

Washoe County Planning Commission



WAB22-0011 (Farr Abandonment)

October 4, 2022

Request

This is a request to approve an abandonment of Washoe County's interest in 16 feet of a 33-foot-wide government patent easement for access along the northern and eastern sides of the parcel at 1605 Taos Lane (APN 142-260-10).

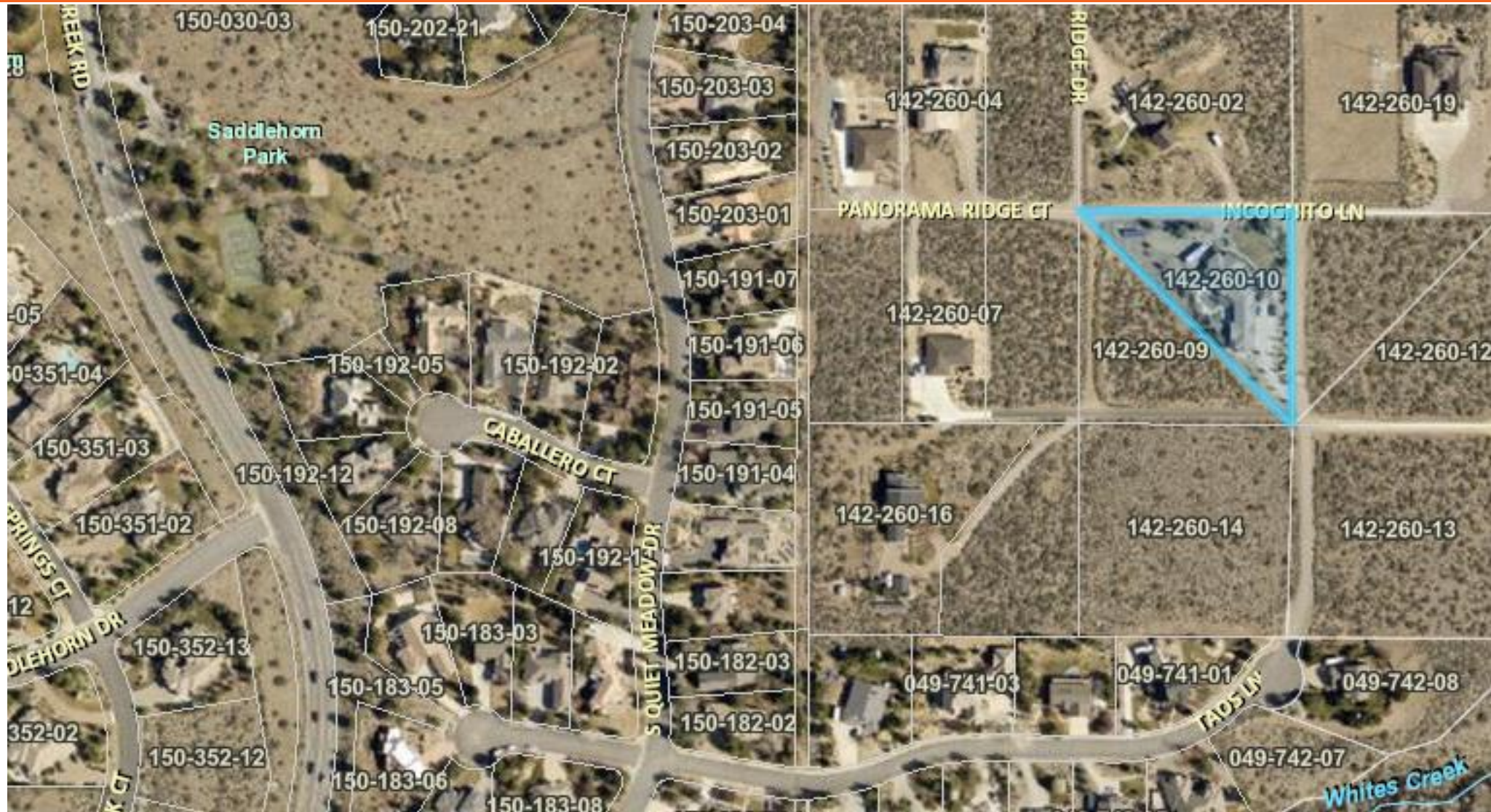
Vicinity Map



COMMUNITY SERVICES DEPARTMENT

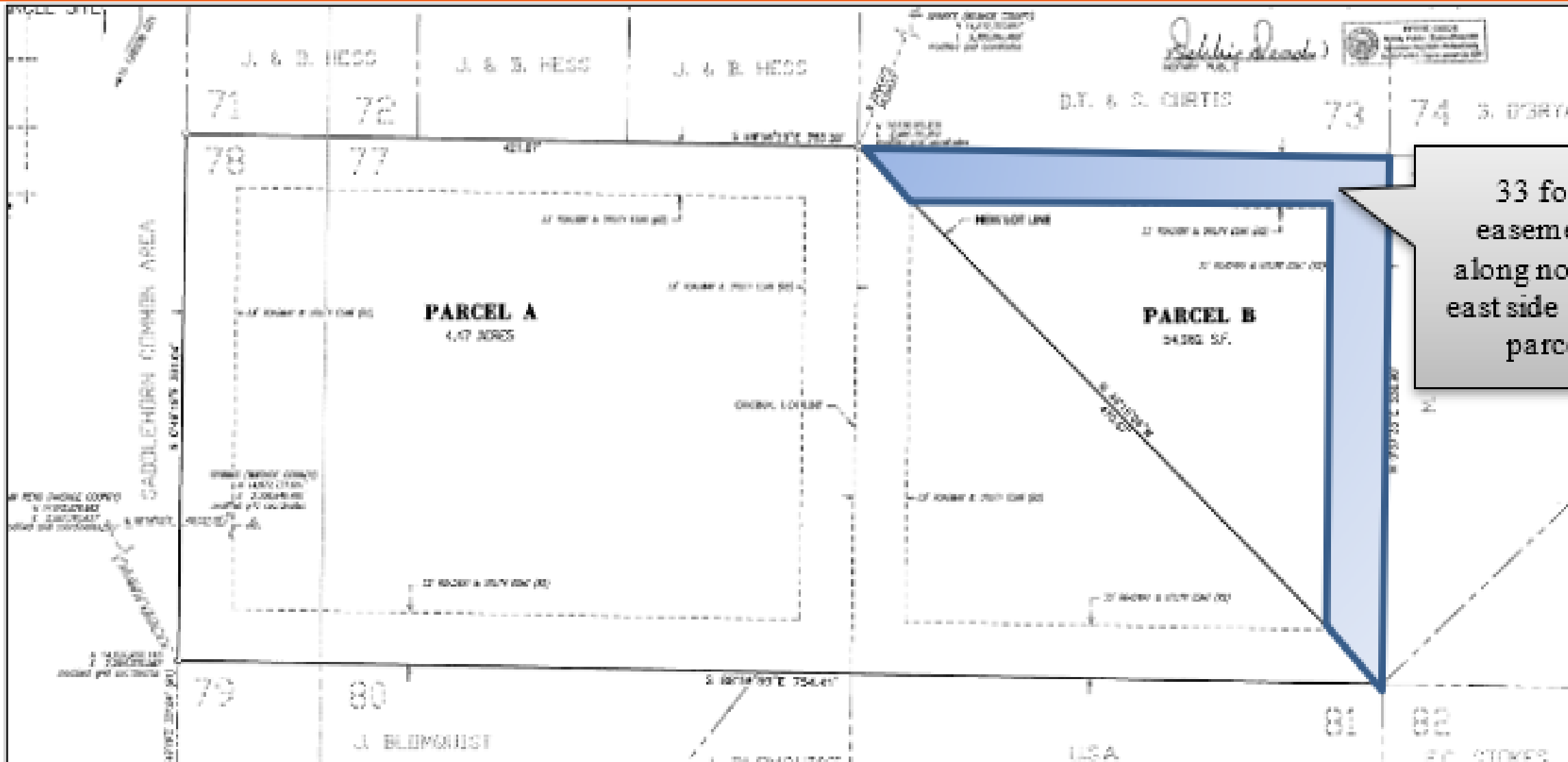


Vicinity Map



- The applicant is requesting to remove a portion of the easements located along the eastern side where Taos Lane is located and along the northern property line where Incognito lane is located.
- The parcel has a regulatory zone of low density suburban (LDS), as do the parcels to the north, south, west and east.
- The LDS setbacks are 30 feet in the front and rear and 12 feet on the sides.

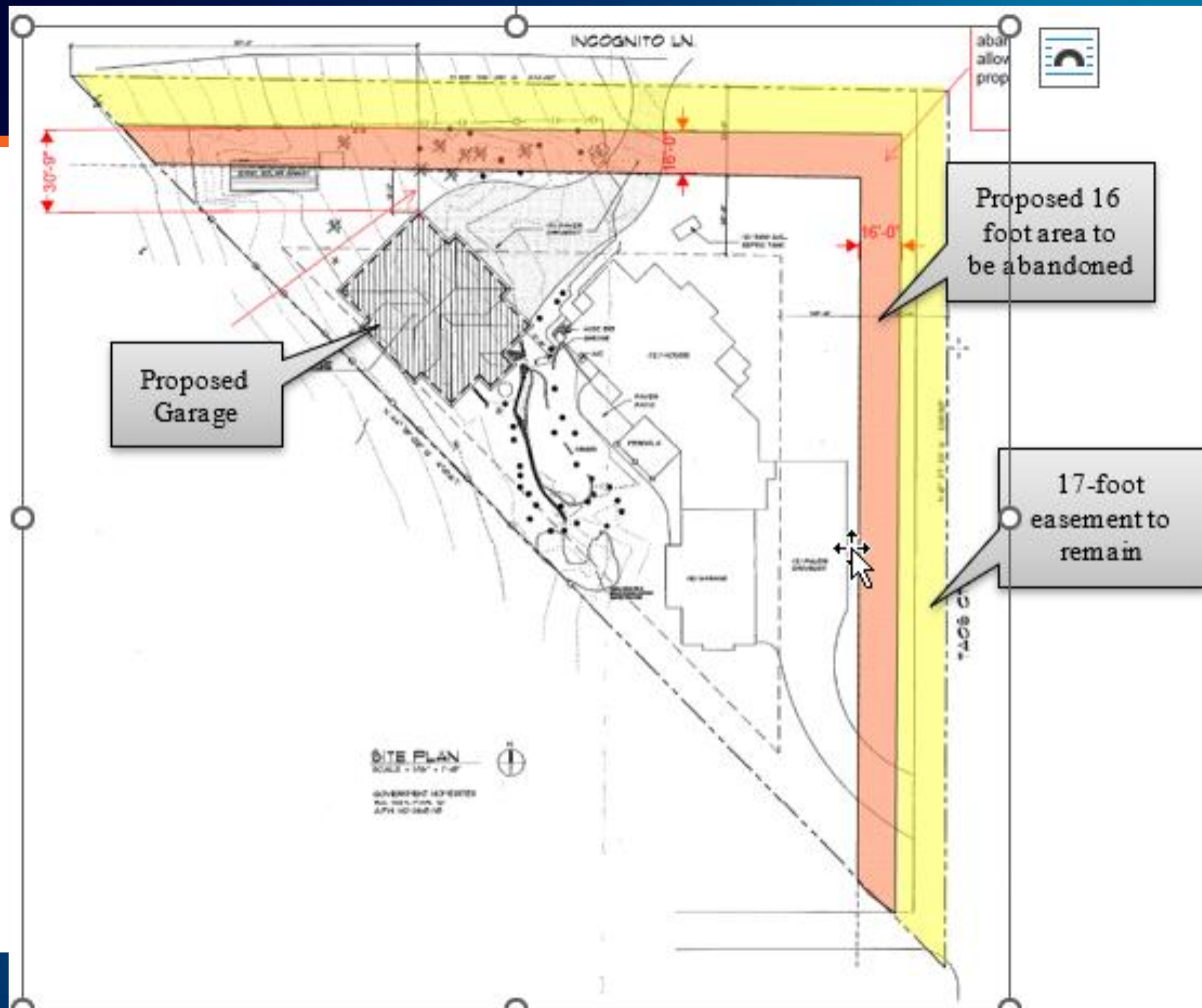
Easement Location



33 foot easements along north & east side of the parcel

- The request is to remove 16 feet from the 33-foot-wide easement with 17-feet of the easement remaining for right-of-way.
- The adjacent properties 33-foot easements will remain.
- The width of current dirt roadway is approximately 20 feet.
- Roadway access will continue to be provided on Incognito and Taos Lanes for all parcels in the area.

- The applicant is requesting the abandonment in order to construct a large garage in the northeast area of the parcel.
- Per WCC 110.406.05 “when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure”.
- The garage currently is 16’3” from the easement and with the abandonment of 16 feet the garage to be 30’9” feet from the easement and will meet the 30-foot setback for LDS.



Noticing



Abutting property owners were noticed, and no emails or phone calls were received.



Reviewing Agencies

- Various agencies reviewed the application; their comments are included in the staff report.
- Agencies with conditions are included in the Conditions of Approval.
- The Truckee Meadows Fire Protection District (TMFPD) stated that “Fire apparatus access, a minimum of 20 feet, must be maintained for this parcel and all parcels that are served from Taos and Incognito.”

Reviewing Agencies

- The Washoe County Health District has conditioned the abandonment concerning the onsite sewage disposal system.
- “The system will need to be plotted on the map to confirm that the system will not be negatively impacted by the abandonment and the property owner will need to complete this condition before the abandonment can be completed.”

Findings



- Staff can make all the findings as explained in the staff report.

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 WAB22-0010 for Chad Martinson, 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.

Thank you

Julee Olander, Planner
Washoe County CSD – Planning Division
jolander@washoecounty.gov
775-328-3627

