

Community Services Department  
Planning & Development  
ABANDONMENT APPLICATION



Community Services Department  
Planning and Development  
1001 E Ninth St., Bldg A.  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning & Development staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only):			
Project Description: Request for abandonment of the Lobelia Ln easement.			
Project Address: 5786 Tannerwood Drive, Reno, NV 89511			
Project Area (acres or square feet): 2.23 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): On Tannerwood between Silver Spur Dr/Lauren Ln to the West and Wintergreen to the East			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
148-041-25	2.23 Acres		
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case Nos.			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: The Chris and Freda Kurtz Trust		Name:	
Address: PO Box 19434		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-849-9830	Fax: 775-313-9684	Phone:	Fax:
Email: land@kurtz.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Chris Kurtz		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Chris and Freda Kurtz		Name: George Trowbridge, Architect	
Address: PO Box 19434		Address: 1325 Airmotive Way	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-849-9830	Fax: 775-313-9684	Phone: 775-322-5997	Fax: 775-322-6288
Email: land@kurtz.com		Email: gktarch@integra.net	
Cell:	Other:	Cell:	Other:
Contact Person: Chris Kurtz		Contact Person: George Trowbridge	
<b>For Office Use Only</b>			
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

We are requesting abandonment of the easement called "Lobelia Ln". See Assessors Parcel Map 148\_04. Lobelia Ln was created per Land Map 64, for access to Parcel 2 of Parcel D on Parcel Map 905 dated May 1984 (an older PM905 exists with different parceling). Subsequent to the creation of the Lobelia Ln Easement, Montreaux purchased and developed the parcels on PM 905 for their golf course. Montreaux does not allow access via the Lobelia Ln easement, and Montreaux has confirmed they do not use, nor have any need for, the Lobelia Ln easement.

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

Land Map 64/Parcel Map 905, Parcel Maps 148\_04 and 148\_34. Parcel Map 148\_01 shows the Montreaux development. Note that on Parcel Map 148\_34, APN 14834402 is connected to the circle at the end of Lobelia Ln, but their access and utility easements are granted via APN 148-344-01 at the end of Silver Spur Rd, per Parcel Map P4443B. Parcel Map 2794 shows the Lubeck development containing Lobelia Ln. and the relationship with APNs 14804125 and 14804126.

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

The vacated area will be used to allow placement of our new home at 5786 Tannerwood as far East in the lot (APN 14804125) as possible to reduce blockage of the current view enjoyed by an existing home at 5780 Tannerwood Drive (APN 14804126).

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

None. The Easement is no longer required for access to Parcel 2 of LM64/PM905.

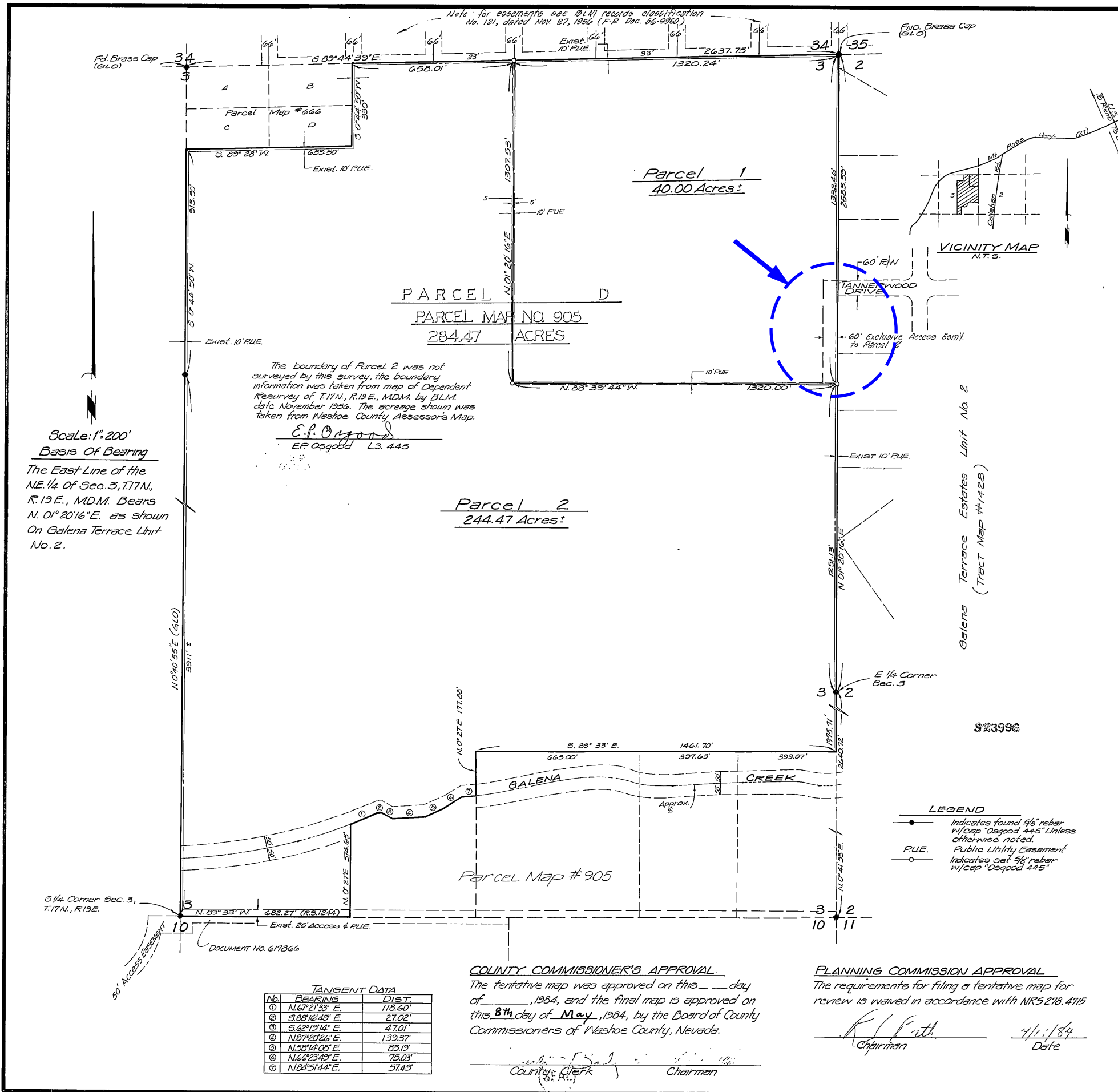
5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

Abandoning the Easement will not create any damage or discrimination to other properties.

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



Scale: 1"=200'  
Basis Of Bearing  
The East Line of the NE 1/4 Of Sec. 3, T.17N, R.19E., M.D.M. Bears N. 01° 20' 16" E. as shown On Galena Terrace Unit No. 2.

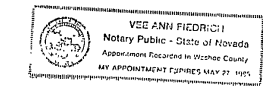
The boundary of Parcel 2 was not surveyed by this survey, the boundary information was taken from map of Dependent Resurvey of T.17N., R.19E., M.D.M. by B.L.M. date November 1956. The acreage shown was taken from Washoe County Assessor's Map.

E.P. Osgood  
E.P. Osgood L.S. 445

**OWNER'S CERTIFICATE**  
The undersigned do hereby certify that they are the owners of the tract of Land represented on this map, that they hereby consent to the preparation and recordation of this map, and hereby grant forever those permanent easements for utility installation and access shown hereon.

Harry P. Callahan  
Violet M. Callahan

State of Nevada 3,3.  
County of Washoe 3,3.  
On this 19th day of March, 1984, personally appeared before me, a Notary Public, Harry P. Callahan and Violet M. Callahan, known to me to be the persons described in the foregoing instrument, who acknowledged that they executed the same.



Vase Ann Friedrich  
Notary Public

**SURVEYOR'S CERTIFICATE**  
I, E. P. Osgood, do hereby certify that I have prepared this map at the instance of Harry P. Callahan, and that the parcels shown hereon contain the number of acres shown hereon in accordance with NRS 278 based on a survey made by me and completed on 3-16-84.

E.P. Osgood 3-20-84  
E. P. Osgood (L.S. 445) Date

**UTILITY COMPANIES APPROVAL**  
We, the undersigned Public Utility Companies, hereby approve and accept the easements that are designated hereon.

Sierra Pacific Power Company 4/12/84  
Date

Bell Telephone Co. of Nevada 4-12-84  
Date

File No. 923996  
Filed for record at the request of Osgood Engineers, Inc., on this 10 day of May, 1984, at 24 minutes past 9 o'clock A.M. in the official records of Washoe County, Nevada. Fee \$ 25.00

Joe Melcher By Alton C. Johnson  
County Recorder Deputy

**COUNTY COMMISSIONER'S APPROVAL**  
The tentative map was approved on this \_\_\_ day of \_\_\_, 1984, and the final map is approved on this 8th day of May, 1984, by the Board of County Commissioners of Washoe County, Nevada.

County Clerk Chairman

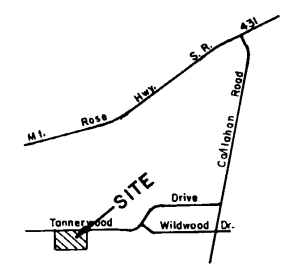
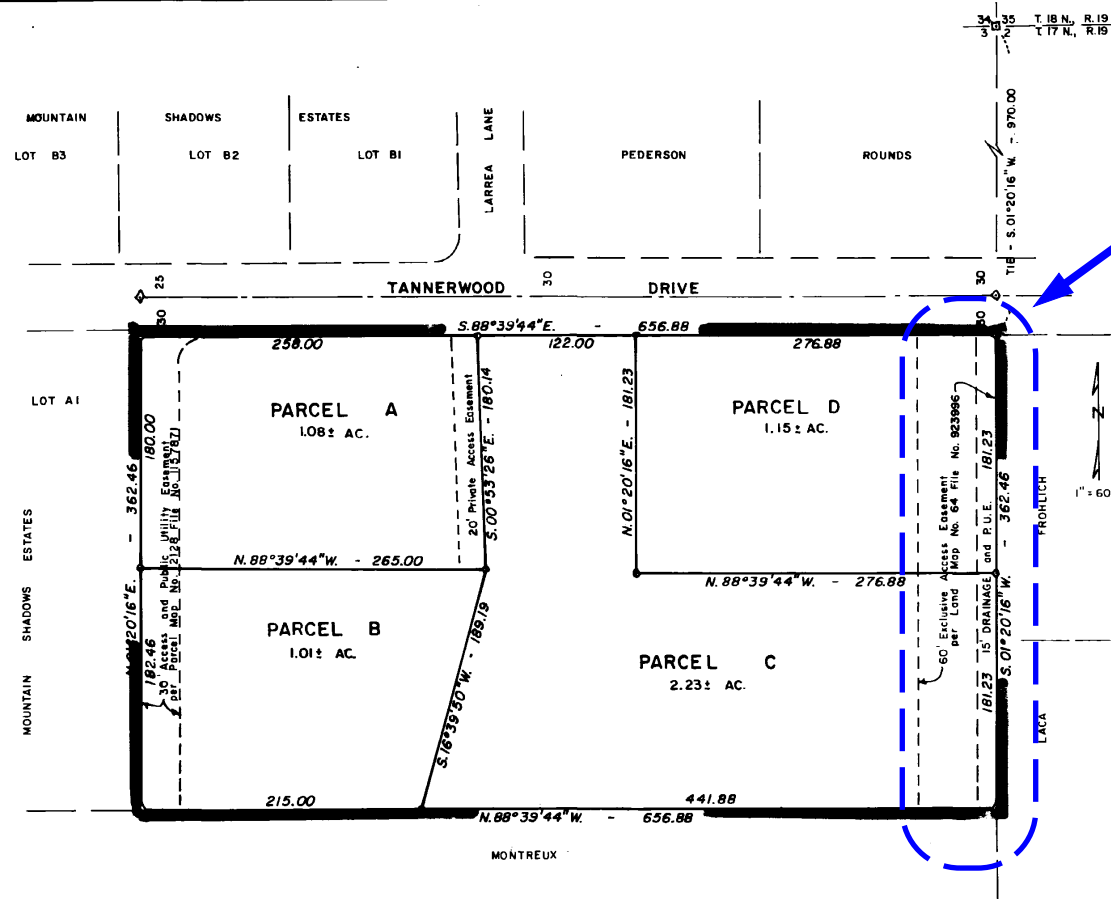
**PLANNING COMMISSION APPROVAL**  
The requirements for filing a tentative map for review is waived in accordance with NRS 278.4715

Chairman 4/1/84  
Date

MAP OF DIVISION INTO LARGE PARCELS  
FOR  
**HARRY P. & VIOLET GALLAHAN**  
Division of Parcel "D" of Parcel Map No 905  
A PORTION OF THE E 1/2 OF SEC. 3  
T.17N. R.19E. M.D.M.  
WASHOE COUNTY, NEVADA

OSGOOD ENGINEERS, INC.  
RENO, NEVADA SHEET 1 OF 1

17066



VICINITY SKETCH

**LEGEND**

- △ Found capped rebar No. 445
- ◇ Found tagged rebar No. 4787
- Set capped rebar PLS 827

**BEARING SOURCE**

Basis of bearings for this plot is Parcel Map No. 2128, Document No. 1157871.

**UTILITY COMPANY CERTIFICATE**

The utility assessments shown on this map have been checked, accepted and approved by the undersigned public utility companies:

<i>Sierra Pacific Power Company</i>	4-18-94	Date
<i>D. J. Conner</i>	4-18-94	Date
<i>TCI Cablevision of Nevada, Inc.</i>	4-18-94	Date
<i>Washoe County Utility Division</i>	4-20-94	Date

**TITLE COMPANY CERTIFICATE**

The undersigned hereby certifies that this plot has been examined and the subdivider offering this plot are the latest title holders for all the lands delineated hereon and the lands are free from any liens or encumbrances of record except a deed of trust in favor of Harry Callahan as of March 31, 1994.

FIRST CENTENIAL TITLE COMPANY  
By *Mariene Kelly* 4-19-94  
Vice President Date

**DRAINAGE AND UTILITY EASEMENT**

A Drainage and Public Utility Easement is hereby granted which is 5 feet in width along each side of all interior parcel lines and along the West, East and South boundary lines, and 7.5 feet in width along the North boundary line.

**NOTES**

1. A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to the parcel at locations mutually agreed upon by the owner of record at the time of installation and the utility company, including TCI cablevision.
2. An offsite road construction fee is applicable to all parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County, requiring financial assurances and approval by the district attorneys office, to pay the future offsite road impact fee upon its adoption or (2) pay an interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for refund should the future impact fee charge be less than the interim fee.

**OWNER'S CERTIFICATE**

This is to certify that the undersigned, Joseph and Mary Lubek, are the owners of the tract of land represented on this plot, and have consented to the preparation and recording of the plat, and the same is executed in compliance with and subject to the provisions of N. R. S. Chapter 278; the access, drainage and utility easements as shown and noted hereon are hereby granted.

*Joseph Lubek* *Mary Lubek*  
Joseph Lubek Mary Lubek

**NOTARY'S CERTIFICATE**

This instrument was acknowledged before me by Joseph and Mary Lubek on this 11th day of April, 1994.

*Ernest E. Muller, Sr.*  
Notary Public  
My commission expires 3-4-97

**SURVEYOR'S CERTIFICATE**

I, Ernest E. Muller, Sr., a Professional Land Surveyor in the State of Nevada, certify that:

1. This plot represents the results of a survey conducted under my direct supervision of the instance of J. Lubek.
2. The lands surveyed lie within the SE 1/4 NE 1/4 of Section 3, T. 17 N., R. 19 E., M. D. B. & M., and the survey was completed on the 18th day of March, 1994.
3. This plot complies with the applicable state statutes and any local ordinances in effect on the date the governing body gave its final approval.
4. The monuments depicted on this plot are of the character shown, occupy the positions indicated, and are of permanent number and durability.

*Ernest E. Muller, Sr.*  
Ernest E. Muller, Sr.  
P.L.S. 827  
MULLER, SR.  
PROFESSIONAL LAND SURVEYOR  
STATE OF NEVADA  
LICENSE NO. 827

**DEPARTMENT OF DEVELOPMENT REVIEW**

This final map is approved this 21 day of April, 1994 by the Department of Development Review of Washoe County, Nevada.

*Michael Harper*  
Michael Harper

**TAX CERTIFICATE**

The undersigned hereby certifies that the property taxes on the land have been paid for the fiscal year.

*Daniel J. Brumell* 4-19-94  
County Treasurer Deputy

**MAP AREA**

Total area of this Parcel Map is 5.47± Acres.

**RECORDER'S CERTIFICATE**

File No. 1789452 Fee: \$17.00  
Filed for record at the request of Ernest E. Muller, Sr. on this 22 day of April, 1994 at 20 minutes past 9 o'clock A.M. Official Records of Washoe County, Nevada.

*Joe Malcher*  
County Recorder  
By *Jan Callahan*  
Deputy

1789452

**PARCEL MAP**  
FOR  
**JOSEPH and MARY LUBEK**  
A DIVISION OF PARCEL B OF PARCEL MAP NO. 2128, DOCUMENT NO. 1157871  
PORTION OF NE 1/4 OF SECTION 3  
T. 17 N., R. 19 E., M. D. B. & M.  
WASHOE COUNTY, NEVADA SHEET 1 OF 1  
BIG E, INC., 750 W. PUEBLO ST., RENO, NV. 89509 93.08.10

Parcel Map 2794

2794

CUMULATIVE INDEXES FOR ANY SUBSEQUENT CHANGES TO THIS MAP

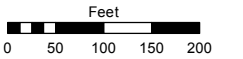
PORTION NE 1/4 SECTION 3, T17N - R19E

Assessor's Map Number

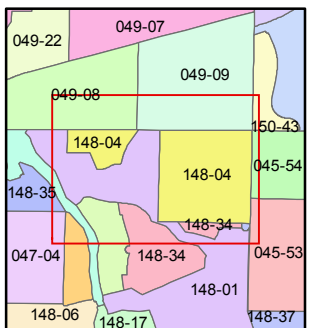
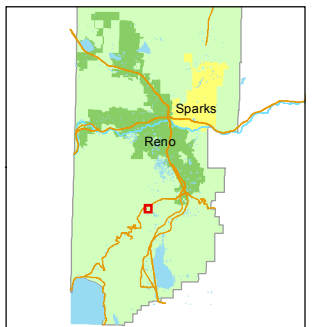
**148-04**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2231



1 inch = 200 feet



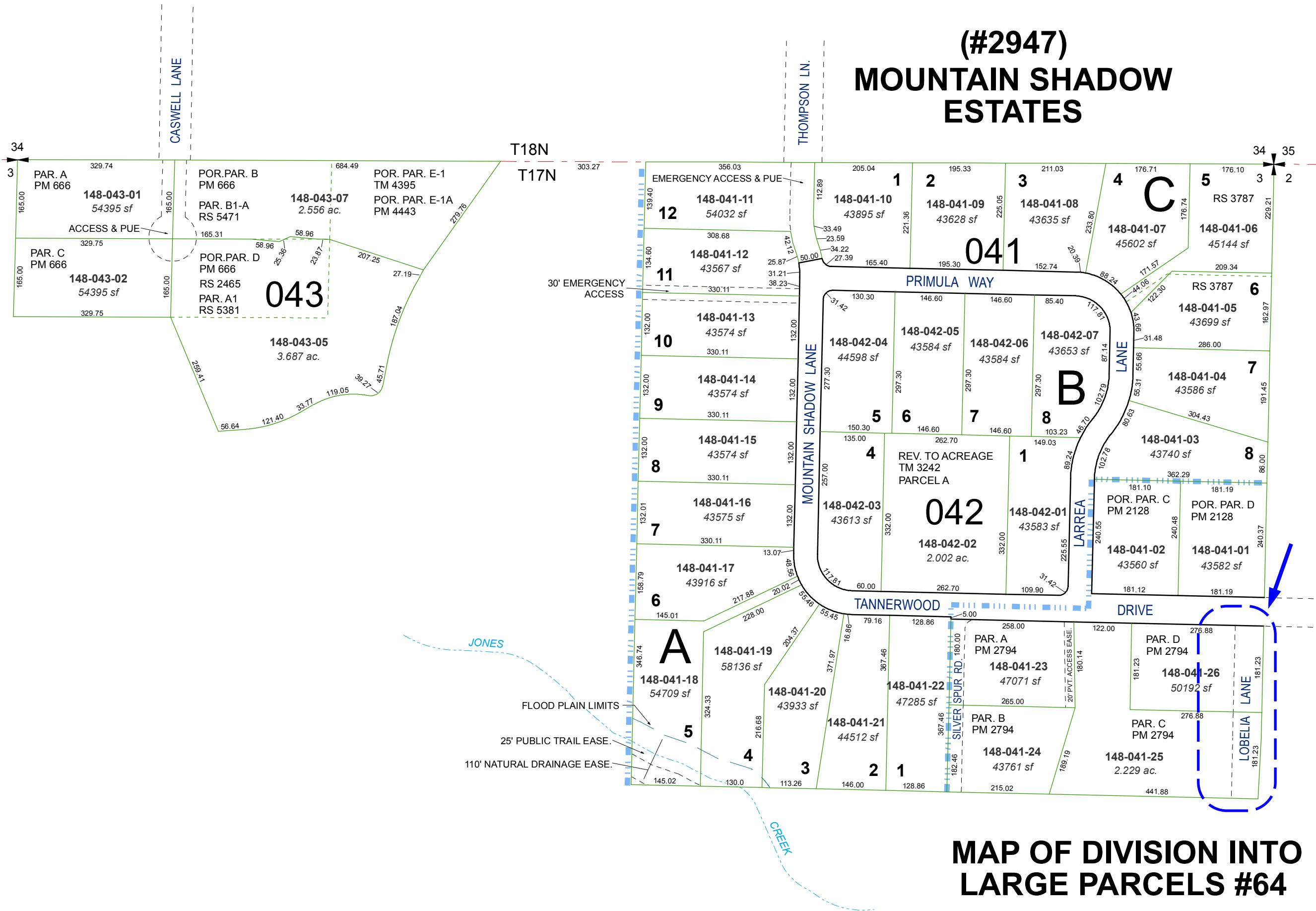
created by: KSB 2/17/2012

last updated: KSB 4/10/13

area previously shown on map(s)  
047-18

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

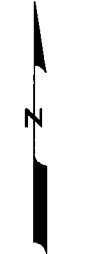
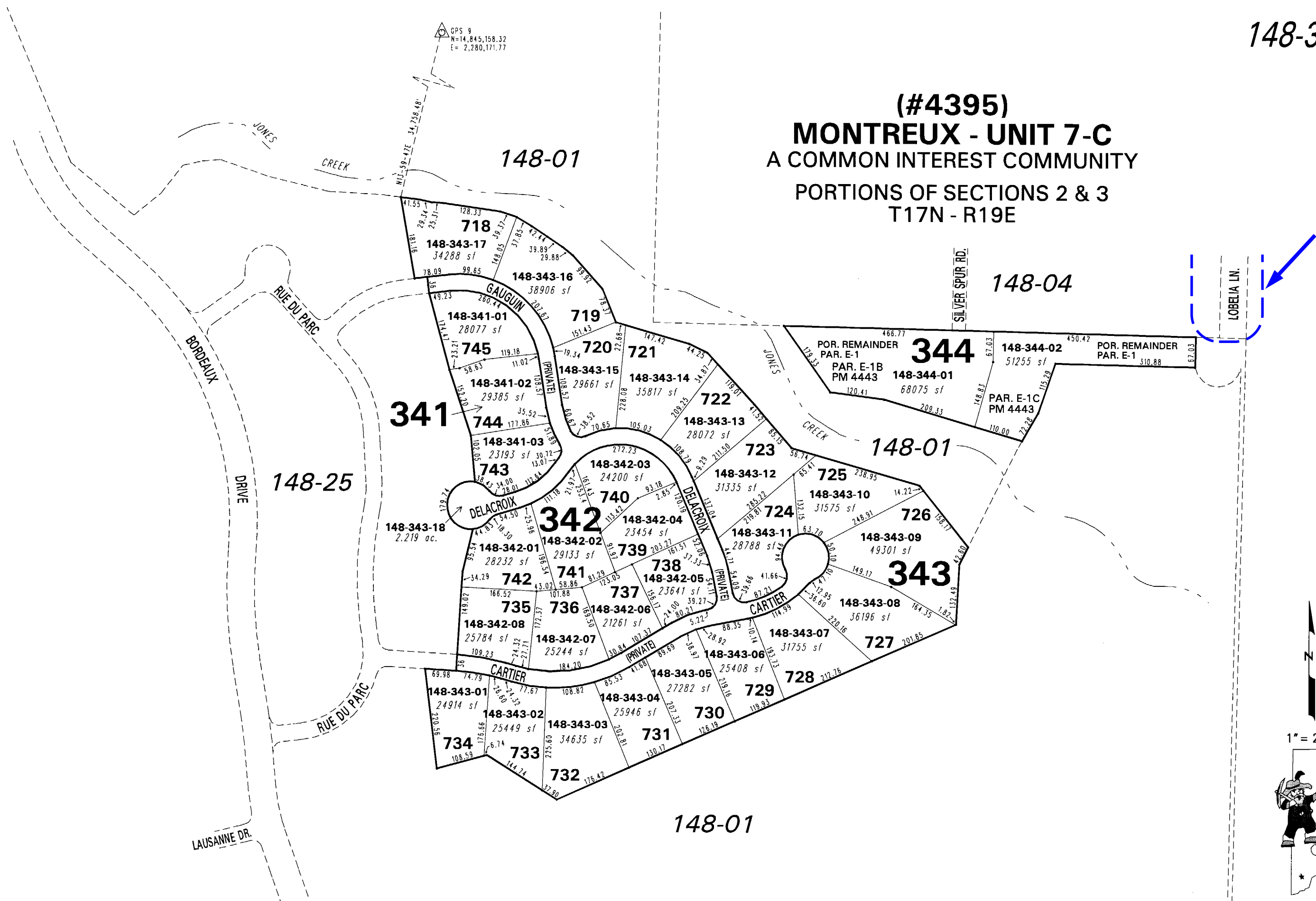
**(#2947)**  
**MOUNTAIN SHADOW**  
**ESTATES**



**MAP OF DIVISION INTO**  
**LARGE PARCELS #64**

AS 14-002

(#4395)  
**MONTREUX - UNIT 7-C**  
A COMMON INTEREST COMMUNITY  
PORTIONS OF SECTIONS 2 & 3  
T17N - R19E



1" = 200'



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Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 148-01

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by KSB 10/15/04  
Revised KSB 9/30/05  
**AB14-002**



