



# Abandonment Application Supplemental Information

(All required information may be separately attached)

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

About half, 16 ft, of the Government Patent Easement on the North end of Parcel #15022104.

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

Sheet No. A-1.

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

About 9 ft N of the south part of the current building envelope would house the N portion of the residential addition

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

None.

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?

The northernmost 54 ft of the parcel will not be developed. There would be no impact to neighboring property owners to the W, N, or E as the existing 33 ft easement area would remain undeveloped.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No	None
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## **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: Janet L. Nachlinger

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, Janet L. Nachlinger  
(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): 15022104

Printed Name Janet L. Nachlinger

Signed Janet L. Nachlinger

Address 15435 Fawn Lane  
Reno, NV 89511

State of: Nevada  
County of: Washoe

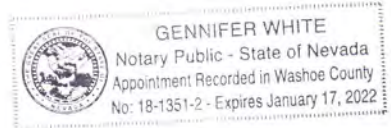
Subscribed and sworn to before me this 3rd day of June, 2021.

Janet L. Nachlinger  
Jennifer White

Notary Public in and for said county and state

My commission expires: 1/17/2022

(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

Property Owner Affidavit

Applicant Name: Kendrick C. Taylor, Jr. *Kendrick C. Taylor, Jr.*

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, *Kendrick C. Taylor, Jr.*  
(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): 15022104 *15022104*

Printed Name *KENDRICK TAYLOR*

Signed *Kendrick C. Taylor Jr*

Address *15435 FAWN LANE*  
*RENO, NV 89511*

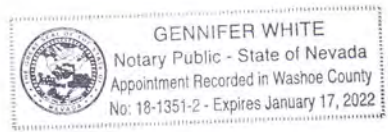
*State of Nevada*  
*County of Washoe*

Subscribed and sworn to before me this *3rd* day of *June*, *2021* by *Kendrick C Taylor Jr.*

*Gennifer White*  
Notary Public in and for said county and state

My commission expires: *11/7/2022*

(Notary Stamp)



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- 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

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$2,952.16
- Oldest Due \$739.54
- Partial

[ADD TO CART](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
15022104	Active	7/10/2021 1:38:23 AM

**Current Owner:**  
 TAYLOR, KENDRICK C

**SITUS:**  
 15435 FAWN LN

15435 FAWN LN  
 RENO, NV 89511

**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
<a href="#">2021</a>	\$2,952.16	\$0.00	\$0.00	\$0.00	\$2,952.16
<a href="#">2020</a>	\$2,864.26	\$2,864.26	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$2,780.83	\$2,780.83	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$2,699.85	\$2,699.85	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$2,621.21	\$2,621.21	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$2,952.16</b>

**Disclaimer**

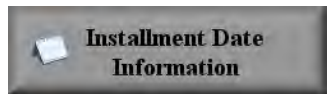
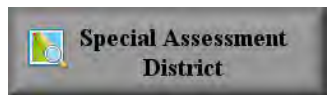
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

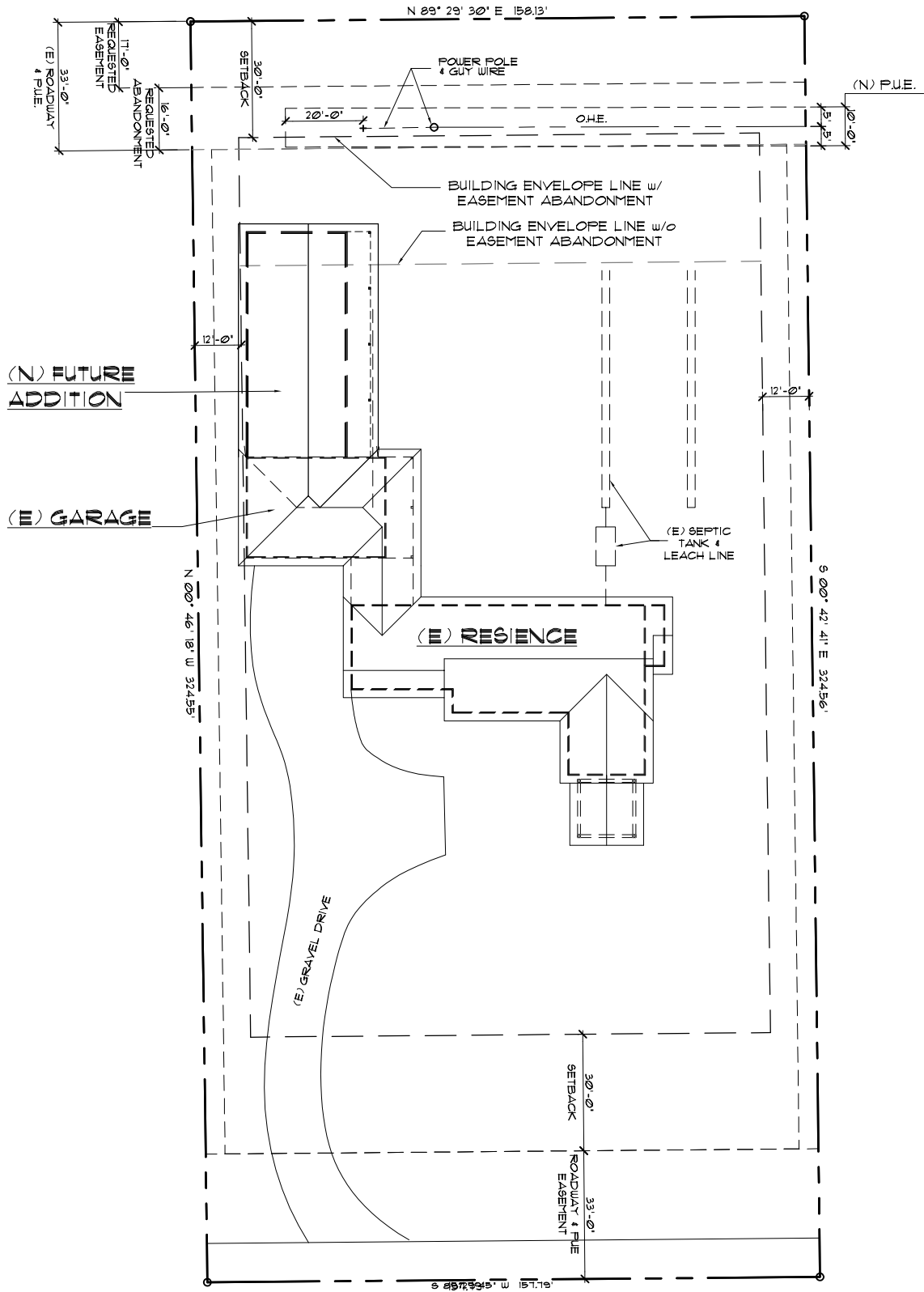
**Pay By Check**

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





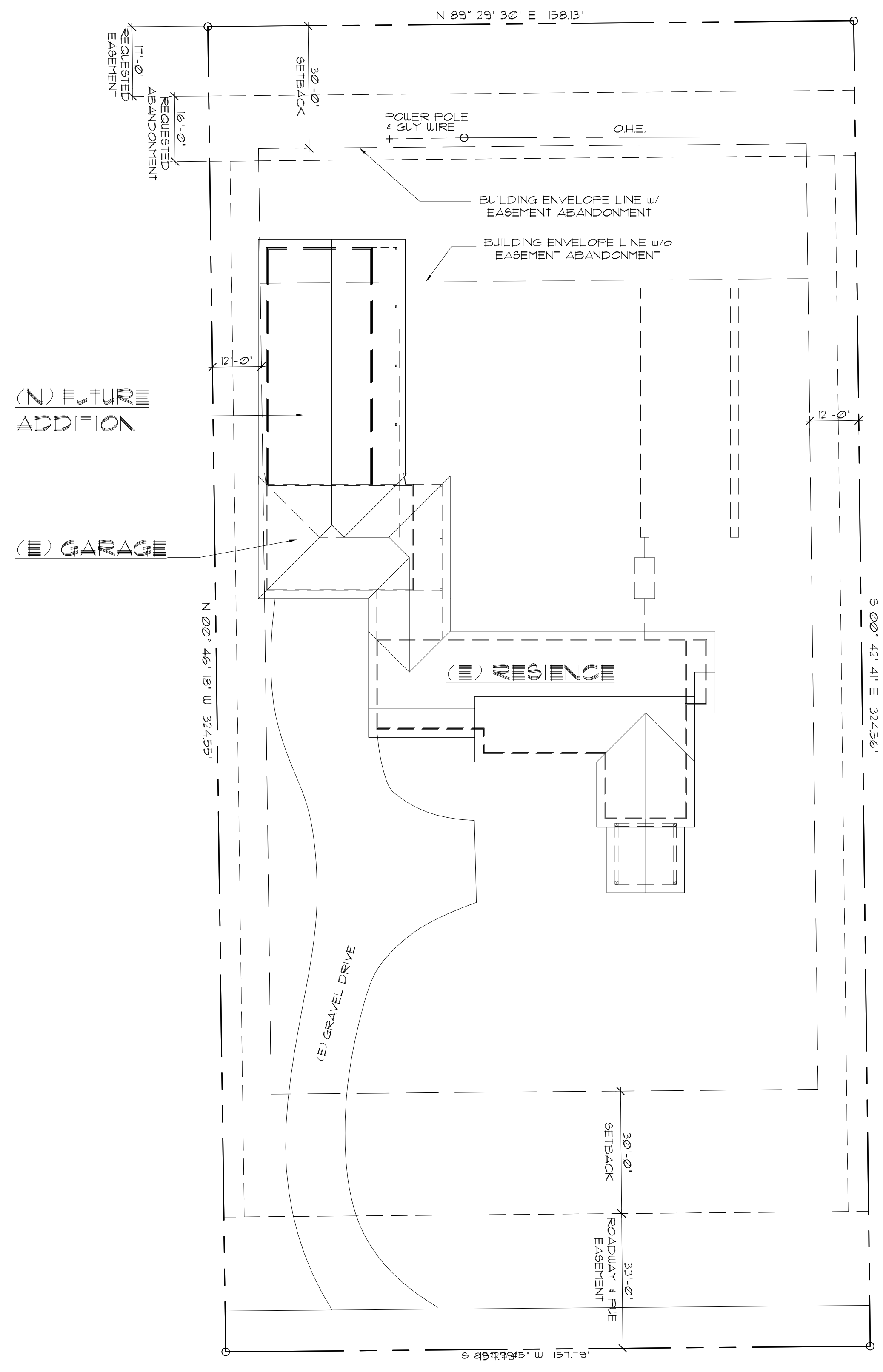
**SITE/ROOF PLAN**



SCALE: 1" = 40'-0"

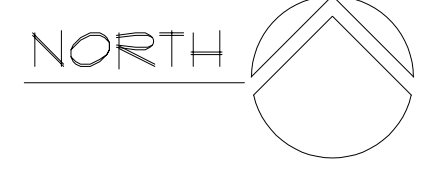
PARCEL 2 OF P.M. 1210  
 APN. 150-221-04

**TAYLOR/NACHLINGER RESIDENCE**  
 15435 FAWN LN., WASHOE COUNTY, NV.



**SITE/ROOF PLAN**

SCALE: 1" = 20'-0"

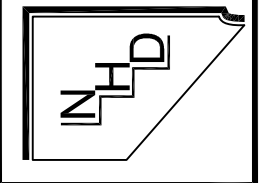


PARCEL 2 OF P.M. 1210  
A.P.N. 150-221-04

DATE: 6-8-2021  
JOB NO.: 21-122  
PROJECT LOCATION:  
15435 FAUN LN.  
WASHOE COUNTY, NV.

SHEET NUMBER

**SITE / ROOF PLAN**  
**A RESIDENTIAL ADDITION for**  
**JAN NACHLINGER & KEN TAYLOR**



**Nevada Home Design L.L.C.**  
Residential Designs  
www.nevadahomedesign.com

(775) 219-6393  
(775) 302-2692 fax  
nevadahomedesign@gmail.com  
P.O. Box 19708  
Reno, NV 89511

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