

Washoe County Planning Commission



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Abandonment Case Number WAB24-0008 (Sweet Clover Residential Trust)

April 1, 2025

Abandonment of two access and public utility easements at 15870 Caswell Ln

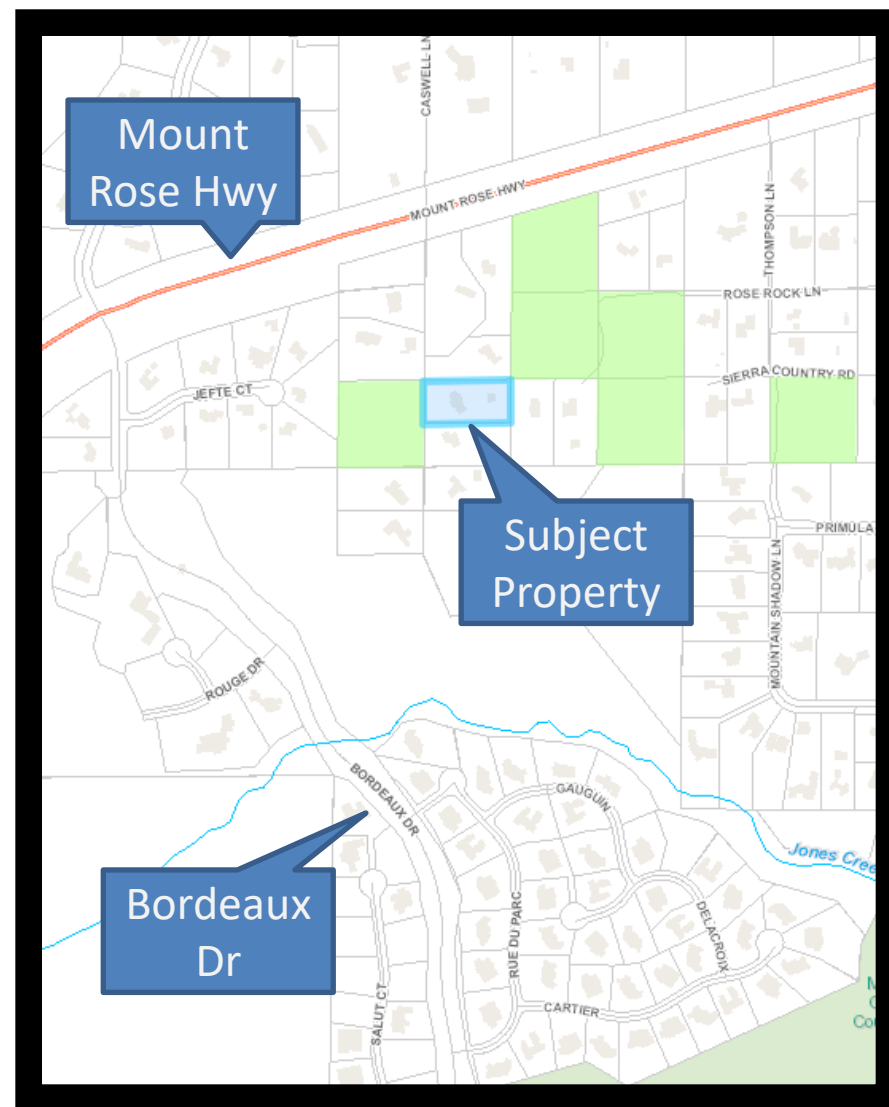


Vicinity Map



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- Located at 15870 Caswell Ln
- 1.248 acres
- Surrounding parcels developed with single-family homes or undeveloped federal land
- Parcels in the area created from government patents; some subsequently divided

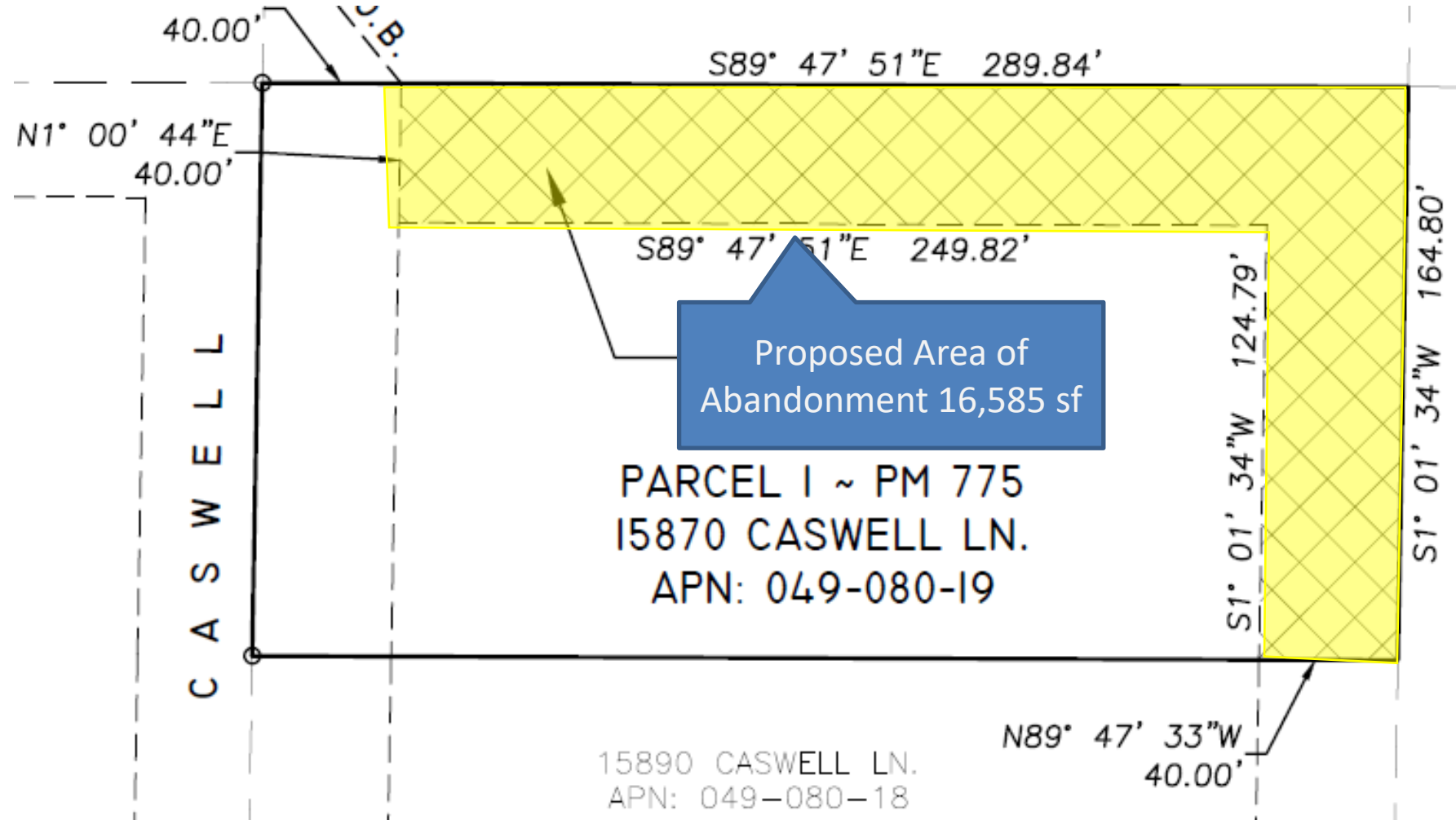


Access Easement Request



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Request:
Abandon
northern and
eastern access
easements

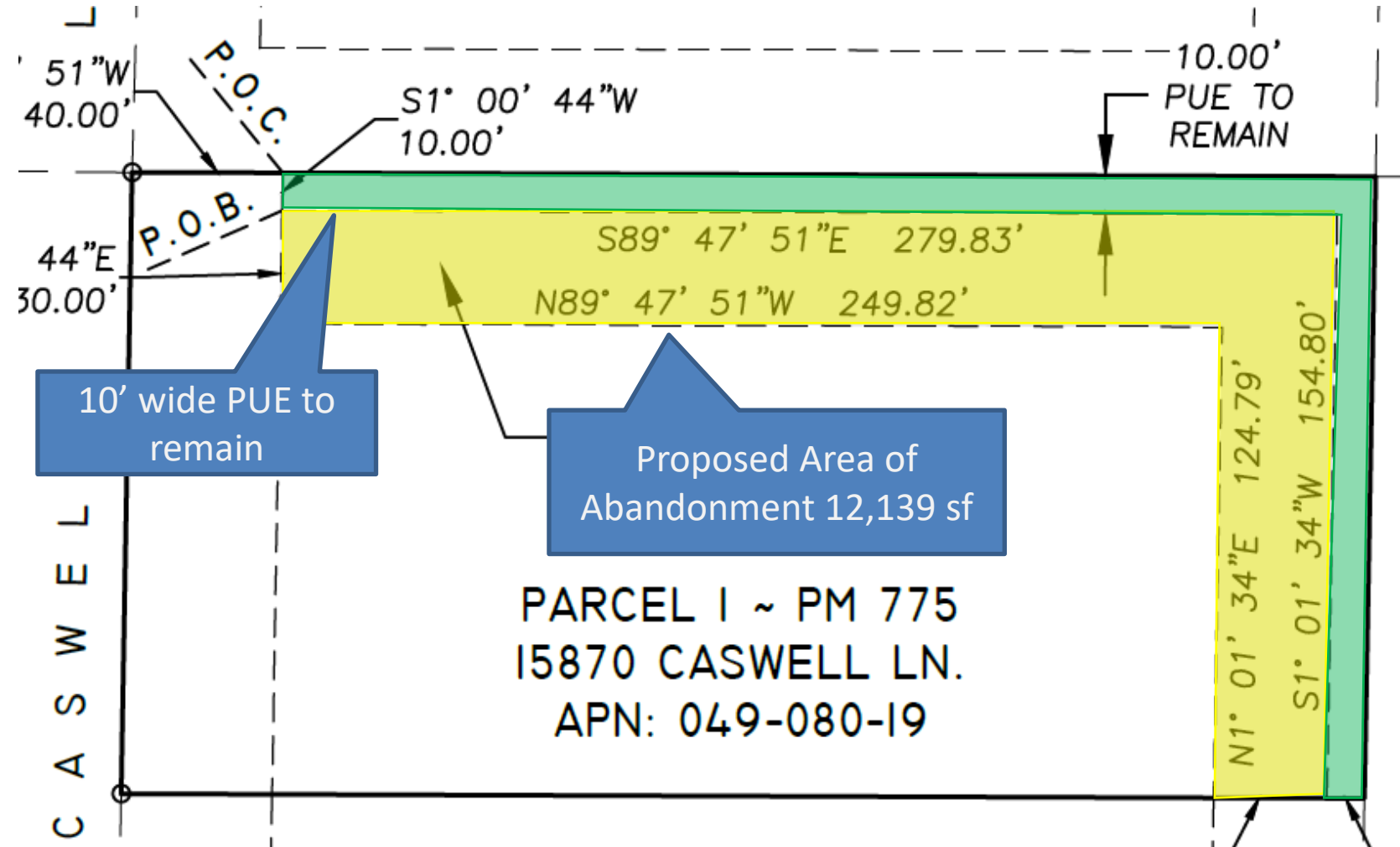


Utility Easement Request



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Request: Partially abandon northern and eastern public utility easements; retain 10' along property boundaries

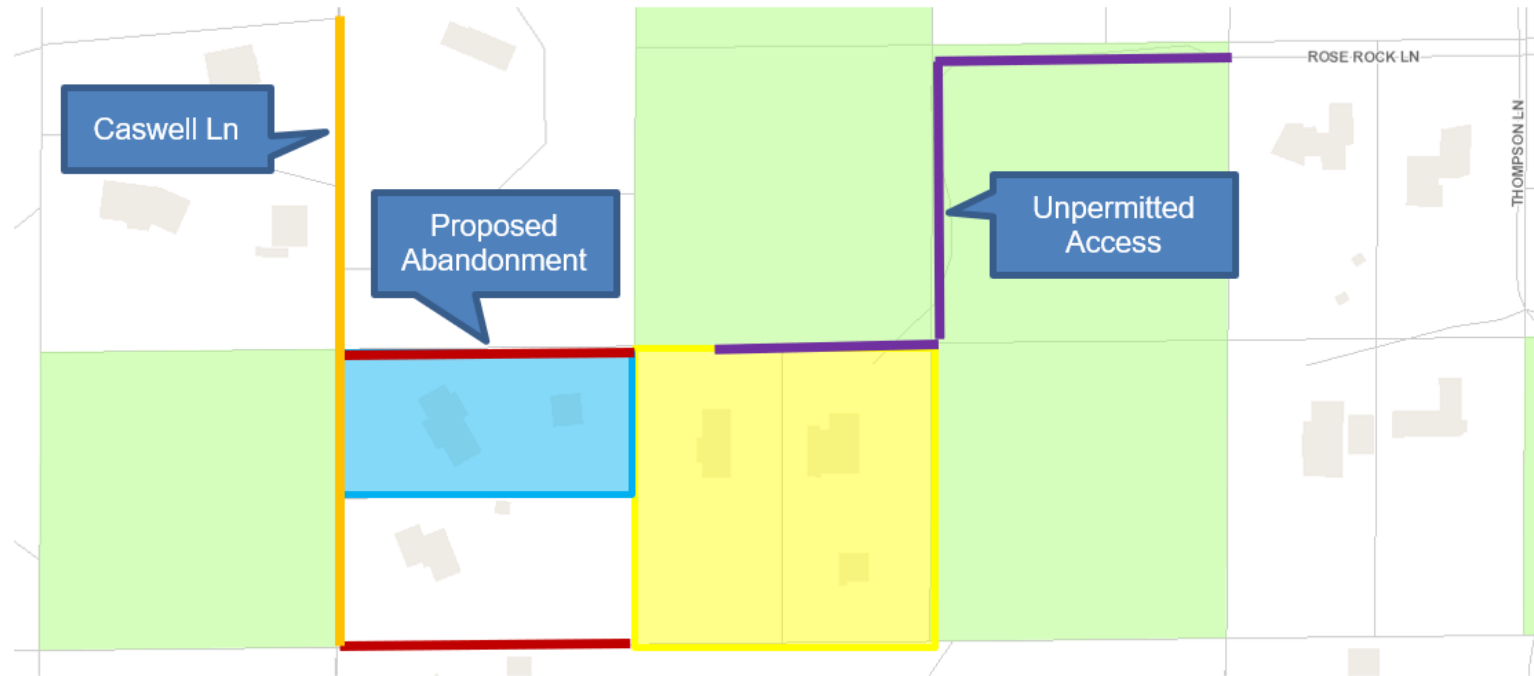


Evaluation (Northern Easement)



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- Parcels in yellow would lose a legal access from full abandonment of northern easement
- Purple portion of Rose Rock Ln is unpermitted through Forest Service land
- Forest Service has indicated unpermitted access could be legalized if other legal accesses are infeasible
- Potential need remains for northern easement; recommend partial approval (reduce to 20')

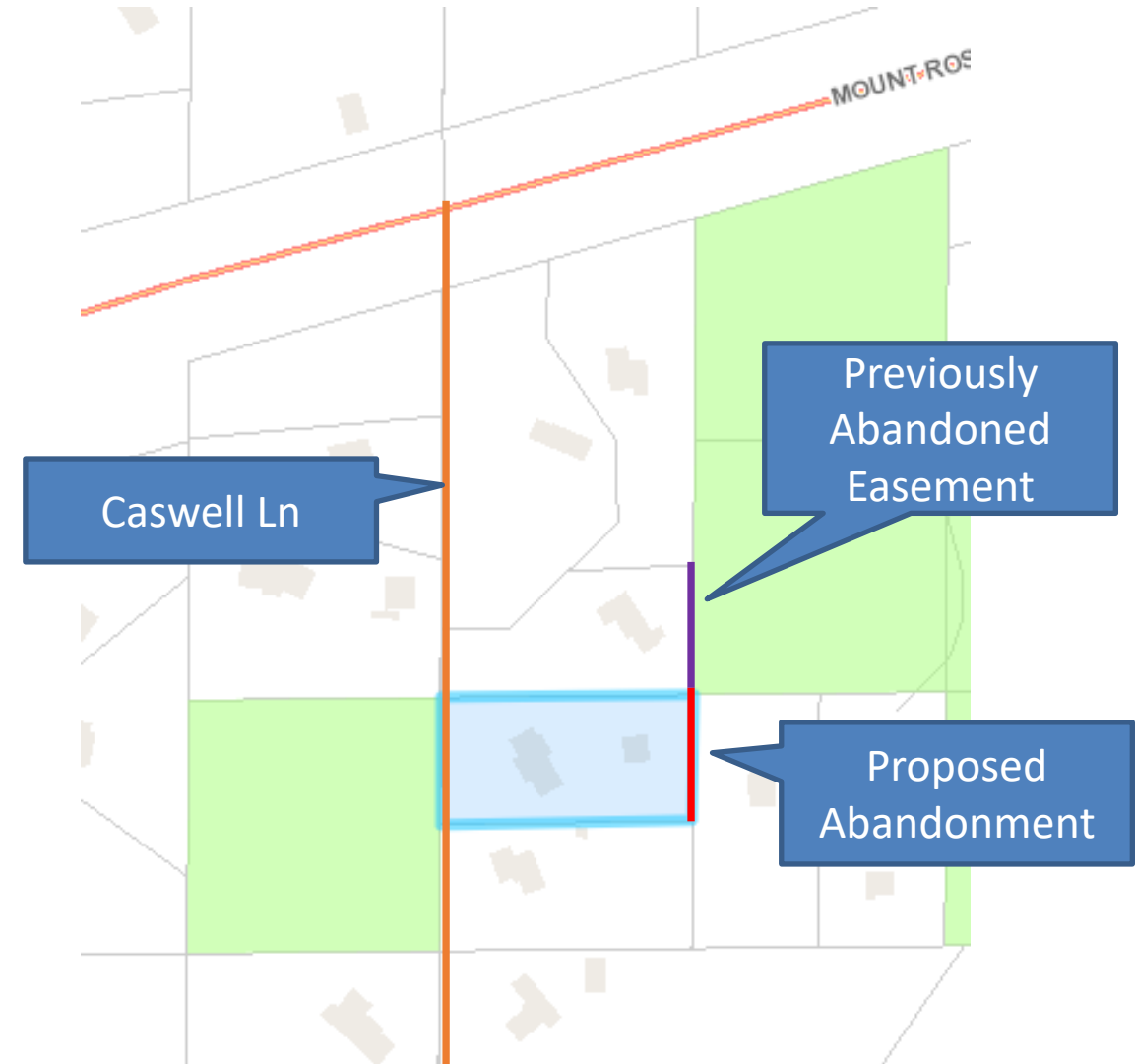


Evaluation (Eastern Easement)



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- Eastern easement does not connect to easements to the north
- Property to the south has legal developed access off Caswell Ln
- Accesses not impacted; staff recommends approval



Caswell Ln



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- Perception of Caswell Ln as a private road
- Most of Caswell Ln is in government patent public access easements and is public

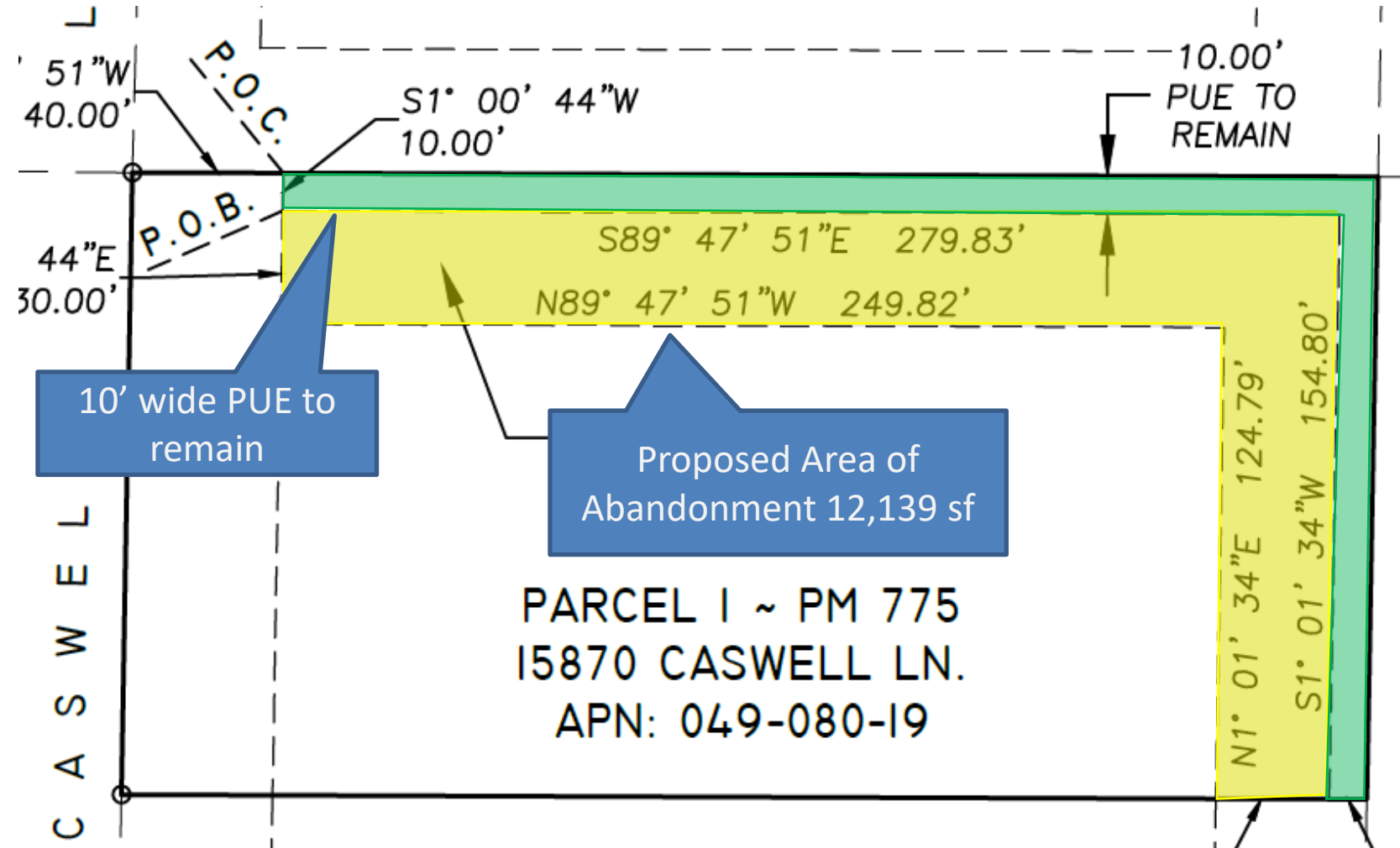


Utility Easements



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- Utility providers had no concerns about reduction to 10'
- Applicants will work with utility providers to relinquish interest in easements
- Staff recommends approval



Reviewing Agencies



- The project application was sent to 13 agencies for review.
- Two of these agencies provided conditions, which are included in Exhibit A of the staff report.

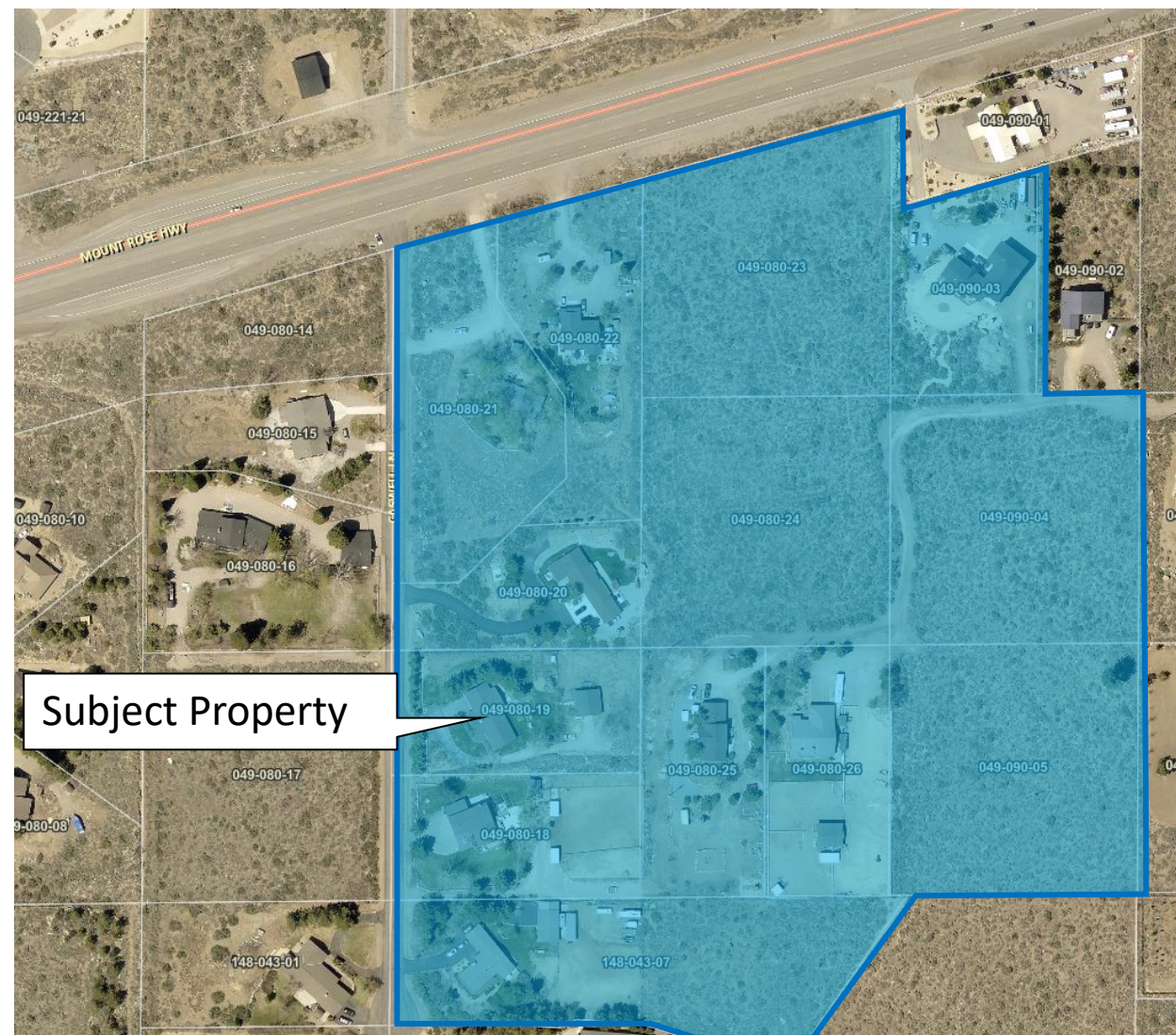
Agencies	Sent to Review	Responded	Provided Conditions	Contact
FS - Carson Ranger District	X	X		Matthew Zumstein, matthew.zumstein@usda.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X	X	James English, jenglish@nnph.org
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
AT&T	X	X		Clifford Cooper, cc2132@att.net
NV Energy	X	X		Mark Sullivan, mark.sullivan@nvenergy.com
Truckee Meadows Water Authority	X	X		Amanda Duncan, aduncan@tmwa.com
Spectrum Cable	X	X		Benjamin Loar, benjamin.loar@charter.com

Public Notice



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- 12 Parcels Noticed



Recommendation



- **Recommendation:** Partial approval with conditions, reducing the northern access easement to 20 feet in width.
- Based on inability to make finding of no detriment for full abandonment of northern access easement

Staff can make all 3 required findings for **partial approval, reducing the northern access easement to 20 feet.**

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

Partial Approval With Conditions:

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 partially approve Abandonment Case Number WAB24-0008 for Sweet Clover Residential Trust, retaining a 20' wide public access easement along the northern property line, 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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775-328-3628



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