



Attachment A

## Planning Commission Action Order

**Abandonment Case Number WAB24-0008 (Sweet Clover Residential Trust Easement)**

Decision: **Approval with Conditions**  
Decision Date: April 1, 2025  
Mailing/Filing Date: April 4, 2025  
Property Owner: Sweet Clover Residential Trust  
Staff Planner: Kat Oakley, Senior Planner  
Phone: 775.328.3628  
E-Mail: koakley@washoecounty.gov

**Abandonment Case Number WAB24-0008 (Sweet Clover Residential Trust Easement)** – For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in two 40-foot-wide government patent access easements along the northern and eastern property lines of APN 049-080-19, and to reduce two 40-foot-wide public utility easements in the same location to 10 feet.

- Applicant: Nickoli Travis
- Property Owner: Sweet Clover Residential Trust
- Location: 15870 Caswell Ln
- APN: 049-080-19
- Parcel Size: 1.2476 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Development Code: Authorized in Article 806, Vacations and Abandonments of Easements or Streets
- Commission District: 2 – Commissioner Clark
- Staff: Kat Oakley, Senior Planner
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 806, *Vacations and Abandonments of Easements or Streets*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe

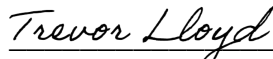
County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on 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 Planning Area; 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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.**

Washoe County Community Services Department  
Planning and Building Division

  
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Trevor Lloyd  
Secretary to the Planning Commission

TL/KO/BR

Enclosure: Conditions of Approval

Applicant: Nickoli Travis, ntravis@buildingbt.com

Property Owner: Sweet Clover Residential Trust, loiseyates@outlook.com

Subject: **WAB24-0008 (Sweet Clover Residential Trust Easement)**  
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Representatives: Meyer Surveying, [rmeyer@meyersurvey.com](mailto:rmeyer@meyersurvey.com)  
Catherine Reichenberg, [creichenberg@gundersonlaw.com](mailto:creichenberg@gundersonlaw.com)  
John Krmpotic, [johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com)

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Katrina Pascual, Utilities; Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency.



# Conditions of Approval

Abandonment Case Number WAB24-0008

The project approved under Abandonment Case Number WAB24-0008 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 1, 2025. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

**Unless otherwise specified**, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

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

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

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

### **Washoe County Planning and Building Division**

1. The following conditions are requirements of CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Kat Oakley, Senior Planner, 775.328.3628, koakley@washoecounty.gov**

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov**

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor. Twenty (20) feet of the access easement on the northern border of the parcel shall remain intact to allow access to adjoining neighboring parcels.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to drainage and utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
- d. The applicant shall record the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

### **Northern Nevada Public Health**

3. The following conditions are requirements of Northern Nevada Public Health, which shall be responsible for determining compliance with these conditions. The District Board of Health

has jurisdiction over all public health matters in Northern Nevada Public Health. Any conditions set by NNPH must be appealed to the District Board of Health.

**Contact Name – Jim English, EHS Supervisor, 775.900.7239, [jenglish@nnph.org](mailto:jenglish@nnph.org)**

- a. EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b. The project is proposed on a parcel served by a domestic well and onsite sewage disposal system.
- c. If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

\*\*\* End of Conditions \*\*\*