



# WAB21-0006 Liles Abandonment



***Washoe County Planning Commission  
September 7, 2021***



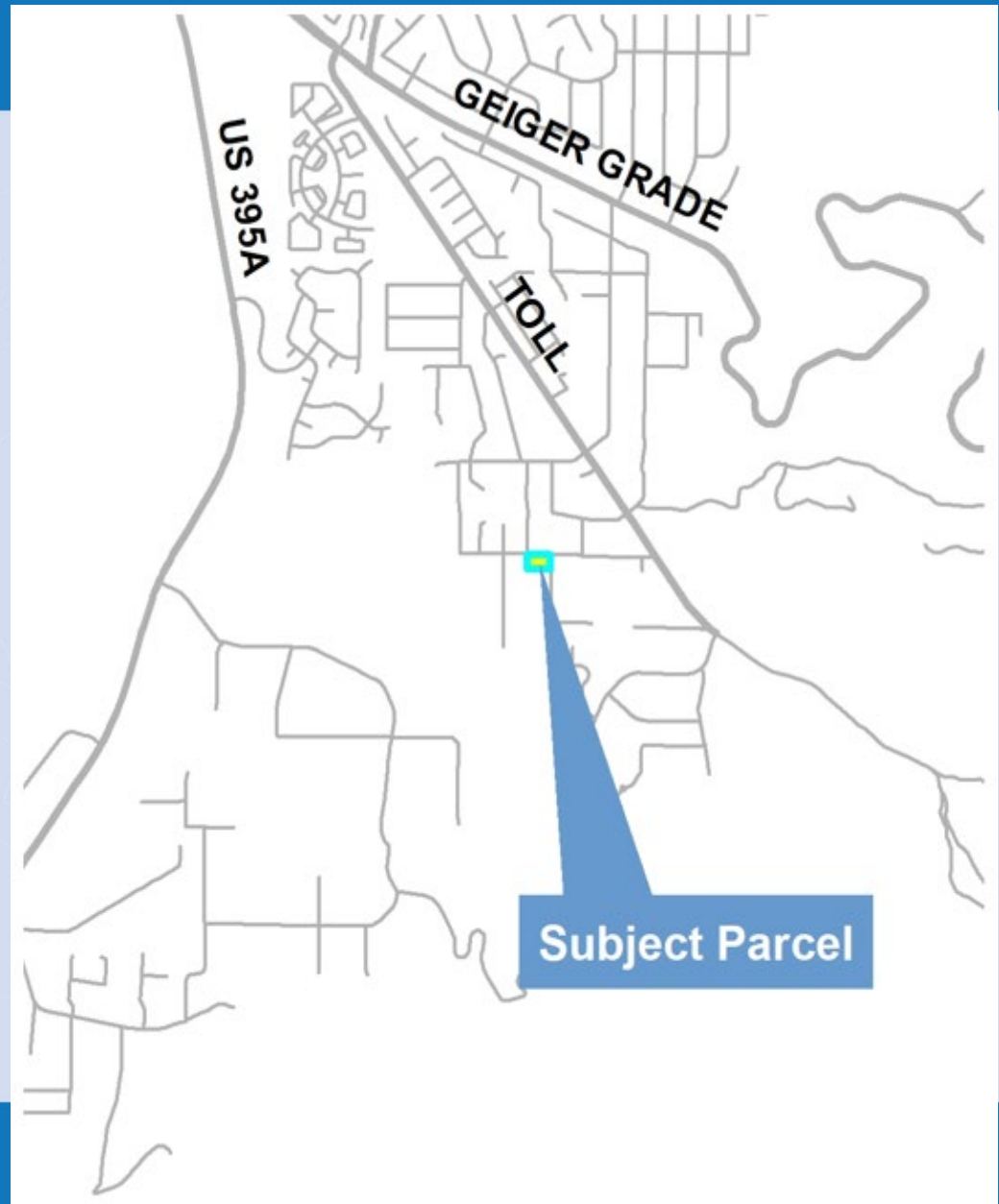
# Background/Request

- The applicant is requesting to abandon 13 feet of an existing 33-foot access easement on the western property line of their parcel. This would reduce the access easement from 33 feet to 20 feet.
- The property has a regulatory zone of Medium Density Suburban (MDS), with 20-foot front and rear yard setbacks and 8-foot side yard setbacks.



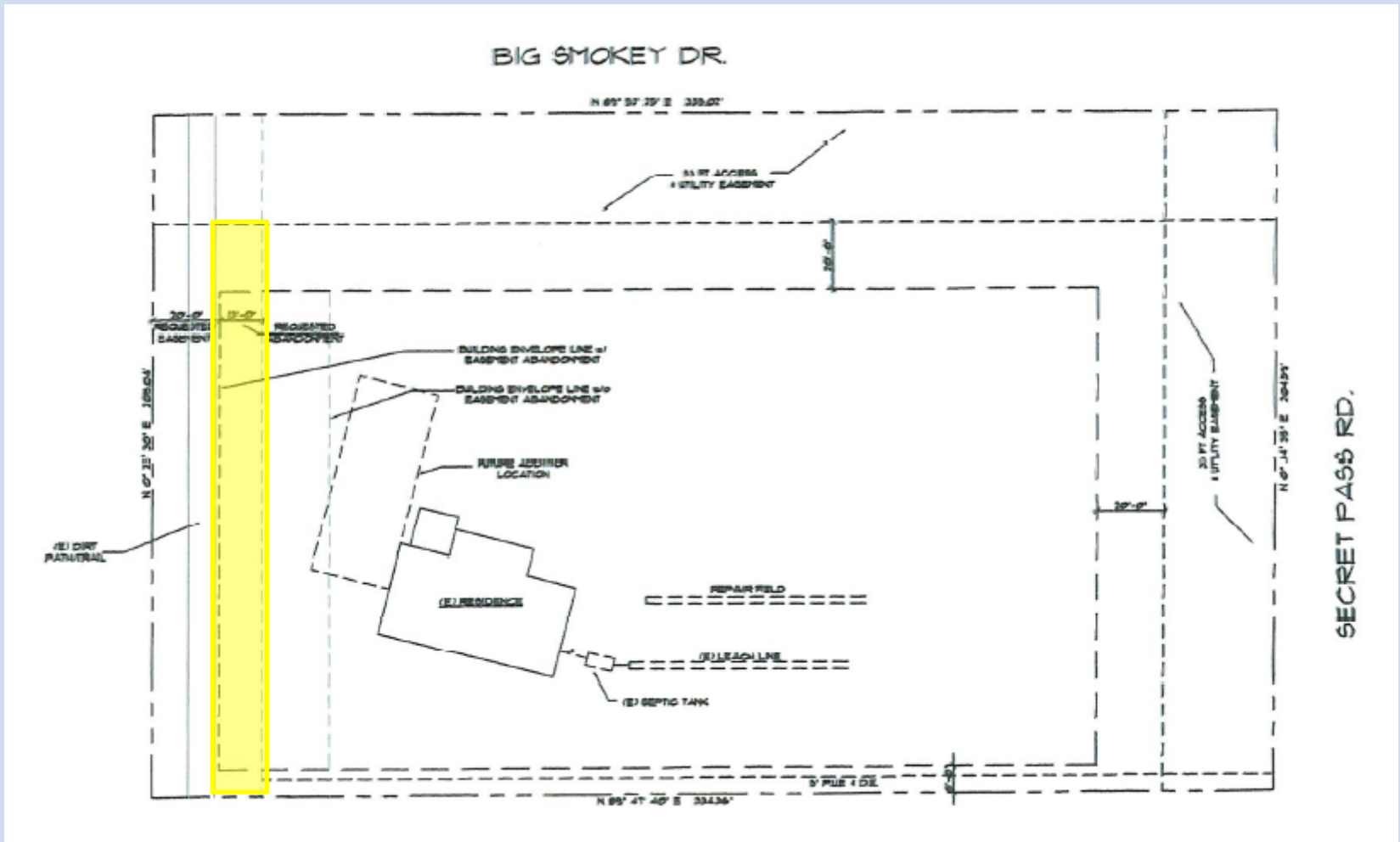
# Vicinity Map

The parcel (APN: 017-200-21) is located in the Southeast Truckee Meadows Area, on Secret Pass Road, off Toll Road.





# Abandonment Details





# Overview

The portion of the easement to be abandoned is on the western property line.

The intent of the partial abandonment is to allow for a 24-foot-wide addition to the current home.





# Analysis

- **Per Washoe County Code Section 110.406.05, when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure.**
- **Due to this code, without an abandonment, the applicant would be required to build 53 feet from their western property line: the 33-foot easement, plus the 20-foot setback. Their proposed addition would extend approximately 5.5 feet into the setback.**

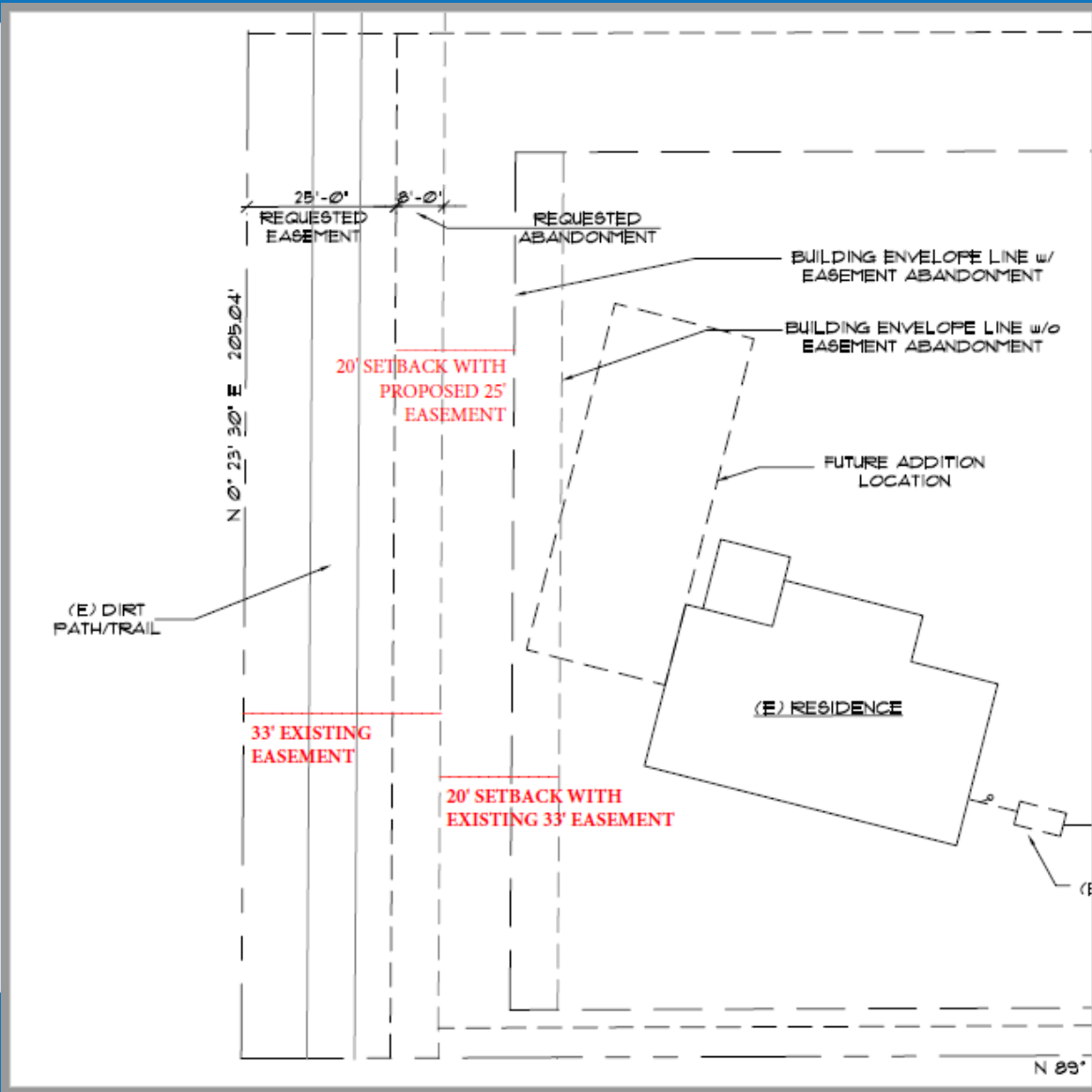


# Analysis

- Washoe County Engineering & Capital Projects submitted a condition requiring the preservation of a 25-foot-wide access easement on the western property line, rather than the requested 20-foot easement.
- Engineering's condition would result in vacating 8 feet of the access easement, rather than the 13 feet requested.
- With a proposed 25-foot access easement, as conditioned by Engineering, the applicant would gain an additional 8 feet of building space and their proposed addition, as shown in the application, would no longer extend into the setback.



# Analysis







# Overview

The applicant's parcel is APN: 017-200-21.

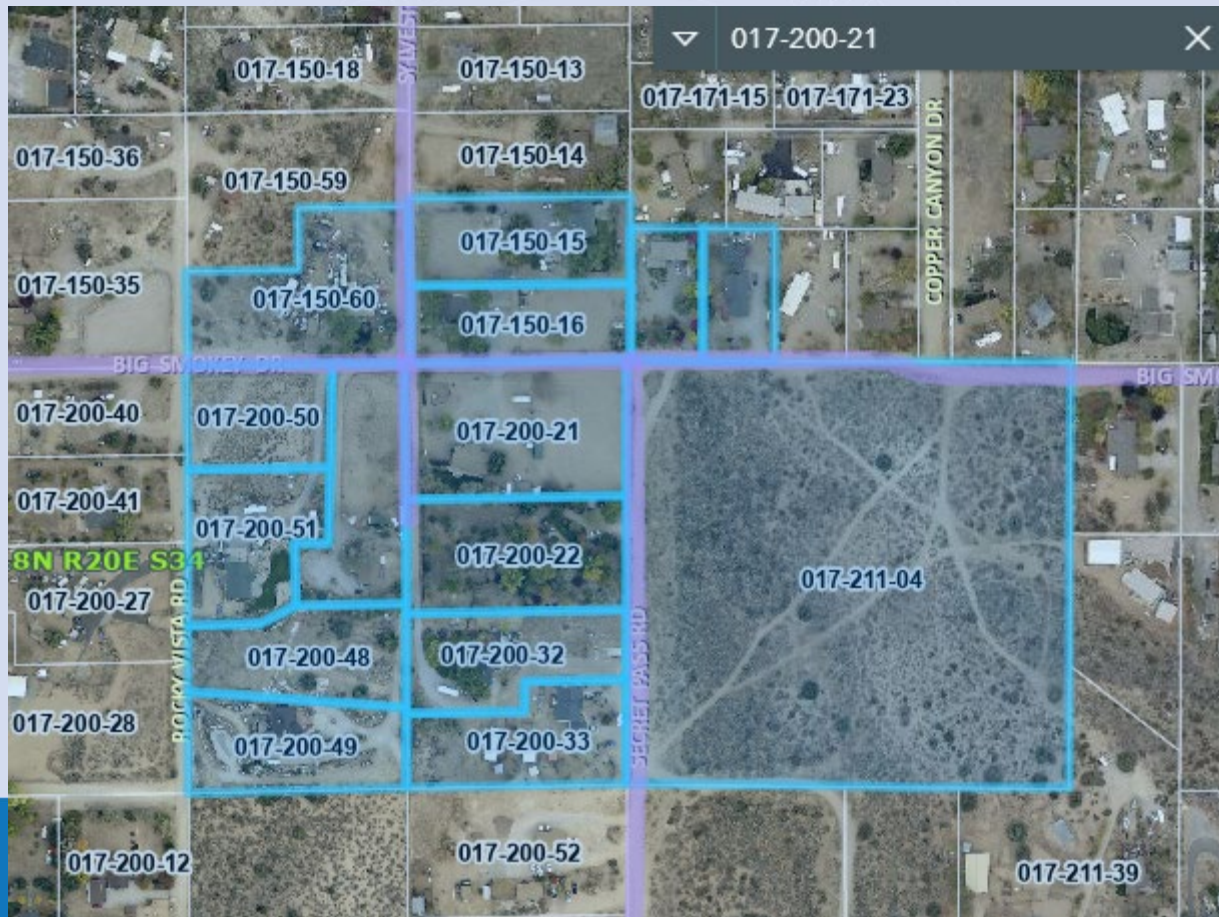
Access remains available to surrounding parcels via Rocky Vista Road, Big Smokey Drive, and Secret Pass Road.





# Public Notice

Notice was sent to 15 property owners adjacent to the proposed abandonment.





# Reviewing Agencies

The project application was sent to 13 agencies for review. One of these agencies provided conditions, which are included in Exhibit A of the staff report.

Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson, P.E., PTOE / <a href="mailto:awolfson@dot.nv.gov">awolfson@dot.nv.gov</a>
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman / <a href="mailto:skirschenman@washoecounty.us">skirschenman@washoecounty.us</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Walter West, P.E. / <a href="mailto:wwest@washoecounty.us">wwest@washoecounty.us</a>
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	David Kelly / <a href="mailto:DAKelly@washoecounty.us">DAKelly@washoecounty.us</a>
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / <a href="mailto:jlawson@washoecounty.us">jlawson@washoecounty.us</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brittany Lemon / <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / <a href="mailto:shafferjam51@gmail.com">shafferjam51@gmail.com</a> & <a href="mailto:brettyler2@gmail.com">brettyler2@gmail.com</a>
AT&T	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



# Abandonment Findings

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public.
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.



# Recommendation – Abandonment

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Abandonment Case Number WAB21-0006 and the nature of the stringent recommended conditions of approval and approve the partial abandonment.



# Possible Motion

**APPROVAL:** 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, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0006 for Danelle Liles to include the abandonment of 8 feet of a 33-foot public access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20