

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

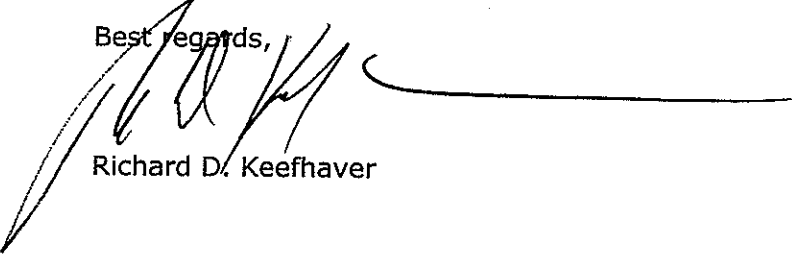
June 15, 2016

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

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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.

<b>Project Information</b>		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 <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		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)

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
------------------------------	-----------------------------

# Property Owner Affidavit

**Applicant Name:** Richard D. Keefhaver

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

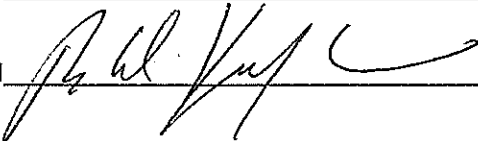
I, Richard D. Keefhaver  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 049-080-20

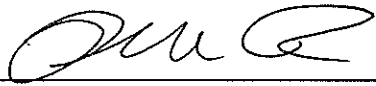
Printed Name Richard D. Keefhaver

Signed 

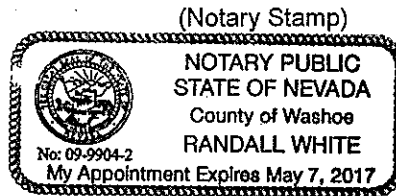
Address 18124 Wedge Parkway #440

Reno, NV 89511

Subscribed and sworn to before me this  
10<sup>th</sup> day of June, 2016.

  
Notary Public in and for said county and state

My commission expires: May 7, 2017



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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, SE¼NW¼SW¼SE¼, NE¼SW¼SW¼SE¼.**

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**.

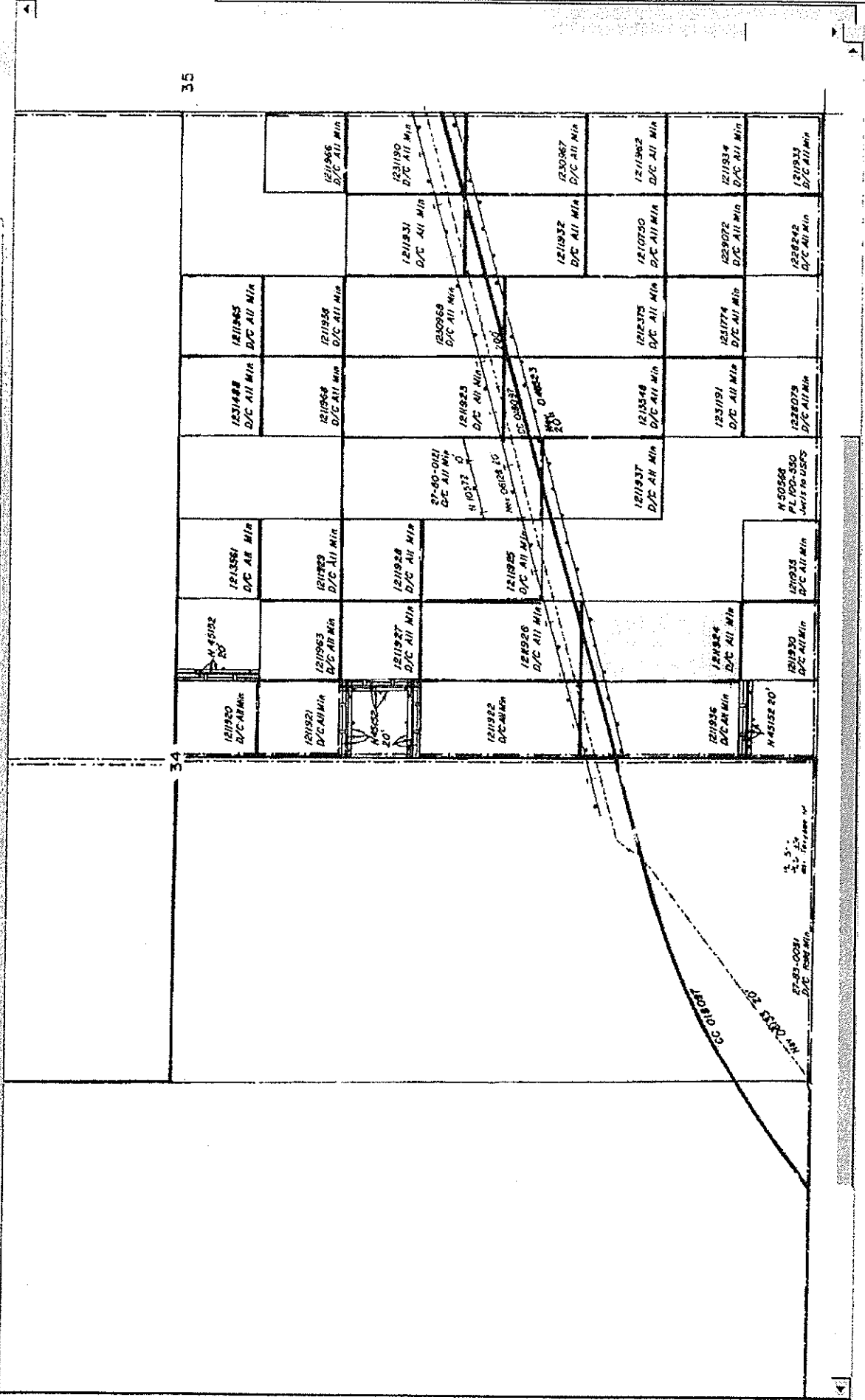
(SEAL)

For the Director, Bureau of Land Management.

By Elizabeth B. Hucker  
Acting Chief, Patents Section.

Patent Number 1211924

Search

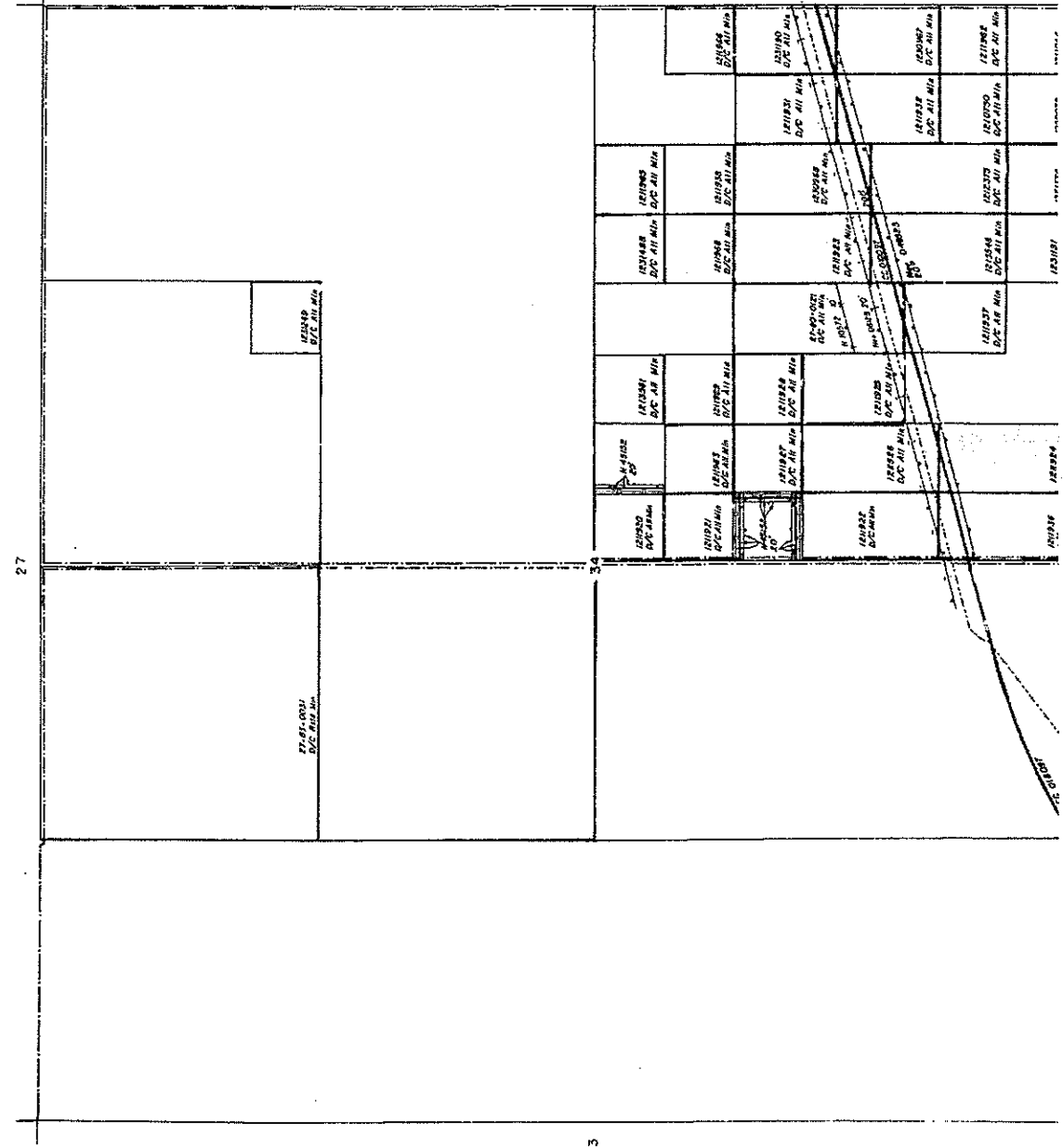


Return to search screen



# TOWNSHIP 18 NORTH RANGE 19 EAST OF THE MOUNT DIABLO MERIDIAN, NEVADA

CARSON CITY GR DIST



INDEX TO SEGREGATED TRACTS		
RESERVE	ORIGINAL SURVEY	SUBDIVISION
TRACT NO.	R	SEC

MTP  
SUPPL Sec 34

FOR ORDERS EFFECTING DISPOSAL OR USE OF  
RESERVE RIGHTS, SEE THE ASSOCIATED  
MINERAL RECORDS FOR OTHER RESERVE RIGHTS.  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.  
Consult also the Nevada Statutes for detailed  
provisions for sale and drilling and for general well laws.  
Particular attention should be given to the provisions  
for small tract classification.

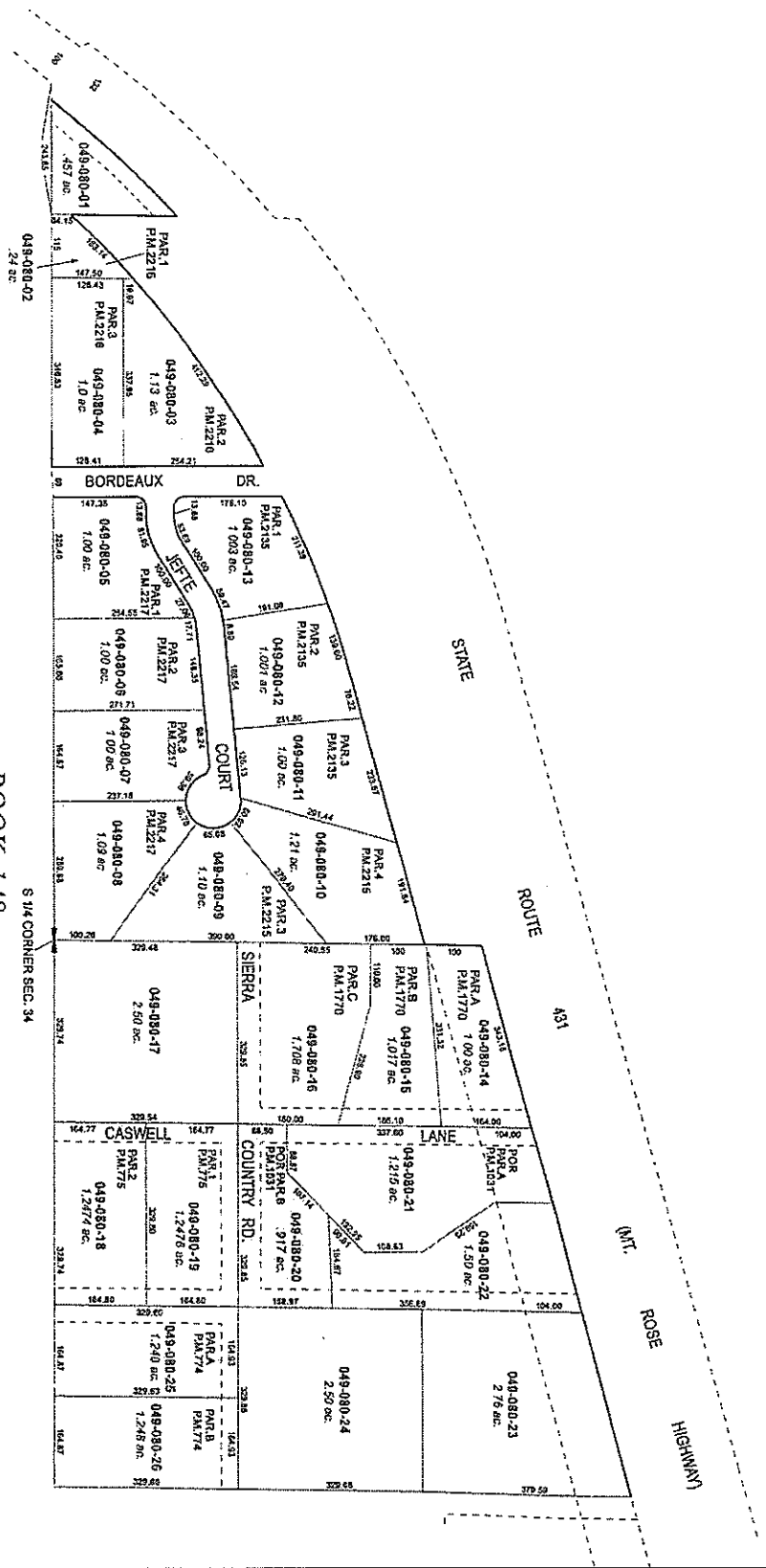
33

35

PORTION SEC. 34, T18N - R19E

BOOK 148

S 1/4 CORNER SEC. 34

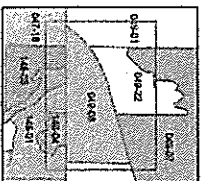
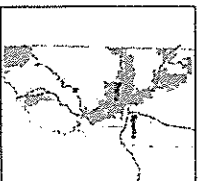


Assessor's Map Number  
**049-08**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Justina G. Wilson, Assessor  
5001 East Main Street  
Reno, NV 89502  
Phone: (775) 784-2231  
Fax: (775) 784-2231



Scale: 1 inch = 200 feet



NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and tax purposes only. It does not constitute a warranty of accuracy or a representation as to the accuracy or reliability of the data depicted thereon.

created by: **CFB 08/21/2018**  
last updated:  
areas previously shown on maps:

# 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](http://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

431

(MT.

ROSE

HIGH

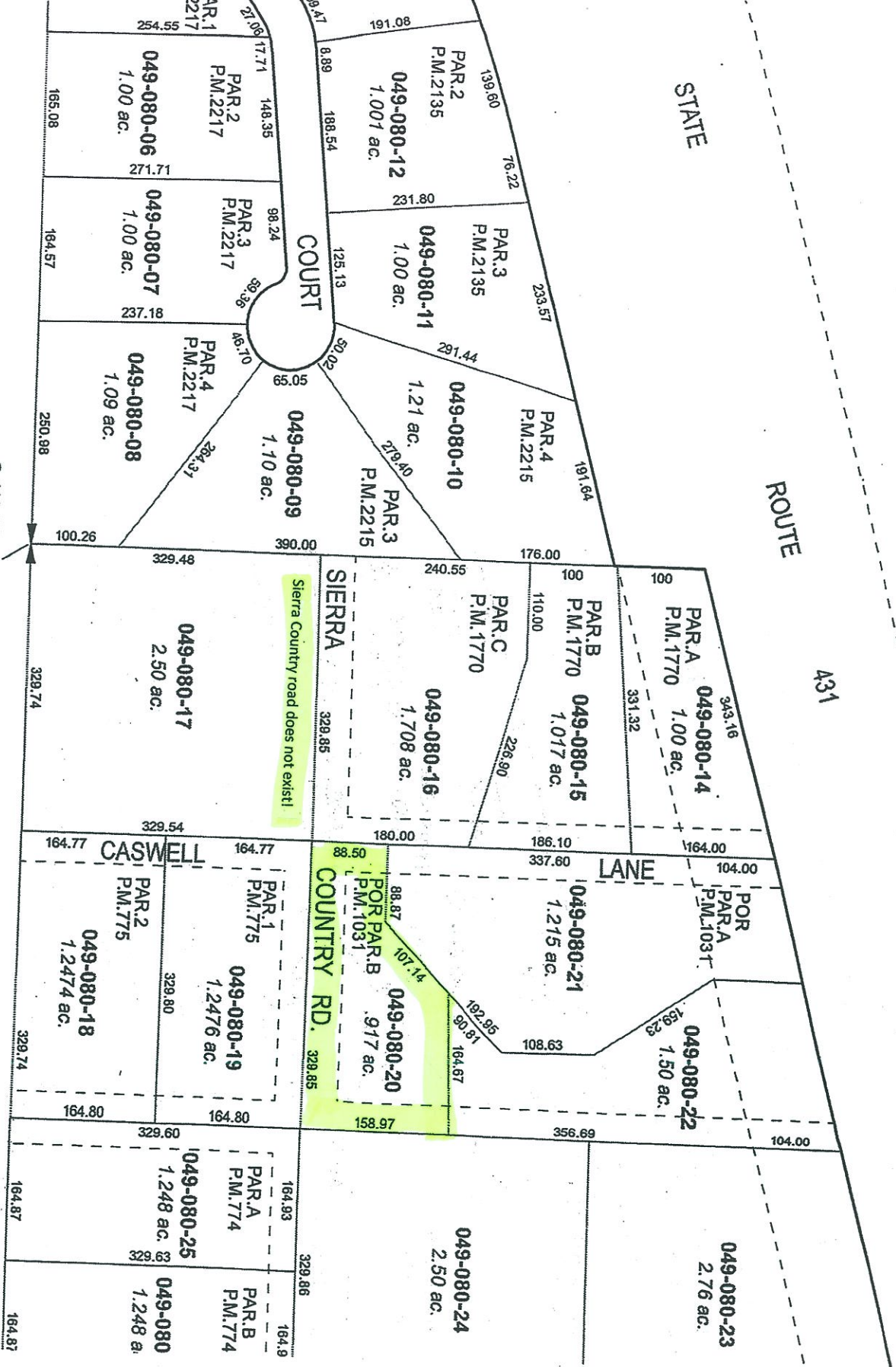
COURT

SIERRA

COUNTRY RD.

CASWELL

LANE



PAR.1  
P.M.2217  
254.55  
1.00 ac.

PAR.2  
P.M.2217  
148.35  
1.00 ac.

PAR.3  
P.M.2217  
98.24  
1.00 ac.

PAR.4  
P.M.2217  
237.18  
1.09 ac.

PAR.2  
P.M.2135  
139.60  
1.001 ac.

PAR.3  
P.M.2135  
233.57  
1.00 ac.

PAR.4  
P.M.2215  
191.64  
1.21 ac.

PAR.3  
P.M.2215  
279.40  
1.10 ac.

PAR.A  
P.M.1770  
343.16  
1.00 ac.

PAR.B  
P.M.1770  
331.32  
1.017 ac.

PAR.C  
P.M.1770  
226.90  
1.708 ac.

POR  
PAR.A  
P.M.1031  
164.00  
1.50 ac.

PAR.1  
P.M.775  
329.80  
1.215 ac.

POR PAR.B  
P.M.1031  
107.14  
917 ac.

PAR.2  
P.M.775  
329.80  
1.2474 ac.

PAR.A  
P.M.774  
164.93  
1.50 ac.

PAR.1  
P.M.775  
329.80  
1.2476 ac.

PAR.2  
P.M.774  
164.87  
1.248 ac.

PAR.2  
P.M.775  
329.80  
1.2474 ac.

PAR.A  
P.M.774  
164.93  
1.248 ac.

PAR.1  
P.M.775  
329.80  
1.2476 ac.

PAR.2  
P.M.774  
164.87  
1.248 ac.

PAR.2  
P.M.775  
329.80  
1.2474 ac.

BOOK 148

S 1/4 CORNER SEC. 34

[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 &amp; 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	<a href="#">Bldg Type</a>	Sgl Fam Res
Stories	SINGLE STORY	<a href="#">Square Feet</a>	1,720
Year Built	1990	<a href="#">Square Feet</a> does not include Basement or Garage Conversion Area.	
W.A.Y.	1990	Finished Bsmt	0
<a href="#">Bedrooms</a>	3	Unfin Bsmt	0
Full Baths	2	<a href="#">Bsmt Type</a>	
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
<a href="#">Obso/Bldg Adj</a>	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

<a href="#">Valuation History</a>	2015/16	2016/17
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

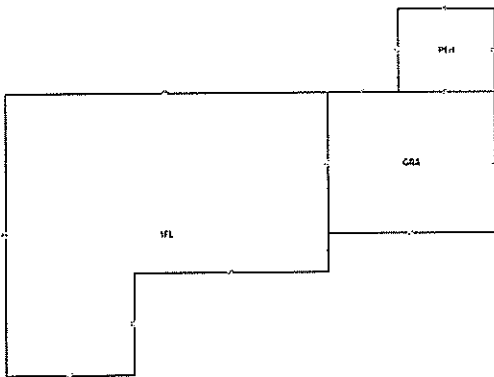
The 2016/2017 values are preliminary values and subject to change.

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

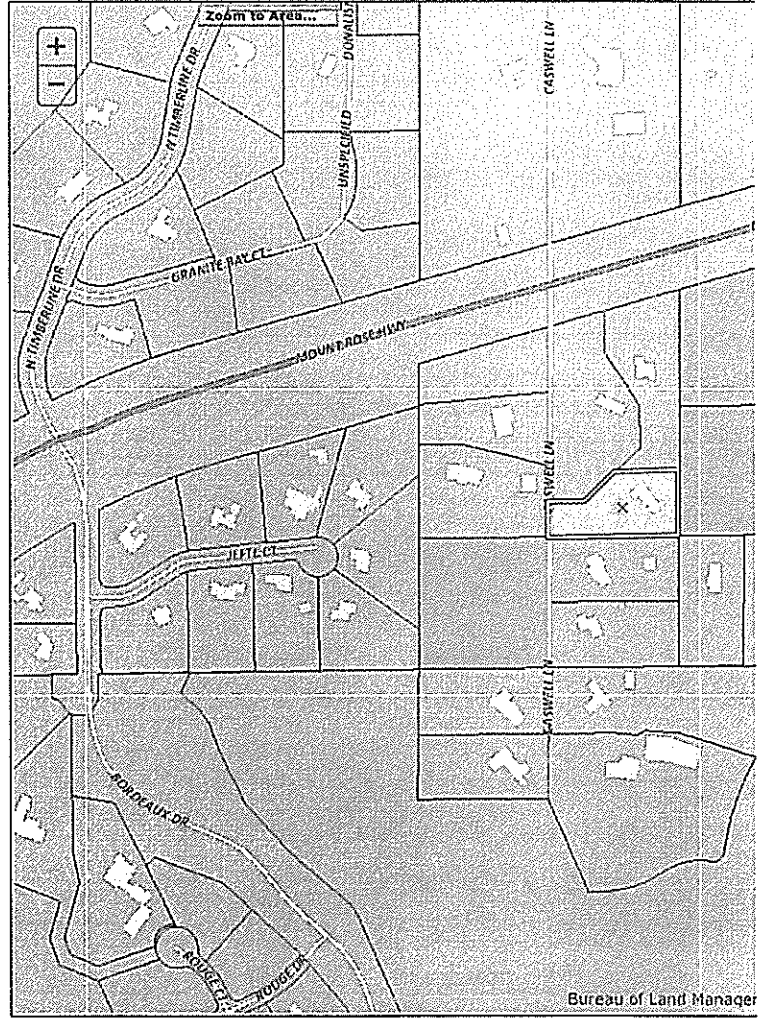
[Assessor Map](#) | [Assessment](#) | [Tax Report](#)  
[Building Permits](#) | [Geographic Maps](#) | [Blpp Maps](#)  
[Pictometry \(Login Required\)](#)

**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

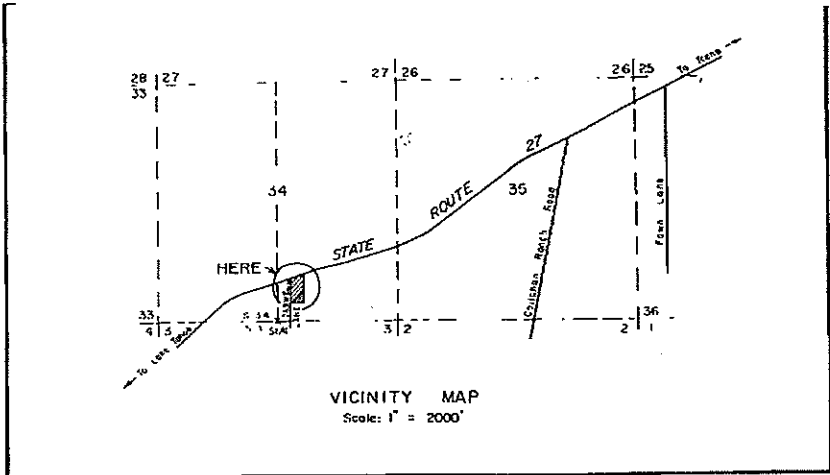
**Voter Precinct:** 8238 Precinct Map  
**Senate District:** 16  
**Assembly District:** 26  
**Board of Education:** 2  
**University Regents:** 10  
**County Commission District:** 2  
**Reno Ward:** 0  
**Sparks Ward:** 0  
**Standard Trustee:** A  
**General Trustee:** G



Bureau of Land Manager

Tools:





OWNER'S CERTIFICATE

The undersigned does hereby certify that 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 22<sup>nd</sup> 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.&amp;M. In Washoe County, Nevada For <b>BRIAN W. HATOFF</b></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>

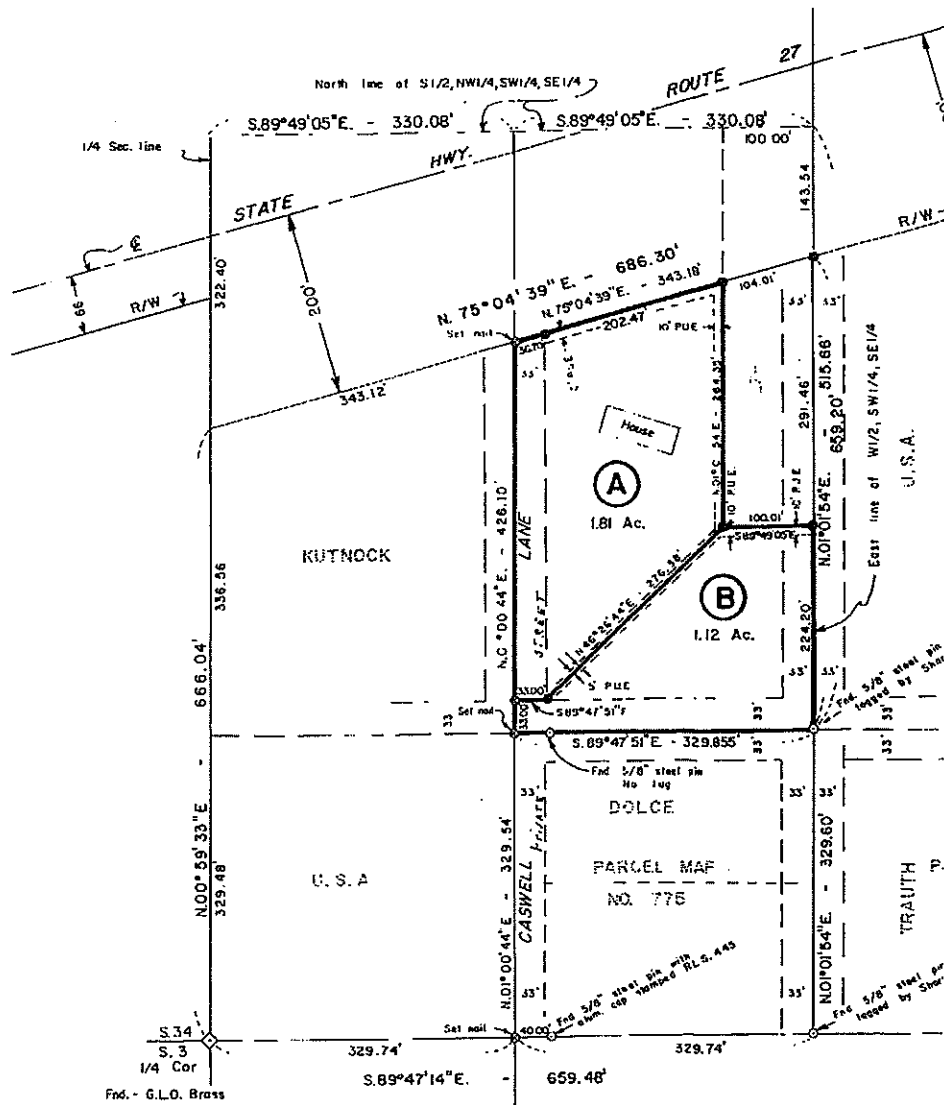
CUMULATIVE CHANGES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

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 -**

- 1. 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. 50-9560)
- 2. 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

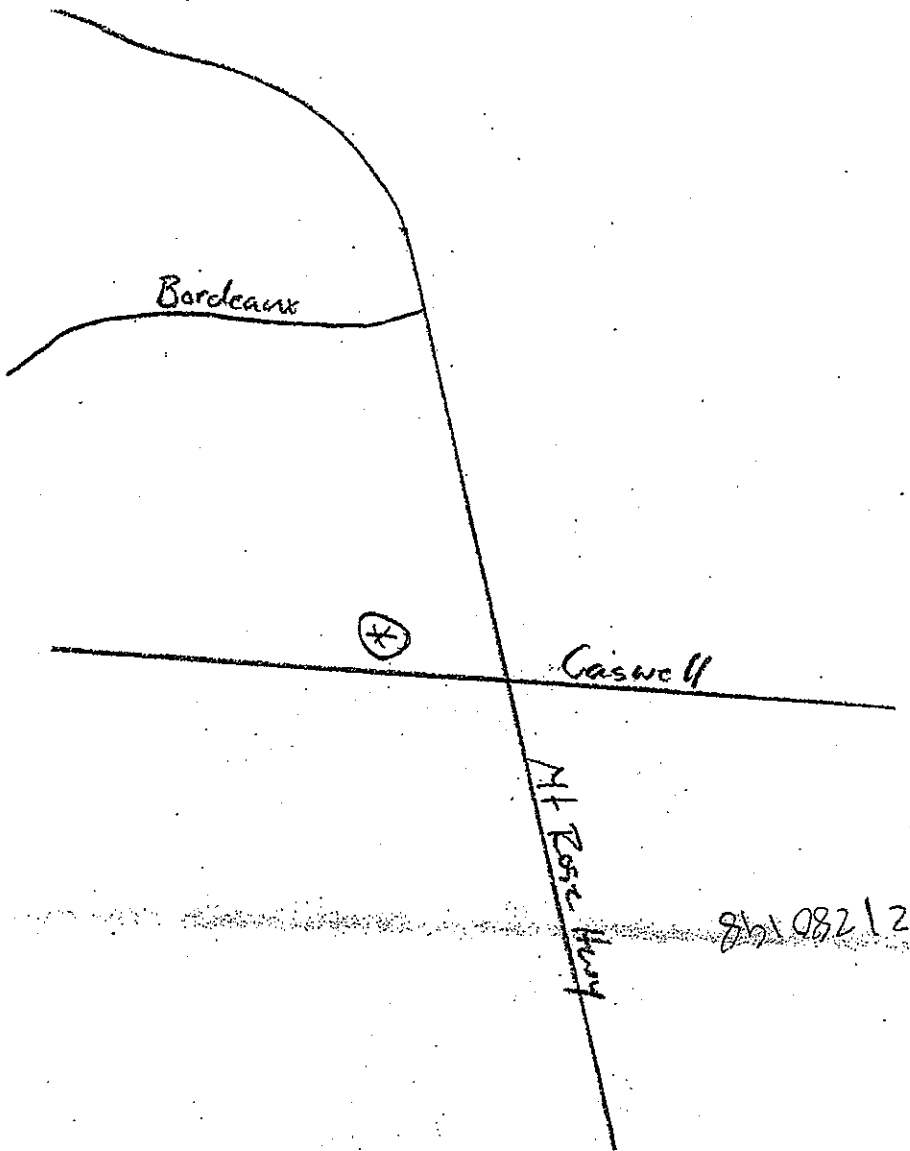
**- LEGEND -**

- 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



321 280 198

WELL  
AND  
SEPTIC  
LOCATIONS

**Owner:**

Richard Keefhaver

18124 Wedge Pkwy #449

Reno NV 89511

**Site Address:**

15850 Caswell Ln

Reno NV 89511

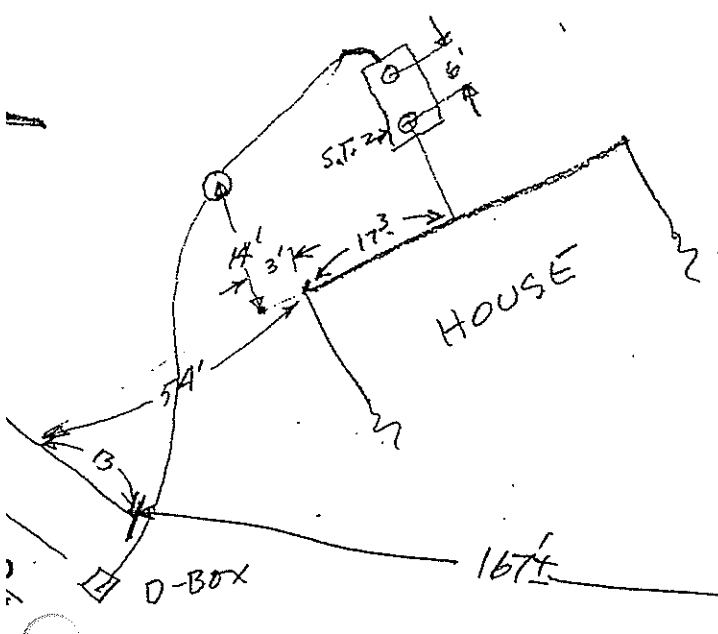
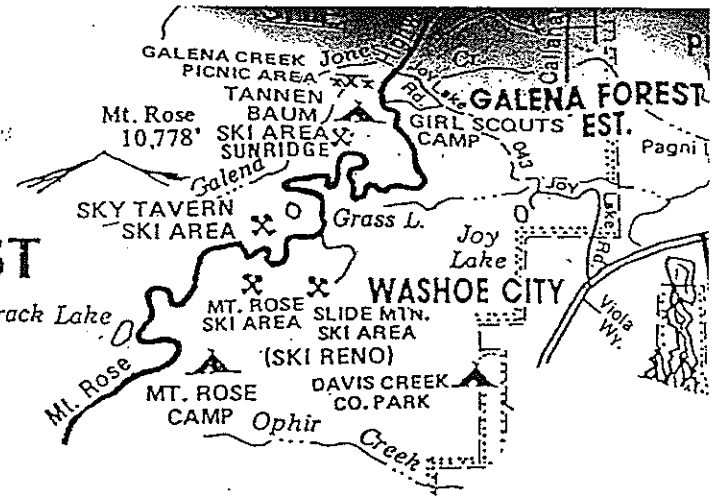
**Scale: 1"=35'.**

**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 Gerstlouer  
6112 Chsebro rd.  
Agoura Hills, Califc

ENGINEER

A

LEACH FIELD OVER 150'

100

99

164.67

1000 GAL.  
SEPTIC TANK

WET  
WELL

5' @ 2%

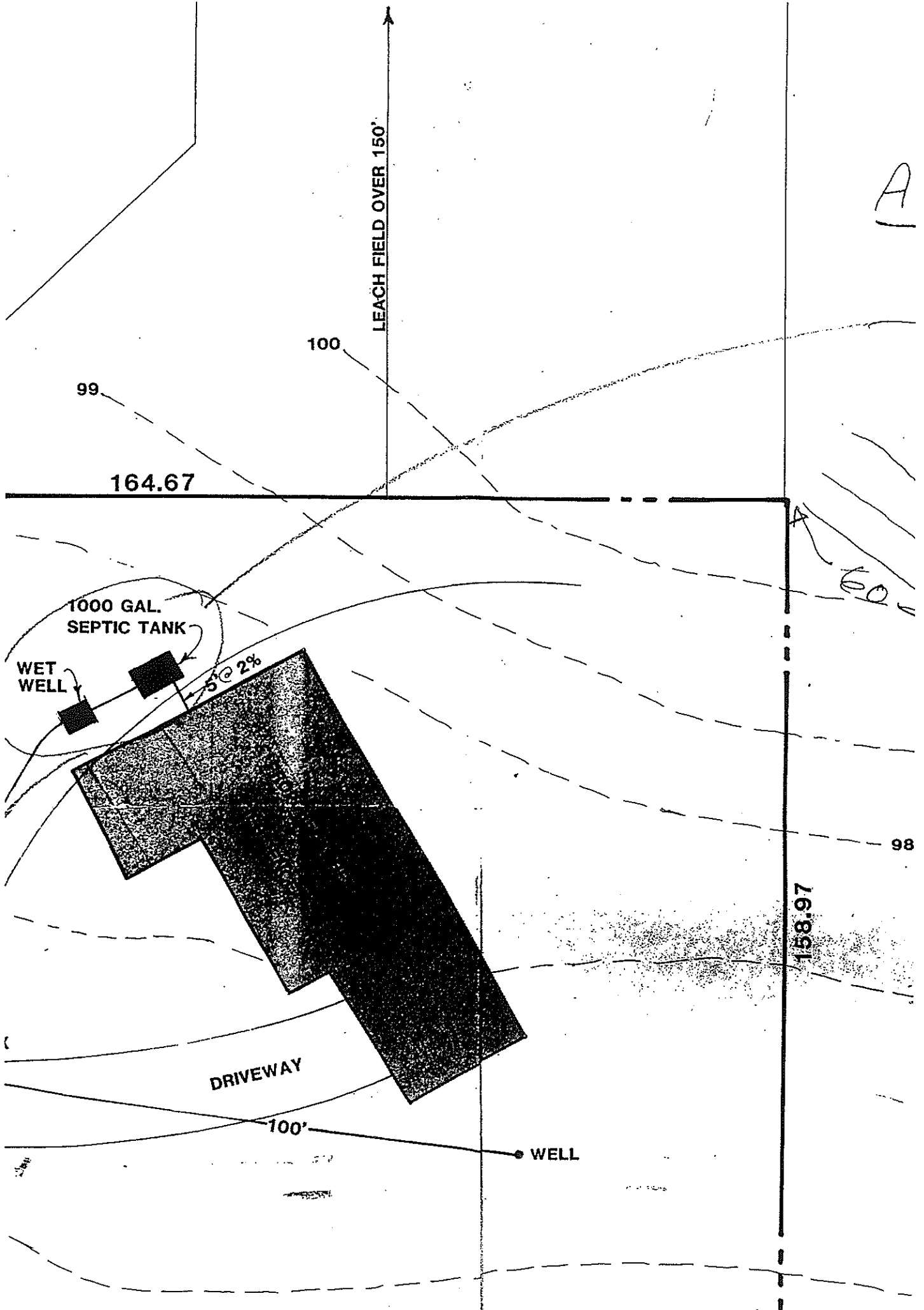
98

158.97

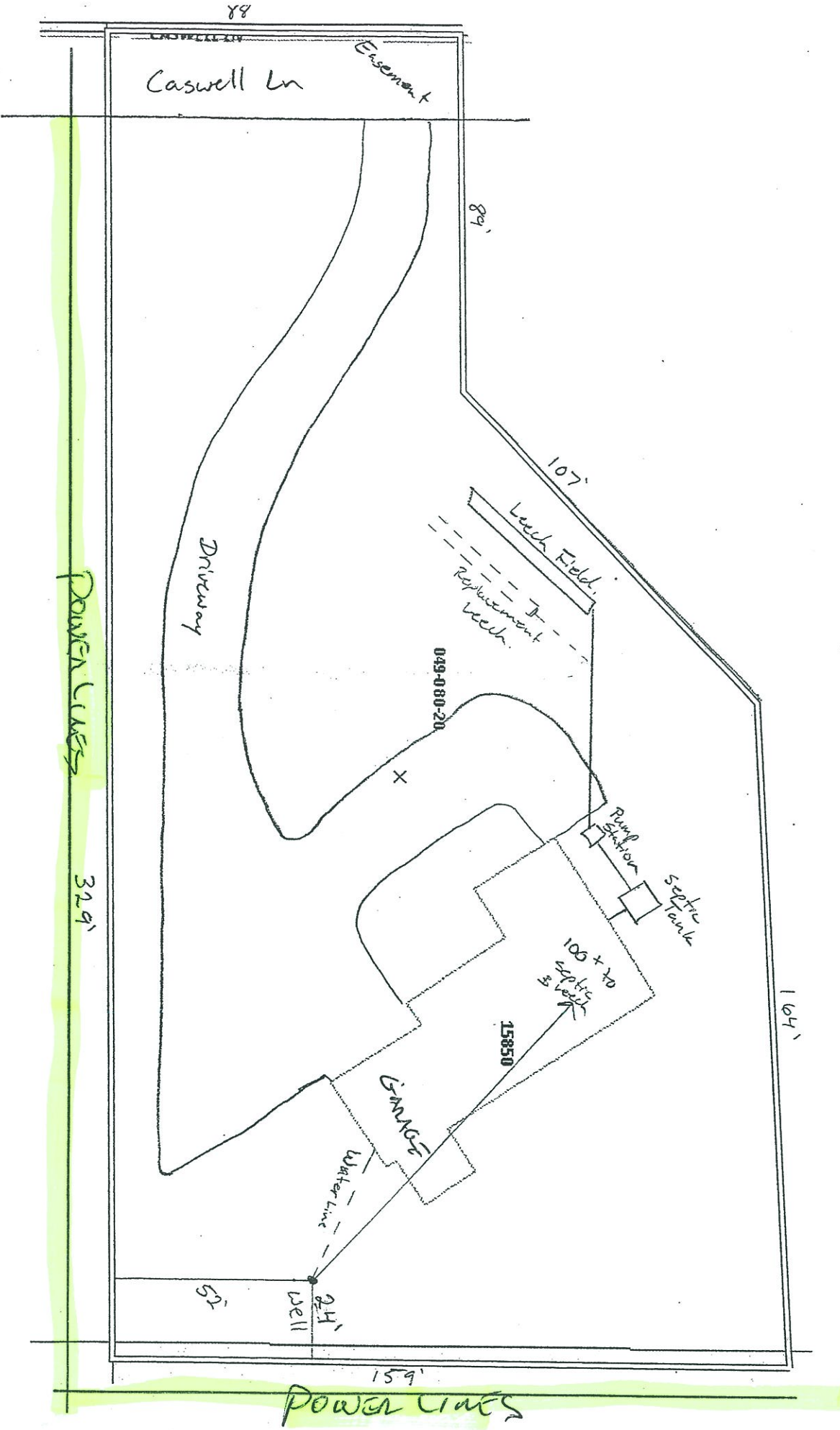
DRIVEWAY

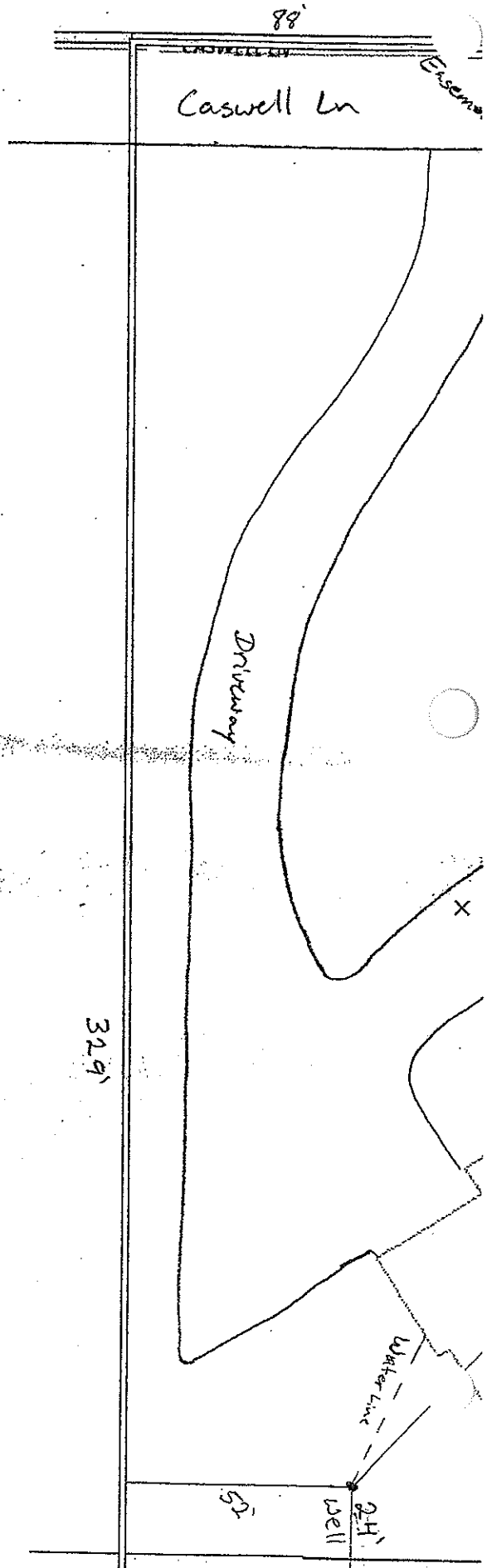
100'

WELL



APPROVED





**APPROVED**

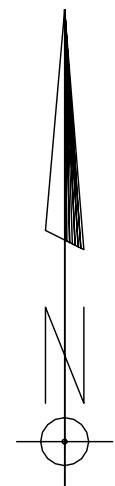
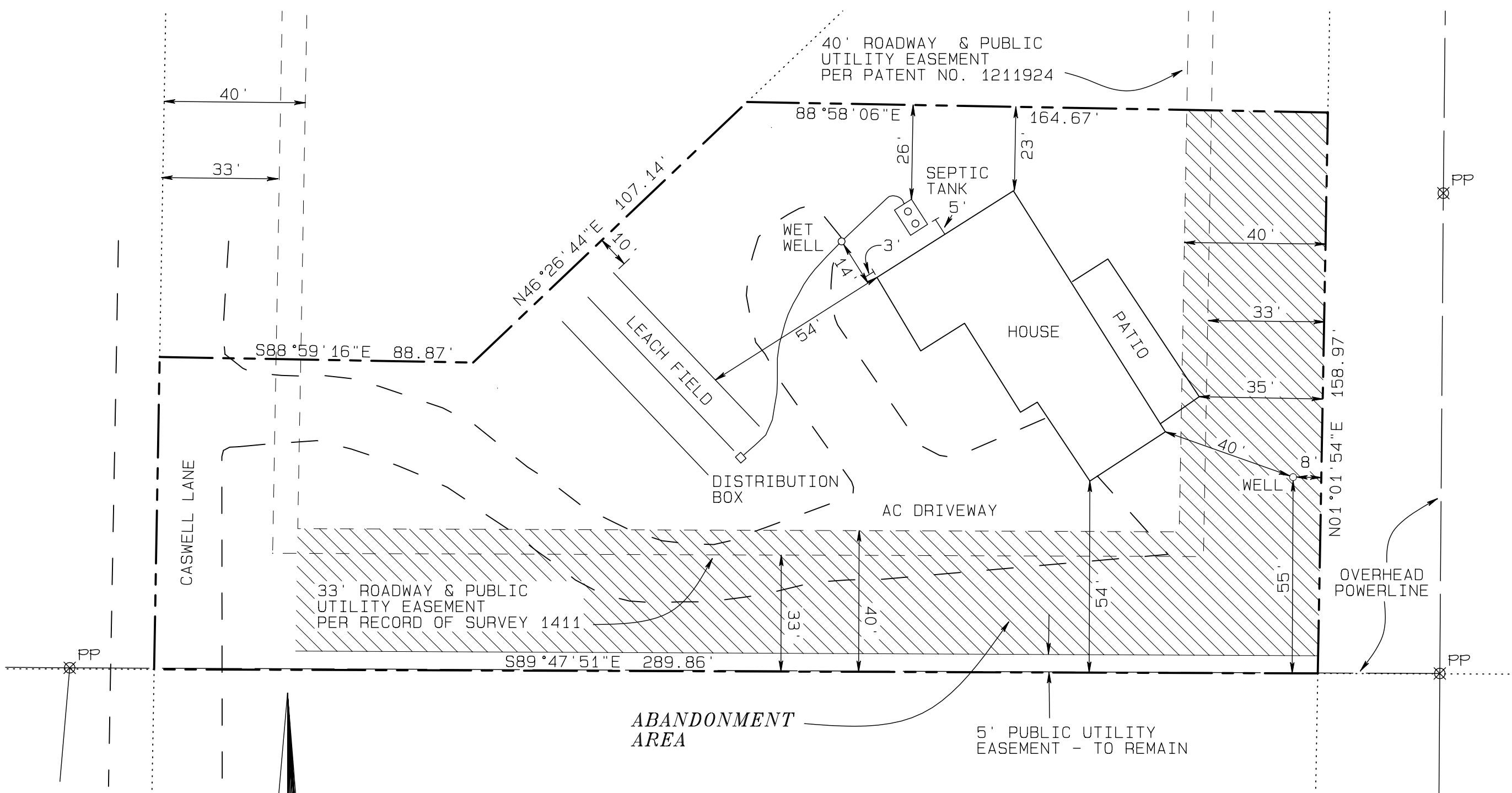
AUG 19 2015

Washoe County Health District

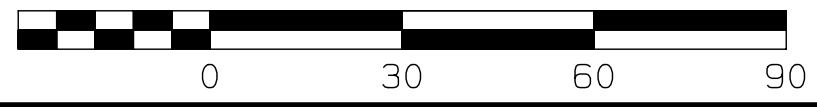
By: D. Kelly #780

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





GRAPHIC SCALE 1"=30'



**15850 CASWELL LANE  
ABANDONMENT EXHIBIT**