

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

Abandonment Case Number WAB22-0012 (Wilson)

November 1, 2022

3315 Mt Rose Hwy

• APN 142-242-13

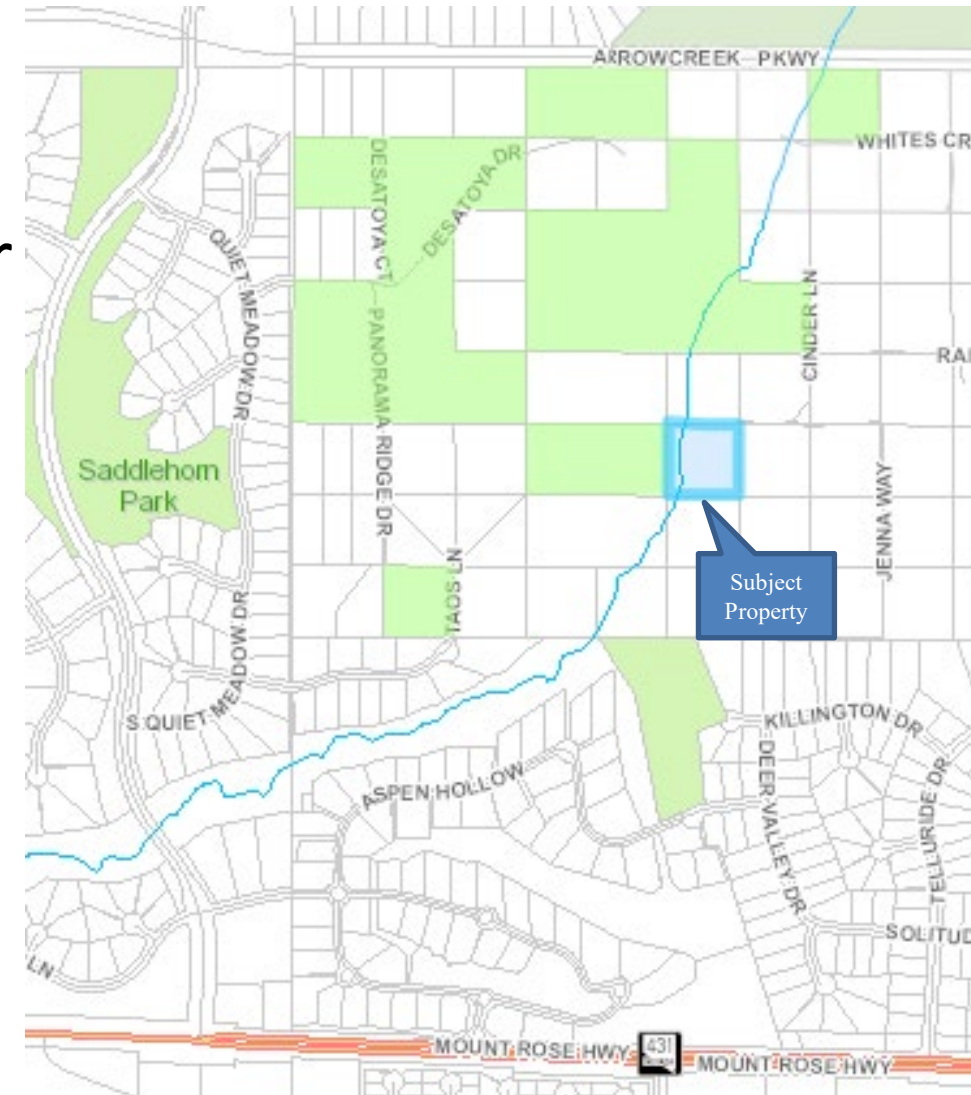


Vicinity Map



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- 2.5 acres
- Surrounding parcels developed with single-family dwellings and accessory structures or are vacant
- In the Southwest Truckee Meadows Area
- 32% High Density Rural (HDR), 68% General Rural (GR)



Request



The request is for:

- An abandonment of 33' right-of-way easements on the north, west, and south borders of the parcel
- An abandonment of 33' public utility easements on the north, west, and south boarders of the parcel

Site Plan



Evaluation

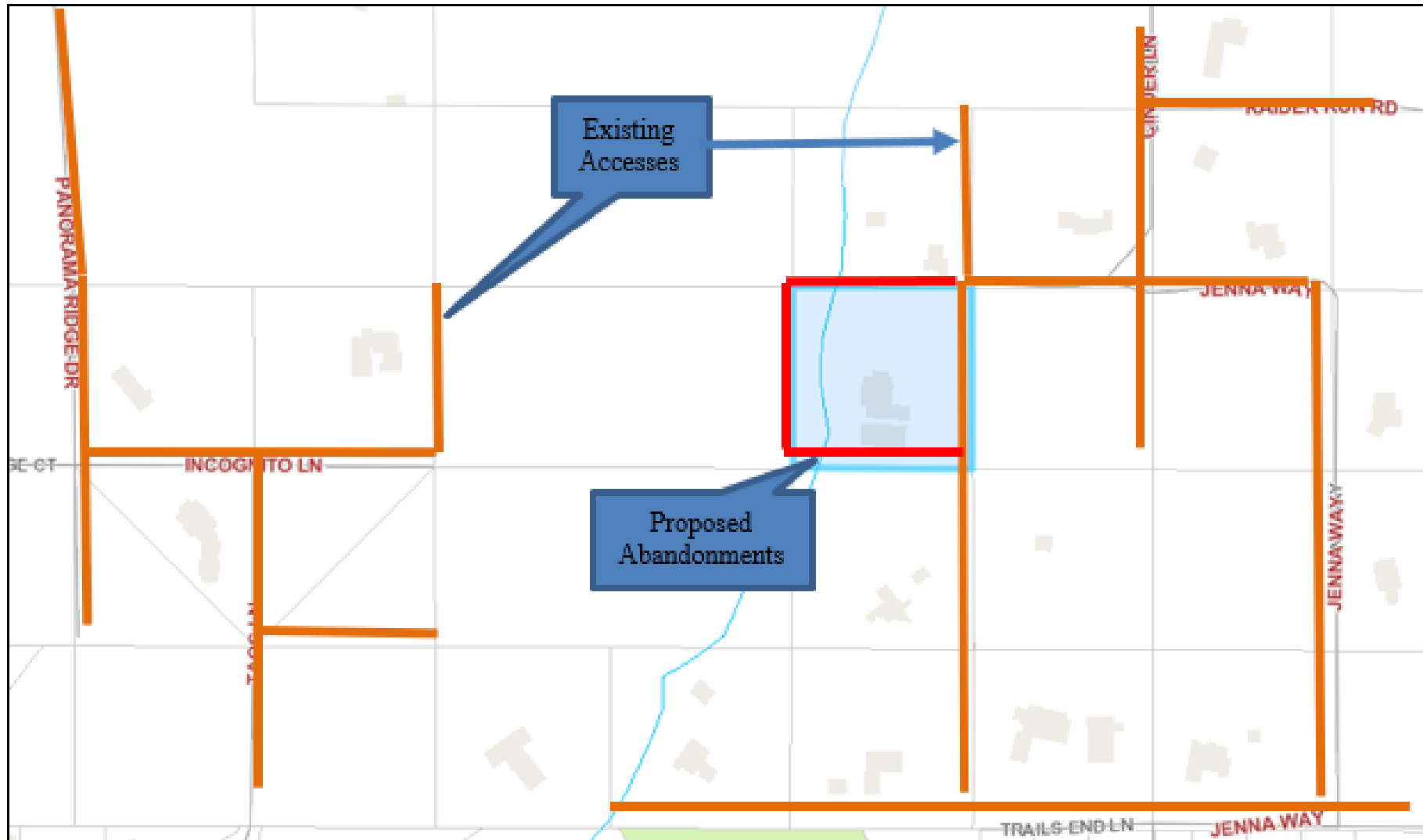


- Significant slopes on west side of property makes ROW easements less suited to development
- Existing accesses to all parcels potentially impacted by ROW abandonments
- AT&T stated need for southern PUE, and Washoe County Engineering stated need to retain interest in all three



AT&T Lines

Existing Accesses



Reviewing Agencies



- The project application was sent to 16 agencies for review.
- Conditions provided by Washoe County Engineering & Capital Projects and AT&T

Agencies	Sent to Review	Responded	Provided Conditions	Contact
FS - Carson Ranger	X			
Washoe County Building & Safety	X	X		Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Water Rights Manager (All	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X			
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
AT&T	X	X		Bryson Gordon, bg1853@att.com
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X	X		Marc Rohus, marc.rohus@greatbasinwaterco.com

Staff can make all 3 required findings for abandoning the right-of-way easements, 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 Southwest Truckee Meadows 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.

Public Notice



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- 8 Parcels Noticed



Partially 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 partially approve Abandonment Case Number WAB22-0012 for Harry & Paula Wilson, approving the request for abandonment of Washoe County's interest in the right-of-ways and denying the request for abandonment of Washoe County's interest in the public utility easements, 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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