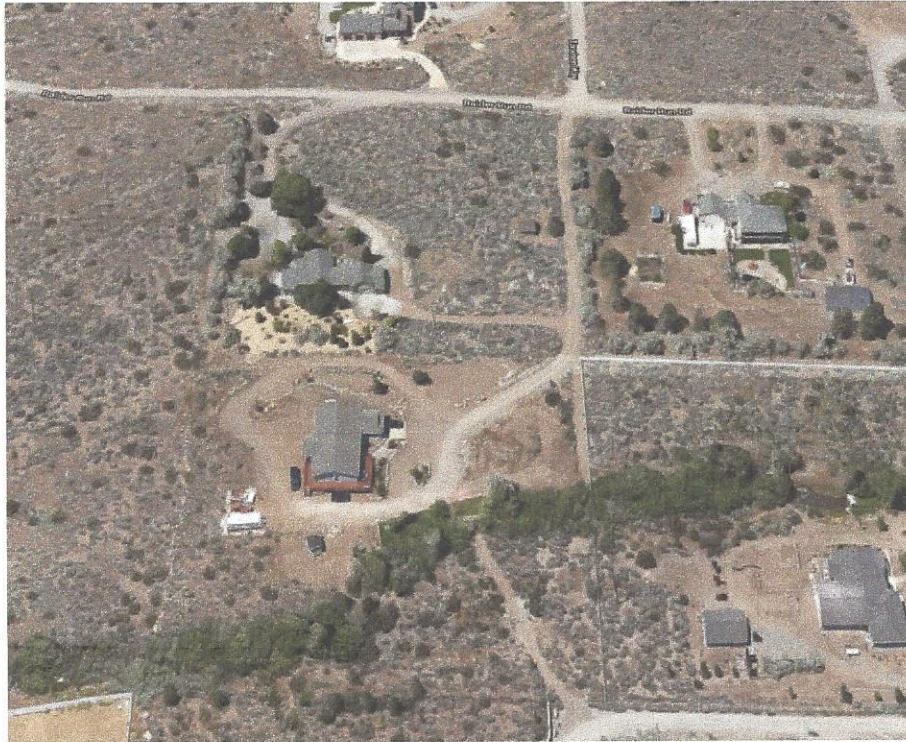


ANDREWS/GONYEAU PROPERTIES

EASEMENT ABANDONMENT



Prepared by:



June 8, 2021

ANDREWS/GONYEAU PROPERTIES EASEMENT ABANDONMENT

Prepared for:

Patricia Gonyeau

3215 Kessaris Way

Reno, NV 89511

and

Laureen and Jonathan Andrews

14300 Pole Line Road

Reno, NV 89511

Prepared by:

Rubicon Design Group, LLC

1985 Chimney Rock Trail

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(775) 527-6710

June 8, 2021

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

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Washoe County Abandonment Application
Owner/Applicant Affidavit
Property Tax proof of payment
Title Report
8.5x11 Site Plan
24x36 Site Plan

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

Introduction

This submittal includes the following request:

- An application to abandon redundant access and utility easements on two residential parcels.

Project Location

The subject parcels are contiguous and are located at 14300 Pole Line Road (APN 142-241-38) and 3215 Kessarais Way (APN 142-241-43), in the Government Homesites subdivision located south of Arrowcreek Parkway and north of Mt. Rose Highway. Both parcels are residential site of 2.5 acres. Parcel -38 is entirely zoned High Density Rural (HDR). Parcel -43 is zoned a mix of General Rural (GR) and High Density Rural (HDR). All surrounding parcels are similarly zoned. The two parcels are legal, conforming lots.

Figure 1 (below) shows the project location.



Figure 1 Vicinity Map

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

Project Summary

The purpose of this project is to abandon unneeded access and utility easements. Exhibits below detail the exact areas of abandonment. One easement section is proposed to be reduced in width.

As County staff is aware, there has recently been interest in this neighborhood to remove/reduce these easements. The overall concern of the neighborhood is about the use of informal driving trails by off-road vehicle users. Because the easements exist, off-road vehicle users can claim a right to traverse residential property in this area. Many owners feel this activity is detrimental to the neighborhood and produces noise and erosion impacts. Existing roads are sufficient to allow driving and walking access to all parcels in the neighborhood.

Additionally, any motivated member of the public could theoretically use earthmoving equipment to grade and level these easements into formal roads. Such activity is generally not desired by the neighborhood, is not needed for access, is not in conformance with Washoe County grading practices, and does not conform to the County Master Plan.

Rubicon Design Group understands these easements were established as part of the Federal government patent system used to convey land from government ownership to private ownership. This system included many easements that were never constructed as roadways and are not now in use. Many of these patent easements did not respect natural topography or feasible access routes. They generally were laid along all sides of rectangular parcels and did not account for grades, rock outcroppings, watercourses, or other natural features. While this system had a certain efficiency in transferring land to the public, it created a large number of easements that are not needed. It has been common for many of these easements to be abandoned over the years.

Previous discussions with the County Engineering Department indicated they view many of these easements as redundant.

This application specifically requests:

Parcel 142-241-38 (Andrews)

- abandon 33'-wide easement along north property line, with the exception of the easternmost 20'.
- abandon 33'-wide easement along west property line.
- abandon 33'-wide easement along south property line, with the exception of the easternmost 20'.
- reduce easement along east property line to 20'-width (i.e. abandon western 13' of easement).

Parcel 142-241-43 (Gonyeau)

- abandon 33'-wide easement along north property line.
- abandon 33'-wide easement along south property line.
- abandon 33'-wide easement along east property line.
- abandon 33'-wide easement along west property line.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

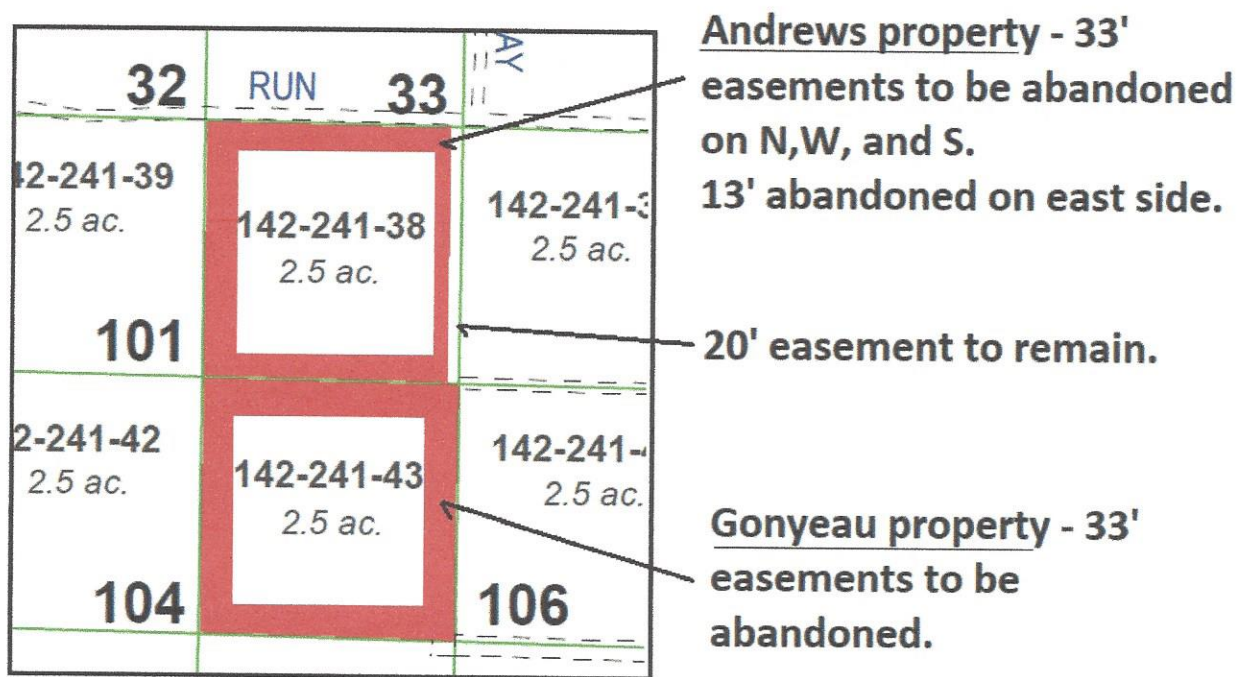
The total proposed abandonment area is 53,724 +/- square feet. All of the abandonment area is within the two parcels owned by the applicants.

Kessarais Way and Raider Run Road will not be altered with this request.

Figure 2 below shows the proposed abandonment area.

Figure 3 provides a parcel site plan.

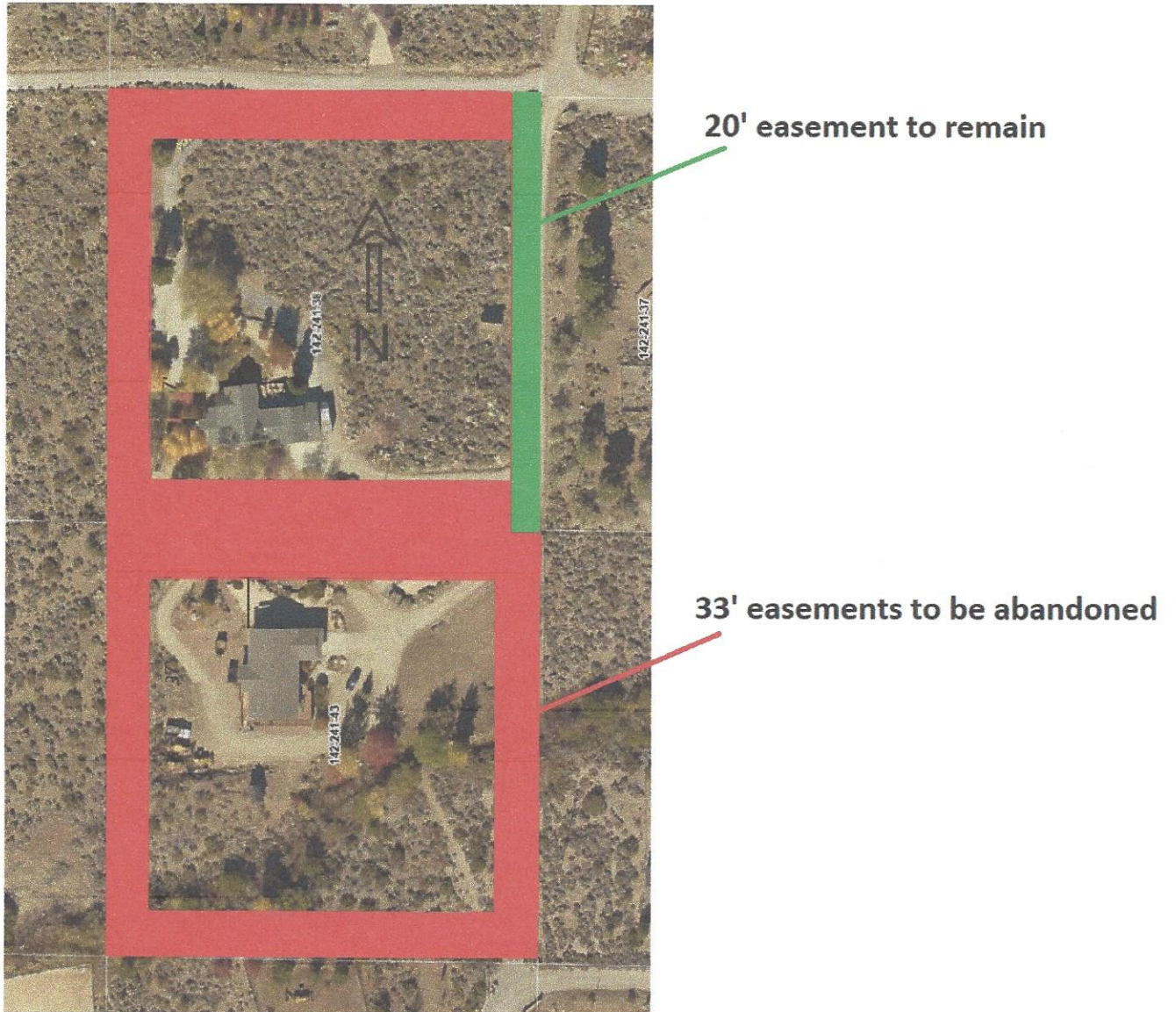
Figure 4 shows how existing access will be maintained with the approval of this request.



Parcel map with notes

Figure 2 – Proposed Easement Abandonment

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT



Aerial view of abandonment area

Figure 2 (continued) – Proposed Easement Abandonment

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

All homesites in the area are already connected to utilities that run within existing roads and driveways. There are no additional parcels needing to be connected.

The following photos show the condition of the easement areas. Note there are no roads, informal or otherwise, through most of these easements. They have been left undisturbed due to the existence of more logical travel routes in the area. The only travel paths within the easements are:

-driveway to Gonyeau property, along eastern edge of Andrews property. A 20' easement will remain in this area. No other properties are served by this driveway.

-walking path at southeast corner of Gonyeau property. This path is used by the Gonyeau property to reach the garbage collection location on Kessariss Way. No vehicle access or public access is required.

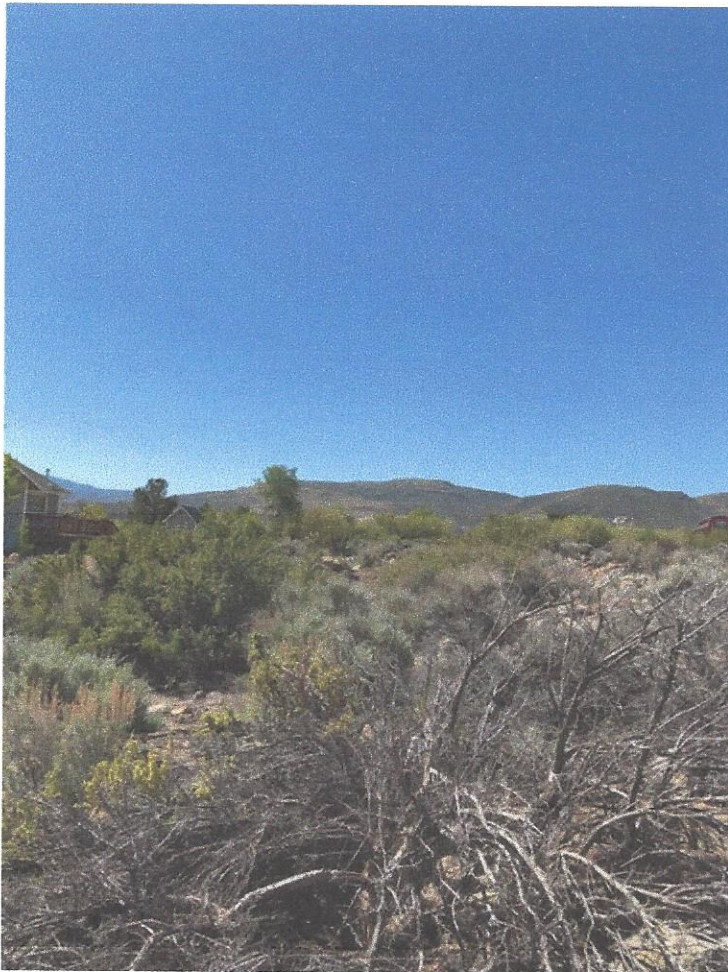


Photo 1: west property line, looking south along both parcels

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

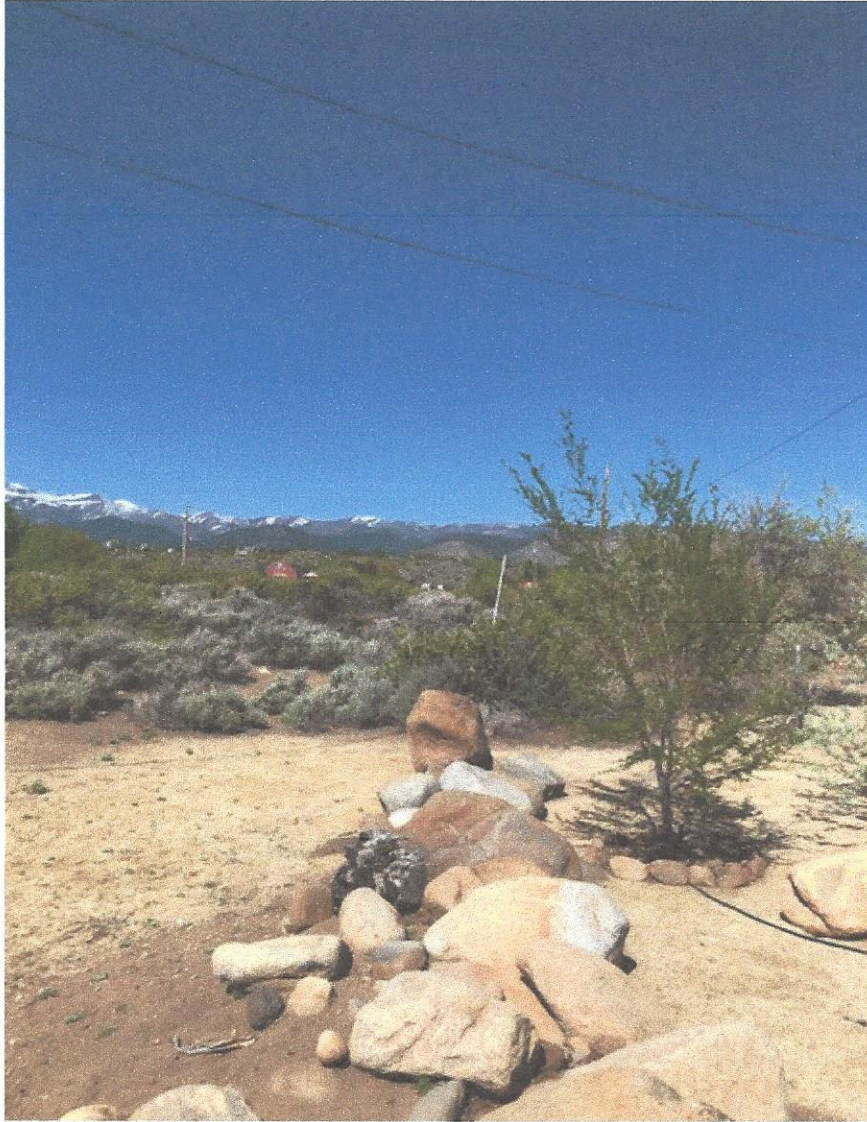


Photo 2: northern edge of Andrews property, looking west

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT



Photo 3: east property line, looking north along both parcels

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT



Photo 4: south property line of Gonyeau parcel, looking west

Photo 4 is taken from the western end of Kessariss Way, with the Gonyeau property on the right. The walking path used by the Gonyeau property to facilitate their garbage pickup is visible in the lower right of the photo. The easement containing Kessariss Way will remain with this request.

Note the stone wall in the background of the photo. This wall is located near the end of Kessariss Way, on a former unused easement that was abandoned in 2017.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

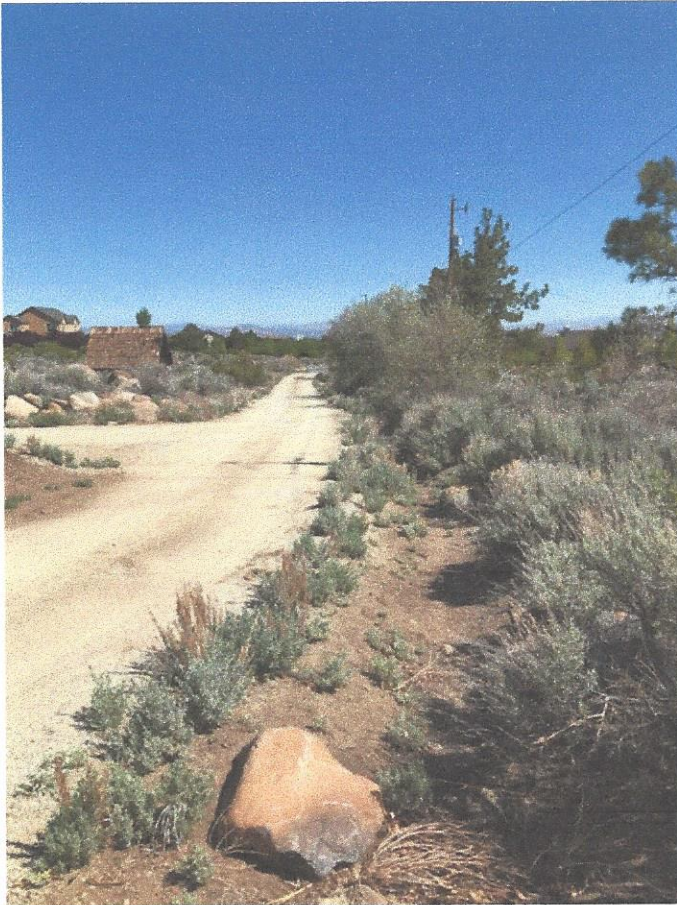


Photo 5: eastern edge of Andrews property, looking north. Driveway and easement to Gonyeau property to remain

Photo 5 shows the driveway to the Gonyeau property, crossing the Andrews property. This is the only driving path in use on any of the easements proposed for abandonment. It will remain in place with this request.

Figure 3, on the following page, provides a site plan of the parcels. A full-size version of this plan is included with this report. No new construction is proposed with this abandonment.

Note that both parcels contain single family homes and mature landscaping. There are no plans at present to alter the use, layout, or development intensity of either parcel.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT



Figure 3 – Site Plan

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

Impacts

There are effectively no impacts from the proposed change. The purpose of the abandonment is to prevent new roads being established in the area and to reduce unregulated driving access across private residential parcels. There is no development associated with this request.

No new traffic, noise, or other adverse changes will occur. The overall use and intensity of the area will not change. No new land uses or development patterns will be introduced with this change.

No portions of the proposed abandonment area are being used as public roadways. There are three points where private driveways cross the abandonment areas but these serve no public use and only access the houses owned by the applicants of this request.

The easements proposed for abandonment are not logical travel areas and are not needed to access adjacent parcels. Removing these easements is therefore a reduction to potential impacts to the area, by removing the potential for unnecessary road development.

Existing access patterns will remain in place for all parcels in the area. Figure 4 shows how all surrounding parcels will maintain access.

No parcels rely on the proposed abandonment areas access. Parcels to the north are accessed from Raider Run Road. Parcels to the west are accessed from Raider Run Road and Jenna Way. Parcels to the south are accessed from Kessarar Way and Jenna Way. Parcels to the east are accessed from Kessarar Way and Raider Run Road.

Note that parcel -26 to the northwest of this project recently completed a similar abandonment, in the interest of curtailing unregulated off-road vehicle travel. In 2017, parcels -51, -52, -53, -54, and -61, to the south and southeast of this project also completed a similar abandonment. This suggests that much of the neighborhood recognizes the redundancy of these easements and supports their removal where appropriate.

Preliminary discussion with the Washoe County Planning and Engineering Departments did not identify any reasons to maintain the existing easements.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

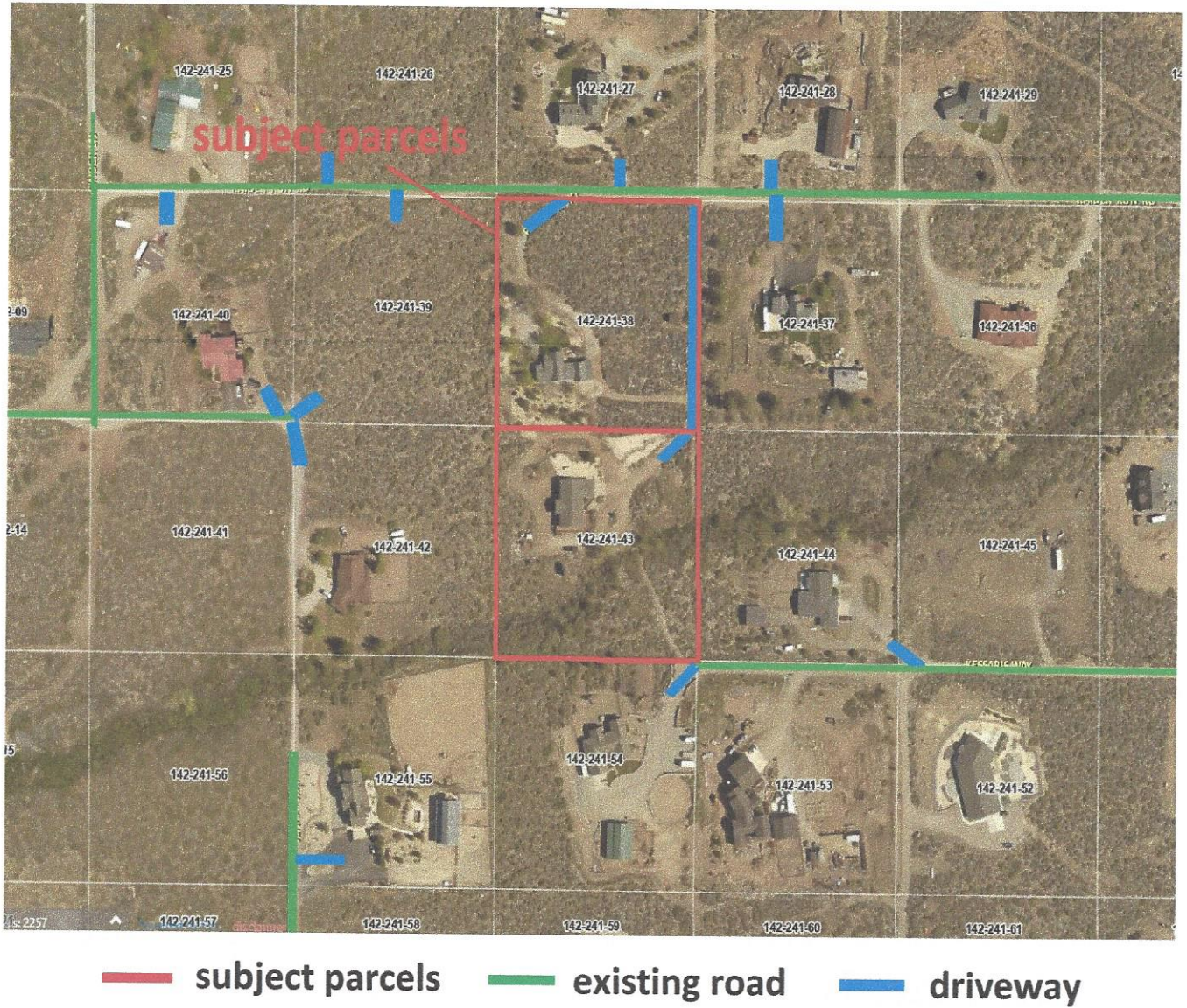


Figure 4 – Maintained Access Routes

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

Zoning Code

The parcels in question are a mix of High Density Rural (HDR) and General Rural (GR) zoning. The lots are in conformance with the zoning code and were legally established. Each contains a single-family house with one small accessory shed.

Building Envelope

Granting this request will slightly enlarge the building envelope of each parcel. However, both owners built their houses many years ago and do not have additional development plans.

The HDR zone standards include 30-foot front and rear yard setback requirements, along with a 15-foot side yard setback requirement (Washoe County Development Code, Section 110.406.05). These standards will remain in place, as will the County standards for accessory buildings and structures.

Abandonment Findings

Section 110.806.20 of the Washoe County Development Code includes findings that must be made by the Planning Commission in order to approve an abandonment. These findings are listed below in *italics* and are addressed in **bold face** type.

(a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;

The proposed abandonment has no impact on the goals of the Master Plan. Access to all parcels is maintained, no new parcels are being created, and the subject parcels will remain in a use (single family housing) that is compatible with the area.

(b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and

The abandonment will have no impact on the public. The easements are not in use by the public and serve no public benefit. The existing access pattern for all parcels in the area will remain intact.

(c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

The public utility easements are not in use. No utilities will need to be moved. Logical and direct routes for both access and utilities will continue to exist for all parcels in the area. There is an existing overhead power line near the eastern edge of the project area. Visual inspection of the properties, including available corner markers and fence lines, indicates this power line is entirely located offsite to this project. In other words, the powerline is within an easement on the parcels to the east.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

Washoe County Development Code, Section 110.806.00

Washoe County Development Code, Section 110.806 defines the procedures for processing an abandonment. This code section, in its entirety, is *included below in italics*, with **explanations/responses in bold**.

Purpose. The purpose of this article, Article 806, Vacations and Abandonments of Easements or Streets, is to provide for the vacation or abandonment of easements or streets.

Section 110.806.05 Requirements for Application. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Community Development or an owner of real property abutting an easement or public street right-of-way through an application to the Department of Community Development or as part of a tentative subdivision map application if the abandonment or vacation application is related to the tentative map proposal. If the application for the vacation or abandonment of an easement or street is included as part of a tentative subdivision application, the noticing of the tentative subdivision map application shall include a description of the street or easement to be vacated or abandoned. No application shall be processed when the information necessary to review and decide upon it is deemed to be incomplete by the Director of Community Development.

Application materials are included. The proposed easement to be abandoned is not part of a tentative subdivision application.

Section 110.806.10 Supplemental Guidelines, Standards and Criteria. In addition to the standards and findings set forth in the Development Code, the Director of Community Development may prepare supplemental guidelines for the submission of applications and minimum standards and criteria for approval of applications.

This application has addressed all applicable standards.

Section 110.806.15 Review Procedures of Planning Commission. The Planning Commission shall review applications for abandonments and vacations in accordance with the provisions of this section.

(a) General Provisions. The Planning Commission shall conduct a public hearing for the purpose of receiving evidence relative to the application. The evidence shall be reviewed to determine if the application is consistent with existing policies, standards and required findings.

The applicant will participate in the required hearing.

(b) Time Period for Hearing and Action. The Planning Commission shall hold a public hearing on the application for vacation or abandonment of an easement or street not less than 10 business days after the newspaper notice as required below is first published.

No action required by applicant.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

(c) Notice of Planning Commission Hearing.

(1) Notice of Vacation or Abandonment, Only. Notice of a vacation or abandonment application to be heard by the Planning Commission shall be given by mailing to each owner of property abutting or connected to the proposed vacation or abandonment a notice of the proposed vacation or abandonment application through a delivery method that does not require signature of receipt of the notice by the abutting property owner, but does confirm delivery of the notice to the abutting property owner. Mailing of the notice shall occur at least 10 business days prior to the date of the Planning Commission's public hearing. Furthermore, a notice shall be published at least once in a newspaper of general circulation in the County not less than 10 business days prior to the date of the Planning Commission's public hearing.

No action required by applicant.

(2) Notice of Vacation or Abandonment Combined with Tentative Subdivision Map Application. If the vacation or abandonment application is part of a tentative subdivision map application, the notice of the proposed vacation or abandonment shall be contained in the notice for the tentative subdivision map, and each owner of property abutting or connected to the proposed vacation or abandonment shall be provided notice of the combined proposed vacation or abandonment and tentative subdivision notice pursuant to the requirements of subsection (1). Notice shall be published at least once in a newspaper of general circulation in the County pursuant to the requirements of subsection (1).

No action required by applicant.

(3) Notice of Public Utility and Community Antenna Television Company. Each public utility as defined in NRS 360.815 and each community antenna television company as defined in NRS 711.030 serving the area in which an easement or street is proposed to be abandoned shall receive a notice no later than 10 business days prior to the date of the Planning Commission's public hearing on the application. Accompanying the application shall be a request that the public utility and/or community antenna television company indicate in writing whether that entity wishes to have an easement for its purposes provided.

No action required by applicant.

(d) Action by the Planning Commission. Except as provided in Section 110.806.40, if, upon public hearing, the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Planning Commission may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. Notwithstanding the final decision of the Planning Commission, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection (c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County shall ensure recordation of same.

The applicant will adhere to any conditions that may be applied and agreed to at a hearing.

Section 110.806.35 Appeals to Board of County Commissioners.

(a) An appeal of the Planning Commission's decision regarding a vacation or abandonment of an easement or street may be appealed to the Board of County Commissioners following the procedure set out in WCC 110.912.20 of the Development Code.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

No action required by applicant.

(b) Except as provided in Section 110.806.40, if, upon public hearing on the appeal of the Planning Commission's final action on an abandonment or vacation of an easement or street, the Board is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The Board may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. The action of the Board of County Commissioners shall be final for the purposes of judicial review. Notwithstanding the final decision of the Board of County Commissioners, if a public utility and/or community antenna television company requests an easement for its purposes pursuant to the notice provided in subsection 110.806.15(c)(3), an easement in favor of the public utility and/or community antenna television company shall be provided and the County shall ensure recordation of same.

The applicant will adhere to any conditions that may be applied and agreed to at a hearing.

Section 110.806.40 Utility or Community Antenna Television Company Easement. If a public utility or community antenna television company has an easement over the property, the Planning Commission or the Board, after a hearing on the appeal of the Planning Commission final action, shall provide in its order for the continuation of that easement.

Not applicable.

Section 110.806.45 Legal Description. The applicant shall submit to the Engineering Division, a legal description for the area of the vacation or abandonment prepared by a Nevada Professional Land Surveyor, prior to publication of the order of vacation or abandonment, to the satisfaction of the Engineering Division.

Legal descriptions for the abandonment area will be produced and submitted to the engineering division.

Section 110.806.50 Recordation. The order must be recorded in the Office of the County Recorder if all the conditions of the order have been fulfilled and, upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest.

The applicant will act as required to record the documents.

Section 110.806.55 Sale of Vacated Portion. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the Board may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the County. If the Board sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his/her property, but no action may be taken by the Board to force the owner to purchase the portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.

Not applicable.

ANDREWS/GONYEAU PROPERTIES - EASEMENT ABANDONMENT

Section 110.806.60 Payments. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may make its order conditional upon payment by the abutting property owners for their proportionate part of the street of such consideration as the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines to be reasonable. If the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, determines that the vacation has a public benefit, it may apply the benefit as an offset against any determination of reasonable consideration which did not take into account the public benefit.

Not applicable.

Section 110.806.65 Light and Air. Any easement for light and air adjacent to any vacated street is vacated upon the vacation of the street.

Not applicable.

Section 110.806.70 Reservations. In any vacation or abandonment of any street or portion of it, the Planning Commission or Board, after a hearing on an appeal of the Planning Commission's final action, may reserve and except therefrom any easements, rights, or interests therein which it deems desirable for the use of the County or any public utility. The abandonment or vacation of a government patent easement pursuant to this section addresses only the County's interest in the subject easement and cannot be relied upon for purposes of clearing title to the property.

It is unlikely that the easements present any value to the County as they serve privately-owned parcels.

Section 110.806.75 Consistency with Plan. No procedures or approvals that are provided for in this article may be in contravention to the Master Plan.

This request has no impact on Master Plan policies or implementation.

Section 110.806.80 Reapplication. When an application for a vacation or abandonment of an easement or street has been denied, a subsequent application for the same easement or street right-of-way shall not be submitted for the next six (6) consecutive months commencing from the date of the final action by the Planning Commission or Board of County Commissioners, whichever is later.

No action required by applicant.

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: Andrews/Gonyeau Easement Abandonment			
Project Description: Request to abandon redundant access and utility easements on two private residential parcels.			
Project Address: 14300 Pole Line Road and 3215 Kessariss Way, Reno, NV 89511			
Project Area (acres or square feet): 53,724 +/- square feet			
Project Location (with point of reference to major cross streets AND area locator): Between Raider Run Road and Kessariss Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
142-241-38	2.5		
142-241-43	2.5		
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: Laureen and Jonathan Andrews, Patricia Gonyeau		Name: Rubicon Design Group	
Address: 14437 Raider Run Road, 3215 Kessariss Way		Address: 1985 Chimney Rock Trail	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89523
Phone: 775-247-3286	Fax:	Phone: 775-527-6710	Fax:
Email:		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jonathan Andrews		Contact Person: Derek Wilson	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
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?

The abandonment is for access and utility easements contained on parcels APN 142-241-38 and -43.

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

Assessor's parcel map 142-24, included on page 3 of application.

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

Open space.

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

No replacements are necessary as the easements are not being used and are not needed.

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?

No other property relies on these easements for access or utilities.

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.

Property Owner Affidavit

Applicant Name: LAUREEN V. ANDREWS

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, LAUREEN V. ANDREWS
(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): 142-241-38

Printed Name LAUREEN V. ANDREWS

Signed Laureen V. Andrews

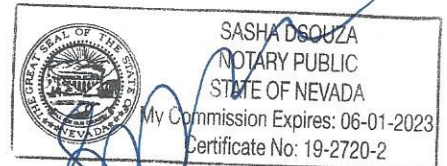
Address 14300 POLELINE ROAD
RENO, NV 89511

Subscribed and sworn to before me this 14th day of May, 2021

(Notary Stamp)

Sasha Souza for Washoe Nevada
Notary Public in and for said county and state

My commission expires: 06/01/2023



*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: JONATHAN L. ANDREWS

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, JONATHAN L. ANDREWS (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): 142-241-38

Printed Name JONATHAN L. ANDREWS

Signed Jonathan L. Andrews

Address 14300 POLELINE ROAD
RENO, NV 89511

Subscribed and sworn to before me this 14th day of May, 2021.

Sasha Dsouza for Washoe, Nevada
Notary Public in and for said county and state

My commission expires: 06/01/2023

(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: Patricia Gonyeau

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, Patricia Gonyeau
(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): 142-241-43

Printed Name Patricia MURPHY GONYEAU

Signed Patricia Murphy Gonyeau

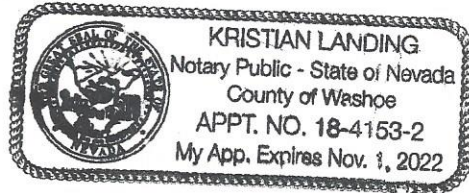
Address 3215 KESSARIS WAY
RENO, NV. 89511

Subscribed and sworn to before me this
13th day of May, 2021.

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

My commission expires: Nov 1st 2022

(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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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.

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
14224143	Active	6/7/2021 1:37:36 AM

Current Owner:
GONYEAU LIVING TRUST, GIRARD & PATRICIA
PO BOX 18276
RENO, NV 89511

SITUS:
3215 KESSARIS WAY
WCTY NV

Taxing District
4000

Geo CD:

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

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	\$2,854.44	\$2,854.44	\$0.00	\$0.00	\$0.00
2019	\$2,771.60	\$2,771.60	\$0.00	\$0.00	\$0.00
2018	\$2,690.96	\$2,690.96	\$0.00	\$0.00	\$0.00
2017	\$2,609.07	\$2,637.16	\$0.00	\$0.00	\$0.00
2016	\$2,543.36	\$2,596.22	\$0.00	\$0.00	\$0.00
Total					\$0.00

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
14224138	Active	6/7/2021 1:37:36 AM

Current Owner:
ANDREWS, JONATHAN L & LAUREEN V
14300 POLE LINE RD
RENO, NV 89511

SITUS:
14300 POLE LINE RD

Taxing District
4000

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	\$1,821.93	\$1,821.93	\$0.00	\$0.00	\$0.00
2019	\$1,768.71	\$1,768.71	\$0.00	\$0.00	\$0.00
2018	\$1,717.81	\$1,717.81	\$0.00	\$0.00	\$0.00
2017	\$1,667.17	\$1,667.17	\$0.00	\$0.00	\$0.00
2016	\$1,624.46	\$1,624.46	\$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

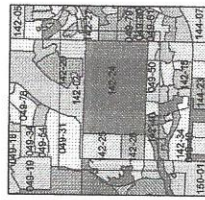
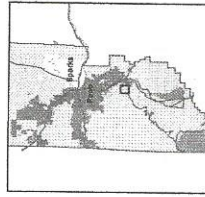
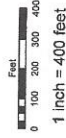
Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**



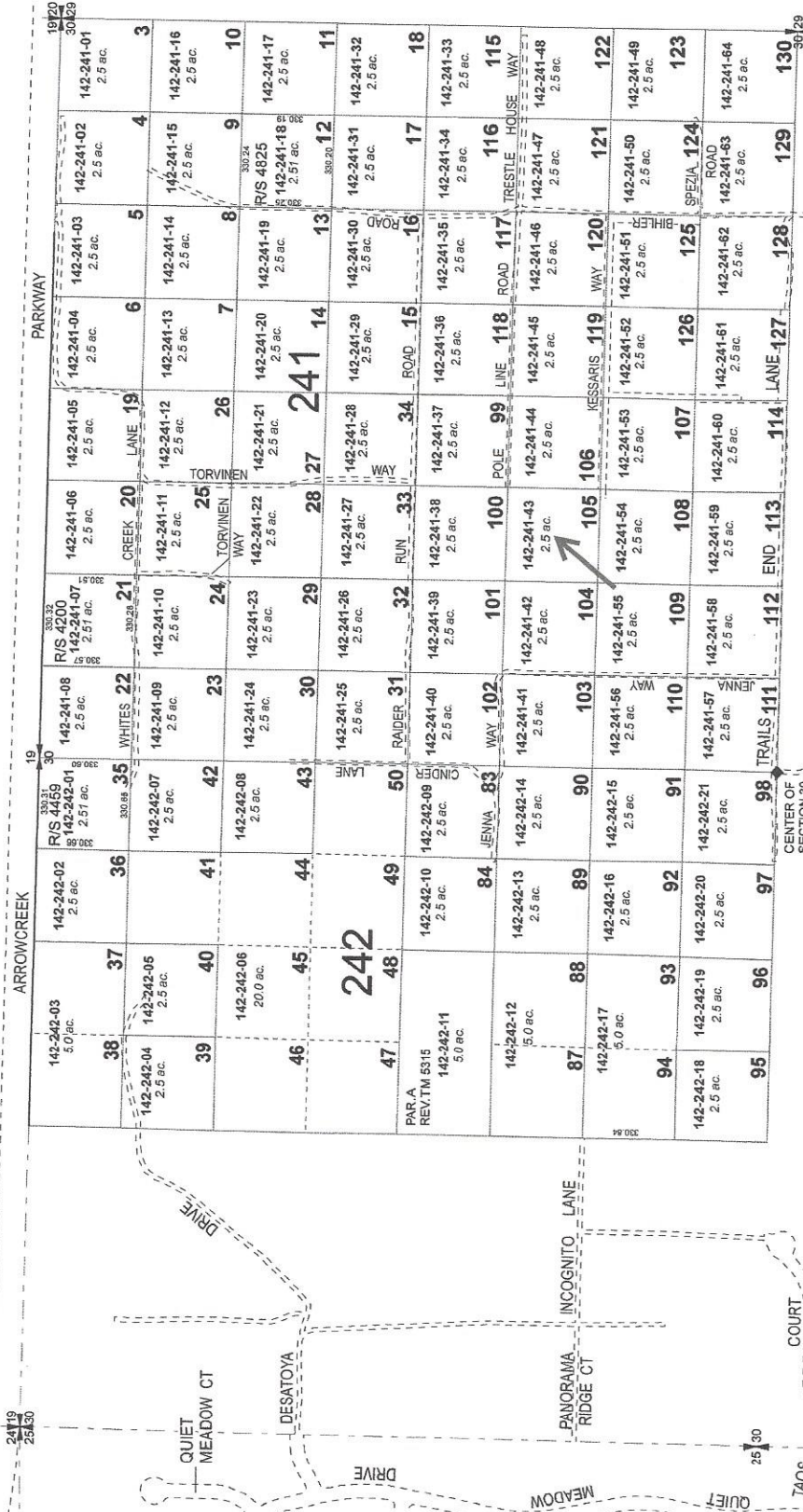
created by: NLH 08/05/2009
updated: NLH 11/15/11 JFK 11/21/17
SR 03/20/19

area previously shown on maps(s):
049-37, 045-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any title or interest in the land. No liability is assumed as to the accuracy, completeness or timeliness of the data delineated hereon.

GOVERNMENT HOMESITES

A POR. OF THE NORTH 1/2 OF SEC. 30
T18N - R20E



4-1088
(AMG, 1957)

Nevada 021505

Escrow No. 42863-PS

2074045

A 1000 # 41-37042

RPT 4

When recorded mail to:
Mr. Orale S. Graves
4842 Meadow Springs Drive
Reno, NV 89509

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada,
has been issued showing that full payment has been made by the claimant
Orale S. Graves

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609),
Act to provide for the purchase of public lands for home and other sites,
to, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 20 E.,

Sec. 30, Lot 105.

The area described contains 2.50 acres, according to the Official Plat of the Survey of the
on file in the Bureau of Land Management:

(BK 4792 PG 0475

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the
in conformity with the several Acts of Congress in such case made and provided, HAS
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging,
said claimant and to the heirs and assigns of the said claimant forever; subject to any
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights in
reservoirs used in connection with such water rights, as may be recognized and acknowledged by
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted,
thereon for ditches or canals constructed by the authority of the United States. Excepting
also, to the United States all oil, gas and other mineral deposits, in the land so patented, together
right to prospect for, mine, and remove the same according to the provisions of said Act of
This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and
purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized
the Bureau of Land Management, in accordance
provisions of the Act of June 17, 1948 (62 Stat.,
in the name of the United States, caused these
made Patent, and the Seal of the Bureau to be
affixed.

(SEAL)

GIVEN under my hand, in the District of
TWENTY-SIXTH day of MAY in
our Lord one thousand nine hundred and SIXTY
and of the Independence of the United States the
and EIGHTY-FIFTH.

For the Director, Bureau of Land

By *Reeth W. Taylor*

Patent Number 1220044

BK 4792PG0476

207404

FEB 20

4:37 pm OFFICIAL
WASHOT COUNTY
RECORD RECORDERS TITLE

810051

JOE MELI
COUNTY REC
FEE 2.00 DEP.



The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per Nevada Revised Statutes 239B.030.)

APN: 142-241-43
RECORDING REQUESTED BY:
Kalicki Law Offices, Ltd.
5470 Kietzke Lane, Ste. 140
Reno, NV 89511
WHEN RECORDED MAIL TO:
Girard E. & Patricia M. Gonyeau
P.O. Box 18276
Reno, NV 89511

Declaration of Homestead

Girard E. Gonyeau and Patricia Murphy Gonyeau, Trustees, certify as follows:

1. We are Trustees of the Girard & Patricia Gonyeau 2009 Revocable Living Trust.
2. We now, at the time of the making of this declaration actually reside on the premises situate in the County of Washoe, State of Nevada more particularly described on Exhibit 'A', more commonly known as 3215 Kessariss Way, Reno, NV 89511.
3. It is our intention to use and claim the real property above described together with the residence and appurtenances situate thereon as a homestead.

WITNESS our hands, this 21st day of October, 2009.

Girard E. Gonyeau

GIRARD E. GONYEAU

Patricia Murphy Gonyeau

PATRICIA MURPHY GONYEAU

STATE OF NEVADA }
 }ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me, this 21st day of October, 2009, by Girard E. Gonyeau and Patricia Murphy Gonyeau.

Sylvia Baedemor

Notary Public

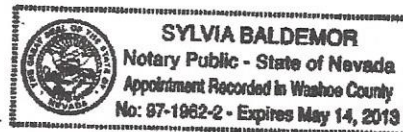


EXHIBIT "A"
LEGAL DESCRIPTION

All that real property situate in the County of Washoe, State of Nevada, described as follows:

Lot 105 of the North 1/2 of Section 30, Township 18 North, Range 20 East, M.D.B.&M., Washoe County, Nevada.

EXCEPTING THEREFROM all oil, gas and other mineral deposits as reserved by the United States of America in that certain Patent recorded February 20, 1997, as Document No. 2074045.

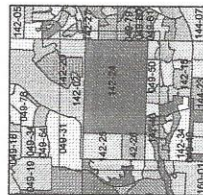
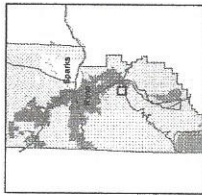
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Property Address:
3215 Kessariss Way
Reno, NV 89511

APN: 142-241-43



0 100 200 300 400
Feet
1 inch = 400 feet

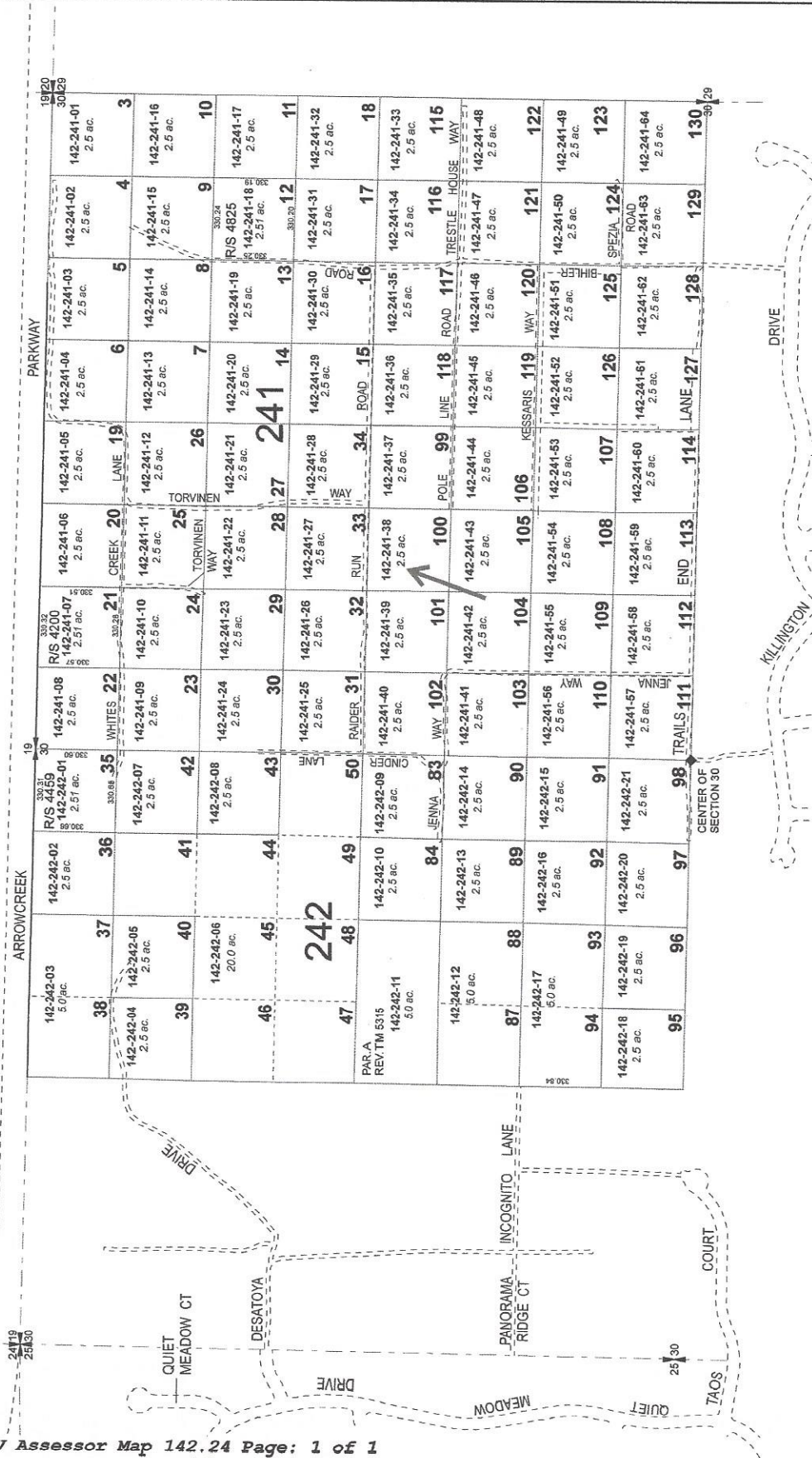


created by: N/LH 08/05/2009
updated: N/LH 11/03/11 JFK 11/27/17
SR 03/20/18

area previously shown on maps:
048-37, 045-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for any error or inaccuracy of the data displayed hereon.

GOVERNMENT HOMESITES
A POR. OF THE NORTH 1/2 OF SEC. 30
T18N - R20E



(1938)
(186-187)

344167

65

Nevada 057721

The United States of America,

By all whom these presents shall come, Granting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Charles C. Ritter, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 605), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 20 E.

Sec. 30, Lot 100. ✓

The area described contains 2.50 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described, TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatever nature, thereunto belonging, unto the said claimant, and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas, and other mineral deposits in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 478), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTYETH day of JULY in the year of our Lord one thousand nine hundred and SIXTY-ONE and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

For the Director, Bureau of Land Management.

By *Richard W. Tolley*
Chief, Patent Section

Patent Number 1231289

B.G. Pg 45

E 30

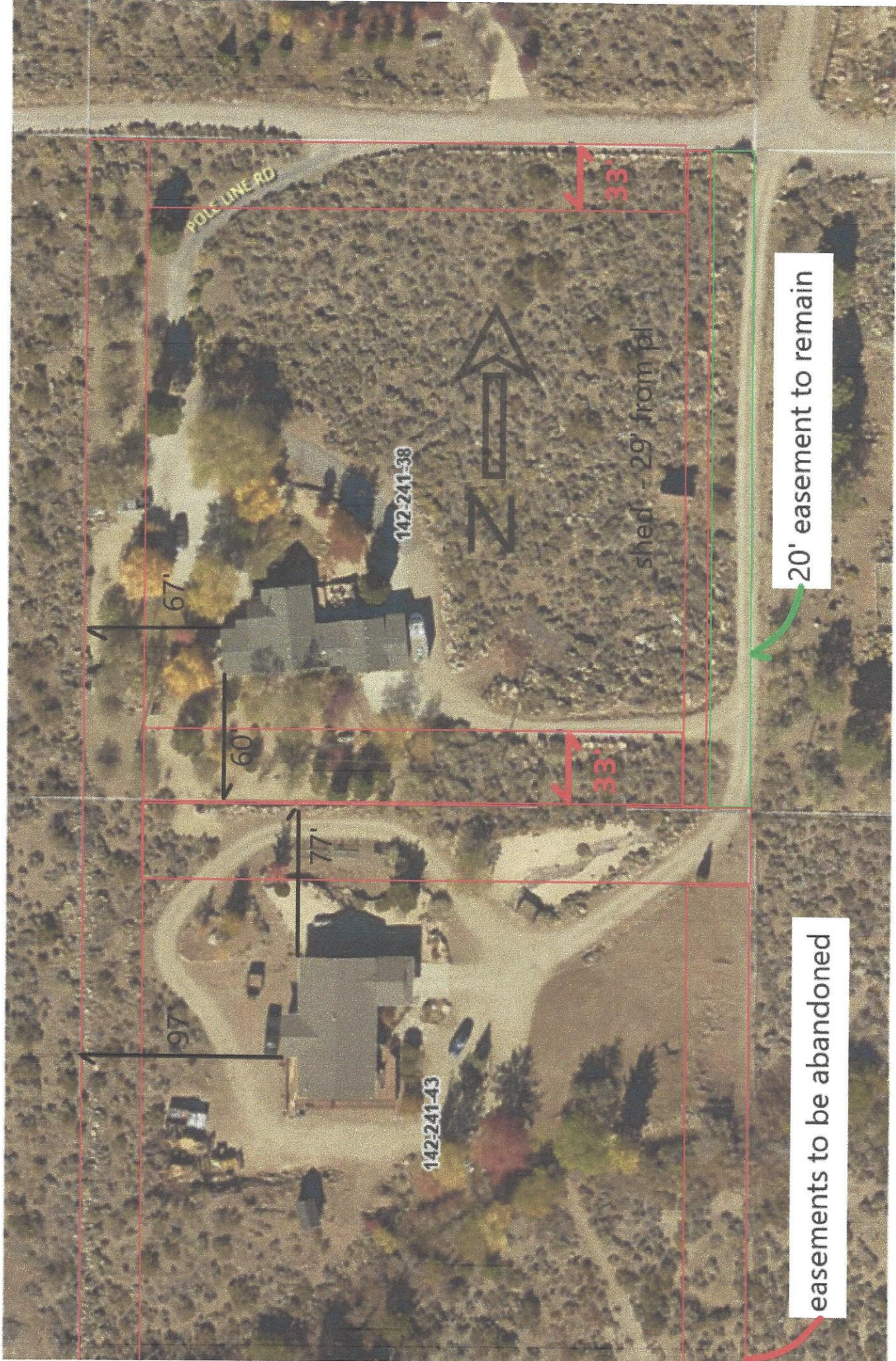
9-15-61 Patent records

12

66

INSTRUMENT No. 44163
 Filed for record at the request of James C. Baker
 on 11 11 1911 at 11:00 A.M.
 Recorded in Book 11 of 11 11
 Page 65. Records of Washoe County, Nevada.
 Fee: \$ 1.75
 DELE S. BOYD, County Recorder
 By Edith Baker, Deputy

13



POLE LINE RD

142-241-38

142-241-43

shed - 29' from pl



67'

60'

77'

97'

33'

33'

20' easement to remain

easements to be abandoned