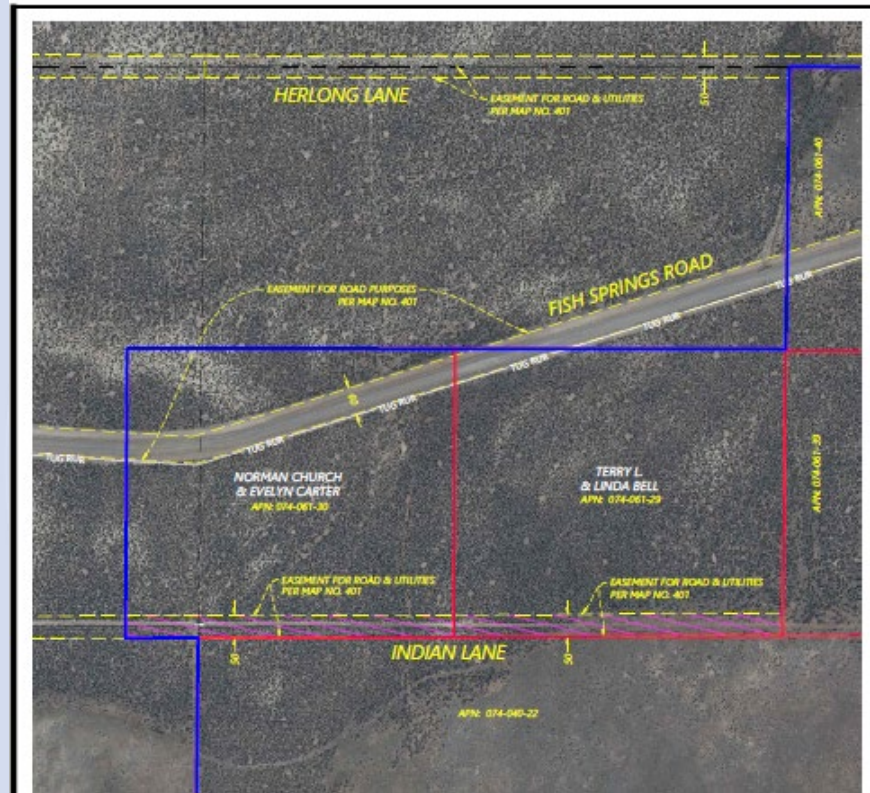




# WAB21-0009

## Rock Springs Solar-Indian Ln



***Washoe County Planning Commission***  
***September 7, 2021***



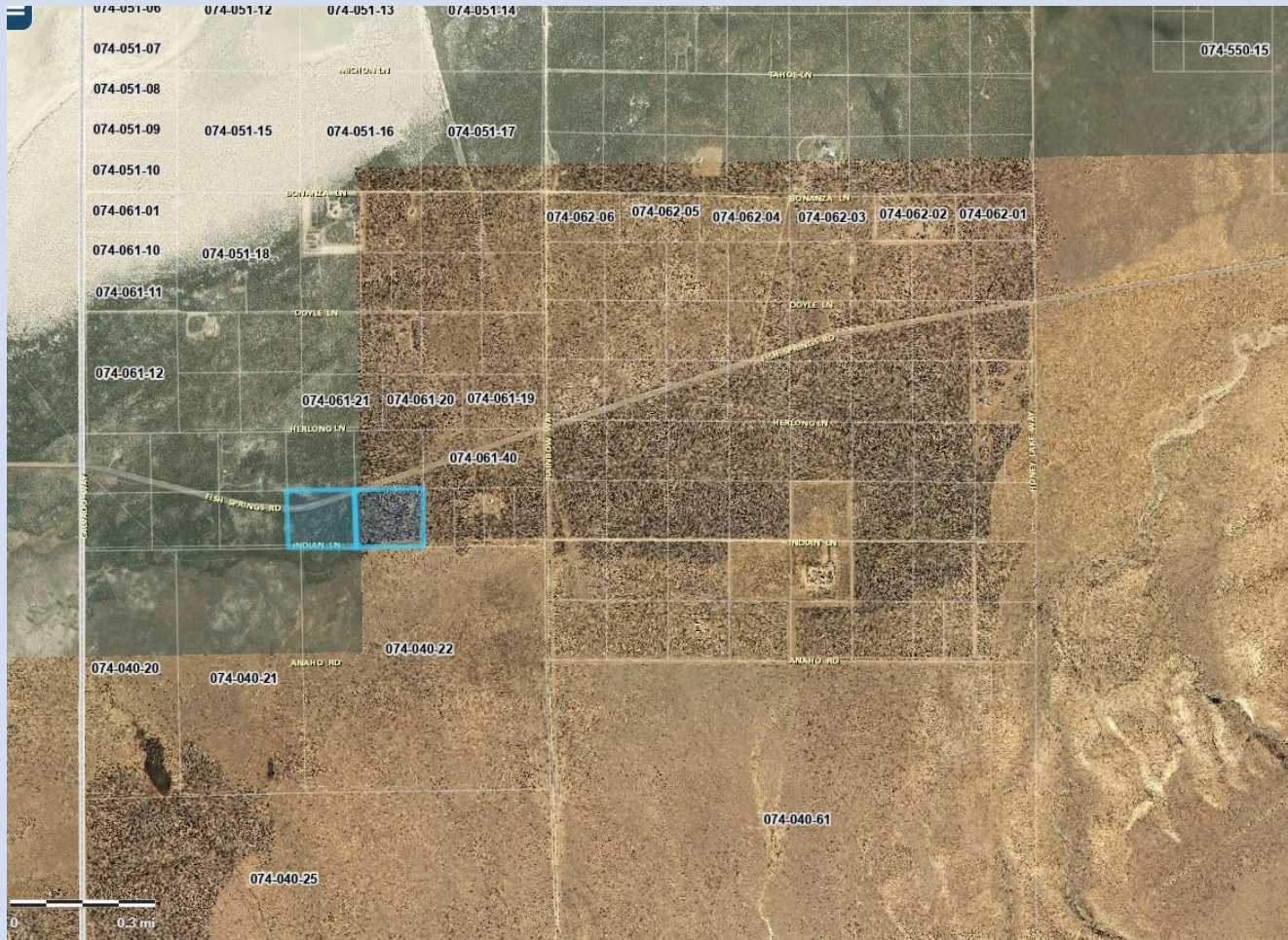
# Background/Request

- The applicant is requesting to abandon a 50ft wide by 1,479.67 ft long access and public utility easement along the southern property lines of APNs 074-061-29 and 074-061-30.
- The applicant has secured a long-term lease for these parcels for the proposed Rock Springs Solar Facility.





# Vicinity Map







# Solar Facility (Background)

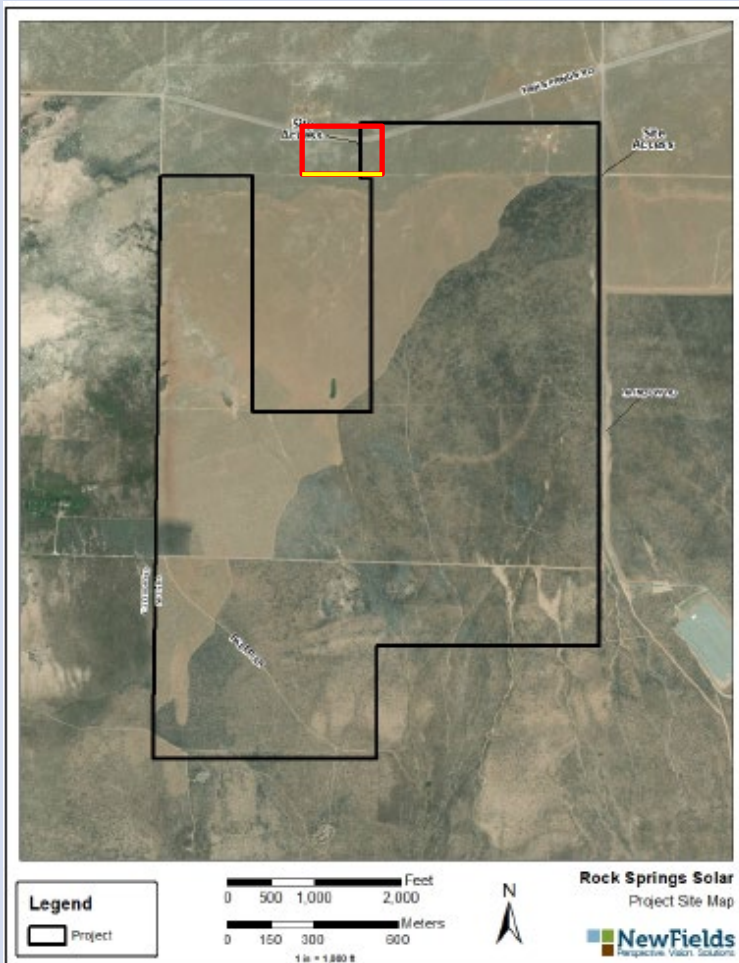
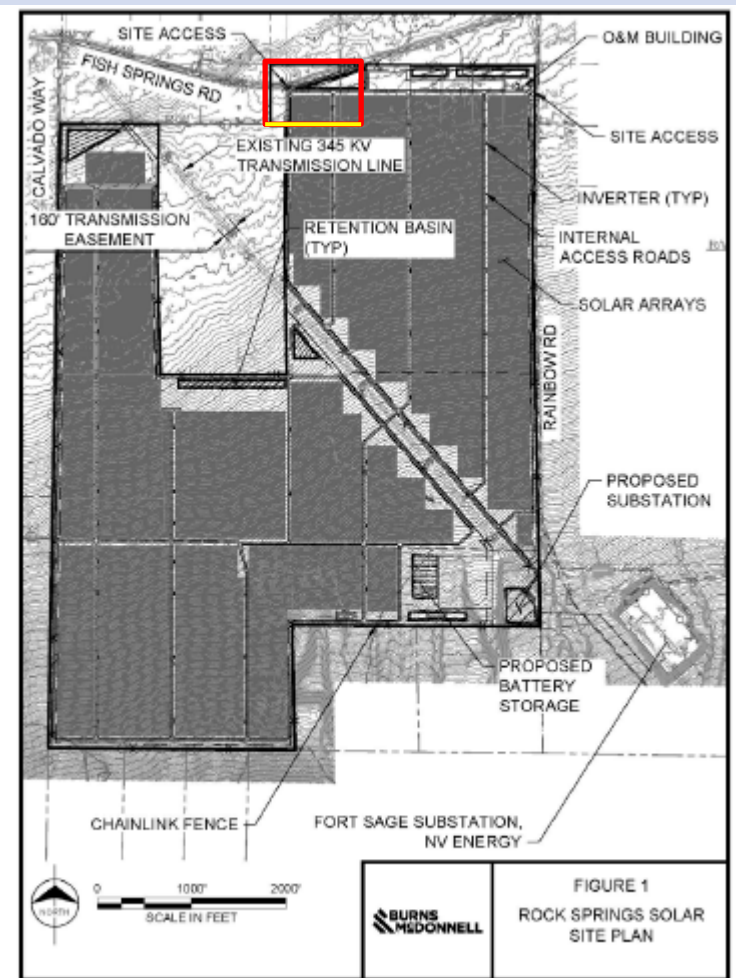
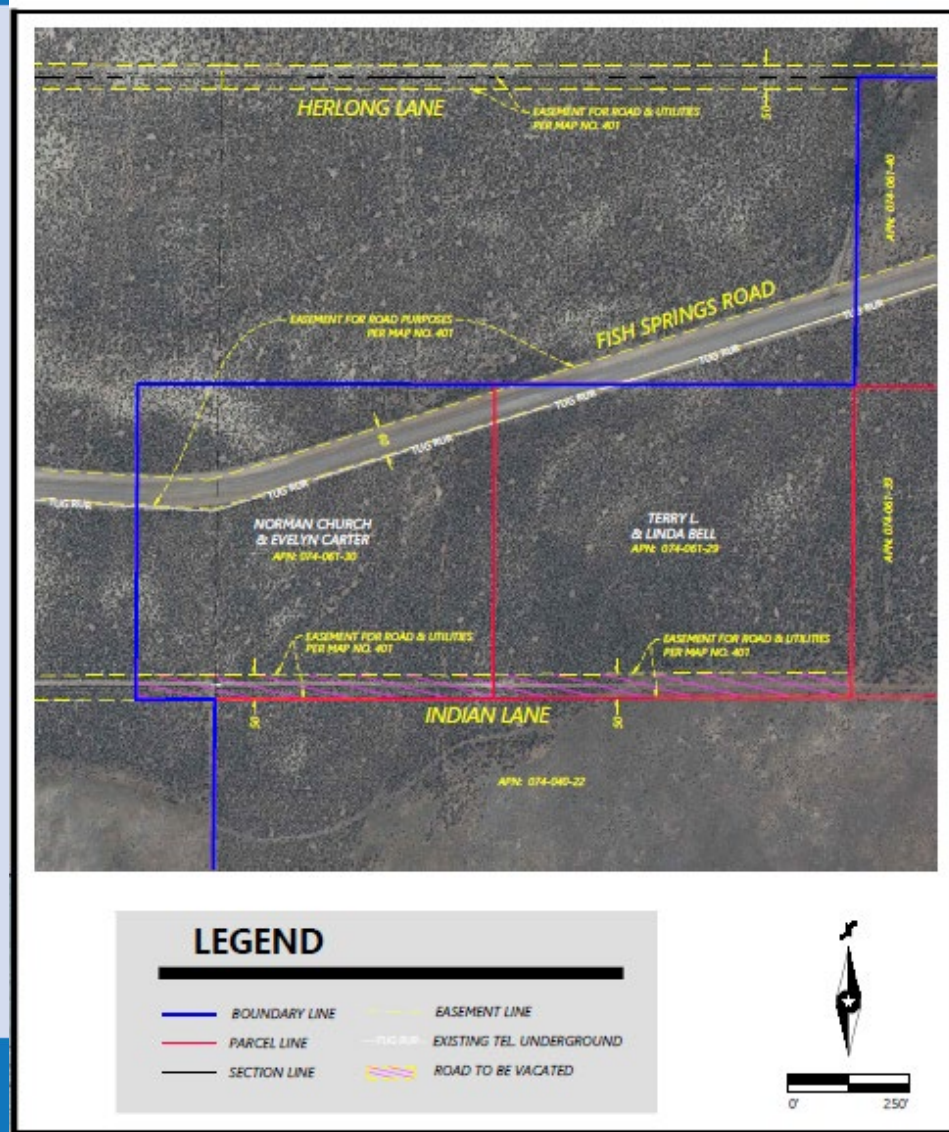


Figure 2. Project Overview Map





# Abandonment Details





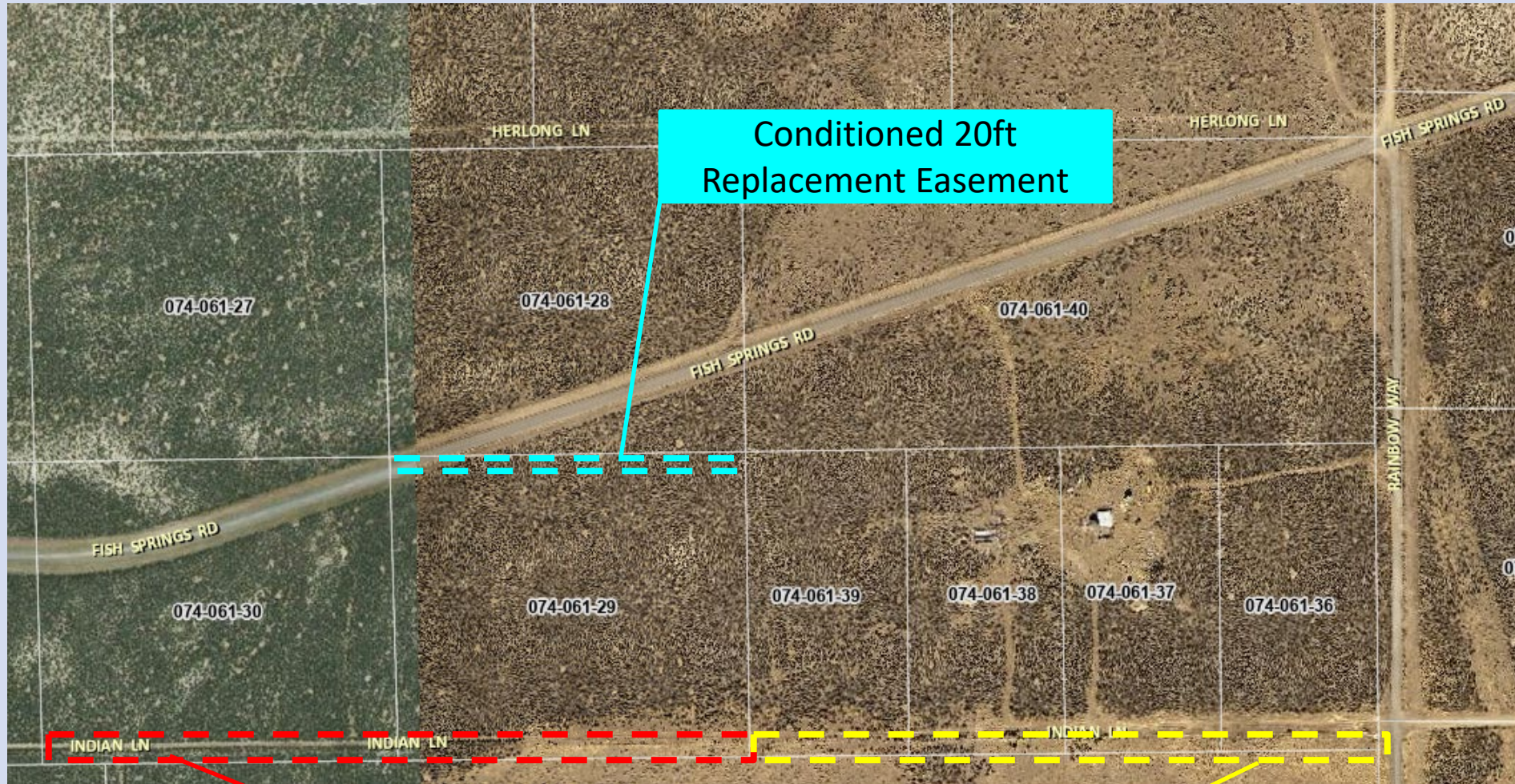
# Affected Parcels

- **The proposed abandonments affect APNs 074-061-36,37,38,39**
  - No proof of easement across 074-061-36,37, &38
  - 074-061-39 would become legally landlocked as proposed.
    - Staff has required conditions of approval to provide a 20ft access easement across the northern property line of 074-061-29





# Analysis



Conditioned 20ft  
Replacement Easement

Proposed 50ft  
Abandonment

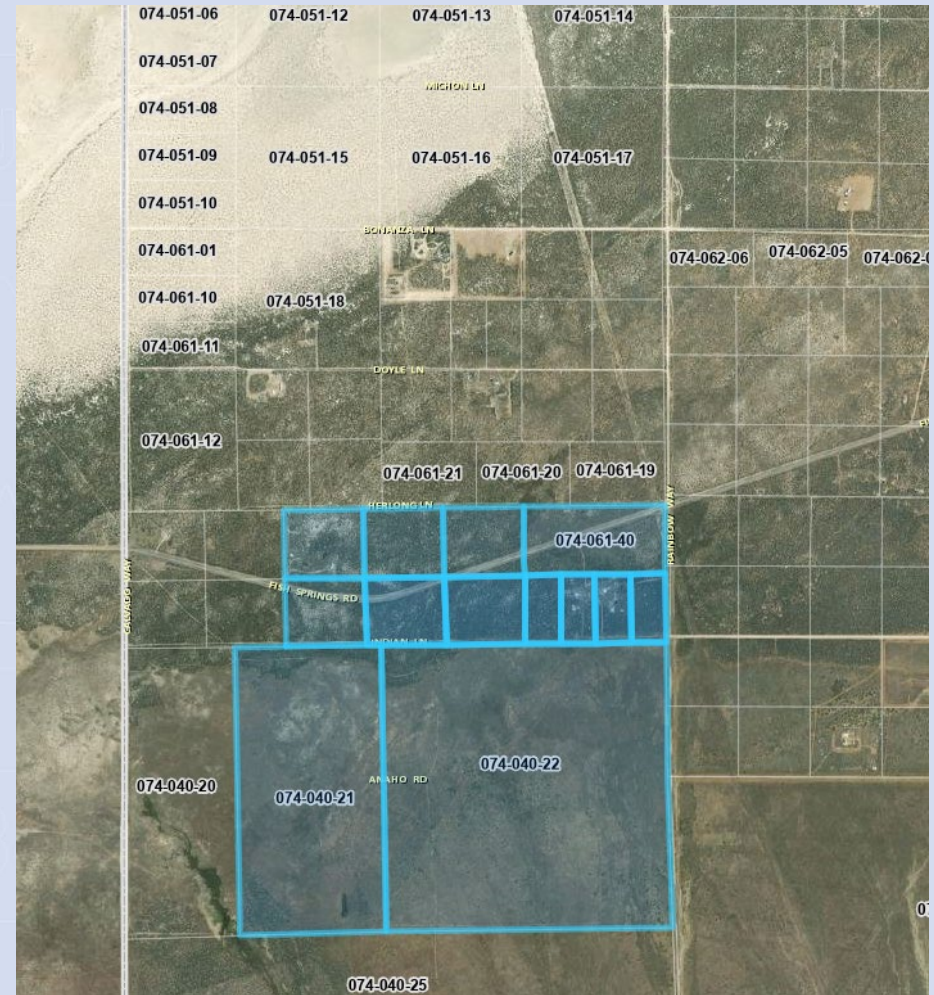
No Proof of Access





# Public Notice & CAB

- Notice sent to 11 affected property owners adjacent to the proposed abandonment.







# Abandonment Findings

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public.
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.



# Recommendation – Abandonment

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Abandonment Case Number WAB21-0009 and the nature of the stringent recommended conditions of approval and **approve** the requested abandonment.





# Possible Motion - Abandonment

- **APPROVAL:** 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 Abandonment Case Number WAB21-0009 for CED Rock Springs Solar LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20.