

Washoe County Planning Commission



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SERVICES DEPARTMENT**

Abandonment Case Number WAB25-0002 (Mandeville Abandoment)

April 1, 2025

Located at:
1600 Taos Lane,
APN 142-260-07



Vicinity Map



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- Government Homesite Parcel
- The parcel is 1 acre.
- Regulatory Zone is Low Density Suburban (LDS)
- Southwest Truckee Meadows Planning Area
- All neighboring parcels currently have established access or will retain access.



The request is to:

Approve an abandonment of Washoe County's interest in a 33' wide access and utility easements on the south side of the parcel and a 16' portion of a 33' wide access and utility easements on the north side of the parcel (APN: 142-260-07)

Site Plan



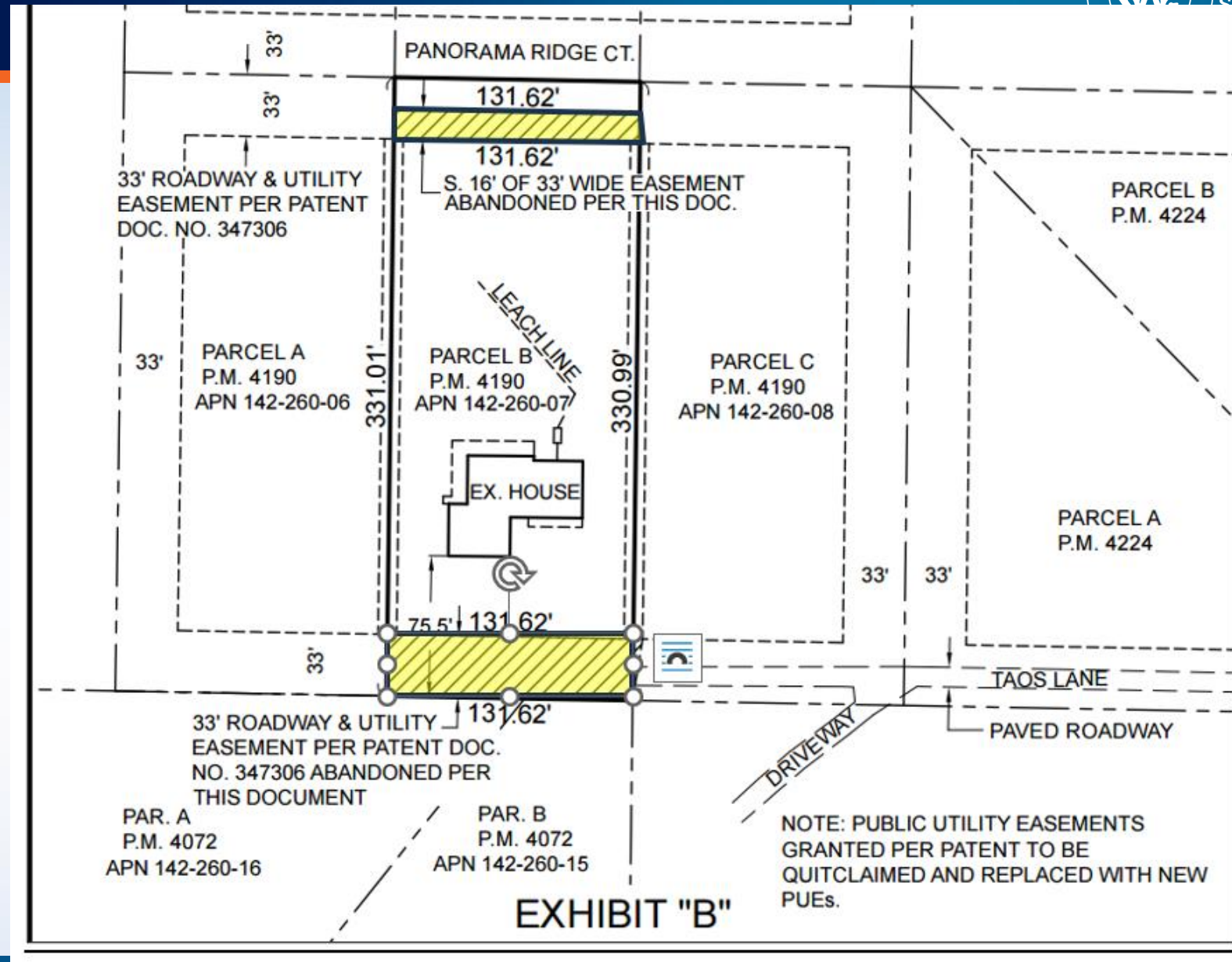
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Site Plan



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In reviewing these requests, staff seeks to ensure that the abandonment will not result in any parcel losing its legal access, and that similar requests would receive similar treatment in the future.

After meeting with one of the neighbors and holding discussions with other County agencies, staff is supportive of the applicants request to abandon Washoe County's interest in 16 feet of the 33-foot-wide **northern access** and utility easements.

However, staff are **not** supportive of the applicants' request for a full abandonment of the 33-foot wide access and utility easements on the southern property line.

To keep access to Parcel A, Washoe County Engineering and Washoe County Planning support only abandoning 13 feet of the 33-foot wide access easement, resulting in a 20' remainder of the access easement to be retained to perpetuate access to neighboring parcels.

Therefore a partial recommendation of approval is provided.

Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows 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.

Staff recommends the planning commission approve Abandonment Case Number WAB25-0002 and provides the following 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 WAB25-0002, for the abandonment of a 16-foot portion of the access easement along the northern border of the parcel, and the abandonment of a 13-foot portion of the access easement along the southern property line, for William C. Mandeville Family Trust, 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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