

Washoe County Planning Commission



WAB24-0003 (Ascente)

June 4, 2024

Request

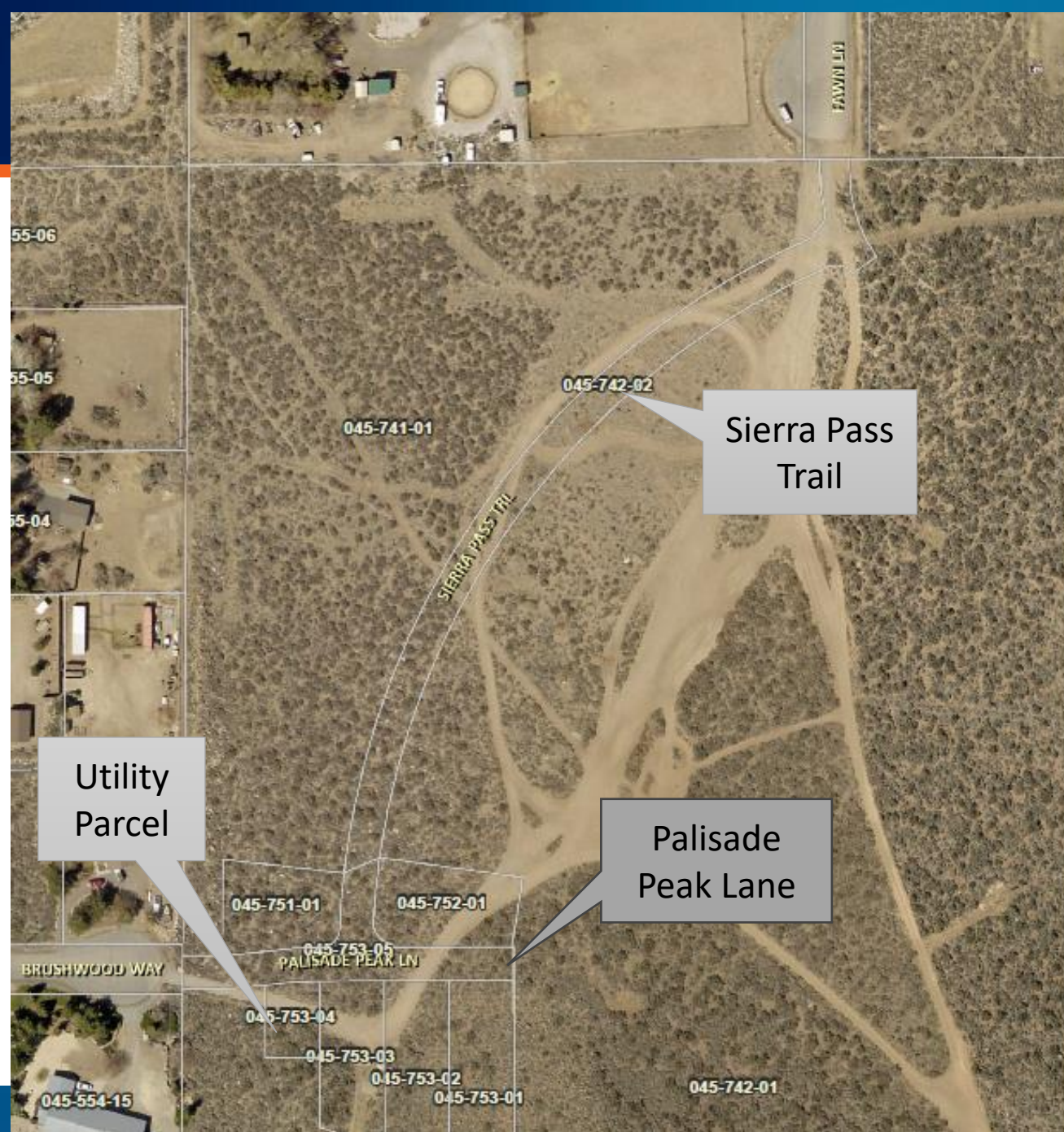
This is a request to approve an abandonment of Washoe County's interest in 46,445 SF of right of way to include Sierra Pass Trail & Ascente Crest Trail (APN: 045-742-02) and Palisade Peak Lane (APN: 045-753-05) as well as the offer of dedication and Washoe County's interest in a 4,208 SF utility (APN: 045-753-04).

Background

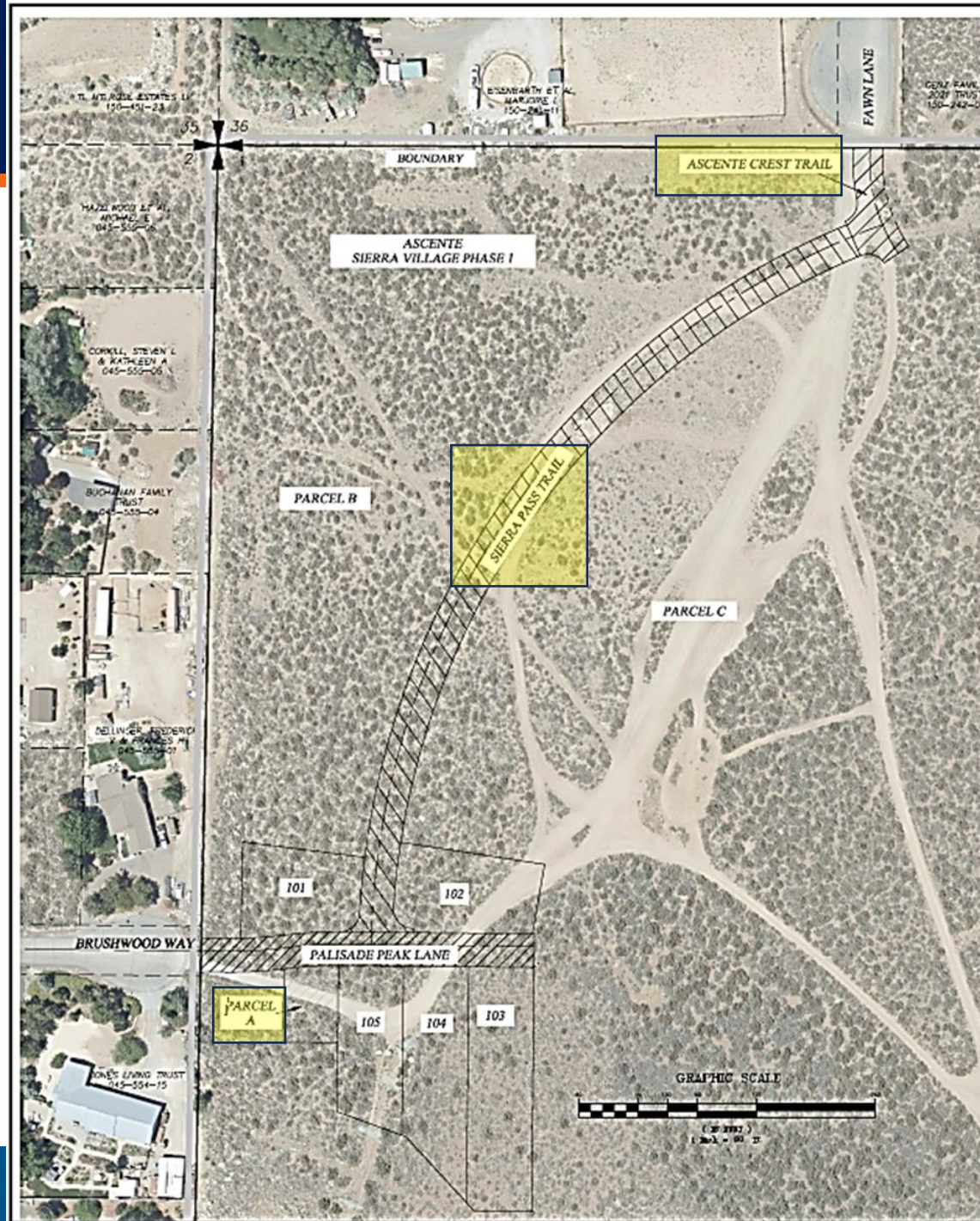
- The Ascente Subdivision (TM16-009) was approved by the Board of County Commissioners on August 8, 2017, for 225-lots as a single family, common open space, subdivision.
- The final map creating these roadways/parcels was recorded on May 19, 2022 (tract map 5489).
- However, a more recent final map was recorded on May 6, 2024 (tract map 5562) for the Ascente development which relocated the roadways and parcel, and for this reason the applicants are asking to abandon the offer of dedication to Washoe County as they are no longer applicable.

Parcel Number Correction

- Need to correct a reference in the body of the staff report concerning the vacant 4,208 SF utility parcel shown in the staff report as APN: 045-753-05
- The correct parcel number for the utility parcel is APN: 045-753-04.
- The parcel number for Palisade Peak Lane is 045-753-05.
- The parcel number for Sierra Pass Trail is APN: 045-742-02.



Site Plan



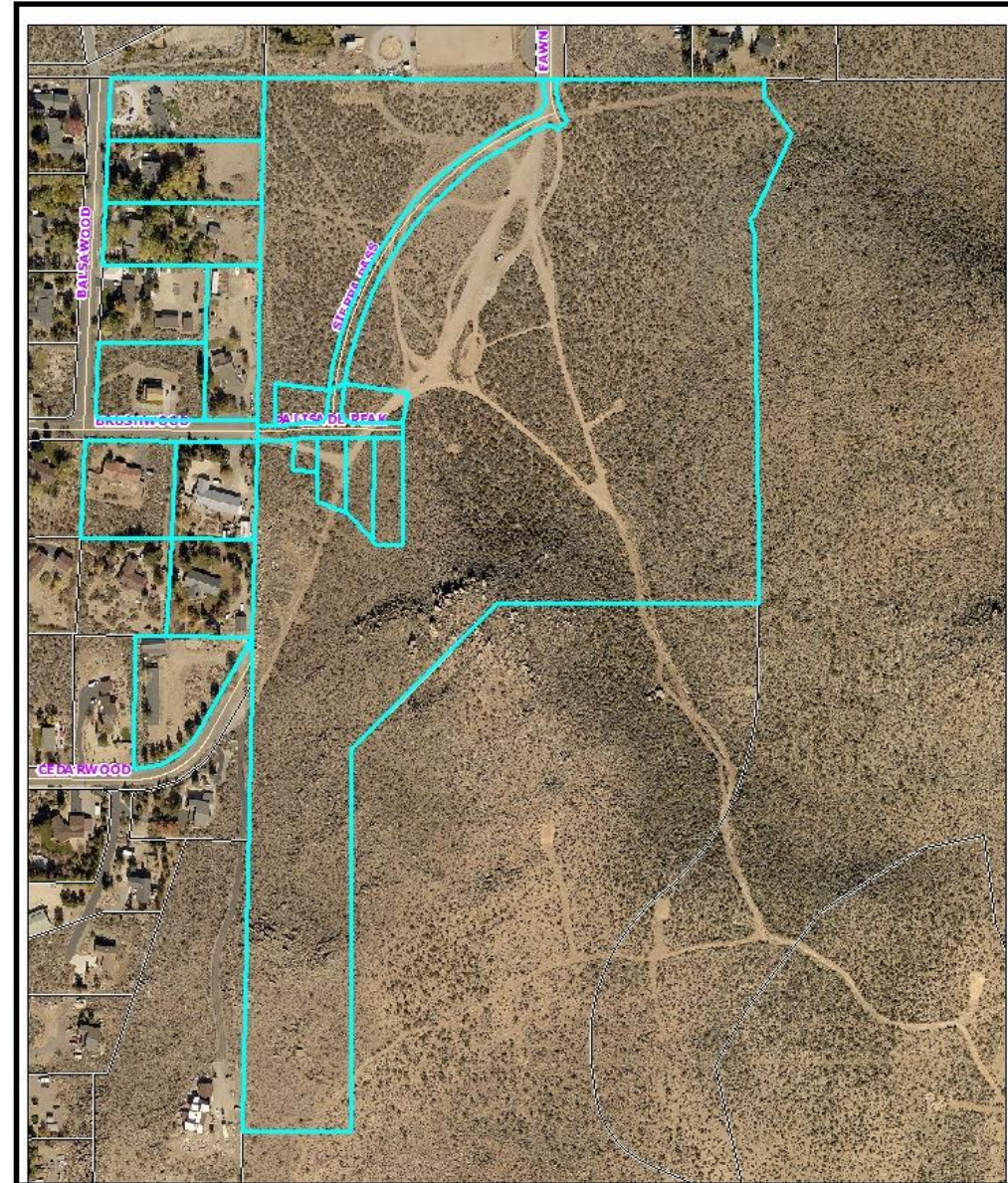
- Two of the parcels are designated as roadways Sierra Pass Trail, Ascente Crest Trail and Palisade Peak Lane (APNs: 045-742-02 & 045-753-05).
- The other parcel (APN: 045-753-01) is a vacant utility parcel which was originally intended as a future public sewer lift station.
- The applicant has re-designed the sewer system for the development and no longer needs a lift station, making this utility parcel unnecessary.

Noticing

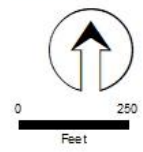
Abutting property owners were noticed, and no emails or phone calls were received.



COMMUNITY SERVICES DEPARTMENT



WAB24-0003 Ascente
Abutting Parcels



Community Services
Department



WA SHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada, 89512 (775) 328-3600

Source: Planning and Building Division

Date: 4/10/2024

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 WAB24-0003 for DRP NV 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

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

