

Washoe County Planning Commission



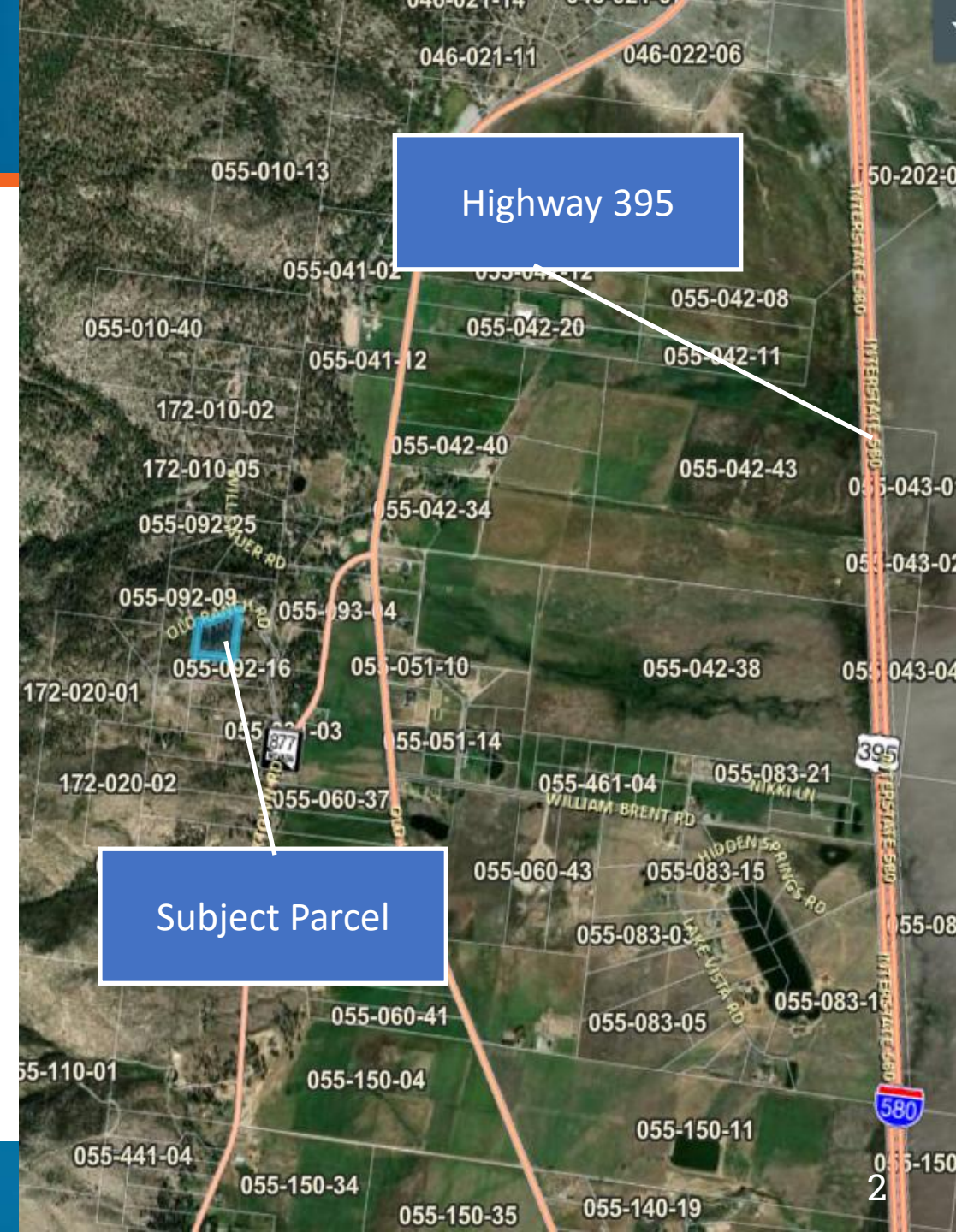
**COMMUNITY
SERVICES DEPARTMENT**

WAB25-0004 (Lemos)

August 5, 2025

Vicinity Map

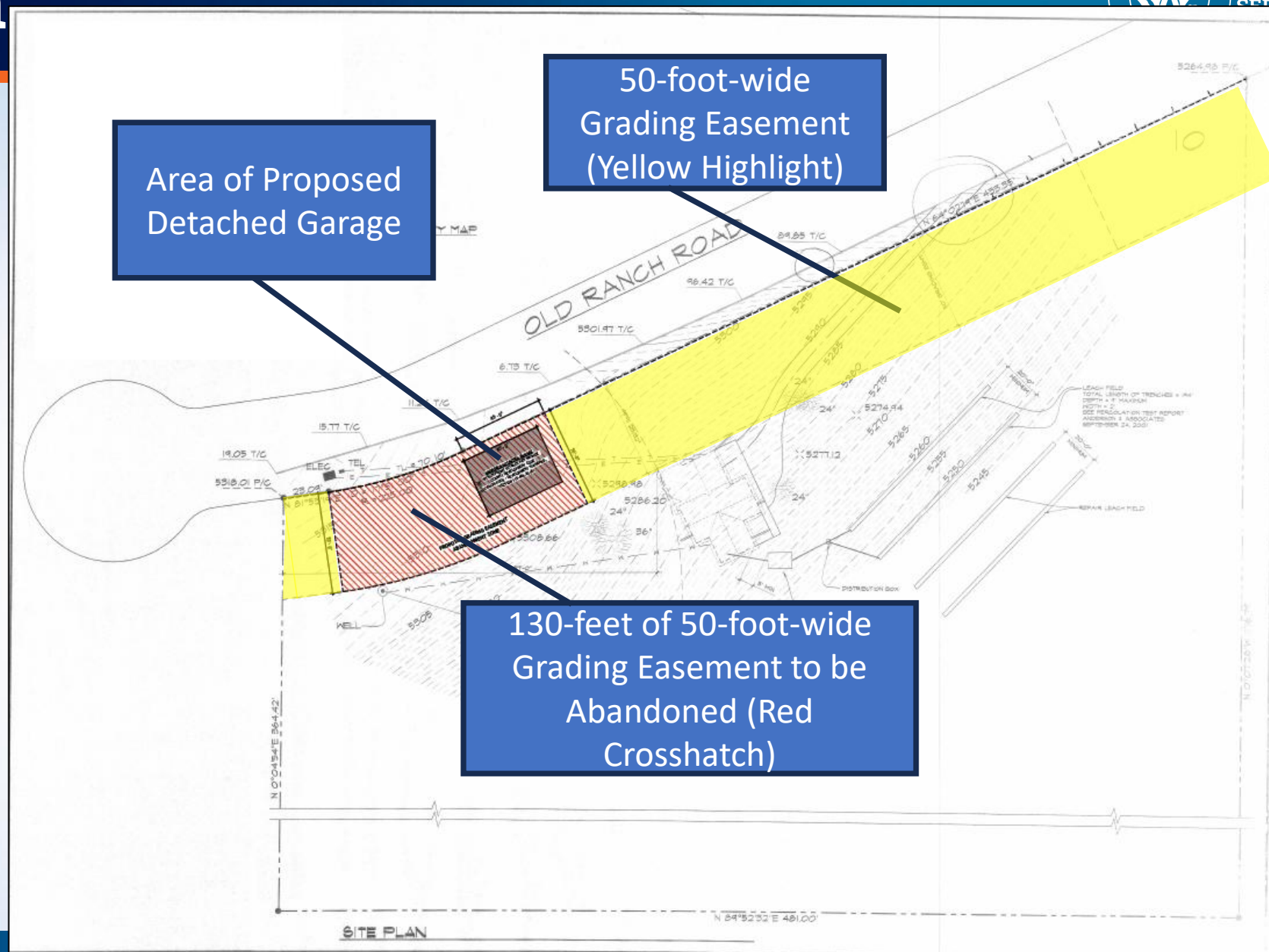
- 2805 Old Ranch Road
- 5.093 acres
- Surrounding parcels developed with single-family dwellings and accessory structures
- South Valleys
- Zoned General Rural (GR)



The request is for:

- An abandonment of Washoe County's interest in the 130-foot portion of a 50-foot-wide grading easement coterminous with the northern property line of Lot 10 of Tract Map 1413A.

Site Plan



Reviewing Agencies



- The project application was sent to thirteen (13) agencies for review.
- One (1) agency provided conditions, which are included in Exhibit A of the staff report.

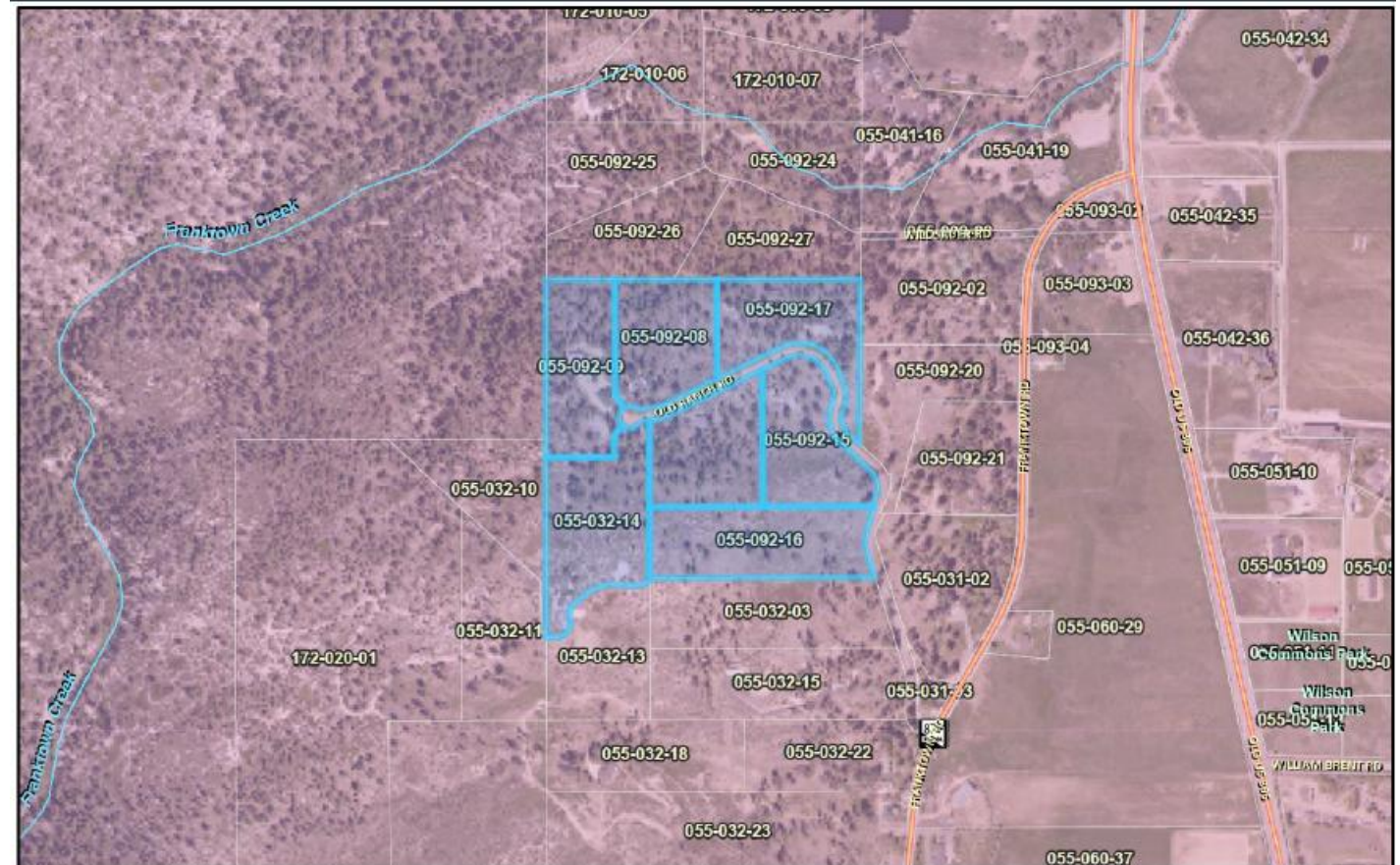
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X			
TMFPD	X	X		
AT&T	X	X		
NV Energy	X			
Southwest Gas (cc Paiute Pipeline)	X			
Spectrum Cable	X			

Public Notice



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- Seven (7) parcels noticed
- No public comment



Staff is able to make all 3 required findings, as detailed on page 8-9 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 WAB25-0004 for Gene Lemos, 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

Tim Evans, Planner
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