Washoe County Planning Commission

February 6, 2018

SCHAMBACK
- 16220 Mt. Rose Hwy (APN 049-090-01)
- Immediately south of Mt. Rose Highway
- Low Density Suburban
- 1 acre
Site Plan

40-ft. access easement to remain

Existing leach lines

Access easement to be abandoned
Simplified Site Plan

Access easement to be abandoned

LEGEND
- Easement to be abandoned
- Easement to remain
- Property line
- Existing septic tank and leach lines
- Areas of new addition
Assessor Map

Access easement to be abandoned

Property line
Site Photos
Reviewing Agencies

- Washoe County Community Services Department
  - Planning & Building
  - Engineering & Capital Projects
  - Utilities
  - Regional Parks & Open Space
- Washoe County Health District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- US Bureau of Land Management
- US Forest Service
- Washoe-Storey Conservation District
- AT&T, NV Energy, TMWA, Charter and Paiute Pipeline
Public Notice

- 4 adjacent/nearby property owners
- Legal notice in RG-J
- No comments received
Analysis

- NRS allows Planning Commission to vacate patent easements no longer needed for public
- No properties negatively affected by request
  - Adjacent properties have alternative developed access
Abandonment Findings

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

PLUS

4. Public purpose
Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Planning Commission approve, with the conditions included as Exhibit A to this matter, Abandonment Case WAB17-0006 for Harold Schamback, having made all three findings in accordance with Washoe County Code Section 110.806.20, and the additional finding required by NRS for government patent easements.