



Abandonment Case WAB17-0004 (Old Mount Rose Highway)

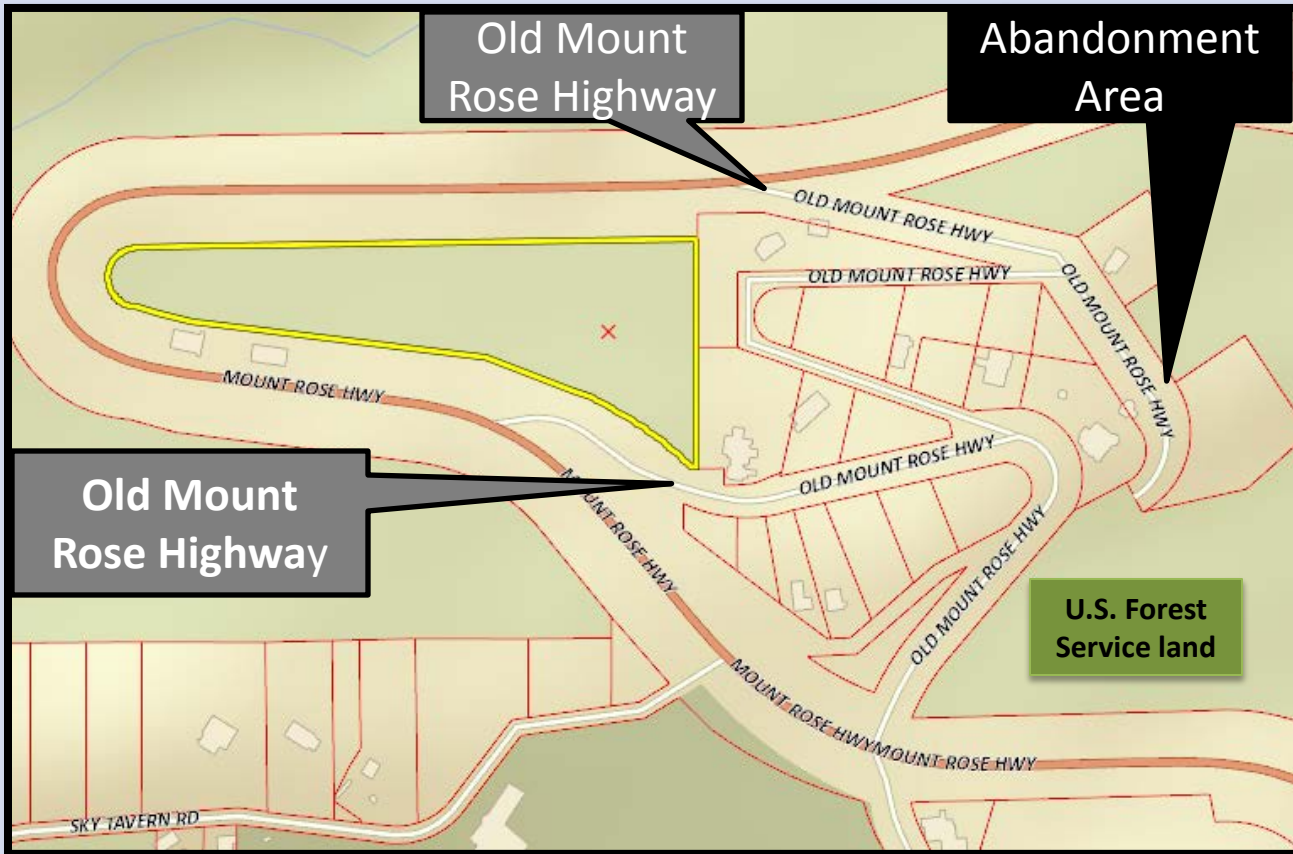


Washoe County *Planning Commission*
December 5, 2017



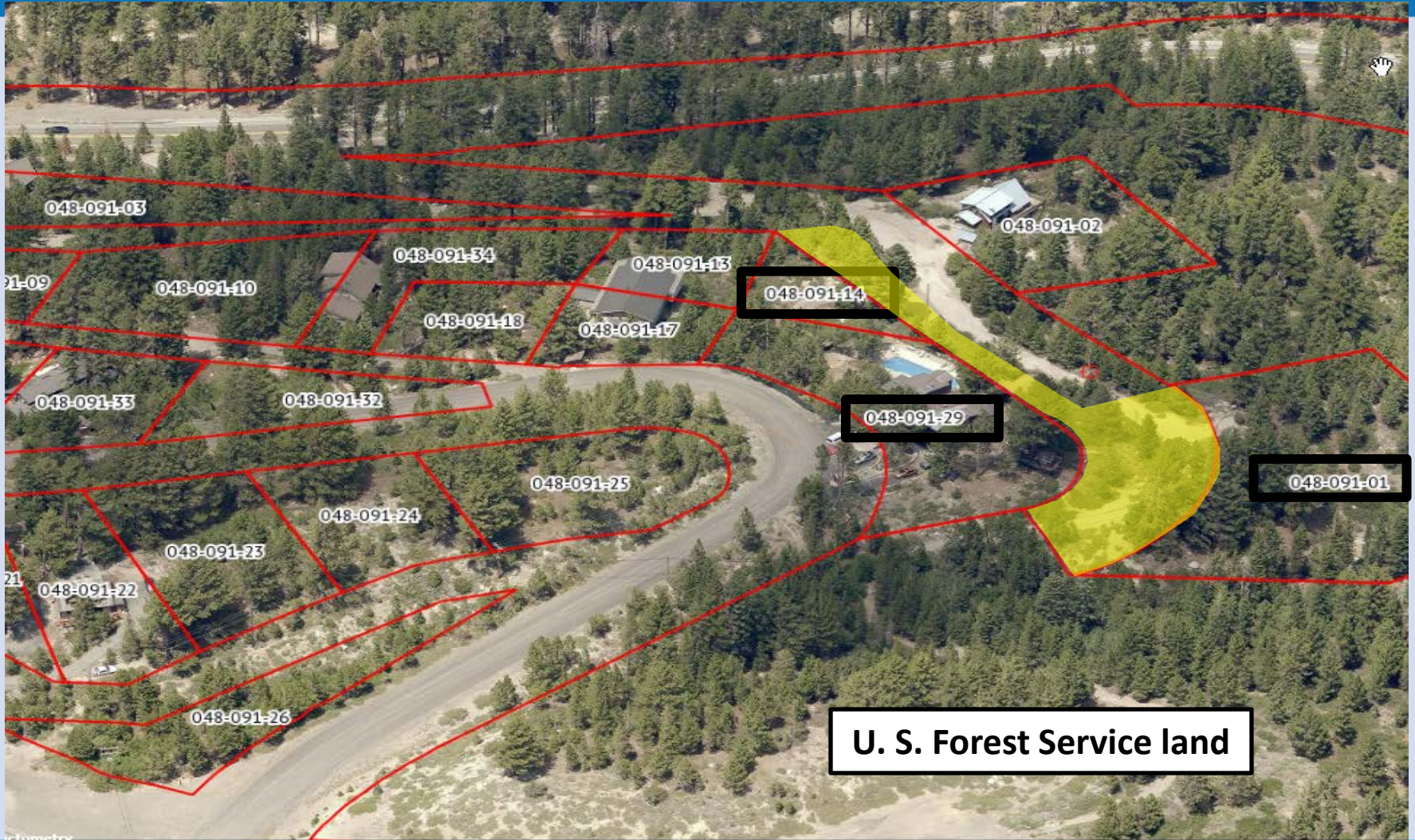
Overview

- There are 2 sections of Old Mount Rose Highway
- The abandonment section dead ends into US Forest Service property





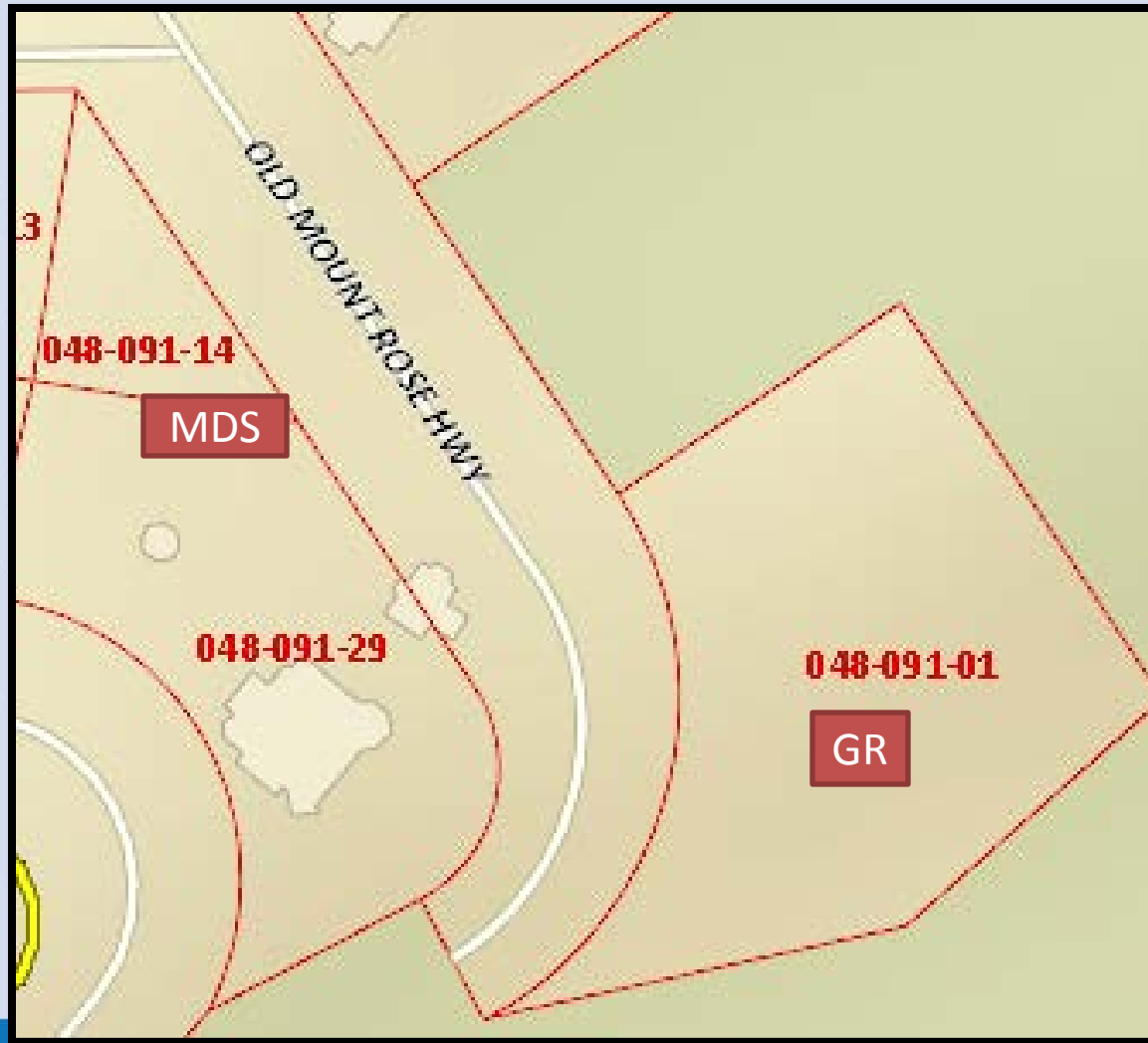
Overview





Overview

- The applicant's parcel 048-091-01 is on the east side of Old Mount Rose and zoned General Rural (GR)
- Parcels 048-091-29 and 048-091-14 on the west side are zoned Medium Density Suburban (MDS)





Overview



Property line
stake

For the parcels on the west side the abandonment will provide the required 20 foot setback for MDS zoning requirement

Currently a portion of an outbuilding is not located on the property



Overview



The road is over grown and not well maintained



Overview



**The end of
the road
terminates
into U.S.
Forest
Service land**



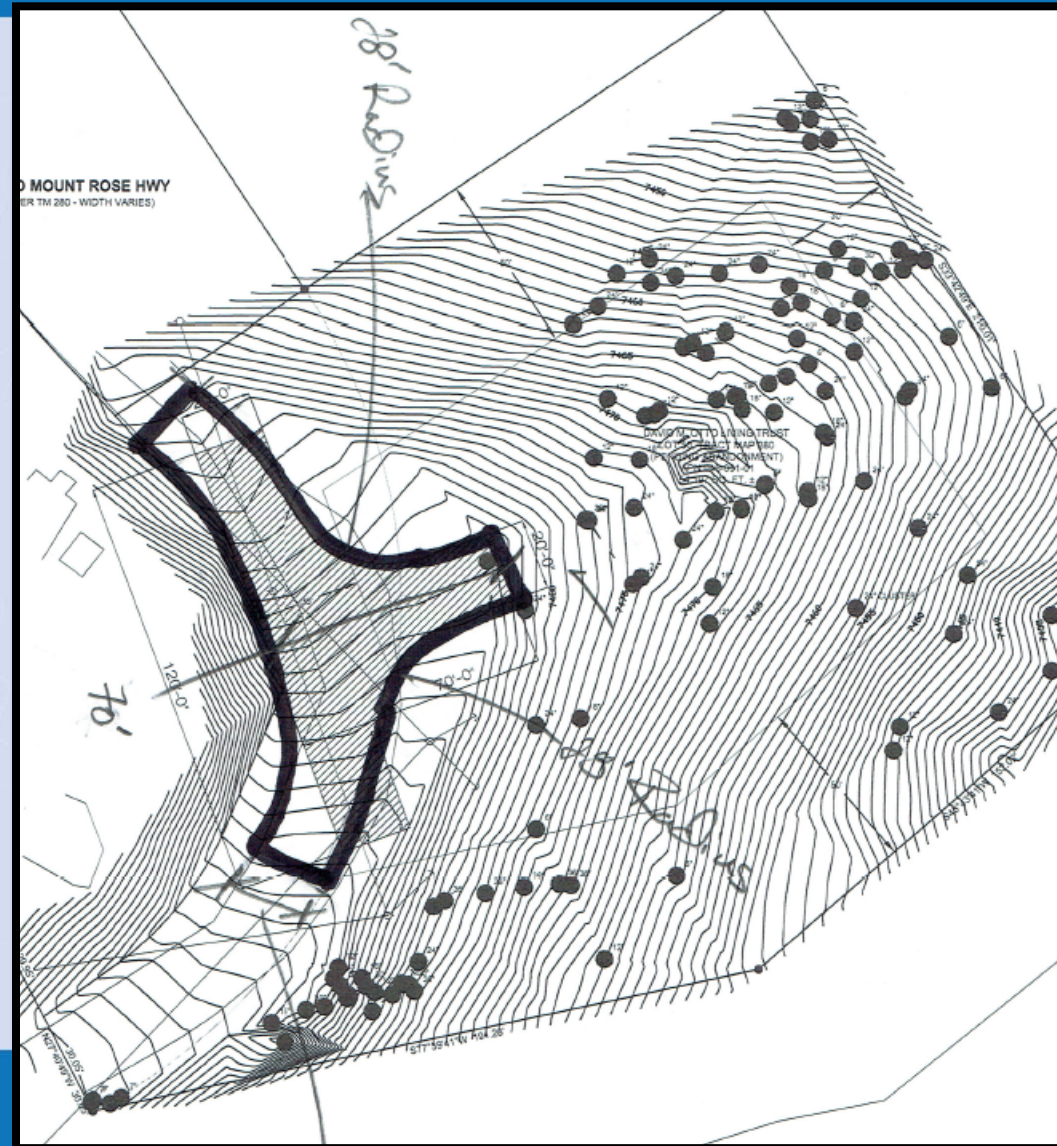
History

- **This section of Old Mount Rose Highway was created with the Mt. Rose Bowl subdivision in 1944.**
- **Nevada State Department of Transportation (NDOT) relinquished the road in Washoe County in 1961.**



Request

- The abandonment will allow for construction of a single family home in an area that is flatter and for a hammer head driveway and turnaround to be constructed
- Along with allowing the neighboring property to meet required setbacks





Analysis

- **NRS allows the Planning Commission to vacate easements if the public will not be materially injured**
- **Adjacent properties are not negatively affected**
- **Surrounding properties will continue to have the same access to their properties**



Agency Review, Public Notice & STMWV CAB

- **2 of the 7 reviewing agencies provided comments**
- **The abutting property owners were noticed**
- **Legal notice was posted in Reno Gazette Journal**
- **No public comments received**
- **Abandonments are not reviewed by the CAB's**



Conditions of Approval

- **Conditions of Approval are attached as Exhibit A to the staff report**
- **However, the Conditions of Approval have been updated and the updated Conditions have been handed out**
- **Changes have been made to provide a public easement from the terminus of Old Mount Rose Highway to U.S. Forest Service land**



Updated Conditions of Approval

Washoe County Planning and Building Division

- b. Prior to the recordation of the Resolution and Order of Abandonment, the applicant shall submit to the County Engineer for review and approval, a description prepared by a registered professional, of the offer of dedication to be abandoned and replacement of private **and public** access.

Washoe County Engineering and Capital Projects

- e. A **20 foot wide** reciprocal access and public utility **relocatable** easement, for the benefit of all parcels abutting the area to be abandoned, **for the purpose of public access, including emergency and vegetation management, from the terminus of Old Mount Rose Highway to U.S. Forest Service parcel 048-050-05** shall be granted and recorded **prior to the recordation of the Resolution and Order of Abandonment**. The County Engineer **and the U.S. Forest Service** shall determine compliance with this condition.



Abandonment Findings

Staff is able to make all 3 required findings, as detailed in the staff report on Page 10

- 1. Consistency with Master Plan & Area Plan**
- 2. No detriment to the public**
- 3. Existing public utility easements can be relocated to provide similar or enhanced service**



Recommendations

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 WAB17-0004 is being recommended for approval with the conditions as updated in Exhibit A.



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 in the updated Exhibit A to this matter, Abandonment Case Number WAB17-0004 for David M. Otto, having made all three findings in accordance with Washoe County Code Section 110.806.20.