



Planning Commission Staff Report

Meeting Date: September 1, 2020

Agenda Item: 8A

ABANDONMENT CASE NUMBER: WAB20-0003 (Pahute Abandonment)

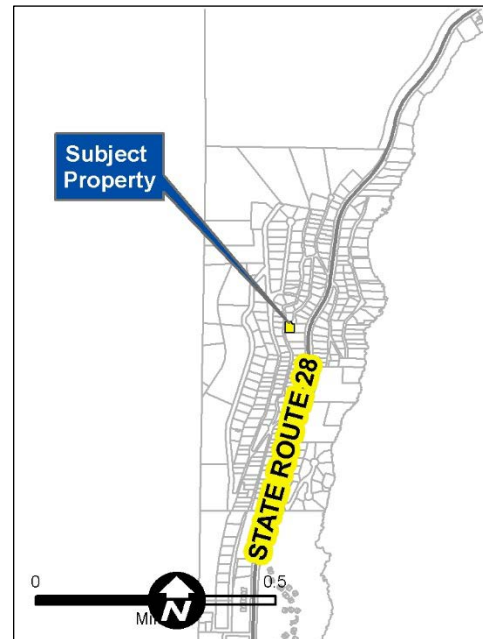
BRIEF SUMMARY OF REQUEST: To abandon Washoe County's interest in $\pm 1,197$ square feet of right-of-way on Pahute Road

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an abandonment of Washoe County's interest in $\pm 1,197$ square feet (± 31 feet) of public right-of-way at the end of Pahute Road, 175 feet west of Nevada State Route 28. If approved, the property will be abandoned to the abutting property owner at 425 Pahute Road. The request to abandon is pursuant to NRS 278.480 and related provisions in the Washoe County development code.

Applicant: Gilanfarr Architecture
Property Owner: Kurt D. Callier Living Trust
Location: 425 Pahute Rd.
APN: 123-143-11
Parcel Size: 0.26 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: High Density Suburban (HDS)
Area Plan: Tahoe
Citizen Advisory Board: Incline Village/Crystal Bay
Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
Commission District: 1 – Commissioner Berkbigler



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB20-0003 for Kurt D. Callier Living Trust, having made all three findings in accordance with Washoe County Code Section 110.806.20.

(Motion with Findings on Page 8)

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Abandonment Definition

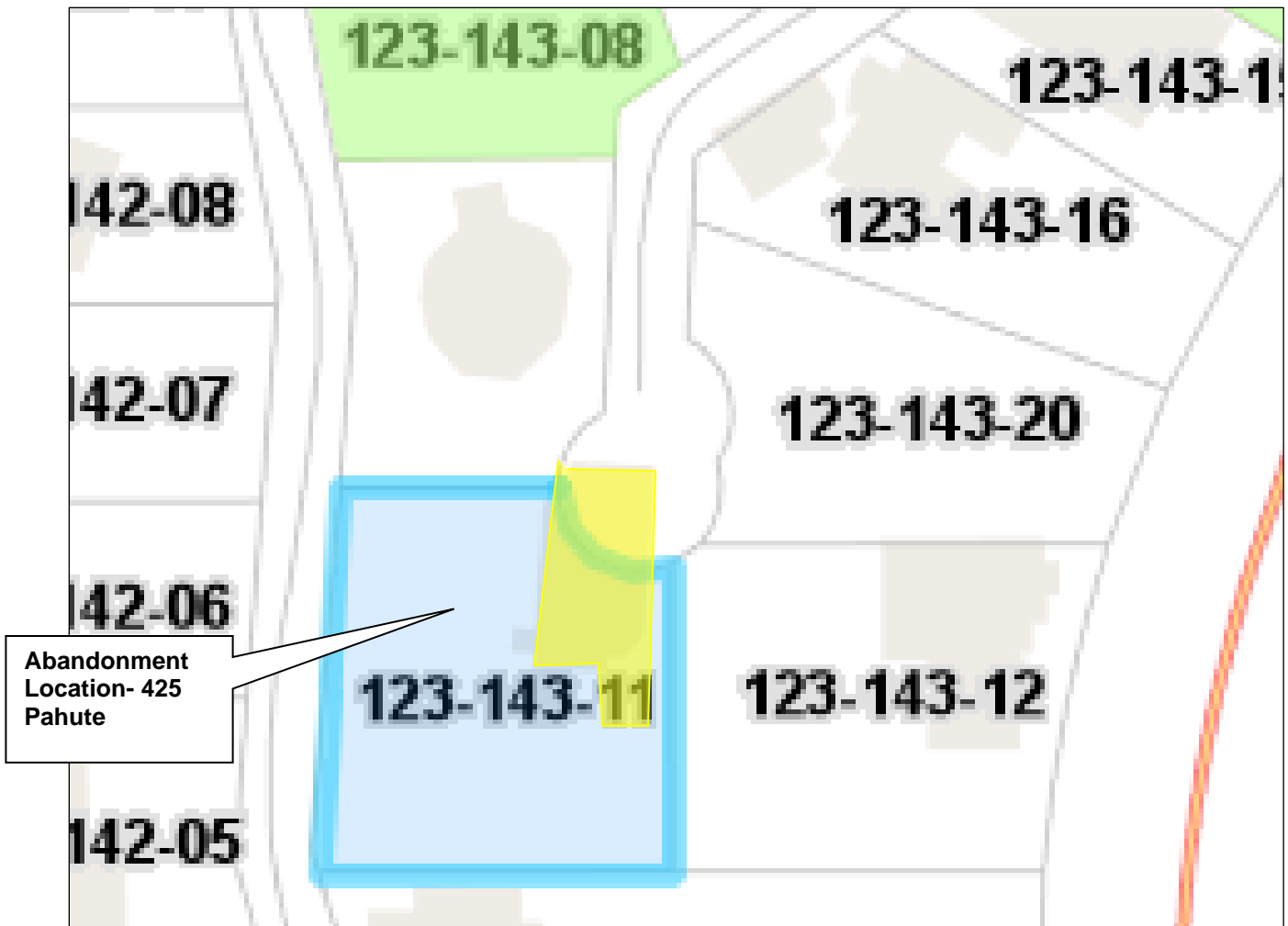
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation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

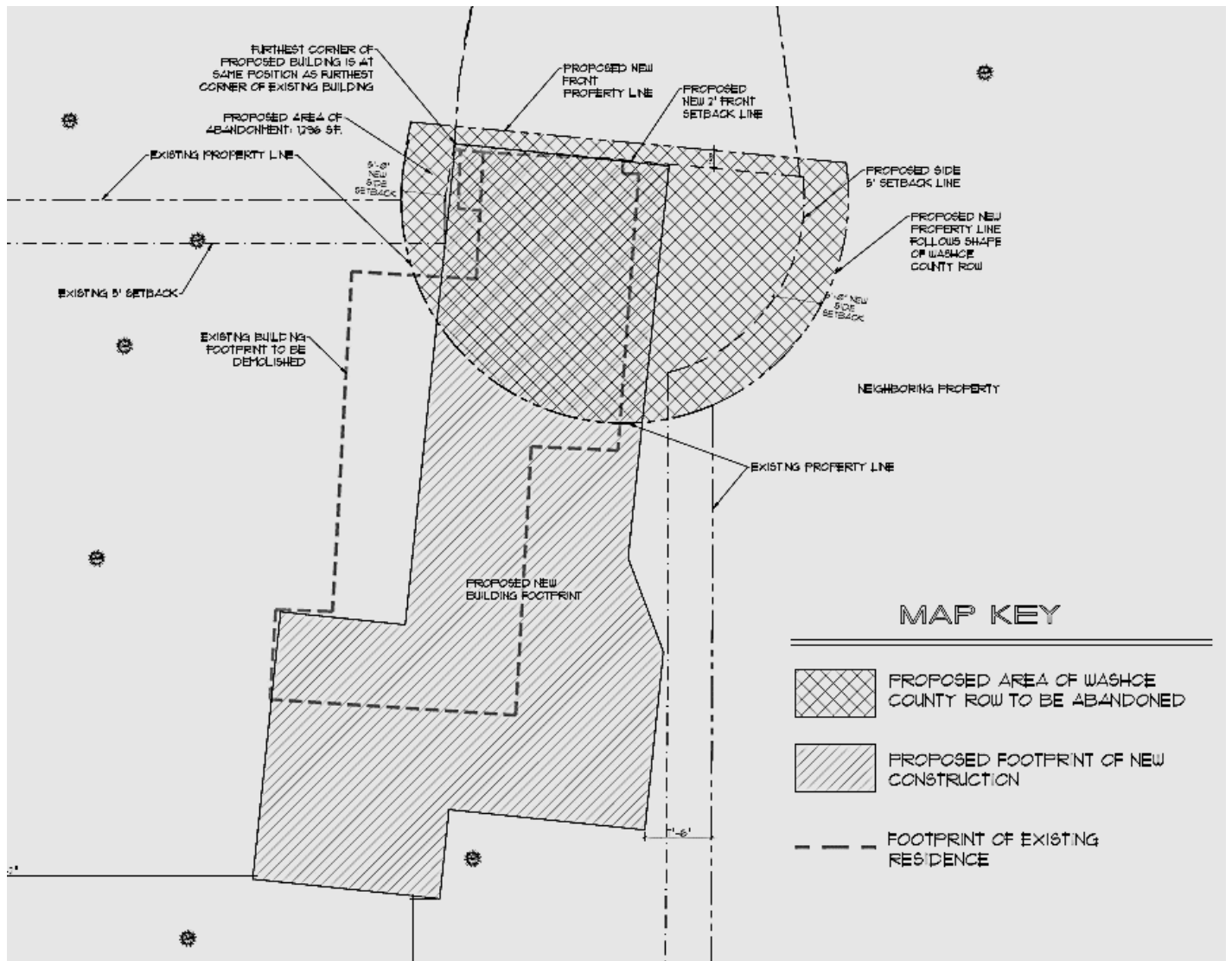
The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's 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 WAB20-0003 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.

The area subject to this abandonment is Washoe County right of way (ROW) and therefore currently does not have a regulatory zone designation; however, the subject parcels abutting this right of way have High Density Suburban (HDS) regulatory zone. The front and rear setbacks are 20 feet and the side yard setbacks are 5 ft. Currently, the house at 425 Pahute is built in the public ROW and the abandonment will correct this while providing and meeting the front yard setback of 20 feet to bring the property into conformance.





Overall Site Plan



Photo of site- looking at house



Photo of site- looking away from the house at Pahute Rd. and cul-de-sac area

Project Evaluation

The owner of 425 Pahute Road (APN:123-143-11) and is requesting the abandonment of 1,197 sq. ft. of public right-of-way (ROW) at the terminus of Pahute Road, approximately 31 feet adjacent to the parcel. The residential home that was built in 1941 is located in the public ROW (see site plan on page 9). Pahute Road is a narrow 776 foot long road that only provides basically one-lane of traffic. There are parking areas and pull-out areas along the road to enable two vehicles to pass each other if simultaneously on the road. The end of Pahute is a cul-de-sac and is used by the area as a turnaround area.

The parcel's regulatory zone is High Density Suburban (HDS) and the setbacks are 20 feet in the front and rear and 5 feet on the sides. The proposed abandonment will move the property line to ensure that the existing house is located out of the public ROW. The original request was to abandon more ROW area to meet the 20 foot setback, however there was concern that it would remove too much roadway for the turnaround area. The abandonment is for approximately 31 feet, removing only the house from the ROW and the cul-de-sac will remain as a turnaround area for the neighborhood to use. The proposed the abandonment will not deprive access to the abutting properties. No physical changes will be made to the road as a result of this abandonment.

The current house will be a legal non-conforming structure and the house will not meet the front 20-foot setback requirement. Any new additions of 10% or more to the house will require the house to meet the 20 feet front setback requirement or the owner will need to obtain a variance to the setback requirement. There are several other parcels along Pahute Road that are also non-conforming and do not meet current Washoe County requirements.

Incline Village/Crystal Bay Citizen Advisory Board (IVCB CAB)

The proposed project is not required to be presented at a Citizens Advisory Board Meeting.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects
- North Lake Tahoe Fire District
- Washoe-Storey Conservation District
- Incline Village General Improvement District

All five of the 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 (See Exhibit B). 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 provided conditions regarding recordation of the Resolution and Order of Abandonment.

Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us

- Washoe County Engineering and Capital Projects, Land Development provided conditions related to the area of abandonment and recordation of the abandonment.

Contact: Leo Vesely, 775.328.2313, ivesely@washoecounty.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 Tahoe Area Plan.

Staff Comments: The proposed abandonment does not affect any policies, action programs, standards or maps of either the Master Plan or the Tahoe Area Plan.

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

Staff Comments: Currently the house at 425 Pahute is in the public ROW and the abandonment will correct this while still providing significant area for vehicle turnaround area and the proposed abandonment will not result in a material injury to the public.

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: Abandoning this section of roadway does not deprive any other properties of access to utilities easements. The public utilities easements can be reasonably relocated as need to continue to provide service.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB20-0003 is being recommended for 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, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB20-0003 for Kurt D. Callier Living Trust, having made all three findings in accordance with Washoe County Code Section 110.806.20.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Tahoe Area Plan; and
2. No Detriment. The abandonment or vacation 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.

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: Gilanfarr Architecture, 22 State Route 28 #202, Crystal Bay, NV, 89402, Email: phil@gilanfarrarchitects.com

Property Owner: Kurt D. Callier Living Trust, 4621 Teller Ave., Newport Beach, CA, 92660, Email: ANichols@assocrmc.com



Conditions of Approval

Abandonment Case Number WAB20-0003

The project approved under Abandonment Case Number WAB20-0003 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on September 1, 2020. 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 Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- c. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval a description prepared by a registered professional of the offer of dedication to be abandoned and replacement private access.
- d. The applicant shall comply with all conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Washoe County Planning Commission or this conditional abandonment will be null and void.
- e. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

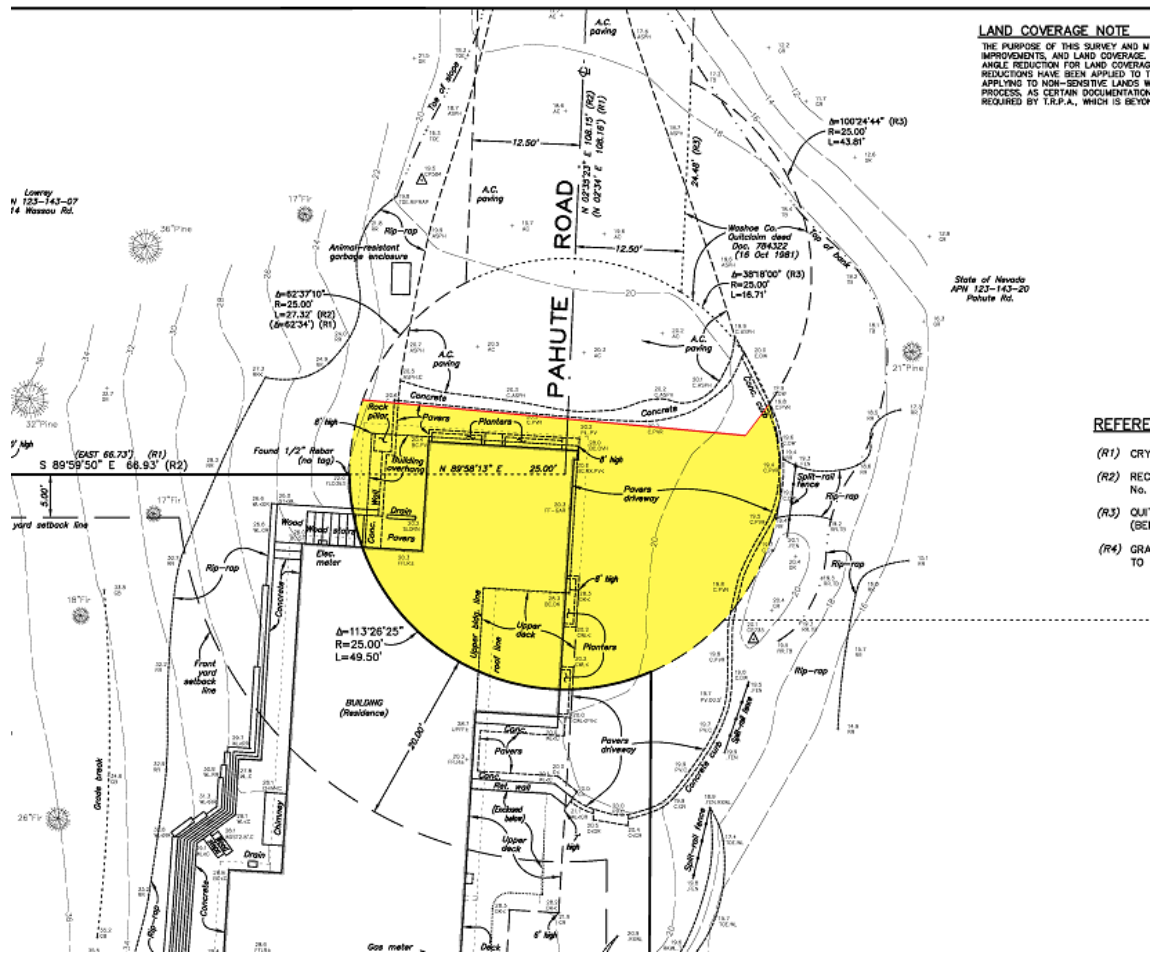
Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo R. Vesely, P.E., 775.328.2313, lvesely@washoecounty.us

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. 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. The area to be abandoned shall only include the portion as shown in yellow below:

Washoe County Conditions of Approval



- d. 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.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

Attachment C
1001 EAST 9TH STREET Page 13
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: August 4, 2020

To: Julee Olander, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Abandonment Case **WAB20-0003 – Pahute Road abandonment**
APN 123-143-11

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of Washoe County's interest in ± 200 square feet of right-of-way of Pahute Road at the end of the road adjacent to 425 Pahute Road. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Gilanfarr Architecture. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. 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. The area to be abandoned shall only include the portion as shown in yellow below:



INTEGRITY

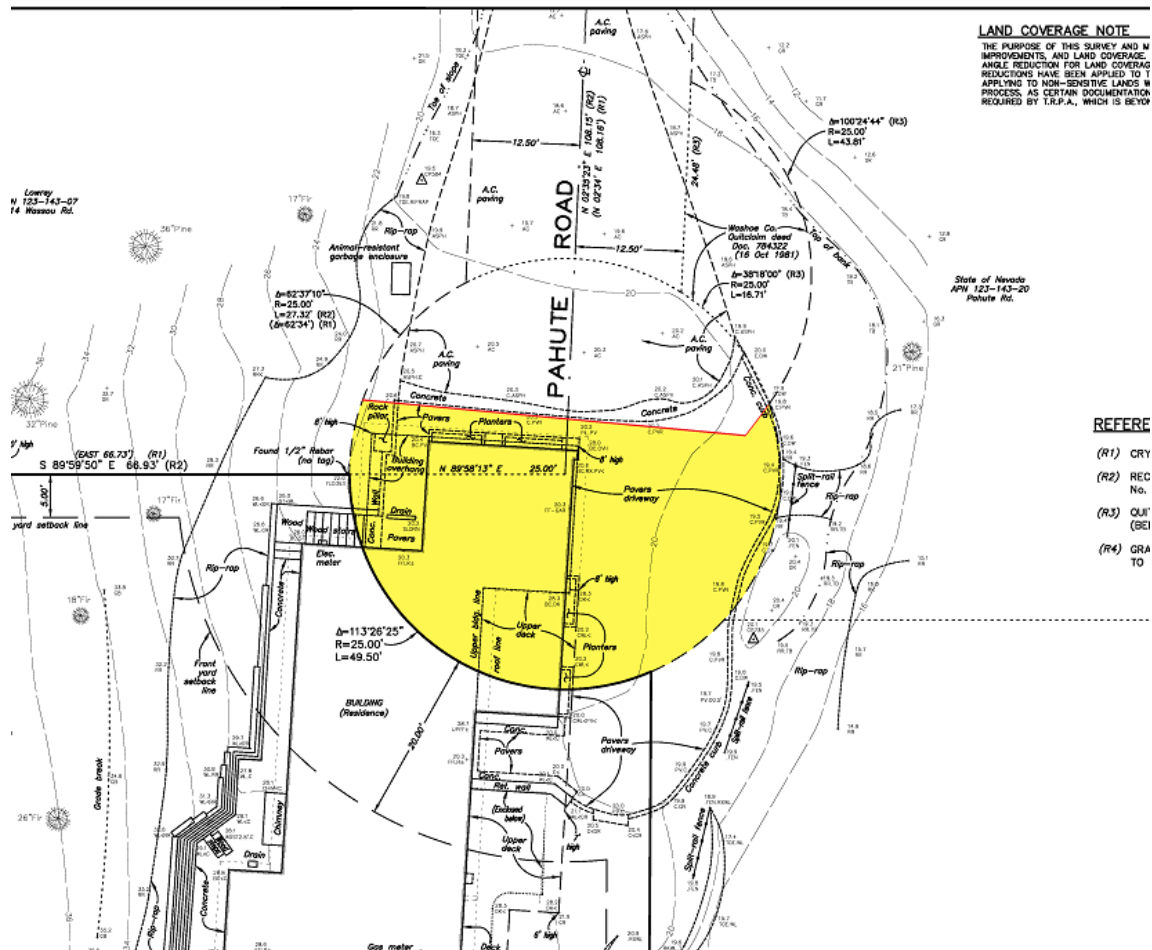


EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: Pahute Abandonment – WAB20-0003
Date: August 4, 2020
Page: 2



- 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.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041

There are no Drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

Subject: Pahute Abandonment – WAB20-0003
Date: August 4, 2020
Page: 3

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval.

From: [Jennifer Donohue](#)
To: [Olander, Julee](#)
Subject: RE: WAB20-0005
Date: Monday, August 10, 2020 7:55:36 AM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Morning.

NLTFPD recognizes the access challenges in this area and agrees with Engineering's recommendation, please.

Thank you,
Jen



Jennifer Donohue
Interim Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8127 | Cell: [775.434.4555](tel:775.434.4555)

Email: jdonohue@nltpd.net

[866 Oriole Way](#) | [Incline Village](#) | [NV 89451](#)



From: Olander, Julee <JOlander@washoecounty.us>
Sent: Thursday, July 30, 2020 3:54 PM
To: Jennifer Donohue <JDonohue@nltpd.net>
Subject: WAB20-0005

Jennifer,

Realized that I didn't have the attached application sent to you for your review. The applicant is now suggesting to have a portion of the abandonment left as an access easement- see the last attachment. Please let me know what you think and let me know if you have any questions.

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



Date	4-14-2020
Attention	Julee Olander
Re	Abandonment Case Number WAB20-0003
APN	123-143-11
Service Address	425 Pahute
Owner	Kurt D Callier Living trust

- **Abandonment Case Number WAB20-0003 (Pahute)** – For possible action, hearing, and discussion to approve an abandonment of Washoe County's interest in ±200 square feet of right-of-way of Pahute Road at the end of the road adjacent to 425 Pahute Road.

- Applicant: Gilanfar Architecture
- Property Owner: Kurt D. Callier Living Trust
- Location: 425 Pahute Rd.
- Assessor's Parcel Number: 123-143-11
- Parcel Size: 0.26 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)

- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 1 – Commissioner Berkgigler
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: Jolander@washoecounty.us

IVGID Comments: No Impact to the Incline Village General Improvement District.



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

July 14, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WAB20-0003 Pahute

Dear Julee,

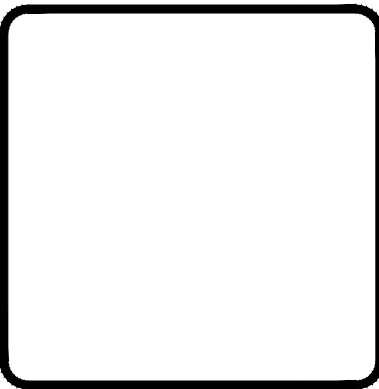
In reviewing the abandonment of Washoe County's interest, the Conservation District no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer





GILANFARR
architecture

PO BOX 446
CRYSTAL BAY, NEVADA 89402
VOICE: (775) 831-8001
FAX: (775) 831-8068

GILANFARRARCHITECTURE.COM

TITLE: PROPOSED ABANDONMENT MAP

CUSTOM RESIDENCE FOR:
KURT D CALLIER
425 PAHUTE ROAD, CRYSTAL BAY, NV
CRYSTAL BAY PARK LOT 20, 13, 12 BLK 9
APN: 025-143-11

REVISIONS	

FILE: 425 PAHUTE

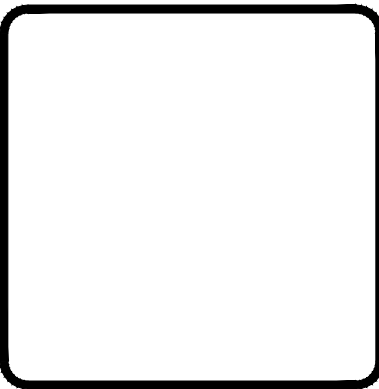
DATE: 07/08/20

SCALE: AS NOTED

DRAWN: QW

SHEET:
C1.A
OF 1 SHEETS





GILANFARR
architecture

PO BOX 446
CRYSTAL BAY, NEVADA 89402
VOICE: (775) 831-8001
FAX: (775) 831-8068

GILANFARRARCHITECTURE.COM

TITLE: PROPOSED SITE PLAN

CUSTOM RESIDENCE FOR:
KURT D CALLIER
425 PAHUTE ROAD, CRYSTAL BAY, NV
CRYSTAL BAY PARK LOT 20, 13, 12 BLK 9
APN: 125-143-11

REVISIONS	

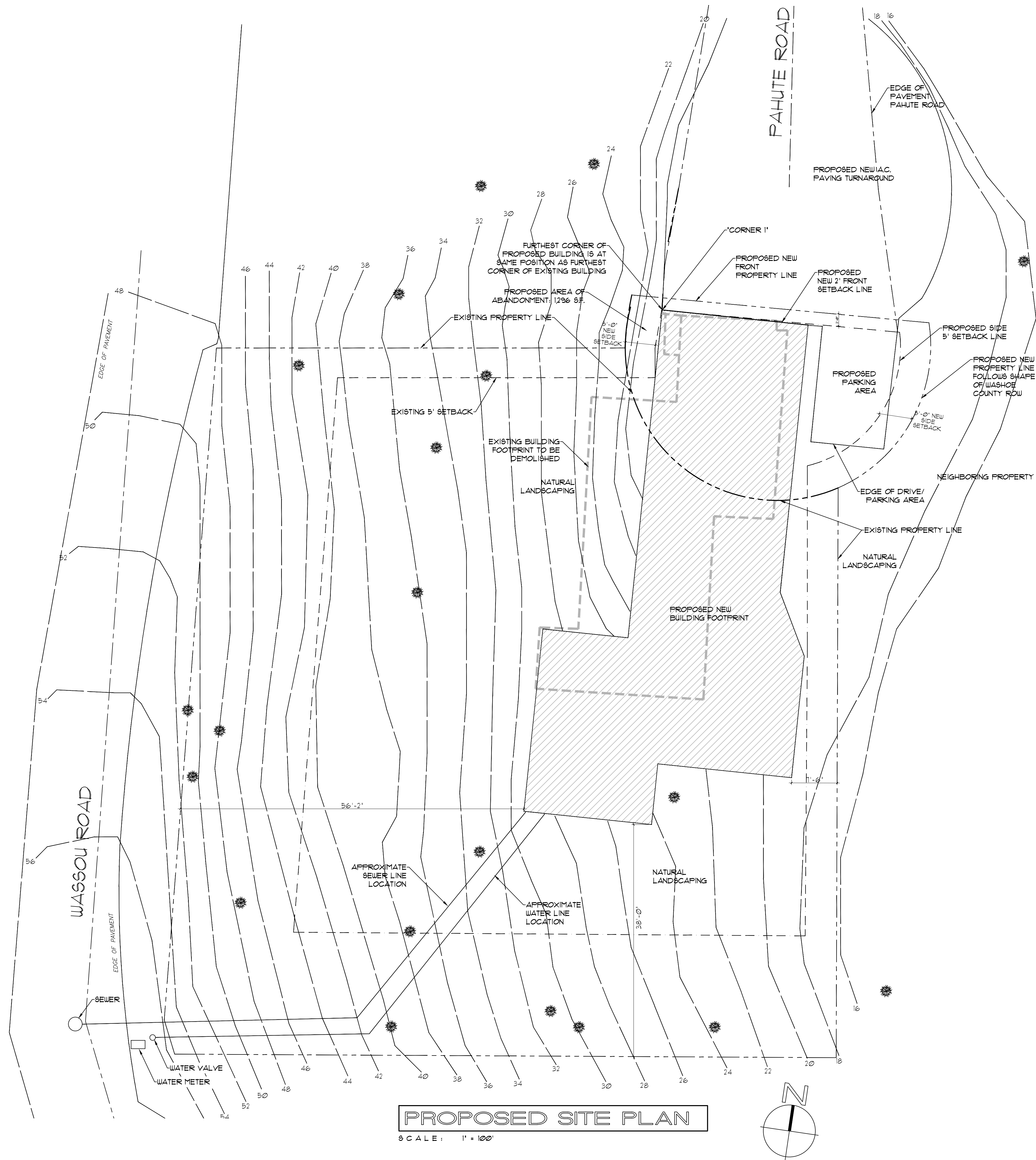
FILE: 425 PAHUTE

DATE: 07/08/20

SCALE: AS NOTED

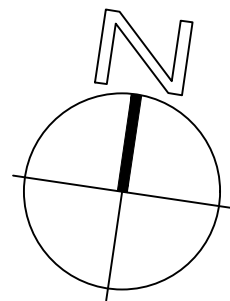
DRAWN: GW

SHEET:
C1.0
OF 1 SHEETS



PROPOSED SITE PLAN

SCALE: 1" = 100'





GILANFARR

architecture | interiors | construction

425 PAHUTE ROAD 123-143-11 ABANDONMENT APPLICATION WRITTEN DESCRIPTION

Description of Current Conditions

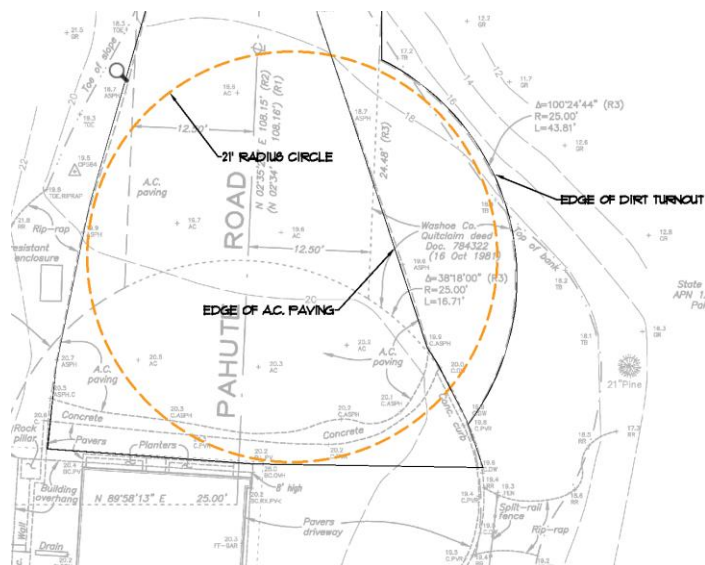
The property at 425 Pahute Drive in Crystal Bay is unique. Situated at the very end of Pahute Drive, a small house is built into the hillside overlooking the Incline Village shoreline. This is a historic neighborhood with small roads cut into a steep hillside, so like many homes in this neighborhood, the residence at 425 Pahute encroaches into the property's front setback and a portion of the home is constructed in the Washoe County ROW.

The included Existing Site Plan, C1.E, shows this encroachment. There are several hundred square feet of residence and driveway built into the turnaround area of the dead-end street. When visiting the site in person, it does not appear as a turnaround area or cul-de-sac, rather the street essentially dead ends straight into the garage of the existing residence. See photo to right.



The home does not share the cul-de-sac with any other residences, and is the only residence serviced by the last 60+ feet of road. Many cars that drive to the end of the road must complete a several-point turn or even back out of Pahute Road. The current turnaround capability is limited to a 21-foot radius, which is smaller than the outer turning radius of most cars. See Exhibit A, on the bottom right.

We have reason to believe that these listed conditions have existed for a long time and were built legally. The only permit available on Washoe County Accella is a water-heater replacement from 2005, and there are no paper copies of permits stored in the house. However, the Washoe County Assessor shows that the house was built in 1941 (included). The low ceilings and rustic wood of the existing house confirms that time-period.



GILANFARR ARCHITECTURE

22 State Route 28, Suite #202

Crystal Bay, Nevada 89402

mail. PO Box 446

voice. (775) 831-8001

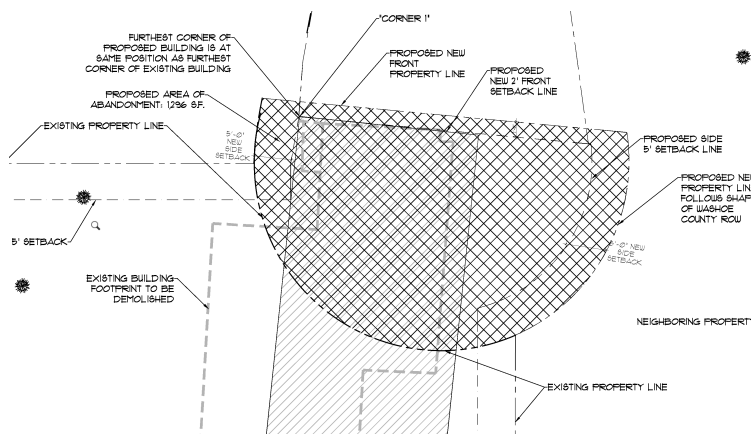
fax. (775) 831-8068

phil@gilanfarrarchitecture.com

Proposed Abandonment and Development

We are proposing the abandonment of the last 31 feet of Pahute Road from Washoe County to the owner of 425 Pahute Road. The owner hopes to develop a new single-family residence in roughly the existing residence's footprint, that is more modern, energy-efficient and functional.

We propose that the new residence maintains the existing front corner of the house (Corner 1) that encroaches the furthest into the ROW. See Exhibit B to the right. The abandonment is proposed in this shape to accommodate only the footprint of the existing residence; we do not propose any new encroachment. We propose a 2' setback to minimize requested square footage. The requested portion of the Washoe County ROW to be abandoned is a total of 1,197 square feet and does not come close to any neighboring driveways.



The owner of 425 Pahute is willing to work with Washoe County to acquire the ROW area proposed and to help in the development of a better turnaround area adjacent to and within the abandoned ROW.

Other Considerations

Since the proposed abandonment is at the end of a public road, this abandonment is relevant to many different agencies including the fire department. We were fortunate to attend a Pre-Development Meeting with several members of Washoe County on June 24, 2020 and received great feedback from the meeting. Unfortunately, the Fire Department was unable to attend the meeting and give feedback as they were actively firefighting in the Poeville Fire.

The current conditions of the end of Pahute Road do not allow the effective turnaround of a Fire Engine. If emergency personnel had to access the house, they would have to back out of Pahute Road. Fortunately, the neighborhood has many roads nearby. A fire engine could reach all the homes in this area including 425 Pahute from the road above, Wassou Road, which is continuous and does not require vehicles to make a turnaround.

We propose to improve the turnaround capability of the end of Pahute Road. The hillside is very steep and already heavily graded, so expanding the turnaround significantly is not very feasible. However, with minimal regrading we propose expanding the radius of the turnaround area from 21 feet to 23-24 feet.

Thank you for your consideration of the abandonment of the Washoe County ROW at the end of Pahute Drive. If you have any further questions or thoughts, please reach out to Phil Gilanfarr or Quina Williams of Gilanfarr Architecture. Contact info: 775-831-8001, phil@gilanfarrarchitects.com, quina@gilanfarrarchitecture.com.

GILANFARR ARCHITECTURE
22 State Route 28, Suite #202
Crystal Bay, Nevada 89402
mail. PO Box 446
voice. (775) 831-8001
fax. (775) 831-8068
phil@gilanfarrarchitecture.com



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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: KURT CAILLIER

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, KURT CAILLIER
(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): 123-143-11

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of ORANGE
Subscribed and sworn to (or affirmed) before me on this 8 day
of JULY 2020 by KURT CAILLIER
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

Signature Judi Lowenthal (seal)

Subscribed and sworn to before me this
_____ day of _____.

Notary Public in and for said county and state

My commission expires: _____

Printed Name KURT CAILLIER

Signed Kurt Caillier

Address 425 PAHUTE ROAD

CRYSTAL BAY, NV 89402

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- ☐ Owner
- ☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☐ Property Agent (Provide copy of record document indicating authority to sign.)
- ☐ Letter from Government Agency with Stewardship

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

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

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

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

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?

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.



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architecture | interiors | construction

425 PAHUTE ROAD 123-143-11 ABANDONMENT APPLICATION WRITTEN DESCRIPTION

Description of Current Conditions

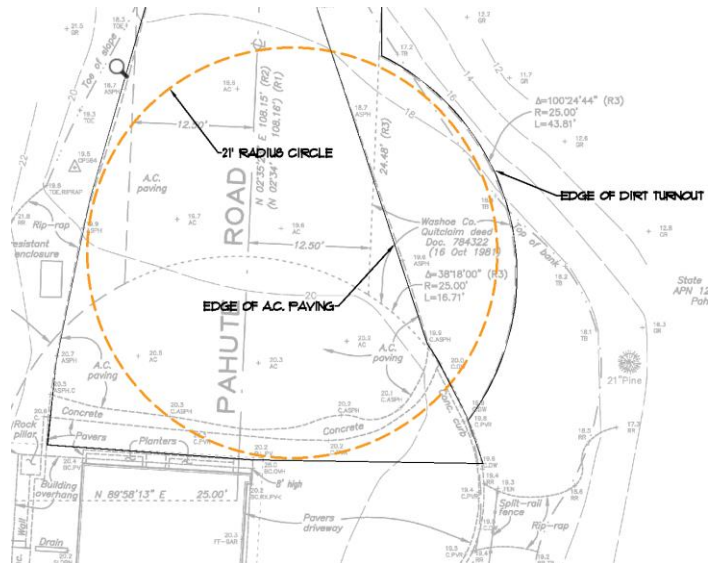
The property at 425 Pahute Drive in Crystal Bay is unique. Situated at the very end of Pahute Drive, a small house is built into the hillside overlooking the Incline Village shoreline. This is a historic neighborhood with small roads cut into a steep hillside, so like many homes in this neighborhood, the residence at 425 Pahute encroaches into the property's front setback and a portion of the home is constructed in the Washoe County ROW.

The included Existing Site Plan, C1.E, shows this encroachment. There are several hundred square feet of residence and driveway built into the turnaround area of the dead-end street. When visiting the site in person, it does not appear as a turnaround area or cul-de-sac, rather the street essentially dead ends straight into the garage of the existing residence. See photo to right.



The home does not share the cul-de-sac with any other residences, and is the only residence serviced by the last 60+ feet of road. Many cars that drive to the end of the road must complete a several-point turn or even back out of Pahute Road. The current turnaround capability is limited to a 21-foot radius, which is smaller than the outer turning radius of most cars. See Exhibit A, on the bottom right.

We have reason to believe that these listed conditions have existed for a long time and were built legally. The only permit available on Washoe County Accella is a water-heater replacement from 2005, and there are no paper copies of permits stored in the house. However, the Washoe County Assessor shows that the house was built in 1941 (included). The low ceilings and rustic wood of the existing house confirms that time-period.



GILANFARR ARCHITECTURE

22 State Route 28, Suite #202

Crystal Bay, Nevada 89402

mail. PO Box 446

voice. (775) 831-8001

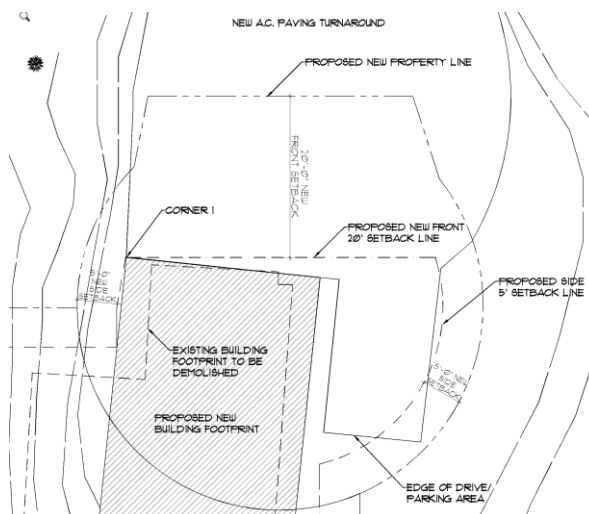
fax. (775) 831-8068

phil@gilanfarrarchitecture.com

Proposed Abandonment and Development

We are proposing the abandonment of the last 50 feet of Pahute Road from Washoe County to the owner of 425 Pahute Road. The owner hopes to develop a new single-family residence, in roughly the existing residence footprint, that is more modern, energy-efficient and functional.

We propose that the new residence maintains the existing front corner of the house (Corner 1) that encroaches the furthest into the ROW. See Exhibit B to the right. The abandonment is proposed in this shape to allow for the 20' front setback from Corner 1. The proposed abandoned portion of the Washoe County ROW is a total of 2,078 square feet and does not come close to any neighboring driveways.



The owner of 425 Pahute is willing to work with Washoe County to acquire the ROW area proposed and to help in the development of a better turnaround area adjacent to and within the abandoned ROW.

Other Considerations

Since the proposed abandonment is at the end of a public road, this abandonment is relevant to many different agencies including the fire department. We were fortunate to attend a Pre-Development Meeting with several members of Washoe County on June 24, 2020 and received great feedback from the meeting. Unfortunately, the Fire Department was unable to attend the meeting and give feedback as they were actively firefighting in the Poeville Fire.

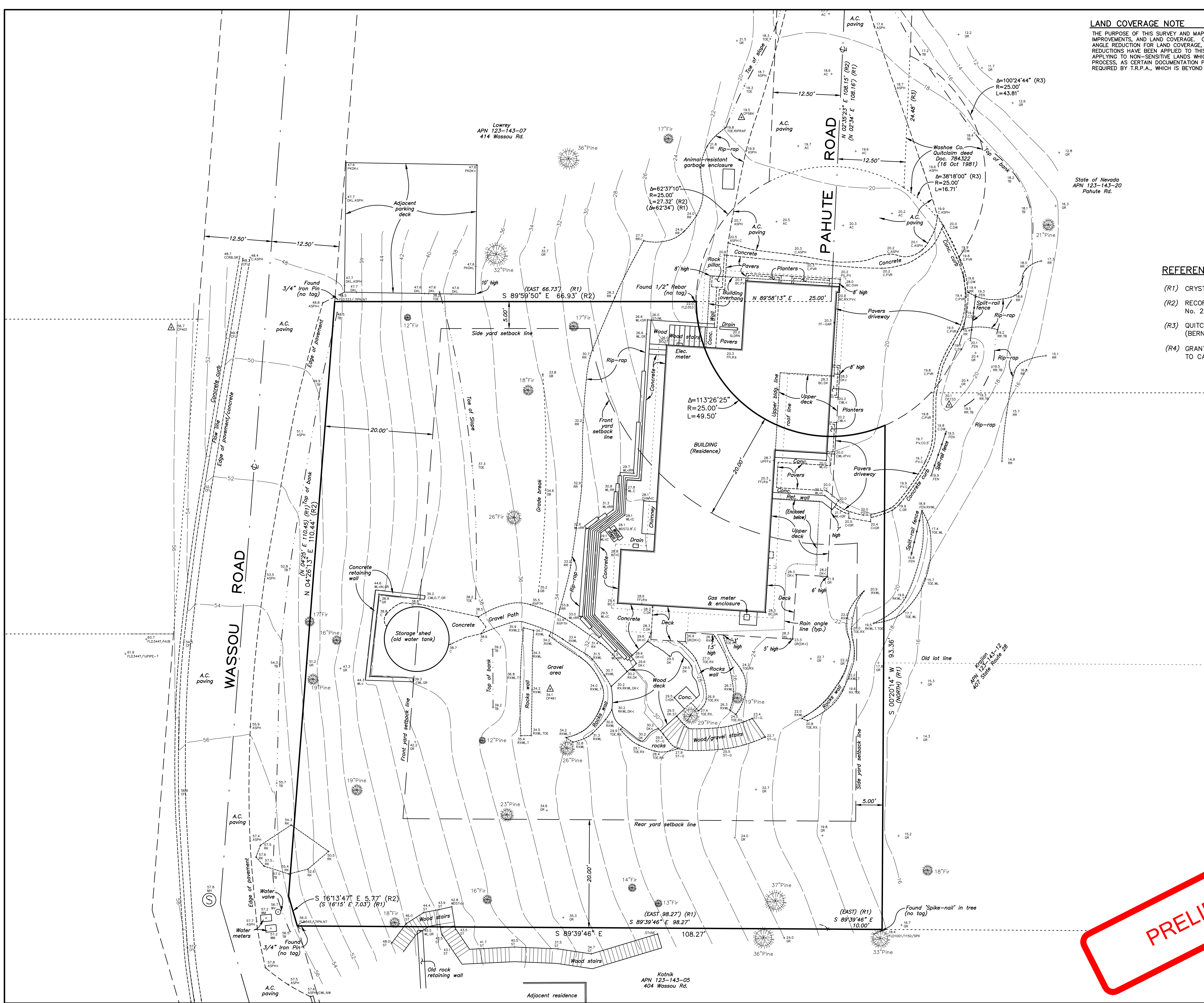
The current conditions of the end of Pahute Road do not allow the effective turnaround of a Fire Engine. If emergency personnel had to access the house, they would have to back out of Pahute Road. Fortunately, the neighborhood has many roads nearby. A fire engine could reach all the homes in this area including 425 Pahute from the road above, Wassou Road, which is continuous and does not require vehicles to make a turnaround.

We propose to improve the turnaround capability of the end of Pahute Road. The hillside is very steep and already heavily graded, so expanding the turnaround significantly is not very feasible. However, with minimal regrading we propose expanding the radius of the turnaround area from 21 feet to 23-24 feet.

Thank you for your consideration of the abandonment of the Washoe County ROW at the end of Pahute Drive. If you have any further questions or thoughts, please reach out to Phil Gilanfarr or Quina Williams of Gilanfarr Architecture. Contact info: 775-831-8001, phil@gilanfarrarchitects.com, quina@gilanfarrarchitecture.com.

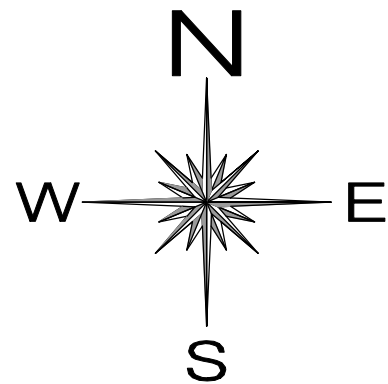
GILANFARR ARCHITECTURE
22 State Route 28, Suite #202
Crystal Bay, Nevada 89402
mail. PO Box 446
voice. (775) 831-8001
fax. (775) 831-8068
phil@gilanfarrarchitecture.com





LAND COVERAGE NOTE

THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE TOPOGRAPHY, IMPROVEMENTS, AND LAND COVERAGE. OTHER THAN THE TYPICAL 3-TO-1 RAIN ANGLE REDUCTION FOR LAND COVERAGE, NO EXEMPTIONS, CREDITS, OR SPECIAL REDUCTIONS HAVE BEEN APPLIED TO THIS PROPERTY REGARDING LAND COVERAGE APPLYING TO NON-SENSITIVE LANDS WHICH HAVE COMPLETED THE B.M.P. PROCESS, AS CERTAIN DOCUMENTATION PERMITS AND VERIFICATIONS ARE REQUIRED BY T.R.P.A., WHICH IS BEYOND THE SCOPE OF THIS SURVEY MAP.



State of Nevada
APN 123-143-20
Pahute Rd.

REFERENCES

- (R1) CRYSTAL BAY PARK SUBDIVISION MAP (UNOFFICIAL), DATED AUG. 10, 1932.
- (R2) RECORD OF SURVEY MAP No. 3373, RECORDED FEB. 3, 1998 AS DOCUMENT No. 2176446, ENTITLED "RECORD OF SURVEY FOR USDA-FOREST SERVICE".
- (R3) QUITCLAIM DEED RECORDED OCT. 16, 1981 AS DOCUMENT No. 764322 (BERNARDS TO WASHOE COUNTY).
- (R4) GRANT DEED RECORDED NOV. 11, 2019 AS DOCUMENT No. 4977122 (RADER TO CAILLER).

SETBACK NOTE

WASHOE COUNTY DEVELOPMENT CODE SECTION 110.220.40: CONFORMANCE OF SETBACKS ON EXISTING RESIDENCES.

THE EXISTING SETBACKS FOR A HOME CONSTRUCTED PRIOR TO 1990 SHALL BE LEGAL AND CONFORMING WHEN:
(b) THE HOME WAS CONSTRUCTED WITH ALL REQUIRED PERMITS PRIOR TO 1990.

(CONSTRUCTION DATE: 1941 PER WASHOE COUNTY ASSESSOR)

BASIS OF BEARINGS

RECORD OF SURVEY MAP No. 3373, RECORDED FEB. 3, 1998 AS DOCUMENT No. 2176446, ENTITLED "RECORD OF SURVEY FOR USDA-FOREST SERVICE".

RECORD OF SURVEY MAP No. 3373 WAS PREPARED FROM FIELD SURVEY WORK PERFORMED IN 1997 TO DOCUMENT EXISTING 'FOUND' MONUMENTS THAT MORE ACCURATELY DEFINE CERTAIN LOT CORNER LOCATIONS THAN WHAT IS SHOWN ON THE UNOFFICIAL "CRYSTAL BAY PARK SUBDIVISION MAP". THIS RECORD OF SURVEY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY, AS THE POSITIONAL TOLERANCE OF THE CORNER MONUMENTS FOUND DURING THIS SURVEY AGREED SUBSTANTIALLY WITH THIS RECORD OF SURVEY MAP RELATIVE TO THE OVERALL RESOLUTION PER THIS SURVEY.

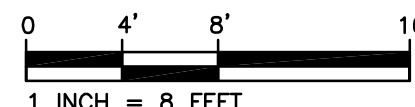
LOT AREA

11,572 SQ. FT.
0.2657 ACRES

IMPERVIOUS SURFACE AREA (Coverage)

Building (Residence/chimney)	1,015	SQ. FT.
Decks & stairs	507	
Concrete	355	
Pavers driveway	188	
Storage shed (old water tank)	113	
Wood & gravel stairs	75	
TOTAL	2,253	SQ. FT.
(3:1 Rain angle reduction applied)		

PRELIMINARY



Lancaster Land Surveys
Roger B. Lancaster, PLS
930 Tahoe Blvd, Ste. 802-118
Incline Village, NV 89451
email: Lancaster.LS@gmail.com

DISCLAIMER
THIS DRAWING WAS PREPARED EXCLUSIVELY FOR THE CLIENT AND DOES NOT REPRESENT ANY OTHER PARTY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VERIFICATIONS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF LANCASTER LAND SURVEYS.

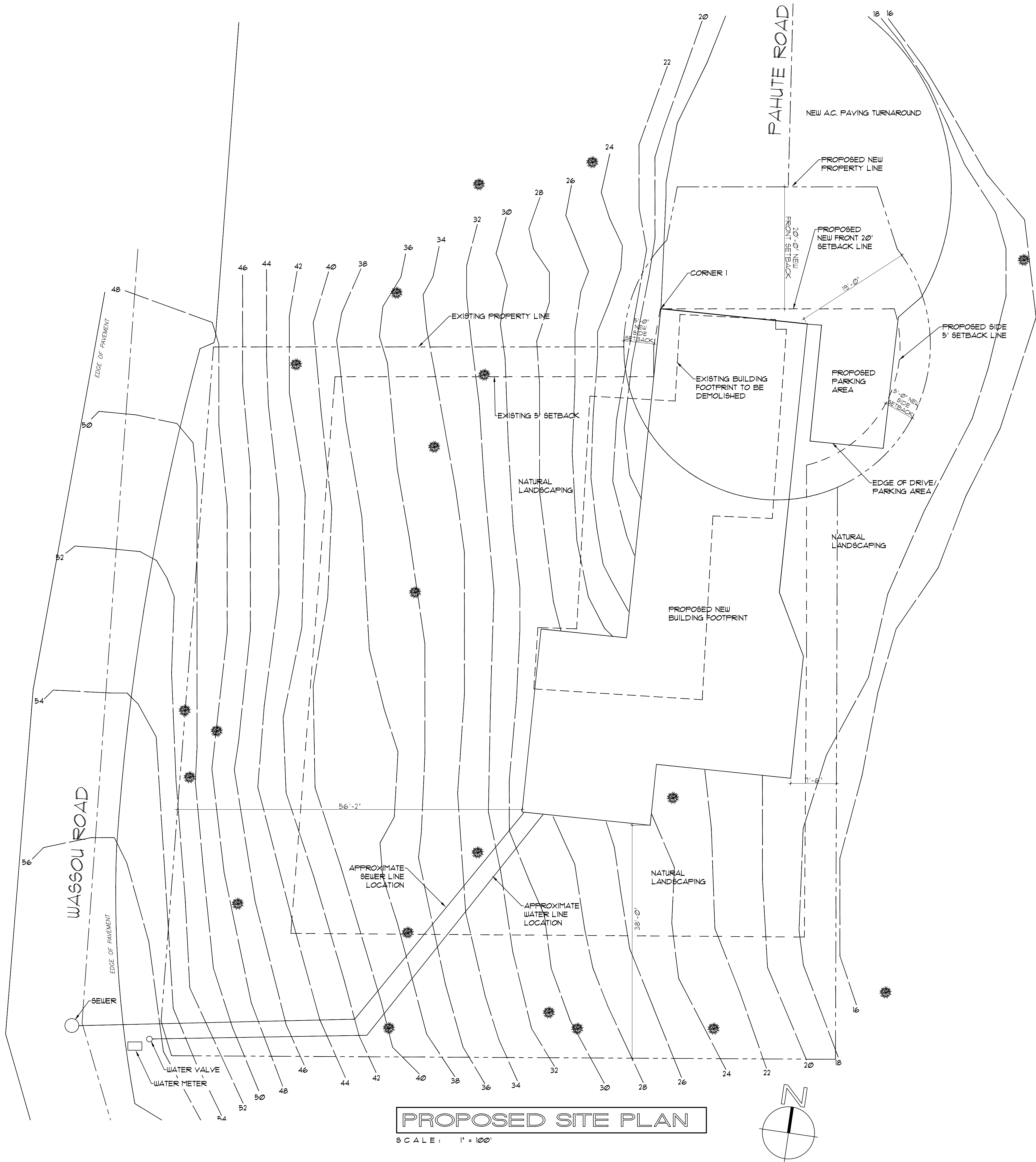
NOTES:
1) BUILDING SETBACKS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.
2) BUILDING SETBACKS MAY NOT BE SHOWN; CONTOURS ARE AVERAGED IN THESE AREAS.
3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN; CONTOURS ARE AVERAGED IN THESE AREAS.
4) THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VERIFICATIONS.
5) THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VERIFICATIONS.
6) PRELIMINARY TITLE REPORT/TITLE SEARCH NOT PROVIDED; EASEMENTS AND OTHER OWNERSHIP INTERESTS MAY EXIST WHICH ARE NOT SHOWN ON THIS MAP.

Topographic As-Built Survey
Lot 20 & por. Lots 19 & 21, Block 9, Crystal Bay Park
(unofficial subdivision), & Record of Survey Map 3373
A.P.N. 123-143-11 / Washoe County
425 Pahute Road, Crystal Bay, Nevada
A. Prov. of Sec. 19, T. 18, N., E. 18, E., M.D.B. & M.
Fls. 191021.DWG

Job No. 191021
Scale 1" = 8'
Drawn Date 09 MAR 2020
RBL

Sheet 1 of 1

WAB20-0003
EXHIBIT D



GILANFARR
architecture

PO BOX 446
CRYSTAL BAY, NEVADA 89402
VOICE: (775) 831-8001
FAX: (775) 831-8068

GILANFARRARCHITECTURE.COM

TITLE: PROPOSED SITE PLAN

CUSTOM RESIDENCE FOR:
KURT D CALLIER
425 PAHUTE ROAD, CRYSTAL BAY, NV
CRYSTAL BAY PARK LOT 20, 13, 12 BLK 9
APN: 025-143-11

REVISIONS	

FILE: 425 PAHUTE

DATE: 07/08/20

SCALE: AS NOTED

DRAWN: GW

SHEET:
C1.0
OF 1 SHEETS