

Washoe County Planning Commission



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SERVICES DEPARTMENT

WAB24-0013 (Lakeshore Blvd)

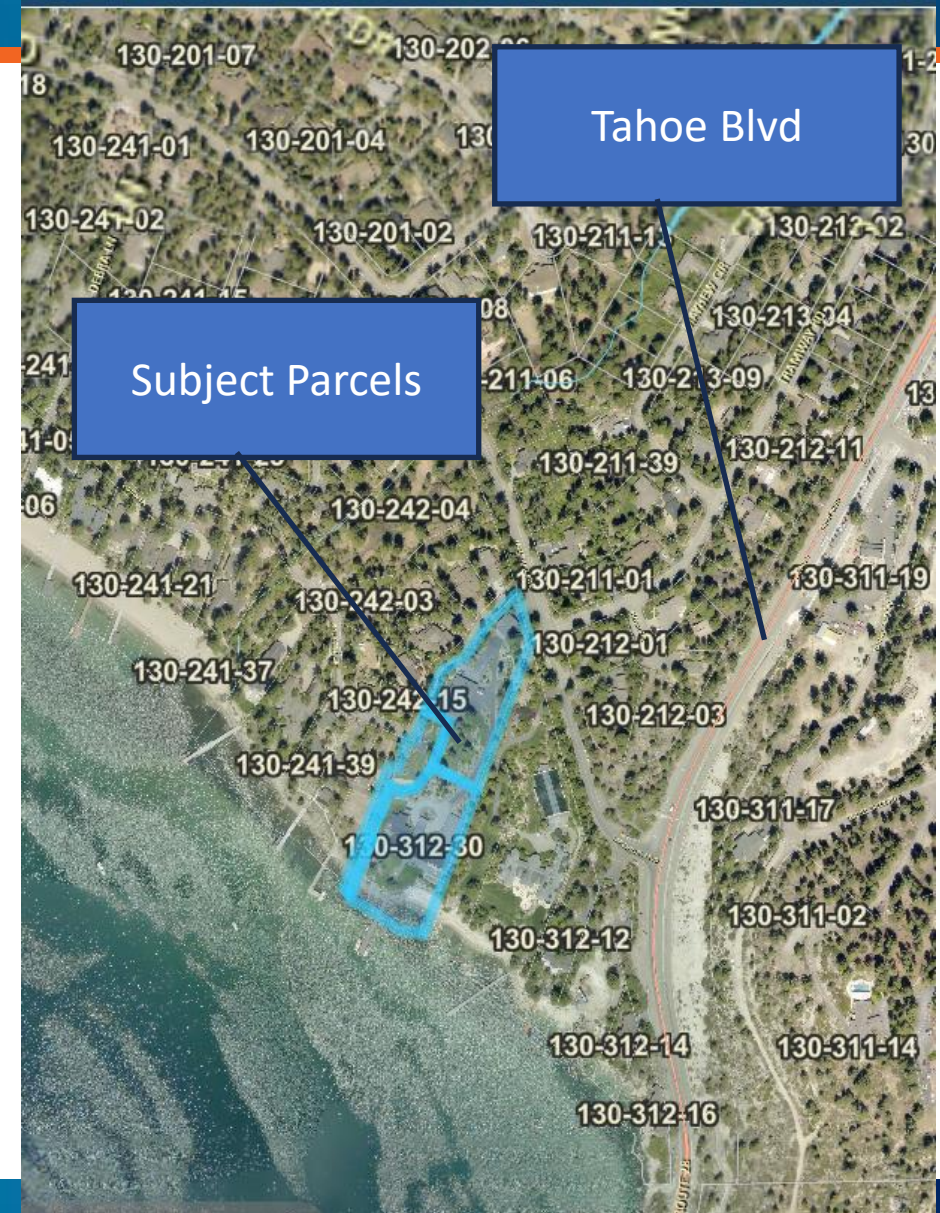
March 4, 2025

Vicinity Map



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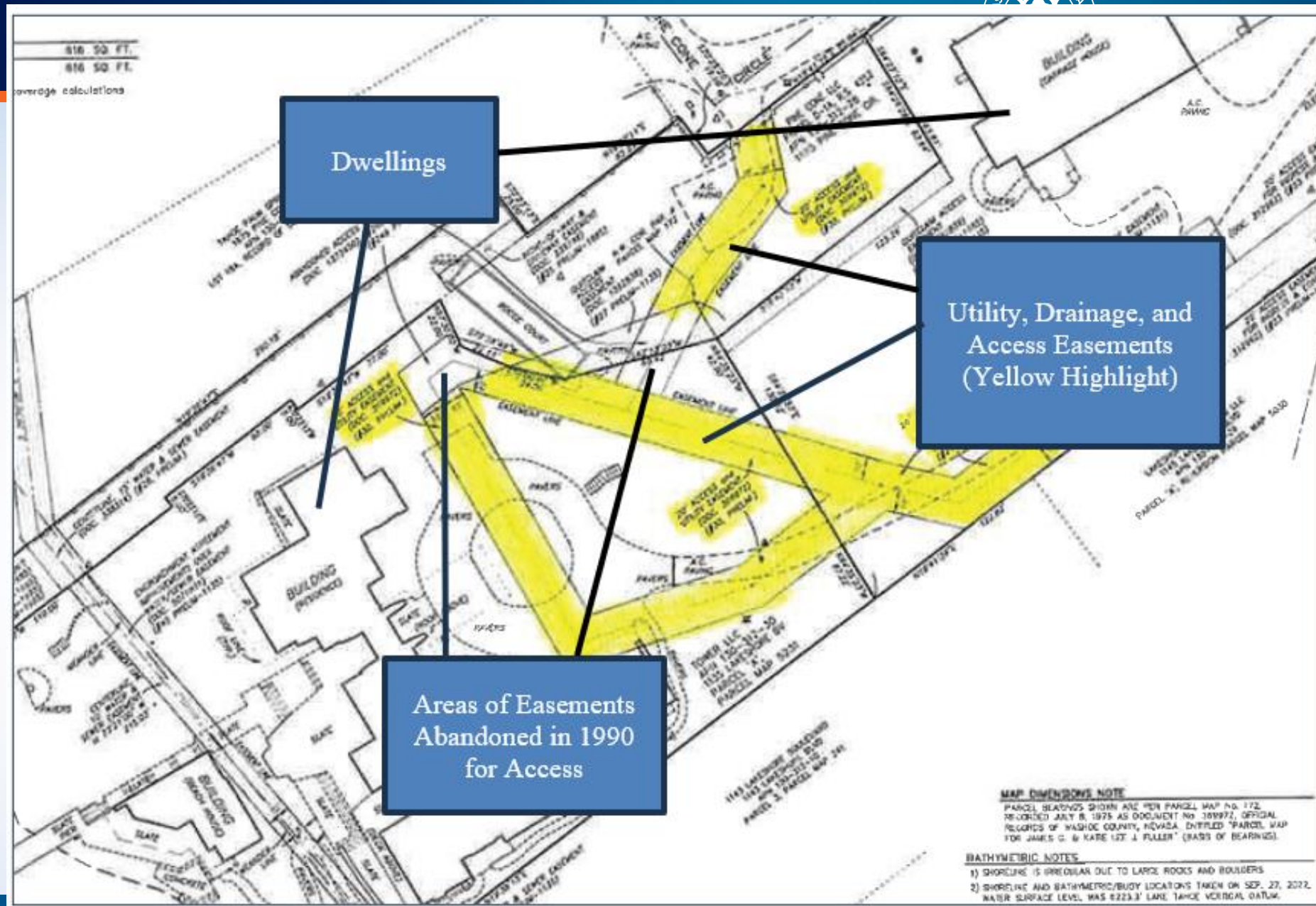
- 1685 Pine Cone Circle, 1131 Lakeshore Boulevard, and 1135 Lakeshore Boulevard
- 1.587 acres, 1.902 acres, and 0.534 acres
- Surrounding parcels developed with single-family dwellings and accessory structures
- Tahoe
- Zoned Mill Creek



The request is for:

- An abandonment of Washoe County's interest in two (2) 20-foot-wide public utility, drainage, and access easements that traverse across the parcels located at 1685 Pine Cone Circle, 1131 Lakeshore Boulevard, and 1135 Lakeshore Boulevard.

Site Plan



Reviewing Agencies



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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jtkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X		
AT&T	X	X		
NV Energy	X			
Spectrum Cable	X			
Charter Communications	X			
Incline Village Roads	X			
IVGID	X	X		
North Lake Tahoe FPD	X	X		
Tahoe Regional Planning Agency	X			

Public Notice



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- Six (6) Parcels Noticed
- No public comment



Staff is able to make all 3 required findings, as detailed on page 8 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 Spanish Springs 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 WAB24-0013 for Tower, 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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