

CORSTORPHINE PROPERTY EASEMENT ABANDONMENT

WAB21-0001

**PLANNING COMMISSION
MARCH 2, 2021**

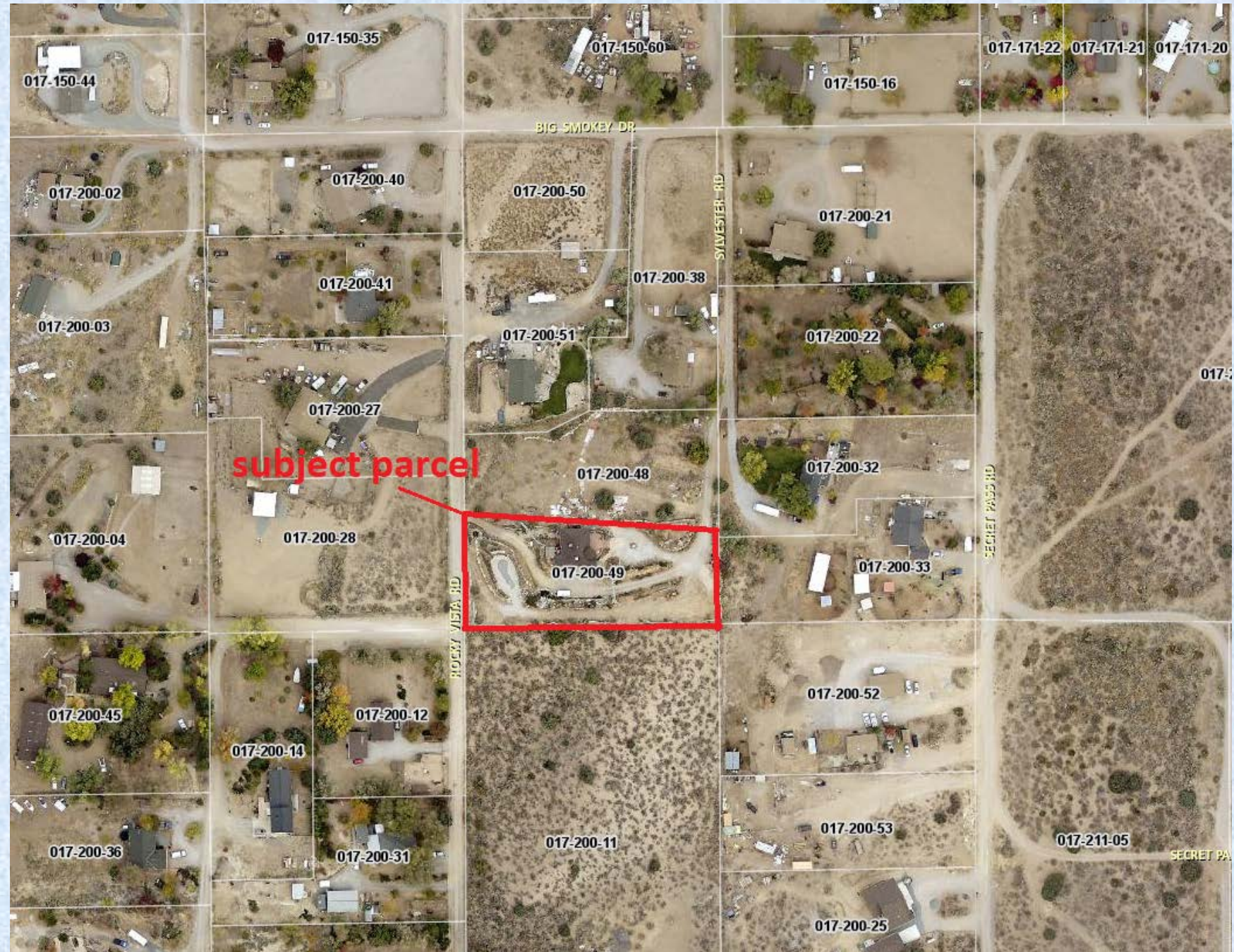


LOCATION

15850 Rocky Vista Road
(south of Toll Road and Big
Smokey Drive)

1.03-acre parcel

Site, and surrounding area
are zoned Medium Density
Suburban (MDS)



PURPOSE OF ABANDONMENT

Remove unregulated access to the parcel

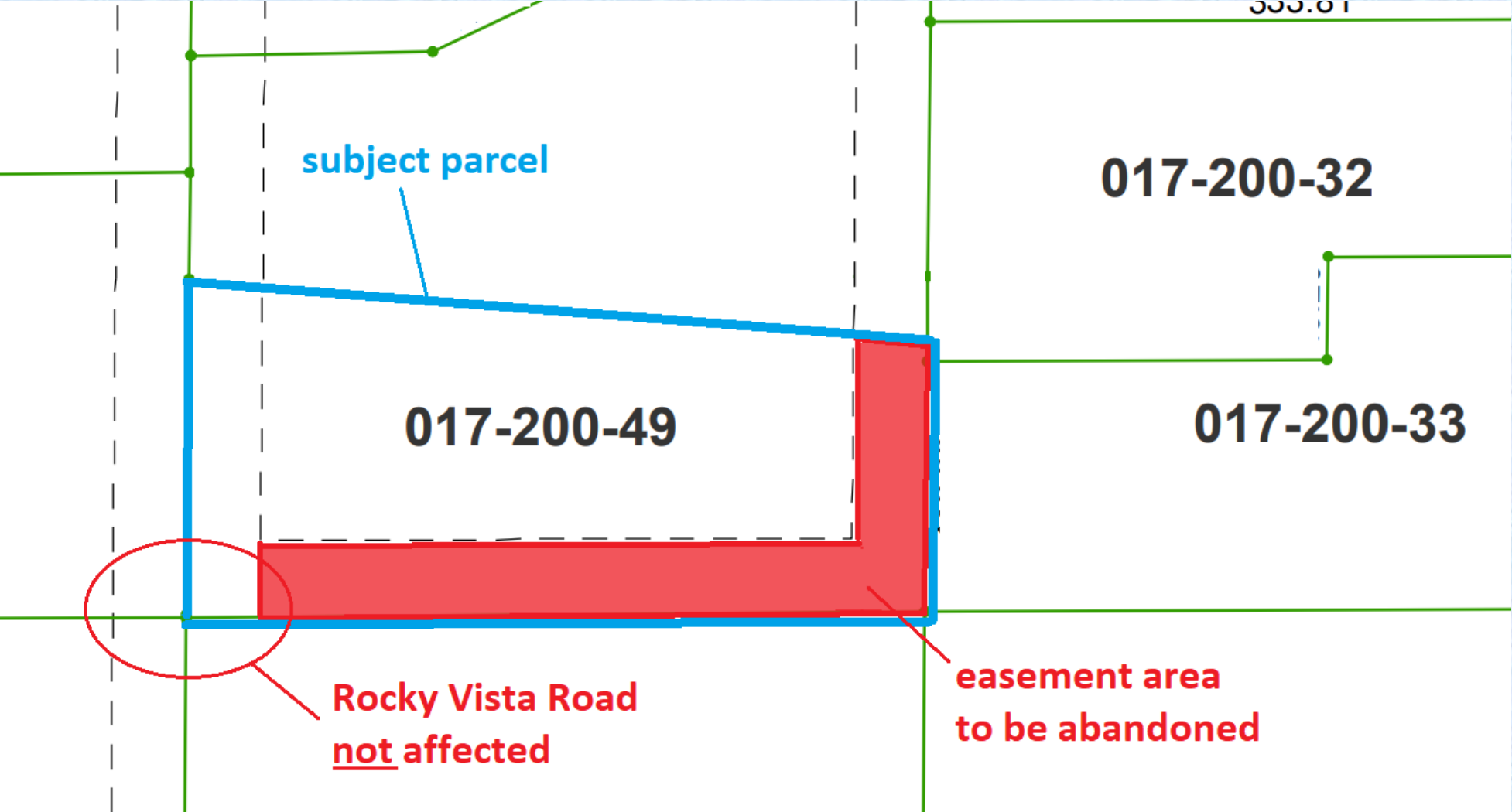
Allow more reasonable siting of accessory building –

- accessory building allowed by zoning code

- current easement forces building onto steep slopes

ABANDONMENT AREA

Existing roads not affected



AERIAL VIEW OF ABANDONMENT AREA

Connection to Rocky Vista Road does not exist and is not practical due to topography.

Not possible to legally access easement area. Vehicle would have to use owner's driveway or climb embankment.

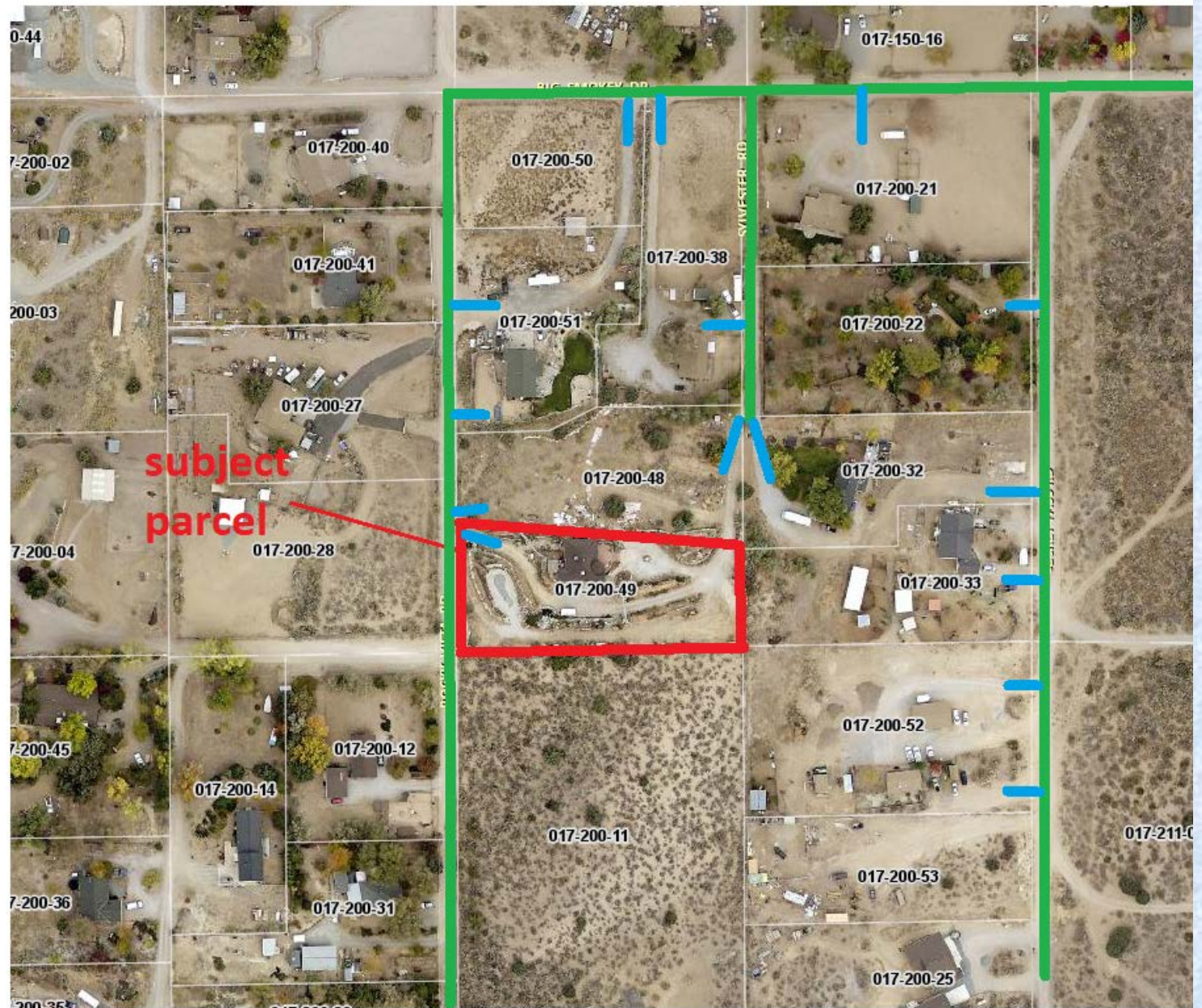


ACCESS

Access to all parcels is maintained.

No existing access pattern is disrupted.

All nearby parcels accessed from Rocky Vista Rd., Secret Pass Rd., or Sylvester Rd.



County road

driveway

DIRT PATHS

Parcel to the north formerly under common ownership.

Owner used to access both parcels along eastern edge.

Parcels are no longer under common ownership and this route is no longer used.

North parcel has two driveways from County roads.

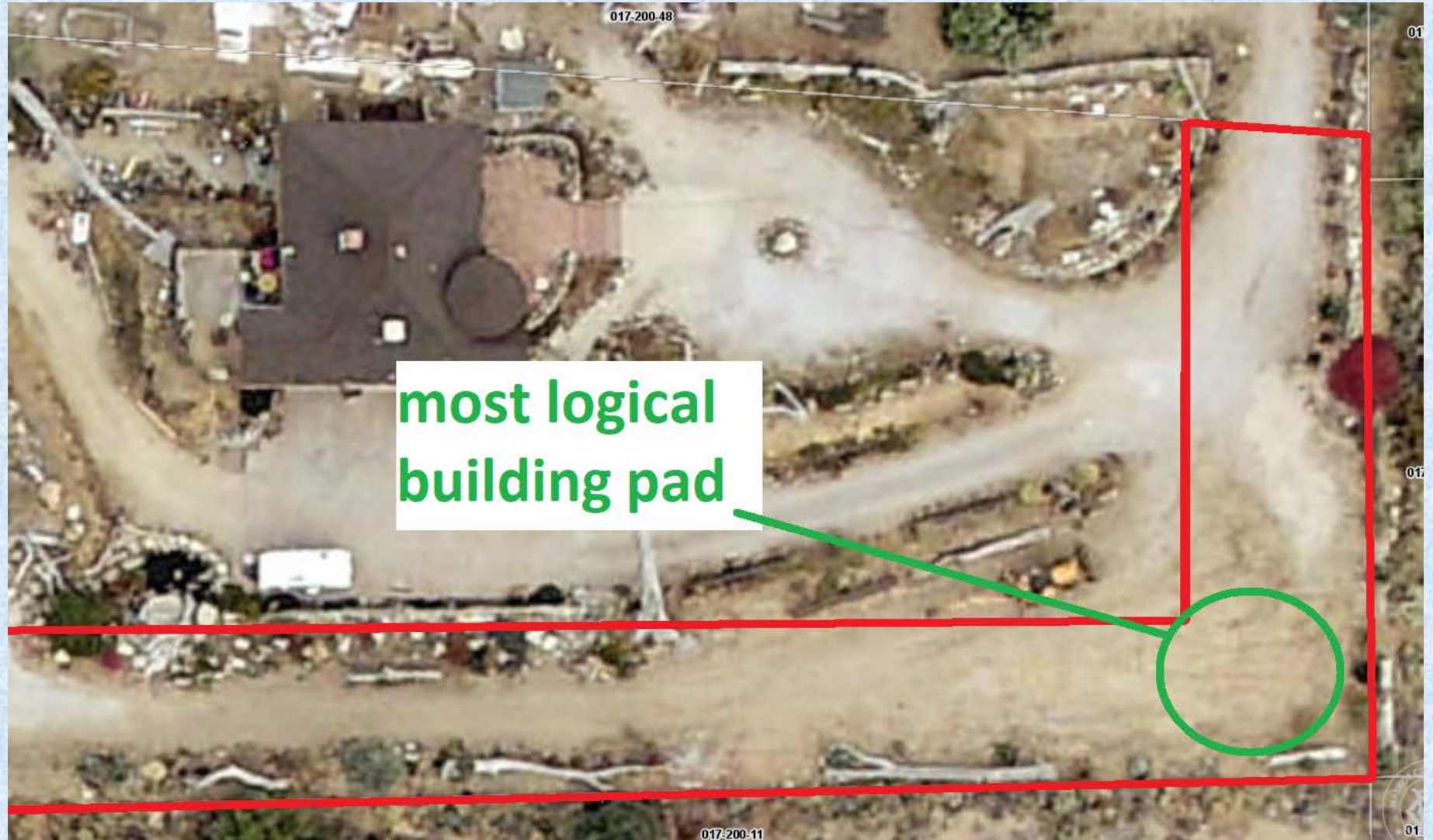


ACCESSORY BUILDING SITE

Existing easement forces accessory building onto steep, rocky slopes.

Grading, rock removal would be required.

With easement removed, accessory building can easily meet setbacks.



SUMMARY

Easement not needed.

County Engineering Department labeled it 'redundant'.

Access patterns not changed.

Removes risk to owner of public claiming right to access the property.