Abandonment Case WAB17-0003

Washoe County Planning Commission

July 5, 2017

LURIE LANE
- 20 Lurie Lane (APN’s 222-060-29, 30, & 31)
- 1/3-mile west of Lakeside Drive
- High Density Rural
- 3 parcels totaling 7.5 acres (2.5 ac. ea.)
Access easement to be abandoned

20' improved access easement to remain
Site Photos
Site Photos

Terminus of abandoned easement
NRS allows the Planning Commission to vacate easements if the public will not be materially injured

No adjacent properties are negatively affected (easement is entirely on the 3 subject parcels)

Surrounding properties have alternative developed access

Easement is not being used and is creating an unnecessary legal (and land use) encumbrance
Reviewing Agencies

- Washoe County Community Services Department
  - Planning & Development
  - Engineering & Capital Projects
- Washoe County Health District, Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- AT&T, NV Energy, and TMWA
Two of the aforementioned reviewing agencies provided comments:

- Engineering is requiring that the applicant submit acceptable legal descriptions and comply with all conditions of approval from reviewing agencies
- TMFPD is requiring a condition that a 50 foot diameter turn around, as originally designed, for emergency vehicles shall be provided/shown on the final map

Revision to Condition of Approval number 3. a. (as attached as exhibit A to the staff report)
Amendment to Condition 3.a.

- **Original condition wording:**
  - Access to the third parcel and an associated turn-around with a 50 foot turn around *radius* for emergency vehicles shall be provided/shown on the final map...

- **Revised condition wording:**
  - Access to the third parcel and an associated turn-around with a 50 foot turn around *diameter*, as originally designed, for emergency vehicles shall be provided/shown on the final map...
10 adjacent/abutting property owners
Legal notice in RG-J
No public comments received
Abandonments are not reviewed by the CAB’s
Abandonment Findings

1. Consistency with Master Plan & Area Plan
2. No detriment to the public
3. Existing easements

- Staff is able to make all 3 required findings, as detailed in the staff report on page 7
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 WAB17-0003 is being recommended for approval with the conditions included as Exhibit A to this staff report, to include an amendment to condition 3.a. changing the word “radius” to “diameter.”
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 as Exhibit A in the staff report, to include an amendment to condition 3.a. changing the word “radius” to “diameter”, Abandonment Case Number WAB17-0003 for Jason Lurie, having made all three findings in accordance with Washoe County Code Section 110.806.20