

Old Mt. Rose Highway  
Partial Abandonment Request

for

David Otto

&

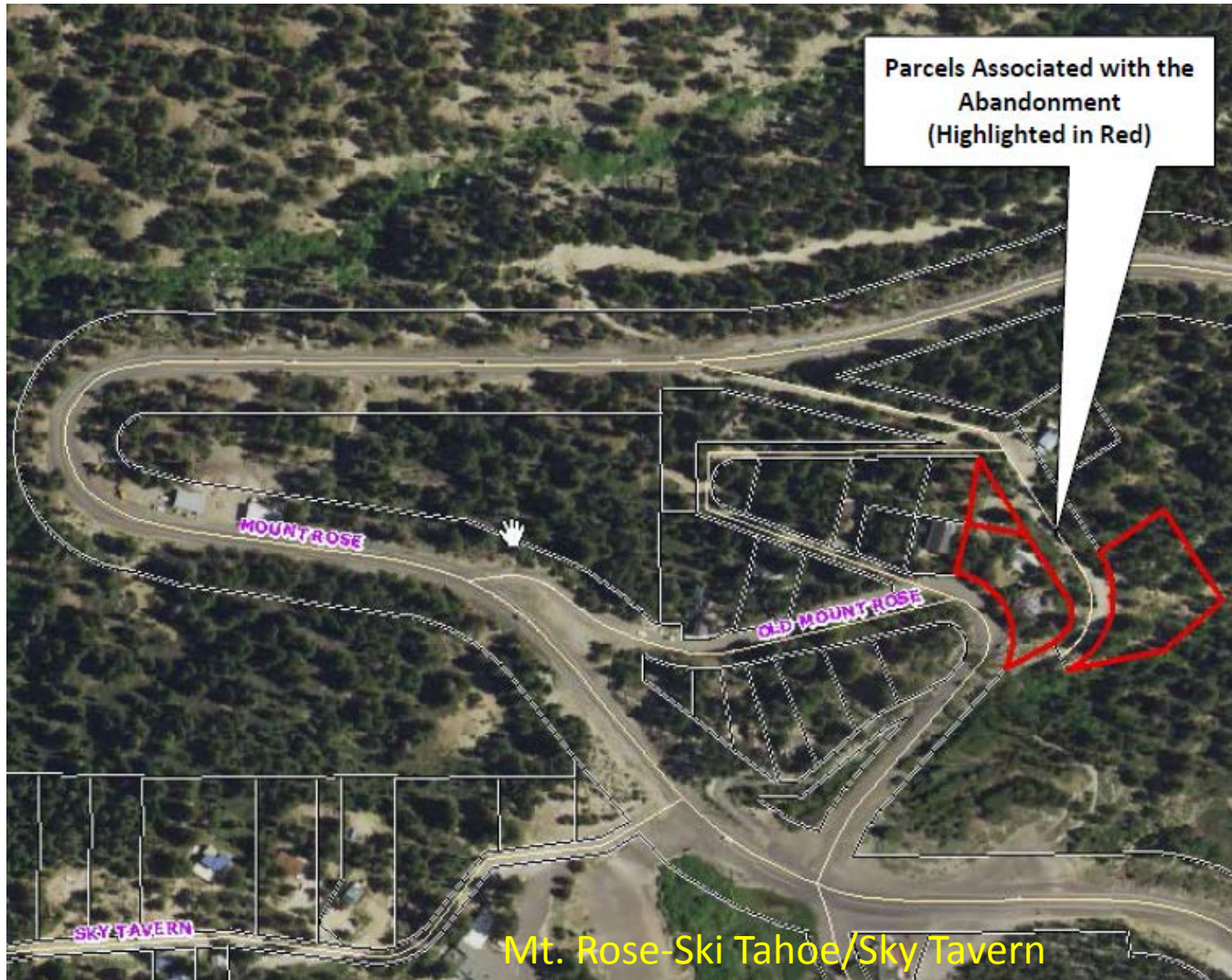
Martha Cepress and Jimmy Chung



# Property Location



# Changes to Mt Rose Highway

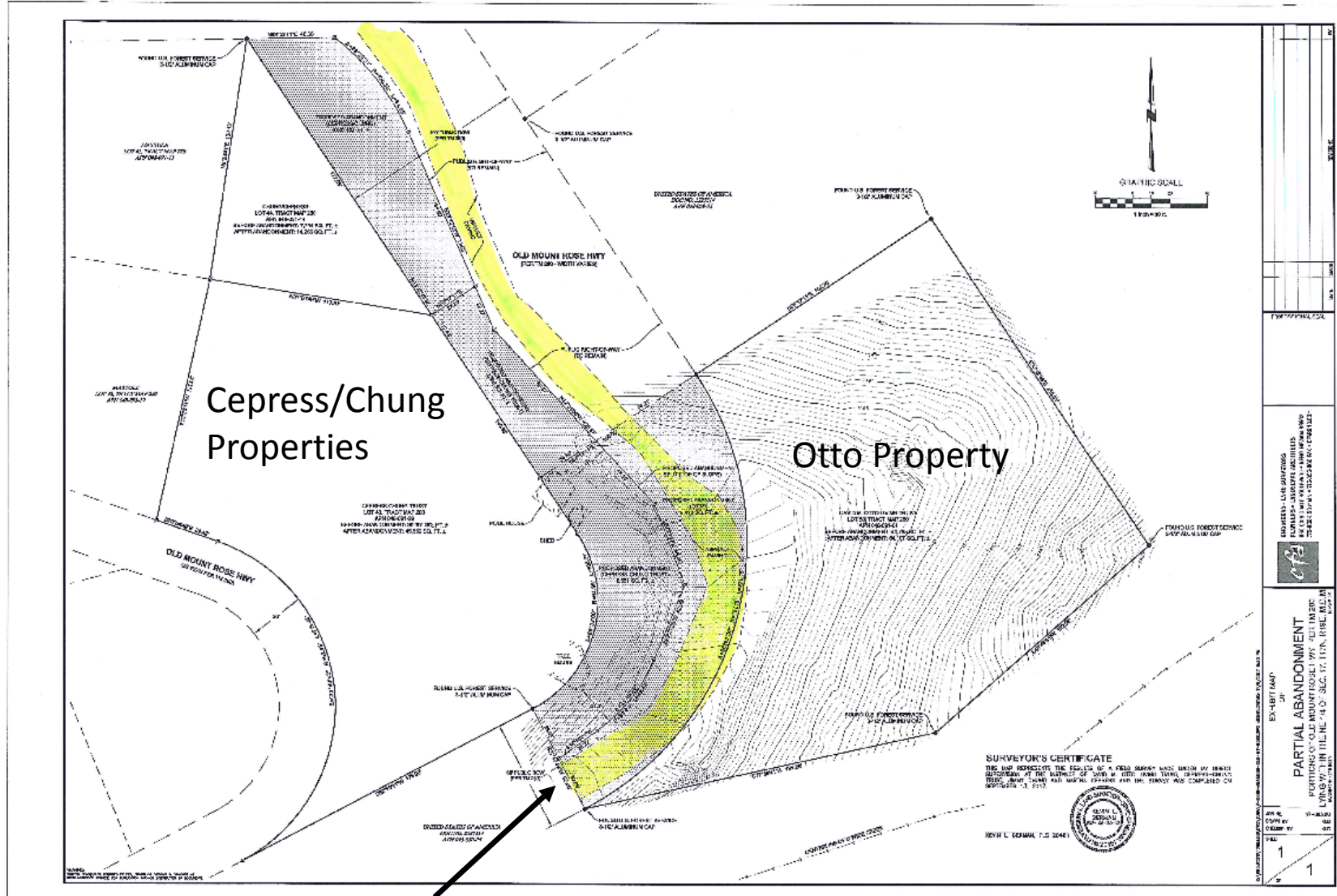


In the 1930's, Mt. Rose-Ski Tahoe (A.K.A. Sky Tavern) operated and the Mt. Rose Highway was the access to the Ski Area, terminating at the parking lot.

Over time, the alignment of Mt. Rose Highway changed a couple times and no longer runs through the Mt. Rose Bowl Subdivision.

\*\*\*Mr. Otto's property (APN 048-091-01) is located at the end of an unmaintained, wide right-of-way that terminates into USFS property.

# Right-of-Way Termination



Right-of-Way Terminates into USFS land

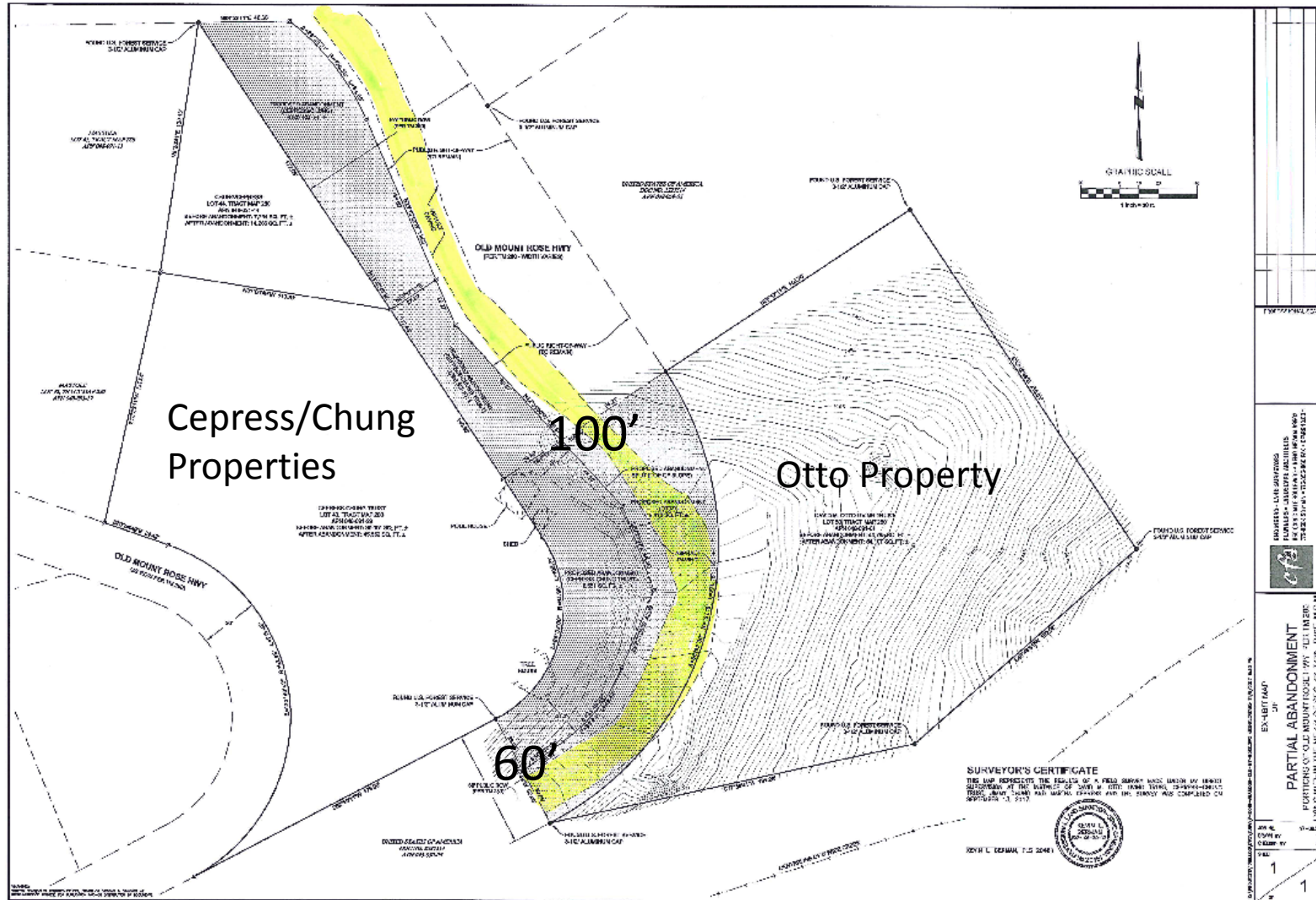


Deteriorated Pavement



Overgrown Creek Crossing

# Existing Right-of-Way Width



The Right-of-Way of the old roadway varies between 100' and 60'



USFS Property Marker outside of Right-of-Way (Circled for Visibility)

# USFS Comments and Condition Modification

Approximately 3½ hours prior to the November Planning Commission hearing, the USFS got back to me with some comments noting that they would like to retain the allowance for public access crossing the property onto forest service land, and retain a through route for fire access and fuel treatment/management.

## Modified Condition - Engineering & Capital Projects Condition

- e. A ~~reciprocal access and 20 foot wide public utility~~ relocatable easement, for the ~~benefit of all parcels abutting the area to be abandoned,~~ the purpose of public access, including emergency and vegetation management, from the terminus of Old Mount Rose Highway to U.S. Forest Service parcel 048-050-05 shall be granted and recorded prior to the recordation of the Order of Abandonment. The County Engineer and U.S. Forest Service shall determine compliance with this condition.

# Existing Right-of-Way Width

## Article 406

### ***BUILDING PLACEMENT STANDARDS***

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#### Sections:

110.406.00	Purpose
110.406.05	General
110.406.10	TRPA Standards
110.406.15	Double Counting Yards
110.406.20	Combining Lots
110.406.25	Unobstructed Yards
110.406.30	Front Yards
110.406.35	Side Yards
110.406.40	Rear Yards
110.406.45	Lot Width
110.406.50	Fences, Walls or Perimeter Planting

**Section 110.406.05 General.** The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1. These requirements may be modified pursuant to Article 408, Common Open Space Development. All required yard setbacks are measured from the property line with the following exception: when an access easement traverses a portion of a property and has a total width of twenty (20) feet or more, or is maintained by the County, the required yard setback is measured from the easement edge closest to the proposed structure.

**Section 110.406.00 Purpose.** The purpose of this article, Article 406, Building Placement Standards, is to set forth the regulations governing the placement of buildings on a lot.

**Section 110.406.05 General.** The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1. These requirements may be modified pursuant to Article 408, Common Open Space Development. All required yard setbacks are measured from the property line with the following exception: when an access easement traverses a portion of a property and has a total width of twenty (20) feet or more, or is maintained by the County, the required yard setback is measured from the easement edge closest to the proposed structure.



# Existing Paved Road Location

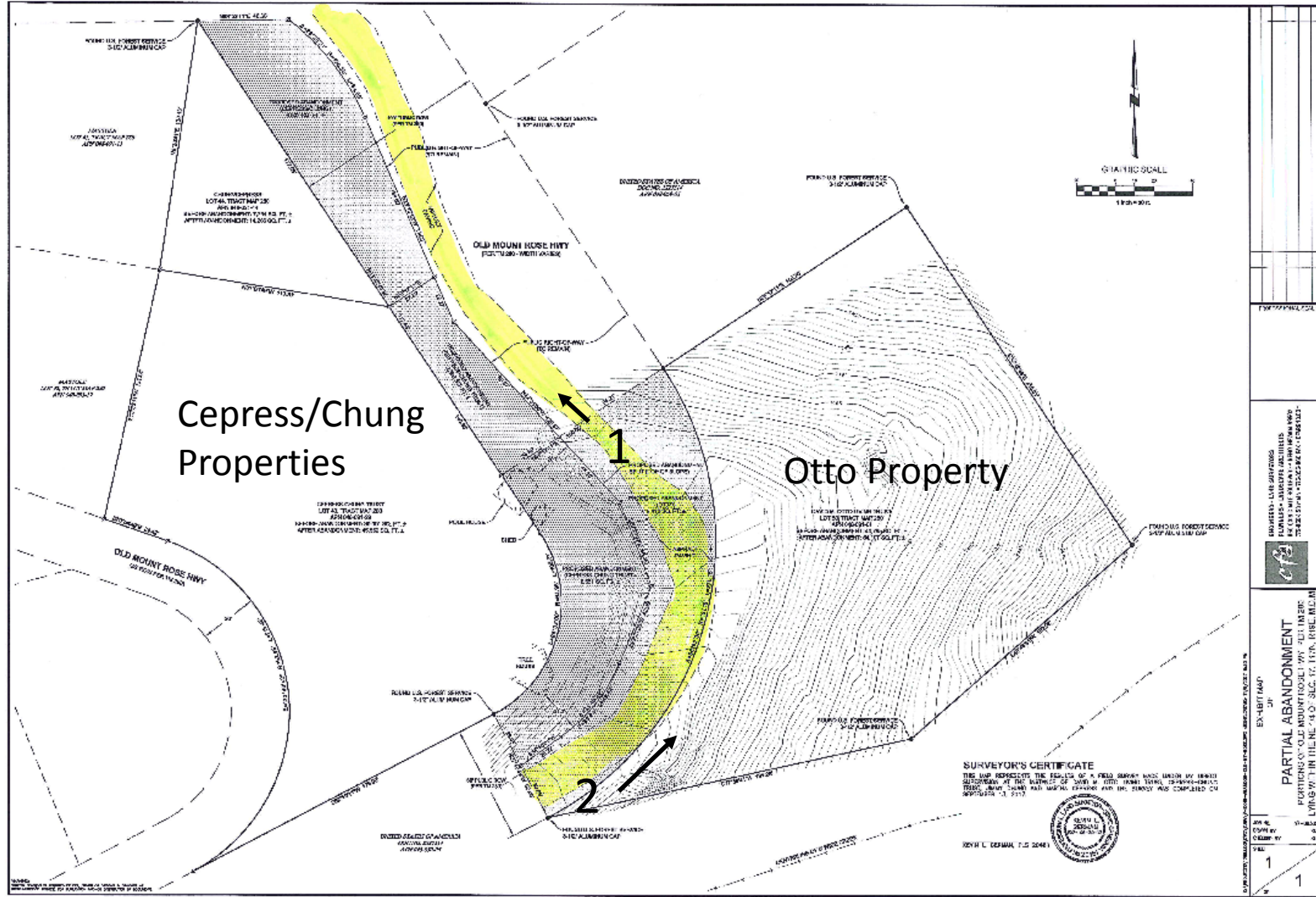
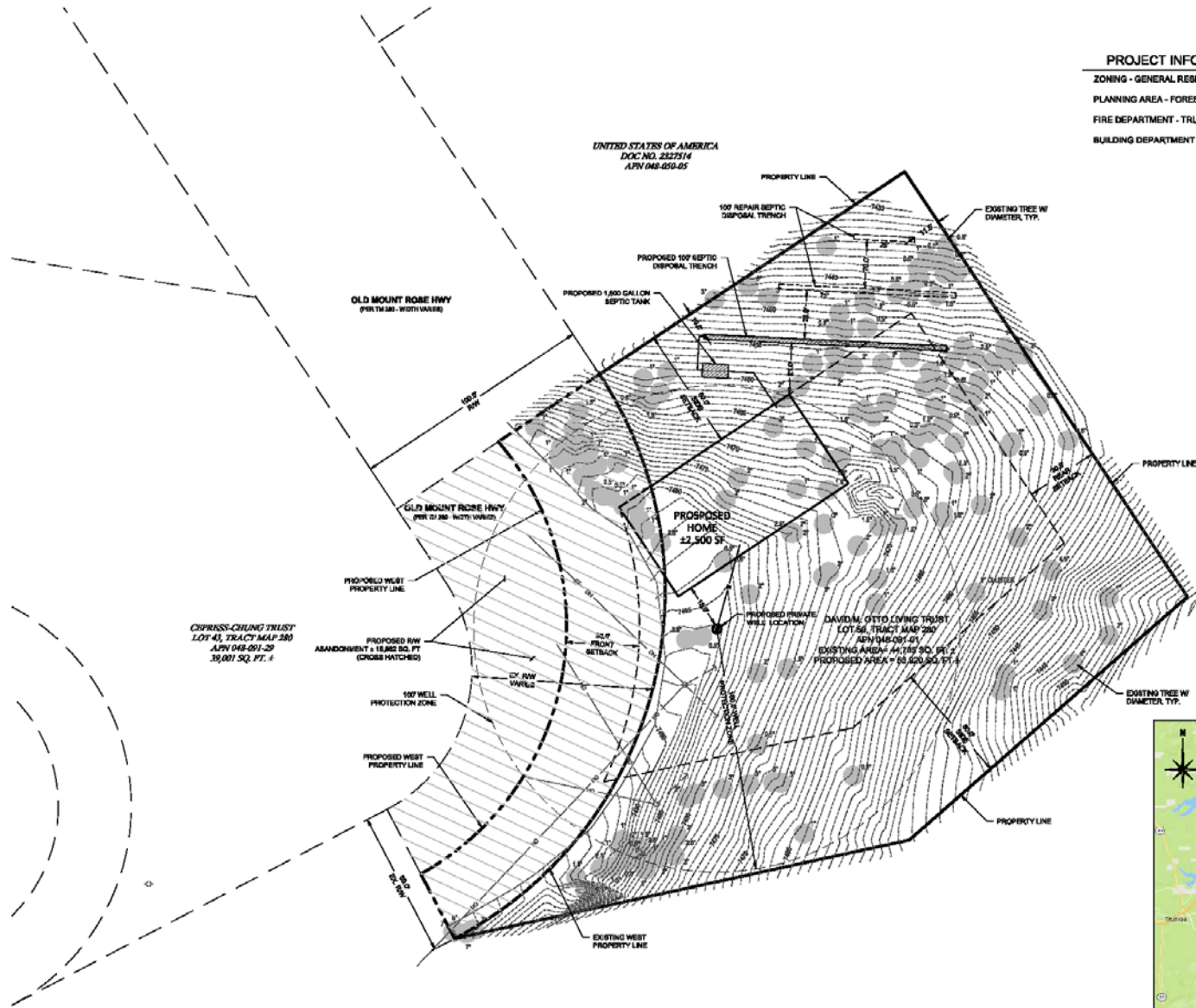


Photo 1



Photo 2



CONCEPT SITE PLAN  
1" = 20'

**PROJECT INFORMATION**  
 ZONING - GENERAL RESIDENTIAL  
 PLANNING AREA - FOREST  
 FIRE DEPARTMENT - TRUCKEE MEADOWS FIRE  
 BUILDING DEPARTMENT - WASHOE COUNTY



VICINITY MAP  
NTS

APPLIGATE DESIGN

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT: OTTO RESIDENCE

LOCATION: 20000 OLD MOUNT ROSE HWY  
LOT 50, MT ROSE BOWL I SUBDIVISION  
WASHOE COUNTY, NV 89611  
APN: 046-094-01

VERIFY SCALE  
THIS DRAWING SCALE IS  
WITHHELD FOR ARCHITECT'S USE

SCALE: SEE PLAN

COMPUTER FILE: SITE.DWG

DRAWN BY: RA

ISSUE DATE: AUG 15, 2017

JOB NUMBER: 17-084

SHEET TITLE: CONCEPT SITE PLAN

CONCEPT PLAN  
SHEET NUMBER  
**C1**

APPLIGATE DESIGN  
 • CIVIL ENGINEERING  
 • STRUCTURAL DESIGN  
 • SPECIAL INSPECTIONS  
 1718 FARMHOUSE DRIVE, SPARKS, NEVADA 89411  
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# Questions