



WAB18-0002 Pauly

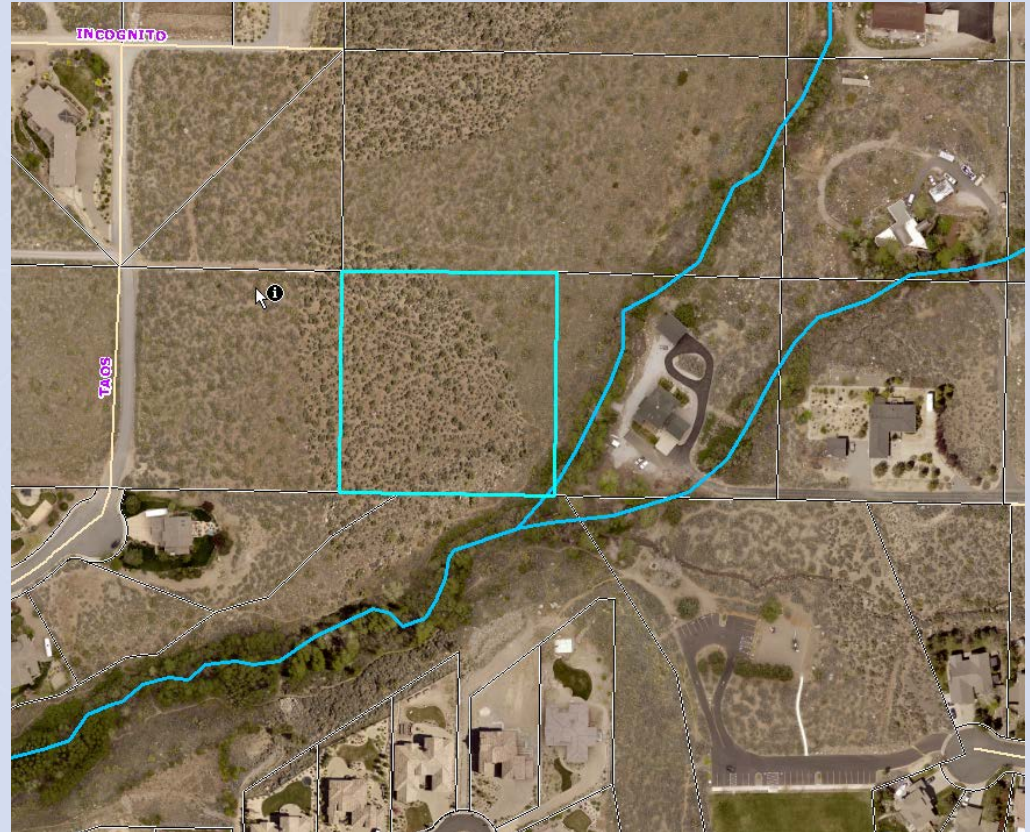


***Washoe County Planning Commission
May 1, 2018***



Overview

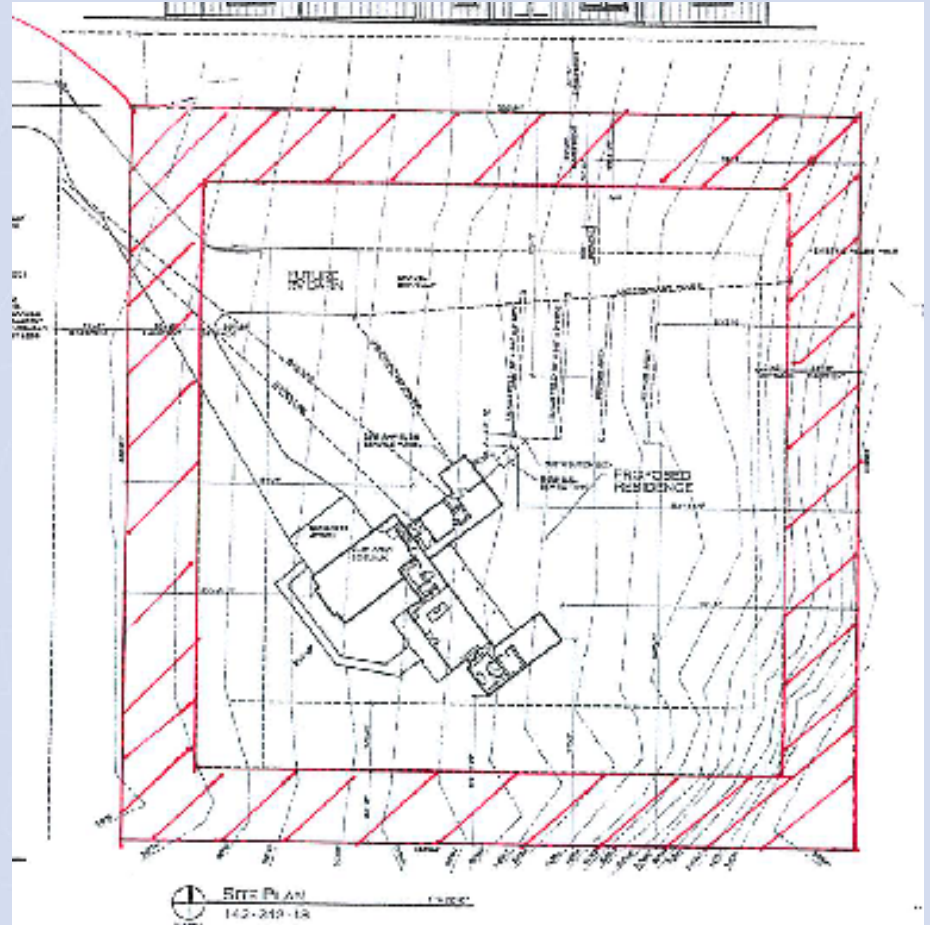
- 2.5 acre parcel
- Access drive from west
- 33' easement abutting all four property lines
- 30' setback from 33' easement
- Undeveloped lot on north side



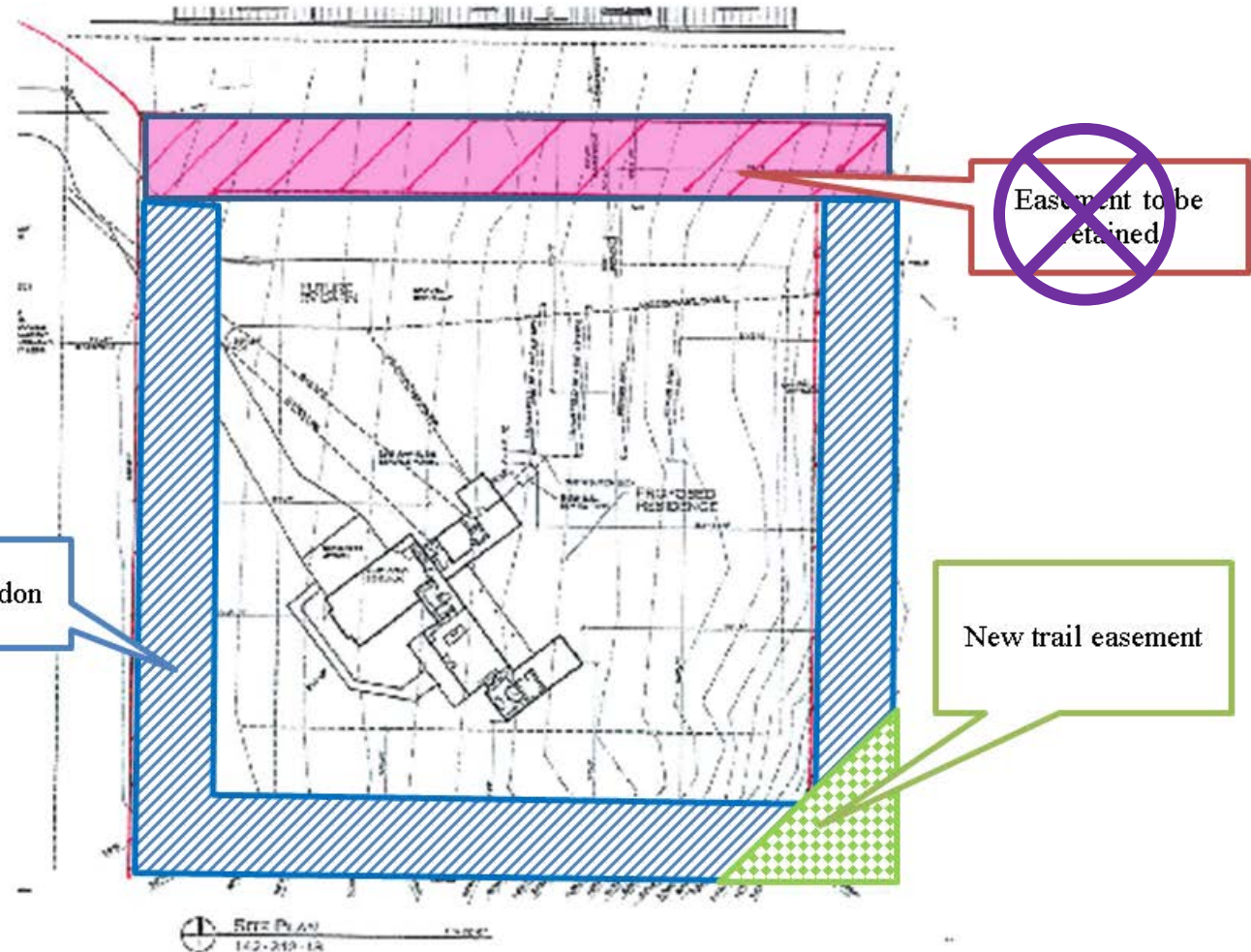


Request

- Abandon all easement
- 30' setback on front and rear yards (north and south sides)
- 12' side yard setback
- Utility easements are required to be accommodated



Staff Recommendation





Public Notice

- Notice sent to seven affected property owners
- Legal notice published in RGJ – April 17, 2018





Reviewing Agencies

- **Washoe County Community Service**
 - Planning and Building Division
 - Engineering and Capital Projects
- **Regional Transportation District**
- **Truckee Meadows Fire Protection District**
- **Washoe County Sheriff**
- **AT&T**
- **Southwest Gas**
- **NV Energy**
- **TMWA**



Abandonment Findings

- 1. Master Plan**
- 2. No Detriment**
- 3. Existing Easements**
- 4. No longer required for a public purpose**



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 conditions, the abandonment of the 33-foot wide easements abutting all four property lines for Abandonment Case Number WAB18-0002 for Quinn Pauly, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3).