

Washoe County Planning Commission



**Abandonment Case Number WAB22-0002
(Chestnut Vine Drive and Cloud Berry Drive
within Sugarloaf Ranch Estates)**

May 3, 2022

Case Description

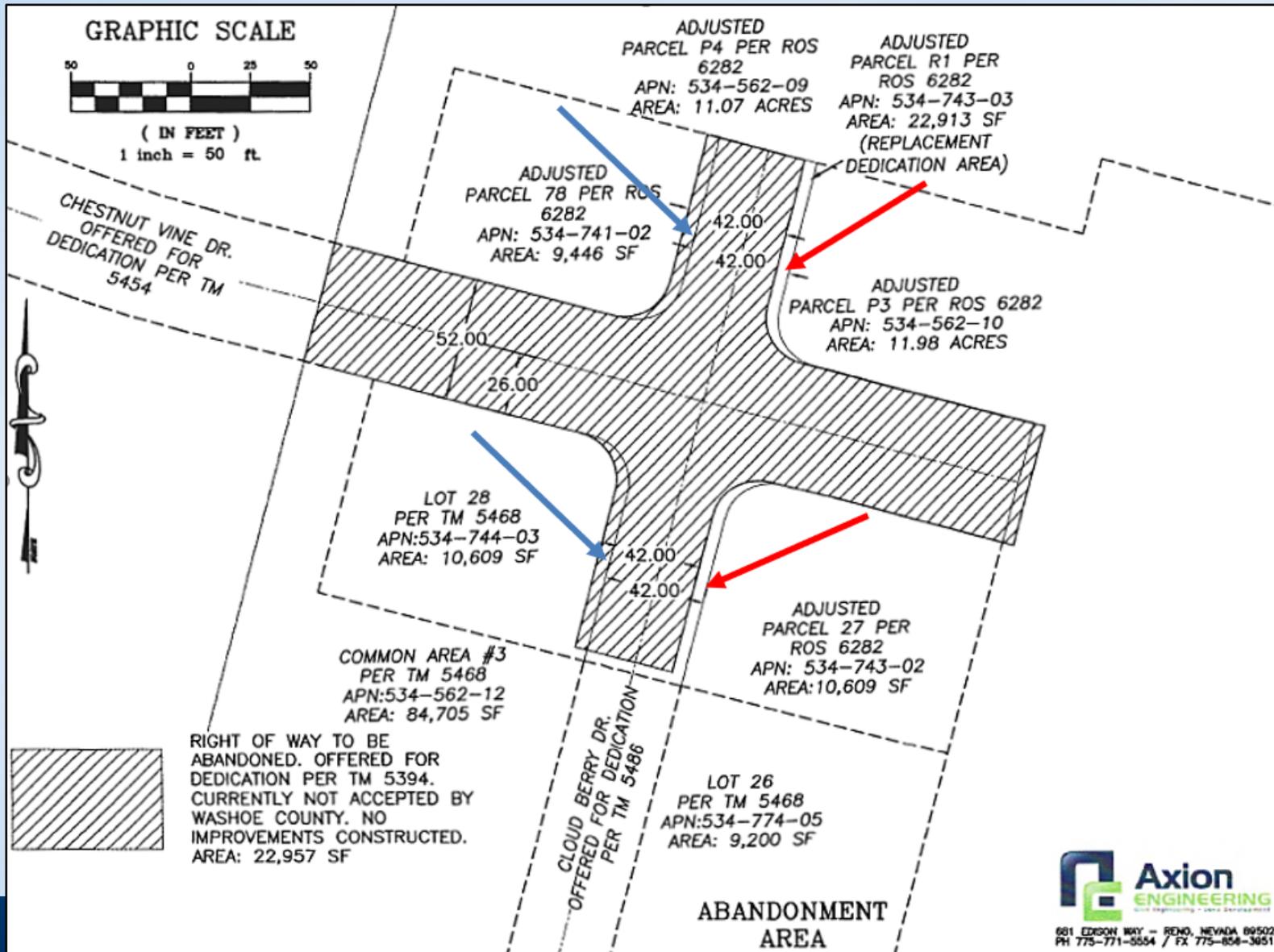


For hearing, discussion and possible action to approve the abandonment, slight relocation and subsequent re-offer of dedication of an undeveloped roadway easement at the intersection of Chestnut Vine Drive and Cloud Berry Drive within the approved Sugarloaf Ranch Estates Subdivision Tentative Subdivision Map Case Number TM16-002.

Vicinity Map



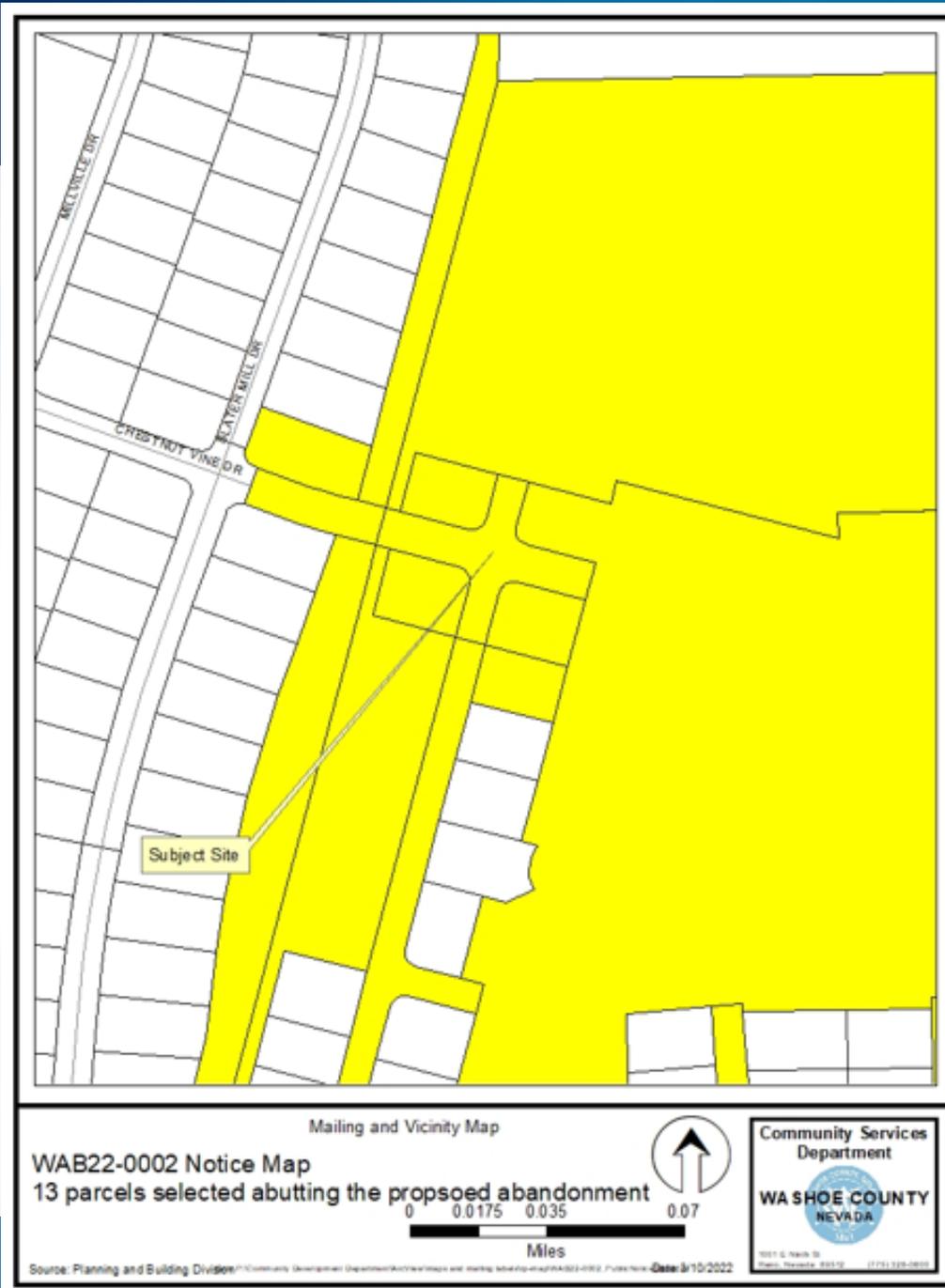
Proposed Abandonment



Blue arrows = area to be abandoned

Red arrows = replacement roadway

Public Notice



Findings



- (a) 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.

Staff Comments: There are no policies or action programs from the Master Plan or Spanish Springs Area Plan that are particularly relevant to the proposed abandonment.

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: *The minor adjustment and offer for dedication of new right of way has no effect on any surrounding property as construction of homes has not yet begun in this area of the project site.*

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: *The proposed easements to replace the abandoned easements are shown on the site plan (page 3 of this report).*

Recommendation



After a thorough analysis and review, Abandonment Case Number WAB22-0002 is being recommended for approval with conditions.



Possible Motion

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 WAB22-0002 for Silverado Silver Canyon, LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20:

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

Thank you

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