

Opposition to
Abandonment Case
WAB24-0008
(Sweet Clover
Residential Trust)

WASHOE COUNTY
PLANNING
COMMISSION

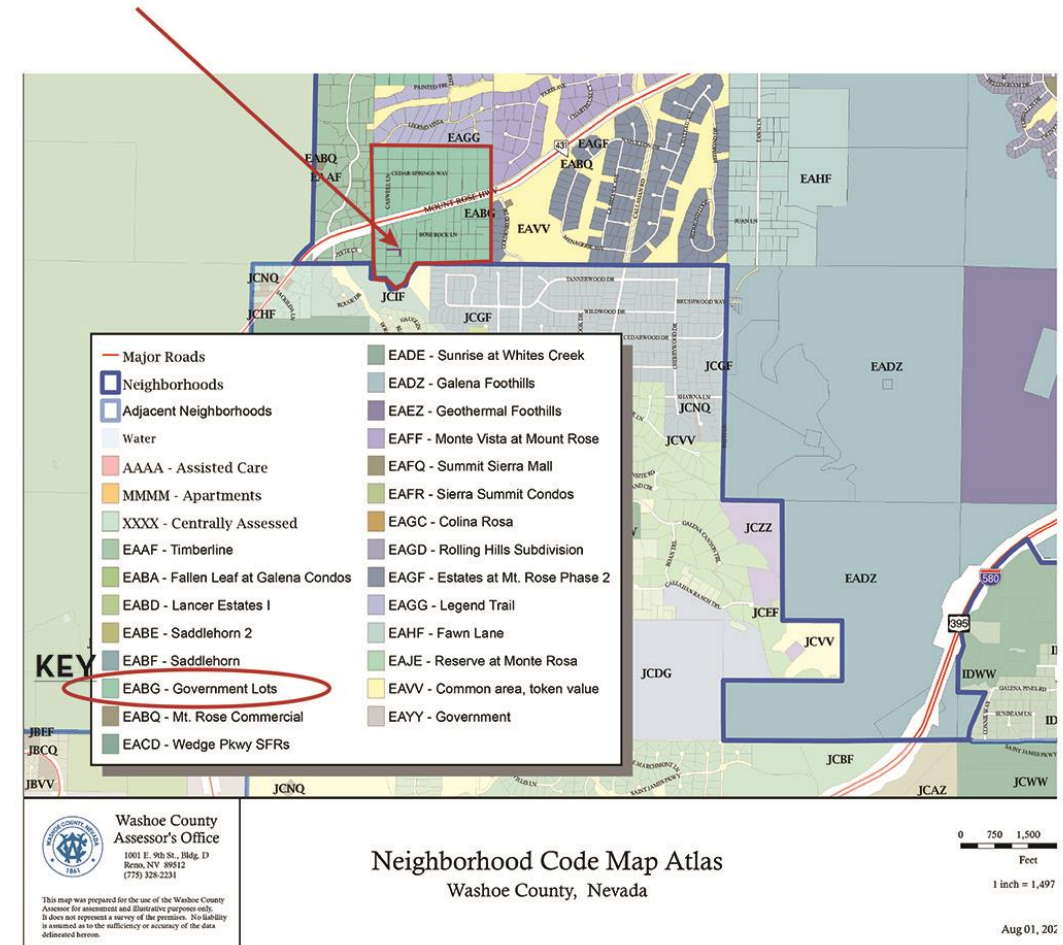
April 1, 2025

Recitals / Facts

- **Owners of parcels that are in Opposition of Abandonment Case WAB24-0008**
 - APN 049-080-25 – 6020 Rose Rock Ln
 - Kristyn & Barrett Young, a married couple with two small children under age 4
 - Purchased home in 2018
 - APN 049-080-26– 6000 Rose Rock Ln
 - Jack & Nancy Davis, a married couple
 - Purchased home in 2016
- Utility lines with a transformer exist on the west end of APN 049-080-25 (6020 Rose Rock) that provides power to houses on Caswell Lane – specifically APN 049-080-18 (15890 Caswell Lane) and possibly additional homes
- Currently, there is no road use & maintenance agreement in place for Rose Rock Lane with the USFS. The previous road agreement we inherited when purchasing the home is dated back to 1993, was deemed null and void by USFS since they were not party to the agreement. See Addendum A

Recitals / Facts, II

- All property owners on Caswell Lane and Rose Rock Lane are part of the same designated neighborhood –
 - **“EABG – Government Lots”**
- Therefore, **no parcels in this area are any more private than others** – all are unmaintained roads by the County, so they are only “private” in a sense that they are maintained by the residents and private associations
- The US Forest Service (USFS) are the owners of parcels:
 - APN 049-090-04
 - APN 049-080-24



KEY



Proposed easement abandonment in Abandonment Case Number WAB24-0008 (Sweet Clover Residential Trust)



Area defined as **EABG (Government Lots) Neighborhood** - Caswell Lane (North & South ends) + Rose Rock Lane

Objective

- Owners of APN 049-080-25 & APN 049-080-26 located at the west end of Rose Rock Lane want to maintain the road & utility easements that are in place. **Due to current access issues with the USFS via Rose Rock Lane (APN 049-090-04 & APN 049-080-24), legal access that is large enough for a driveway (access point) needs to be maintained.**
- If access were to be established, the two parcel owners on the west end of Rose Rock Ln (6000 & 6020) would contribute to the Caswell Lane Association.

Summary of Points

Owners of parcels, 049-080-25 and 049-080-26, are in **OPPOSITION** to the proposed abandonment for the reasons noted below:

1. By abandoning the public road easement through 049-080-19, the properties at 6000 & 6020 Rose Rock Lane **would lose legal access to their properties and become technically “landlocked”** – which is illegal. Through research we have undertaken from our new neighbor proposing this abandonment, we have found out from the USFS that the portion of Rose Rock Lane that travels through USFS (US Government) parcels APN 049-090-04 and 049-080-24 is **technically illegal as no road easements exist in the areas where the road is located.**

Summary of Points, II

2. Power lines and transformer exists on the west end of the Young's property at 6020 Rose Rock that **provides power to homes on Caswell Lane**. Through abandoning the public road easement through 049-080-19, the Power company & other utility companies **would lose legal road access to their power lines for emergencies and maintenance**. And a reduction to 10' is not sufficient either, 20' must be maintained.
3. Several similar access situations within EABG Neighborhood and Callahan Ranch, this is a common situation and how these lots were designed long ago.
4. Applicant for abandonment has been using back portion of parcel to store equipment and trailers used for his commercial business which violates LDS residential code.

*Transformer (below) that services 6020+
6000 Rose Rock Ln Homes

View of Situation

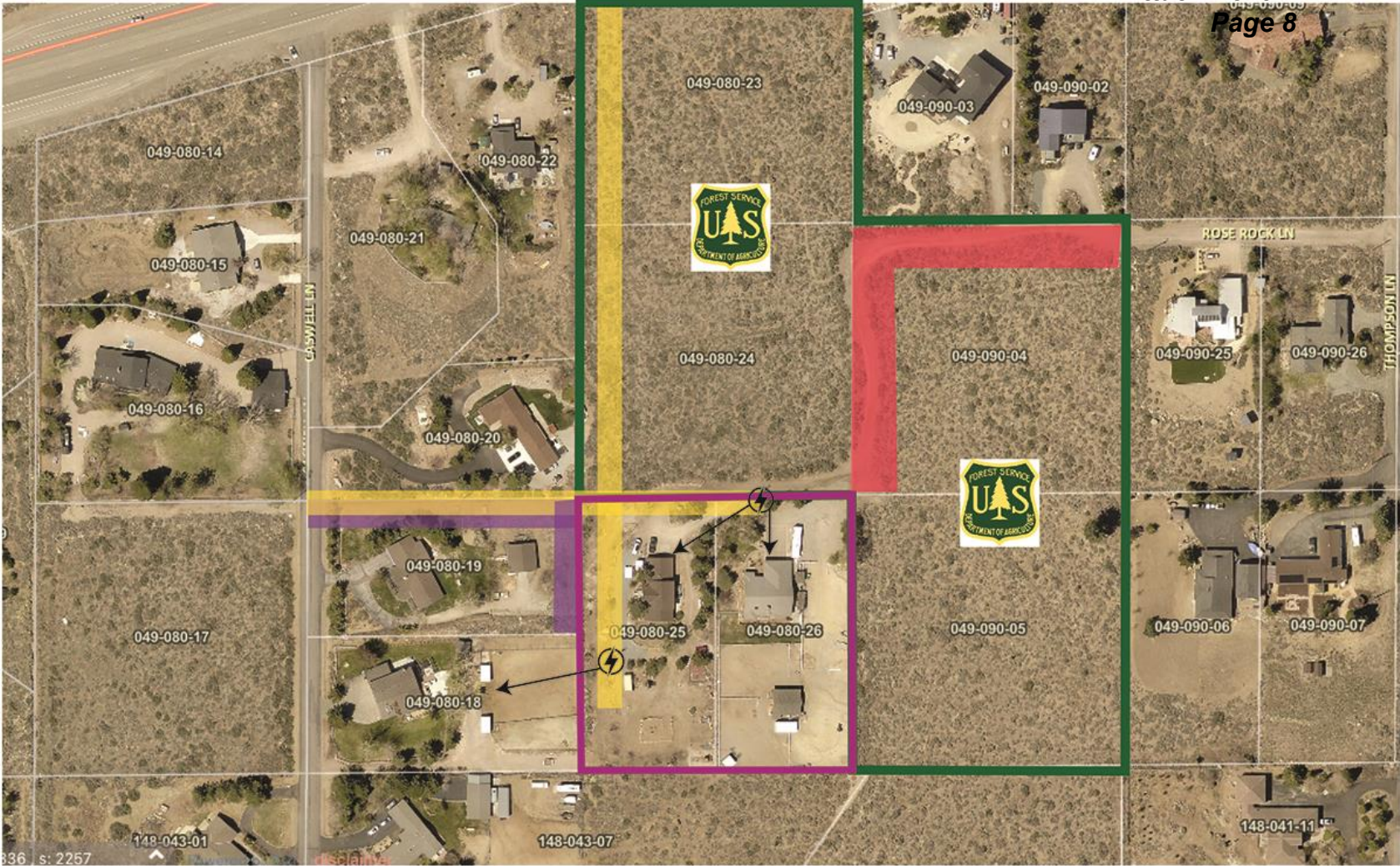
*PURPLE AREA BELOW IS PROPOSED ABANDONMENT ZONE



*Transformer (below) for Caswell Ln Homes,
located on 6020 Rose Rock Ln property



Aerial View of Situation



KEY



Proposed abandonment of easements



NO Road easements exist to access properties -
unpermitted, non-legal access (*ROSE ROCK LANE)



Power/Utility Lines



Transformer

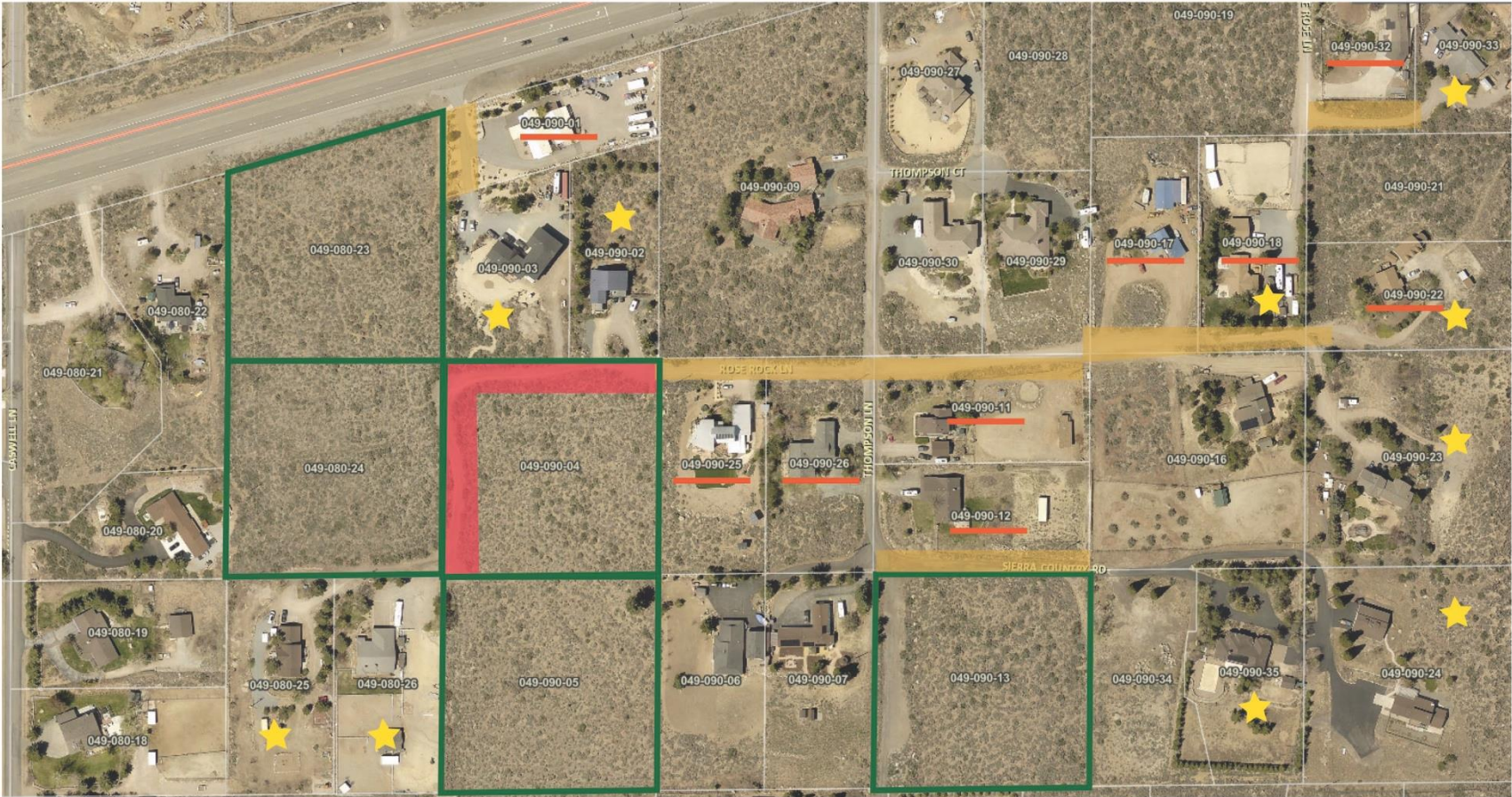


Parcels owned by the US Government (USFS)








Parcels owned by those in Opposition to Abandonment

MAP OF CASWELL LANE (SOUTH) | ROSE ROCK LANE | THOMPSON LANE |
SIERRA COUNTRY RD | COYOTE ROSE LANE



KEY

-  **Private** Road easements to access properties that border behind them or close by
-  **NO** Road easements exist to access properties - unpermitted, non-legal access (*ROSE ROCK LANE)

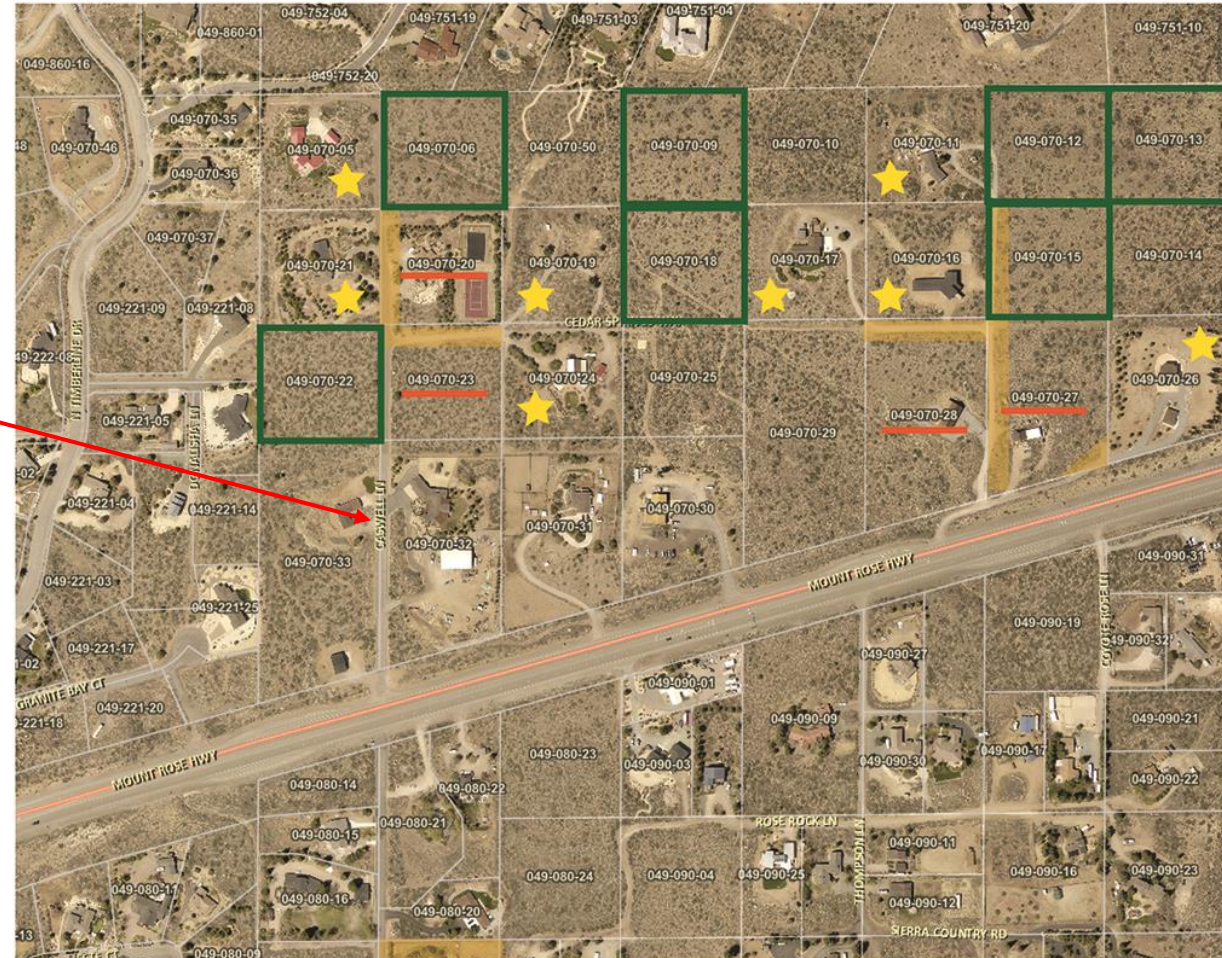
-  Properties that only have access via easement(s) on neighboring parcel(s) **Total Properties: 10**
-  Parcels owned by the US Government (USFS)
-  Privately owned parcels that have easement access on their property for others to access their homes

Total Parcels with access through their property: 9

MAP OF CASWELL LANE (NORTH SIDE OF MT ROSE HWY) & CEDAR SPRINGS WAY
*SAME NEIGHBORHOOD DESIGNATION: EABG

Similar Access
Situations in EABG
Neighborhood

*Caswell Lane (North
of Mt Rose Hwy)



KEY



Private Road easements to
access properties/parcels
that border behind them



Properties that only have
access via easement on
neighboring private parcel(s)

Total Properties: 8



Parcels owned by the US
Government (USFS)

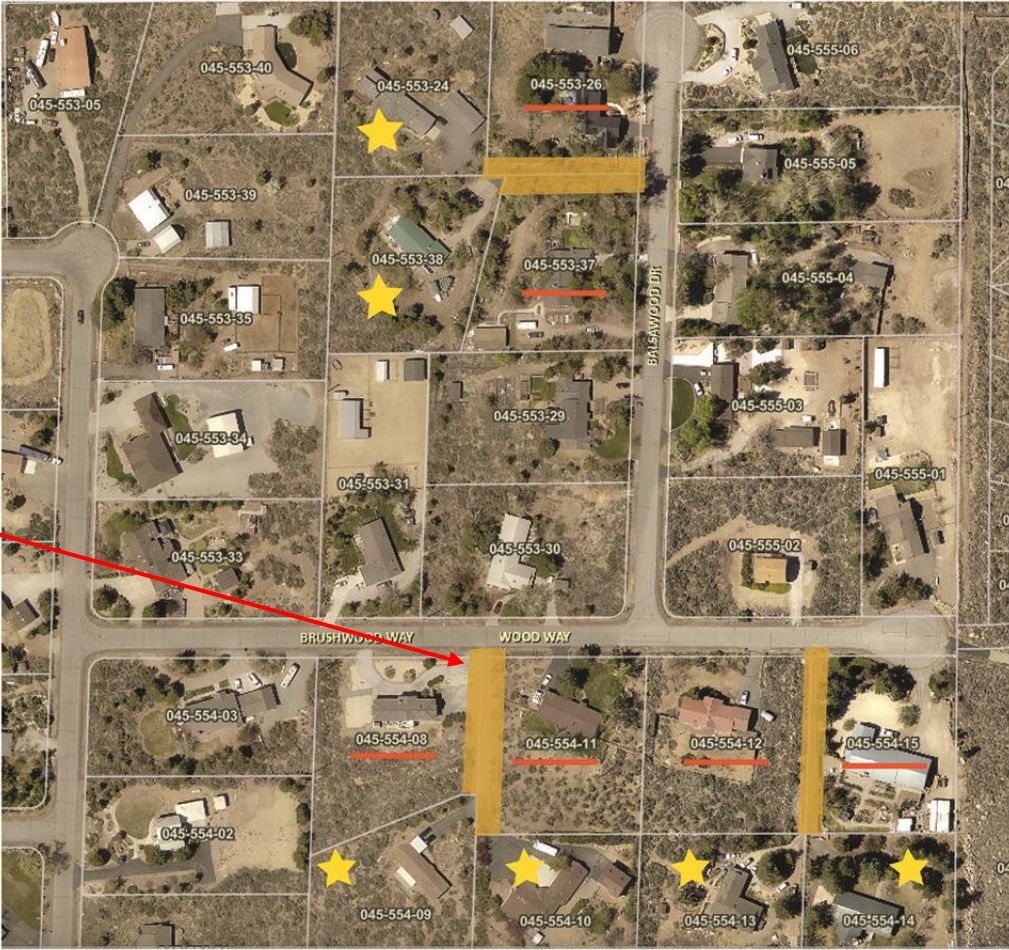


Privately owned parcels that
have easement access on
their property for others to
access their homes

Total Parcels with access through their property: 4

Similar Access
Situations in Callahan
Ranch Neighborhood

*Brushwood Way



★ Properties that only have access via easement on neighboring parcel(s)

Total Properties shown above: 7

■ Private road easements to access properties that border behind them

— Privately owned parcels that have easement access on their property for others to access their homes

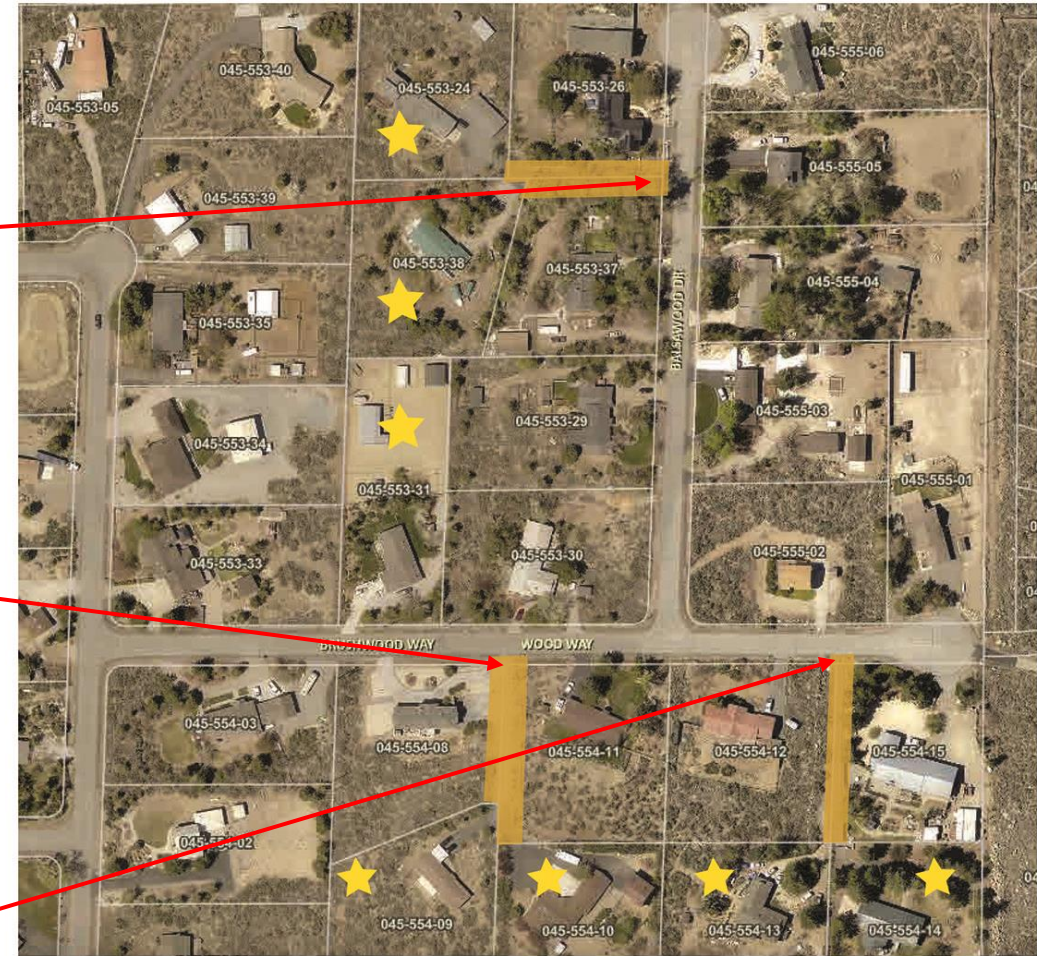
Total Parcels with access through
their property: 6

What the Driveway Access Points look like in the Brushwood / Balsawood area

*Photos taken 3/26/25 by K. Young



Balsawood Drive and Brushwood Way Callahan Ranch Neighborhood | Reno, NV 89511



Properties that only have access via easement on neighboring parcel(s)

Total Properties shown above: 7

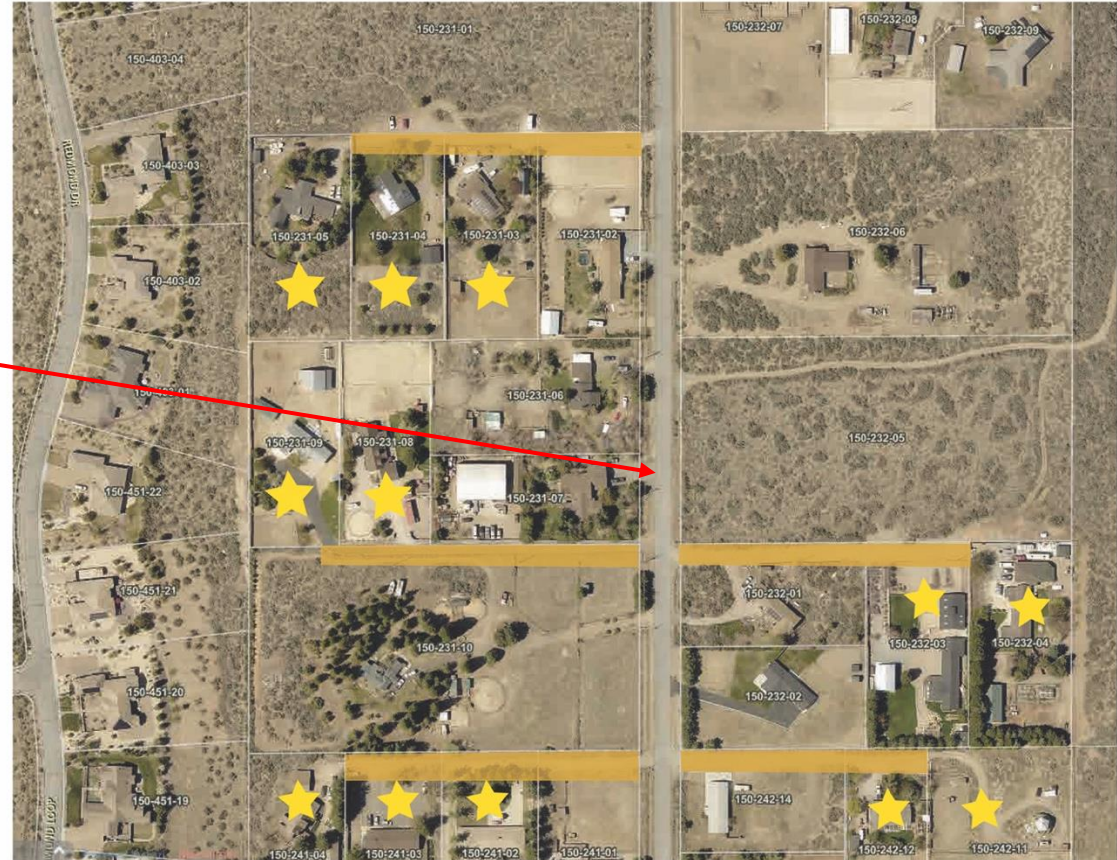


Private road easements to access properties that border behind them

Similar Access Situations in Callahan Ranch Neighborhood

*Fawn Lane

Fawn Lane
Callahan Ranch Neighborhood | Reno, NV 89511



Properties that only have access via easement on neighboring parcel(s)

Total Properties shown above: 12



Private road easements to access properties that border behind them

East end of Rose Rock Lane – Servicing of Utility Lines

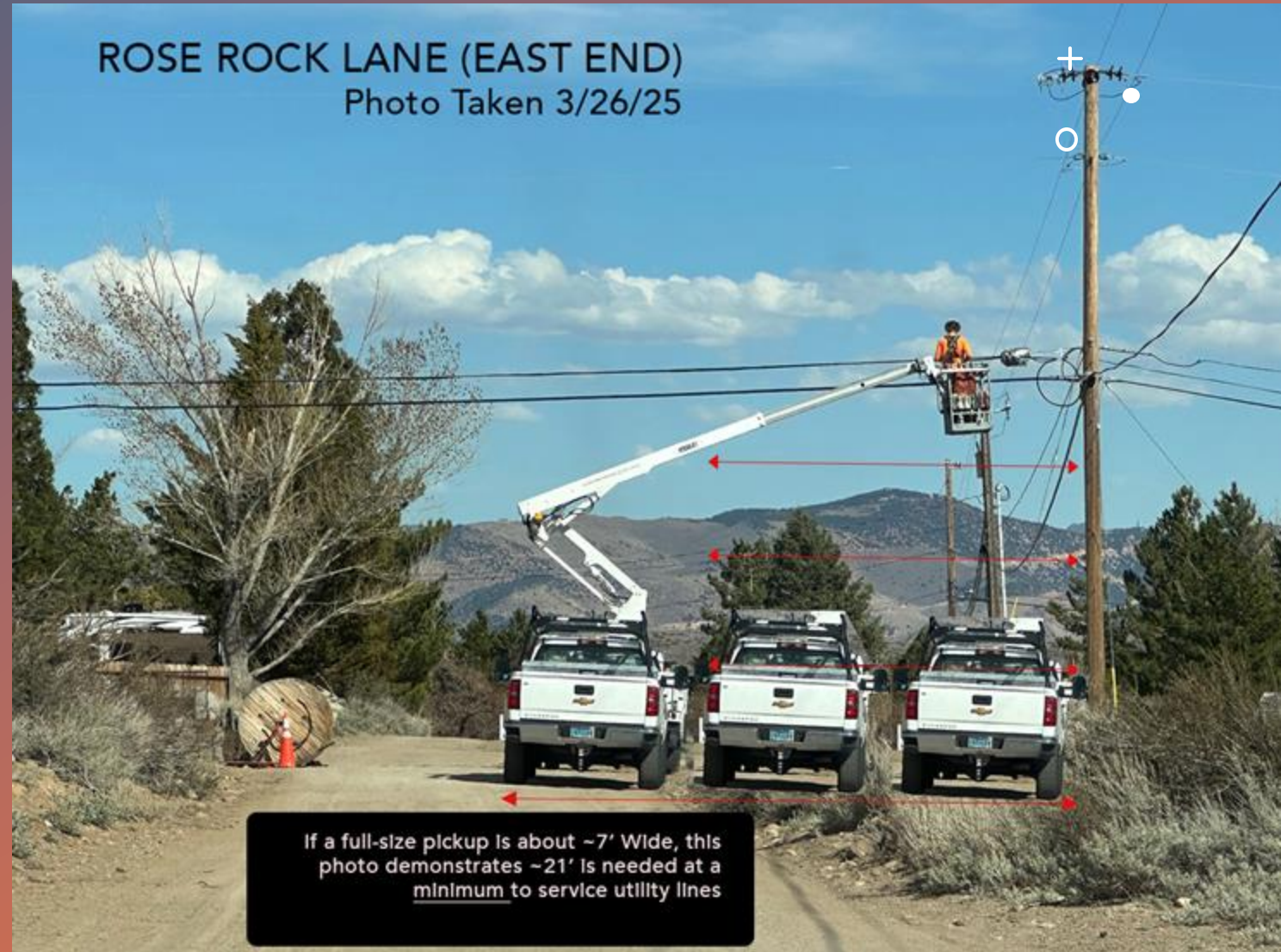
*Photo taken on 3/26/25 by Kristyn Young



Same photo as on previous slide with width (~7') of truck duplicated to demonstrate size and space needed to properly service utility lines

Reducing utility access to 10' is not adequate and should be rejected

Should be maintained to ~20' at a minimum



View of 15870 Caswell Lane (back area proposed for abandonment)

BEFORE



Photo below taken on 1/7/25



View of 15870 Caswell Lane (back area proposed for abandonment)

BEFORE



Photo below taken on 1/13/25



View of 15870 Caswell Lane (back area proposed for abandonment)

Photo taken on 1/29/25



Photo taken on 3/17/25



Review of Situation

The original owners of APN 049-080-25 and 049-080-26, did NOT establish proper driveway access using existing road easements in place many years ago. This was most likely due to the timeline of when the houses on Caswell Lane (listed below) were built. The proposed parcel for abandonment was built **17 years prior** to the other homes on Rose Rock Lane building and assumedly, landscaping or trees was already blocking potential access.

- **Caswell Lane Homes constructed:**
 - **049-080-19 – (15870 CASWELL LANE) - BUILT IN 1980 **SWEET CLOVER**
 - **049-080-20 - (15890 CASWELL LANE) – BUILT IN 1990**
 - **049-080-18 – (15850 CASWELL LANE) – BUILT IN 1980**
- **Rose Rock Lane Homes constructed:**
 - **049-080-25 – (6020 ROSE ROCK LANE) - BUILT IN 1999**
 - **049-080-26 – (6000 ROSE ROCK LANE) - BUILT IN 1997**

168244-MC

1675698

①

DECLARATION AND ROADWAY MAINTENANCE AGREEMENT

This Declaration and Roadway Maintenance Agreement ("Declaration") is made this 20th day of May, 1993, by and between JOHN BINNEWEG, an unmarried man, and DIANE L. BUCKLEY, an unmarried woman, (collectively "Binneweg") and KURT F. KOLBE, a single man ("Kolbe"). (Binneweg and Kolbe are collectively referred to as "Declarants") with reference to the following facts and in as follows:

RECITALS:

A. Binneweg is the owner of those certain parcels of real property situate in the County of Washoe, State of Nevada, more particularly described as follows:

Parcels No. A & B of Parcel Map 2550, filed for record September 26, 1991, in Official Records of Washoe County, Nevada ("Parcels "1 & 2"); and

Parcel B of Parcel Map 774 for Daniel R. Cain, filed for record January 24, 1979, in Official Records of Washoe County, Nevada, as File No. 548392 ("Parcel 3").

B. Kolbe is the owner of that certain parcel of real property situate in the County of Washoe, State of Nevada, more particularly described as follows:

Parcel A of Parcel Map 774, filed for record January 24, 1979 in Official Records of Washoe County, Nevada ("Parcel 4")

The parcels described in Recital Paragraphs A & B are collectively referred to as the "Parcels."

C. A private roadway and utility easement (the "Roadway") which is appurtenant to, and for the benefit of, the Parcels, has been created over, through and across that certain real property located in Washoe County, Nevada, and more particularly set forth on map attached as Exhibit "A".

D. Declarants desire to enter into an agreement as more particularly set forth below regarding the use and maintenance of the Roadway which provides access to the Parcels.

DECLARATION:

NOW THEREFOR, Declarants declare that each Parcel shall be held, conveyed, encumbered, leased, used, occupied, improved and _____

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MAY 21 1993

otherwise affected in any manner subject to the provisions of this Declaration, all of which are hereby declared to be in furtherance of a general plan of improvement for the purpose of enhancing, maintaining and protecting the value and the attractiveness of the Parcels. All provisions hereof shall be deemed to run with the Parcels as covenants running with the land or as equitable servitudes, as the case may be, and shall constitute benefits and burdens to the Declarants and their assigns, and to all persons hereafter acquiring or owning any interest in the Parcels, however such interest may be obtained.

Section 1. DEFINITIONS: Unless the context otherwise specifies or requires, the following words and phrases when used herein shall have the meanings set forth in this Section 1.

1.1 The "Declaration" means this instrument and any amendment thereto.

1.2 An "owner" means the person or persons owning a Parcel now or in the future.

Section 2. USE OF RIGHT-OF-WAY: Unless otherwise permitted by the Owners, no automobile, truck, boat, trailer, recreational vehicle, camper, commercial truck or commercial vehicle shall be parked or left within the Roadway. However, parking by commercial vehicles for the purpose of making deliveries shall be permitted.

Section 3. LOCKED GATES AND FENCES: Except as otherwise specifically provided herein, no fence, walls, gates or lights of any nature shall be erected or maintained on any portion of the Roadway, except those that are authorized and approved by the Owners in writing.

Section 4. NUISANCES: No rubbish or debris of any kind shall be placed or permitted to accumulate in or about the Roadway so as to render any portion of the Roadway unsanitary, unsightly, offensive or detrimental to other Parcels or to their occupants.

Section 5. ACCESS FOR REPAIR, MAINTENANCE AND EMERGENCIES: The Owners shall have the irrevocable right to have access to the Roadway as may be necessary for the maintenance or repair of the Roadway, or for making emergency repairs therein necessary to prevent damage to the Roadway or as may be necessary and reasonable for the repair or replacement of any utilities or sewer lines or pipes which may be located under the Roadway; provided, however, such Owner shall, at his sole expense, restore the Roadway to its condition prior to the commencement of such repairs or replacement. Such repairs or replacement of sewer or utility lines or pipes shall be accomplished, if possible, in such a manner as not to prevent any Owner's ingress or egress to his Parcel.

-2-

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Section 6. REPAIRS, MAINTENANCE AND IMPROVEMENTS TO ROADWAY AND OTHER MATTERS; APPROVAL BY OWNERS:

6.1 Voting Rights. Each Owner of a Parcel shall be entitled to one (1) vote for each Parcel owned; provided, however, that on any matter requiring a capital expenditure of the Owners, the Owner of Parcel 1 shall not be entitled to vote.

6.2 Meeting of Owners. Any Owner may, upon fifteen (15) days' notice to the other Owners, call a meeting of the other Owners to discuss any proposed repairs, maintenance and improvements to the Roadway, or any other matter under this Declaration. Such notice shall be personally delivered to the Owners or shall be sent by certified mail, return receipt requested, to each Owner's address as designated in the Washoe County Tax Records, or such other address as may be designated from time to time, in writing, by an Owner to the other Owners. Such notice shall set forth the time and place of the meeting and the matters to be discussed. If the matter to be discussed is the repair, maintenance, replacement or improvement of the Roadway which will require a cash expenditure, such notice shall include copies of at least two (2) bids by persons or entities qualified to perform such repairs, maintenance, replacements or improvements to the Roadway.

6.3 Vote. Except as otherwise provided in Subsection 6.6, any matter under this Declaration requiring the approval of the Owners shall be approved by a two-thirds (2/3) vote of the Owners eligible to vote on such matter, and once approved, any applicable capital expenditure shall be assessed automatically against the Owners as provided in Subsection 6.4

6.4 Agreement to Pay; Notice of Assessment. Each Owner, by execution of this Declaration or acceptance of his deed, covenants and agrees to pay, and shall share the cost of the repairs, maintenance, replacement and improvements as are approved by the Owners (the "Assessment") on the following proportionate basis:

Owner of Parcel 1: .0000%

Owner of Parcel 2: .2134% as to that portion of the Roadway abutting Parcels 1 and 2 and .0000% as to the remainder of the Roadway

Owner of Parcel 3: .3933% as to that portion of the Roadway abutting Parcels 1 and 2 and .5000% as to the remainder of the Roadway

-3-

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Owner of Parcel 4: .3933% as to that portion of the
Roadway abutting Parcels 1 and 2 and
.5000% as to the remainder of the
Roadway

The Owners shall give written notice of the Assessments to each Owner, which notice shall specify the amount of the Assessment and the rate of payment of the Assessment. No payment shall be due fewer than fifteen (15) days after such written notice has been given. Each delinquent Assessment shall bear interest at the rate of twelve percent (12%) per annum from the date it becomes due. An Assessment payment is delinquent if not paid within thirty (30) days after such due date.

6.5 Collection of Assessments. Any paying Owner can enforce the obligations of a delinquent Owner to pay any Assessment provided for in this Declaration, by commencement and maintenance of a suit at law or equity to recover a money judgment or otherwise enforce the unpaid Assessment, together with interest described in Subsection 6.4. The prevailing party in any such action shall be entitled to an award of reasonable attorney's fees and costs.

6.6 Paving. Any Owner or Owners may, at his or their option, and without the consent or approval of any other Owner pave all, or any portion of the Roadway at such Owner or Owner's sole cost and expense. Notwithstanding anything to the contrary contained herein, the Owner or Owners which cause such paving of the Roadway shall thereafter be responsible, jointly and severally, for all expenses and maintenance of such paved portion of the Roadway. In the event the decision to pave all or any portion of the Roadway is made by a unanimous vote of the Owners, then each Owner agrees to pay his share of the work of improvements, and the maintenance and upkeep thereof, as provided in Paragraphs 6.4 and 6.5 above.

Section 7. MISCELLANEOUS:

7.1 Terms of Declaration. The provisions of this Declaration shall continue and be effective for a period of sixty (60) years from the date of recordation, and shall be automatically extended for successive periods of ten (10) years each, until the Owners of the Parcels shall determine by unanimous vote that this Declaration shall terminate, and notice of such termination is recorded in the office of the County Recorder of Washoe County, Nevada.

7.2 Amendments to Declaration. This Declaration may be amended from time to time or revoked by a unanimous vote of the Owners of the Parcels. Such amendments or revocation shall be

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acknowledged and recorded in the office of the County Recorder of Washoe County, Nevada.

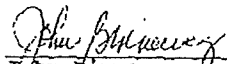
7.3 Right of Enforcement. Any Owner shall have the right (but not the duty) to enforce by an action for damages or injunctive relief, or both, any or all of the covenants, conditions and restrictions now or hereafter imposed by this Declaration upon the Owners or upon any of the Parcels; provided, however, nothing herein shall be construed as creating a third party beneficiary contract in favor of parties who are not Owners; and there shall be no right of enforcement by anyone else who does not own a Parcel.


7.4 Remedies Cumulative. Each remedy provided by this Declaration is cumulative and not exclusive.

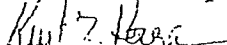
7.5 Nonwaiver. The failure to enforce the provisions of any covenant, condition or restriction contained in this Declaration shall not constitute a waiver of any right to enforce any such provision or any other provisions of this Declaration.

7.6 Obligations of Owners. No Owner may avoid the burdens or obligations imposed on him by this Declaration through nonuse of the Roadway, or by abandonment of his Parcel or the Roadway. Upon the conveyance, sale, assignment, or other transfer of a Parcel to a new Owner, the transferring Owner shall not be liable for any cost or other obligation under this Declaration with respect to such Parcel incurred after the date of such transfer; and no person, after termination of his status as Owner and prior to his again becoming an Owner, shall incur any of the obligations or enjoy any of the benefits of an Owner under this Declaration.

IN WITNESS WHEREOF, Declarants have executed this Declaration the day and year first above written.


John Binnweg


Diane L. Buckley


Kurt F. Kolbe

BK3745PG0625

STATE OF NEVADA)
County of Washoe) ss.

On this 20th day of May, 1993, personally appeared before me, a Notary Public, John Blunweg, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

Mary A. Clark
Notary Public

STATE OF NEVADA)
County of Washoe) ss.

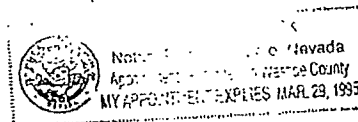
On this 20th day of May, 1993, personally appeared before me, a Notary Public, Diane L. Buckley, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument.

Mary A. Clark
Notary Public

STATE OF NEVADA)
County of Washoe) ss.

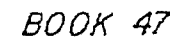
On this 20th day of May, 1993, personally appeared before me, a Notary Public, Ruff F. Kolbe, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument.

Mary A. Clark
Notary Public



MAY 21 1993

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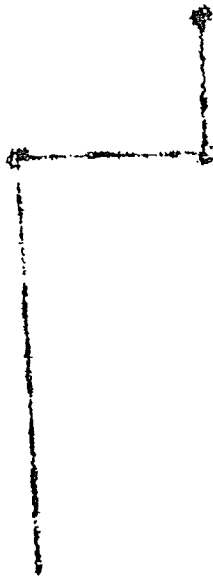


BK3745860627

Assessor's Map County of Washoe, Nevada
NOTE: ASSESSOR'S BLOCK

y of Washoe, Nevada

BK 3745 PG 0628



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841 am

MAY 21 1993

OFFICIAL RECORDS, WASHOE COUNTY, NEVADA
Record Requested by
FIRST AMERICAN TITLE COMPANY OF NEVADA
COUNTY RECORDER
FEE 12.00 DEPUTY 64

Richard D. Keefhaver

15850 Caswell Lane - Reno, NV 89511

Telephone: 775.636.6663 / Fax 775.636.6660

Email: r.d.keefhaver@gmail.com

March 31, 2025 RE: Washoe County Abandonment Case Number: WAB24-0008

Hello,

1. The National Forest acreage hosting Rose Rock Lane in the Young's complaint runs along the entire length of my east property line (parcel number 049-080-20) and so I can see every vehicle, person, bike, truck, camper, tractor, shipping container and or any other types of vehicles, visitors and equipment coming down and up this illegal and unpermitted road clearly from my back windows. This traffic includes FedEx, UPS, DoorDash, US Mail, and others that deliver and or service the Young's.
 - a. Also, every Tuesday morning I see the very large Waste Management Trash and Recycle Trucks going up and down that road directly to the Young's property.
 - b. So, if the above can get up and down Rose Rock Lane in rain, snow, sleet, wind, and other climate issues, then why is it so difficult for the Young's to get their vehicles, visitors, persons, bikes, trucks, campers, tractors, shipping containers and or any other types of equipment and vehicles up and down this access as well?
2. So, should we assume that if the Young's are ever granted access to this "dangerous" Easements on the Travis's property and then change their address to Caswell Lane (or keep Rose Rock Lane) will all of the above traffic start coming across this road and within 10 feet of the Travis' house? I can just imagine the Waste Management Trucks and shipping containers trying to go thru this easement. In addition, if they ever use the easement to Caswell Lane then they would no longer have access to Rose Rock Lane and so then Forest Service would close the current illegal and unpermitted road so they would no longer have access to that road.
3. The simple solution here is that the National Forest Service has offered the Young's and or anyone else on the unpermitted part of Rose Rock Lane can complete an "application" to create the "Rose Rock Lane Road Association" and from what I see that should be somewhat of a swift approval. Once approved then the Rose Rock Lane Road Association could pay to improve the road like we have done at our own expense on Caswell Lane.
 - a. ***The next question we need to ask is; after several months since the Forest Service has made this offer, have the Young's and or any other property owners on the unpermitted part of Rose Rock Lane actually filed this application and or do the Young's just plan on terrorizing us on Caswell Lane.***
4. One additional issue we have expressed in the past is that it would appear that everyone involved in the sale of the property on 6-22-2018 to the Young's are in violation of basic Real Estate Principles and Laws by not fully disclosing any and all defects related to the property (an illegal and unpermitted access); and therefore, it

might be best if the Young's reached out to all involved and ask for financial restitution form this illegal sale. They should ask for enough money for them to completely build out the existing illegal and unpermitted road to Thompson Lane and then they would be just fine.

5. They should include in their financial claim:
 - a. The Sellers: Chambers Kathleen & Luis and Kathleen L Chambers Tru.
 - b. The Listing Real Estate Company: Allison James and Estate Homes
 - i. The Listing Real Estate Company's Seller's Agent: Gerald R Morrissey
 - c. The Buyers Real Estate Company: Solid Source Realty
 - i. The Buyers Real Estate Company Agent: Marcia R Lucey
 - d. Capital Title: Kelly Bradshaw

Best regards, Richard D. Keefhaver ; *RDKeefhaver* (electronic signature)

Oakley, Katherine

From: Richard D. Keefhaver <r.d.keefhaver@gmail.com>
Sent: Monday, March 31, 2025 4:38 PM
To: Oakley, Katherine; 'Barrett'
Cc: 'Loise Yates'; 'Nikolai Travis'; 'Nancy Devenyns'; 'Randy Meyer'; 'Dmitry Karpov'; 'Edward Devenyns'; 'Jim and Wendy Long'; 'Lyn and Keith Hamilton'; 'Linda Guy'; 'Anna Khabarova'; nikolaigiantsfan@gmail.com; 'Alana Wild'; 'Alauddin Khan'
Subject: RE: [External Email]RE: Rose Rock Lane, Reno, NV?

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

Hi Kat,
For the public record.

Good afternoon, no application received yet.



Marnie Bonesteel
Lands Special Uses Program Manager
Forest Service
Humboldt-Toiyabe National Forest

p: 775-352-1240

c: 775-221-9225

marnie.bonesteel@usda.gov

1200 Franklin Way

Sparks, NV 89431

www.fs.usda.gov



Caring for the land and serving people

Best regards,

Richard D. Keefhaver

15850 Caswell Lane

Reno, NV 89511

telephone: 775.636.6663

fax: 775.636.6660

email: r.d.keefhaver@gmail.com

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From: Richard D. Keefhaver <r.d.keefhaver@gmail.com>

Sent: Monday, March 31, 2025 3:11 PM

To: 'Oakley, Katherine' <KOakley@washoecounty.gov>; 'Barrett' <barretttyo@gmail.com>

Cc: 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis' <ntravis@buildingbt.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova' <khabarovaas@gmail.com>; nikolaigiantsfan@gmail.com; 'Alana Wild' <wildlemons2@yahoo.com>; 'Alauddin Khan' <ak755@hotmail.com>

Subject: RE: [External Email]RE: Rose Rock Lane, Reno, NV?

Regarding the Rose Rock Lane Road Association:

We have not received any applications at the Ranger District. Not sure if Marnie has received anything...



Matthew D Zumstein
District Ranger
Forest Service
Humboldt Toiyabe National Forest, Carson Ranger District

p: 775-884-8100

c: 775-721-1259

f: 775-884-8199

matthew.zumstein@usda.gov

1536 S. Carson Street

Carson City, NV 89701

www.fs.usda.gov



Caring for the land and serving people

Best regards,

Richard D. Keefhaver

15850 Caswell Lane

Reno, NV 89511

telephone: 775.636.6663

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From: Richard D. Keefhaver <r.d.keefhaver@gmail.com>

Sent: Monday, March 31, 2025 10:39 AM

To: 'Oakley, Katherine' <KOakley@washoecounty.gov>; 'Barrett' <barrettyo@gmail.com>

Cc: 'Loise Yates' <loiseyates@outlook.com>; 'Nikolai Travis' <ntravis@buildingbt.com>; 'Nancy Devenyns' <devenyns@gmail.com>; 'Randy Meyer' <rmeyer@meyersurvey.com>; 'Dmitry Karpov' <webarcher.dk@gmail.com>; 'Edward Devenyns' <eldevenyns@gmail.com>; 'Jim and Wendy Long' <jlong1942@sbcglobal.net>; 'Lyn and Keith Hamilton' <keithlynham@gmail.com>; 'Linda Guy' <lanastasiaguy@hotmail.com>; 'Anna Khabarova' <khabarovaas@gmail.com>; nikolaigiantsfan@gmail.com; 'Alana Wild' <wildlemons2@yahoo.com>; 'Alauddin Khan' <ak755@hotmail.com>

Subject: RE: [External Email]RE: Rose Rock Lane, Reno, NV?

Hi Kat,

It looks like I now have a conflict and so I will not be able to make the hearing on April 01 and so I wanted to submit this and the attached for the Public Record: