

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



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

Telephone: 775.328.6100

ORIGINAL

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?

We are requesting the abandonment of the current 33' access easements that exist on all 4 property lines.

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

Attached washoecounty.us map indicating current 33 foot access easements that we are requesting for abandonment.

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

The purpose of the abandonment is to reduce possible future grading for access that is unnecessary and not in use. It is anticipated that these easement areas proposed for abandonment will not be needed for future access. The abandonment is also being requested to reduce the access and setback areas for potentially more flexibility with building locations within the subject property.

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

None, as all adjacent properties have superior access as detailed below.

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?

Adjacent parcels have superior access. Parcel 049-742-08, to the SW, is developed and has driveway access on Taos Ln. Parcel 142-260-13, to the west, has 300 feet of access on Taos Ln. Parcel 142-260-12, to the NW, has access on Taos Ln and an access easement on its south property border. Parcel 142-242-17, to the north, has direct access via Incognito Lane. Also, it has the same access as our property via the access easement bordering parcels 142-260-12 and 142-260-13. Parcel 142-242-19, to the east, is developed and is accessed via Trails End Ln. Parcel 142-400-02, to the south, is a 10 acre green belt that will not be developed and has other access.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

Yes

No

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Property Owner Affidavit

Applicant Name: Anne D. Pauly

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, Anne D. Pauly (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 Building.

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

Assessor Parcel Number(s): 142-242-18

Printed Name Anne D. Pauly

Signed [Signature]

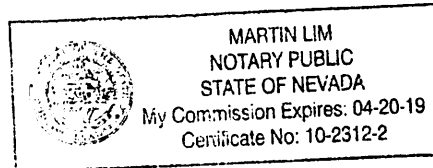
Address 1540 Taos Lane
Reno NV 89511

Subscribed and sworn to before me this 15 day of March, 2018.

[Signature]
Notary Public in and for said county and state

My commission expires: 04-20-2019

(Notary Stamp)



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

- Owner
Corporate Officer/Partner (Provide copy of record 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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
14224218	Active	3/15/2018 2:06:35 AM
Current Owner: PAULY, QUINN & ANNE D 1540 TAOS LN RENO, NV 89511		SITUS: 1540 TAOS LN WASHOE COUNTY NV
Taxing District	Geo CD:	
Legal Description		
Township 18 Section 30 Lot 95 Block Range 20 SubdivisionName _GOVERNMENT HOMESITES		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$526.77	\$532.04	\$0.00	\$0.00	\$0.00
2016	\$513.83	\$513.83	\$0.00	\$0.00	\$0.00
2015	\$512.60	\$512.60	\$0.00	\$0.00	\$0.00
2014	\$572.10	\$572.10	\$0.00	\$0.00	\$0.00
2013	\$482.10	\$482.10	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

No payment due for this account.

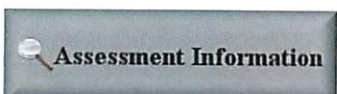
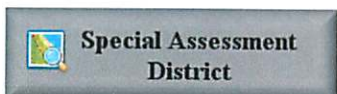
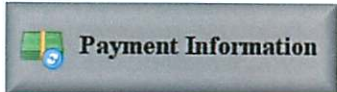
\$0.00

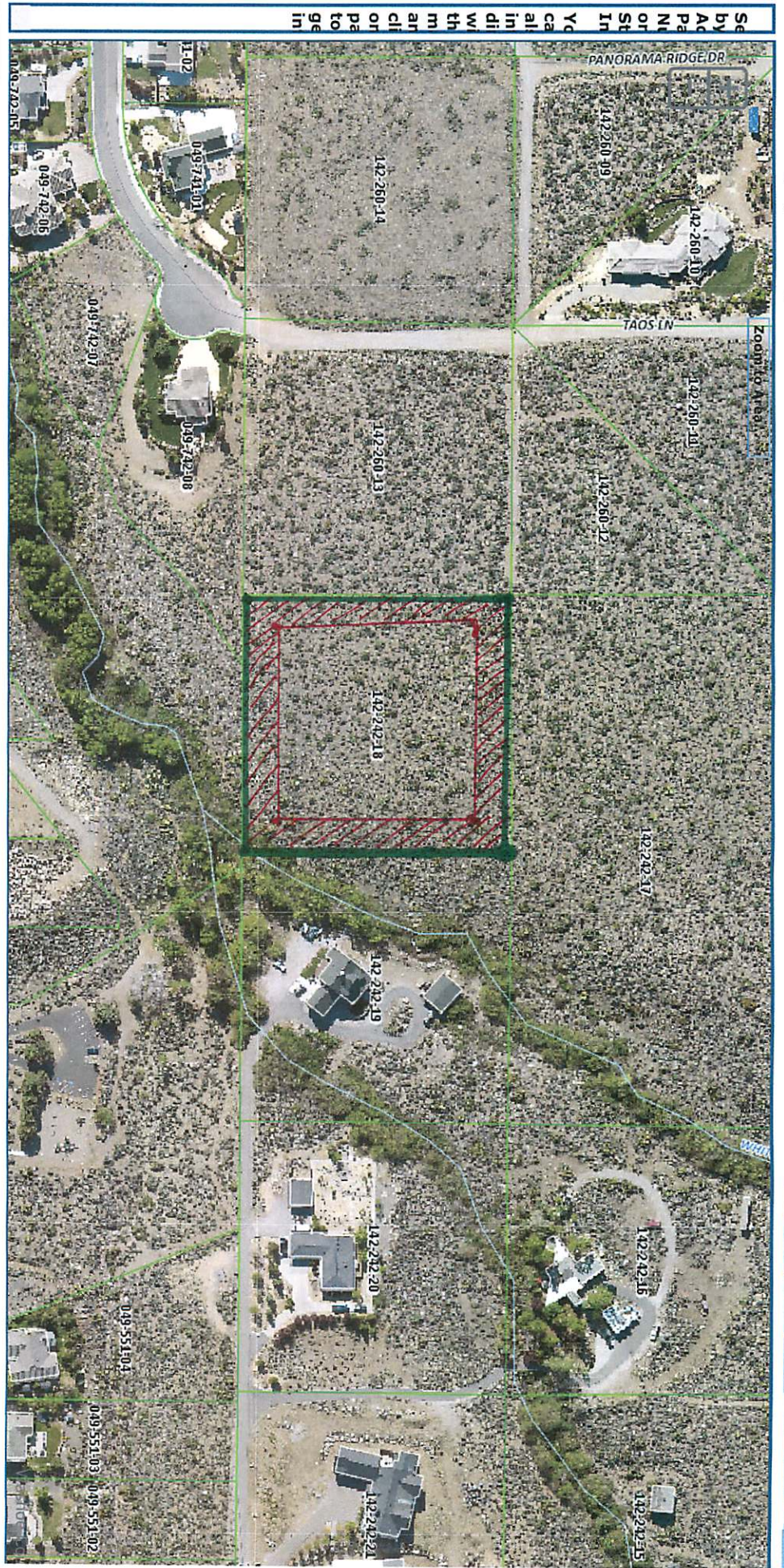
Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

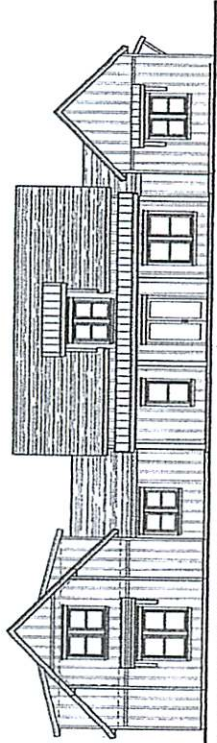
Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



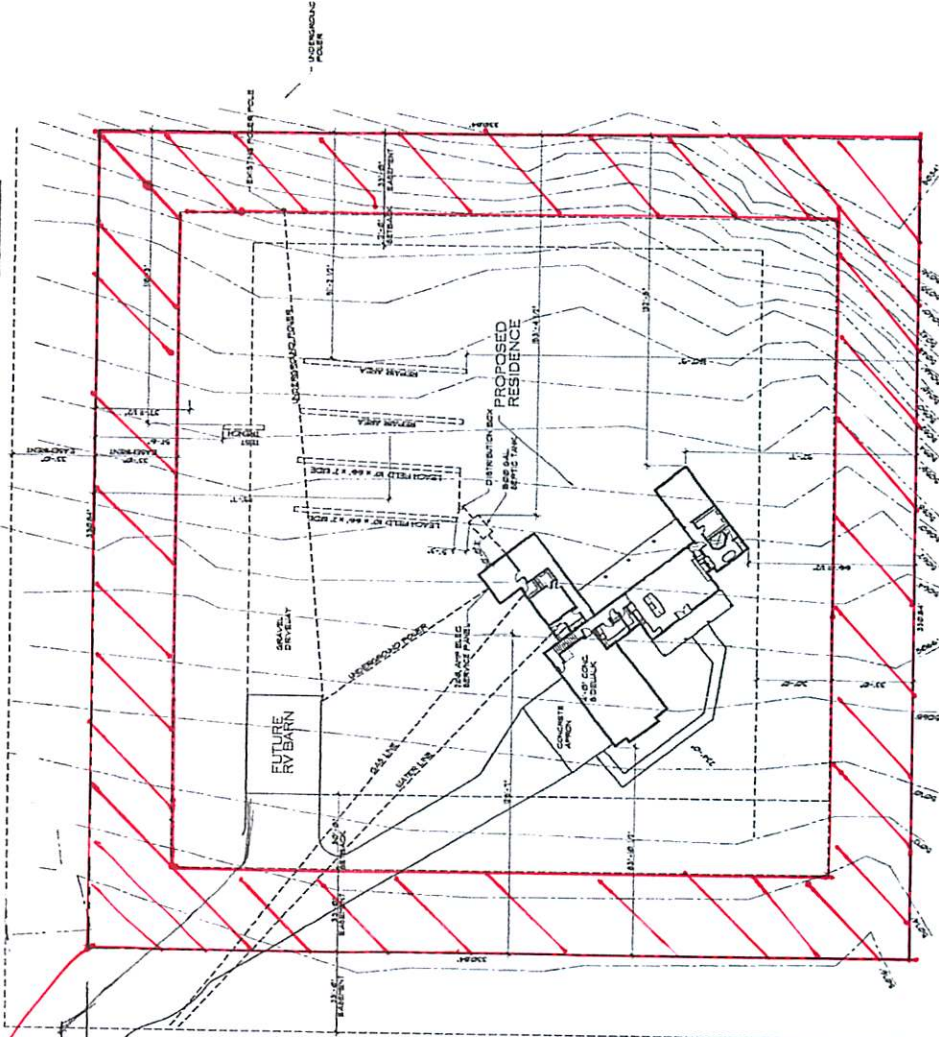


Tools:

A New Residence for Quinn & Anne Pauly



Proposed 33' easement abandonment



UNNAMED

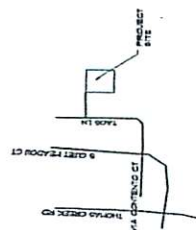
NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

WUI NOTES

1. ACCESS DOES EXIST TO ALL SECTIONS WEST AND WEST 1/2.
2. WATER MAINS ARE LOCATED UNDER THE DRIVEWAY AND SHALL BE 36" DIAMETER AND SHALL BE 36" DEEP.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.



VICINITY MAP



1"=50.00'
SITE PLAN
142-242-18

CONSULTANTS
RESIDENTIAL DESIGNER
MICHAEL T. PETERSON
P.O. BOX 51045
SPARKS, NEVADA 89435
PHONE: (775) 856-1400
CELL: (775) 240-4564
MIKE@MTPETERSON.COM
ENGINEER
ASHLEY & VANCE
2778 CHAPMAN LANE
MINDEN, NEVADA 89423
PHONE: (775) 298-1508
WWW.ASHLEYVANCE.COM

OWNER INFORMATION
QUINN PAULY
18124 WEDGE PKWY #1076
RENO, NEVADA 89511
PHONE: (775) 770-4139

DESIGN INFORMATION
RESIDENTIAL CODE 2012 I.R.C.
ELECTRICAL CODE 2012 I.R.C.
PLUMBING CODE 2012 I.R.C.
MECHANICAL CODE 2012 I.R.C.
ENERGY CONS. CODE 2012 IECC
STRUCTURAL DESIGN 2012 IECC
WIND LOADS VULT. D-2 MPH EX P C
SEISMIC ZONE D-2
ROOF SNOW 21 PSF HIGH
WUI FIRE ZONE HIGH

GENERAL NOTES
1. ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TAKEN AND SHOWN ON THE APPLICABLE DRAWINGS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES PRIOR TO COMMENCEMENT OF WORK.
3. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND MATERIALS TO THE CONTRACTOR IN A timely manner.
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
6. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
7. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
8. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
9. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
10. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.



A New Residence
1540 Quinn & Anne Pauly
Reno, Nevada 89511

BUILDING INFORMATION
LIVING AREA 3418 SQ. FT.
GARAGE AREA 1206 SQ. FT.
COVERED PORCH 762 SQ. FT.

BUILDING OCCUPANCY GROUP: IRC
TYPE OF CONSTRUCTION: VB
A.P.N.: 142-242-18
LOT AREA: 2.5 ACRES
BLK: 95
BLOCK: GOVERNMENT HOMESITES

SHEET SCHEDULE
A-1 SITE PLAN
A-2 FIRST FLOOR PLAN & ROOF PLAN
A-3 SECOND FLOOR PLAN & ROOF PLAN
A-4 EXTERIOR ELEVATIONS & SECTION
A-5 EXTERIOR ELEVATIONS & SECTION
E-1 ELECTRICAL PLANS
E-2 ELECTRICAL PLANS
S1.1 STRUCTURAL TITLE SHEET
S1.2 STRUCTURAL SPECIFICATIONS
S2.1 FOUNDATION PLAN
S2.2 FLOOR FRAMING PLAN
S2.3 CEILING FRAMING PLAN
S3.1 STRUCTURAL DETAILS
S3.2 STRUCTURAL DETAILS

Sheet No. **A-1**
COVER SHEET
AND
SITE PLAN
Site No. 142-242-18

Drawn By: MTP
Checked By: MTP
Date: 10/1/18

Scale: 1"=50.00'