

Washoe County Planning Commission



WAB24-0002 (Highland Village 2)

June 4, 2024

Request



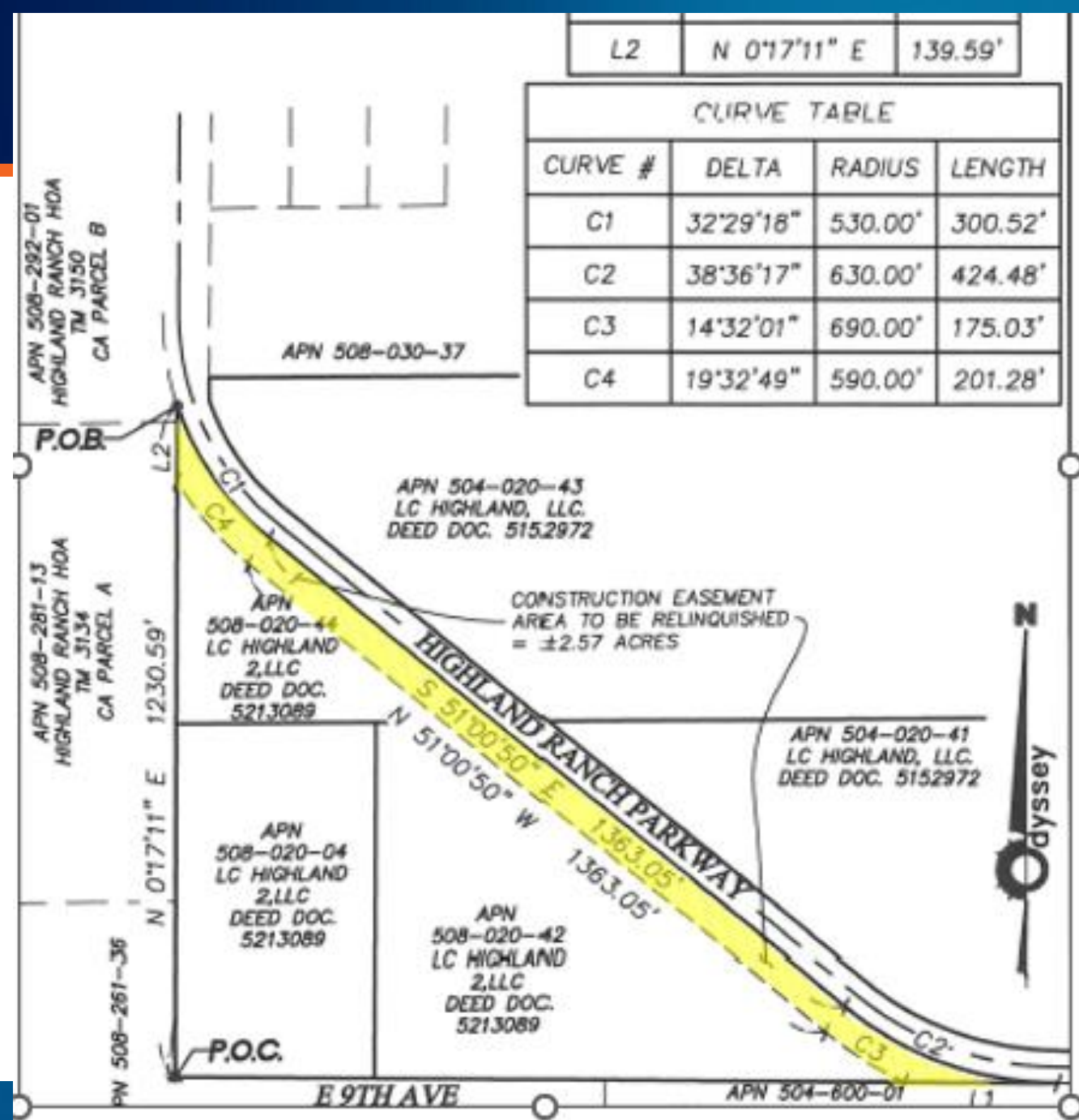
COMMUNITY
SERVICES DEPARTMENT

This is a request to approve an abandonment of Washoe County's interest in a construction easement (approximately 2.57 acres of land) located along the west side of Highland Ranch Parkway to LC Highland 2 LLC. APNs 508-020-44 (3.33 acres) and 508-020-42 (10.14 acres).



Background

- The easement was recorded for the construction of Highland Ranch Parkway, which was completed in the late 1990's.
- The easement is no longer needed as construction is complete and all public improvements fall within the right of way.
- Both subject parcels are owned by the applicant, LC Highland 2, LLC. The abandonment would not affect any adjoining parcels.
- The proposed abandonment will “facilitate the future development of the Highland Village Phase II Subdivision”.



Evaluation

- Both parcels are currently undeveloped.
- The Highland Ranch Phase II subdivision (WTM22-004) was approved by the Planning Commission on December 6, 2022, as a single family, common open space subdivision, for a maximum of 73-lots.
- The proposed abandonment will enable the development to be developed as approved.

Noticing



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



Reviewing Agencies & Findings

- Various agencies reviewed the application; their comments are included in the staff report.
- Agencies with conditions are included in the Conditions of Approval.
- 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 WAB24-0002 for LC Highland 2 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.

Thank you

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