



WAB21-0004 (Yasord Abandonment)



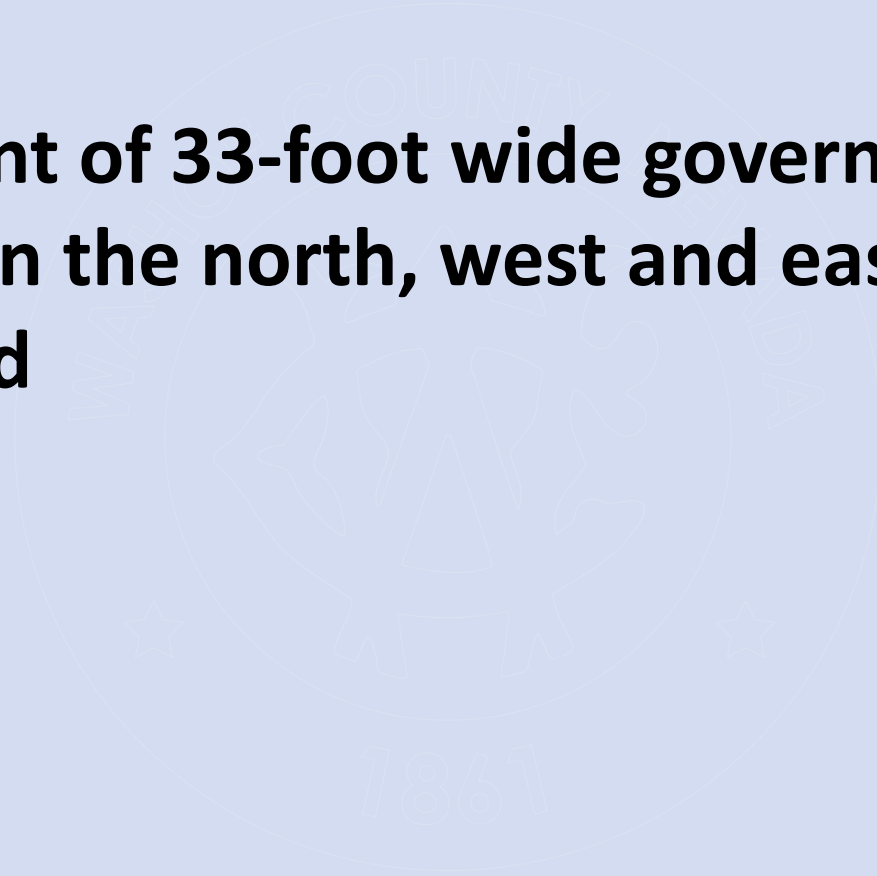
Washoe County Planning Commission
May 4, 2021





Request

Abandonment of 33-foot wide government patent easements on the north, west and east side of a parcel of land





Abandonment



33'-wide access and utility easements to be abandoned

33'-wide access and utility easement to remain



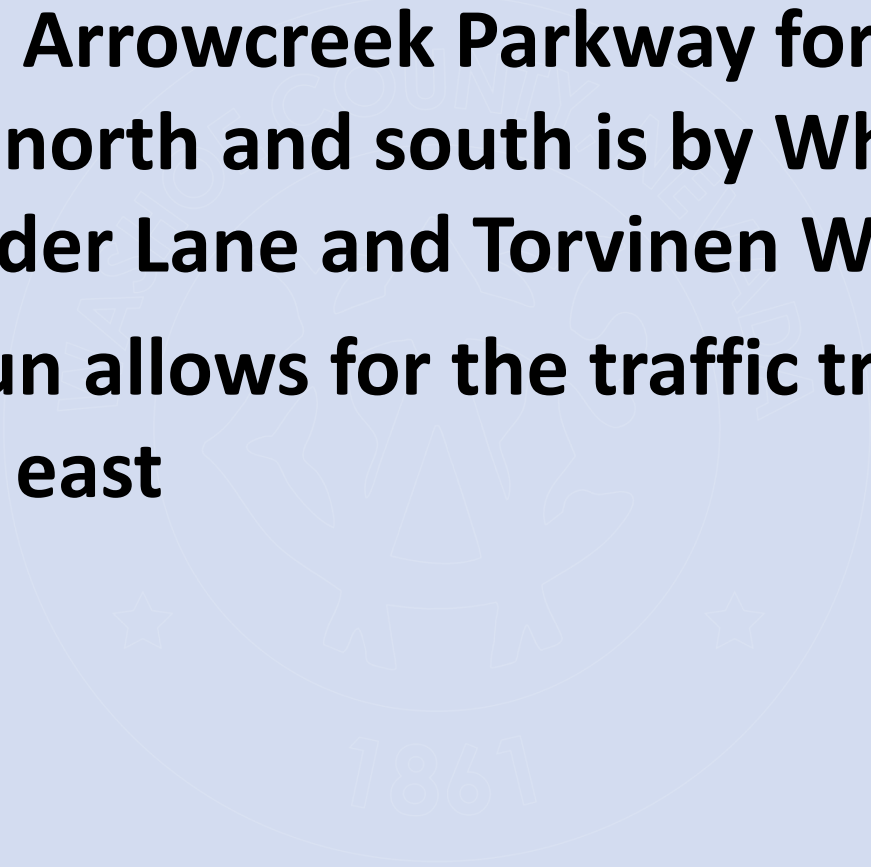
Background

- This is a government home tract of land and easements were established on all sides of the parcel, as it was not known at that time where the most efficient locations for roads might be located
- Overtime the roads have been established to provide access to the parcel and surrounding parcels
- With roads established, the remainder of the easements are not needed



Analysis

- **Access to Arrowcreek Parkway for the traffic traveling north and south is by White's Creek Lane, Cinder Lane and Torvinen Way**
- **Raider Run allows for the traffic traveling west and east**



142-020-07

ARROWCREEK PKWY

WHITES CREEK LN

WHITE

142-241-08

142-241-07

142-241-06

142-241-05

142-241-04

142-241-03

WHITES CREEK LN

White's Creek Lane

142-241-09

142-241-10

142-241-11

142-241-12

142-241-13

142-241-14

TORVINEN WAY

TORVINEN WAY

Torvinen Way

Cinder Lane

142-241-24

142-241-23

142-241-22

142-241-21

142-241-20

142-241-19

TORVINEN WAY

142-241-25

142-241-26

142-241-27

142-241-28

142-241-29

142-241-30

RAIDER RUN RD

Raider Run

RAIDER RUN RD

142-241-40

142-241-39

142-241-38

142-241-37

142-241-36

142-241-35

CINDER LN

BIHLER RD



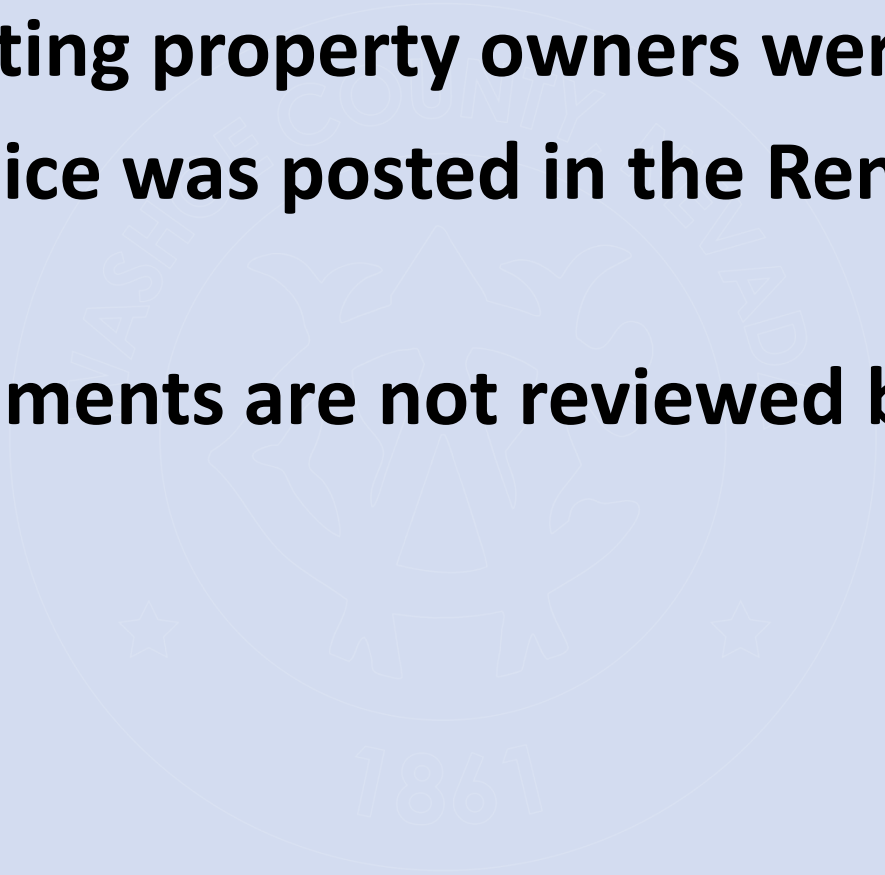
Analysis

- **NRS allows the Planning Commission to vacate easements if the public will not be materially injured.**
- **Staff has concluded that adjacent properties will not be negatively affected.**
- **Surrounding properties will continue to have the same access to their properties.**



Public Notice & CAB

- **The abutting property owners were noticed**
- **Legal notice was posted in the Reno Gazette-Journal.**
- **Abandonments are not reviewed by the CABs**





Abandonment Findings

Staff is able to make all 3 required findings, as detailed in the staff report on page 9.

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



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 conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0004 for Kristen and James Yasord, having made all three findings in accordance with Washoe County Code Section 110.806.20