

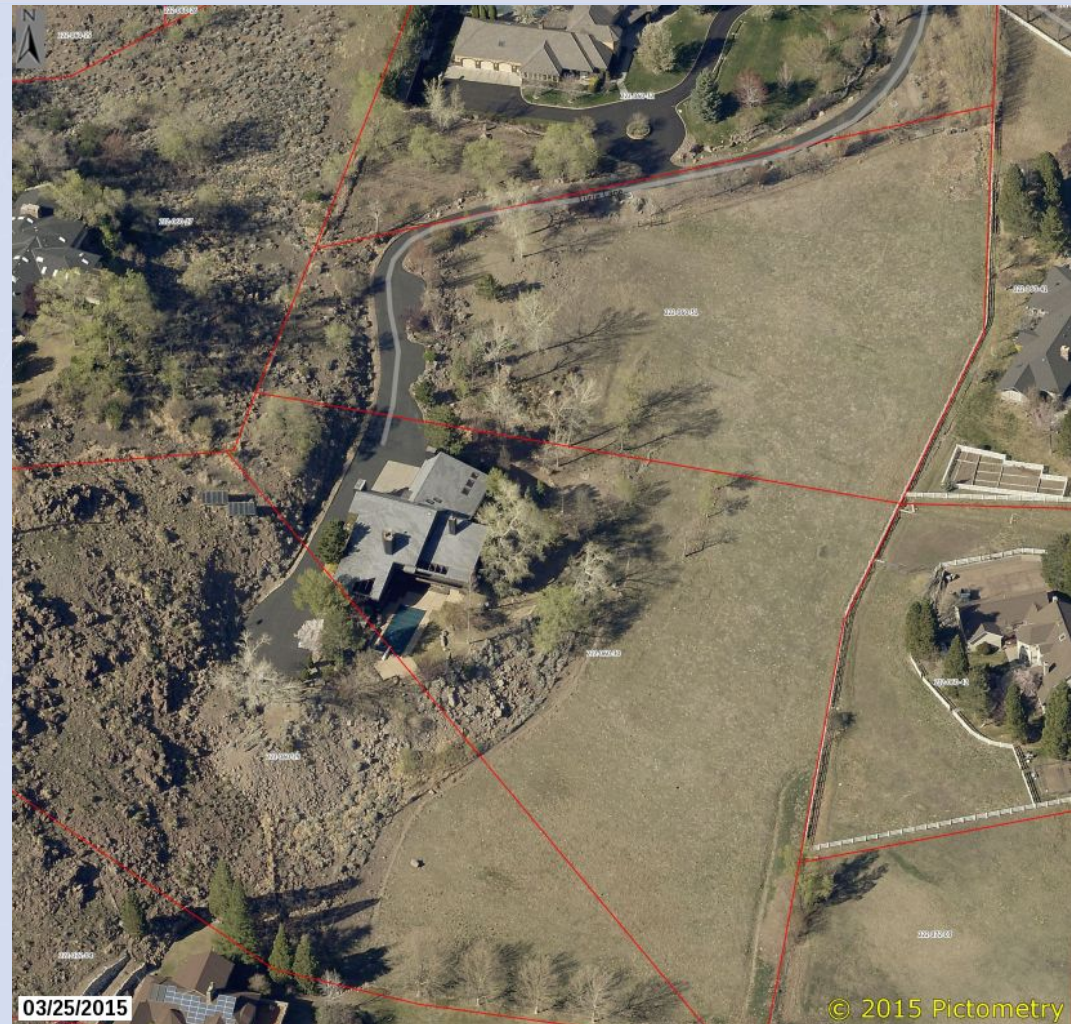


Abandonment Case WAB17-0003

Washoe County Planning Commission

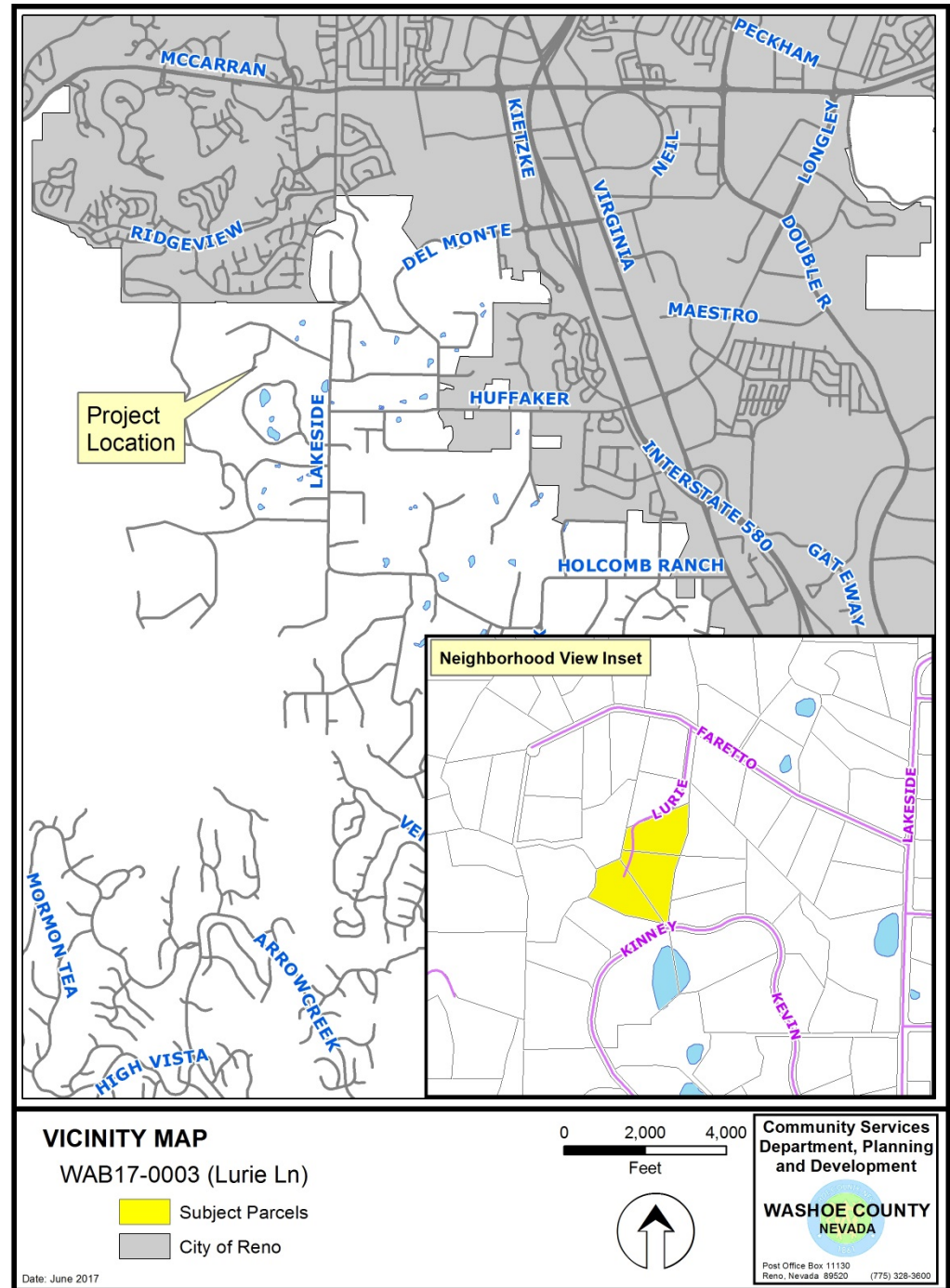
July 5, 2017

LURIE LANE



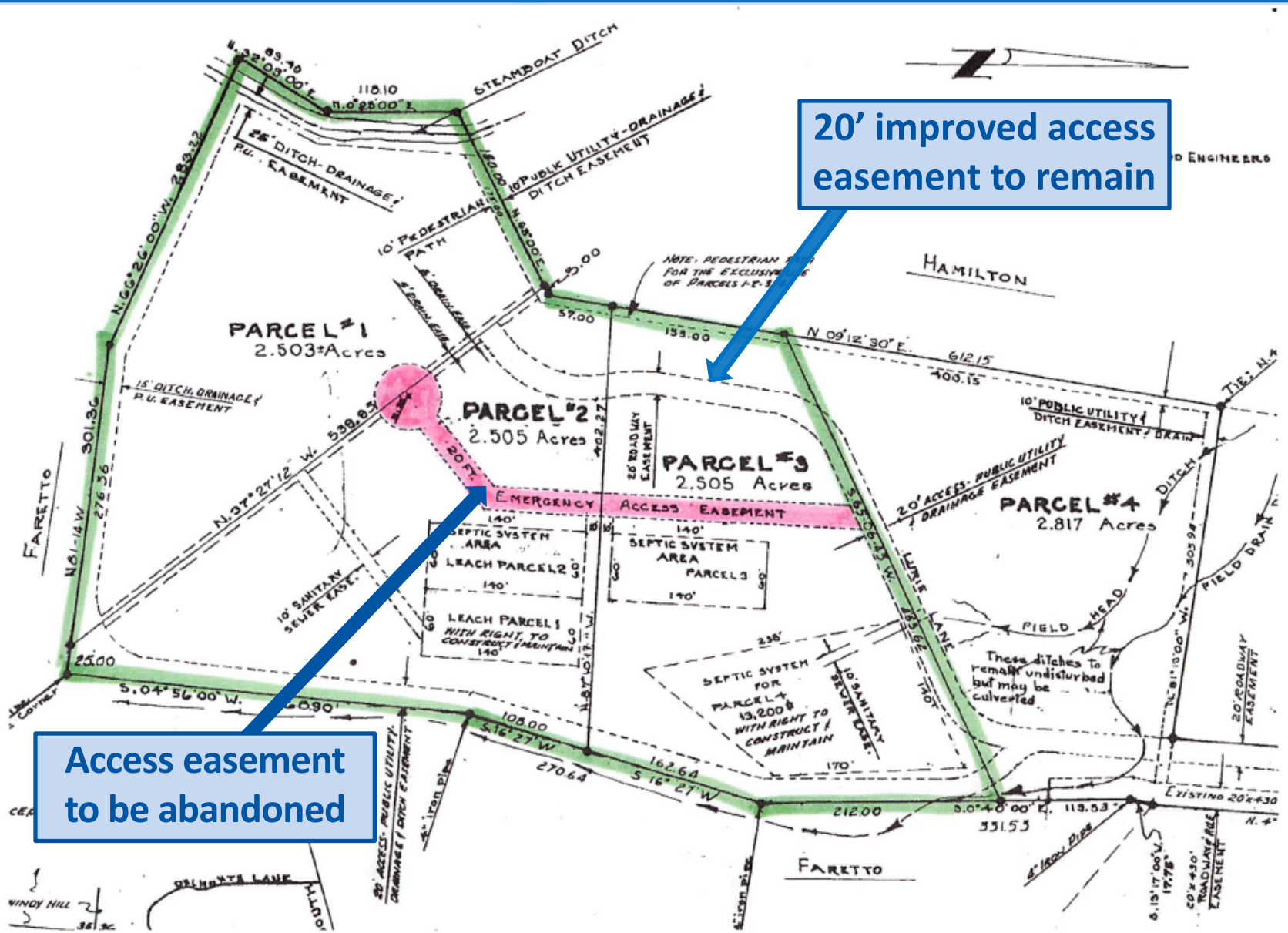


- 20 Lurie Lane (APN's 222-060-29, 30, & 31)
- 1/3-mile west of Lakeside Drive
- High Density Rural
- 3 parcels totaling 7.5 acres (2.5 ac. ea.)





Site Plan



20' improved access easement to remain

Access easement to be abandoned



Aerial View



Easement to be abandoned begins here

Easement to be abandoned terminates here



Site Photos





Site Photos





Analysis

- **NRS allows the Planning Commission to vacate easements if the public will not be materially injured**
- **No adjacent properties are negatively affected (easement is entirely on the 3 subject parcels)**
- **Surrounding properties have alternative developed access**
- **Easement is not being used and is creating an unnecessary legal (and land use) encumbrance**



Reviewing Agencies

- **Washoe County Community Services Department**
 - Planning & Development
 - Engineering & Capital Projects
- **Washoe County Health District, Environmental Health Services Division**
- **Truckee Meadows Fire Protection District**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**
- **AT&T, NV Energy, and TMWA**



Reviewing Agencies

- **Two of the aforementioned reviewing agencies provided comments:**
 - Engineering is requiring that the applicant submit acceptable legal descriptions and comply with all conditions of approval from reviewing agencies
 - TMFPD is requiring a condition that a 50 foot diameter turn around, as originally designed, for emergency vehicles shall be provided/shown on the final map
- **Revision to Condition of Approval number 3. a. (as attached as exhibit A to the staff report)**



Amendment to Condition 3.a.

- **Original condition wording:**
 - Access to the third parcel and an associated turn-around with a 50 foot turn around **radius** for emergency vehicles shall be provided/shown on the final map...
- **Revised condition wording:**
 - Access to the third parcel and an associated turn-around with a 50 foot turn around **diameter, as originally designed,** for emergency vehicles shall be provided/shown on the final map...





Public Notice & STM/WV CAB

- **10 adjacent/abutting property owners**
- **Legal notice in RG-J**
- **No public comments received**
- **Abandonments are not reviewed by the CAB's**



Abandonment Findings

- 1. Consistency with Master Plan & Area Plan**
 - 2. No detriment to the public**
 - 3. Existing easements**
- Staff is able to make all 3 required findings, as detailed in the staff report on page 7**



Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the requested abandonment or provided no comments. Therefore, after a thorough analysis and review, Abandonment Case Number WAB17-0003 is being recommended for approval with the conditions included as Exhibit A to this staff report, to include an amendment to condition 3.a. changing the word “radius” to “diameter.”



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, with the conditions included as Exhibit A in the staff report, to include an amendment to condition 3.a. changing the word “radius” to “diameter”, Abandonment Case Number WAB17-0003 for Jason Lurie, having made all three findings in accordance with Washoe County Code Section 110.806.20