

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: <u>WAB19-0002</u>	
Project Name: <b>Romance Avenue Abandonment</b>			
Project Description: Abandonment of an approximately 20-foot-wide section of the southerly portion of Romance Avenue located west of Lakeshore Blvd. / Nevada State Highway 28.			
Project Address: 1713 Lakeshore Blvd. Incline Village, NV 89451			
Project Area (acres or square feet): 0.35 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): An approximately 20-foot-wide section of the southerly portion of Romance Avenue located west of Lakeshore Blvd. / Nevada State Highway 28.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-331-05	0.175 acres		
<small>PORTION OF THE S 1/2 OF LOT 1, SECTION 26, T16N-R18E.</small>			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). WAB19-0002			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Dixon, Richard M. & Lillian H.		Name: Basin Strategies Planning & Consulting	
Address: 14080 Edmands Drive		Address: 1046 Lucerne Way	
Reno, NV	Zip: 89511	Incline Village, NV	Zip: 89451
Phone:	Fax:	Phone: 775-671-0559	Fax:
Email: user645137@aol.com		Email: basinstrategies@gmail.com	
Cell: 775-745-2263	Other:	Cell:	Other:
Contact Person: Lillian (Lee) Dixon		Contact Person: Karin Hoida	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name: Lumos & Associates	
Address:		Address: P.O. Box 890	
	Zip:	Zephyr Cove, NV	Zip: 89448
Phone:	Fax:	Phone: 775-588-6490	Fax:
Email:		Email: mcraven@lumosinc.com; rbyrem@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Michael Craven or Rick Byrem	
<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)

1. What and where is the abandonment that is being requested?

Abandonment of an approximately 20-foot-wide section of the southerly portion of Romance Avenue located west of Lakeshore Blvd. / Nevada State Highway 28.

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

Rocky Point Tract Map Number 108 Filed on September 9, 1908.

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

Resolve the encroachment of a portion of the existing deck onto the right-of-way for Romance Avenue, which has never been improved.

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

Not applicable.

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?

The adjusted property line will ensure adequate setbacks from IVGID facilities located on the northerly portion of the subject area of Romance Avenue.

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 Please see attached Title Report with hyperlinks.	* No
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**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:** Lillian H. Dixon

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, Lillian H. Dixon  
(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): 130-331-05

Printed Name Lillian H. Dixon

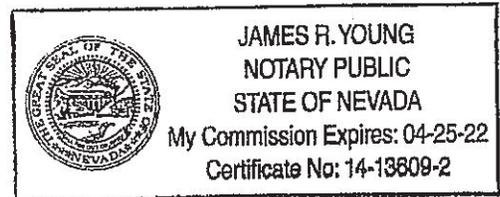
Signed *Lillian H. Dixon*

Address 14080 Edmands Drive Reno, NV 89511

*James R. Young*  
(Notary Stamp)

Subscribed and sworn to before me this  
6th day of October 2021.

James R. Young  
Notary Public in and for said county and state  
Washoe County, State of Nevada  
My commission expires: 4/25/22



\*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

## Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

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### Washoe County Parcel Information

Parcel ID	Status	Last Update
13033105	Active	10/6/2021 1:39:29 AM
<b>Current Owner:</b> DIXON, RICHARD M & LILLIAN H 14080 EDMANDS DR RENO, NV 89511		<b>SITUS:</b> 1713 LAKESHORE BLVD INCLINE VILLAGE NV
<b>Taxing District</b> 5200	<b>Geo CD:</b>	
Legal Description		
Block G Lot 5 Range 18 SubdivisionName ROCKY POINT SUBDIVISION AMD Township 16 Section 26		

### Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/16/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/4/2021	2021	\$4,488.17	\$0.00	\$0.00	\$4,488.17
INST 3	1/3/2022	2021	\$4,488.17	\$0.00	\$0.00	\$4,488.17
INST 4	3/7/2022	2021	\$4,488.16	\$0.00	\$0.00	\$4,488.16
<b>Total Due:</b>			<b>\$13,464.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$13,464.50</b>

### Tax Detail

	Gross Tax	Credit	Net Tax
<a href="#">Incline Recreati</a>	\$100.00	\$0.00	\$100.00
<a href="#">Incline Village</a>	\$907.46	(\$252.97)	\$654.49
<a href="#">North Lake Tahoe 2</a>	\$4,427.95	(\$1,178.20)	\$3,249.75
<a href="#">State of Nevada</a>	\$1,161.65	(\$283.48)	\$878.17
<a href="#">Washoe County</a>	\$9,509.85	(\$2,320.74)	\$7,189.11
<a href="#">Washoe County Sc</a>	\$7,779.67	(\$1,898.52)	\$5,881.15
<a href="#">LAKE TAHOE WATER BASIN</a>	\$2.03	\$0.00	\$2.03
<b>Total Tax</b>	<b>\$23,888.61</b>	<b>(\$5,933.91)</b>	<b>\$17,954.70</b>

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	2021287049	B21.104867	\$4,490.20	8/23/2021

### 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

### Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:  
Washoe County Assessor  
1001 E 9th Street  
Reno, NV 89512-2845





