Old Mt. Rose Highway
Partial Abandonment Request

for
David Otto
&
Martha Cepress and Jimmy Chung
Property Location

Mt Rose Bowl Subdivision Map (1944)

Property is located within The Mt. Rose Bowl, Subdivision #1, Recorded in Washoe County Recorder’s Office in 1944.

- Lots 50 (Otto)
- Lots 43 & 44 (Cepress/Chung)
Property Location

Mt. Rose-Ski Tahoe/Sky Tavern

Parcels Associated with the Abandonment (Highlighted in Red)
Changes to Mt Rose Highway

In the 1930’s, Mt. Rose-Ski Tahoe (A.K.A. Sky Tavern) operated and the Mt. Rose Highway was the access to the Ski Area, terminating at the parking lot.

Over time, the alignment of Mt. Rose Highway changed a couple times and no longer runs through the Mt. Rose Bowl Subdivision.

***Mr. Otto’s property (APN 048-091-01) is located at the end of an unmaintained, wide right-of-way that terminates into USFS property.
Right-of-Way Termination

Cepress/Chung Properties

Otto Property

Right-of-Way Terminates into USFS land

Deteriorated Pavement

Overgrown Creek Crossing
The Right-of-Way of the old roadway varies between 100’ and 60’

USFS Property Marker outside of Right-of-Way (Circled for Visibility)
Approximately 3½ hours prior to the November Planning Commission hearing, the USFS got back to me with some comments noting that they would like to retain the allowance for public access crossing the property onto forest service land, and retain a through route for fire access and fuel treatment/management.

Modified Condition - Engineering & Capital Projects Condition

e. A reciprocal access and 20 foot wide public utility relocatable easement, for the benefit of all parcels abutting the area to be abandoned; 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 Order of Abandonment. The County Engineer and U.S. Forest Service shall determine compliance with this condition.
Existing Right-of-Way Width

Article 406
BUILDING PLACEMENT STANDARDS

Sections:
110.406.00 Purpose
110.406.05 General
110.406.10 TRPA Standards
110.406.15 Double Counting Yards
110.406.20 Combining Lots
110.406.25 Unobstructed Yards
110.406.30 Front Yards
110.406.35 Side Yards
110.406.40 Rear Yards
110.406.45 Lot Width
110.406.50 Fences, Walls or Perimeter Planting

Section 110.406.05 General. The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1. These requirements may be modified pursuant to Article 408, Common Open Space Development. All required yard setbacks are measured from the property line with the following exception: when an access easement traverses a portion of a property and has a total width of twenty (20) feet or more, or is maintained by the County, the required yard setback is measured from the easement edge closest to the proposed structure.

Section 110.406.00 Purpose. The purpose of this article, Article 406, Building Placement Standards, is to set forth the regulations governing the placement of buildings on a lot.
Existing Paved Road Location

Cepress/Chung Properties

Otto Property

Photo 1

Photo 2
Questions