

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WAB24-0006

(JC Investment LLC Series V)

May 6, 2025

Vicinity Map

- 15850 Fawn Lane
- 2.002 acres
- Surrounding parcels developed with single-family dwellings and accessory structures
- Forest
- Zoned Low Density Suburban and General Rural



Request



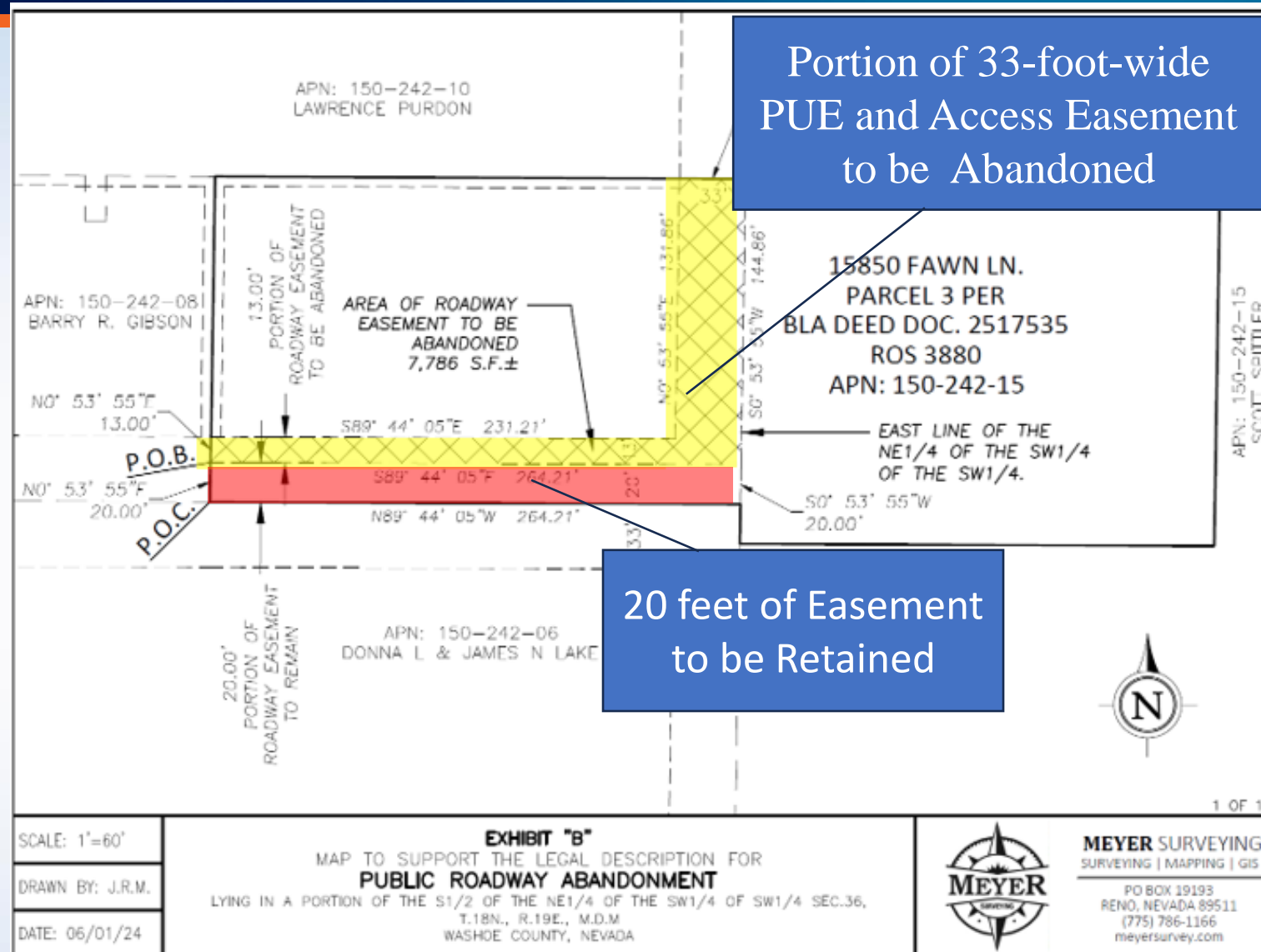
The request is for:

- An abandonment of Washoe County's interest in a 144.86-foot long, 33-foot-wide government patent access and utility easement traversing north-south and bisecting the property, as well as a 231.21-foot-long, 13-foot-wide portion of the 33-foot-wide government patent access and utility easement along the southern property line.

Site Plan



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Reviewing Agencies



- The project application was sent to seventeen (17) agencies for review, including Washoe County Water Rights and Spectrum.
- One (1) agency provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
BLM - Surprise Field Office	X			
FS - Carson Ranger District	X			
FS - State Office, Humboldt-Toiyabe Nat'l Forest	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Traffic	X			
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jktthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X		
TMFPD	X	X		
AT&T	X	X		
NV Energy	X			

- Seven (7) Parcels Noticed
- One (1) public comment



Staff is able to make all 3 required findings, as detailed on page 9-10 in the staff report.

- a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan; 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.

Staff recommends approval with conditions and provides the following 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 WAB24-0006 for JC Investment LLC Series V, 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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