

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

Abandonment Case Number WAB22-0009 (Andelin Ranch)

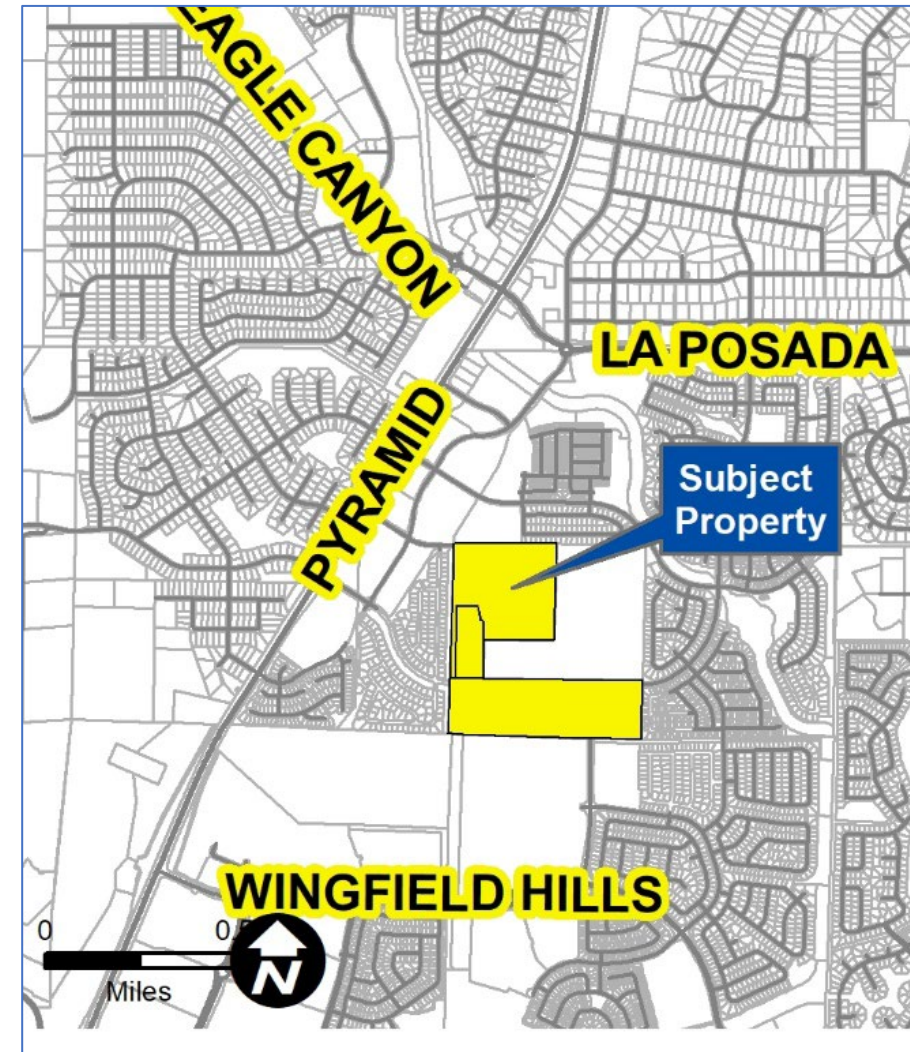
July 5, 2022

Vicinity Map



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- Located at 8100 Pyramid Way & 0 Pyramid Way
- Three parcels: 528-030-13, 528-030-14 & 528-030-16
- Total acreage: 98.547
- Surrounding parcels have been or are currently under development.
- In Sparks Sphere of Influence (SOI), but the City of Sparks asked that Washoe County handle the request because we have processes in place to do so.



Request

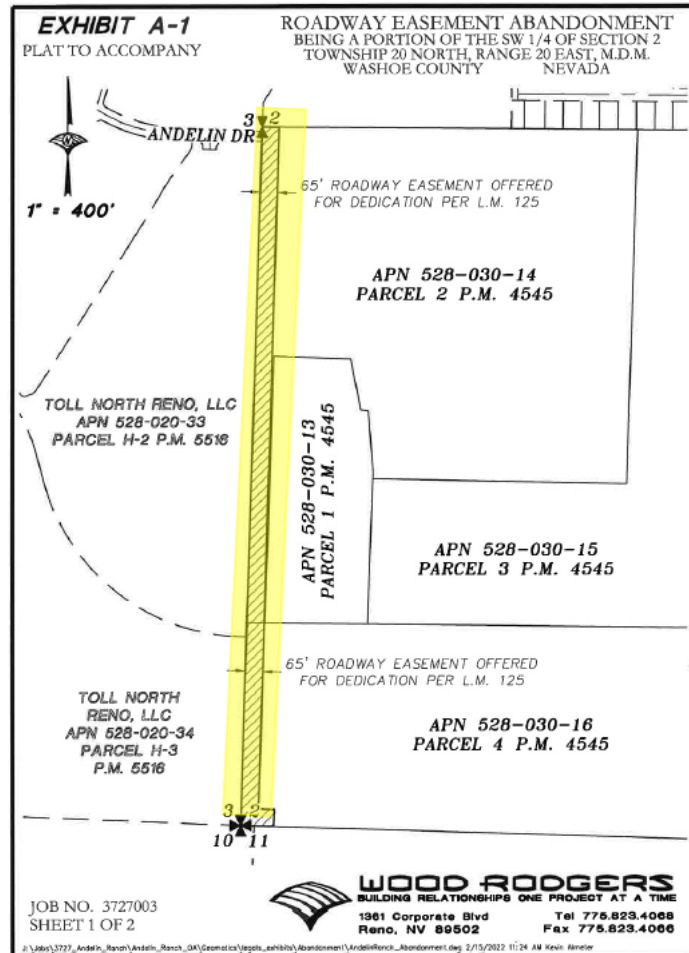
The request is for:

- An abandonment of a 65' roadway easement along the west side of all three subject parcels;
- An abandonment of a roadway easement of varying width that runs along the west side of the two southern parcels (528-030-13 and 528-030-16).

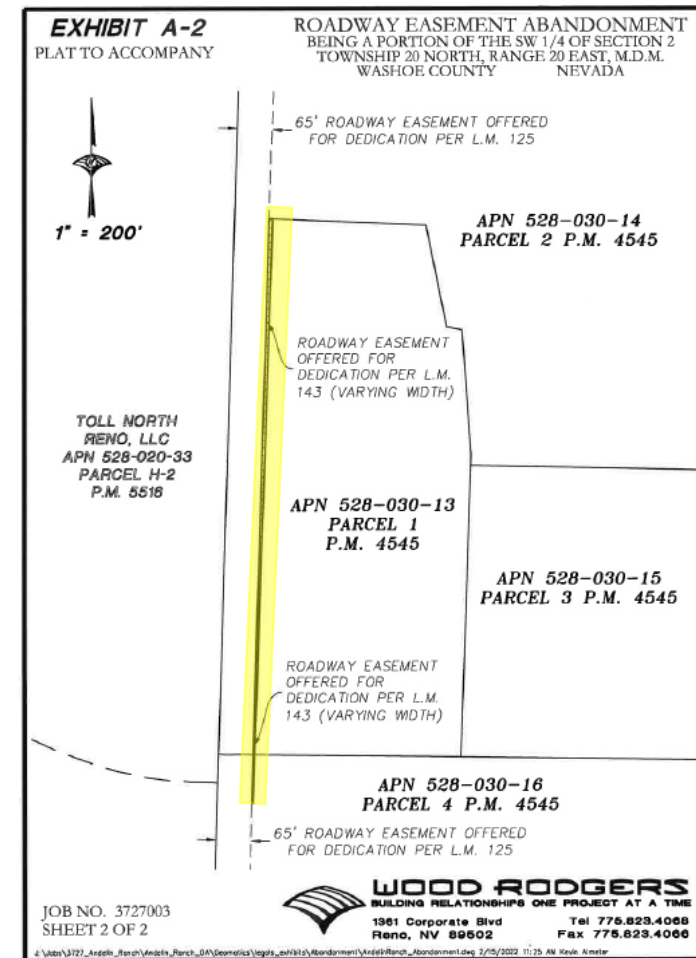
Site Plan



Abandonment of 65' roadway easement



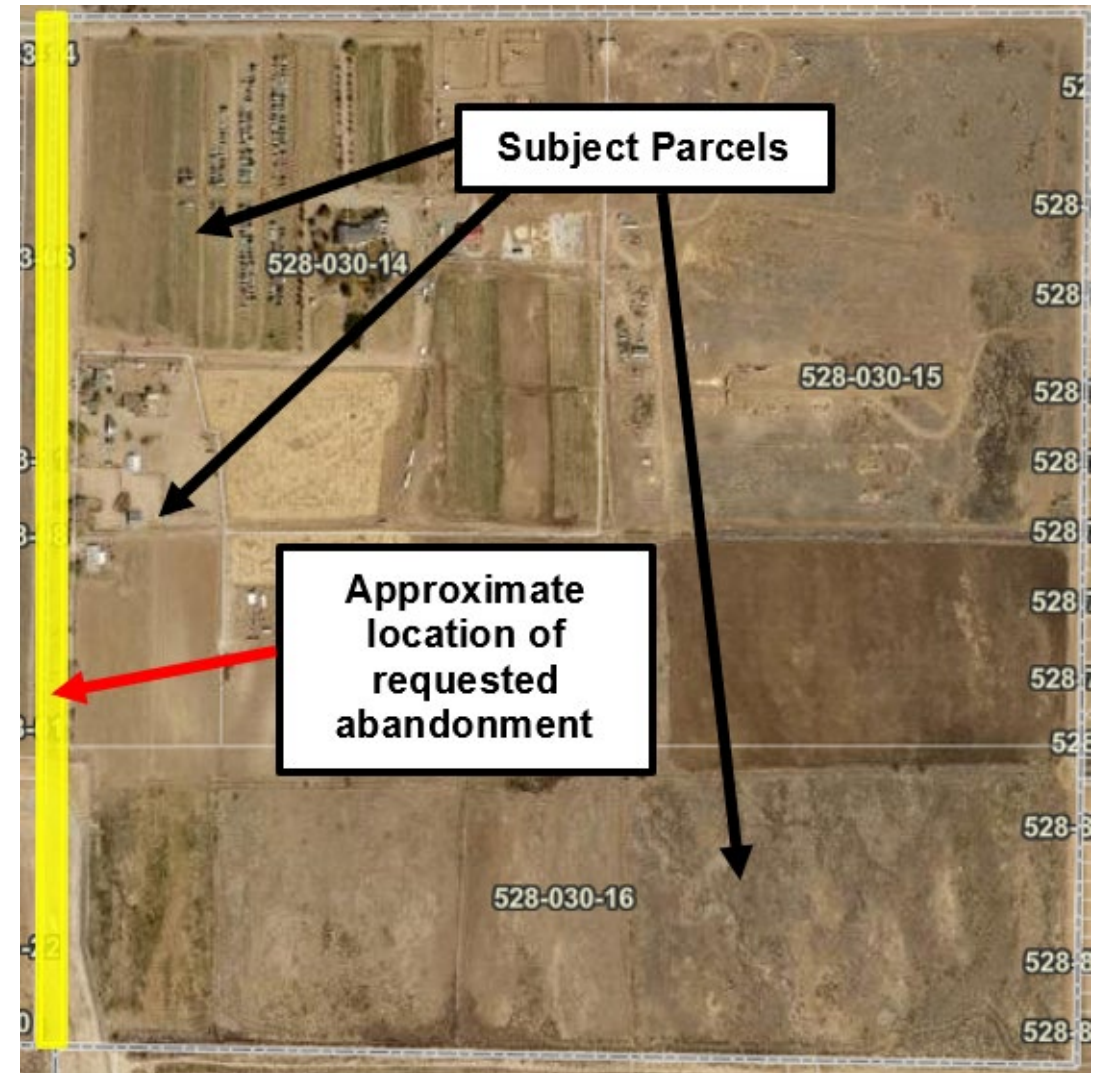
Abandonment of varying-width roadway easement



Evaluation



- The northern and southern parcels have existing legal accesses that will not be modified by this request.
- Washoe County Engineering submitted a condition requiring a minimum 20' access easement over a roadway to provide access to parcel 528-030-13.
- Truckee Meadows Fire Protection District submitted a condition ensuring fire apparatus access.



Reviewing Agencies



- The project application was sent to 20 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
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Rober Wimer, rwimer@washoecounty.gov
Washoe County GIS	X			
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 Traffic	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
Sparks Fire	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Sparks Community Services Dept.	X			
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com

City of Sparks Comment



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From: [Ericson, Jon](#)
To: [Oakley, Katherine](#)
Cc: [Ornelas Jr, Armando](#); [Rundle, James](#)
Subject: RE: WAB22-0009 Andelin Ranch Abandonment Request for Comment
Date: Thursday, June 9, 2022 4:36:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Kat,

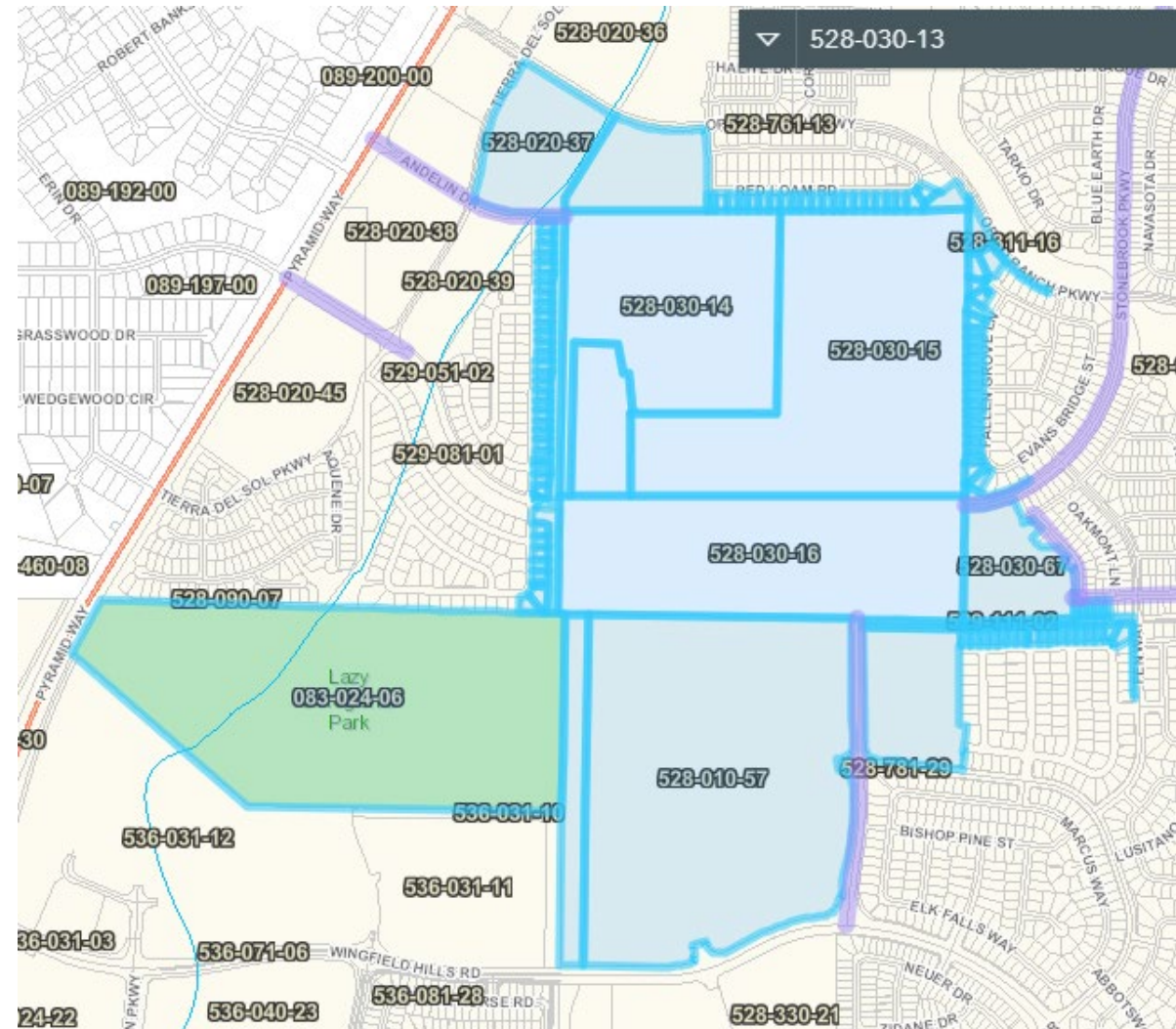
We do not have any concerns with the abandonment. Thanks, Jon

Jon R. Ericson, P.E., PTOE
City Engineer
City of Sparks
Community Services Department
Engineering Division
(O) (775) 353-7809

Public Notice



- 117 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 Spanish Springs 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 Abandonment Case Number WAB22-0009 for Andelin Family Trust, 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

Kat Oakley, Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



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