

Washoe County Planning Commission



# **WAB26-0002 (3565 Lone Tree Drainage Easement)**

**April 7, 2026**

# Request



**Applicant requests to abandon Washoe County's interest in approximately 280 square feet of a 50-foot-wide drainage easement.**

**Easement is located near the parcel's north property line.**

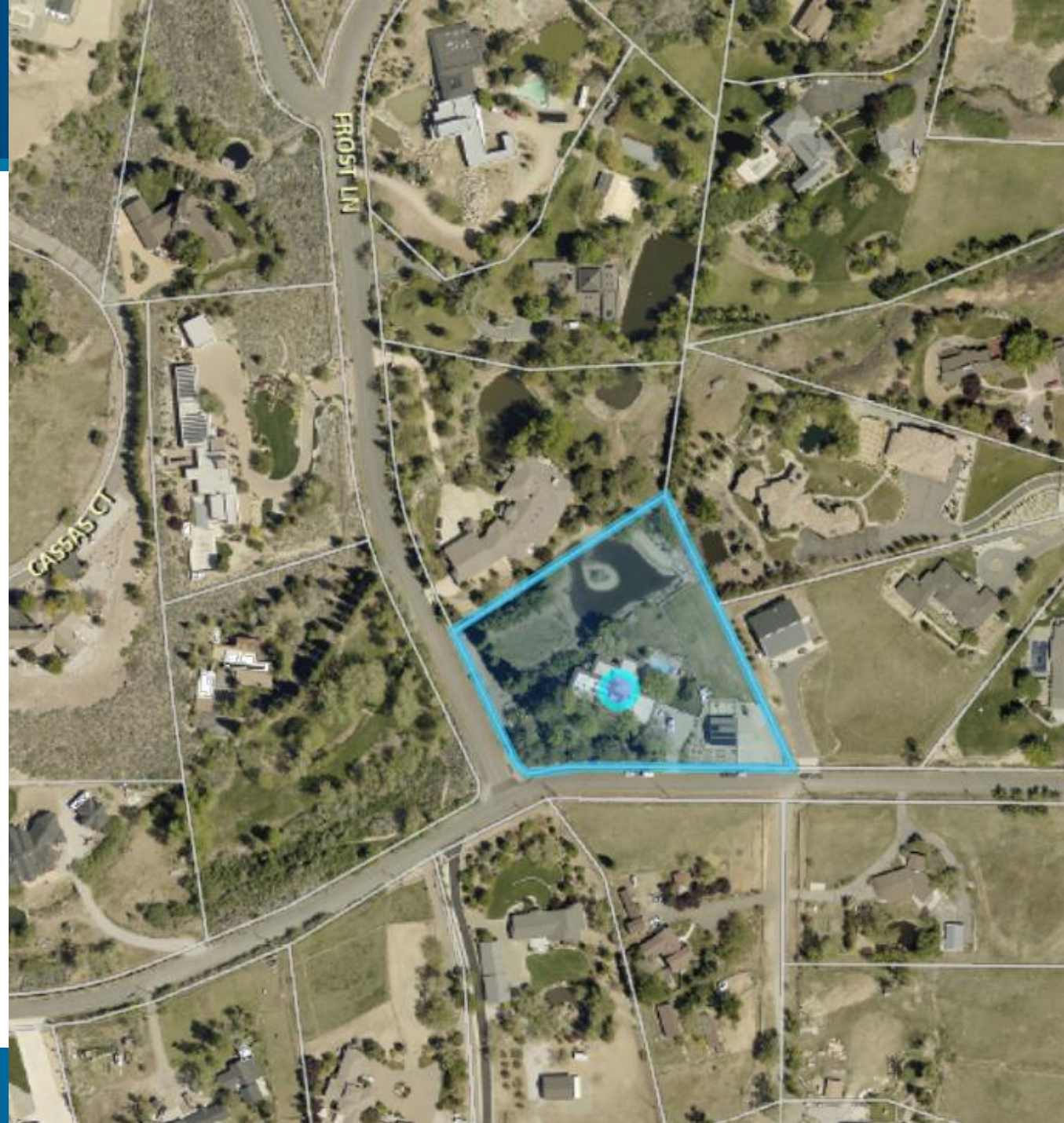
# Parcel Background

**Location:** 3565 Lone Tree Lane

**Size:** 2.61 acres

**Regulatory Zone:** High Density Rural

**Planning Area:** Southwest Truckee Meadows



# Drainage Easement

Created with subdivision plat in 1973.

100-foot-wide drainage easement

50 feet on subject property

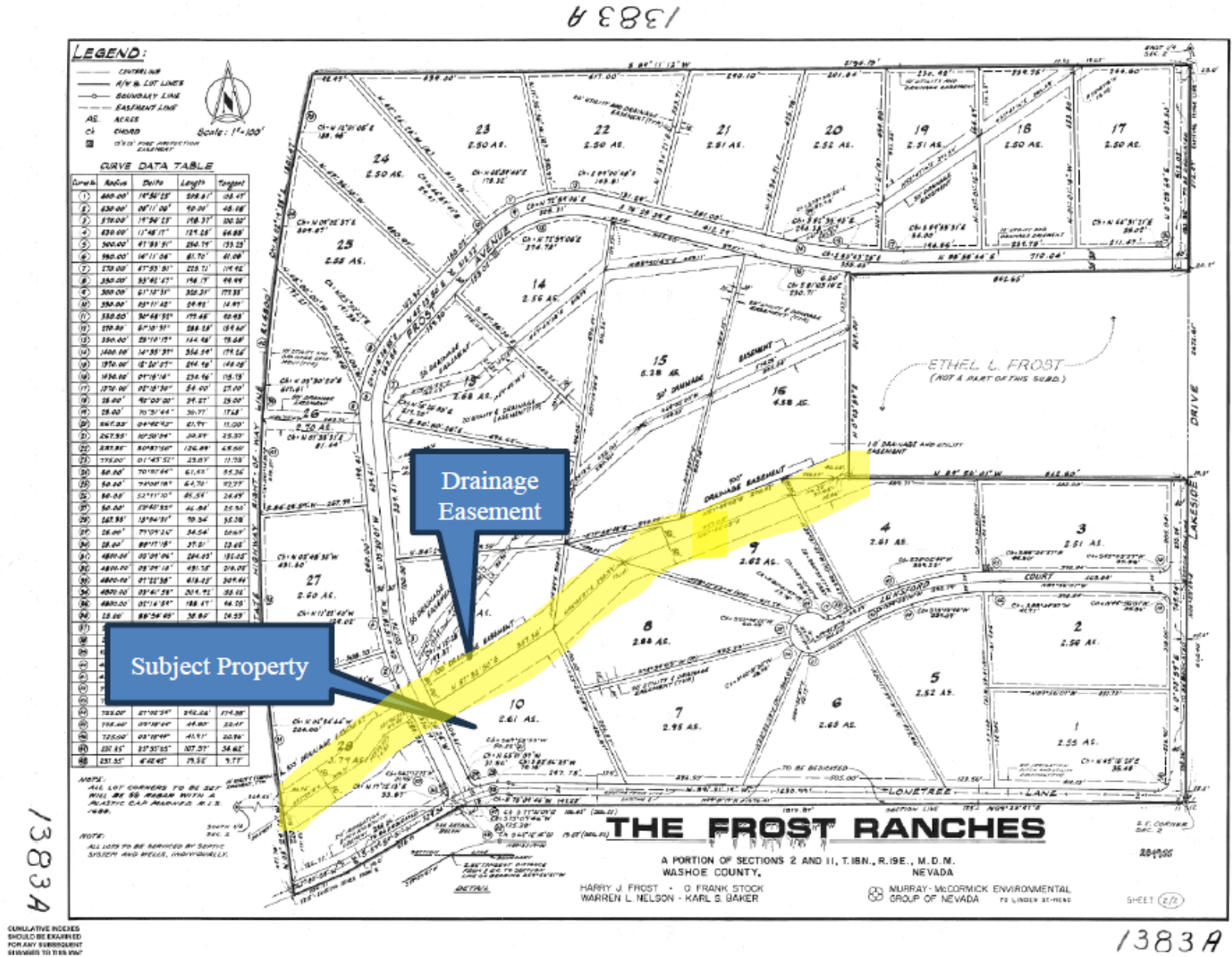
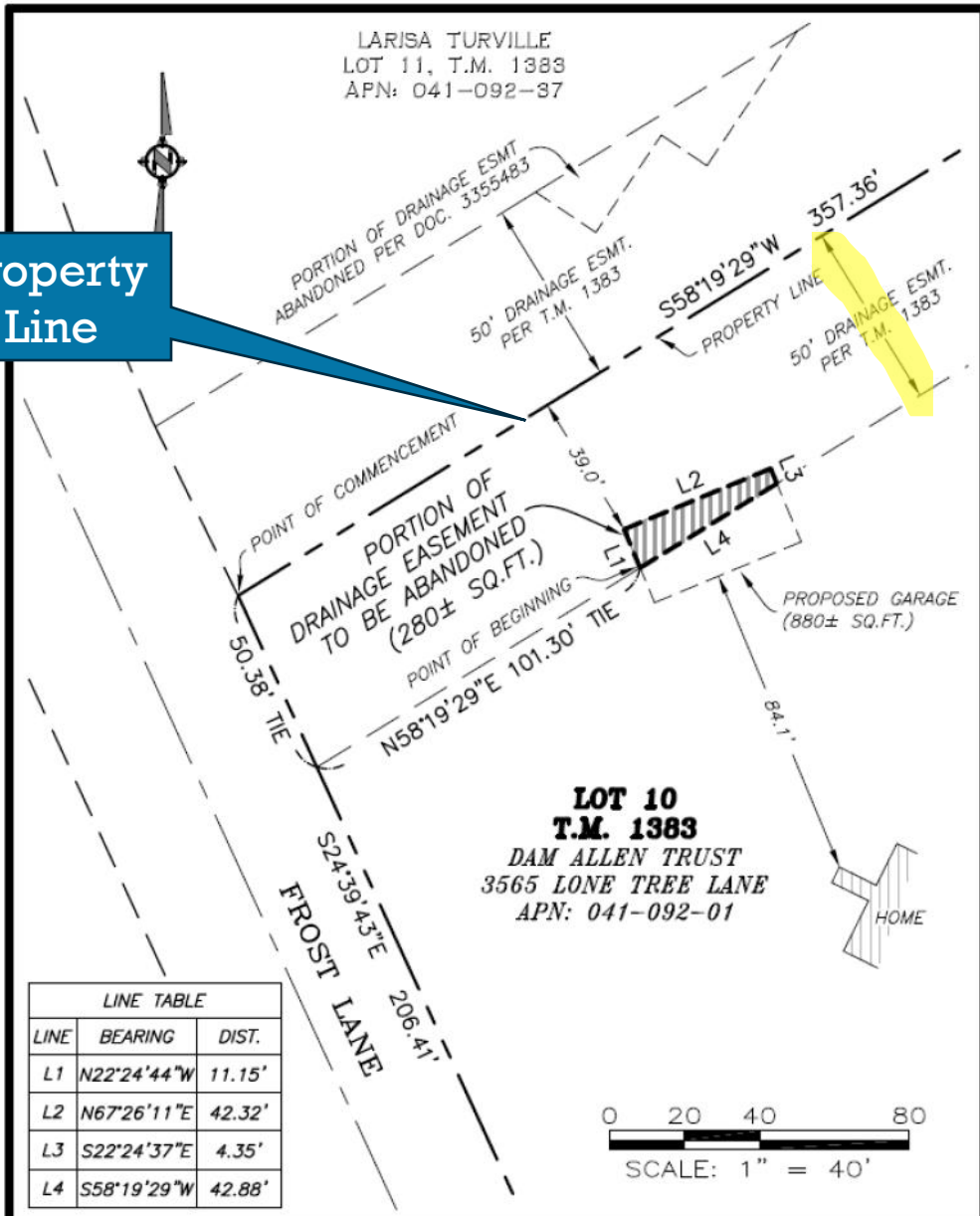


Figure 1. Subdivision Plat

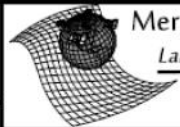


Property Line



# Portion of Drainage Easement to be Abandoned

EXHIBIT A-1  
ABANDONMENT OF PORTION OF DRAINAGE  
EASEMENT LOT 10 TRACT MAP 1383  
APN: 041-092-01



Meridian Surveying & Mapping, Inc.  
Land, Construction and Boundary Surveys  
8725 Technology Way, Reno, NV 89521  
(775) 690-4194

DRAWN BY: EMV | JAN. 2026 | TEC25140

Applicant submitted a drainage analysis.

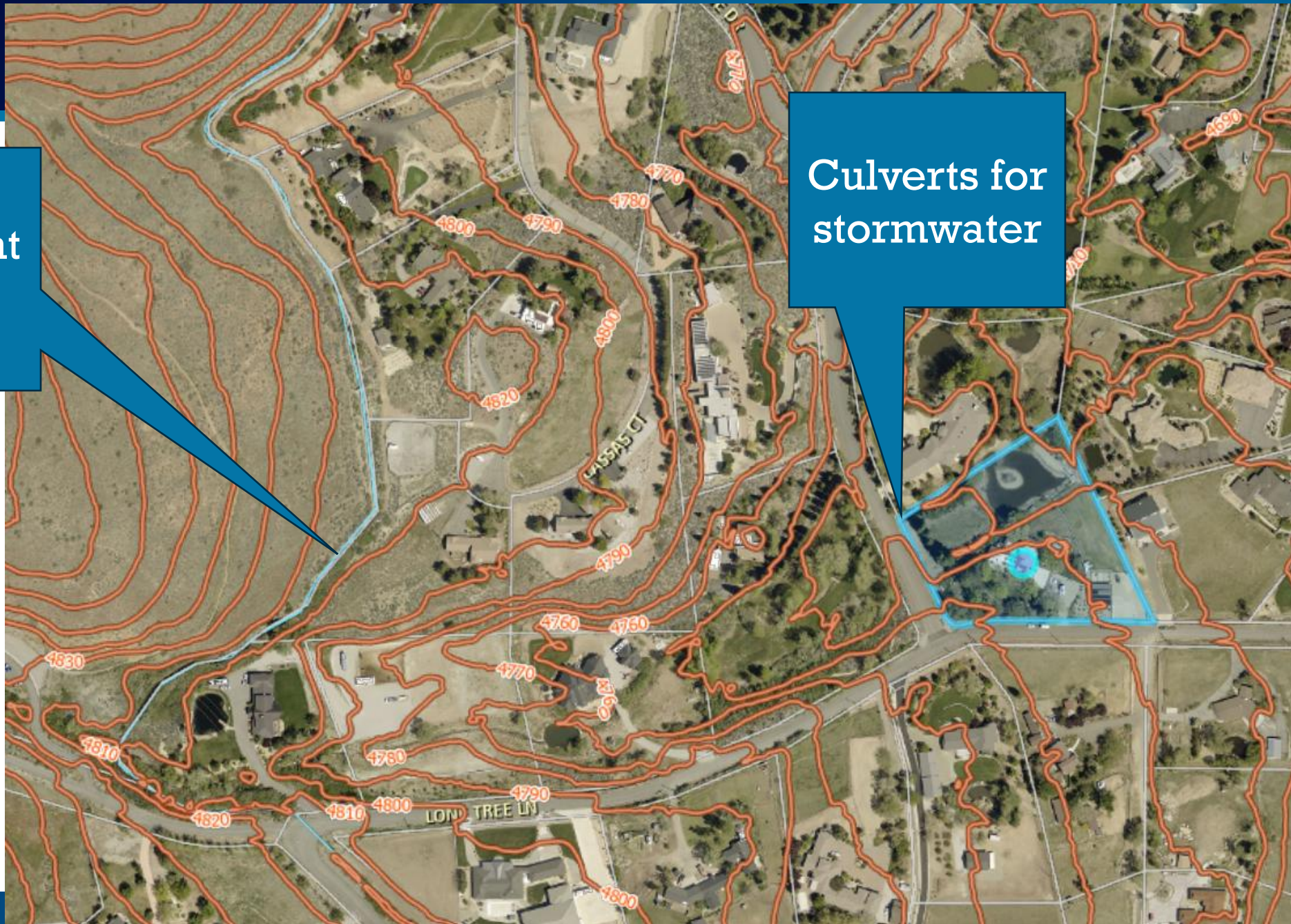
Channel operates independently of Steamboat Ditch.

Channel can convey maximum flow with water levels at least .5 to 1 foot below top of channel.

Found that drainage channel is approximately 20 ft. wide, substantially less than the 50-foot easement on their property.

Steamboat  
Ditch

Culverts for  
stormwater



## **Staff recommends approval and can make all findings:**

- Consistency with Master Plan
- No detriment
- Existing public utility easements not impacted

# 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 WAB26-0002 for Daniel and Mary Allen, 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

Jolene Bertetto, Planner  
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