



ABANDONMENT CASE NUMBER WAB20-0005 (Stoler Family Trust Abandonment)

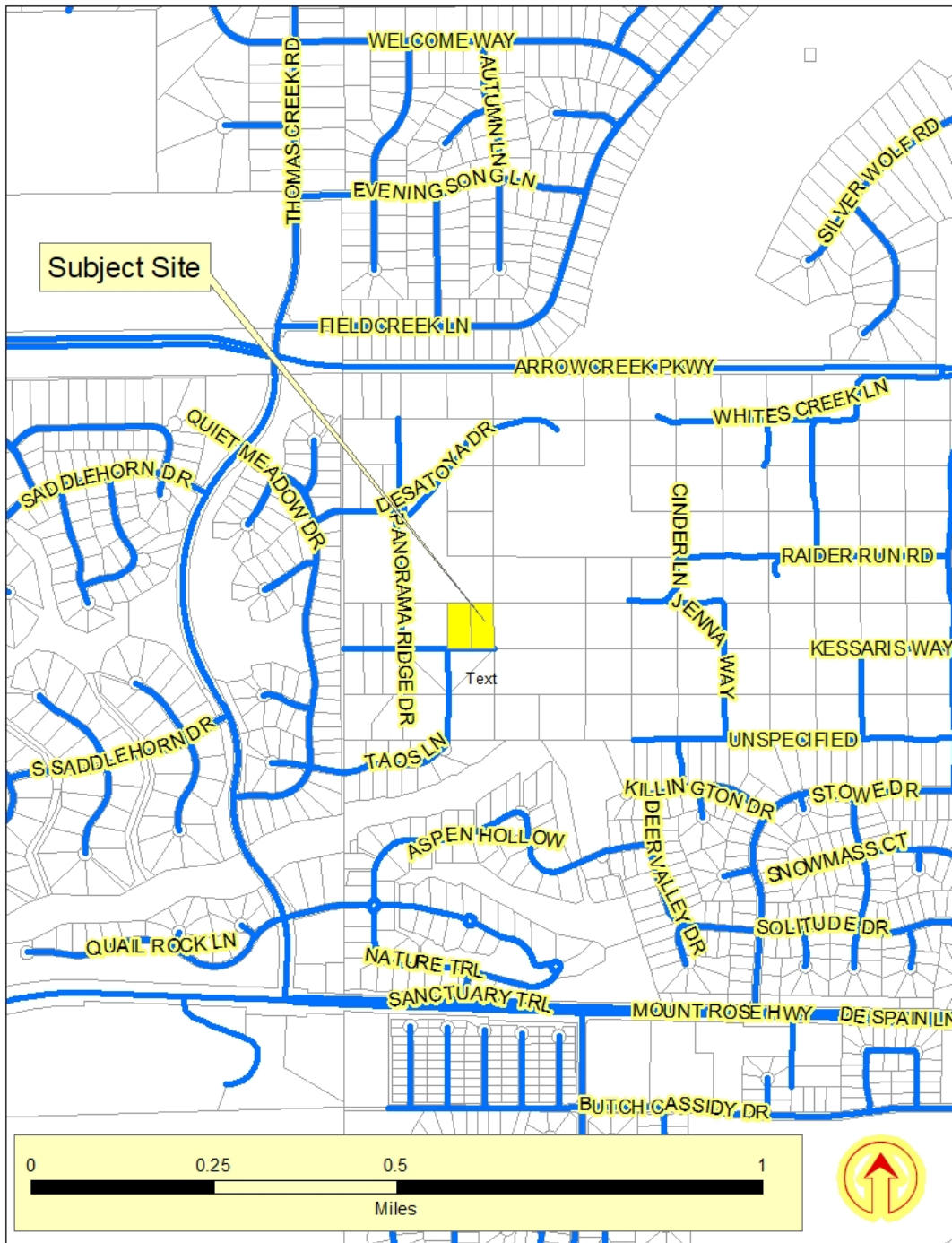
**Washoe County Planning Commission
March 2, 2021**



Request

Abandonment of 33-foot wide government patent easements for access and utilities on the north side of two parcels of land and the west side of the westerly parcel of land

Vicinity Map



Overview

REFERENCES EXHIBIT "B"

1. PARCEL MAP NO. 4816, RECORDED JULY 31, 2007, OFFICIAL RECORDS, WASHOE CO.
2. U.S.A. PATENT, DOC. NO. 1221573, ISSUED 7-28-1961.
2. GLO PLAT OF NEW LOTTINGS NORTH 1/2 SECTION 30, T.18N., R.20E.

LEGEND

(74) GOVERNMENT LOT PER (3)

APN: 142-250-04
U.S.A.



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U.S.A.

PARCEL LINE CURRENTLY BEING REMOVED
PER A REVERSION TO ACREAGE MAP

APN: 142-260-02
D. & S. CURTIS

HATCHED AREA = ROADWAY
EASEMENT ABANDONED PER
THIS DOCUMENT

TAOS LANE
S 00°37'33" W 297.90'

PARCELA
P.M. 4816
APN: 142-260-18

PARCELB
P.M. 4816
APN: 142-260-18

33' ROADWAY & UTILITY
EASEMENT PER (2) TO REMAIN

S 88°56'20" E 332.20'

INCOGNITO LANE

APN: 142-260-10
J. & D. FARR

LEGEND

POB POINT OF BEGINNING
APN ASSESSOR PARCEL NO.

APN: 142-260-11
GALVEZ FAMILY
TRUST

APN: 142-260-12
M. HANNA

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
FOR
ROADWAY ABANDONMENT



WASHOE COUNTY

NEVADA

SHEET 1 OF 1

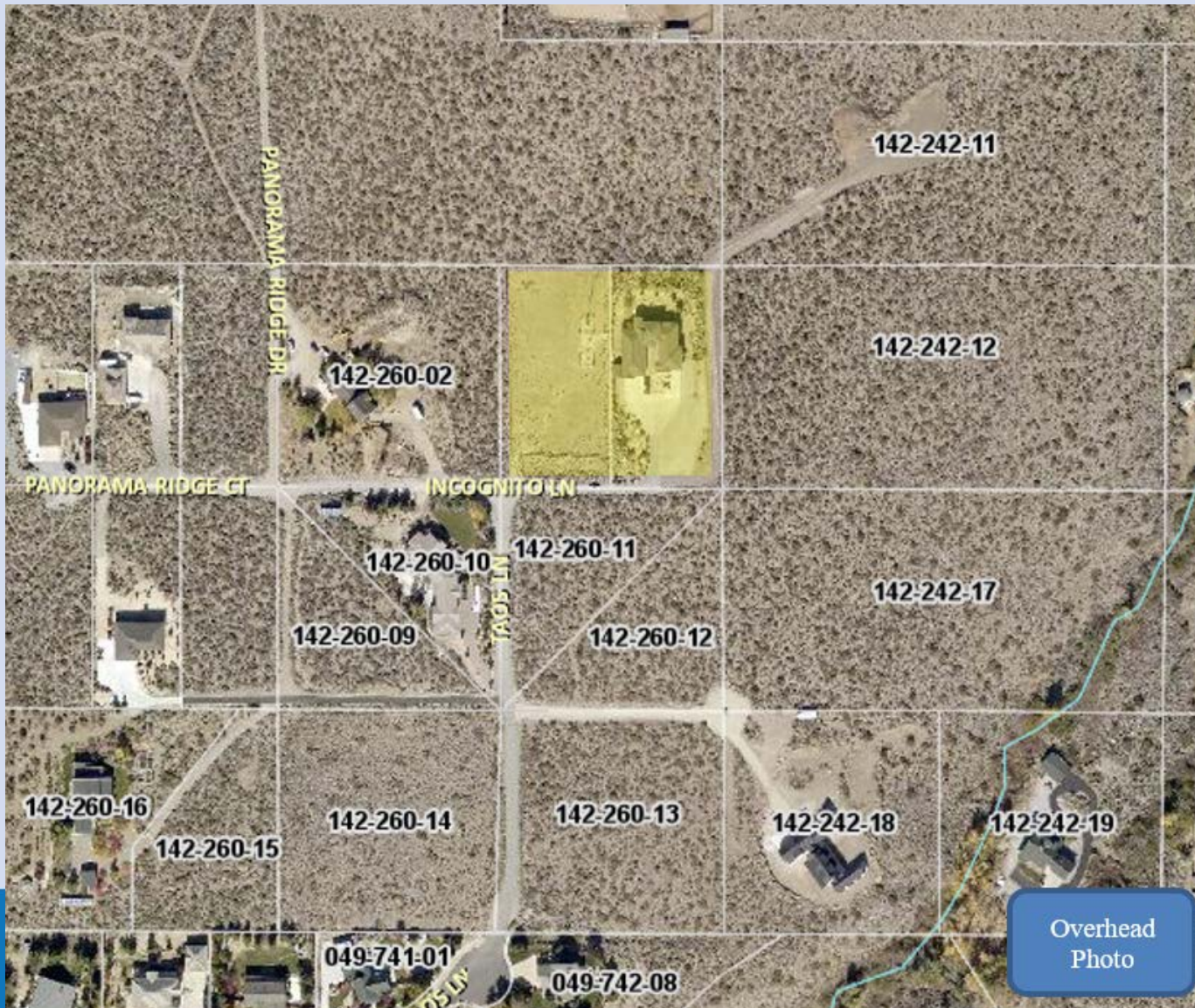


Overview

- easements were established on all sides of the parcels of land
- roads have been established that provide access to all parcels of land
- because roads are now established, the remainder of the easements are not needed
- no change to access to or from any properties



Overhead Photo

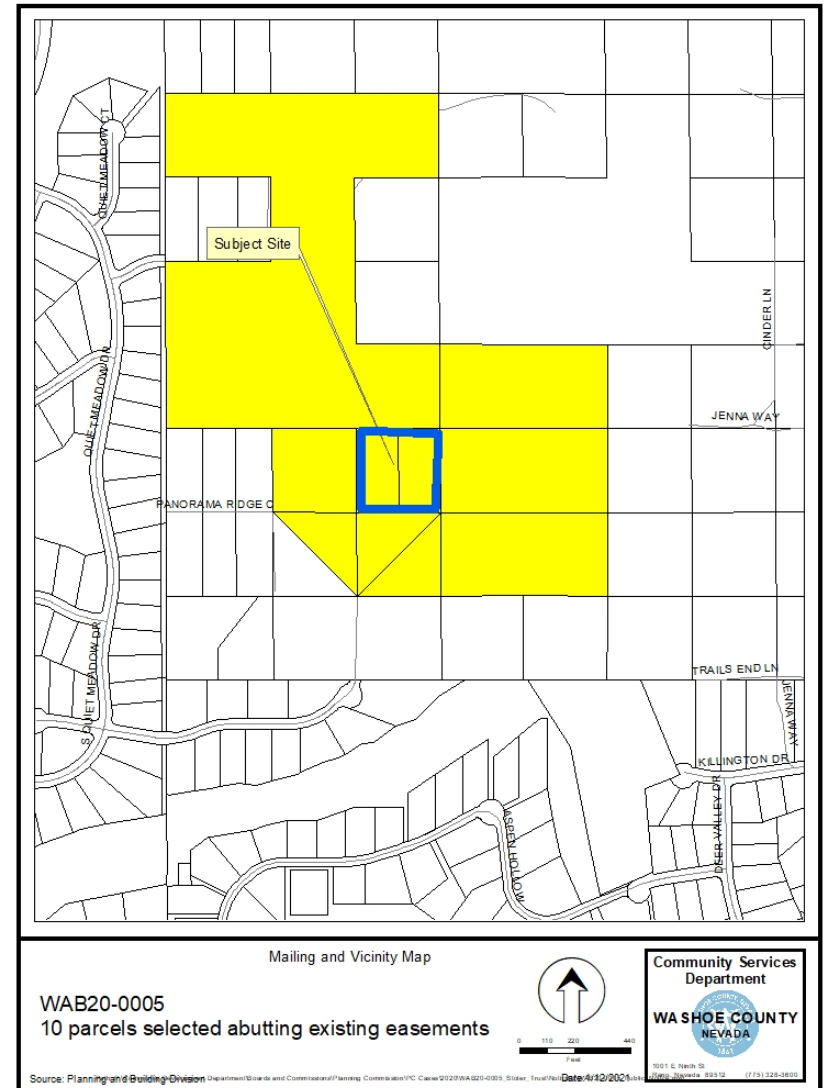


Overhead
Photo



Public Notice & CAB

- Notice sent to 10 adjacent property owners
- Abandonment applications are not forwarded to CABs for review, as they are typically only of interest to adjacent property owners.





Reviewing Agencies

- Nevada Department of Transportation
- Washoe County Community Services Department
 - Engineering and Capitol Projects
 - Planning and Building Division
 - Regional Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Emergency Medical Services
 - Air Quality Management
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District



Abandonment Findings

Comments on each finding are included on page 5 of the staff report.

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



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 Abandonment Case Number WAB20-0005, with conditions as included at Exhibit A, for Stoler Family Trust, having made all three findings in accordance with Washoe County Code Section 110.806.20.