

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Farr Residence			
Project Description: Abandon Partial Road Easement			
Project Address: 1605 Taos Ln			
Project Area (acres or square feet): 1.26 Acres			
Project Location (with point of reference to major cross streets AND area locator): Corner of Taos and Incognito near Saddlehorn Dev.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-260-10	1.26 ac		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Jeff & Deanna Farr		Name:	
Address: 1605 Taos Ln Reno NV 89511		Address:	
Zip: 89511		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <i>Jeff & Deanna Farr</i>		Name:	
Address: <i>1605 Taos Ln</i>		Address:	
Zip: <i>89511</i>		Zip:	
Phone: <i>775-842-9174</i>	Fax:	Phone:	Fax:
Email: <i>JFarr@resourcedevelopment.com</i>		Email:	
Cell: <i>775-842-9174</i>	Other:	Cell:	Other:
Contact Person: <i>Jeff Farr</i>		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Jeff + Deanna Farr

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, Jeff Farr + Deanna Farr
(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): _____

Printed Name Jeff Farr + Deanna L. Farr

Signed [Signature] Deanna R. Farr

Address 1605 TAOS LN
RENO, NV 89511

Subscribed and sworn to before me this 11th day of June, 2022

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

My commission expires: 6-27-25

(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

Property Owner Affidavit

Applicant Name: _____

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, Jeff Farr
(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): _____

Printed Name Jeff Farr

Signed [Signature]

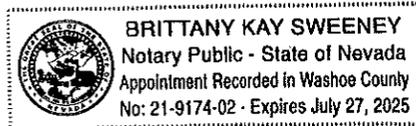
Address 1605 Taos Ln
Reno, NV 89511

Subscribed and sworn to before me this
15th day of June, 2022

Brittany Sweeney
Notary Public in and for said county and state

My commission expires: 7-27-25

(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

**Abandonment Application
Supplemental Information**

(All required information may be separately attached)

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

North property line of 1605 Taos bordering Incognito Ln

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

Assesor's map

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

Build Garage

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

Reduce easement by 30', split between both sides of road at 15' each.

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?

Garage foundation will be same level as main house matching existing architectural elevations.

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.)

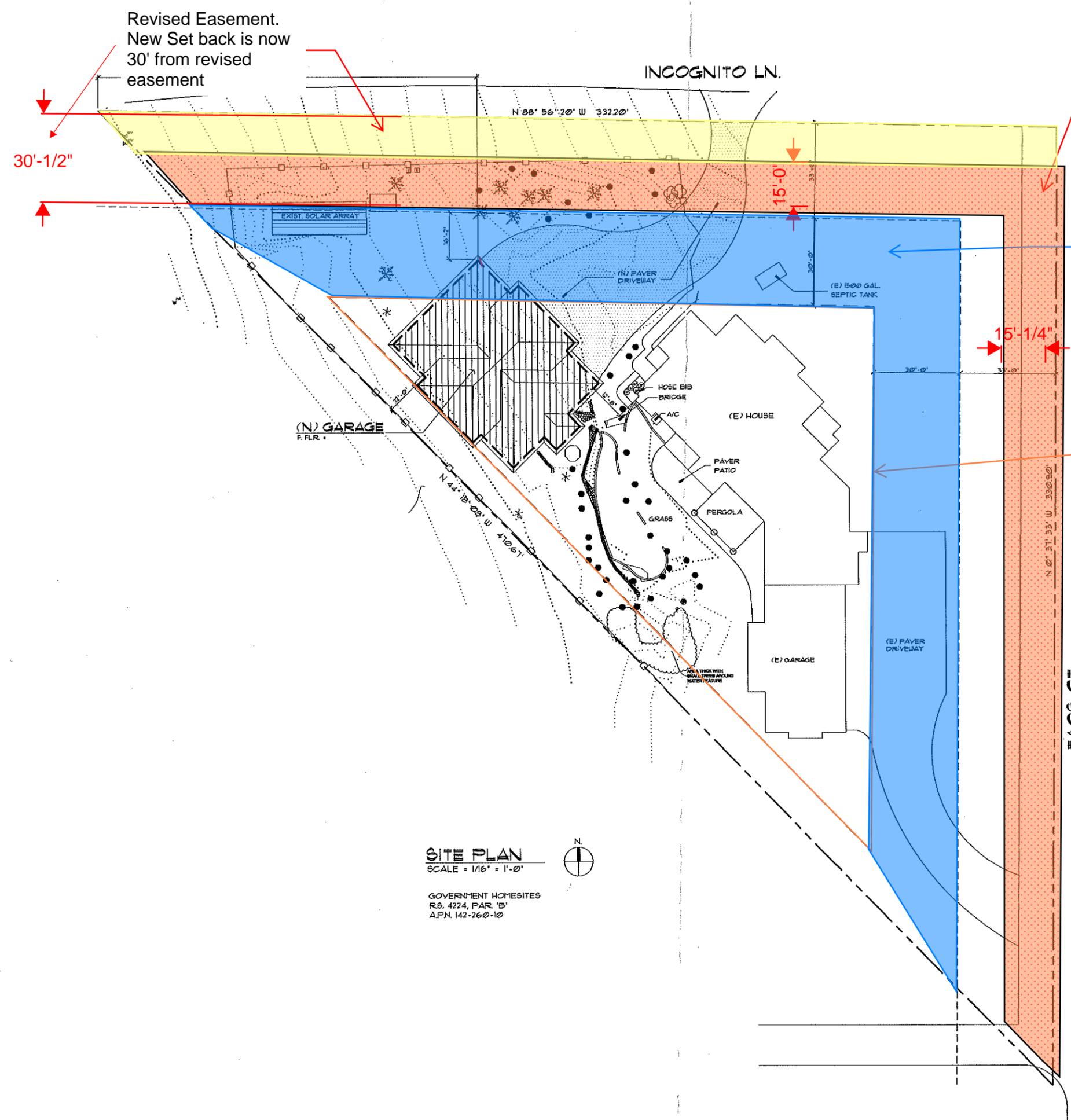
* Yes

* No None

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.



Revised Easement.
New Set back is now
30' from revised
easement

15' of Easement to be
abandoned or modified to
allow for setback changes for
proposed new garage

Proposed Approx.
Front Yard Set back
changes to allow for
proposed new
garage location per
Section 10.406.05

Existing Front Yard
Set back

SITE PLAN
SCALE = 1/16" = 1'-0"
GOVERNMENT HOMESITES
R.S. 4224, PAR. 'B'
A.P.N. 142-260-10

DATE:	5-16-18
REVISIONS	

1325 AIRMOIVE WAY, STE. 285
RENO, NEVADA 89502
(775)332-5997
(775)332-6286 FAX
www.GTAArchitects.com
GTAArch@gmail.com

George K. Timbridge
ARCHITECT

NEW GARAGE
FOR: JEFF FARR
1605 TAOS COURT
WASHOE COUNTY, NEVADA

FILE NO.	17XX
SHEET	A-1

ALL DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE ARE COPYRIGHT BY THE ARCHITECT UNDER PROVISIONS OF NRS 623. UNAUTHORIZED PUBLICATION OF DESIGNS OR DISTRIBUTION OF DRAWINGS IS PROHIBITED.



SITE PLAN
SCALE = 1/16" = 1'-0"



GOVERNMENT HOMESITES
R.S. 4224, PAR. 'B'
A.P.N. 142-260-10

TAOS CT.

DATE:
5-16-18
REVISIONS

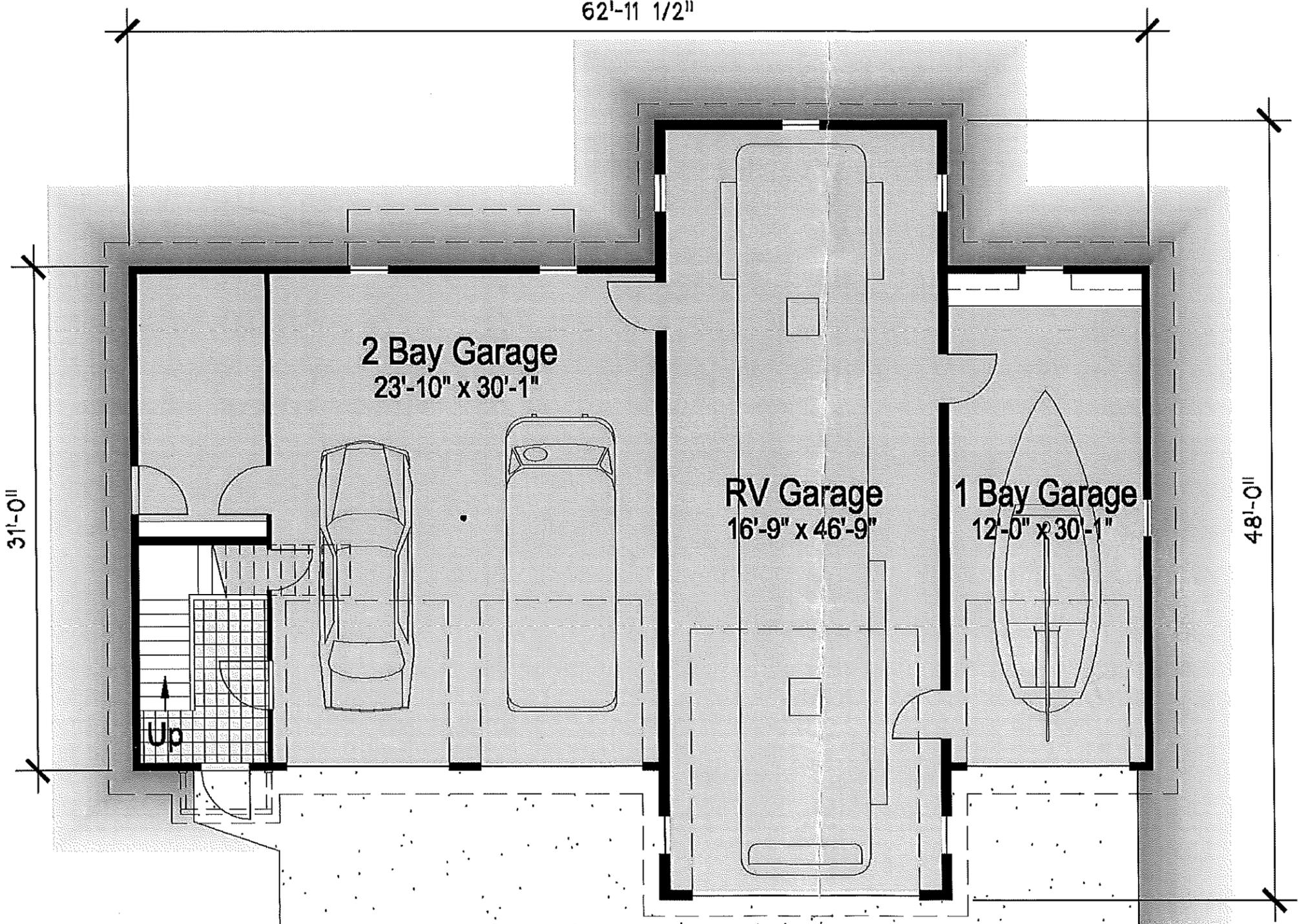
1325 AIRMOIVE WAY, STE. 285
RENO, NEVADA 89502
(775)332-5997
(775)332-6286 FAX
www.GTAarchitects.com
GTAarch@gmail.com

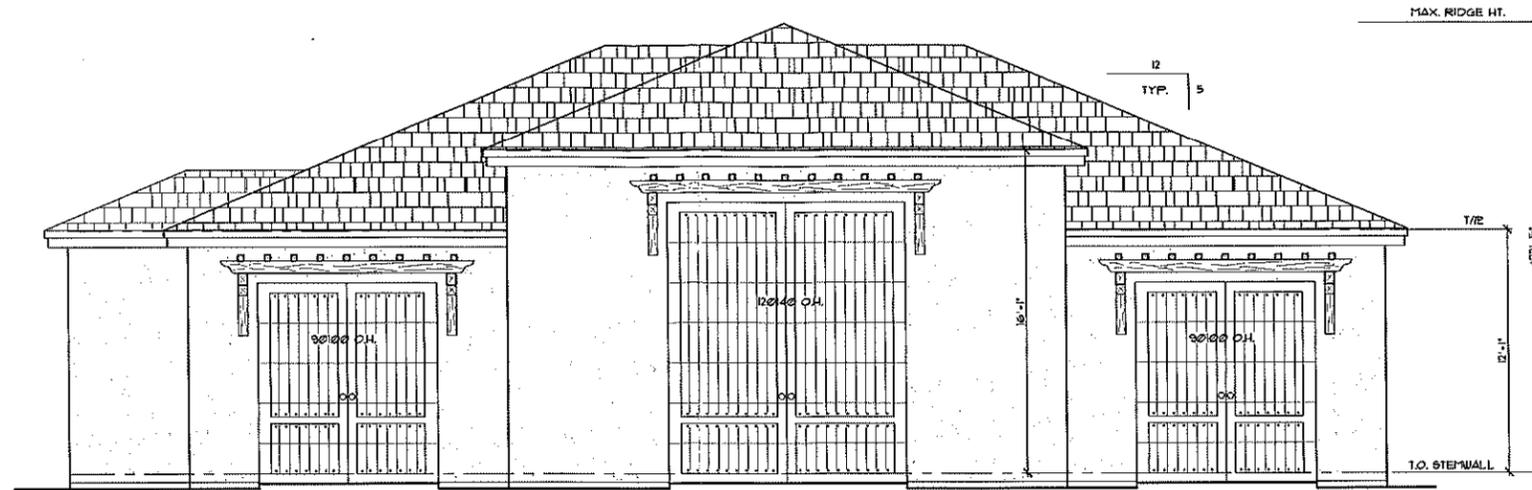
George K. Timbridge
ARCHITECT

NEW GARAGE
FOR: JEFF FARR
1605 TAOS COURT
WASHOE COUNTY, NEVADA

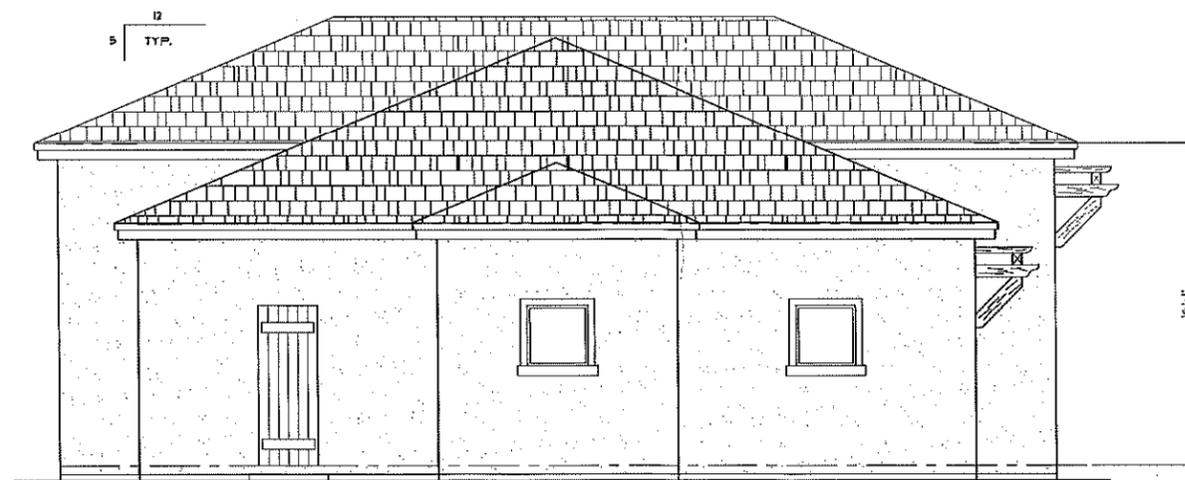
FILE NO.
17XX
SHEET:
A-1

ALL DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE ARE COPYRIGHT BY THE ARCHITECT UNDER PROVISIONS OF NRS 623. UNAUTHORIZED DUPLICATION OF DESIGNS OR DISTRIBUTION OF DRAWINGS IS PROHIBITED.





NORTHEAST ELEVATION
SCALE = 1/4" = 1'-0"



SOUTHEAST ELEVATION
SCALE = 1/4" = 1'-0"

DATE:
5-16-18
REVISIONS

1325 ARMOTIVE WAY, STE. 285
RENO, NEVADA 89502
(775)322-5557
(775)322-6288 FAX
www.GTArchitect.com
GTArchitect@gmail.com

George K. Tombridge
ARCHITECT

NEW GARAGE
FOR: JEFF FARR
1605 TACOS COURT
WASHOE COUNTY, NEVADA

FILE NO.
17XX
SHEET:
1-6

ALL DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE ARE COPYRIGHT BY THE ARCHITECT UNDER PROVISIONS OF NRS 623. UNAUTHORIZED DUPLICATION OF DESIGNS OR DISTRIBUTION OF DRAWINGS IS PROHIBITED.