

## 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.: _____	
Project Name: <b>Nugent Garage Addition</b>			
Project Description: We propose to use 104.65 s.f of common area road way for encroachment resulting from the addition of garage to existing house.			
Project Address: 1348 VALAIS WAY INCLINE VILLAGE NV 89451			
Project Area (acres or square feet): 104.65			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>In Tyrollian Village at the end of Valais Way</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
126-470-11	0.052 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: NUGENT FAMILY TRUST, KRIS & ALY		Name: GilanFarr Architecture	
Address: PO BOX 3610 INCLINE VILLAGE NV		Address: P.O Box 6987	
Zip: 89450		Incline Village, NV Zip: 89451	
Phone: 775-354-7954	Fax:	Phone: 775-831-8001	Fax:
Email: aly.nuge@gmail.com		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person: Reece	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: GilanFarr Architecture		Name:	
Address: P.O Box 6987		Address:	
Incline Village NV Zip: 89451		Zip:	
Phone: 775-831-8001	Fax:	Phone:	Fax:
Email: office@gilanfarrarchitecture.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		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)

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

1. 105.85 sf area of Valais Way road way common area within the Tyrollian Village unit two.

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

Tract Map 1084

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

incorporate abandonment of Lot C 72A for the purpose of a garage addition

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

No Easements are effected, the area of abandonment will be shifted to the common area adjacent to the road way common area

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?

5. This area is recognized as common area even though there is a dedication of road way system in Tyrolian Village, this has no negative impact

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 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.

February 2024

**SURVEY COMPUTATIONS for verification check  
by Washoe County Engineering and Capital Projects**

**RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT  
FOR KRIS AND ALY NUGENT**

**ROGER LANCASTER, LANCASTER LAND SURVEYS 775.721.3118  
JOB NO. 230126 - 01 MAR 2024 - 1348 Valais Wy. - APN 126-470-11**

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**QUITCLAIM AREA 'QC1'**

North: 14770429.726 East : 2244979.441  
Line Course: S 78-31-26 E Length: 7.75  
North: 14770428.184 East : 2244987.036  
Line Course: S 11-28-34 W Length: 50.00  
North: 14770379.183 East : 2244977.088  
Line Course: N 78-31-26 W Length: 45.00  
North: 14770388.137 East : 2244932.987  
Line Course: N 11-28-34 E Length: 10.75  
North: 14770398.672 East : 2244935.126  
Line Course: S 78-31-26 E Length: 37.25  
North: 14770391.260 East : 2244971.632  
Line Course: N 11-28-34 E Length: 39.25  
North: 14770429.726 East : 2244979.441

Perimeter: 190.00 Area: 788 SQ. FT. 0.0181 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.000 Course: S 90-00-00 E  
Error North: 0.0000 East : 0.0000  
Precision 1: INFINITY

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**QUITCLAIM AREA 'QC2'**

North: 14770427.538 East : 2244940.987  
Line Course: S 11-28-34 W Length: 29.46  
North: 14770398.667 East : 2244935.125  
Line Course: N 78-31-26 W Length: 26.75  
North: 14770403.990 East : 2244908.910  
Line Course: N 11-28-34 E Length: 29.46  
North: 14770432.861 East : 2244914.772  
Line Course: S 78-31-26 E Length: 26.75  
North: 14770427.538 East : 2244940.987

Perimeter: 112.41 Area: 788 SQ. FT. 0.0181 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.000 Course: S 90-00-00 E  
Error North: 0.0000 East : 0.0000  
Precision 1: INFINITY

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**LOT C-72A, A RESULTANT PARCEL**

North:	14770437.137	East :	2244942.935
Line	Course: S 78-31-26 E	Length:	37.25
	North: 14770429.726	East :	2244979.441
Line	Course: S 11-28-34 W	Length:	39.25
	North: 14770391.260	East :	2244971.632
Line	Course: N 78-31-26 W	Length:	64.00
	North: 14770403.994	East :	2244908.911
Line	Course: N 11-28-34 E	Length:	29.46
	North: 14770432.865	East :	2244914.772
Line	Course: S 78-31-26 E	Length:	26.75
	North: 14770427.543	East :	2244940.988
Line	Course: N 11-28-34 E	Length:	9.79
	North: 14770437.137	East :	2244942.935

Perimeter: 206.50    Area: 2,250 SQ. FT. 0.0517 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.000                      Course: S 90-00-00 E

Error North: 0.0000                      East : 0.0000

Precision 1: INFINITY

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**EXHIBIT 'C1' - DESCRIPTION FOR QUITCLAIM AREA 'QC1'  
LOT C-72 TO PARCEL M**

All that real property situate within the northeast quarter of Section 14, Township 16 North, Range 18 East, M.D.M., County of Washoe, State of Nevada, more particularly described as follows:

Being a portion of Lot C-72 as designated on the official map of TYROLIAN VILLAGE UNIT NO. 2 as file number 131935 recorded on December 12, 1968 as Tract Map 1084 in the Office of the Recorder of Washoe County, Nevada, more particularly described as follows:

**COMMENCING** at the northwest corner of said Lot C-72;

**THENCE**, along the northerly line of said Lot C-72, South  $78^{\circ}31'26''$  East for 37.25 feet to the **TRUE POINT OF BEGINNING** of this description;

**THENCE**, continuing along the northerly line of said Lot C-72, South  $78^{\circ}31'26''$  East for 7.75 feet to the northeast corner of said Lot C-72;

**THENCE**, along the easterly line of said Lot C-72, South  $11^{\circ}28'34''$  West for 50.00 feet to the southeast corner of said Lot C-72;

**THENCE**, along the southerly line of said Lot C-72, North  $78^{\circ}31'26''$  West for 45.00 feet to the southwest corner of said Lot C-72;

**THENCE**, along the westerly line of said Lot C-72, North  $11^{\circ}28'34''$  East for 10.75 feet;

**THENCE**, leaving the westerly line of said Lot C-72, the following two (2) courses:

- 1) South  $78^{\circ}31'26''$  East for 37.25 feet;
- 2) North  $11^{\circ}28'34''$  East for 39.25 feet, to the northerly line of said Lot C-72, the **TRUE POINT OF BEGINNING** of this description, having an area of 788 square feet, more or less.

The Basis of Bearings for this description is NAD83(94) Nevada State Planes, West Zone, US feet. Bearings shown hereon have been rotated  $0^{\circ}39'46''$  counterclockwise from those described in aforementioned Tract Map 1084.

See EXHIBIT 'C4' MAP TO ACCOMPANY DESCRIPTION,  
attached hereto and by this reference made a part hereof.

Prepared by: Roger B. Lancaster, PLS  
Lancaster Land Surveys  
930 Tahoe Blvd Ste 802-118  
Incline Village NV 89451-9488

**EXHIBIT 'C2' - DESCRIPTION FOR QUITCLAIM AREA 'QC2'**  
**PARCEL M TO LOT C-72**

All that real property situate within the northeast quarter of Section 14, Township 16 North, Range 18 East, M.D.M., County of Washoe, State of Nevada, more particularly described as follows:

Being a portion of Parcel M as designated on the official map of TYROLIAN VILLAGE UNIT NO. 2 as file number 131935 recorded on December 12, 1968 as Tract Map 1084 in the Office of the Recorder of Washoe County, Nevada, more particularly described as follows:

**COMMENCING** at the northwest corner of Lot C-72 as shown on said Tract map 1084;

**THENCE**, along the westerly line of said Lot C-72, South  $11^{\circ}28'34''$  West for 9.79 feet to the **TRUE POINT OF BEGINNING** of this description;

**THENCE**, continuing along the westerly line of said Lot C-72, South  $11^{\circ}28'34''$  West for 29.46 feet;

**THENCE**, leaving the westerly line of said Lot C-72, the following three (3) courses:

- 1) North  $78^{\circ}31'26''$  West for 26.75 feet;
- 2) North  $11^{\circ}28'34''$  East for 29.46 feet;
- 3) South  $78^{\circ}31'26''$  East for 26.75 feet to the westerly line of said Lot C-72, the **TRUE POINT OF BEGINNING** of this description, having an area of 788 square feet, more or less.

The Basis of Bearings for this description is NAD83(94) Nevada State Planes, West Zone, US feet. Bearings shown hereon have been rotated  $0^{\circ}39'46''$  counterclockwise from those described in aforementioned Tract Map 1084.

See EXHIBIT 'C4' MAP TO ACCOMPANY DESCRIPTION,  
attached hereto and by this reference made a part hereof.

Prepared by: Roger B. Lancaster, PLS  
Lancaster Land Surveys  
930 Tahoe Blvd Ste 802-118  
Incline Village NV 89451-9488

**EXHIBIT 'C3' - DESCRIPTION FOR 'LOT C-72A', A RESULTANT PARCEL**

All that real property situate within the northeast quarter of Section 14, Township 16 North, Range 18 East, M.D.M., County of Washoe, State of Nevada, more particularly described as follows:

Being a portion of Lot C-72 and Parcel M as designated on the official map of TYROLIAN VILLAGE UNIT NO. 2 as file number 131935 recorded on December 12, 1968 as Tract Map 1084 in the Office of the Recorder of Washoe County, Nevada, more particularly described as follows:

**BEGINNING** at the northwest corner of said Lot C-72;

THENCE, along the northerly line of said Lot C-72, South  $78^{\circ}31'26''$  East for 37.25 feet;

THENCE, leaving the northerly line of said Lot C-72, the following four (4) courses:

- 1) South  $11^{\circ}28'34''$  West for 39.25 feet;
- 2) North  $78^{\circ}31'26''$  West for 64.00 feet;
- 3) North  $11^{\circ}28'34''$  East for 29.46 feet;
- 4) South  $78^{\circ}31'26''$  East for 26.75 feet to the westerly line of said Lot C-72;

THENCE, along the westerly line of said Lot C-72, North  $11^{\circ}28'34''$  East for 9.79 feet to the **TRUE POINT OF BEGINNING** of this description, having an area of 2,250 square feet, more or less.

The Basis of Bearings for this description is NAD83(94) Nevada State Planes, West Zone, US feet. Bearings shown hereon have been rotated  $0^{\circ}39'46''$  counterclockwise from those described in aforementioned Tract Map 1084.

See EXHIBIT 'C4' MAP TO ACCOMPANY DESCRIPTION,  
attached hereto and by this reference made a part hereof.

Prepared by: Roger B. Lancaster, PLS  
Lancaster Land Surveys  
930 Tahoe Blvd Ste 802-118  
Incline Village NV 89451-9488

# EXHIBIT 'C4'

## PLAT TO ACCOMPANY DESCRIPTION FOR BOUNDARY LINE ADJUSTMENT

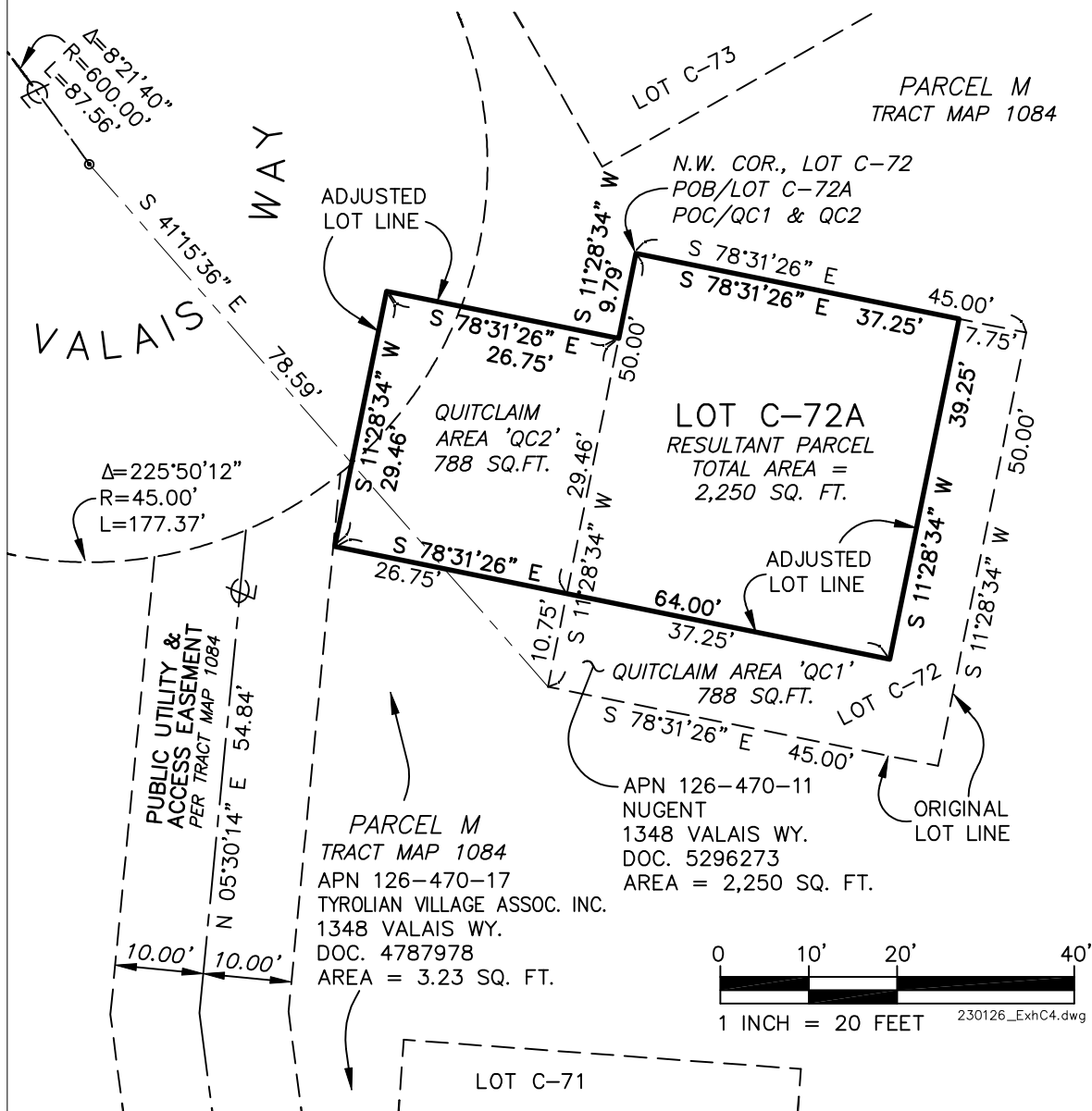
LOT C-72 &  
PORTION OF PARCEL M,  
TYROLIAN VILLAGE UNIT No. 2  
INCLINE VILLAGE,  
WASHOE COUNTY, NEVADA

1348 VALAIS WAY  
APN 126-470-11

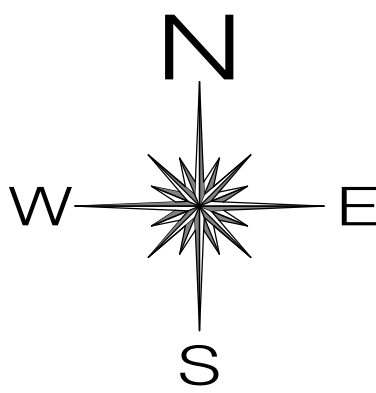
PREPARED BY:  
LANCASTER LAND SURVEYS  
930 TAHOE BLVD. #802-118  
INCLINE VILLAGE, NV 89451  
(775) 721-3118  
01 MAR 2024



TOTAL AREA	
LOT C-72A	
2,250	SQ. FT.
0.0517	ACRES







### LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP TAGGED "PLS 15660"
- RECORD DIMENSION POINT - NOTHING SET
- RECORD COURSE & DISTANCE DIMENSION PER REFERENCED DOCUMENT # (SEE REFERENCES)
- CALCULATED DISTANCE
- CENTERLINE
- BASE STATION - WASHOE COUNTY GPS NETWORK
- LOT/PARCEL LINE
- GRAPHIC BORDER
- OLD LOT LINE/MEANDER LINE/ADJACENT PARCEL LINE
- CENTER LINE
- TIE LINE

### BASIS OF BEARINGS & COORDINATES

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, U.S. FEET, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL-TIME KINEMATIC (RTK) OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN). ALL DISTANCES SHOWN ON THIS MAP ARE MODIFIED GRID (GROUND) DISTANCES. DIVIDE MODIFIED GRID COORDINATES BY THE COMBINED (GRID TO GROUND) SCALE FACTOR OF 1.000263000 TO CONVERT TO GRID COORDINATES.

### NOTES:

- NO ADDITIONAL LOTS ARE BEING CREATED, AND ACCESS TO ALL LOTS IS PROVIDED.
- THE INTENT OF THIS MAP IS TO SHOW A BOUNDARY LINE ADJUSTMENT PER DOCUMENT No. \_\_\_\_\_ OFFICIAL RECORDS OF WASHOE COUNTY.
- THE LAND AREAS SHOWN ON THIS PLAT REFLECT THE BOUNDARY LINE ADJUSTMENT.
- ACCESS IS PER TRACT MAP No. 1084 (TYROLIAN VILLAGE UNIT No. 2), DOCUMENT No. 131935, OFFICIAL RECORDS OF WASHOE COUNTY.
- THE ADJUSTED PARCEL RETAINS ALL EASEMENTS AND RIGHTS ASSOCIATED WITH THE EXISTING GRANT, BARGAIN AND SALES DEED.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

### REFERENCES (ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA EXCEPT TITLE REPORT)

- (R1) TRACT MAP No. 1045, RECORDED 12/04/1967 AS DOCUMENT No. 103042, ENTITLED "TYROLIAN VILLAGE UNIT NO. 1".  
(R2) TRACT MAP No. 1084, RECORDED 12/12/1968 AS DOCUMENT No. 131935, ENTITLED "TYROLIAN VILLAGE UNIT NO. 2".  
(R3) GRANT DEED RECORDED 6/09/1970 AS DOCUMENT No. 176148 (PARCEL M FROM TYROLIAN VILLAGE INC. TO TYROLIAN VILLAGE ASSOC. INC.)  
(R4) GRANT, BARGAIN, SALE DEED RECORDED 6/27/2014 AS DOCUMENT No. 4367002 (VOLPI TO COHEN/NUGENT - UNMARRIED)  
(R5) GRANT, BARGAIN AND SALE DEED RECORDED 5/19/2016 AS DOCUMENT No. 4590582 (COHEN/NUGENT TO NUGENT-JOINT TENANTS)  
(R6) CERTIFICATION OF AMENDMENT FOR TRACT MAP 1084 (TYROLIAN VILLAGE UNIT No. 2) RECORDED 2/14/2018 AS DOCUMENT No. 4787978 (LICENSE AGREEMENT FOR GARAGES IN PARCEL M)  
(R7) GRANT, BARGAIN AND SALE DEED RECORDED 4/20/2022 AS DOCUMENT No. 5296273 (TO TRUST)  
(R8) PRELIMINARY TITLE REPORT BY TICOR TITLE OF NEVADA INC., DATED DEC. 1, 2023 (ORDER No. 02303819-SLP).



### LAND AREAS

LOT C-72: TOTAL AREA = 2,250 SQ.FT.  
PARCEL 'M': TOTAL AREA = 3.23 ACRES  
TOTAL AREA = 3.23 ACRES

### RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR KRIS AND ALY NUGENT

LOT C-72 AND PARCEL 'M', TYROLIAN VILLAGE UNIT No. 2 (TRACT MAP 1084).

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 18 EAST, MDM.

WASHOE COUNTY NEVADA

ROGER B. LANCASTER P.L.S. 15660  
930 TAHOE BLVD. STE. 802-118, INCLINE VILLAGE, NV 89451  
MARCH 1, 2024 SHEET 2 OF 2

230126.DWG

