

Washoe County Planning Commission



WAB25-0001 (Highland Ranch Easement)

March 4, 2025

Request

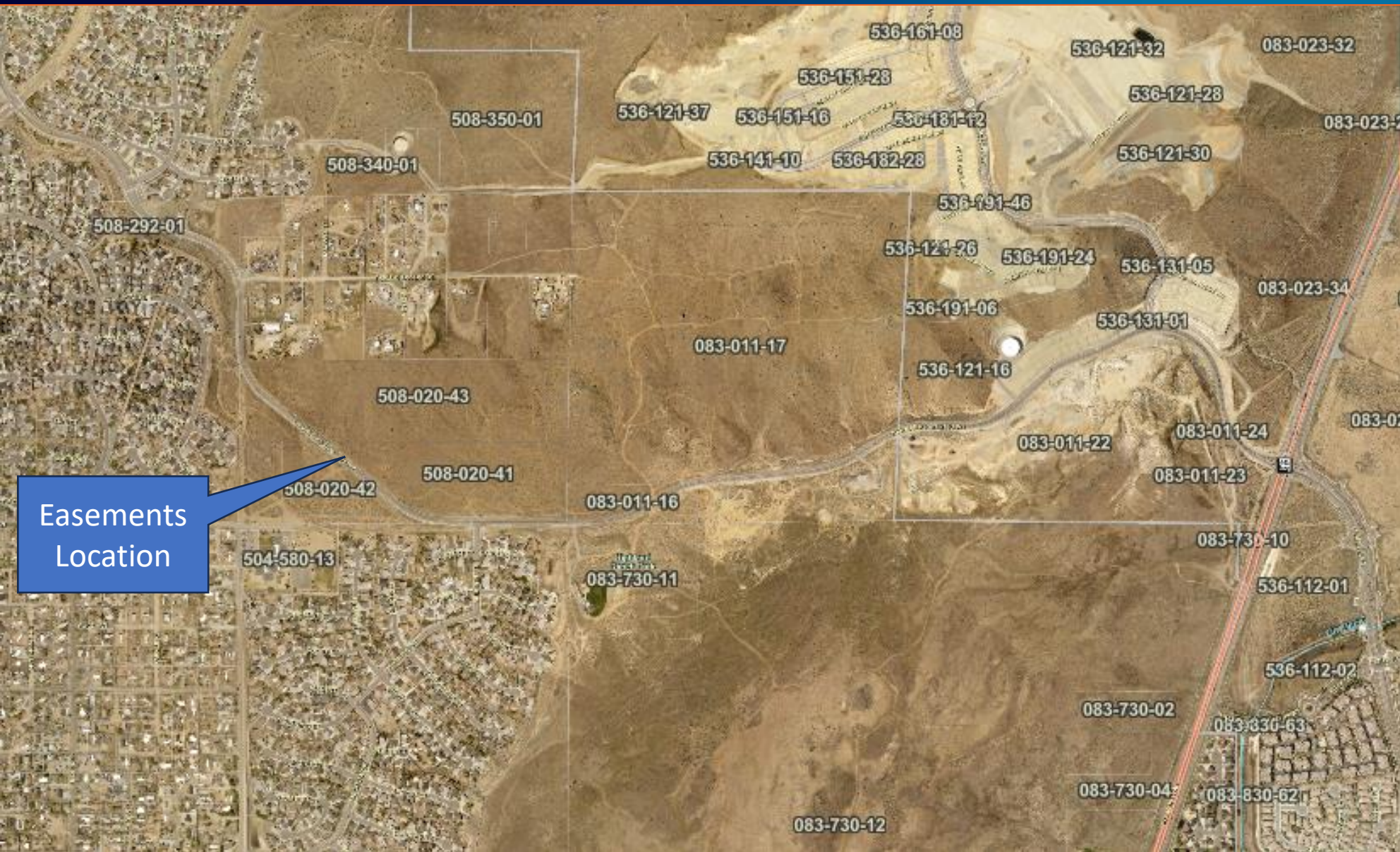


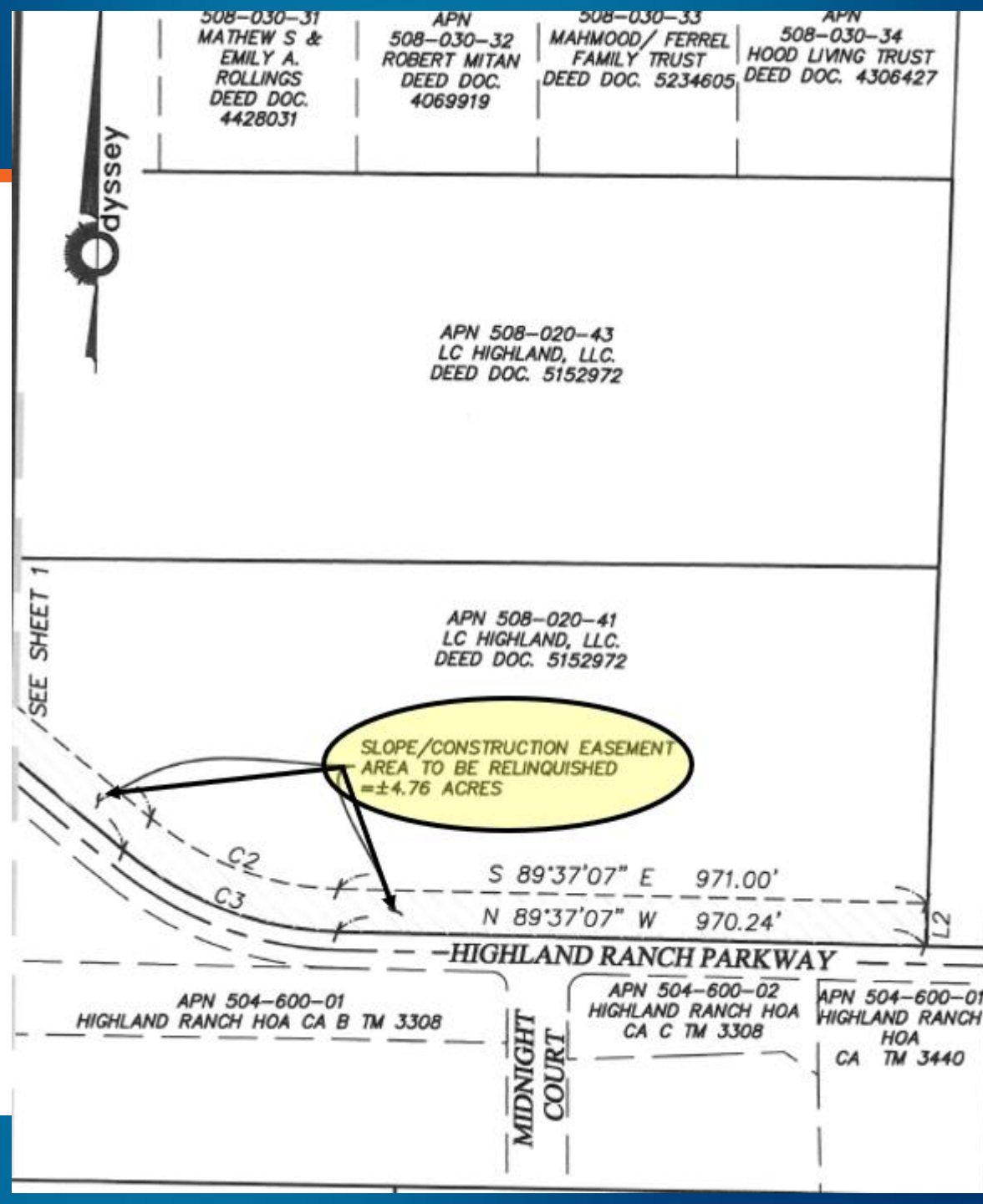
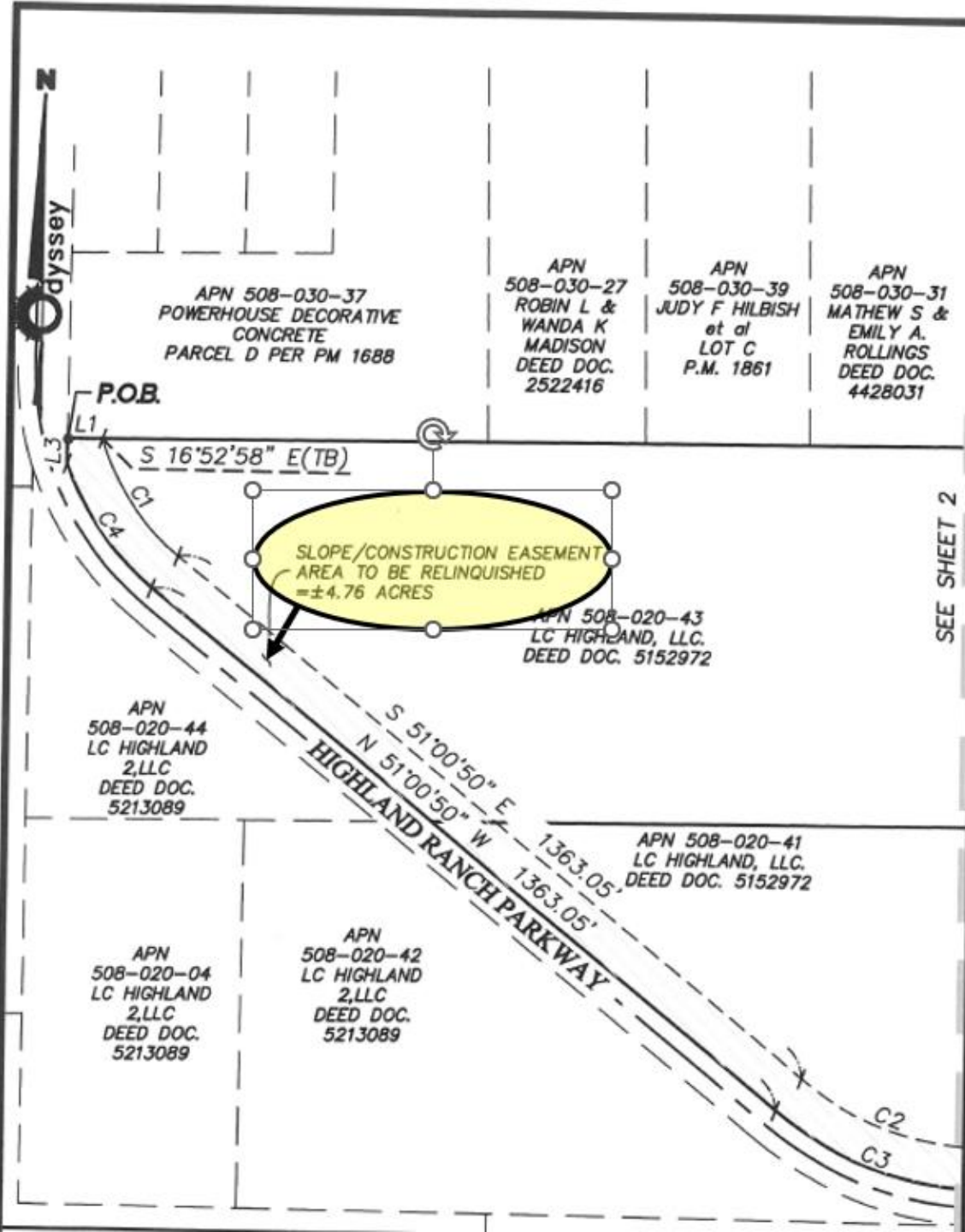
This is a request to approve an abandonment of Washoe County's interest interests in a ± 70 foot wide, ± 4.76 -acre, slope/construction easement, drainage easement and utility easements located along the northeast side of Highland Ranch Parkway within two parcels, APNs 508-020-41 & 43.

Vicinity Map



**COMMUNITY
SERVICES DEPARTMENT**



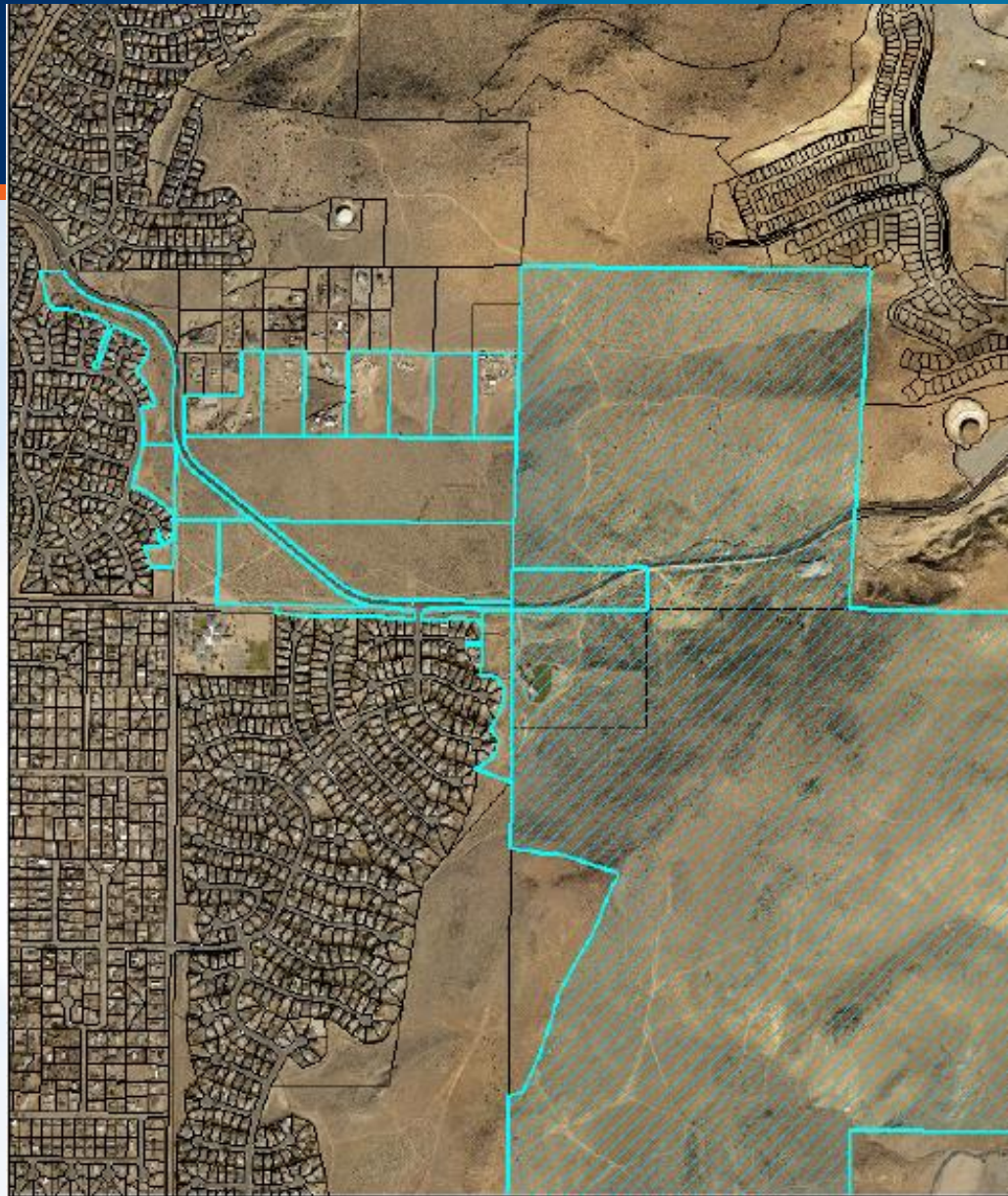


- The easement runs adjacent to Highland Ranch Parkway.
- The easement is no longer needed as construction is complete and all public improvements are located within the public right-of-way (ROW) of Highland Ranch Parkway.
- Both subject parcels are owned by the applicant, LC Highland, LLC. The abandonment would not affect any adjoining parcels. According to the applicant, the proposed abandonment will “facilitate the future development of the Highland Village Phase I Subdivision”.

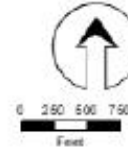
- Both parcels are currently undeveloped.
- The Highland Ranch Village Phase I subdivision (WTM20-004) was approved by the Planning Commission on November 16, 2020 as a single family, common open space subdivision, for a maximum of 215-lots.
- The proposed abandonment will enable the subdivision to be developed as approved.

Noticing

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



WAB25-0001 (Highland Ranch Easement)
Noticing Map - Abutting Parcels



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 WAB25-0001 for Odyssey Engineering, Inc., 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

