

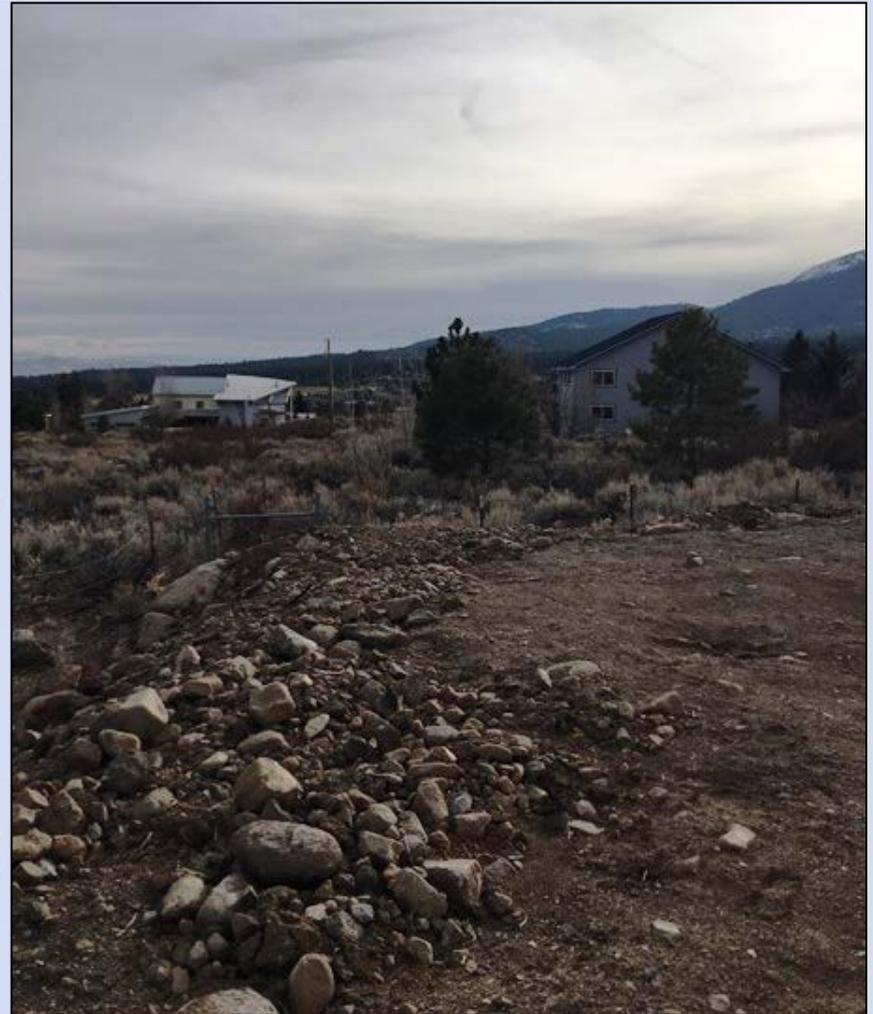


# Abandonment Case WAB17-0006

## Washoe County Planning Commission

*February 6, 2018*

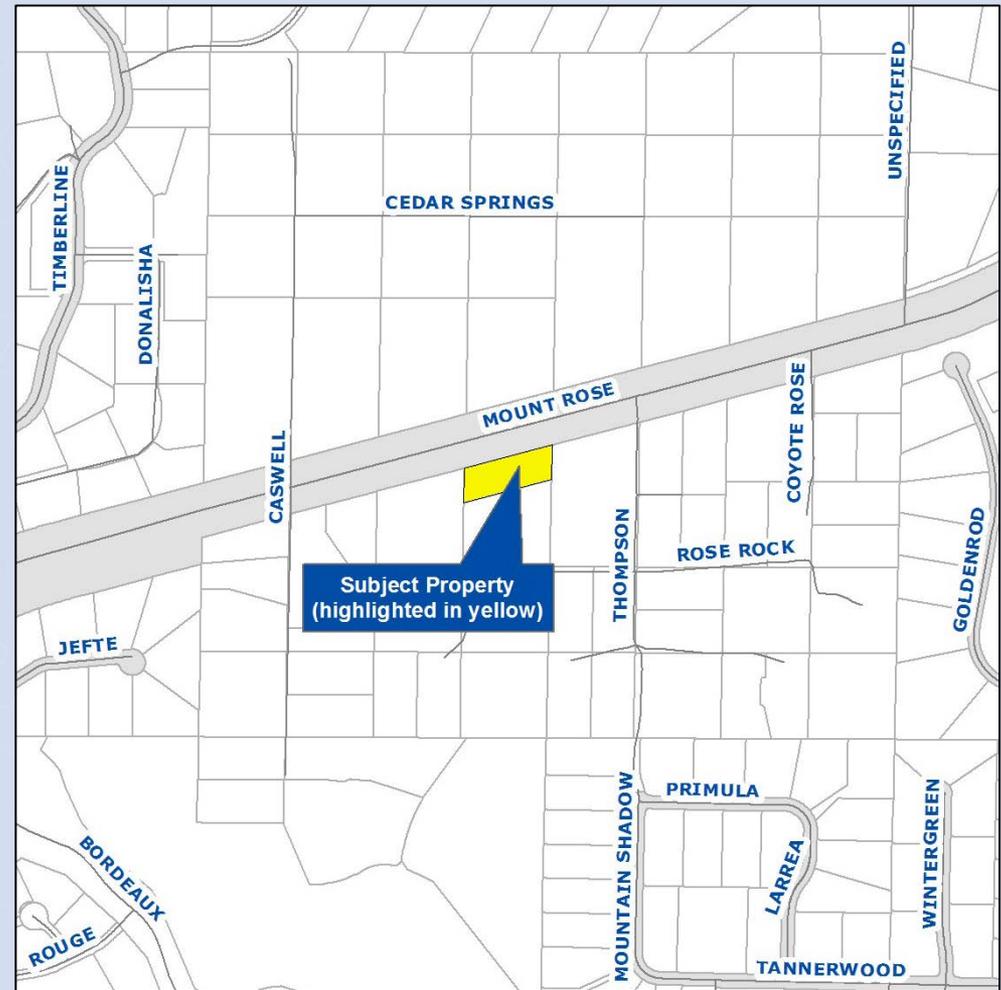
**SCHAMBACK**





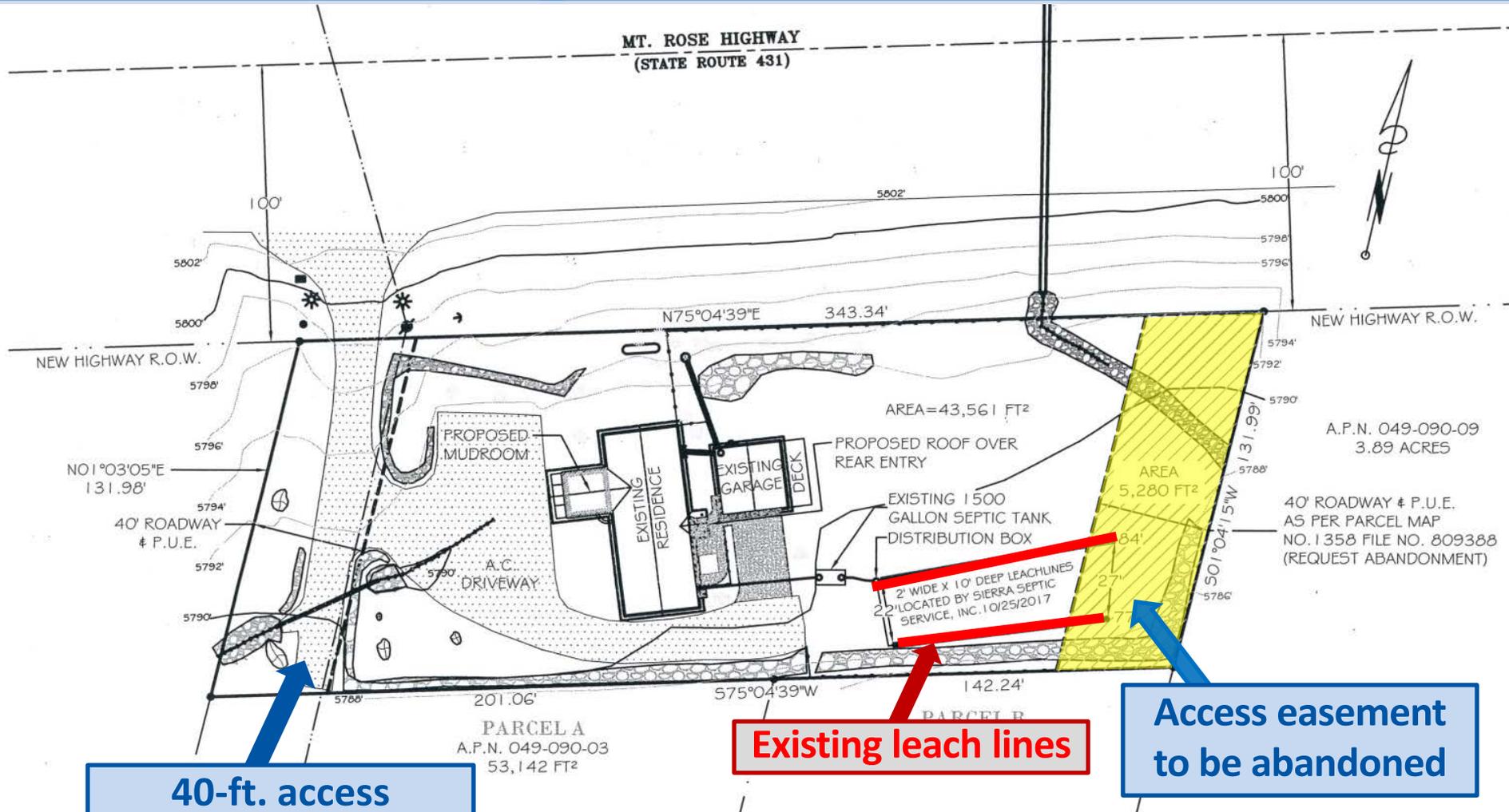
# Vicinity Map

- **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**

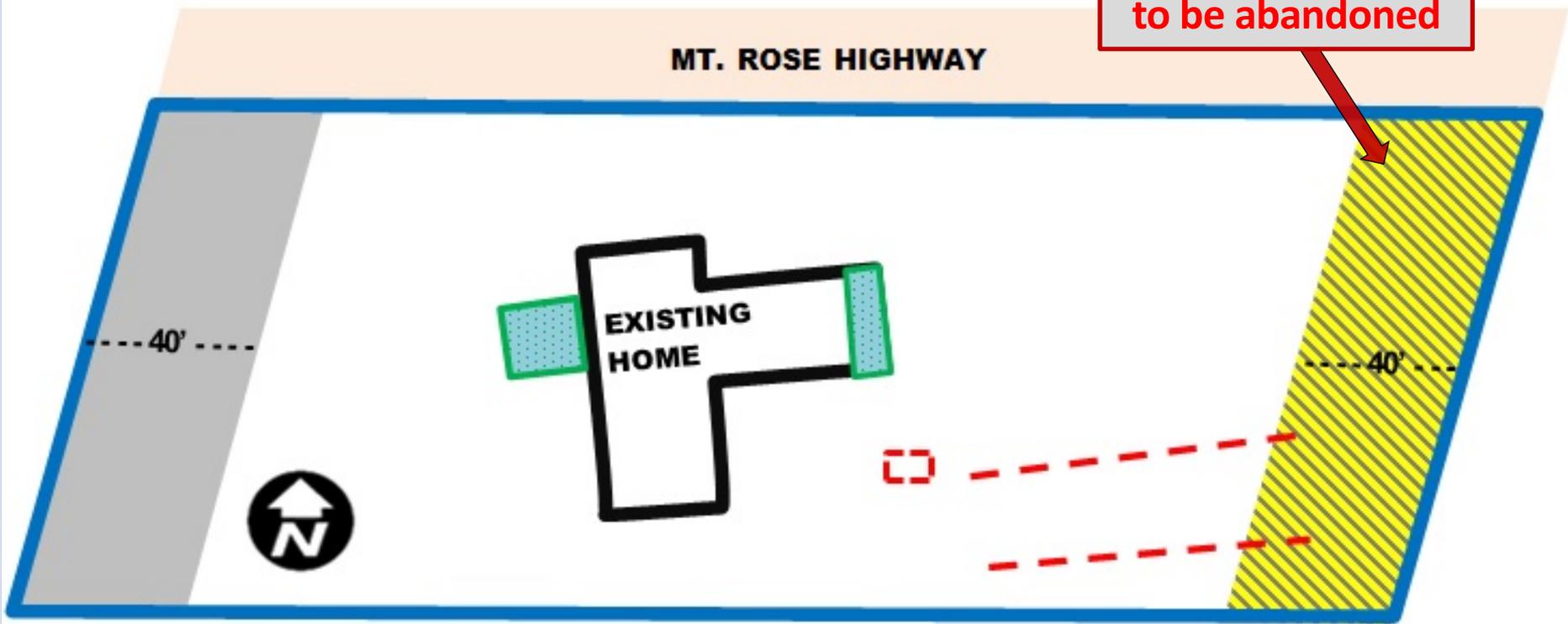
**Existing leach lines**

**Access easement to be abandoned**



# Simplified Site Plan

Access easement to be abandoned



**LEGEND**

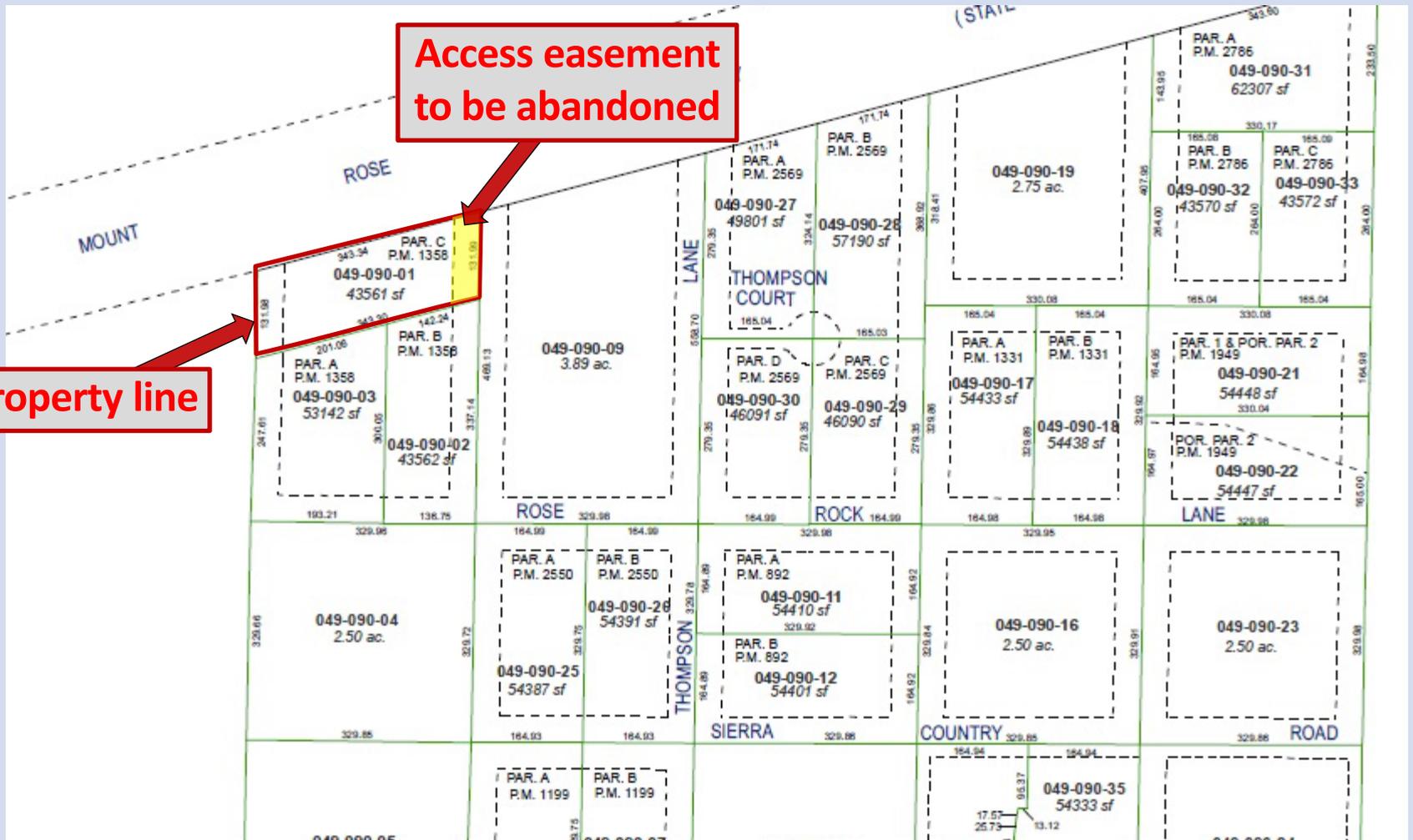
	Easement to be abandoned		Property line
	Easement to remain		Existing septic tank and leach lines
			Areas of new addition



# Assessor Map

Access easement to be abandoned

Property line





# Aerial View





# Site Photos





# Site Photos





# Site Photos





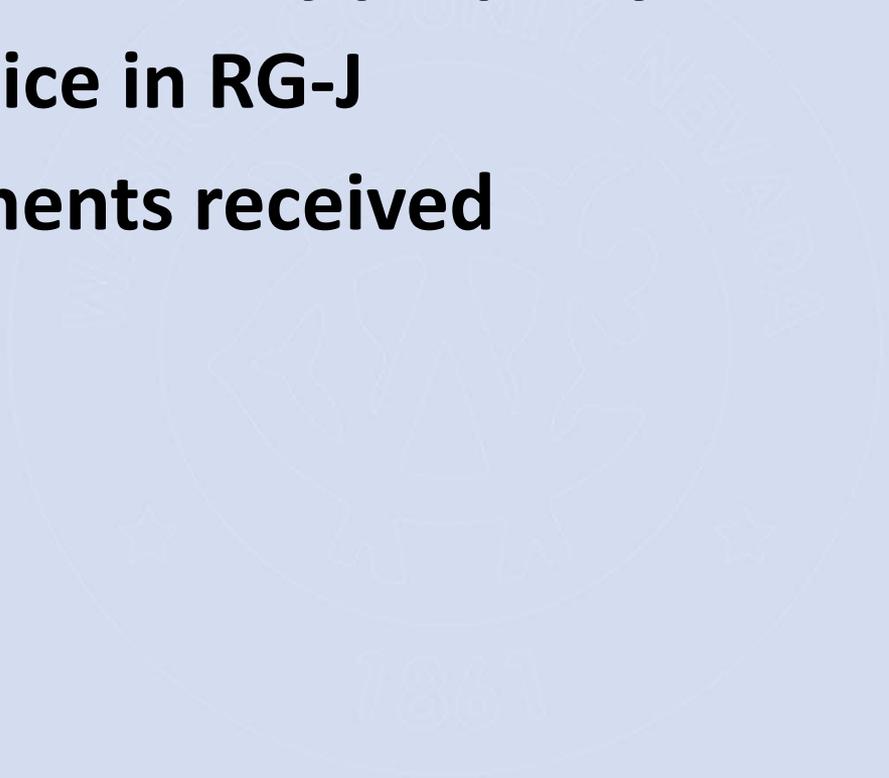
# Reviewing Agencies

- **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.