



Planning Commission Staff Report

Meeting Date: March 2, 2021

Agenda Item: 8B

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

BRIEF SUMMARY OF 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 one parcel of land.

STAFF PLANNER: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

CASE DESCRIPTION

For hearing, discussion and possible action to approve 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.

Applicant: Stoler Family Trust
Property Owner: Stoler Family Trust
Location: Northeast corner of Taos Lane and Incognito Lane
APN: 142-260-17 and -18
Parcel Sizes: ±54,928 & ±54,933 square feet
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: Southwest Truckee Meadows
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 806
Commission: 2 – Commissioner Lucey
District:



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

(Motion with Findings on Page 6)

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Abandonment Definition

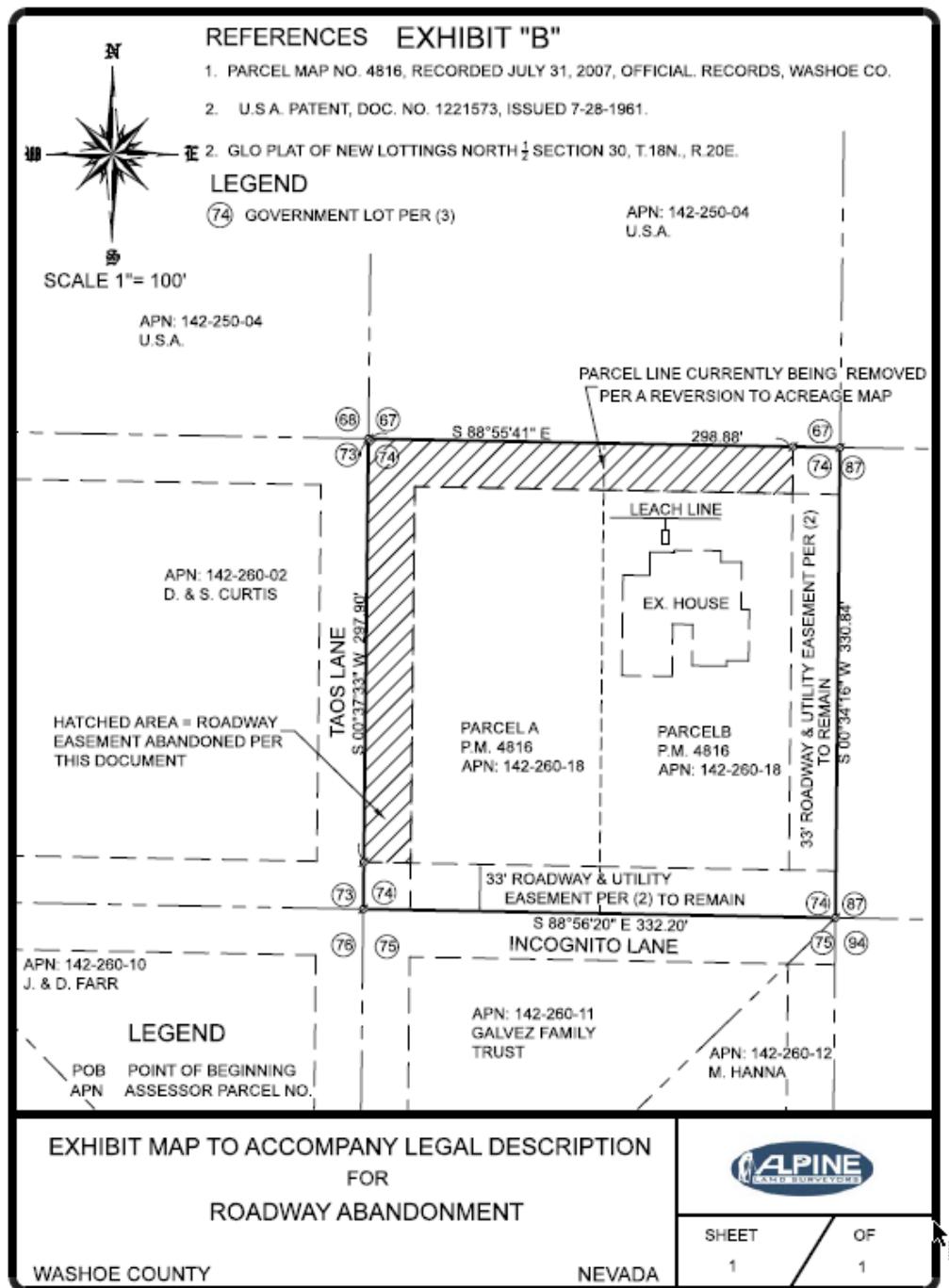
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB20-0005 are attached to this staff report and will be included with the Action Order if granted approval.

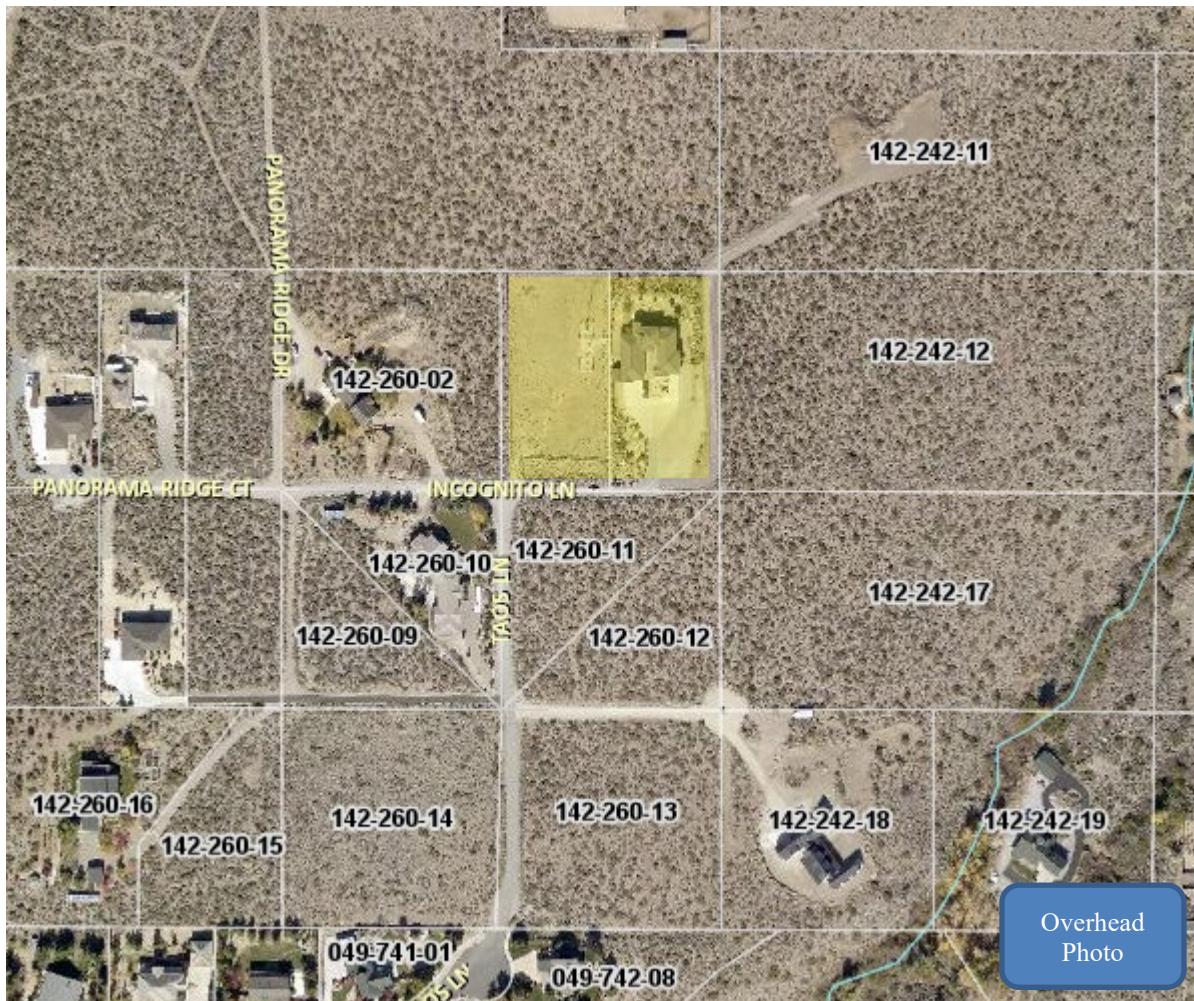
- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The area subject to this abandonment has a regulatory zone designation of Low Density Suburban, as do all surrounding parcels of land. The front and rear yard setbacks are 30 ft and the side setbacks are 12 ft.

**Site Plan**

Project Evaluation

The applicant is requesting to abandon a 33-foot wide government patent easement for access and utilities. Like many government home tracts of land, easements were established on all sides of the parcels of land, as it was not known at that time where the most efficient locations for roads might be. In the intervening decades, 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. For this reason, there will be no change to access to or from any properties.



As can be seen in the photo above, the parcels to the north and west have access by means of Incognito Lane and Panorama Ridge Drive; the parcels to the east have access by means of Incognito Lane; the parcels to the south have access by means of Taos Lane and Incognito Lane.

South Truckee Meadows / Washoe Valley Citizen Advisory Board (STM/WV CAB)

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

Reviewing Agencies

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

- 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

Two of the above-listed agencies/departments provided feedback 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. 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 Division addressed basic requirements to allow for the recordation of the order of abandonment.
Contact: Roger Pelham, rpelham@washoecounty.us, 775-328-3622
- Washoe County Engineering Division addressed access requirements for legal descriptions and retention or relocation of easements.
Contact: Leo Vesely, lvesely@washoecounty.us, 775-328-2041

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 Southwest Truckee Meadows Area Plan.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

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

Staff Comments: The proposed vacation does not result in material injury to the public. Roads have been established on adjacent, existing easements.

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: Public utilities can be reasonably located on adjacent easements to provide similar or enhanced service.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB20-0005 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 conditions included as Exhibit A to this matter, Abandonment Case Number WAB20-0005 for Stoler Family 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 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.

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: Stoler Family Trust, Attn: Ira Stoler, 1700 Taos Lane, Reno, NV 89511

Representatives: Alpine Land Surveyors, Attn: Michael Miller, 7395 Gravel Court, Reno, NV 89502



Conditions of Approval

Abandonment Case Number WAB20-0005

The project approved under Abandonment Case Number WAB20-0005 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 2, 2021. 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 Division 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 – Roger Pelham, MPA, Senior Planner, 775.328.3622,
rpelham@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 Nevada licensed land surveyor of the offer of dedication to be abandoned and any required replacement private access.
- d. The applicant shall comply with all conditions necessary to effect 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 Vesely, P.E. (775) 328-2313, lvesely@washoecounty.us

- a. Prior to recordation of the Resolution and 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.

*** End of Conditions ***

WAB20-0005 Exhibit B

From: Gil, Donald
To: Pelham, Roger
Subject: FW: January Agency Review Memo I
Date: Thursday, January 21, 2021 10:50:04 AM
Attachments: January Agency Review Memo I.pdf
image001.png
image002.png
image003.png
image004.png
image005.png
Importance: High

Roger,

The Washoe County Sheriff's Office Patrol Division does not have any issues or concerns with Items #1 and #2.

Thank you,

Don

Don Gil

Captain – Patrol Division
911 Parr Blvd. Reno, NV 89512
Desk: 775-328-3354
Email: dgil@washoecounty.us
Web: www.WashoeSheriff.com

1

From: Way, Dale
To: Pelham, Roger
Cc: Lee, Brett; Lemon, Brittany
Subject: WAB20-0005 (Stoler Family Trust Abandonment) - Conditions of Approval
Date: Thursday, January 21, 2021 3:02:52 PM

Roger,

We have no specific comments on this request beyond adopted codes and amendments.

Thank you.

Dale Way

Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue
dway@tmfpd.us | Office: 775.326.6000
3663 Barron Wy, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

WAB20-0005 Exhibit B

From: Rosa, Genine
To: Pelham, Roger
Subject: Jan Agency Review AQ Comments
Date: Friday, January 22, 2021 3:32:31 PM

Abandonment Case Number WAB20-0005 (Stoler Family Trust Abandonment)

If grading/disturbance greater than 1 acre will require a dust control permit.

Abandonment Case Number WAB21-0001 (Corstorphine Abandonment)

If grading/disturbance greater than 1 acre will require a dust control permit.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



Washoe-Storey Conservation District

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

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

January 25, 2021

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAB20-0005 Stoler Family Trust Abandonment

Dear Roger,

In reviewing the 33-foot-wide government patent easement, the Conservation District has no comments for this abandonment.

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

Sincerely,

Tyler-Shaffer

WAB20-0005 Exhibit B

DocuSign Envelope ID: 54E73A7A-FA4A-4E6B-9ADD-E23C795CAA3C



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

January 27, 2021

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attention: Roger Pelham, Senior Planner

RE: Abandonment Cases WAB20-0005 and WAB21-0001

Dear Mr. Pelham,

Nevada Department of Transportation (NDOT) staff have reviewed the following applications tentatively scheduled to be reviewed by the Washoe County Planning Commission:

1. Abandonment Case Number WAB20-0005 (Stoler Family Trust Abandonment) – For possible action, hearing, and discussion to approve 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 one parcel of land.
2. Abandonment Case Number WAB21-0001 (Corstorphine Abandonment) – For possible action, hearing, and discussion to approve abandonment of a 33-foot wide government patent easement for access and utilities on the south and east sides of the parcel.

Upon review, NDOT does not have any comments on either abandonment request.

Thank you for the opportunity to review these applications. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:
A handwritten signature in black ink that reads "Alex Wolfson".

6D80C66AB3244A2...
Alex Wolfson, PE, PTOE
Traffic Engineer
NDOT District II

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer
File



WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328-3699

Date: January 25, 2021

To: Roger Pelham, Senior Planner, Planning and Building Division
From: Leo Vesely, P.E., Engineering and Capitol Projects Division
Re: Abandonment Case WAB20-0005 – Stoler Family Trust Abandonment
APN 142-260-17 & 18

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for the abandonment of a 33-foot wide government patent easement for access and utilities on the north and west sides of the parcels. 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 the applicant. 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) 328-2313

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 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.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WWW.WASHOECOUNTY.US

WAB20-0005 Exhibit B

Subject: Stoler Family Trust Abandonment – WAB20-0005
Date: January 25, 2021
Page: 2

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2313

There are no Drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

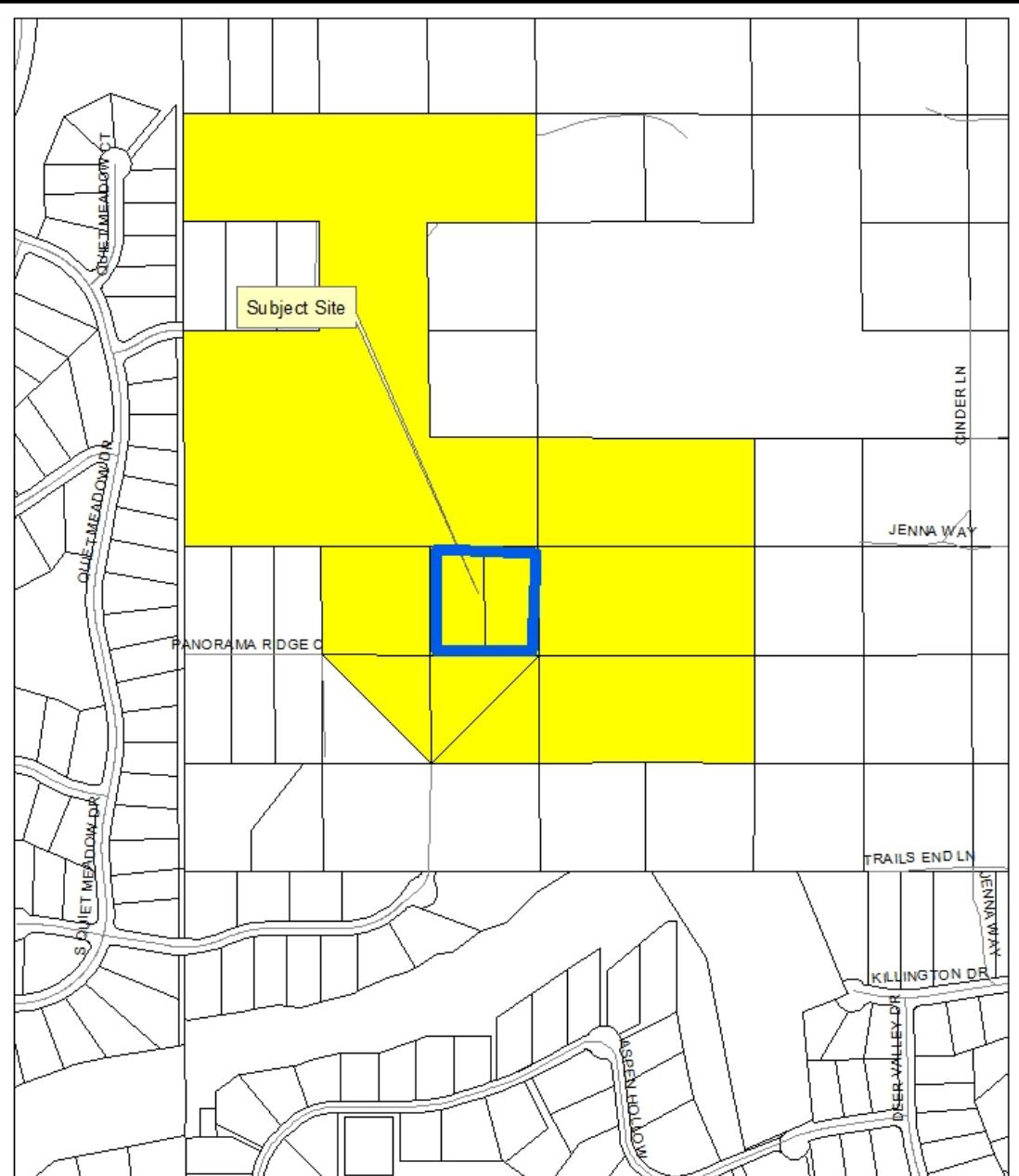
Contact Information: Mitchell Fink (775) 328-2050

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.



Mailing and Vicinity Map

WAB20-0005
10 parcels selected abutting existing easements

Source: Planning and Building Division | Washoe County Department/Boards and Commissions/Planning Commission/PC Case#2020/WAB20-0005, Storer, Trustee/Attala, Trustee/Attala Date: 4/12/2021



0 110 220 440
Feet

Community Services
Department



1001 E. Ninth St.
Reno, Nevada 89512 (775) 328-3800

WAB20-0005
Exhibit C

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: <i>Abandonment for Stoler Family Trust</i>		
Project Description: <i>Abandonment of 33' wide access & utility easements created by U.S. Government Patent</i>		
Project Address: <i>1700 Taos Lane</i>		
Project Area (acres or square feet): <i>2.52 Ac.</i>		
Project Location (with point of reference to major cross streets AND area locator): <i>Between Arrowcreek Parkway & Mt Rose Highway, approx 2,000 West of Thomas Creek Rd.</i>		
Assessor's Parcel No.(s): <i>142-260-17 142-260-18</i>	Parcel Acreage: <i>54,928 s.f. 54,933 s.f.</i>	Assessor's Parcel No.(s): Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: <i>Reversion to Acres application recently submitted</i>		
Applicant Information (attach additional sheets if necessary)		
Property Owner:		Professional Consultant:
Name: <i>Stoler Family Trust</i>	Name: <i>Alpine Land Surveyors</i>	
Address: <i>1700 Taos Lane Reno, NV</i>	Address: <i>7395 Gravel Ct. Reno, NV</i>	
Phone: <i>650-207-0614</i>	Phone: <i>775-636-8650</i>	
Email: <i>ira@stoler.us</i>	Email: <i>mike@alpinelandsurveyors.com</i>	
Cell: -	Other: <i>775-771-1491</i>	
Contact Person: <i>Ira Stoler</i>	Contact Person: <i>Michael Miller, P.L.S.</i>	
Applicant/Developer:		
Name: <i>(Same as property owner)</i>	Name: -	
Address:	Address:	
Zip:	Zip:	
Phone:	Phone:	
Email:	Email:	
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):	

Property Owner Affidavit

Applicant Name: Stoler Family Trust

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, Ira Stoler,
(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): 142-260-17 & 142-260-18

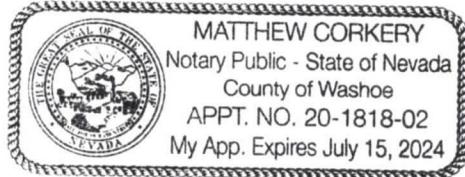
Printed Name Ira Stoler

Signed clrd P Stoler

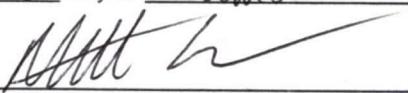
Address 1700 Tios Lane

Reno, NV 89511

(Notary Stamp)



State of Nevada
County of Washoe
Subscribed and sworn to before me this
18 day of November, 2020.


Notary Public in and for said county and state

My commission expires: July 15, 2024

*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?

For 33' wide access utility Easements on the West side of APN 142-260-18 and along the North side of APNs 142-260-18 & 142-260-17.

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

USA Patent Doc. 1221573

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

Open Area

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

None are necessary

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?

Access is available to all adjacent owners by using other existing 33' wide easements created by U.S. Patents. Reference is made to other easements shown on Parcel Map 4816

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	* <input checked="" type="radio"/> 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.

Account Detail

[Back to Account Detail](#)[Change of Address](#)[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID

14226017

Status

Active

Last Update

11/9/2020 1:40:58 AM

Current Owner:

STOLER FAMILY TRUST

1700 TAOS LN
RENO, NV 89511**SITUS:**1700 TAOS LN
WCTY NV**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	\$6,012.48	\$6,012.48	\$0.00	\$0.00	\$0.00
2019	\$5,837.35	\$5,837.35	\$0.00	\$0.00	\$0.00
2018	\$5,669.48	\$5,669.48	\$0.00	\$0.00	\$0.00
2017	\$5,502.27	\$5,502.27	\$0.00	\$0.00	\$0.00
2016	\$5,363.25	\$5,363.25	\$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

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

 **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
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
14226018	Active	11/9/2020 1:40:58 AM

Current Owner:
STOLER FAMILY TRUST

1700 TAOS LN
RENO, NV 89511

SITUS:
0 TAOS LN
WCTY NV

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	\$695.80	\$695.80	\$0.00	\$0.00	\$0.00
2019	\$662.66	\$662.66	\$0.00	\$0.00	\$0.00
2018	\$632.32	\$632.32	\$0.00	\$0.00	\$0.00
2017	\$606.83	\$606.83	\$0.00	\$0.00	\$0.00
2016	\$483.61	\$483.61	\$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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Legal Description
for
Roadway Abandonment

All that certain real property situate in the Northwest One-Quarter of Section 30, Township 18 North, Range 20 East, M.D.M., Washoe County, Nevada, being a strip of land 33 feet in width, the west and north line of which is described as follows:

BEGINNING at a point lying on the west line of Parcel A of Parcel Map No. 4816, recorded July 31, 2007, Official Records, Washoe County, Official Records, Washoe County, Nevada, bearing North 00°37'33" East, 33.00 feet from the southwest corner of said Parcel A;

THENCE from said POINT OF BEGINNING, North 00°37'33" East, along the west line of said Parcel A, a distance of 297.90 feet to the northwest corner of said Parcel A;

THENCE South 88°55'41" East, along the north line of said Parcel A, a distance of 298.88 feet to the terminus of this description, containing 18,604 square feet, more or less.

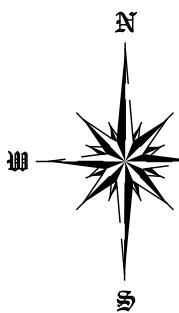
The basis of bearings for this description is identical with those bearings shown on said Parcel Map No. 4816.

Michael J. Miller
Michael J. Miller P.L.S.
7395 Gravel Ct.
Reno, NV
89502



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.



SCALE 1"= 100'

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

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

LEGEND

(74) GOVERNMENT LOT PER (3)

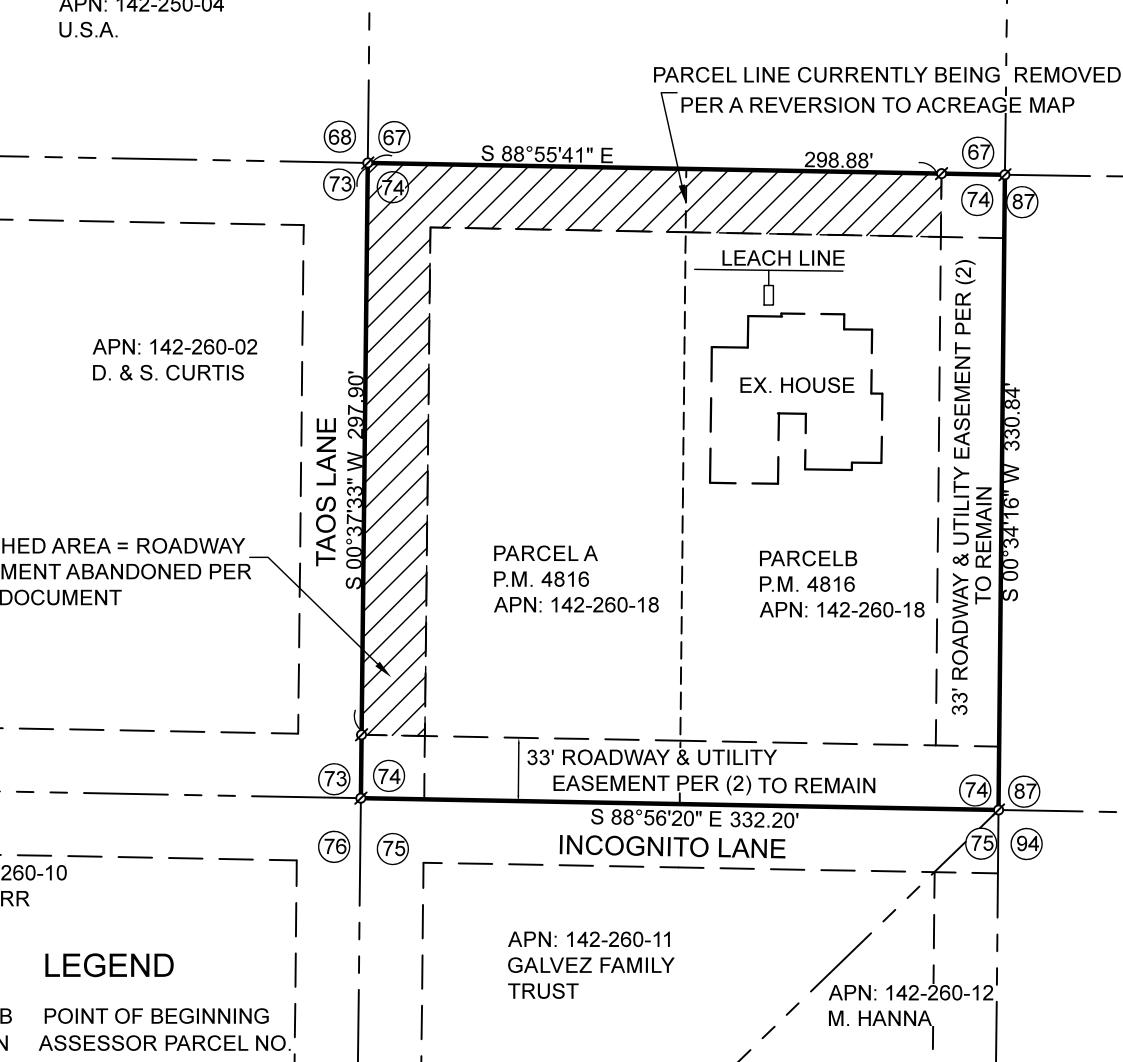


EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
FOR
ROADWAY ABANDONMENT

WASHOE COUNTY

NEVADA



SHEET 1 OF 1