission. The stated purpose of the abandonment request is to allow for the construction of an additional garage/carport attached to the existing garage.

Effects on Adjacent Property Owners

The subject parcel is shown in the aerial photograph on Page 6 of this staff report. There are undeveloped parcels to the east and developed parcels to the south, north and west of the subject parcel. The undeveloped parcel to the east is federally-owned land with two existing access points: Rose Rock Lane from the east and Mt. Rose Highway from the north. The other surrounding properties have alternative means of primary access that have already been developed.

The only developed access is Caswell Lane, which runs along the western property line. As visible in the photos below, neither of the access easements proposed to be abandoned have been developed. The easement that runs along the southern property line contains large boulders and dense brush. The easement along the eastern property line also contains a significant amount of vegetation and largely functions as the applicant's backyard.



View from Caswell Ln, at SW corner of property, looking east along proposed abandonment area.



View from center of southern property line, looking east along proposed abandonment area.



View from center of eastern property line, looking north along proposed abandonment area.

Utility Easements

The applicant is proposing to retain only a 5-foot-wide utility easement along the southern property line. In order to abandon the remainder of the utility easements, the applicant must obtain approvals from the appropriate public utilities, relinquishing their interest in the existing easements. In addition, Washoe County's Engineering and Capital Projects Division has included a condition of approval requiring that the relocation of any such easements be to the satisfaction of Washoe County and affected public utility agencies.

Development Constraints

The existing easements and associated setbacks cause the property to be severely constrained in terms of acceptable building locations. The easements cover over 50% of the applicant's 0.917-acre property. With the addition of required setbacks, the allowable building envelope is reduced to about one-fifth of the size of the overall parcel.

In addition, the existing home is considered a legal, nonconforming structure because it is a permitted dwelling located within the required setback area associated with both the southern and eastern access easements. As a nonconforming structure, it is subject to additional constraints as described in Washoe County Code Section 110.904.30, *Nonconforming Structure*. This includes a restriction that limits expansion of the structure to no more than 10%.

Abandoning the southern and eastern access easements will allow the home to be considered a conforming structure in terms of its setbacks, and will alleviate some of the constraints mentioned above.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

Pursuant to Article 806, Vacations and Abandonments of Easements and Streets, proposals for abandonments or vacations are not required to be noticed to Citizen Advisory Boards.

Public Notice

Abandonments require that affected property owners be notified by mail. There is no minimum number of property owners that need to be notified. The applicant and 10 adjacent and nearby property owners were provided with notice.

A legal notice is also required to be posted in a local newspaper. A legal notice was published in the Reno Gazette-Journal on August 26, 2016.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Planning and Development
 - Regional Parks and Open Spaces
 - Utilities
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
 - Emergency Medical Services
- Truckee Meadows Fire Protection District

- Regional Transportation Commission
- Washoe-Storey Conservation District
- Federal Bureau of Land Management
- AT&T
- NV Energy
- Truckee Meadows Water Authority
- Paiute Pipeline Company

Several of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Planning Commission approves the requested abandonment.

- Washoe County Planning and Development provided a condition regarding substantial conformance.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- Washoe County Engineering and Capital Projects provided conditions related to abandonment of the utility portions of the easements, including their relocation and potential relinquishment by affected public utilities.

Contact: Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us

- Washoe County Health District, Environmental Health Services Division provided comments related to plans submitted for any future construction on the property.

Contact: James English, 775.328.2610, jenglish@washoecounty.us or
Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- Washoe County Health District, Emergency Medical Services Program indicated there would be minimal impacts concerning EMS responses and access to healthcare services, and recommended clearly marking the address at the street and on the dwelling.

Contact: Christina Conti, 775.326.6042, cconti@washoecounty.us

The Regional Transportation Commission and the Paiute Pipeline Company indicated they reviewed the proposal and have no comments.

Staff Comment on Required Findings

Washoe County Code 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 proposal is in compliance with the required findings as follows.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan.

Staff Comments: The proposed abandonments do not affect any standards of either the Master Plan or the Forest Area Plan.

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The request was submitted to all relevant agencies and departments for review. Proposed conditions of approval are included with the staff report as Exhibit A. Both of the access easements proposed to be abandoned are undeveloped and currently impassable due to dense vegetation. In addition, surrounding properties that could potentially benefit from the easements in question have alternative means of primary access that have already been developed. No other property owners are anticipated to be affected by the proposed abandonments.

3. 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 is proposing to retain only a 5-foot-wide utility easement along the southern property line. In order to abandon the remainder of the utility easements, the applicant must obtain approvals from the appropriate public utilities, relinquishing their interest in the existing easements. A condition of approval has been included requiring that the relocation of any such easements be to the satisfaction of Washoe County and affected public utility agencies.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Abandonment Case Number AB16-003 is being recommended for 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 AB16-003 for Richard Keefhaver, having made all three findings in accordance with Washoe County Code Section 110.806.20:

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. 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, 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 Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

xc:

Applicant/Property Owner: Richard Keefhaver, 18124 Wedge Pkwy, #449, Reno, NV 89511



Conditions of Approval

Abandonment Case Number: AB16-003

The abandonment approved under Abandonment Case Number AB16-003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on September 6, 2016. Conditions of Approval are requirements placed on the abandonment 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.

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 Development 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 Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District 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 Development

1. The following condition is a requirement of Community Services Department – Planning and Development Division, which shall be responsible for determining compliance with this condition.

Contact Name – Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Community Services Department - Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us

- a. Prior to recordation of the Resolution and Order of Abandonment, the applicant shall submit a legal description to the Engineering and Capital Projects Division for review and approval. The legal descriptions shall be prepared by a registered professional and shall be for area of abandonment. The County Surveyor shall determine compliance with this condition.
- b. Relocation of all public utility easements 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 the new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. The applicant shall comply with the above conditions necessary to effect the recordation of the Resolution and Order of Abandonment (prepared by the Community Services Department) within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

Washoe County Health District – Environmental Health Services Division

3. The following condition is a requirement of the Health District’s Environmental Health Services Division, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: James English, 775.328.2610, jenglish@washoecounty.us

- a. The parcel was developed under a Variance (10-90S) for the existing on-site sewage disposal system. Since the easements are proposed to be abandoned or reduced in size, there should not be any greater impact to the existing septic system for the primary and repair area required. Any proposals for future construction will require an accurate septic location, all current easements plotted, and review by the Washoe County Health District.

*** End of Conditions ***

July 6, 2016

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Keefhaver; 049-080-20
Abandonment; AB16-003

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. This abandonment is proposing to convert two access easements up 40-feet in width to "utility easements". Approval by this Division is subject to the following conditions:

1. The parcel was developed under a Variance (10-90S) for the existing on-site sewage disposal system. Since the easements are proposed to be abandoned or reduced in size, there should not be any greater impact to the existing septic system for the primary and repair area required.
 - a. Any proposals for future construction will require an accurate septic location, all current easements plotted, and review by the WCHD.

If you have any questions regarding the foregoing, please call Jim English 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialist Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:wr

cc: File - Washoe County Health District
Richard D Keefhaver – r.d.keefhaver@gmail.com

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

EXHIBIT C

June 27, 2016

Katy Stark
Washoe County Community Services Department
1001 E. Ninth Street, Bldg. A
Reno, NV 89512

Dear Ms. Stark:

I received your email dated June 22, 2016, requesting a review of the June Agency Review Memo III regarding the abandonment case number AB16-003 (Item 4).

Based on the submitted documentation, it is anticipated there will be minimal impacts concerning EMS responses for the abandonment of two access easements to the residential parcel. Additionally, it is not anticipated that there will be impacts concerning access to healthcare services and facilities. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. As of July 1, 2016 the Caswell Lane location will have a REMSA's Franchise response requirement for life-threatening calls of 20 minutes and 59 seconds for 90 percent of calls.

There is a hospital within proximity to the Caswell Lane site, should residents require such services. Renown South Meadows is approximately 8.7 miles away from the residential site. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that house numbers are clearly marked on the curb and the dwelling so the residents can be quickly located by public safety agencies.

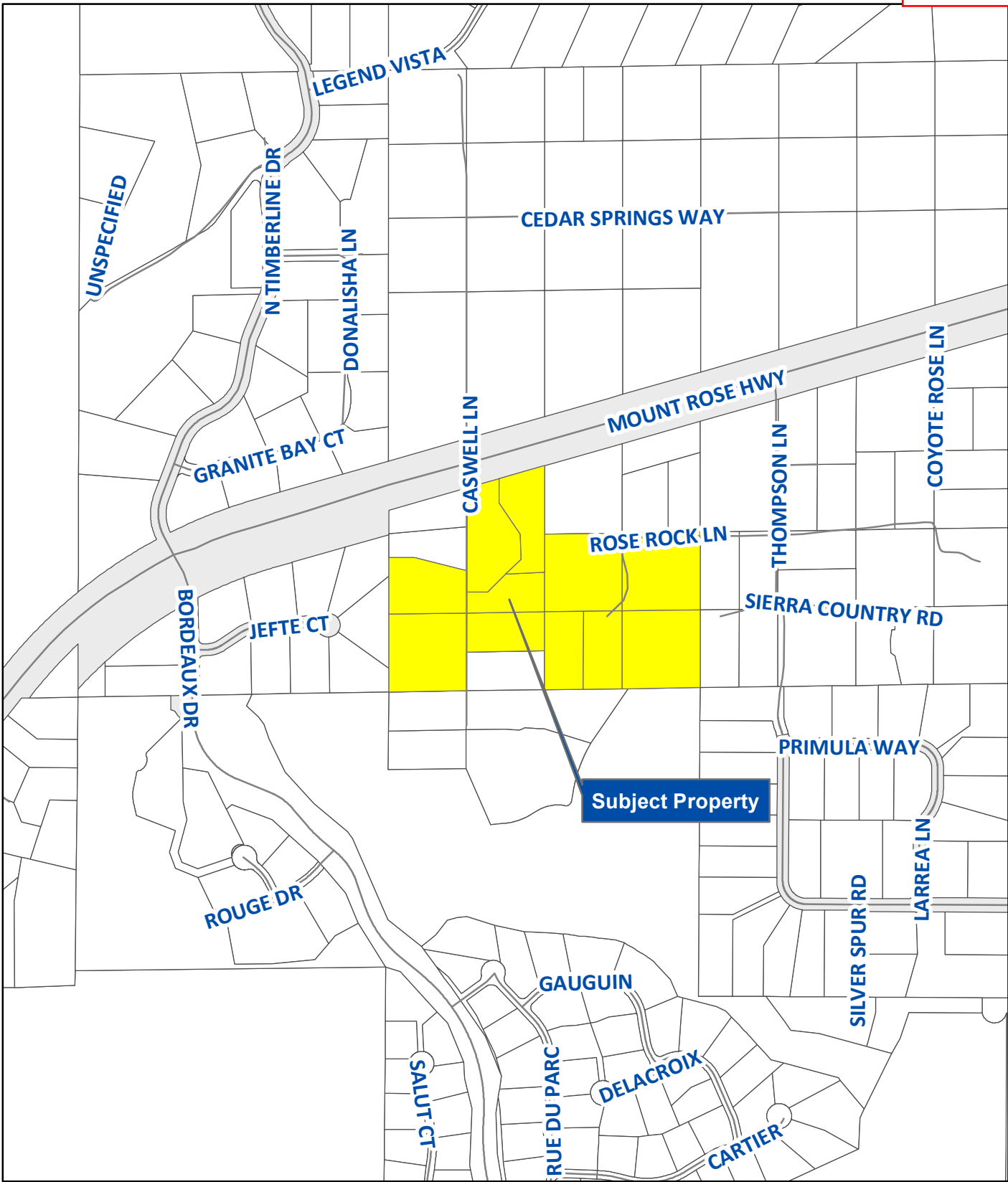
Please feel free to contact me if you have any questions.

Sincerely,



Christina Conti
EMS Program Manager
cconti@washoecounty.us
(775) 326-6042

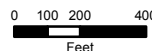
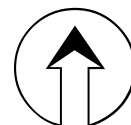




Public Notice Map

Abandonment Case No. AB16-003 (Keefhaver)

10 affected parcels selected



Date: June 20, 2016

Community Services Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Richard D. Keefhaver
15850 Caswell Lane, Reno, NV 89511
Telephone: 775.636.6646 / Fax 775.299.4627
Email: r.d.keefhaver@gmail.com

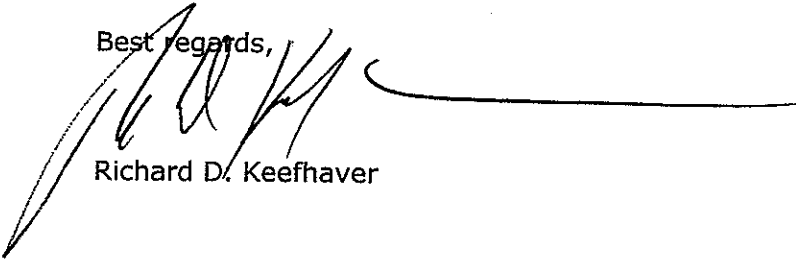
June 15, 2016

Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520
Telephone: 775.328.3600

Table of contents:

- 1. Application
 - a. Abandonment - Easements
- 2. Owner Affidavit
- 3. Fee Schedule (original only)
- 4. First Right-of-Way Filing
 - a. Patent 1211924 – August 22, 1960
- 5. Property Tax Update – current
- 6. Maps
 - a. Portion Sec. 34, T18N – R19E; Book 148
 - b. Washoe County Assessor Property data
 - c. Washoe County Quick Map
 - d. Parcel Map 1031
 - e. Well, Septic and Power Lines Locations
- 7. Current Title Report (original only)
 - a. Preliminary Report
 - b. HEM # 5
 - c. HEM #6
 - d. HEM #7
 - e. HEM #8
 - f. HEM #9
 - g. HEM #10
 - h. HEN #11

Best regards,



Richard D. Keefhaver

Community Services Department
Planning and Development
ABANDONMENT APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 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 Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

1. What is the abandonment being requested?

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

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

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

--

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?

--

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.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Nevada 016927

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

Charles R. McQuerry

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. 19 E.,

Sec. 34, SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains **5** 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 south, east and west boundaries of said land.**

There is also reserved a right-of-way for a Federal Aid Highway under the Act of November 9, 1921 (42 Stat. 212).

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-SECOND** day of **AUGUST** in the year of our Lord one thousand nine hundred and **SIXTY** and of the Independence of the United States the one hundred and **EIGHTY-FIFTH**.

(SEAL)

For the Director, Bureau of Land Management.

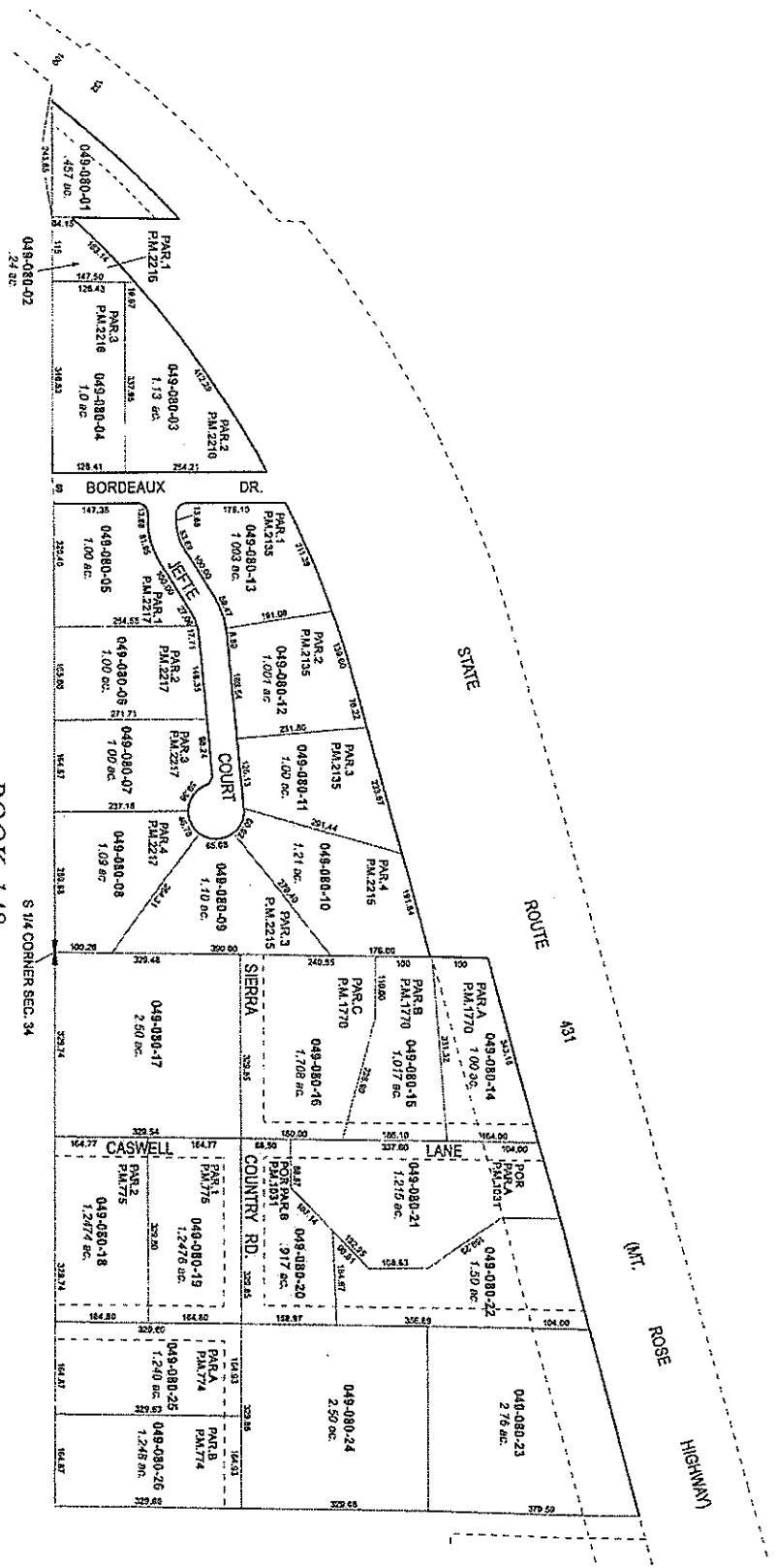
By Elizabeth B. Hucker
Acting Chief, Patents Section.

Patent Number 1211924

PORTION SEC. 34, T18N - R19E

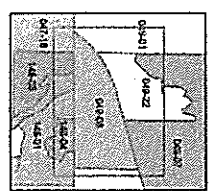
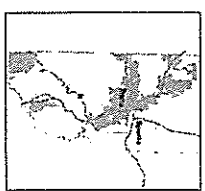
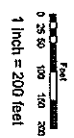
BOOK 148

S 1/4 CORNER SEC. 34



Assessor's Map Number
049-08

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Justina G. Wilson, Assessor
5001 East Main Street
Reno, NV 89502
Phone: (775) 784-2211
Fax: (775) 784-2211



created by CFB 08/21/2018
last updated _____
areas previously shown on maps (s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and administrative purposes only. It does not constitute a warranty of accuracy or a representation of the assessor's liability. The assessor is not responsible for the accuracy or reliability of the data provided herein.

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 04908020
 AIN:

Balance Good Through:	06/02/2016
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :895116:

RICHARD D KEEFHAVER
 18124 WEDGE PKWY 449
 RENO NV 89511

Description:

Situs: 15850 CASWELL LN

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges

PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
04908020	2015	245991	1	08/17/2015	374.32	0.00	0.00	374.32	0.00
04908020	2015		2	10/05/2015	374.32	0.00	0.00	374.32	0.00
04908020	2015		3	01/04/2016	374.31	0.00	0.00	374.31	0.00
04908020	2015		4	03/07/2016	374.31	0.00	0.00	374.31	0.00
Current Year Totals					1,497.26	0.00	0.00	1,497.26	0.00

Prior Years

PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							

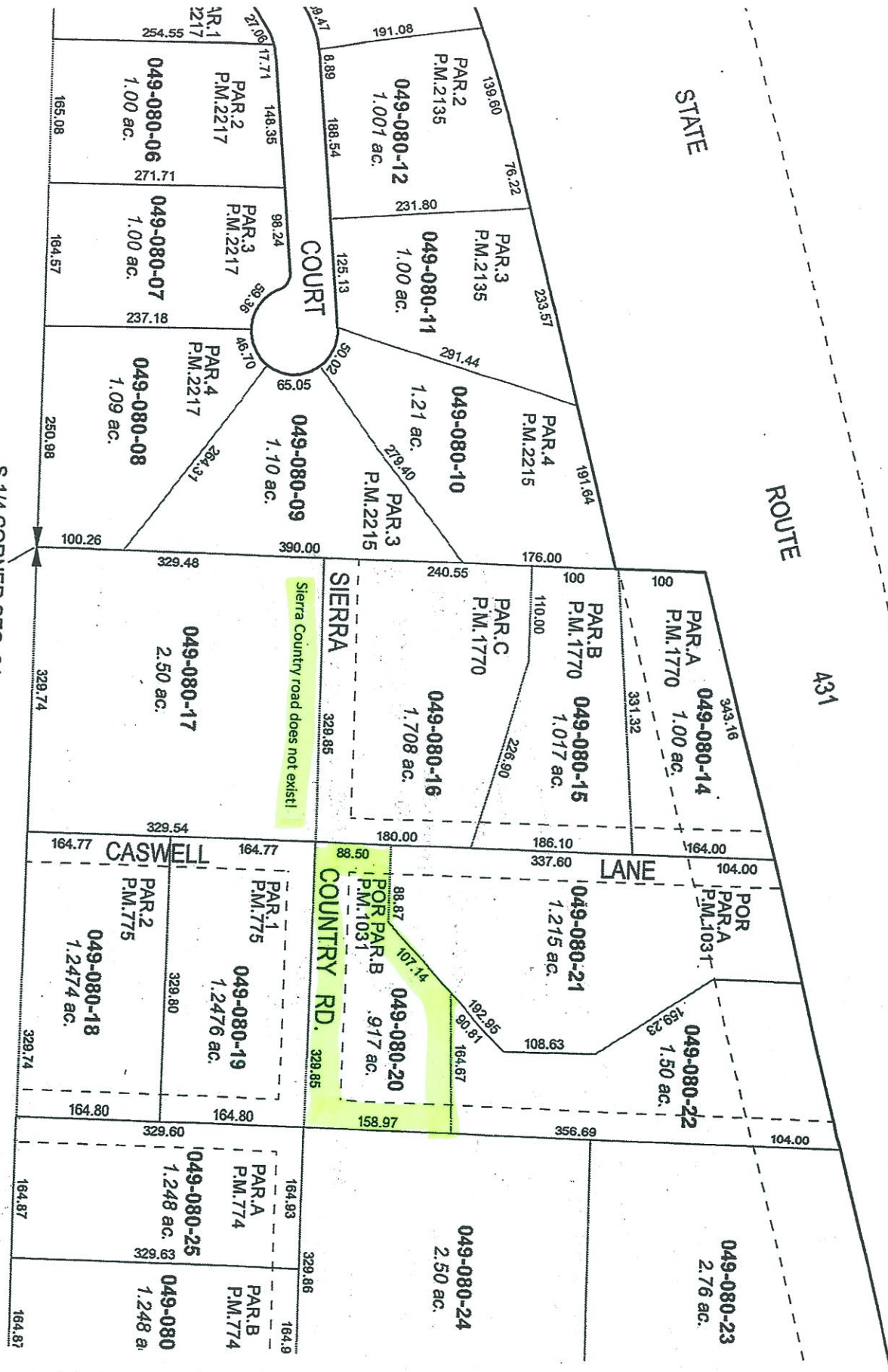
STATE

ROUTE 431

(MT.

ROSE

HIGH



BOOK 148

S 1/4 CORNER SEC. 34

191.08
 PAR.2 P.M.2135
 049-080-12
 1.001 ac.
 139.60
 76.22
 8.89
 188.54
 231.80
 233.57
 PAR.3 P.M.2135
 049-080-11
 1.00 ac.
 125.13
 291.44
 30.02
 50.02
 191.04
 PAR.4 P.M.2215
 049-080-10
 1.21 ac.
 279.40
 PAR.3 P.M.2215
 049-080-09
 1.10 ac.
 191.04
 176.00
 100
 100
 PAR.A P.M.1770
 049-080-14
 1.00 ac.
 343.16
 331.32
 PAR.B P.M.1770
 049-080-15
 1.017 ac.
 240.55
 110.00
 226.90
 PAR.C P.M.1770
 049-080-16
 1.708 ac.
 329.85
 329.85
 SIERRA
 329.74
 329.74
 049-080-17
 2.50 ac.
 329.54
 180.00
 186.10
 337.60
 104.00
 164.00
 POR P.M.1031
 049-080-22
 1.50 ac.
 159.23
 108.63
 182.95
 80.91
 164.67
 107.14
 88.87
 88.50
 POR PAR.B P.M.1031
 049-080-20
 .917 ac.
 180.00
 158.97
 356.69
 104.00
 049-080-23
 2.76 ac.
 164.77
 164.77
 CASWELL
 PAR.1 P.M.775
 049-080-19
 1.2476 ac.
 329.80
 329.80
 PAR.2 P.M.775
 049-080-18
 1.2474 ac.
 329.74
 329.74
 164.80
 164.80
 049-080-25
 1.248 ac.
 329.60
 329.60
 PAR.A P.M.774
 049-080-24
 2.50 ac.
 164.93
 164.9
 PAR.B P.M.774
 049-080-25
 1.248 ac.
 164.87
 164.87
 164.87
 164.87

New Search

WASHOE COUNTY ASSESSOR PROPERTY DATA

05/16/2016

[Parcel Map](#) | [Map Index](#) | [Quick Map](#) | [Sales/Transfer/Doc History](#) | [Additional Owners](#) | [Valuation History](#) | [Improvement Details](#) | [Permits](#)

Last Recorded Document in our records: # 4462117 April 24, 2015

APN: 049-080-20 Card 1 of 1

Owner Information & Legal Description

Situs 15850 CASWELL LN
 Owner 1 KEEFHAVER, RICHARD D
 Mail Address 18124 WEDGE PKWY # 449
 RENO NV 89511
 Rec Doc No 4462117 Rec Date 04/24/2015
 Prior Owner TORO, EDWARD
 Prior Doc 3577276
 Keyline Desc PM 1031 FRAC LOT B
 Subdivision _UNSPECIFIED

Lot: B Block: Sub Map#
 Record of Survey Map: Parcel Map# 1031

Section: 34 Township: 18 Range: 19 [SPC](#)

[Tax Dist](#) 6000 [Add'l Tax Info](#) Prior APN

[Tax Cap Status](#) 3 PCT Qualified Primary Residence

Building Information

Quality	R25 Fair-Average	Bldg Type	Sgl Fam Res
Stories	SINGLE STORY	Square Feet	1,720
Year Built	1990	Square Feet does not include Basement or Garage Conversion Area.	
W.A.Y.	1990	Finished Bsmt	0
Bedrooms	3	Unfin Bsmt	0
Full Baths	2	Bsmt Type	
Half Baths	0	Gar Conv Sq Foot	0
Fixtures	10	Total Gar Area	572
Fireplaces	0	Gar Type	ATTACHED
Heat Type	FA	Det Garage	0
Sec Heat Type		Bsmt Gar Door	0
Ext Walls	PLYWOOD/FR	Sub Floor	WOOD
Sec Ext Walls	STN VEN/FR	Frame	FRAME
Roof Cover	COMP SHINGLE	Construction Mod	0
Obso/Bldg Adj	0	Units/Bldg	1
% Incomplete		Units/Parcel	1

Land Information

[Land Detail](#)

NBC = Neighborhood Code

[Land Use](#) 200

[Zoning](#) LDS Sewer Septic NBC EABG

Size 39,645 SqFt or ~0.91 Acre Water Well Street Unpaved NBC Map [EA NBC Map](#)

Valuation Information

Valuation History	2015/16	2016/17
	FV	NR
Taxable Land Value	95,000	110,000
Taxable Improvement Value	124,155	123,958

Taxable Total	219,155	233,958
Assessed Land Value	33,250	38,500
Assessed Improvement Value	43,454	43,385
Total Assessed	76,704	81,885

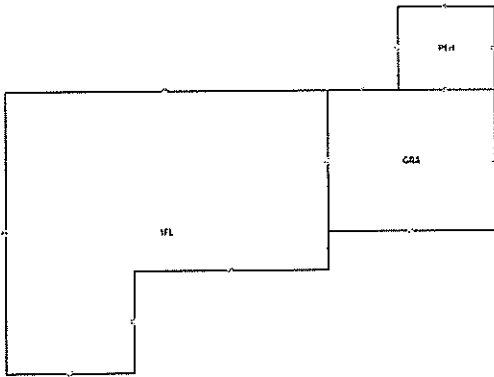
The 2016/2017 values are preliminary values and subject to change.

Sales/Transfer Information/Recorded Document

Sales/Transfer History

<u>V-Code</u>	<u>LUC</u>	<u>Doc Date</u>	<u>Value/Sale Price</u>	<u>Grantor</u>	<u>Grantee</u>
2D	200	04-24-2015	337,500	TORO, EDWARD	KEEFHAVER, RICHARD D
3BCT	200	09-21-2007	0	TORO, EDWARD & KRISTI M	TORO, EDWARD
3BGG	200	01-03-2005	0	TORO, EDWARD & KRISTI M	TORO, EDWARD & KRISTI M
2D	200	05-13-1994	185,000		TORO, EDWARD & KRISTI M
1G	200	09-01-1990	152,000		
1G	100	04-01-1990	29,000		

Building #1 Sketch



Sketch Code Descriptions

Property Photo



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 05/15/2016. **NOTE:** The 2016/2017 values are preliminary values and subject to change.

w

Washoe County Quick Map

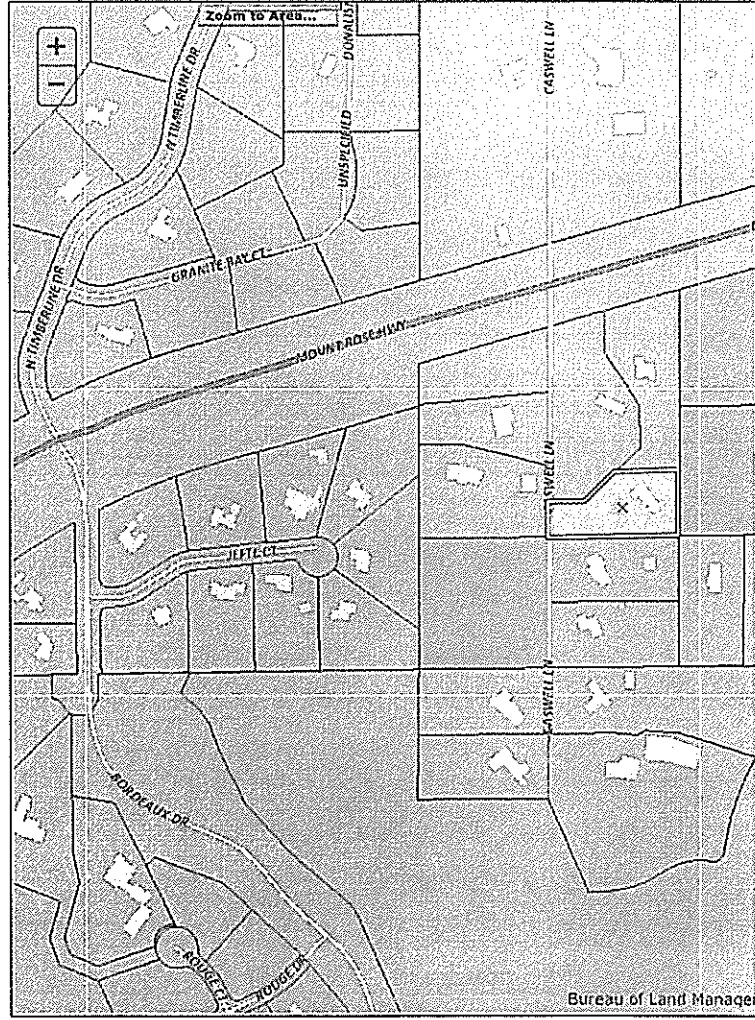
[Assessor Map](#) | [Assessment](#) | [Tax Report](#)
[Building Permits](#) | [Geographic Maps](#) | [Blpp Maps](#)
[Pictometry \(Login Required\)](#)

APN: 049-080-20 [Click to zoom](#)
First Name: RICHARD D
Last Name: KEEFHAYER
Address: 15850 CASWELL LN

Area: Unincorporated County
Acres: 0.916
Bedrooms: 3
Baths: 2
Year Built: 1990
Zoning: LDS
Tax District: 4000
Assessed Value 2015/2016: 76704
Gross Tax Subject to Abatement: 2485.36
Abated Tax: -573.35
Exempt Tax: -414.75
Final Tax 2015/2016: 1497.26

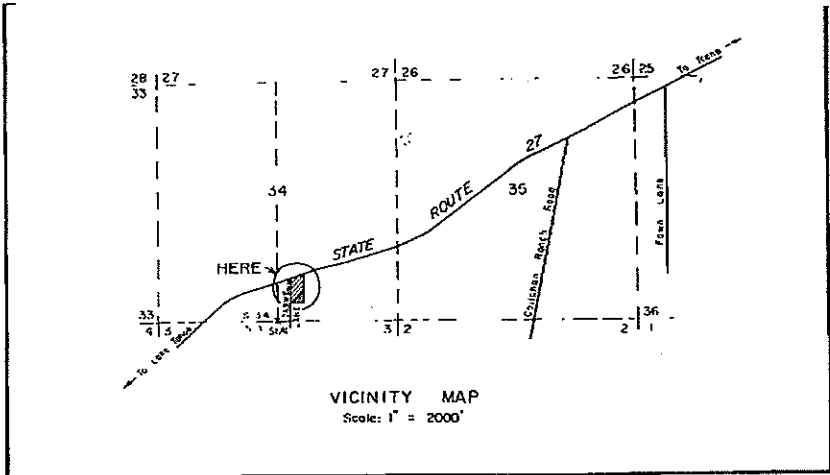
Planning Area: FOREST
Citizen Advisory Board: S Truckee Meadows/Washoe Valley
Elementary School: HUNSBERGER
Middle School: PINE
High School: GALENA
Fire District: Sierra FPD

Voter Precinct: 8238 Precinct Max
Senate District: 16
Assembly District: 26
Board of Education: 2
University Regents: 10
County Commission District: 2
Reno Ward: 0
Sparks Ward: 0
Standard Trustee: A
General Trustee: G



Bureau of Land Manager

Tools:



OWNER'S CERTIFICATE

The undersigned does hereby certify he is the owner of the tract of land shown hereon, and hereby consents to the preparation and recordation of this map and does hereby grant forever those permanent easements for access and utility installation shown hereon.

Brian W. Hatoff
BRIAN W. HATOFF

STATE OF NEVADA
COUNTY OF Washoe S.S.

On this 11 day of January, 1980, Brian W. Hatoff did personally appear before me a Notary Public; who upon oath did depose and say that he executed the foregoing certificate freely and voluntarily for the purposes stated hereon.

Fred L. Petersen
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

- I, Fred L. Petersen, a Registered Land Surveyor in the State of Nevada, certify that:
1. This is a true and accurate representation of the land surveyed under my supervision of the instance of Brian W. Hatoff
 2. The lands surveyed lie within Section 34, T.18N., R.19E., M.D.B. & M. and the survey was completed on December 16, 1979.
 3. This plat complies with the applicable state statutes and any local ordinances.
 4. The monuments are of the character shown and occupy the positions indicated.

12-26-79
Date
Fred L. Petersen
FRED L. PETERSEN
Registered Land Surveyor No. 2371

RECORDER'S CERTIFICATE

File No. 653560
Filed for record at the request of Brian W. Hatoff on this 23 day of January, 1980 at 35 minutes past 12 o'clock A.M. in the Official Records of Washoe County, Nevada.
Fee: \$ 5.00

Joe Malcher
WASHOE COUNTY RECORDER
By Arlan C. Johnson, Deputy

COUNTY COMMISSIONERS

Approved and accepted this 22nd day of January, 1980, by the Board of County Commissioners of Washoe County, Nevada

Juli Bailey
COUNTY CLERK
By: _____
Deputy

MAP
74

653560

MY APPROVAL

I have examined and approved the easements map to be used by my company.
David this 28 day of Dec, 1979
Company of Nevada
Power this 28 day of Dec, 1979
Power Company

<p>PARCEL MAP Of NE1/4, SW1/4, SW1/4, SE1/4, and the SE1/4, NW1/4, SW1/4, SE1/4 Of Section 34, T.18N., R.19E., M.D.B. & M. In Washoe County, Nevada For BRIAN W. HATOFF</p>	
<p>FRED L. PETERSEN, R.L.S. 2371 Route 1 Box 138B Fernley, Nevada 89408</p>	<p>December, 1979 Scale: 1" = 100' Sheet 1 of 1</p>

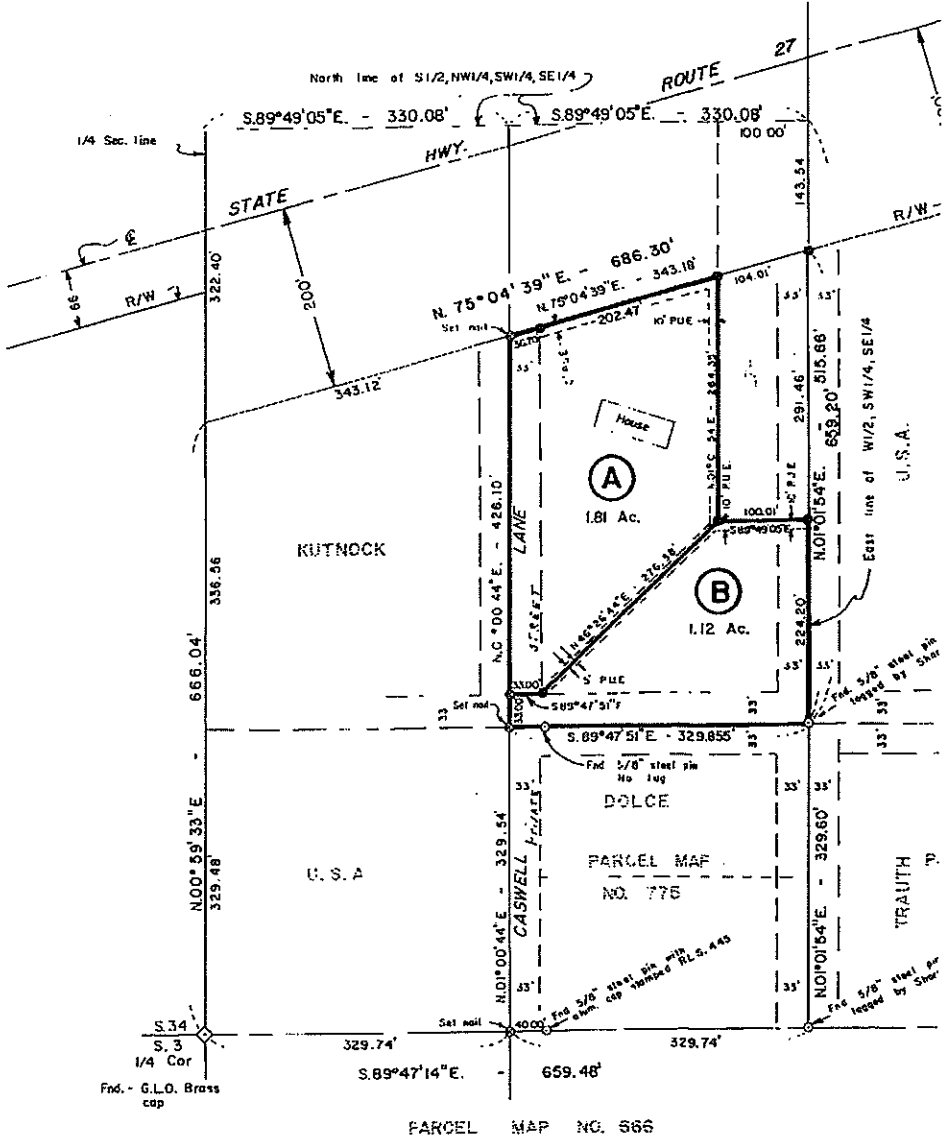
CUMULATIVE CHANGES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Parcel Map # 1031



BASIS OF BEARINGS

Date from Record of Survey Map No. 851
 (Recorder's Doc. No. 322922) Read Parcel
 Map No. 775 (Recorder's Doc. No. 504393)



PARCEL MAP NO. 866

- NOTES -

- 33 foot easements are for roadway and public utilities. See R.L.S. records classifications (No. 121) taken Nov. 27, 1956 (L.P. Doc. No. 509960)
- A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel or location mutually agreed upon by the owner of record at the time of installation and the utility company.

UTILIT
 I heret
 shown

JK
 Bell T

Sterra

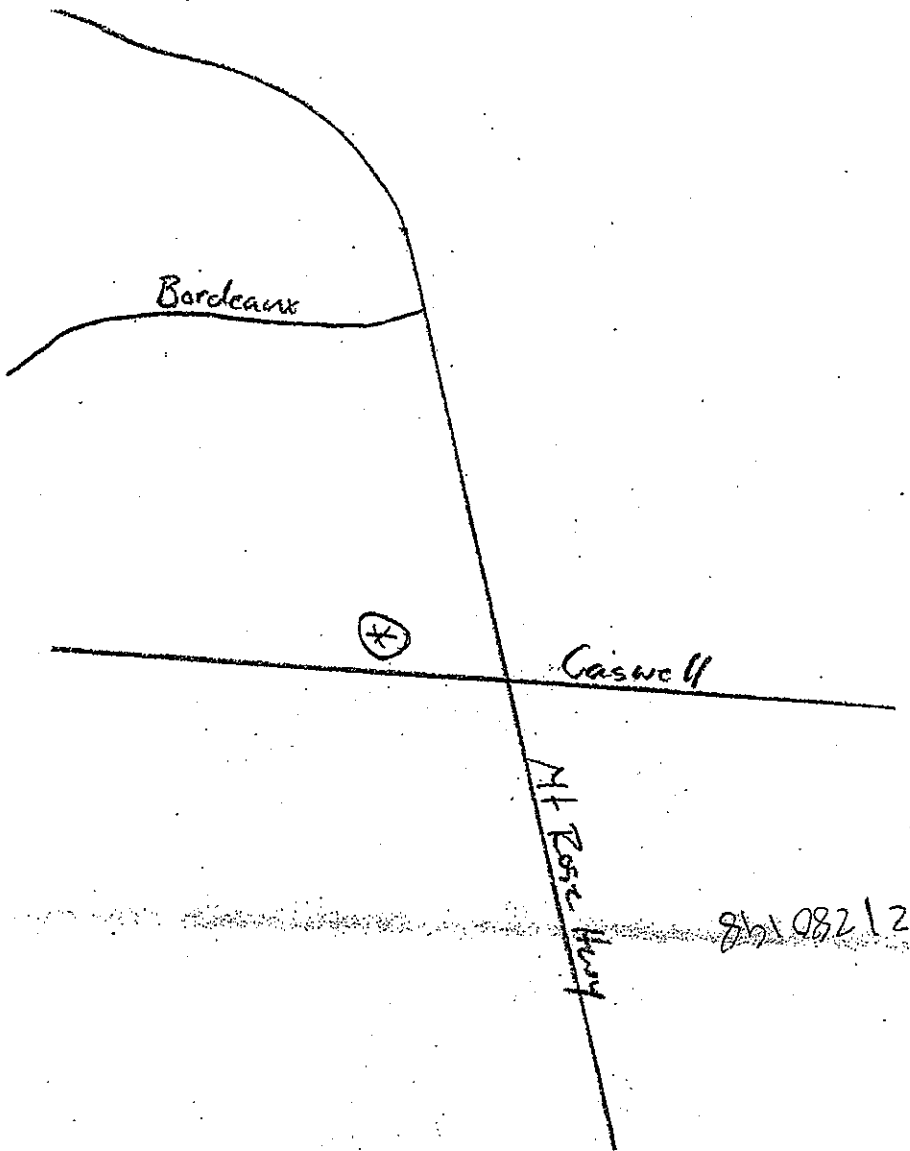
- LEGEND -

- Set 5/8" steel pin with aluminum cap stamped R.L.S. 2371
- ⊙ Set nail in roadway
- PUE Public Utility Easement

1031

Well Deepening

Vicinity Map



321 280 148

WELL
AND
SEPTIC
LOCATIONS

Owner:

Richard Keefhaver

18124 Wedge Pkwy #449

Reno NV 89511

Site Address:

15850 Caswell Ln

Reno NV 89511

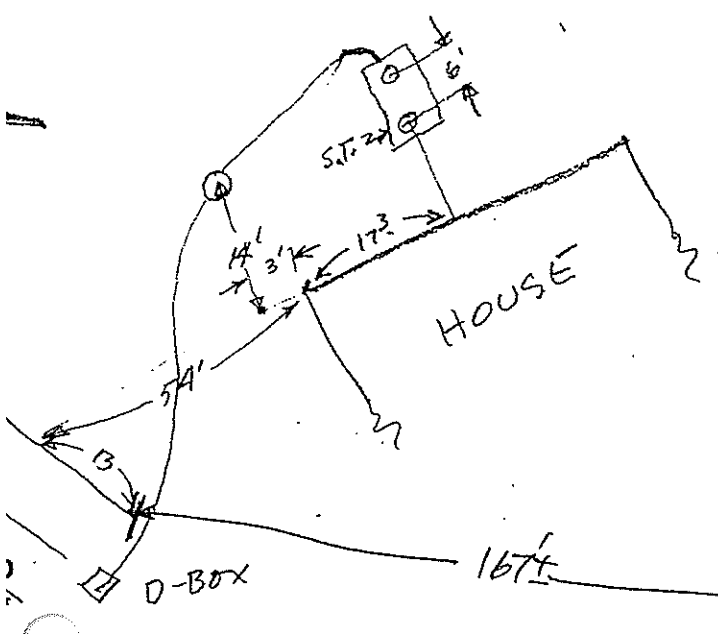
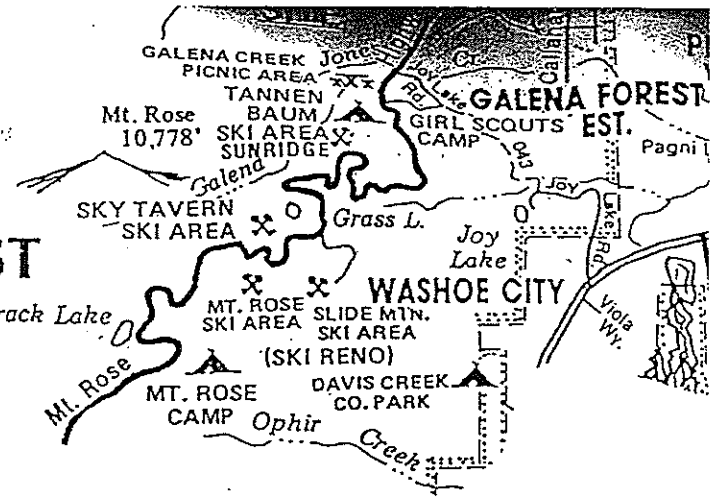
Scale: 1"=35'.

Additional Notes:

- 1) No county water available to the property.
- 2) Septic and leach are 100'+ from the well.
- 3) All neighboring septic and leach fields are 100+ feet from the well.
- 4) Parcel Area ~ .91 Acre
- 5) Property is not located in the 100 year flood plain.

BUILT:

FOREST



VICINITY MAP

NO SCALE

REFERENCE

Washoe County Asses
parcel map book 45

LEGAL OWNER

Klaus Gerstlauer
6112 Chsebro rd.
Agoura Hills, Calif

ENGINEER

A

LEACH FIELD OVER 150'

100

99

164.67

1000 GAL.
SEPTIC TANK

WET
WELL

5' @ 2%

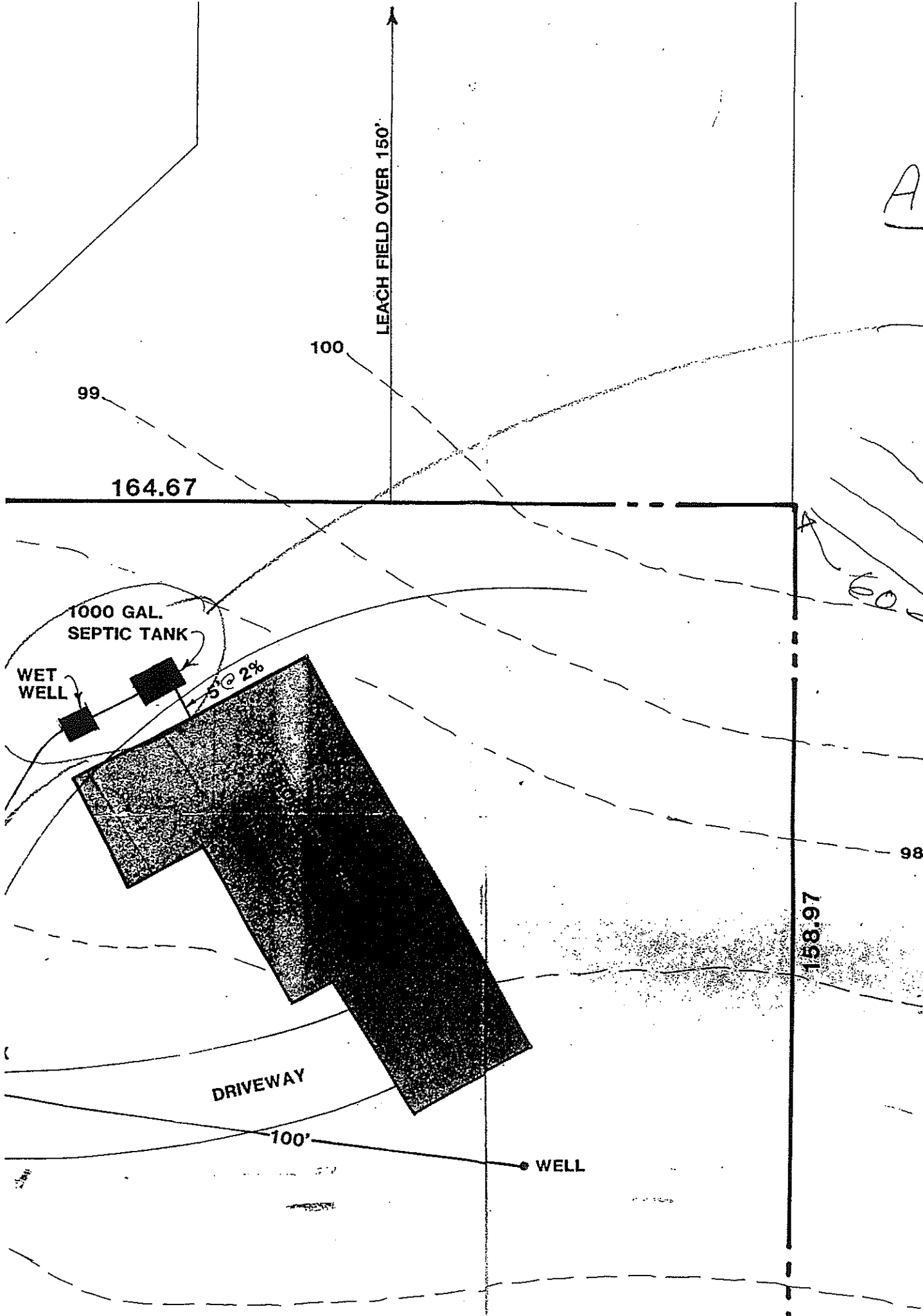
98

158.97

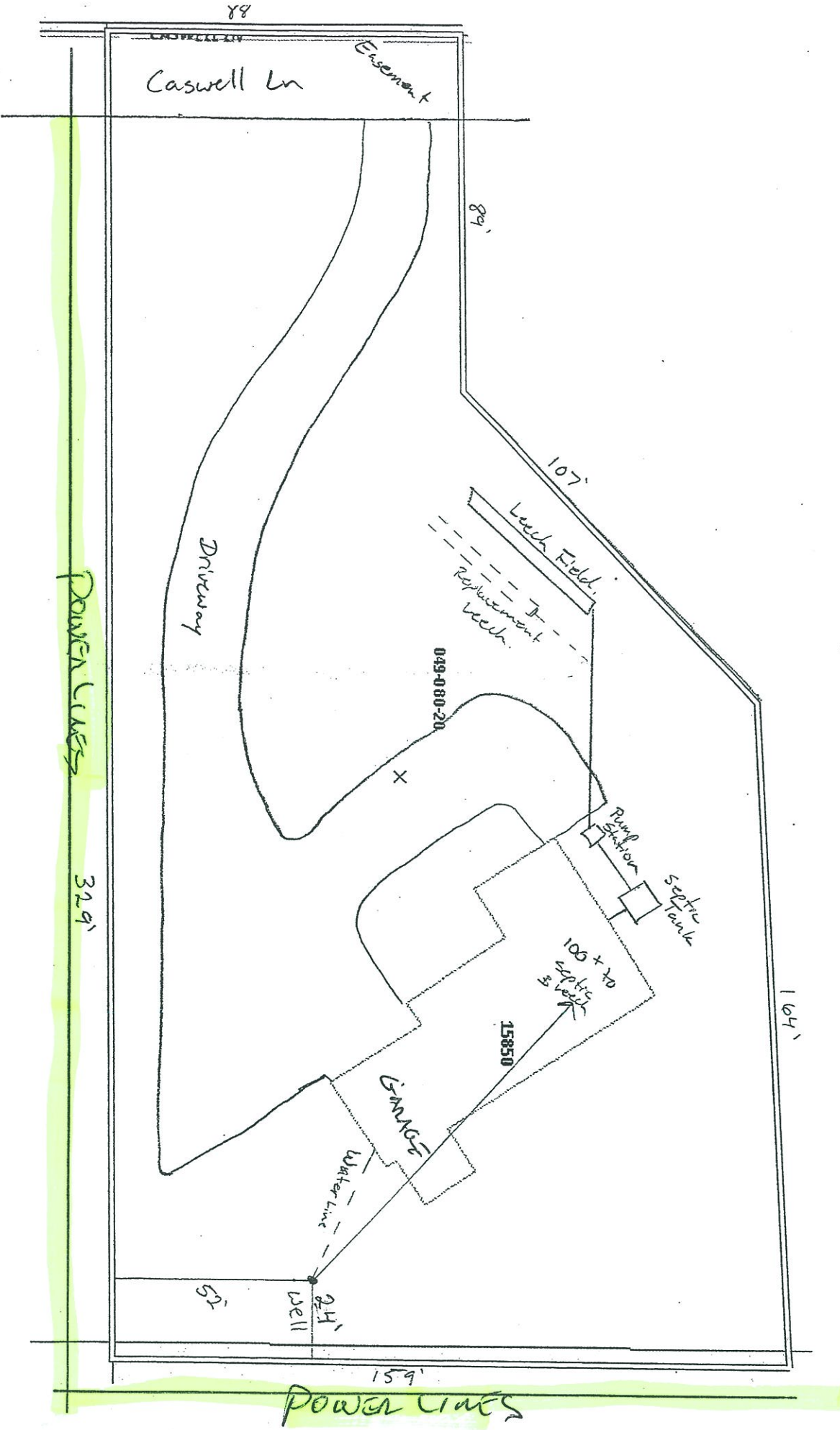
DRIVEWAY

100'

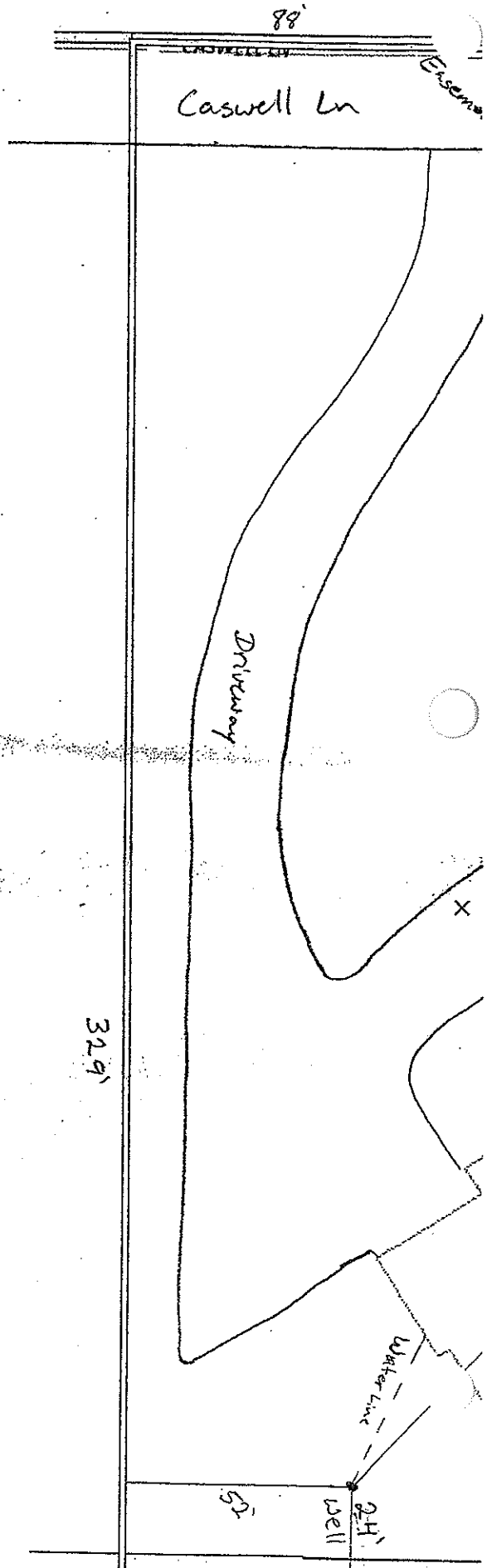
WELL



APPROVED



POWER LINES



APPROVED

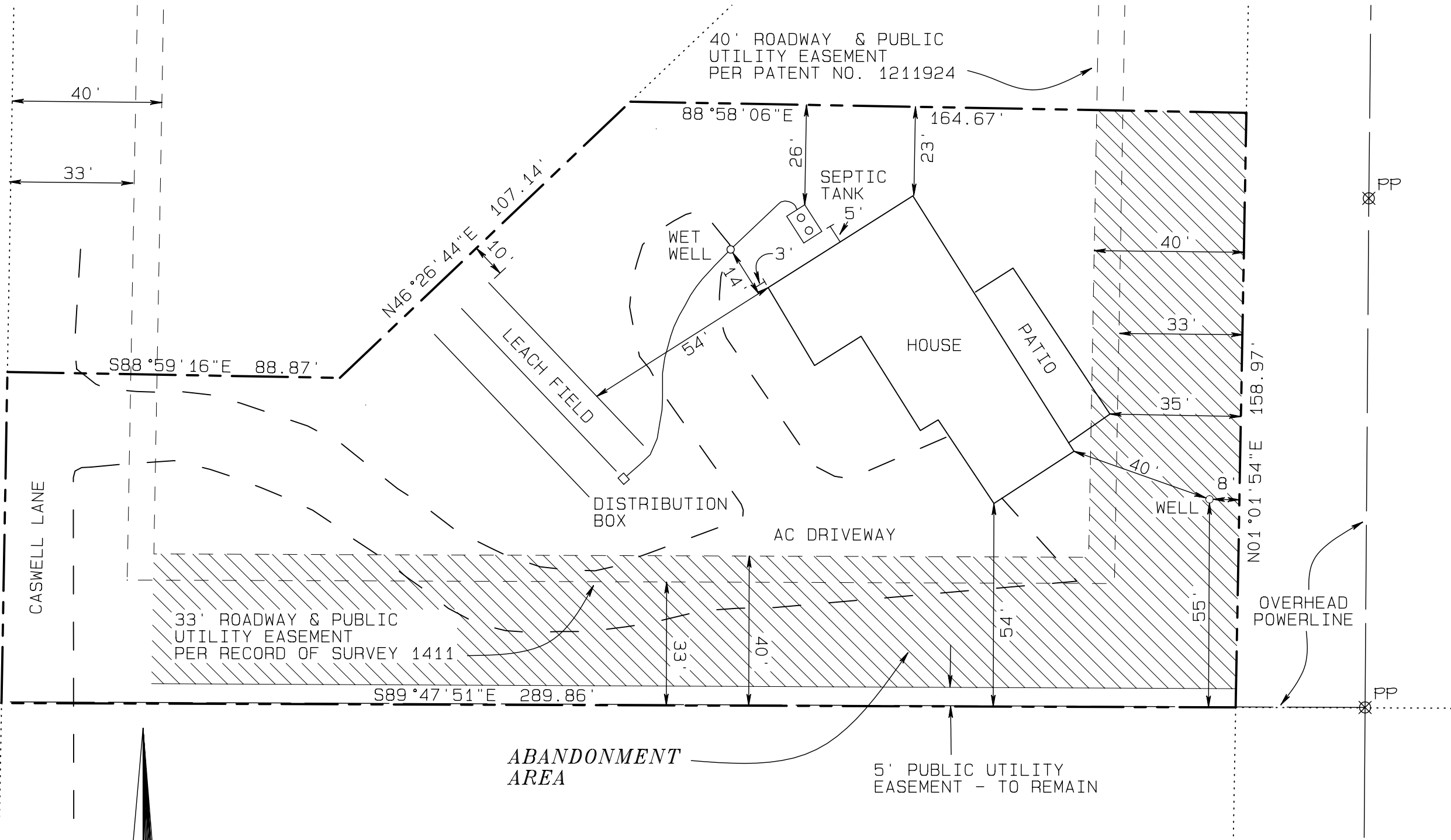
AUG 19 2015

Washoe County Health District

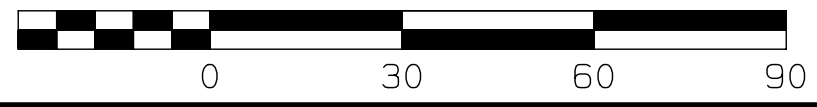
By: D. Kelly #780

* Septic reference - see
 As built Record for variance
 10-905.

40' ROADWAY & PUBLIC
UTILITY EASEMENT
PER PATENT NO. 1211924



GRAPHIC SCALE 1"=30'



15850 CASWELL LANE ABANDONMENT EXHIBIT