

Washoe County Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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# Abandonment Case Number WAB24-0001 (Cote and Stevens)

March 5, 2024

Located at 2305 Kelly  
Canyon Rd & 1435 Casey  
Ranch Dr



# Request



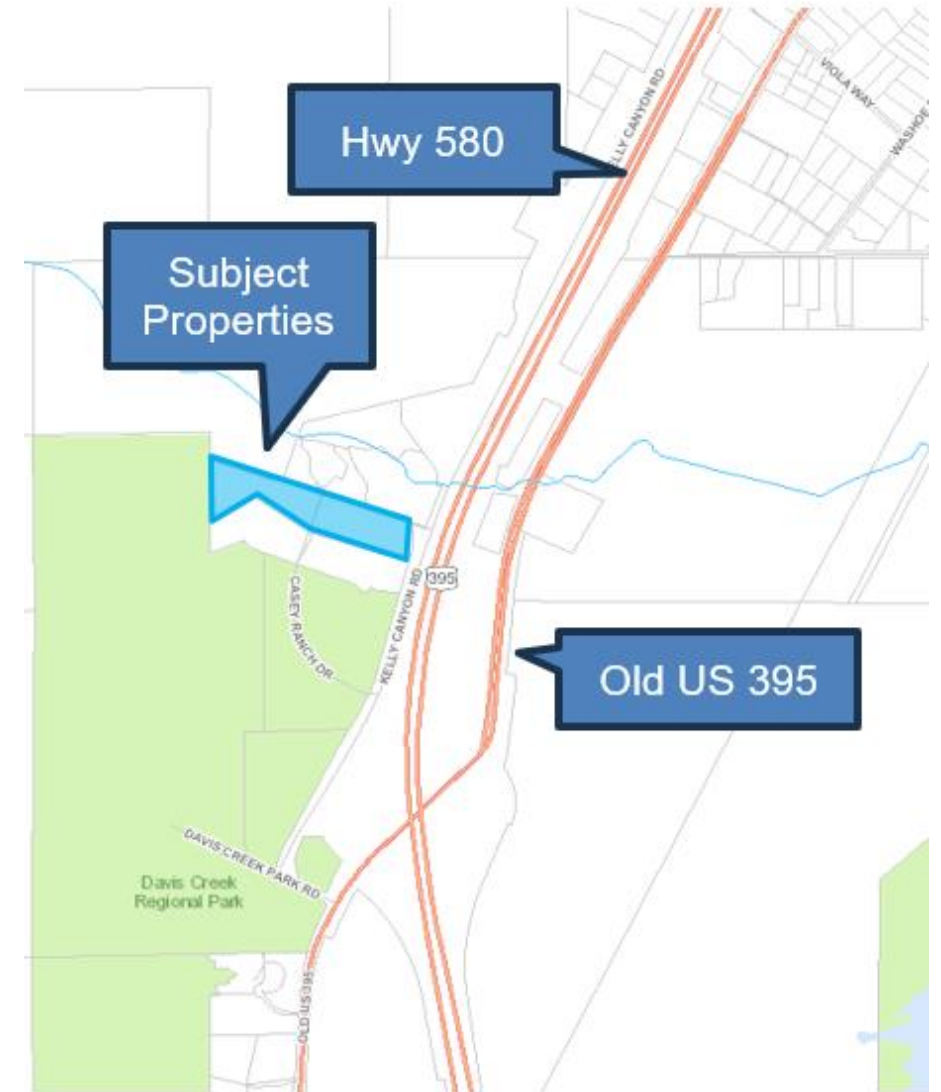
The request is for:

- An abandonment of a 50' easement for Winters Creek Lane
- An abandonment of a 50' easement for Casey Ranch Drive, excluding a 20' emergency turnaround easement

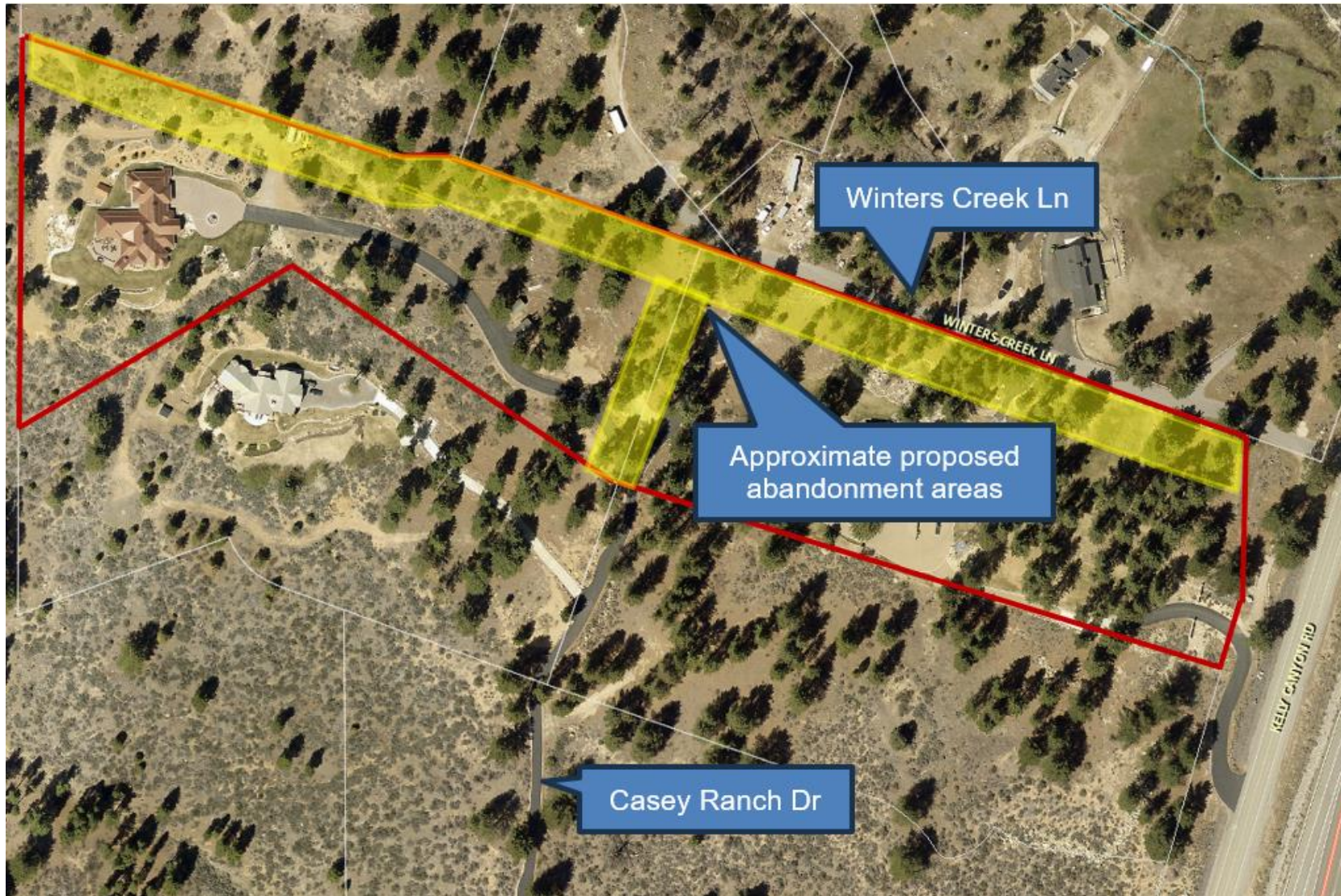
# Background



- APN: 046-051-42 & 046-051-37
- 5.17 & 4.982 acres
- Other parcels abutting easement developed with single-family dwellings or are public lands (county/federal)
- Approved in 2010 but never recorded



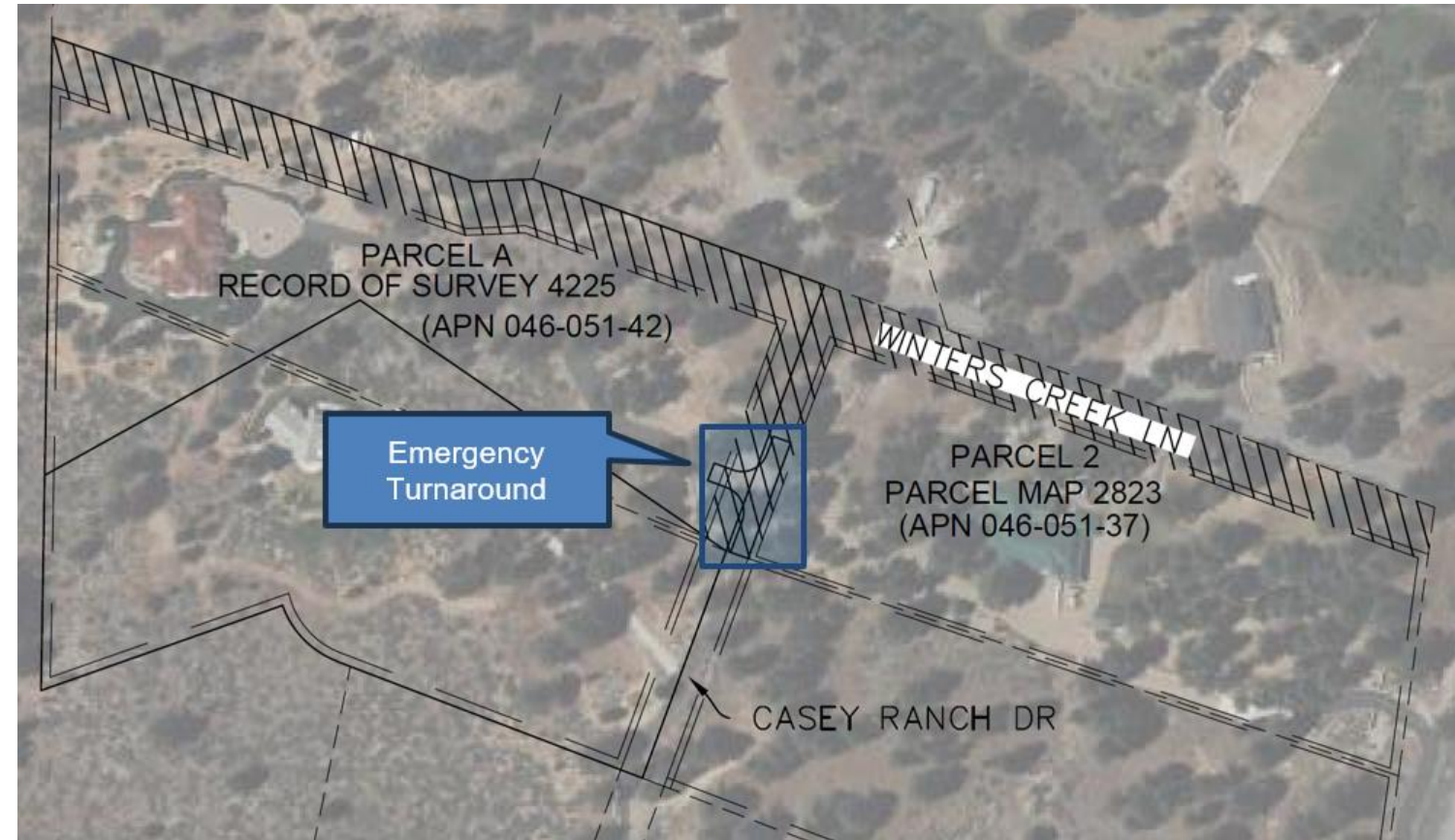
# Site Plan



# Evaluation



- Winters Creek Ln developed in easement north of subject properties; proposed abandoned area not utilized for road
- Casey Ranch Rd not developed through subject properties and not needed for access
- Emergency access turnaround



# Reviewing Agencies

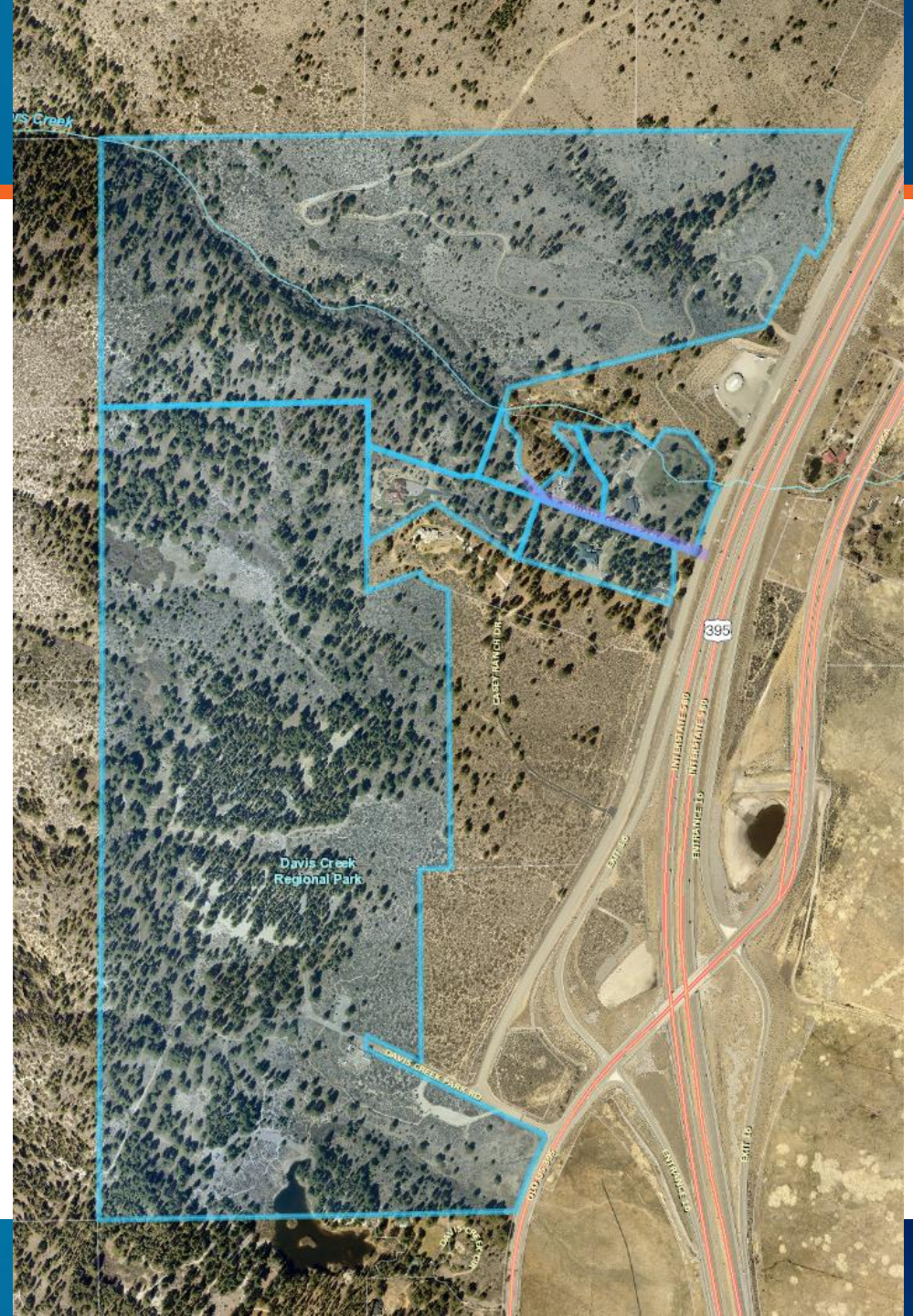


- Reviewed by 12 agencies
- Engineering indicated no concerns
- WC Parks and Open Space reviewed and had no concerns about park access

Agencies	Sent to Review	Responded	Provided Conditions	Contact
FS - Carson Ranger District	X			
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov
NNPH EMS	X	X		April Miller, EMSProgram@nnph.org
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
AT&T	X	X		Cliff Cooper, cc2132@att.com
NV Energy	X			

# Public Notice

- 7 parcels noticed





Staff can make all 3 required findings, as detailed on pages 7-8 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 Abandonment Case Number WAB24-0001 for Cote and Stevens, 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, Senior Planner  
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775-328-3628



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