

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):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>142-260-17</i>	<i>54,928 s.f.</i>		
<i>142-260-18</i>	<i>54,933 s.f.</i>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <i>Reversion to Access 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</i>		Address: <i>7395 Gravel Ct</i>	
<i>Reno, NV</i> Zip: <i>89511</i>		<i>Reno, NV</i> Zip: <i>89502</i>	
Phone: <i>650-207-0614</i> Fax:		Phone: <i>775-636-8650</i> Fax:	
Email: <i>ira@stoler.us</i>		Email: <i>mike@alpinelandsurveyors.com</i>	
Cell: <i>-</i> Other:		Cell: <i>775-771-1491</i> Other:	
Contact Person: <i>Ira Stoler</i>		Contact Person: <i>Michael Miller, P.L.S.</i>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <i>(same as property owner)</i>		Name: <i>-</i>	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Abandonment Application Supplemental Information

(All required information may be separately attached)

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

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 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

* 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

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CollectionCart

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

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
14226017	Active	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

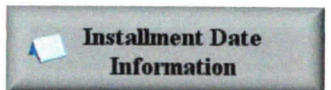
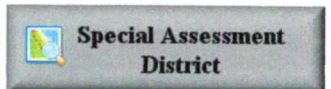
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, 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

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



Account Detail

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Collection Cart	Items	Total	Checkout	View
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RENO, NV 89511

Taxing District
4000

SITUS:
0 TAOS LN
WCTY NV

Geo CD:

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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

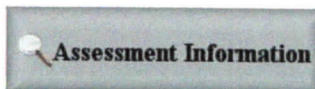
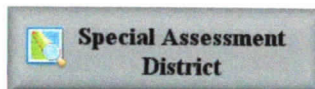
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Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



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 $00^{\circ}37'33''$ East, 33.00 feet from the southwest corner of said Parcel A;

THENCE from said POINT OF BEGINNING, North $00^{\circ}37'33''$ 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 $88^{\circ}55'41''$ 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

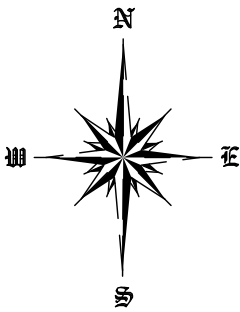
Michael J. Miller P.L.S.
7395 Gravel Ct.
Reno, NV
89502



12-15-20

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.



SCALE 1" = 100'

LEGEND

(74) GOVERNMENT LOT PER (3)

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

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

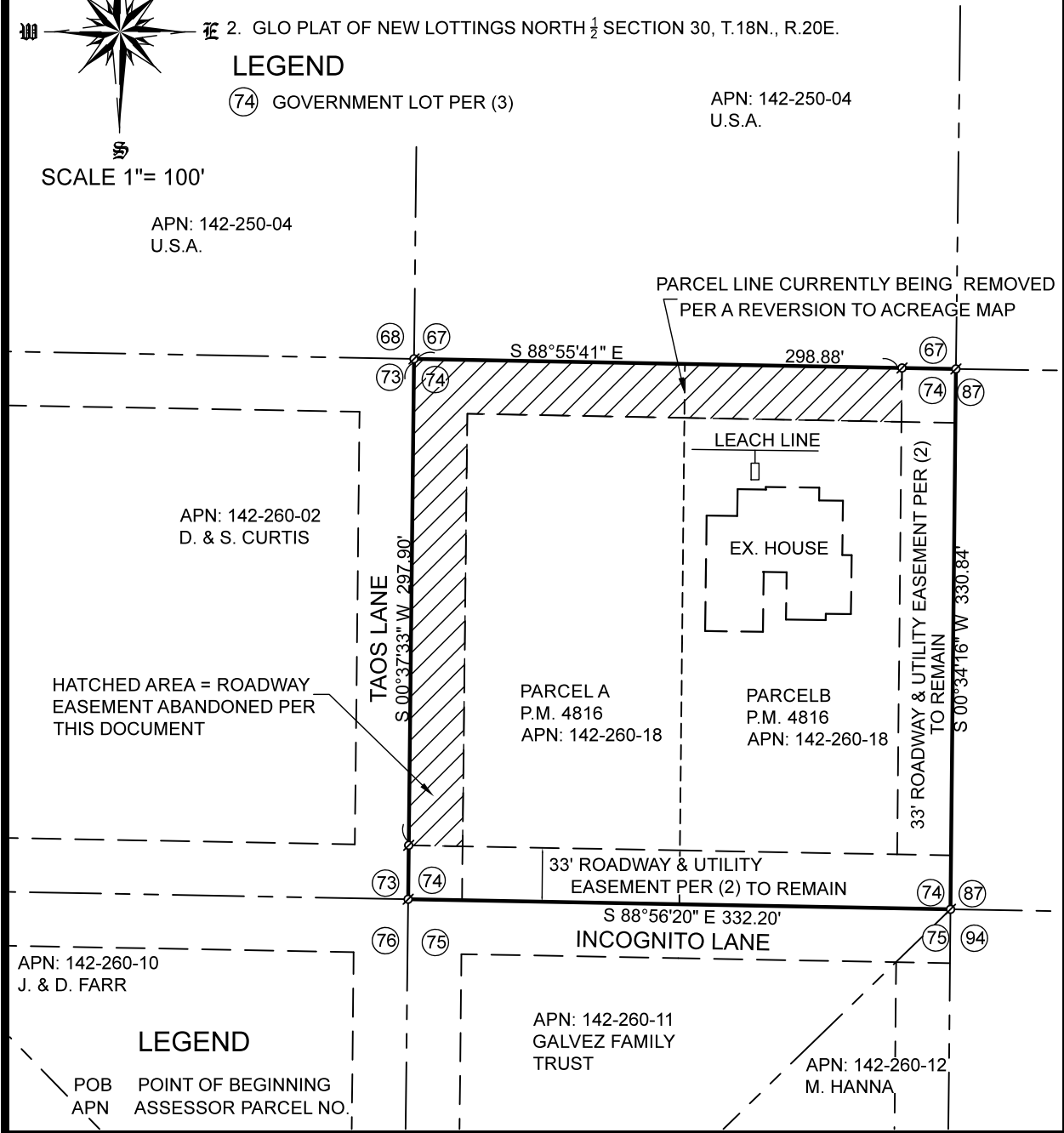


EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
FOR
ROADWAY ABANDONMENT



SHEET 1 OF 1

WASHOE COUNTY

NEVADA