

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

Abandonment Case Number WAB22-00006 (West)

July 5, 2022

West Abandonment

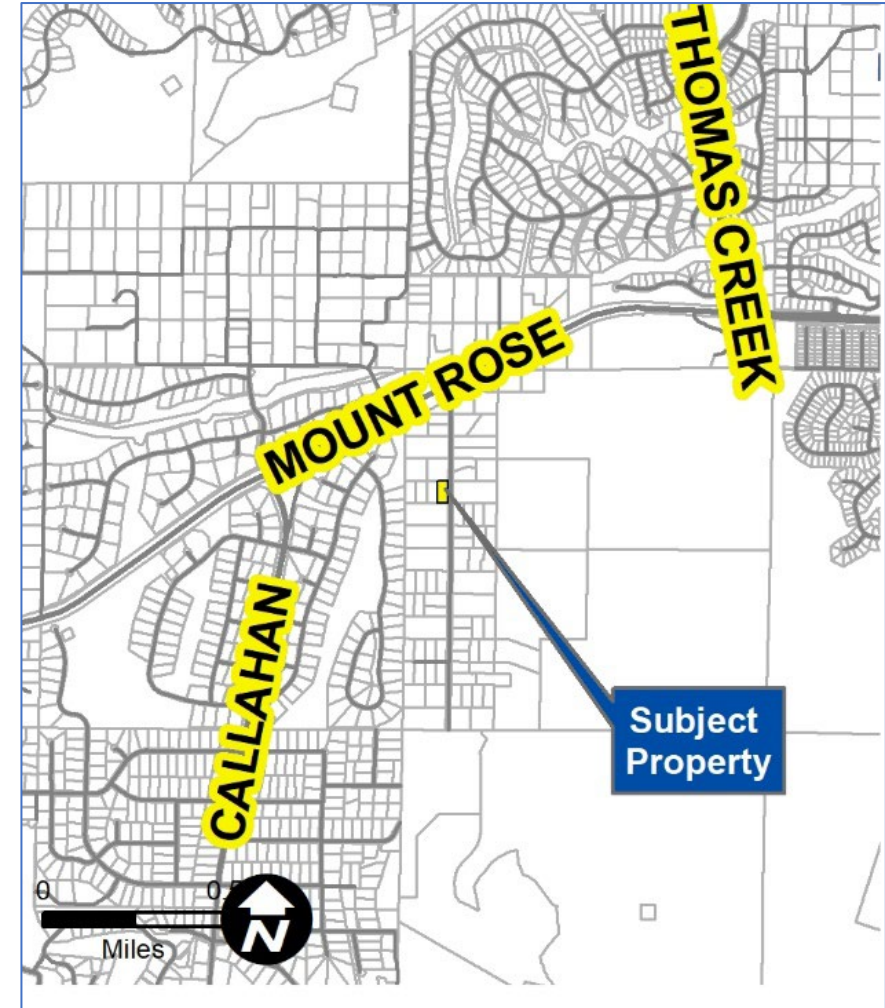
Located at 15415 Fawn Ln



Vicinity Map



- APN: 150-221-06, 1.177 acres
- Other parcels abutting easement developed with single-family dwellings.



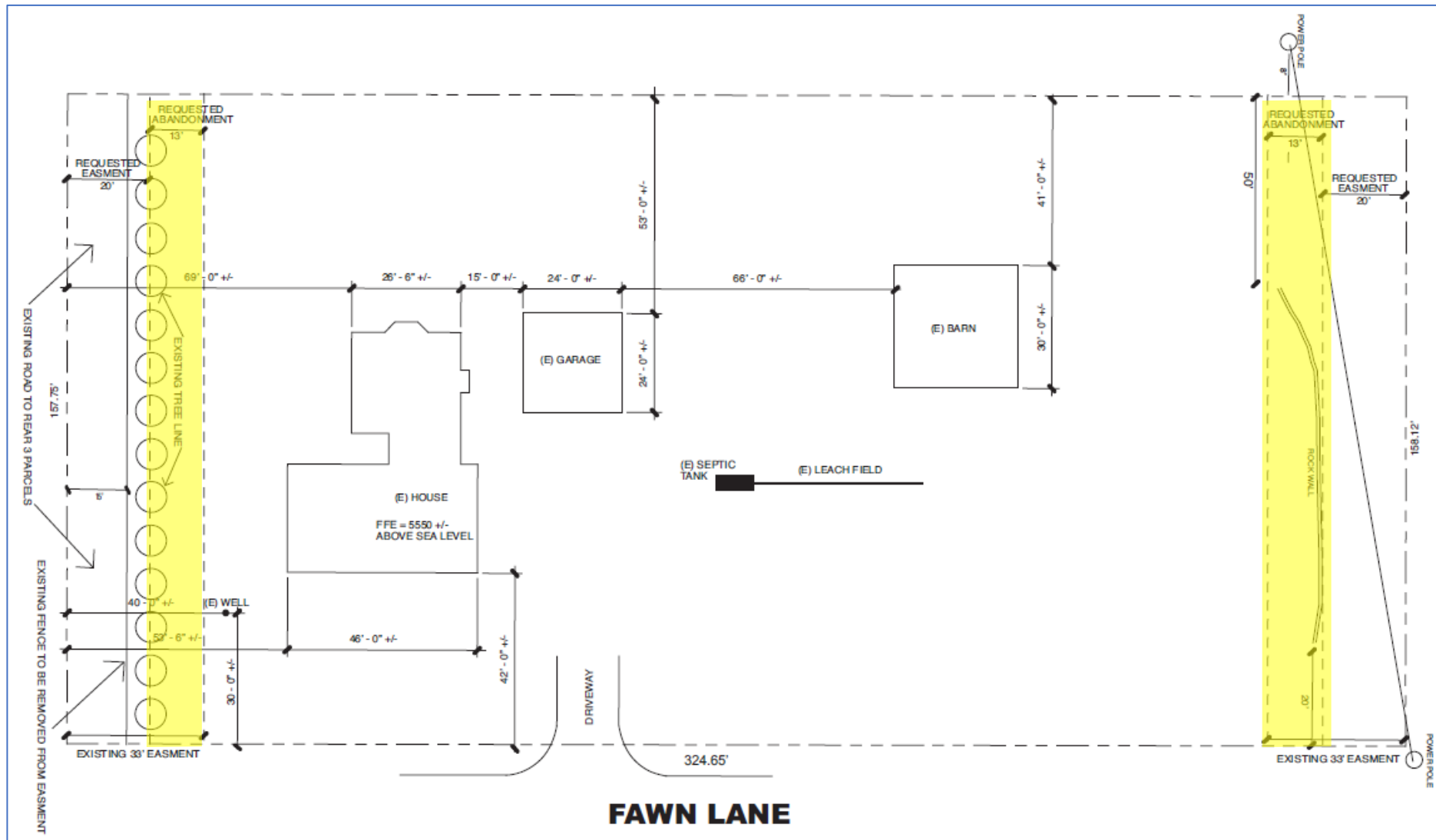
Request



The request is for:

- An abandonment of 13' of a roadway and public utility easement along the north side of the subject parcel;
- An abandonment of 13' of a roadway and public utility easement along the south side of the subject parcel;
- The resulting width of the northern and southern access and PUE easements is 20'.

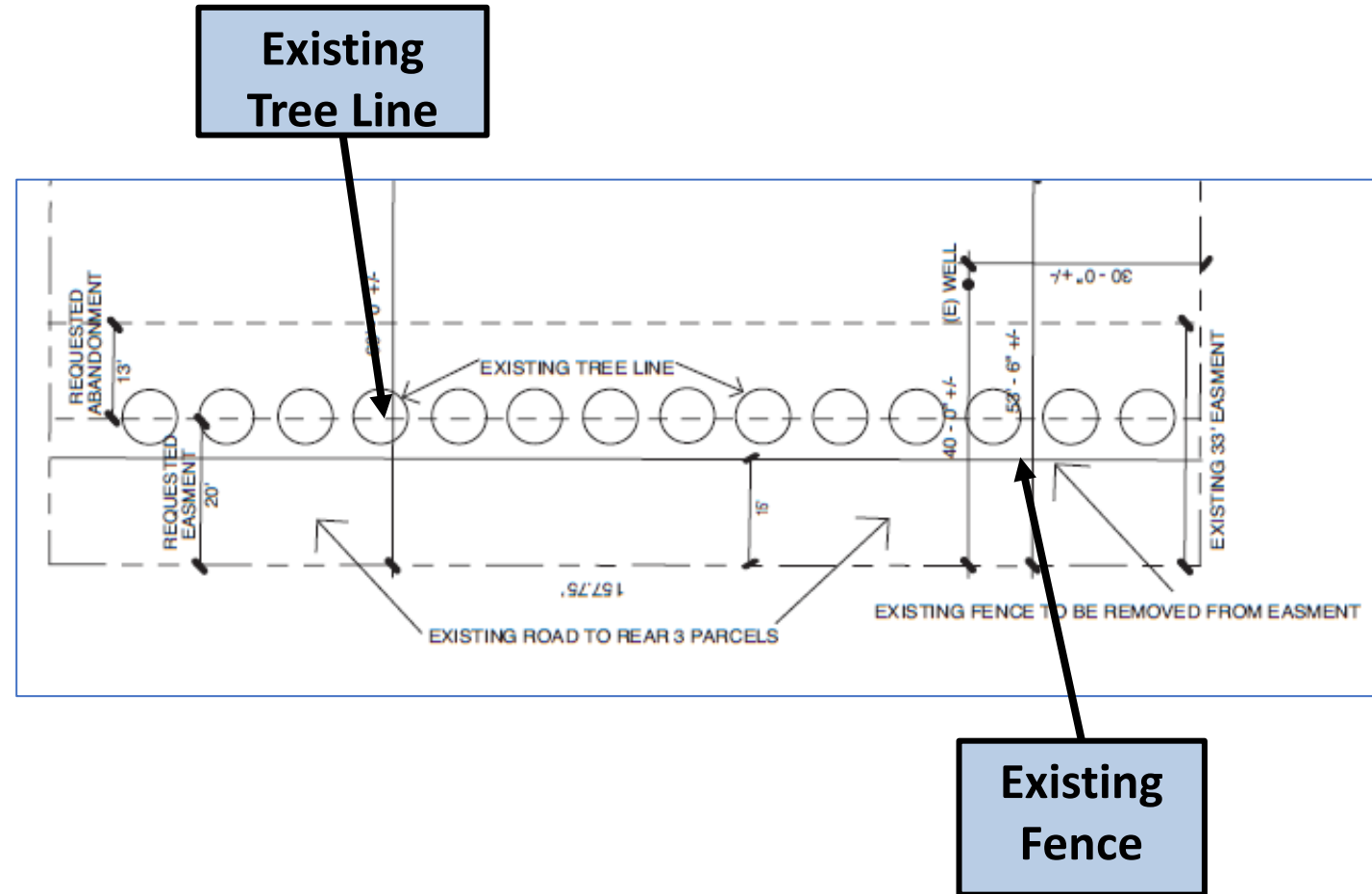
Site Plan



Evaluation - South Easement



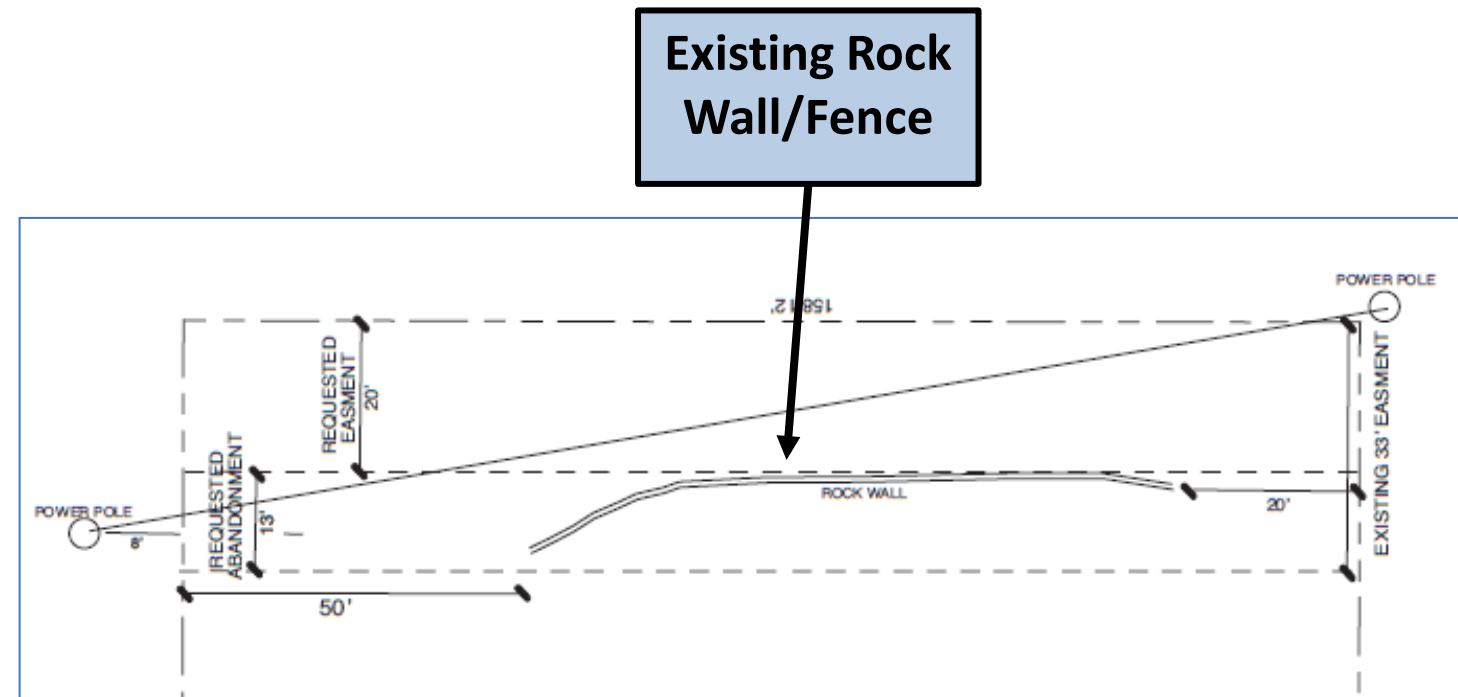
- Existing fence within proposed 20' easement to be removed (Condition 1.g).
- Mature tree line 20' from southern property line to be maintained and limbed-up per TMFPD Condition.



Evaluation - North Easement



- Vegetation to be cut back to maximize width of drive aisle per TMFPD condition.
- Rock wall and fence to be verified as outside of 20' proposed easement (Condition 1.g).



Reviewing Agencies



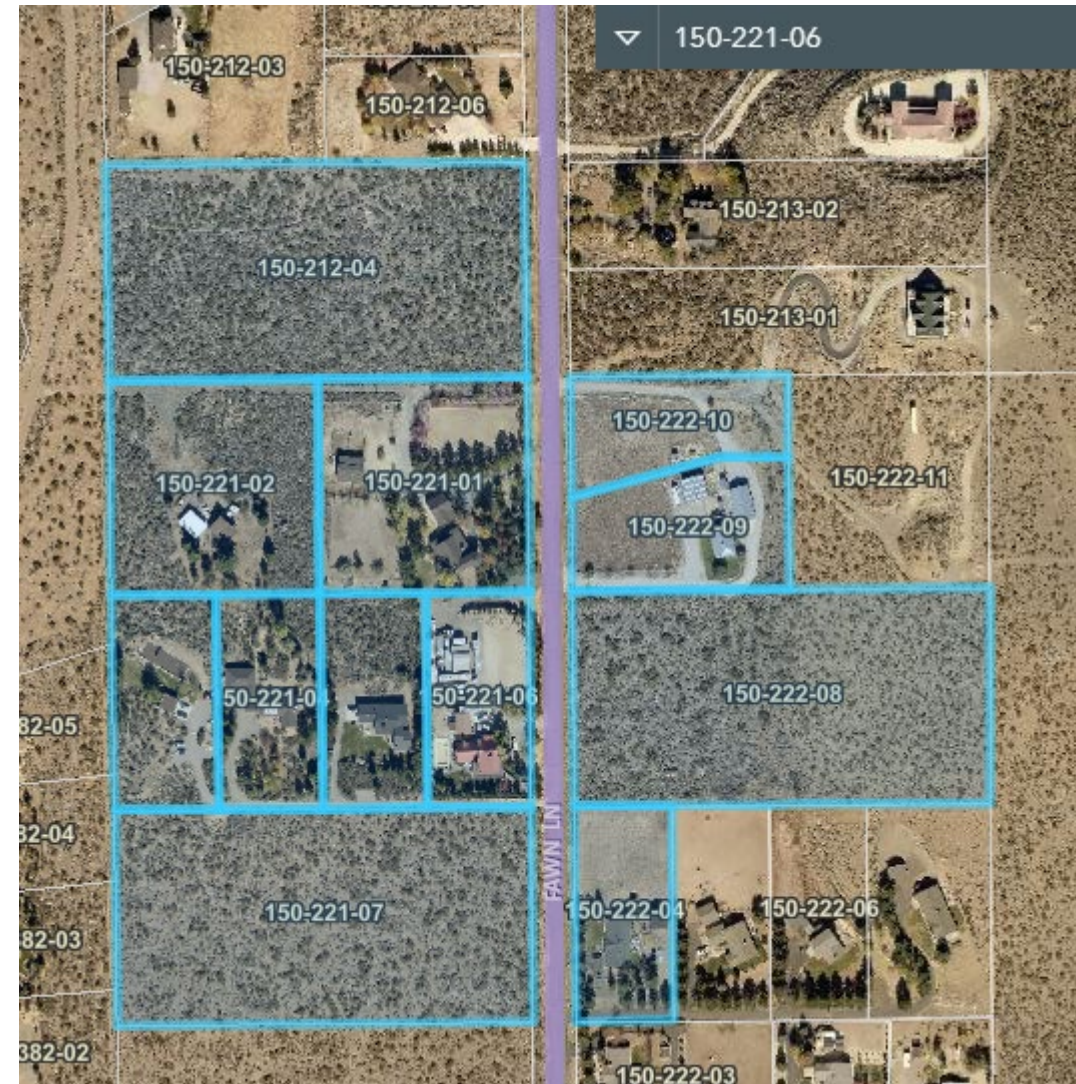
- The project application was sent to 19 agencies for review.
- Two of these agencies provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Rober Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Water Rights Manager	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us & Dale Way, dway@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com
Nevada State Historic Preservation	X			
AT&T	X	X		Bryson Gordon, bg1853@att.net
NV Energy	X			
Truckee Meadows Water Authority	X			

Public Notice



- 12 Parcels Noticed



Staff can make all 3 required findings, as detailed on page 8 of the staff report.

- a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan; and
- b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Approve With Conditions:

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 Washoe County's abandonment of its interest in 13 feet of the easement abutting the north property line and 13 feet of the easement abutting the south property line of parcel 150-221-06 as indicated in Abandonment Case Number WAB22-0006 for Dustin West, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20

Thank you

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