



# WAB18-0003 Sievert



***Washoe County Planning Commission  
July 3, 2018***



# Overview

- 2 government lots consolidated = 5 acre parcel
- 33' easement abutting all four sides of parcel and 66' wide easement through middle of parcel (1.8 acres)
- Low Density Suburban – 30' setback from all easements (1.3 acres)
- 3.1 acres can't be built on
- Remaining 1.9 acres (buildable area) is split by easement in middle of parcel
- Easements are not required for access to other parcels

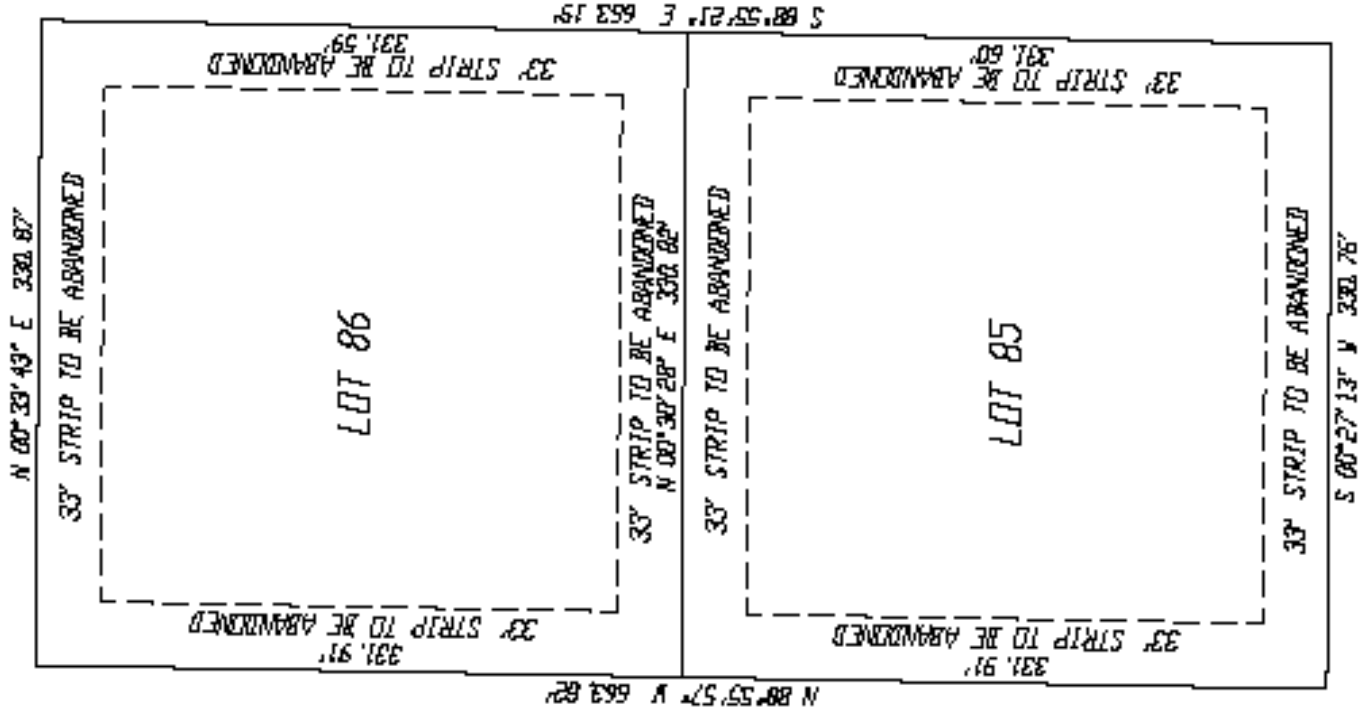


# Request

SITE PLAN FOR KRISTIAN & REGINA SIEVERT

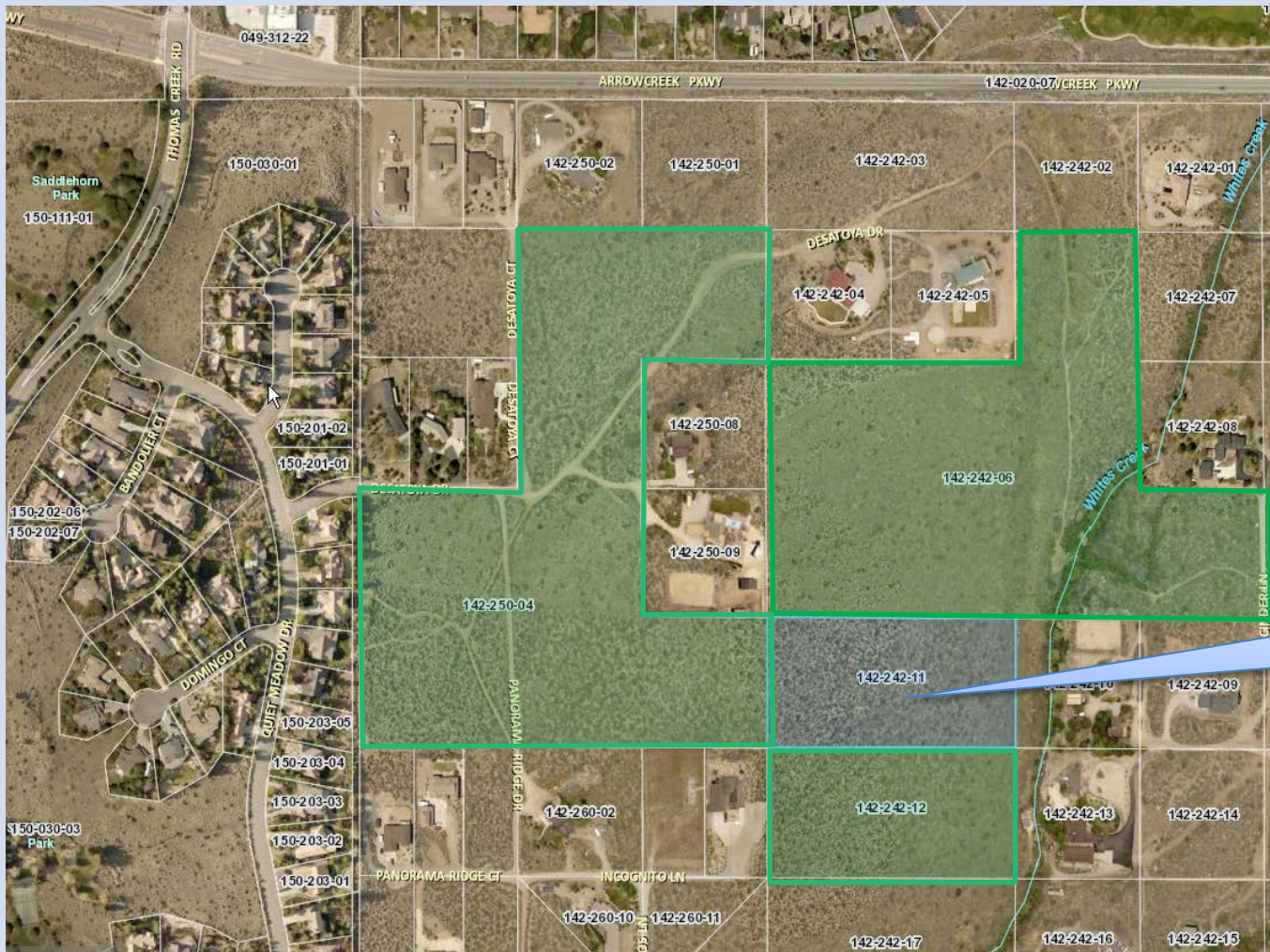
APN 142-243-11

LOTS 85 & 86 DEC. # 347118





# Overview

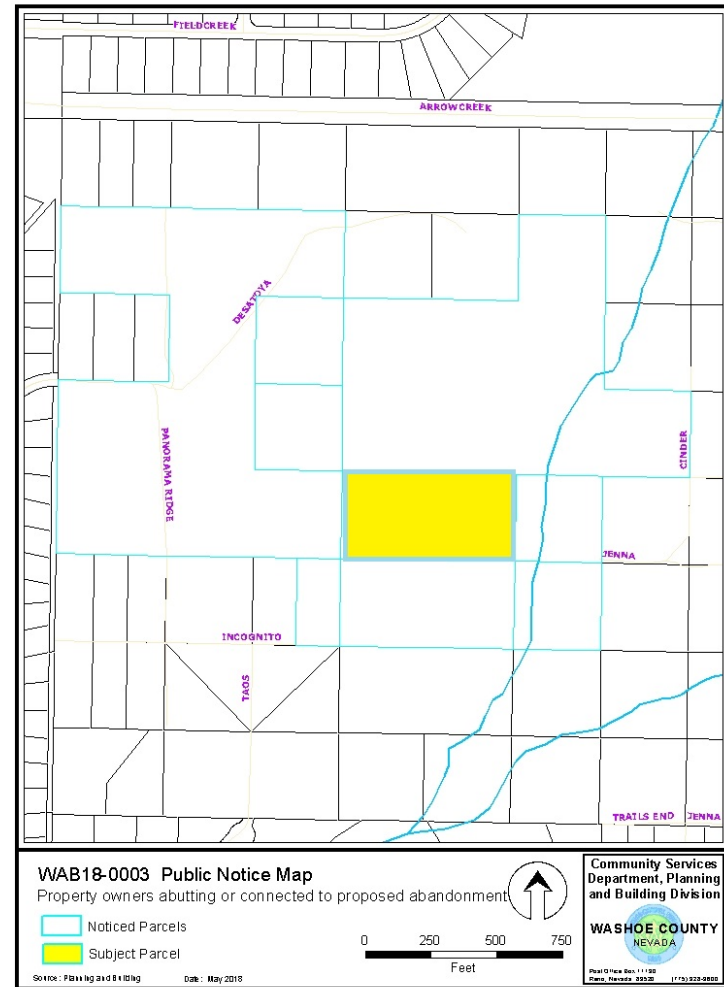


Subject property



# Public Notice

- Notice sent to the 6 abutting property owners
- Legal notice published in RGJ June 19, 2018





# Reviewing Agencies

- **Washoe County Community Service**
  - Planning and Building Division
  - Engineering and Capital Projects
- **Regional Transportation District**
- **Truckee Meadows Fire Protection District**
- **AT&T**
- **Southwest Gas**
- **NV Energy**
- **TMWA**
- **BLM**



# Abandonment Findings

## **WCC Section 110.806.20**

- 1. Master Plan**
- 2. No Detriment**
- 3. Existing Easements**

## **And Per NRS 278.480(3)**

- 4. No longer required for a public purpose**



# 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 WAB18-0003 for Kristian and Regina Sievert, with the conditions included in Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3)**