

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WAB22-0007 (Clasen Chocolate)

June 6, 2022

Clasen Chocolate Abandonment

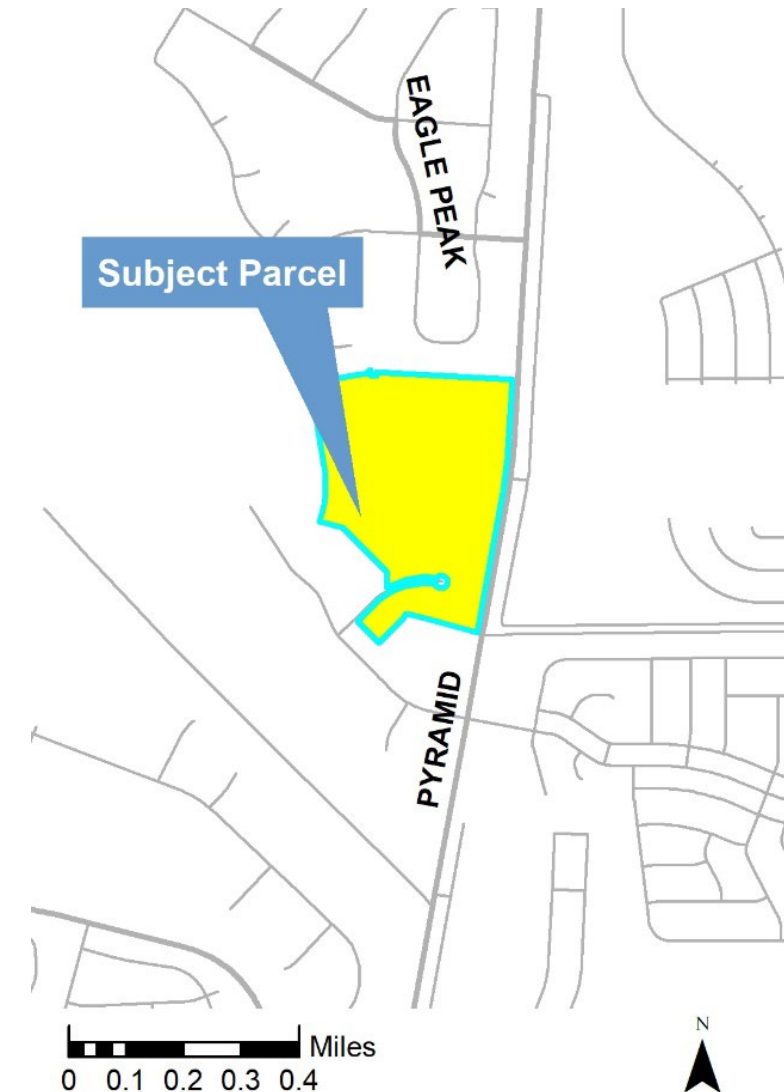
Located at 200 Hawco Court



Vicinity Map



- When Abandonment was submitted to Washoe County it consisted of 5 parcels.
- Original APN's: 538-171-11 and 538-161-11
- Reversion to Acreage was completed, which created 1 parcel, with a new APN: 538-171-15
- Acreage of the new parcel is 75.42 acres



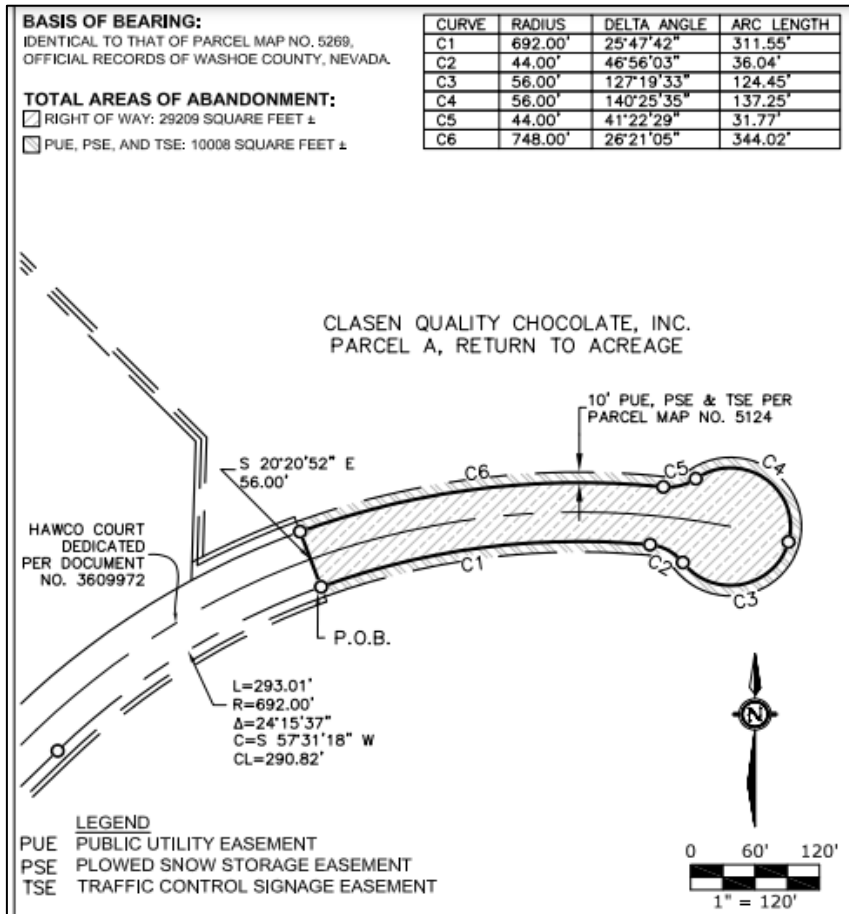
Request

- The request is for:
 - An abandonment and re-offer of dedication of a portion of Hawco Court, and the 10-foot-wide strip containing public utility (PUE), plowed snow storage (PSE), and traffic control signage easements (TSE) consisting of a total of 10,008 sf.
 - The total area of right of way to be abandoned is 29,209 sf.
 - The proposed dedication would relocate the cul-de-sac and utilities.

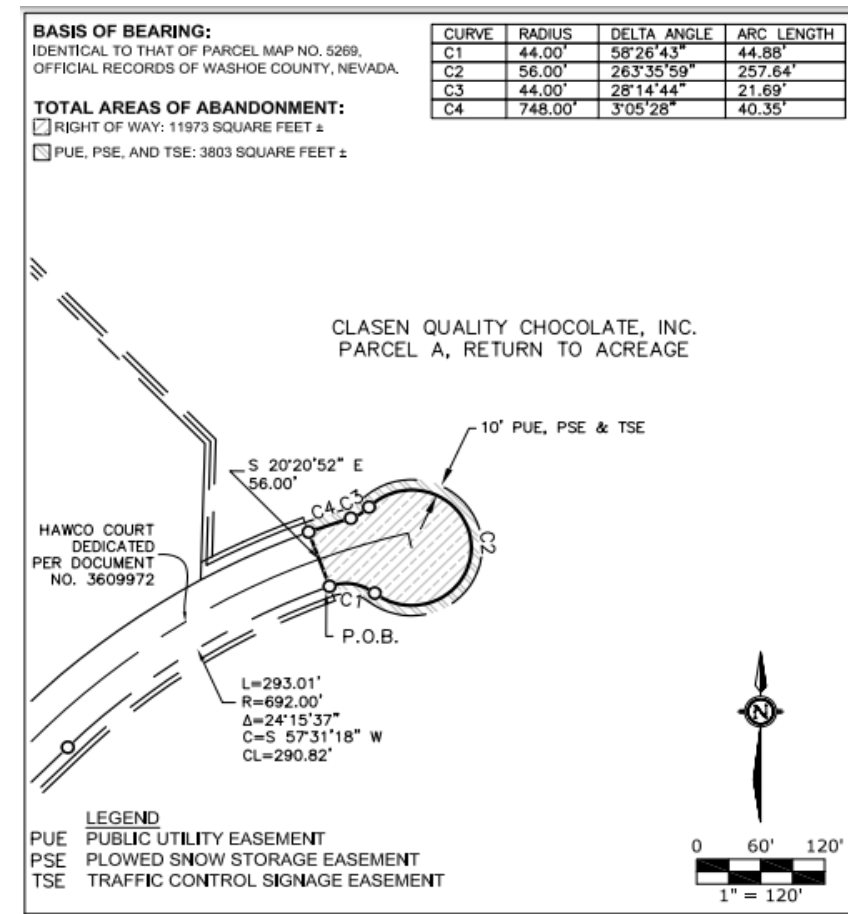
Site Plan



- Abandonment of right of way, and PUE, PSE and TSE



- Relocation and rededication of cul-de-sac and utilities



Evaluation



- Access for the properties utilizing Hawco Court will not change.
- The portions of Hawco Court, and the utilities to be abandoned are surrounded entirely by Clasen Chocolate.



Reviewing Agencies



- The project application was sent to 16 agencies for review.
- 4 of these agencies provided conditions, which are included in Exhibit A of the staff report.

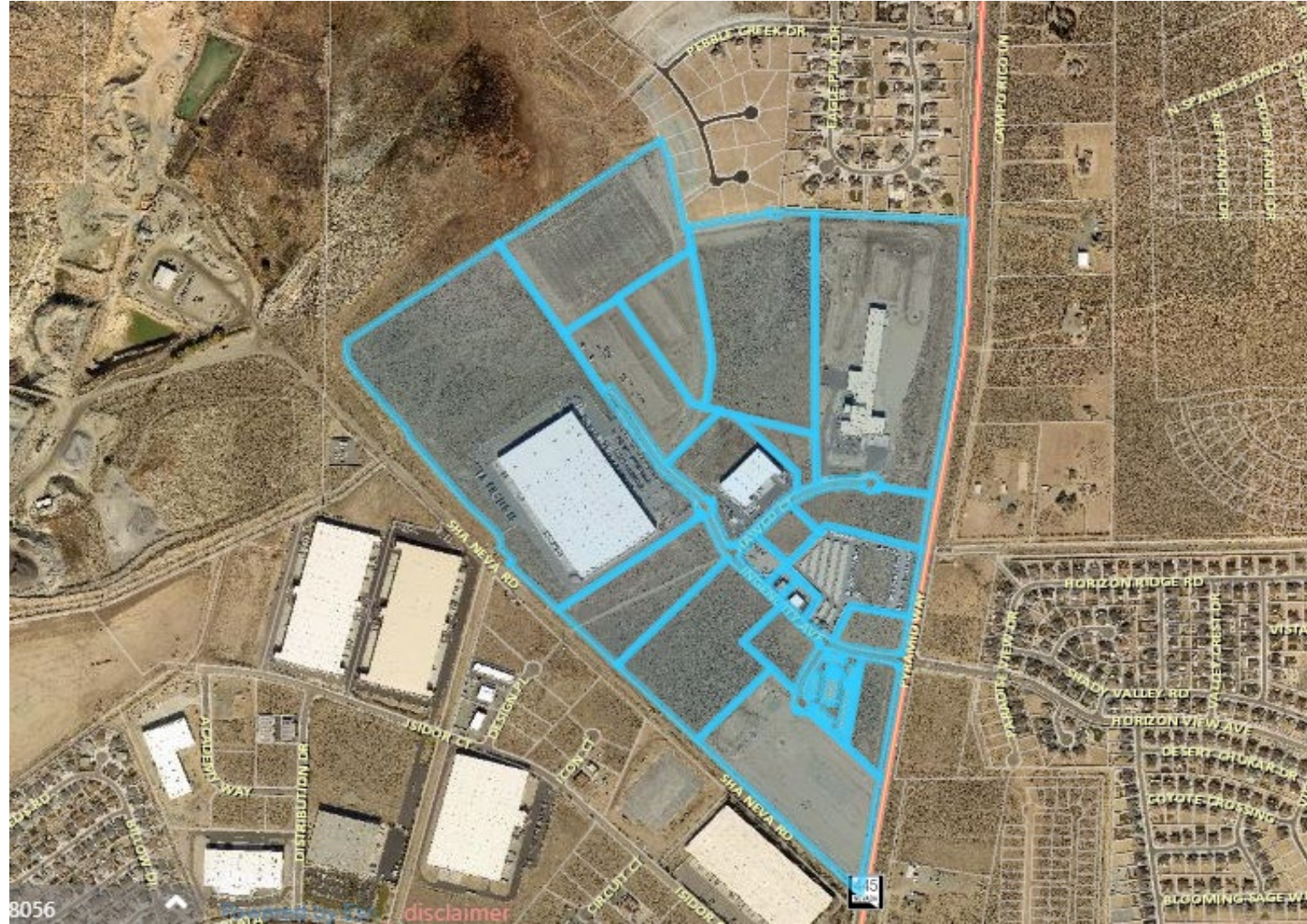
Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X			
Washoe County Land Development	X	X	X	Walt West, wwest@washoecounty.gov; Rob Wimer, rwimer@washoecounty.gov
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X	X	X	Tim Simpson, tsimpson@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov;
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		
AT&T	X	X		
NV Energy	X			

Public Notice



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- 29 Parcels Noticed



Staff is able to make all 3 required findings, as detailed on pages 7 and 8 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.

Approve With Conditions:

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 WAB22-0007 for Clasen Quality Chocolate, 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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