

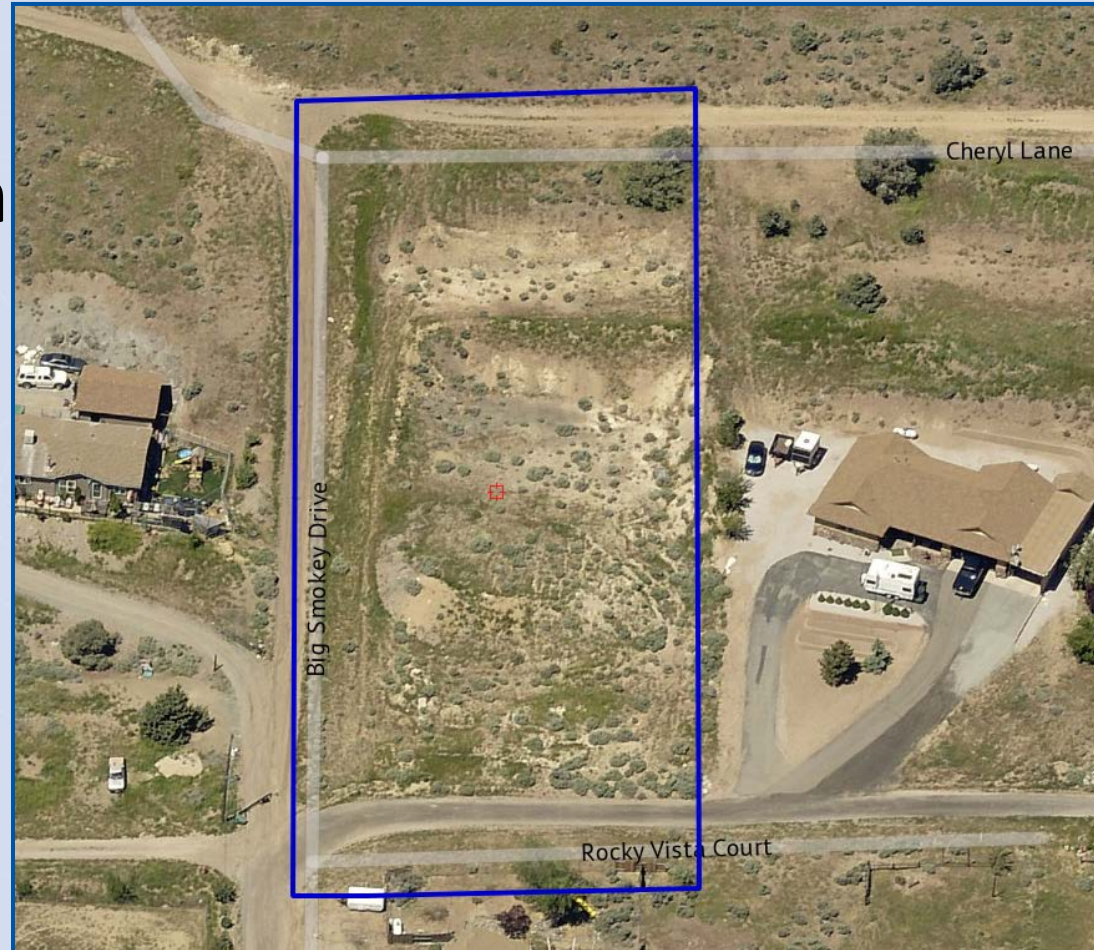


Abandonment Case WAB18-0001

Washoe County Planning Commission

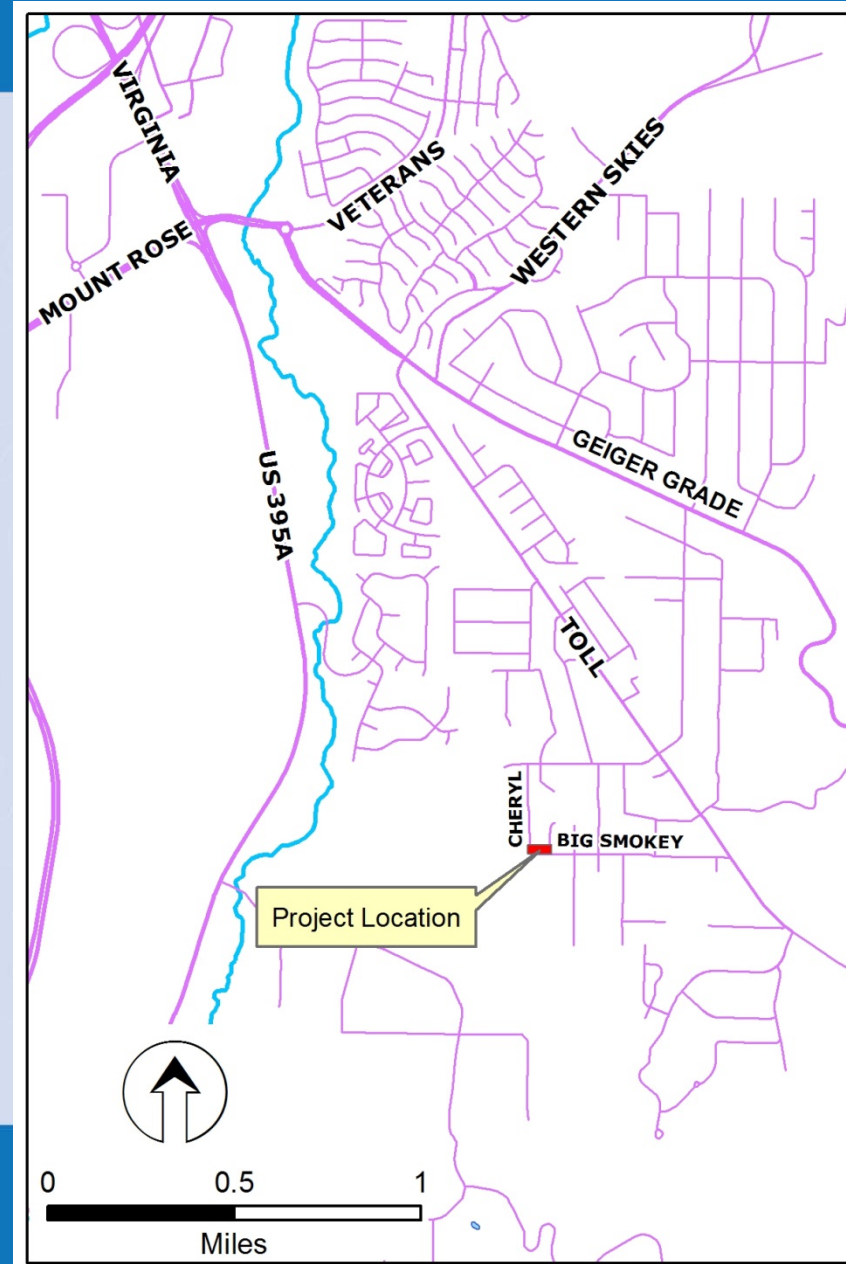
April 3, 2018

**CHERYL LANE /
BIG SMOKY DR.
EASEMENT**





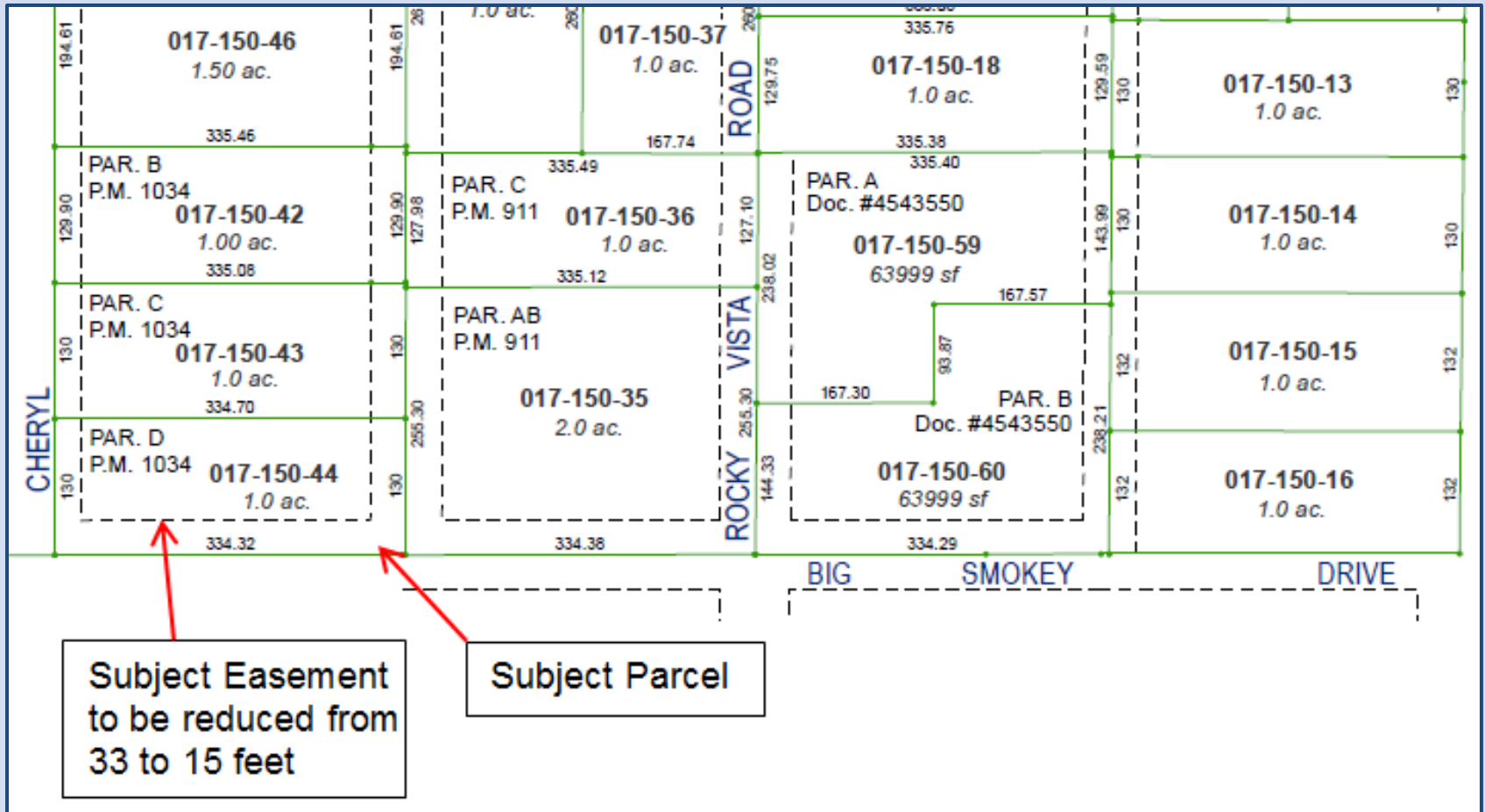
- **15750 Cheryl Lane (APN 017-150-44)**
- **Access from Rocky Vista / Big Smokey**
- **1 acre parcel zoned General Rural**
- **Surrounded on 3 sides by 33 foot access easements**





Aerial View



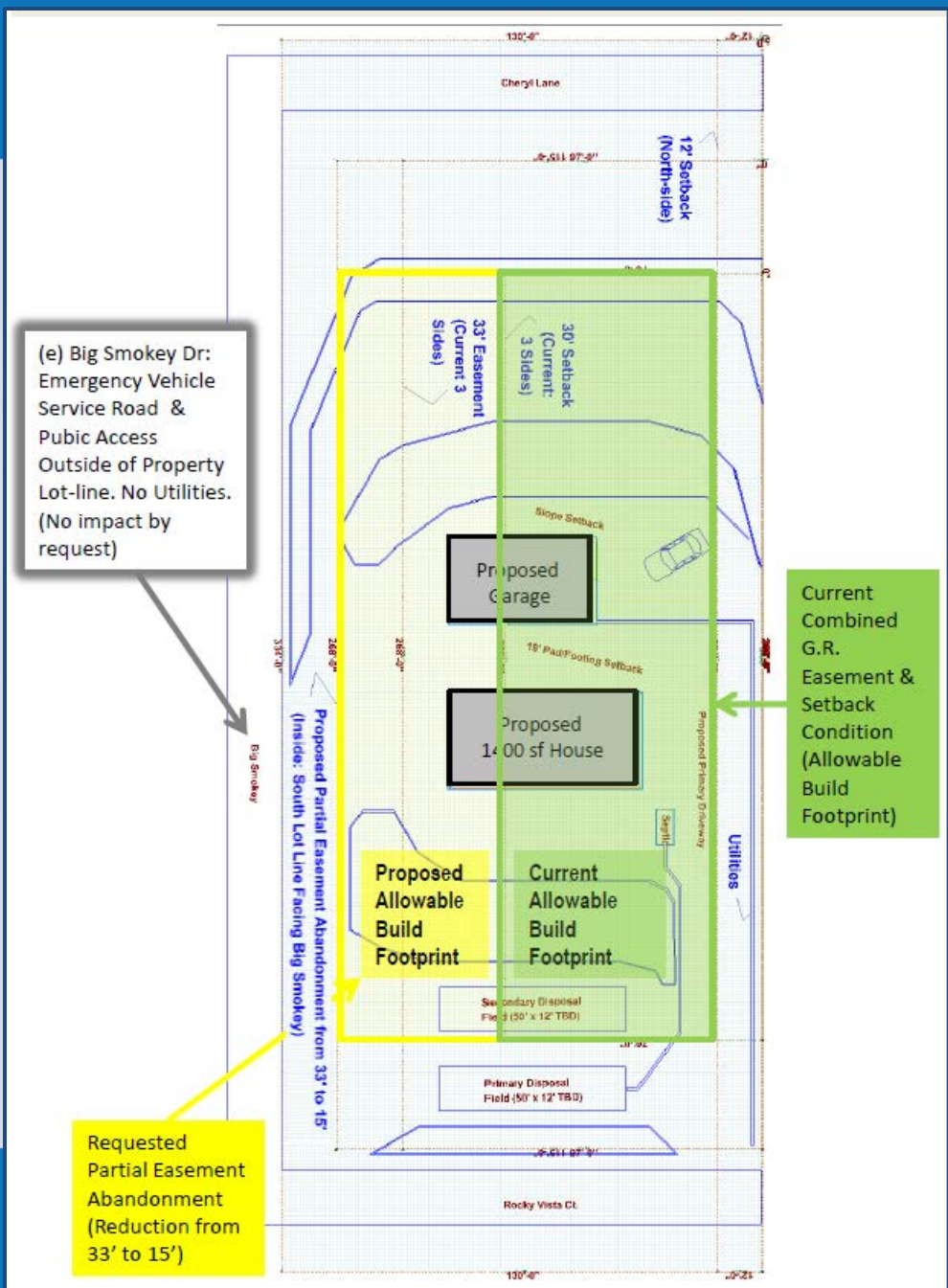




Site Plan

(e) Big Smokey Dr: Emergency Vehicle Service Road & Public Access Outside of Property Lot-line. No Utilities. (No impact by request)

Requested Partial Easement Abandonment (Reduction from 33' to 15')



Current Combined G.R. Easement & Setback Condition (Allowable Build Footprint)



Analysis

- **NRS allows the Planning Commission to vacate easements if the public will not be materially injured**
- **No adjacent properties are negatively affected (adequate access easements will remain)**
- **Surrounding properties have alternative access**
- **Full width of easement is not being used and is creating an unnecessary encumbrance**
- **Blanket easements no longer necessary**

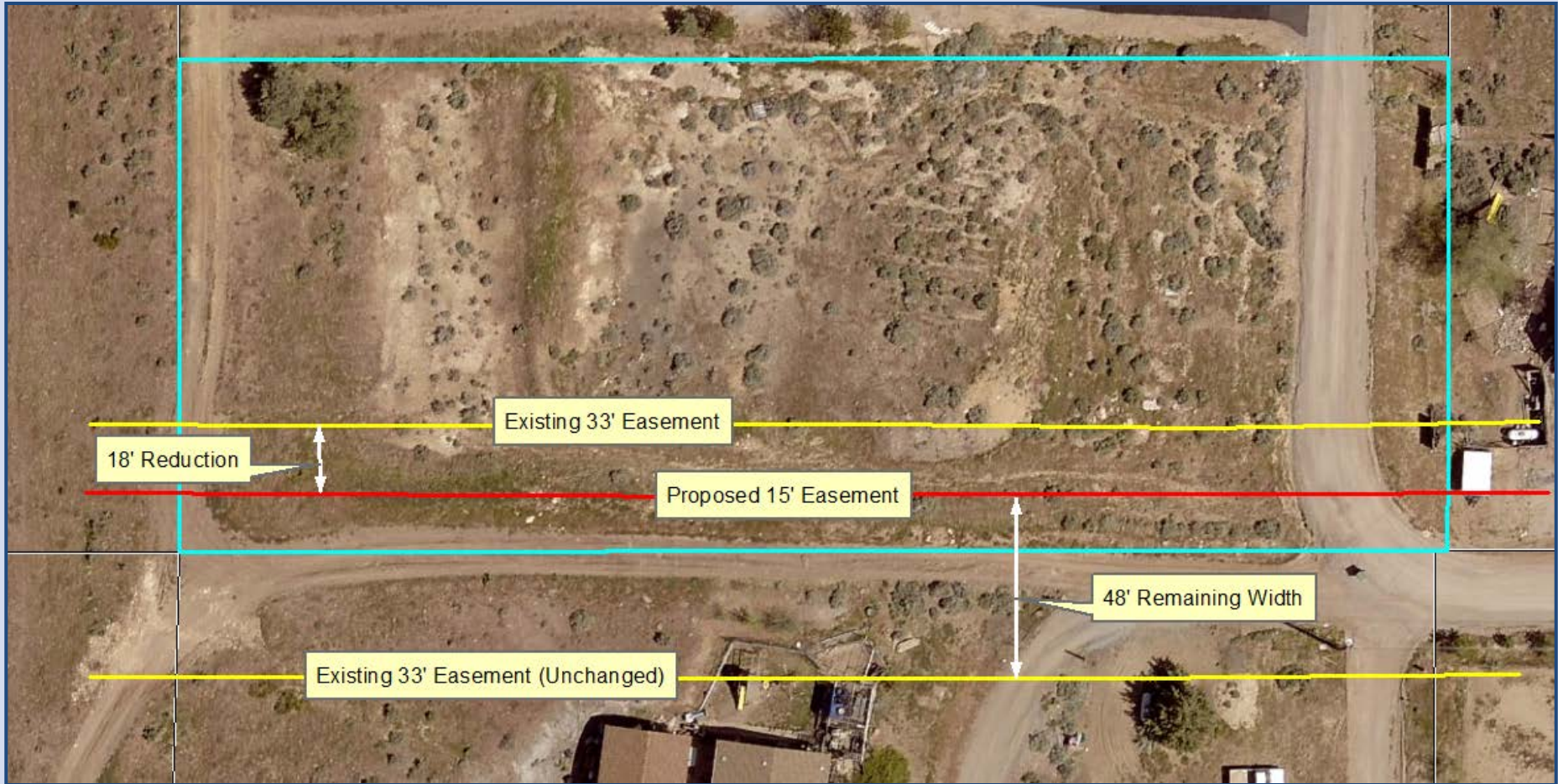


Analysis

- **Access to the adjacent BLM land will be perpetuated**
- **A 33 foot access easement also exists on the abutting parcel to the south**
- **Remaining width of combined access easements will be 48 feet – engineering feels is sufficient**
- **Approval of request will increase buildable area of parcel – allow proposed residential development**
- **Remaining 15 foot width will enable measurement of setback from parcel line**



Aerial with Abandonment Request





Reviewing Agencies

- **Washoe County Community Services Department**
 - Planning & Building
 - Engineering and Capital Projects Division, Land Development
 - Engineering and Capital Projects Division, Surveyor
- **Bureau of Land Management**
- **Truckee Meadows Fire Protection District**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**
- **AT&T, NV Energy, and TMWA**



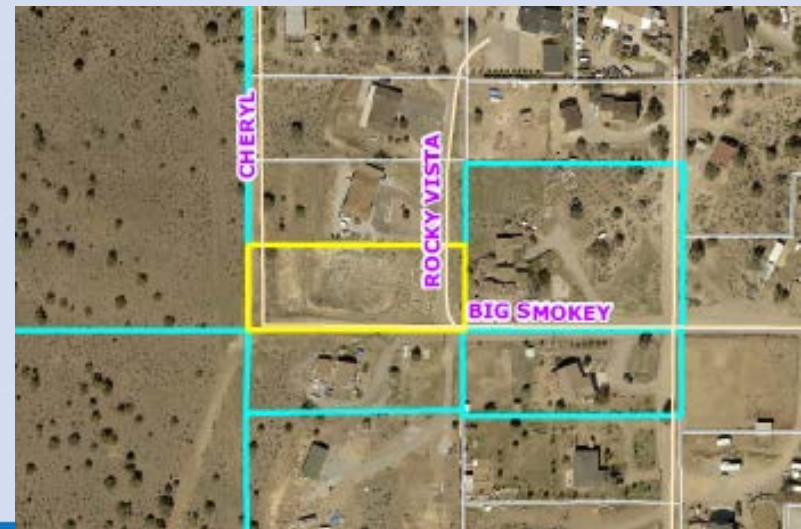
Reviewing Agencies

- **Two of the aforementioned reviewing agencies provided comments:**
 - Engineering is requiring that the applicant submit acceptable legal descriptions and retention or relocation of all public utility and drainage easements
 - Planning and Building is requiring substantial conformance to the plans approved as part of this abandonment action



Public Notice & STM/WV CAB

- Abutting property owners (along Big Smokey)
- The STM/WB CAB was provided a copy of the application – no comments received
- No public comments received
- Legal notice in RG-J





Abandonment Findings

- 1. Consistency with Master Plan & Area Plan**
 - 2. No detriment to the public**
 - 3. Existing easements**
- Staff is able to make all 3 required findings, as detailed in the staff report starting on page 8**



Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the requested abandonment or provided no comments. Therefore, after a thorough analysis and review, Abandonment Case Number WAB18-0001 is being recommended for approval with the conditions included as Exhibit A to this staff report



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, with the conditions included as Exhibit A in the staff report, Abandonment Case Number WAB18-0001 (Cheryl Lane) for Del Roehrick and Nancy Foster, having made all three findings in accordance with Washoe County Code Section 110.806.20