

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: Liles Property Easement Abandonment			
Project Description: Request for reduction of size of west side easement, from 33 ft to 20 ft, for address 15755 Secret Pass Rd, APN 017-200-21.			
Project Address: 15755 Secret Pass Rd, Reno NV 89521			
Project Area (acres or square feet): 1.574			
Project Location (with point of reference to major cross streets AND area locator): Parcel located west on corner of Secret Pass Rd & Big Smokey Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-200-21	1.574		
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: Kelly & Danelle Liles		Name:	
Address: 15755 Secret Pass Rd		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-721-6505	Fax:	Phone:	Fax:
Email: danelleliles@aol.com		Email:	
Cell: 775-721-6505	Other:	Cell:	Other:
Contact Person: Danelle Liles		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Danelle Liles		Name:	
Address: 15755 Secret Pass Rd		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-721-6505	Fax:	Phone:	Fax:
Email: danelleliles@aol.com		Email:	
Cell: 775-721-6505	Other:	Cell:	Other:
Contact Person: Danelle Liles		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:

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, Kelly Liles (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): 017-200-21

Printed Name Kelly Liles

Signed [Signature]

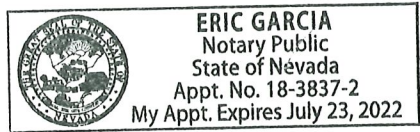
Address 15755 Secret Pass Rd
Reno, NV 89521

Subscribed and sworn to before me this 28th day of May, 2021.

(Notary Stamp)

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

My commission expires: July 23, 2022



*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, Danelle Liles
(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): 017-200-21

Printed Name Danelle Liles

Signed Danelle Liles

Address 15755 Secret Pass Rd

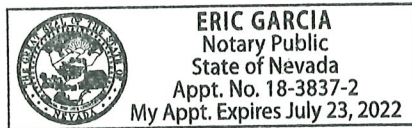
Reno, NV 89521

Subscribed and sworn to before me this 29th day of May, 2021.

(Notary Stamp)

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

My commission expires: July 23, 2022



*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](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
01720021	Active	5/19/2021 1:40:32 AM

Current Owner:
LILES, KELLY & DANELLE

15755 SECRET PASS RD
RENO, NV 89521

Taxing District
4000

SITUS:
15755 SECRET PASS RD

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$1,787.41	\$1,787.41	\$0.00	\$0.00	\$0.00
2019	\$1,735.29	\$1,735.29	\$0.00	\$0.00	\$0.00
2018	\$1,684.74	\$1,684.74	\$0.00	\$0.00	\$0.00
2017	\$1,636.27	\$1,636.27	\$0.00	\$0.00	\$0.00
2016	\$1,595.16	\$1,595.16	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

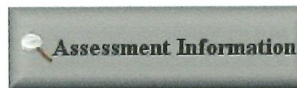
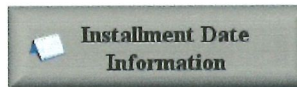
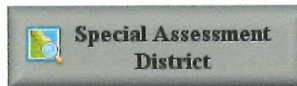
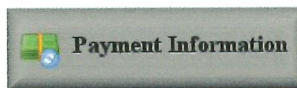
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

Pay 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



**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

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

33 ft easement on west side of APN 017-200-21.

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

Parcel Map No. 838 dated 1978

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

24 ft wide addition to current home.

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

20 ft easement for access and utility.

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?

20 ft easement will remain for access & utility. No changes will be made to current 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.)

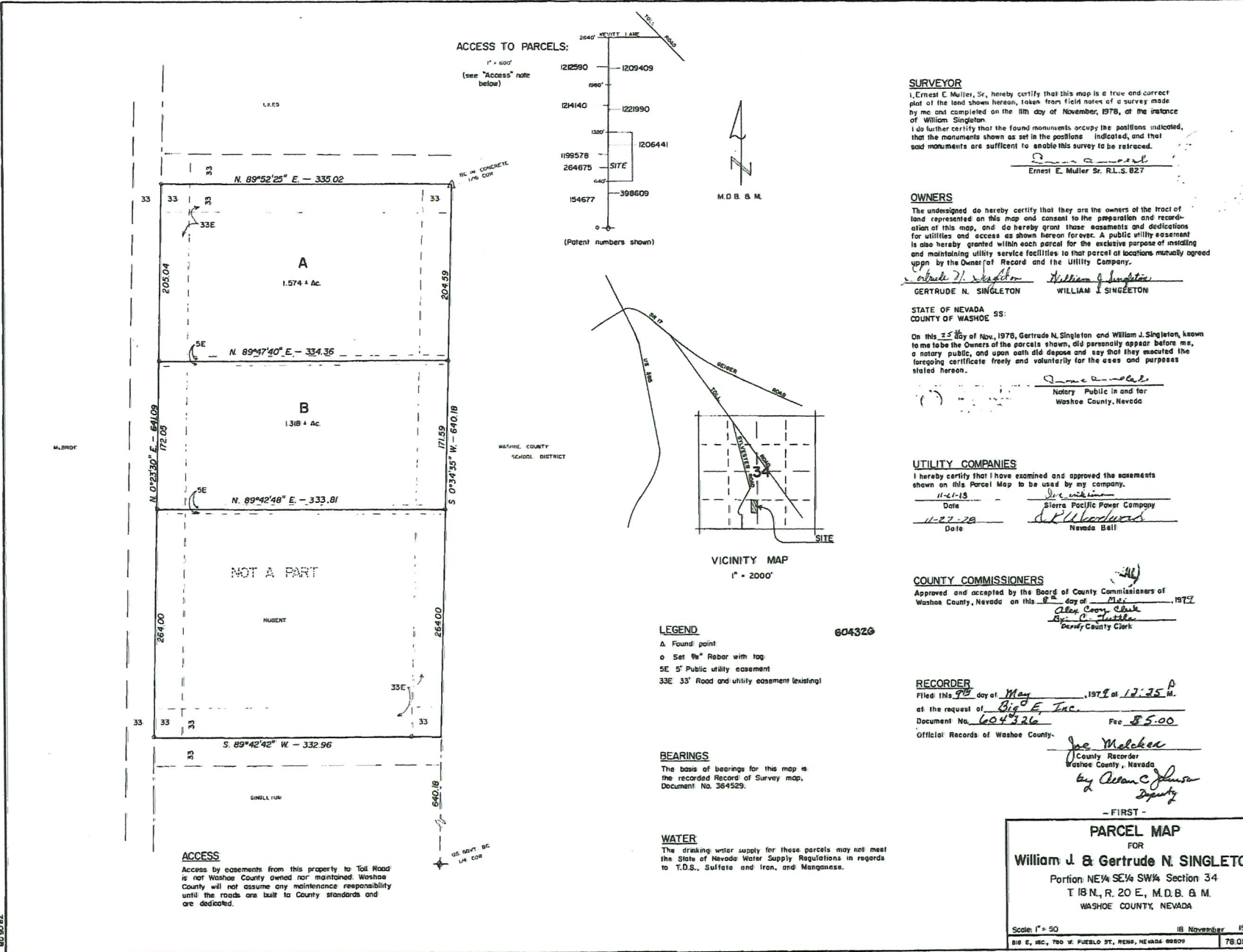
* Yes

* No X

IMPORTANT

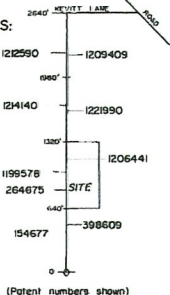
NOTICE REGARDING ABANDONMENTS:

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.

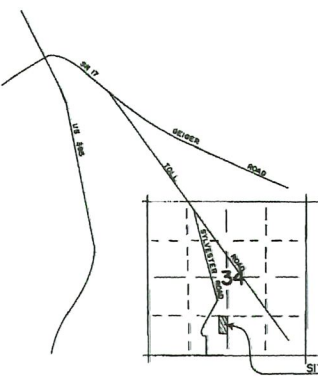


ACCESS TO PARCELS:

1" = 400'
(see "Access" note below)



(Patent numbers shown)



VICINITY MAP
1" = 2000'

604320

LEGEND

- △ Found point
- Set 9/8" Rebar with tag
- SE 5' Public utility easement
- 33E 33' Road and utility easement (existing)

BEARINGS

The basis of bearings for this map is the recorded Record of Survey map, Document No. 364529.

WATER

The drinking water supply for these parcels may not meet the State of Nevada Water Supply Regulations in regards to T.D.S., Sulfate and Iron, and Manganese.

ACCESS

Access by easements from this property to Toll Road is not Washoe County owned nor maintained. Washoe County will not assume any maintenance responsibility until the roads are built to County standards and are dedicated.

SURVEYOR

I, Ernest E. Muller, Sr., hereby certify that this map is a true and correct plat of the land shown hereon, taken from field notes of a survey made by me and completed on the 11th day of November, 1978, of the instance of William Singleton.

Ernest E. Muller Sr. R.L.S. 627

OWNERS

The undersigned do hereby certify that they are the owners of the tract of land represented on this map and consent to the preparation and recordation of this map, and do hereby grant those easements and dedications for utilities and access as shown hereon for ever. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to that parcel at locations mutually agreed upon by the Owner of Record and the Utility Company.

Gertrude N. Singleton William J. Singleton

STATE OF NEVADA
COUNTY OF WASHOE

On this 25th day of Nov., 1978, Gertrude N. Singleton and William J. Singleton, known to me to be the Owners of the parcels shown, did personally appear before me, a notary public, and upon oath did depose and say that they executed the foregoing certificate freely and voluntarily for the uses and purposes stated hereon.

Notary Public in and for Washoe County, Nevada

UTILITY COMPANIES

I hereby certify that I have examined and approved the assessments shown on this Parcel Map to be used by my company.

Sierra Pacific Power Company
Nevada Bell

COUNTY COMMISSIONERS

Approved and accepted by the Board of County Commissioners of Washoe County, Nevada on this 8th day of May, 1978.

County Clerk

RECORDER

Filed this 9th day of May, 1978 at 12:35 P.M.
at the request of Big E, Inc.
Document No. 604320 Fee \$5.00

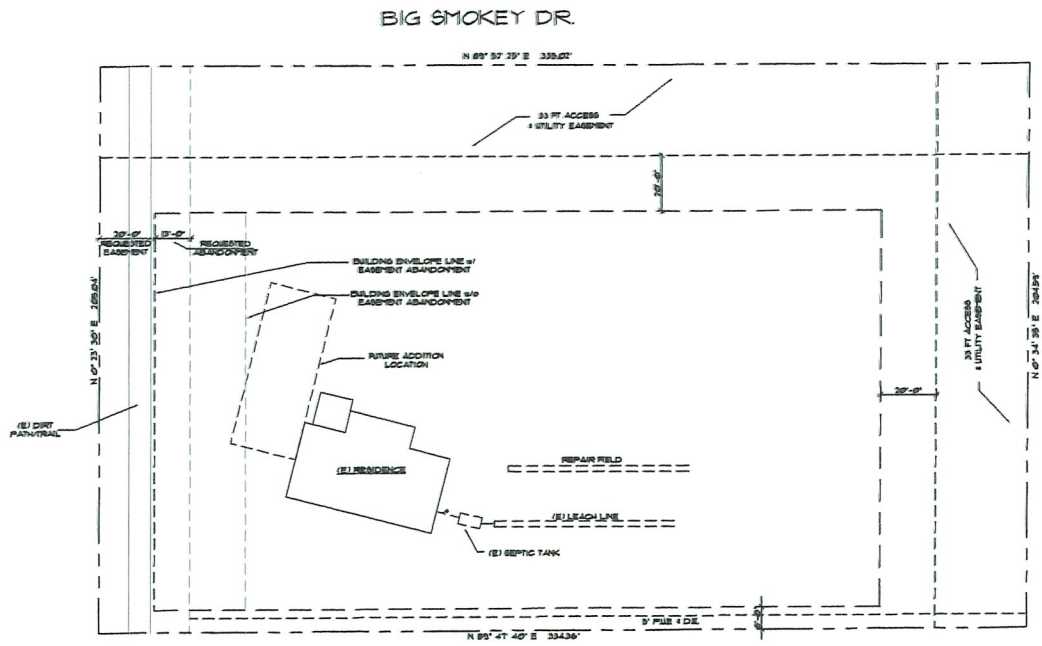
County Recorder
Washoe County, Nevada
Deputy

- FIRST -

PARCEL MAP
FOR
William J. & Gertrude N. SINGLETON
Portion NE 1/4 SE 1/4 SW 1/4 Section 34
T 18 N., R. 20 E., M.D.B. & M.
WASHOE COUNTY, NEVADA

Scale: 1" = 50' 18 November 1978
810 E., 8th S., 700 W. PUEBLO ST., RENO, NEVADA 89509 78.05

Parcel Map # 838



BIG SMOKEY DR.

SECRET PASS RD.

SITE PLAN
 SCALE: 1" = 20'-0"
 PARCEL A of PM, 835
 APN 011-200-21



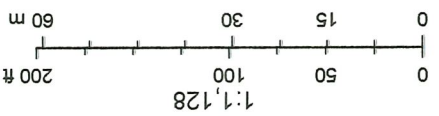
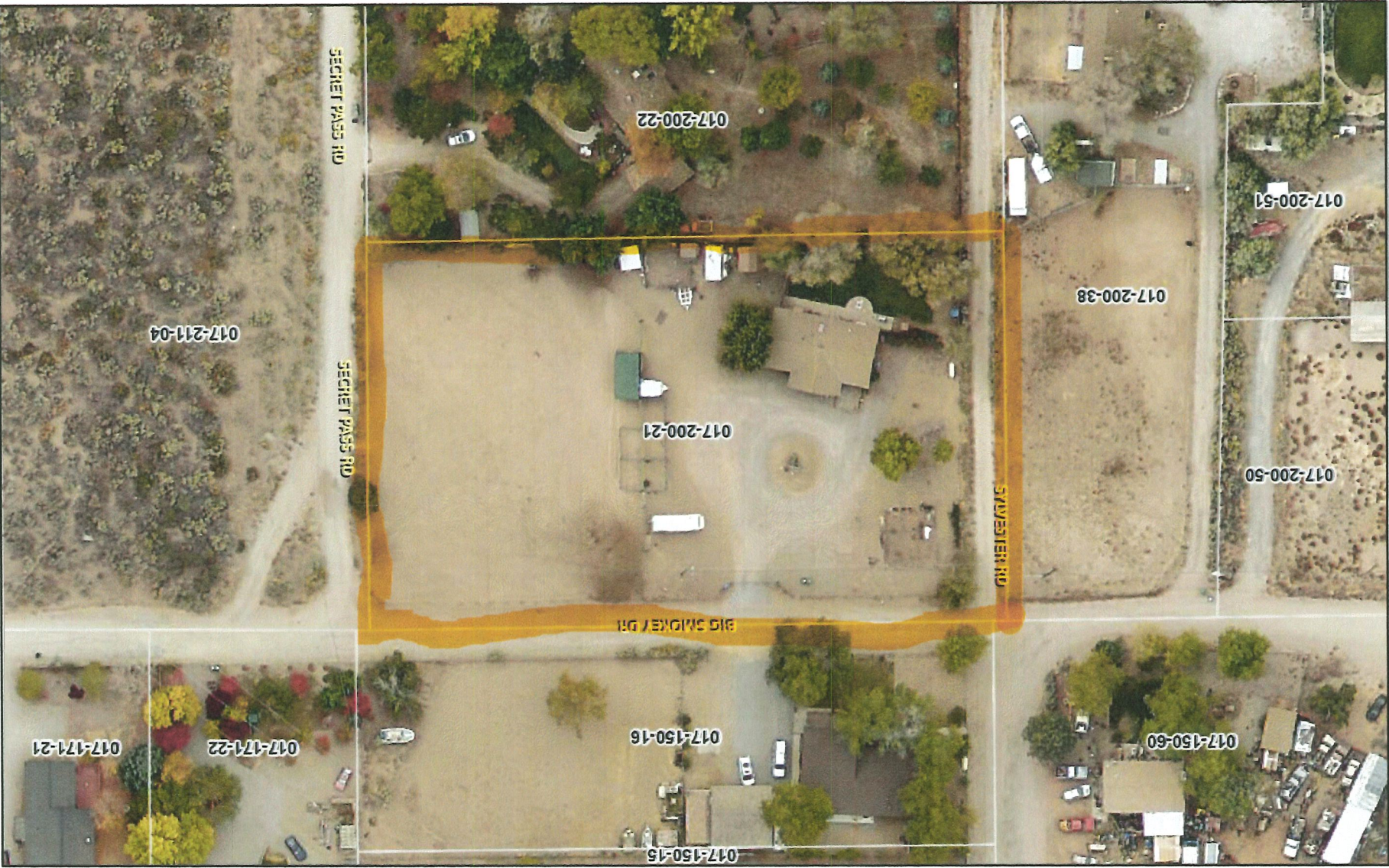
Nevada Home Design L.L.C.
 Residential Designs
 www.nevadahomedesign.com
 (775) 219-6393
 (775) 362-5992
 1000 S. RAY BLVD., SUITE 100
 LAS VEGAS, NV 89105

SITE PLAN
 AN EASEMENT ADJUSTMENT FOR
 DANIELLE & KELLY LILES

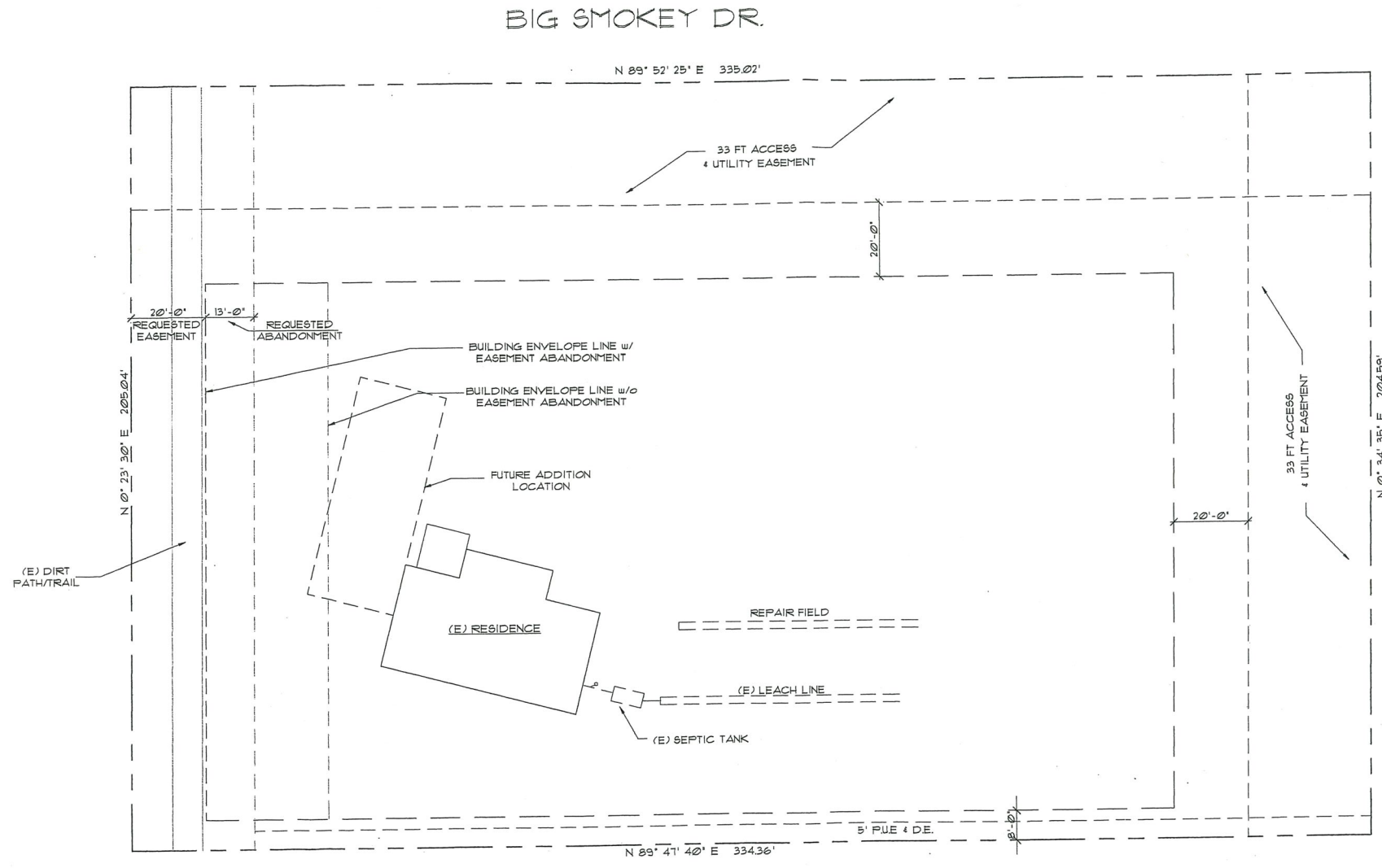
DATE: 10-20-2023
 JOB NO: 24-0004
 PROJECT LOCATION:
 2136 SECRET PASS RD.
 CLATSOP COUNTY, OR

SHEET NUMBER
 A - 1

April 8, 2021
APN



This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation. Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecountyusgis (775) 328-2345



SECRET PASS RD.

SITE PLAN
SCALE: 1" = 20'-0"



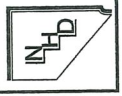
PARCEL A of P.M. 838
APN. 017-200-21

REVISIONS			

ALL DRAWINGS & DESIGNS ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY OF NEVADA HOME DESIGN L.L.C. AND SHALL REMAIN THE PROPERTY OF NEVADA HOME DESIGN L.L.C. UNLESS OTHERWISE SPECIFIED IN WRITING.

(775) 219-6393
(775) 302-2692 fax
nevadahomedesign@gmail.com
P.O. Box 19108
Reno, NV, 89511

Nevada Home Design L.L.C.
Residential Designs
www.nevahomedesign.com



SITE PLAN
AN EASEMENT ADJUSTMENT FOR
DANELLE & KELLY LILES

DATE: 6-5-2021
JOB NO.: 21-XXXX
PROJECT LOCATION:
15786 SECRET PASS RD.
WASHOE COUNTY, NV.

SHEET NUMBER