



# Planning Commission Staff Report

Meeting Date: May 1, 2018

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB18-0002 (Pauly)

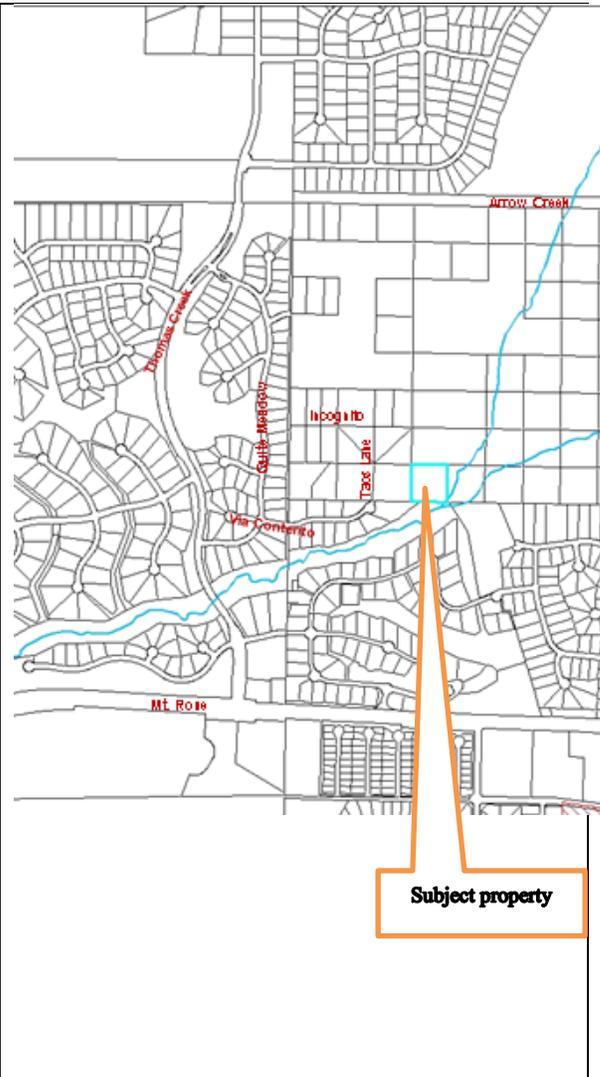
BRIEF SUMMARY OF REQUEST: Abandon the 33-foot wide undeveloped road right-of-way located along all four sides of the property.

STAFF PLANNER: Planner's Name: Eva M. Krause, AICP  
Phone Number: 775.328.3628  
E-mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve the abandonment of the 33-foot wide government patent easements that are located along all four sides of the subject property. Any approval only applies to whatever interest Washoe County owns in the easement.

Applicant: Quinn Pauly  
 Property Owners: Quinn and Anne Pauly  
 Location: 1540 Taos Lane  
 APN: 142-242-180  
 Parcel Size: 2.5 acres  
 Master Plan: Suburban  
 Regulatory Zones: Residential/Rural  
 Area Plan: Low Density Suburban /General Rural  
 Citizen Advisory Board: Southwest Truckee Meadows  
 Development Code: South Truckee Meadows/Washoe Valley  
 Commission District: Authorized in Article 806, Vacations and Abandonments of Streets or Easements  
 Section/Township/Range: 2 – Commissioner Lucey  
 Section 30, T18N, R20E, MDM, Washoe County, Nevada



### STAFF RECOMMENDATION

APPROVE

**PARTIAL APPROVE WITH CONDITIONS**

DENY

**POSSIBLE MOTION**

I move to approve the abandonment of the patent easements on the south, west and east side of the subject parcel with conditions, and to deny the abandonment of the patent easement along the north property line.

*(Motion with Findings on Pages 10 - 11)*

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**Abandonment Definition**

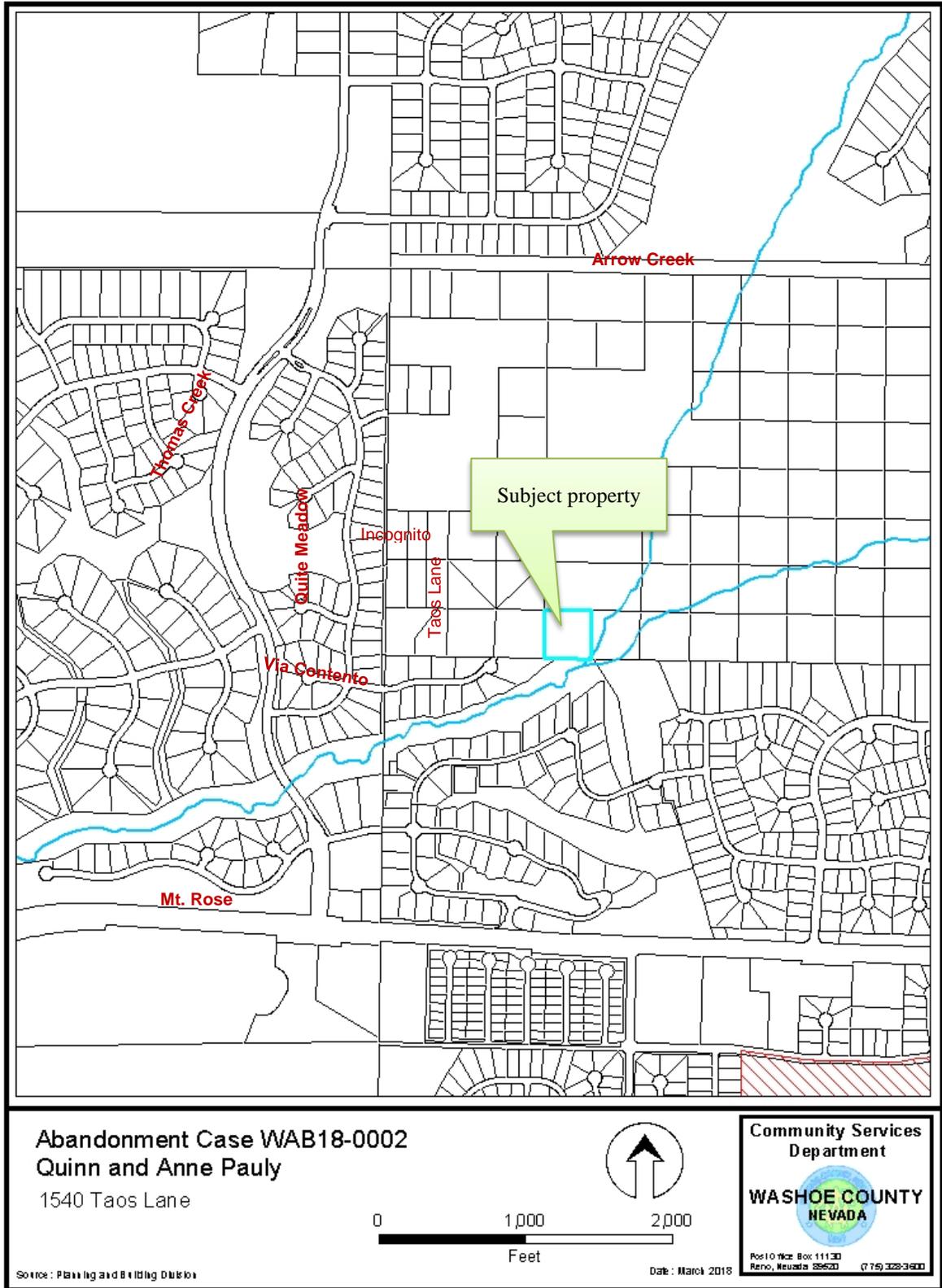
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the Abandonment, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicants surveyor, that are required by the Conditions of Approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The Conditions of Approval for Abandonment Case Number WAB18-0002 is attached to this staff report and will be included with the Action Order if granted approval.

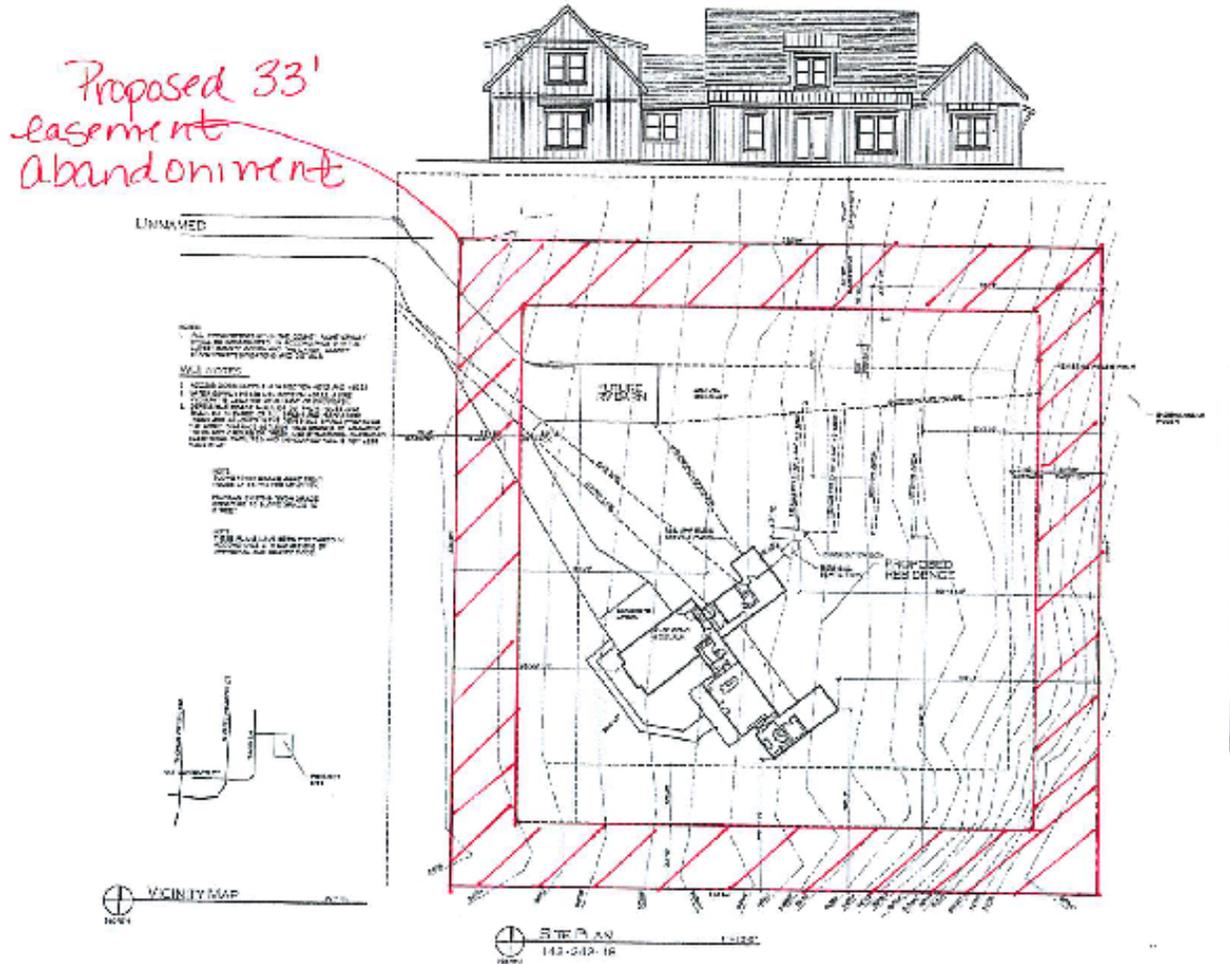
- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution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

Washoe County Code (WCC) Section 110.806.15 authorizes the Planning Commission to consider abandonments or vacations of streets and easements, including government patent easements. Abandonment Case Number WAB18-0002 seeks to abandon the unimproved 33-foot wide right-of-way (patent easement) along all four sides of the subject parcel, established by the government patent when the parcel was created. The applicant is asking the Planning Commission to consider their request to abandon all easements on the subject property.



**Vicinity Map**

# A New Residence for Quinn & Anne Pauly



**Site Plan**

## **Project Evaluation**

The applicant is seeking to abandon the four 33-foot-wide government patent easement along the north, east, west and south property lines of 1540 Taos Lane. The request is depicted in the site plan above. A building permit for a single family dwelling has been issued for the property. The applicant is proposing to build a detached accessory dwelling in addition to the house. Because the access easements are more than 20 feet wide, the accessory dwelling will have to be setback 30 feet from all easements, for a total setback of 63 feet from all property lines. By abandoning the easements the property owner would have a larger buildable area to locate accessory structures on the property.

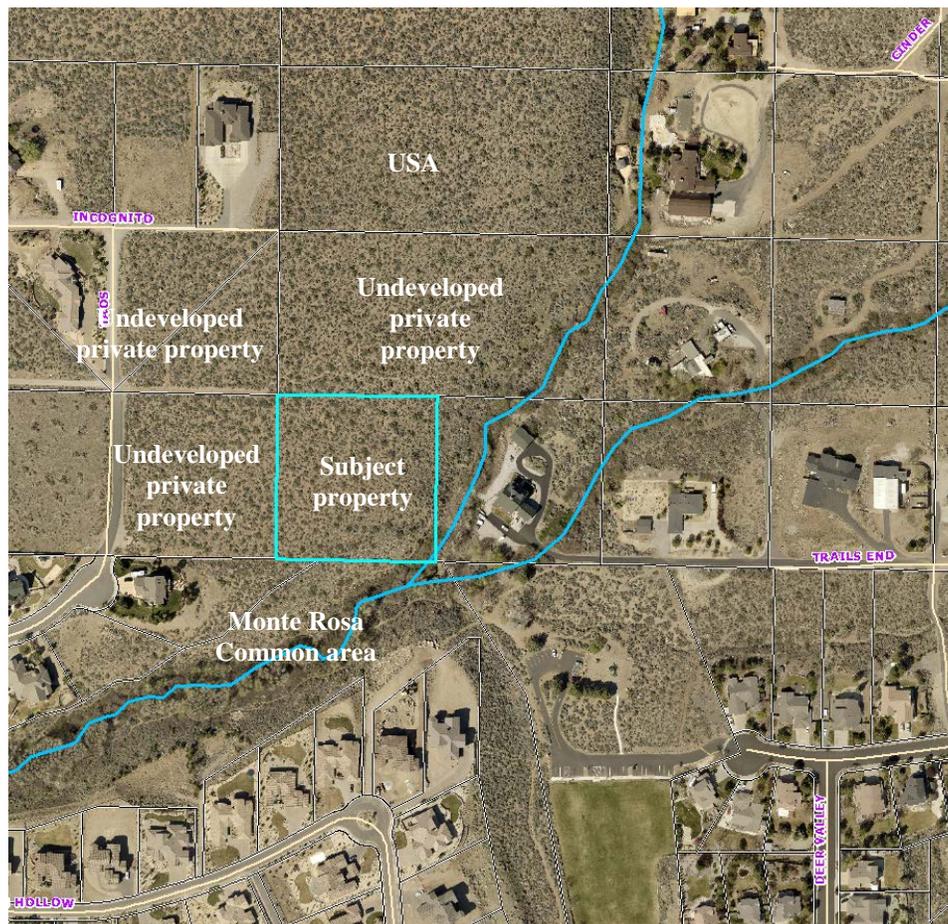
The subject property has regulatory zones of Low Density Suburban (LDS) which allows one unit per acre maximum density, and General Rural (GR) which allows one unit per 40 acres.

The GR regulatory zone that cuts diagonally across the southeast portion of the property was established to protect the sensitive stream zone of Whites Creek. As this is a government tract homesite, there are 33-foot-wide government patent easements for “right-of-ways and public utility proposes” located along all four property lines.

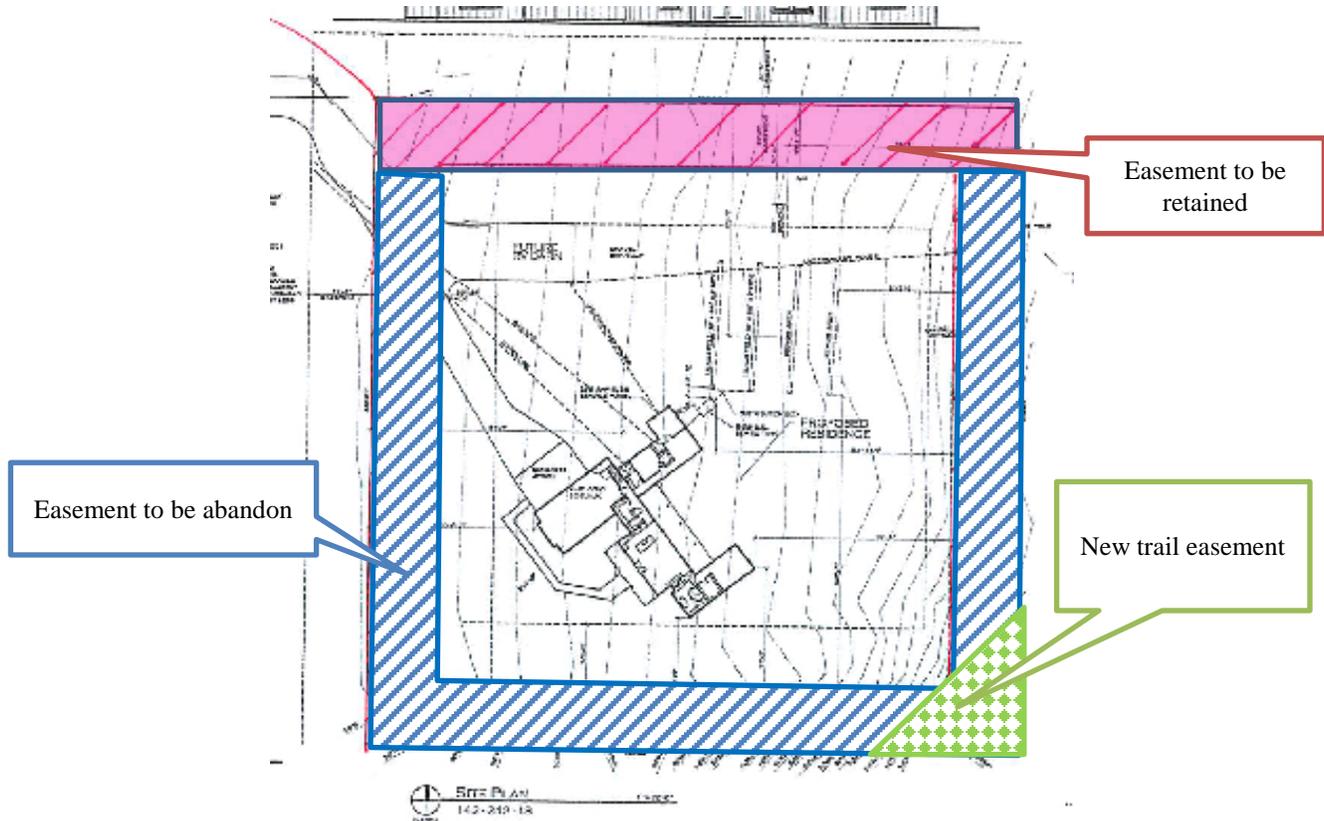
*Surrounding Properties*

As shown in the aerial photo below, the properties to the south and east are developed and have established access to the homes. The property to the west of the subject parcel while undeveloped has a developed access along its west property line.

The property to the north of the subject parcel is undeveloped and based on the zoning and size could be subdivided to create 3 parcels. While it is assumed that all the properties in this area have the similar easements, staff is not able to determine if those easements have conditions which may limit the ability to utilize those easements. Due to the uncertainties inherent with undeveloped land being located to the north of these easements, including how the land may be developed in the future, and if the County may at some point choose to use or develop that access in the interest of the public, staff recommends that the abandonment request **not** be granted for the easement along the north property line.



**Undeveloped properties surrounding subject property**



**Staff Recommendation for Easement to be Abandonment**

**Southwest Truckee Meadows Area Plan**

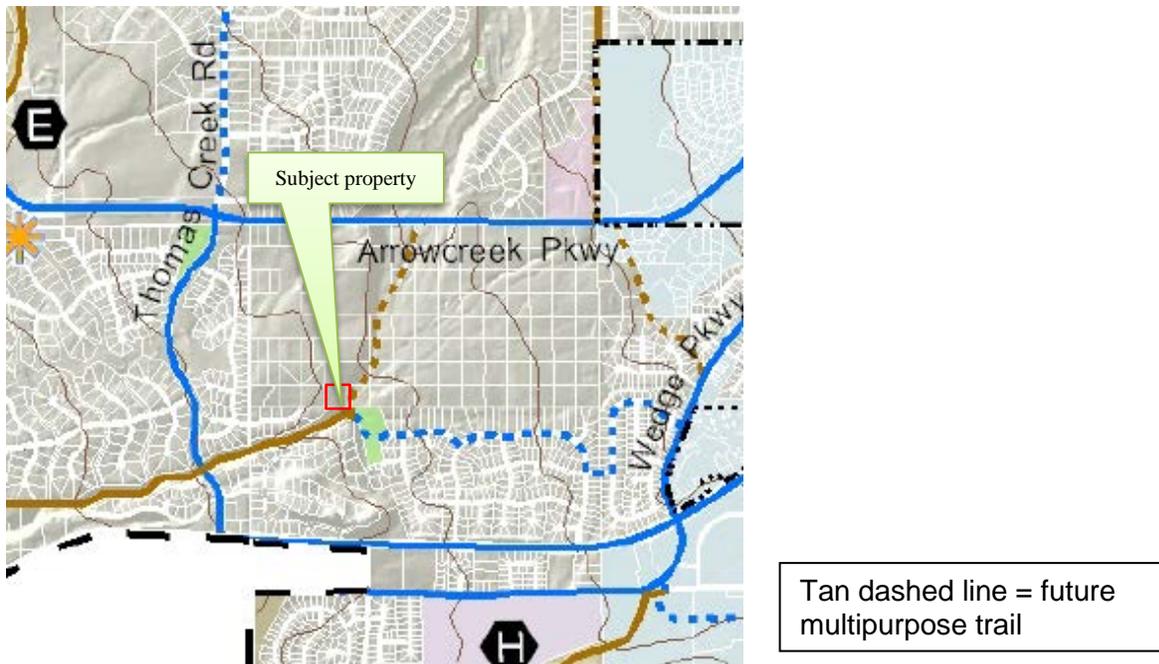
The following goal and polices from the Southwest Truckee Meadows Area Plan apply to this request:

**Goal Eight: The Southwest Truckee Meadows planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands, schools, and transit facilities. This trail system will contribute to the preservation and implementation of the community character.**

SW.8.5 As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.

SW.8.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Southwest Truckee Meadows planning area or connect existing trails or otherwise implement Goal 8.

Staff Comment: Whites Creek runs through the southwest corner of the property. The Southwest Truckee Meadows Area Plan, Recreational Opportunities Map indicates that a trail connection is planned through that corner of the property. In order to be consistent with the Policies of the Southwest Truckee Meadows area plan, staff has provided a condition of approval that the property owner shall grant a 50 foot wide trail easement across the southwest corner of the property.



**Extract from Southwest Truckee Meadows Area Plan, Recreational Opportunities Map**

### **Statute, Code and Policy Regarding Patent Easements**

Washoe County Code (WCC) Section 110.806.70, states, in part, “The abandonment or vacation of a government patent easement ... addresses only the County’s interest in the subject easement and cannot be relied upon for purposes of clearing title to the property.” To the extent other property owners nearby or other entities might have any ownership interests in these easements, the County’s action to abandon or not abandon would not affect those interests. In turn, the property owners applying for the abandonment would be responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

NRS 278.480 allows for the Planning Commission to consider abandoning government patent easements if they are no longer required for a public purpose. In order to recommend approval of an abandonment, WCC Section 110.806.20 requires that the Planning Commission make three findings, including that such an abandonment would not result in material injury to the public.

In general, government patent access easements are presumed to serve a public purpose when they either: (1) function as a point of access; or (2) are adjacent to undeveloped land that does not have developed means of ingress/egress. Except in cases where no adjacent parcels have the opportunity to further develop (ex. subdivide; establish a residence; etc.), staff does not recommend abandoning the County’s interest in these easements. If future development occurs, the County may wish to use or develop that access in the interest of the community. It would be precipitous for the County to abandon its interest in these easements when it is not yet known if or how they may be needed in the future.

There are two principal questions for the County to consider in a patent easement abandonment application: first, whether the easement is no longer required for a public purpose; and, second, whether the proposed abandonment would cause a material injury to the public.

The properties to the east and west of the subject property have developed access. The property to the south is the common area for the Reserve at Monte Rose subdivision which is restricted from being developed. Therefore, with the exception of retaining a trail easement, the

abandonment of the easement on these three sides will not result in a material injury to the public.

The property on the north side of the subject parcel is an undeveloped 5 acre lot, which has the potential of being subdivided in the future. Therefore staff does not recommend the abandonment of the easement along the north property line.

### **Notice to Utilities and Video Service Providers**

NRS 278.480(6) requires that notice be given to utility and video service providers in the area to determine if they wish an easement to be reserved for their benefit. Comments from entities to which this applies are noted below under the Reviewing Agencies section. Any entities that desire the reservation of an easement must notify the county in writing once they are made aware of the pending abandonment/vacation request.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Engineering and Capital Projects Division
  - Planning and Building Division
  - Regional Parks and Open Spaces
- Washoe County Sheriff
- Regional Transportation Commission
- Truckee Meadow Fire Protection District
- Washoe-Storey Conservation District
- AT&T
- NV Energy
- Southwest Gas
- Truckee Meadows Water Authority

Three out of the eleven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Planning Commission approves the requested abandonment.

Washoe County Planning and Building Division provided conditions regarding recordation of the Resolution and Order of Abandonment.

Contact: Eva Krause, 775.328.3628, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

Washoe County Engineering and Capital Projects Division provided conditions related to recordation of the abandonment, retention or relocation of utility easements,

Contact: Leo Vesely, 775.328.2313, [L\\_Vesely@washoecounty.us](mailto:L_Vesely@washoecounty.us)

Washoe County Regional Parks and Open Spaces provided a condition requiring a grant of a trail easement along Whites Creek.

Contact: Dennis Troy, 775.328.2059, [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us)

Truckee Meadows Fire Protection District provided a list of fire codes that will apply to the subject property.

Contact: Lisa Beaver, 775.326.6000, [lbeaver@tmfpd.us](mailto:lbeaver@tmfpd.us)

### **Staff Comment on Required Findings**

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

*Staff Comments:* Abandonment of the easements on the south, west and east side, while maintaining a trail easement on the south east corner of the property for the Whites Creek trail is consistent with the Master Plan and the Southwest Truckee Meadows Area Plan.

2. No Detriment. The abandonment or vacation does not result in a material injury to the public.

*Staff Comments:* Abandonment of the easements on the south, west and east side, while maintaining a trail easement on the south east corner of the property does not result in a material injury to the public. As a condition of approval, utility easements shall be relocated or retained for the good of the public. Because the property abutting the north property line of the subject parcel is not developed, staff cannot determine if abandonment of the easement on the north side of the subject property may result in material injury to the abutting property owner. Therefore staff recommends that the easement along the north property line not be abandoned.

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.

*Staff Comments:* Per the conditions of approval, utility easements shall be retained or relocated to the satisfaction of, and at no expense to, Washoe County or any existing public utility.

4. No longer required for a public purpose (NRS 278.480(3)). The government patent easement is no longer required for a public purpose.

*Staff Comments:* This finding is similar to the finding regarding no detriment or material injury to the public. Because these easements are unimproved and are not necessary for access to any landlocked parcels, and because there are no immediate known plans or needs to improve them, these easements are no longer required for a public purpose, with the exception of the easement along the northern boundary of the property.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of abandoning the patent easements on the south, west and east property lines, and denial of the abandonment of the patent easement along the entire length of the north property line; or, provided no comments. Therefore, after a thorough analysis and review, Abandonment Case Number WAB18-0002 is being recommended for partial approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve the abandonment of the 33-foot wide easement along the south, west and east property lines, and deny the abandonment of the easement along the full length of the north

property line for Abandonment Case Number WAB18-0002 for Quinn Pauly, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3):

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Truckee Meadows; and
2. No Detriment. The abandonment of the patent easements along south, west and east property lines 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.
4. No longer required for a public purpose (NRS 278.480(3)). The government patent easement is no longer required for a public purpose.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: Quinn Pauly, quinn.pauly@yahoo.com  
Property Owners: Quinn and Anne Pauly  
Staff Report xc: James Dodson, 1034 Humboldt Street, Reno, NV 89509; Lisa Beaver, TMFPD



# Conditions of Approval

Abandonment Case Number WAB18-0002

The project approved under Abandonment Case Number WAB18-0002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on May 1, 2018. 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.

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 – Eva Krause, AICP, Planner, 775.328.3628, [Ekrause@washoecounty.us](mailto:Ekrause@washoecounty.us)**

- a. This approval is for the abandonment of the 33-foot easement that runs along the west, south and east sides of property line. The 33-foot easement that runs along the north property line shall be retained.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action.
- c. 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 – Leo Vesely, P.E., 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the area of abandonment and any new easements that may be required, to the Engineering and Capital Projects Division for review and approval. The legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- 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. Prior to recordation of the Order of Abandonment, the applicant shall grant a 50 foot radius turnaround easement with the radius point being at the northwest corner of the property.
- d. The applicant shall comply with conditions necessary to affect 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.

### **Washoe County Regional Parks and Open Space**

3. The following conditions are requirements of Regional Parks and Open Space which shall be responsible for determining compliance with these conditions.

**Contact – Dennis Troy., 775.328.2059, [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us)**

- a. Prior to recordation of the Order of Abandonment, the applicant shall grant a 50-foot wide non-motorized trail easement along the center line of the current Whites Creek Trail

alignment. The Washoe County Regional Parks and Open Space staff shall approve the easement documents prior to recording.

**Truckee Meadows Fire Protection District**

4. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact – Lisa Beaver, 775.326.6005, [lbeaver@TMFPD.us](mailto:lbeaver@TMFPD.us)**

- a. The project must comply with the following codes for fire and life safety;
  - i. 2012 International Fire Code
  - ii. Chapter 60 Washoe County Code
  - iii. 2012 WUI Code
  - iv. All Applicable NFPA codes

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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DATE: April 03, 2018  
TO: Eva Krause, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **WAB18-0002**  
**APN 142-242-18**  
**PAULY ABANDONMENT CONDITIONS**

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Washoe County Engineering and Capital Projects Division staff has reviewed the referenced abandonment and recommends approval subject to the following conditions of approval. The Washoe County Engineer shall determine compliance with the following conditions of approval.

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the area of abandonment and any new easements that may be required, to the Engineering and Capital Projects Division for review and approval. The legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. 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.
3. Prior to recordation of the Order of Abandonment, the applicant shall grant a 50 foot radius turnaround easement with the radius point being at the northwest corner of the property.
4. Prior to recordation of the Order of Abandonment, the applicant shall grant a 30 foot wide trail and non-motorized access easement approximately centered over the existing Whites Creek trail that crosses the southeast corner of the parcel. The Washoe County Parks Department shall approve the easement documents prior to recording.
5. The applicant shall comply with conditions necessary to effect 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.

LRV/lrv

**WAB18-0002**  
**EXHIBIT B**

**From:** [Troy, Dennis V](#)  
**To:** [Krause, Eva](#)  
**Subject:** Abandonment Case on APN 142-242-18  
**Date:** Monday, April 09, 2018 2:01:09 PM

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Hi Eva,

Please include the following condition pertaining to the Quinn abandonment case.

Washoe County Regional Parks and Open Spaces will require a 50-foot non-motorized trail easement along the centerline of the current Whites Creek Trail alignment.

Thanks!

[Dennis Troy, CPSI](#)

Park Planner | Washoe County Community Services Department-Parks  
p 775.328-2059 | f 775.829.8014

Physical Address: 1001 E. 9<sup>th</sup> Street, Reno NV 89512

P.O. Box 11130 | Reno, NV 89520

[www.washoecountyparks.com](http://www.washoecountyparks.com)

 Please consider the environment before printing this e-mail





March 30, 2018

Eva Krause, AICP, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: WAB18-0002 Pauly;

Dear Ms. Krause:

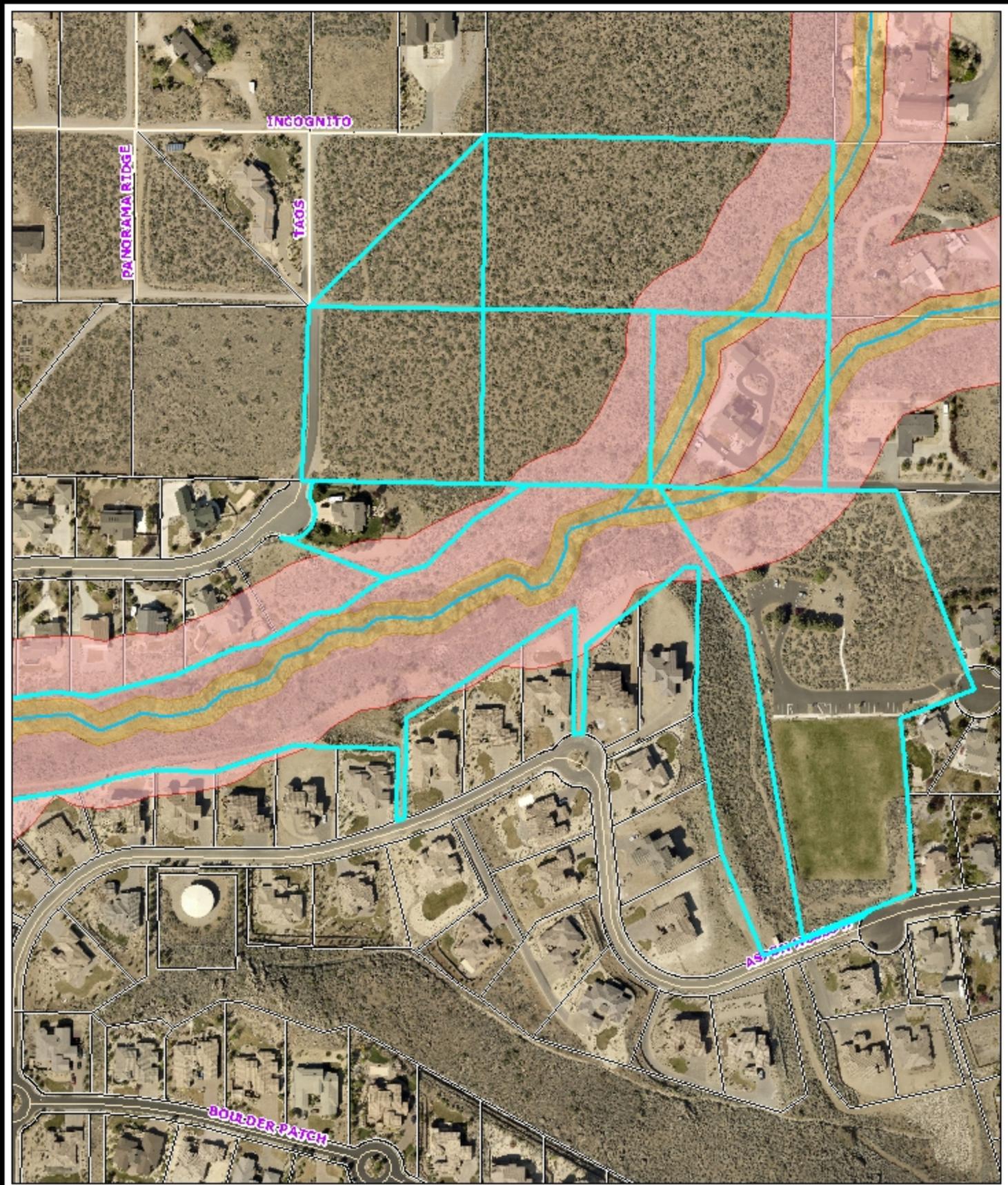
The Truckee Meadows Fire Protection District (TMFPD) has reviewed the above referenced project. Approval by the TMFPD is subject to the following conditions:

1. The project must comply with the following codes for fire and life safety;
2. 2012 International Fire Code
3. Chapter 60 Washoe County Code
4. 2012 WUI Code
5. All Applicable NFPA codes

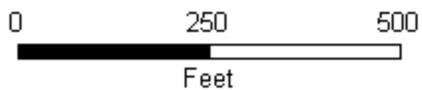
Please contact me for additional questions

Sincerely,

Denise Reynolds



**Quinn and Anne Pauly Abandonment**  
 1540 Taos Lane, Reno NV



Community Services  
 Department

**WASHOE COUNTY**  
 NEVADA

Post Office Box 11130  
 Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: March 2018

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: Quinn 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, Quinn 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 Quinn Pauly

Signed [Signature]

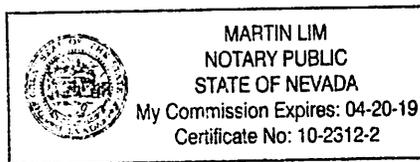
Address 1540 TAOS LANE  
RENO, NV 89511

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

(Notary Stamp)

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

My commission expires: 04-20-2019



\*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: 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]

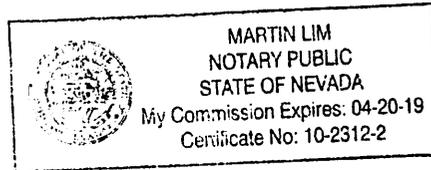
Address 1540 Taos Lane
Reno NV 89511

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 (checked)
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
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
<b>Current Owner:</b> PAULY, QUINN & ANNE D  1540 TAOS LN RENO, NV 89511		<b>SITUS:</b> 1540 TAOS LN WASHOE COUNTY NV
<b>Taxing District</b>	<b>Geo CD:</b>	
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
<a href="#">2017</a>	\$526.77	\$532.04	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$513.83	\$513.83	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$512.60	\$512.60	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$572.10	\$572.10	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$482.10	\$482.10	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**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.

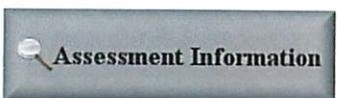
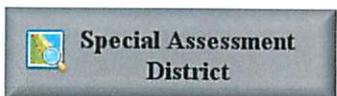
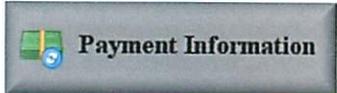
**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

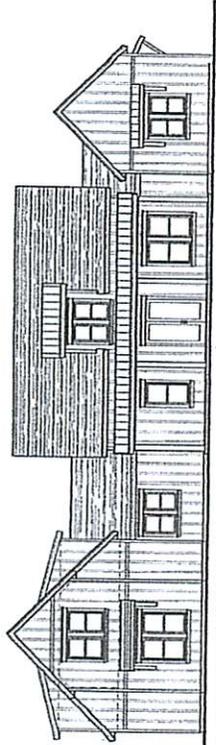
**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

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





# A New Residence for Quinn & Anne Pauly



*Proposed 33' easement abandonment*

UNNAMED

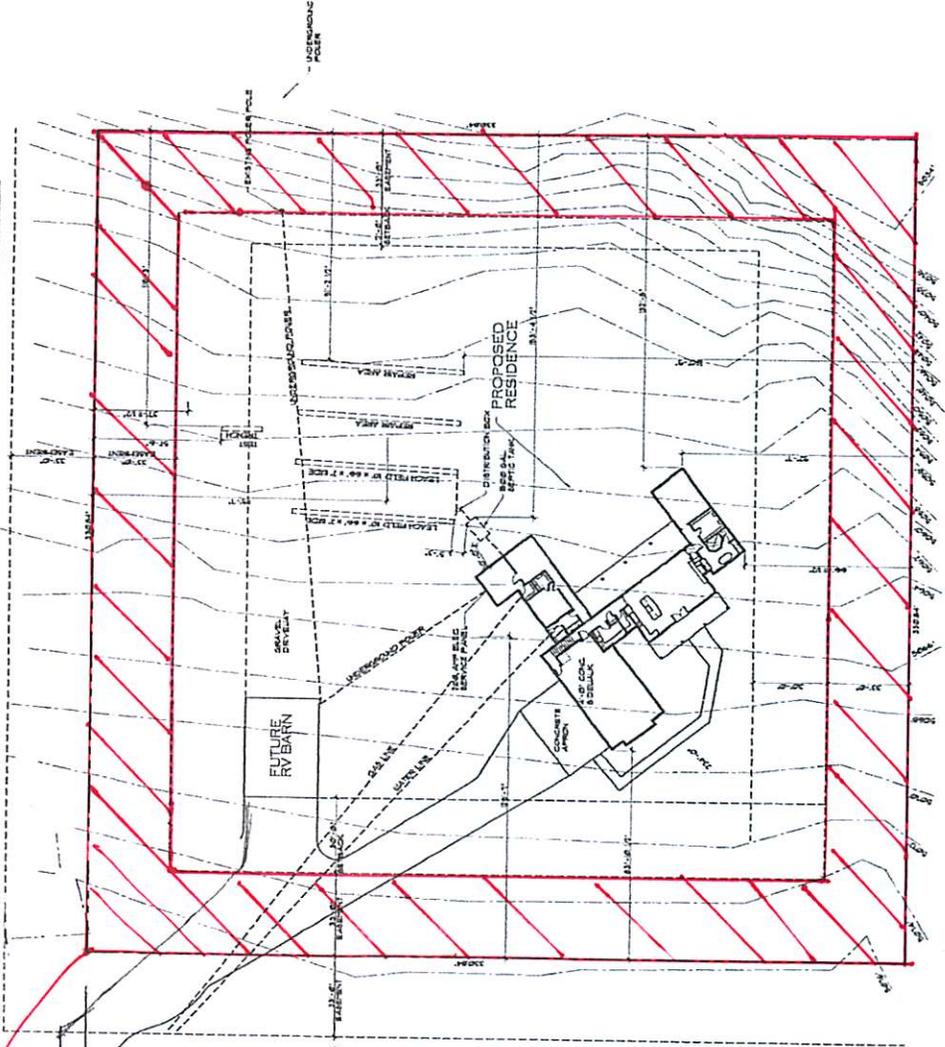
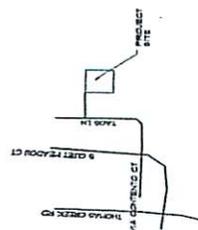
NOTES:  
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

**WUI NOTES:**

1. ACCESS DOES EXIST TO THE PROPERTY AND ACCESS SHALL BE MAINTAINED AT ALL TIMES.
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.

NOTE: THE GRADE SHALL BE MAINTAINED AS SHOWN ON THE EXISTING GRADE SHEET TO SLOPE GRADE TO STREET.

NOTE: THE GRADE SHALL BE MAINTAINED AS SHOWN ON THE EXISTING GRADE SHEET TO SLOPE GRADE TO STREET.



**SITE PLAN**  
142-242-18

**VICINITY MAP**

**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  
ROOFING 21 PSF SNOW  
WUI FIRE ZONE HIGH

**GENERAL NOTES**

1. ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS OF THE SITE PRIOR TO COMMENCING WORK. ALL DIMENSIONS SHALL BE TAKEN AND SHOWN ON THE APPLICABLE WORK SHEETS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO COMMENCING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO COMMENCING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO COMMENCING CONSTRUCTION.

**RESIDENCE INFORMATION**

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

**BUILDING INFORMATION**

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

**SHEET SCHEDULE**

A-1 SITE PLAN  
A-2 FIRST FLOOR PLAN & ROOF PLAN  
A-3 EXTERIOR ELEVATIONS & SECTION  
A-4 EXTERIOR ELEVATIONS & SECTION  
A-5 EXTERIOR ELEVATIONS & SECTION  
E-1 ELECTRICAL PLANS  
E-2 ELECTRICAL PLANS  
S 1.1 STRUCTURAL TITLE SHEET  
S 1.2 STRUCTURAL SPECIFICATIONS  
S 2.1 FOUNDATION PLAN  
S 2.2 FLOOR FRAMING PLAN  
S 2.3 CEILING PLAN  
S 3.1 STRUCTURAL DETAILS  
S 3.2 STRUCTURAL DETAILS

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S 2.3 CEILING PLAN  
S 3.1 STRUCTURAL DETAILS  
S 3.2 STRUCTURAL DETAILS

Michael T. Peterson  
Residential Designer  
www.mtpeterson.com  
Mike@MTPeterSON.com  
Phone: (775) 856-1400  
Cell: (775) 240-4564  
Reno, Nevada 89509



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

Sheet No. 1 of 1  
Date: 08/20/18  
Title: SITE PLAN  
Project: 142-242-18

COVER SHEET  
SITE PLAN  
A-1