

Washoe County Planning Commission



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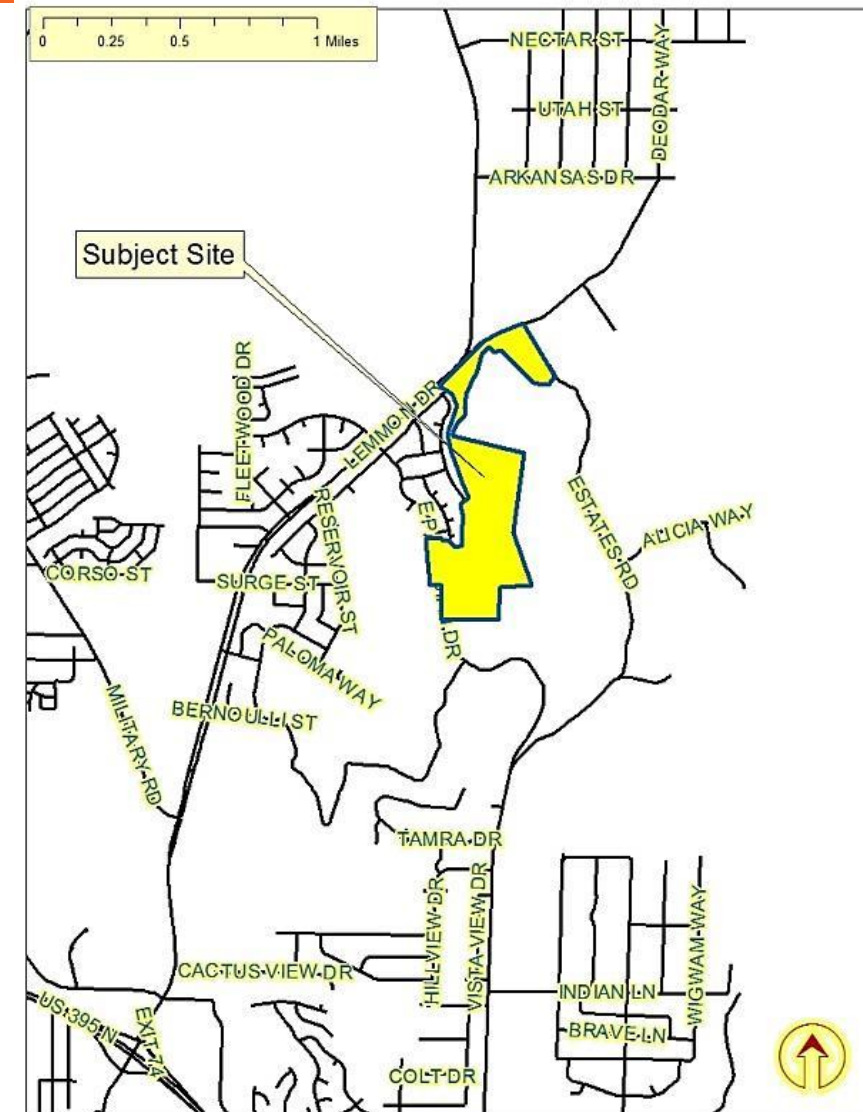
# Abandonment Case Number WAB23-0005 & WAB23-0006 (Sierra Vista)

October 16, 2023

# Vicinity Map



- 3 parcels 99.81 acres total
- Currently vacant property, associated with the Sierra Vista Subdivision (WTM18-001)
- In Lemmon Valley in North Valleys area plan
- Zoned Medium Density Suburban (MDS) and General Rural (GR)



The request is for:

- An abandonment of a 60-foot-wide roadway, utility and cable television easement through APN 080-635-01 as well as a 30-foot-wide portion of this same easement through APN 552-210-07

and

- An abandonment of a  $\pm 4.37$  acre drainage and slope easement located within portions of APN 080-635-01, 552-210-07 and 080-730-21

# Evaluation for Roadway Abandonment

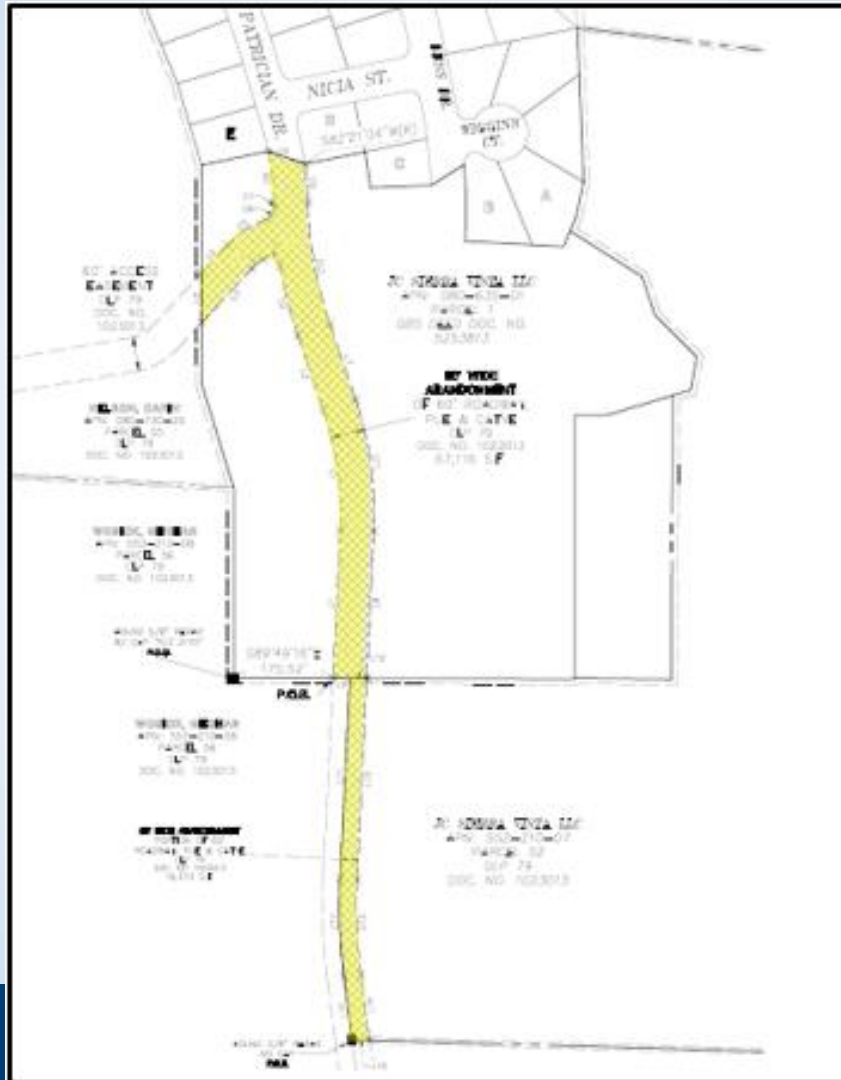


- 60 ft. roadway, utility and cable TV easement, established in 1985 per Division of Land Map No. 79
- The purpose of the abandonment is to accommodate recordation of the final map and development of the Sierra Vista subdivision.
- The total proposed roadway abandonment area is 86,389 sq. ft. (1.98 acres).
- Recordation of final map will create right-of-way (ROW) and utility easements to ensure access and utility provision for all affected parcels.

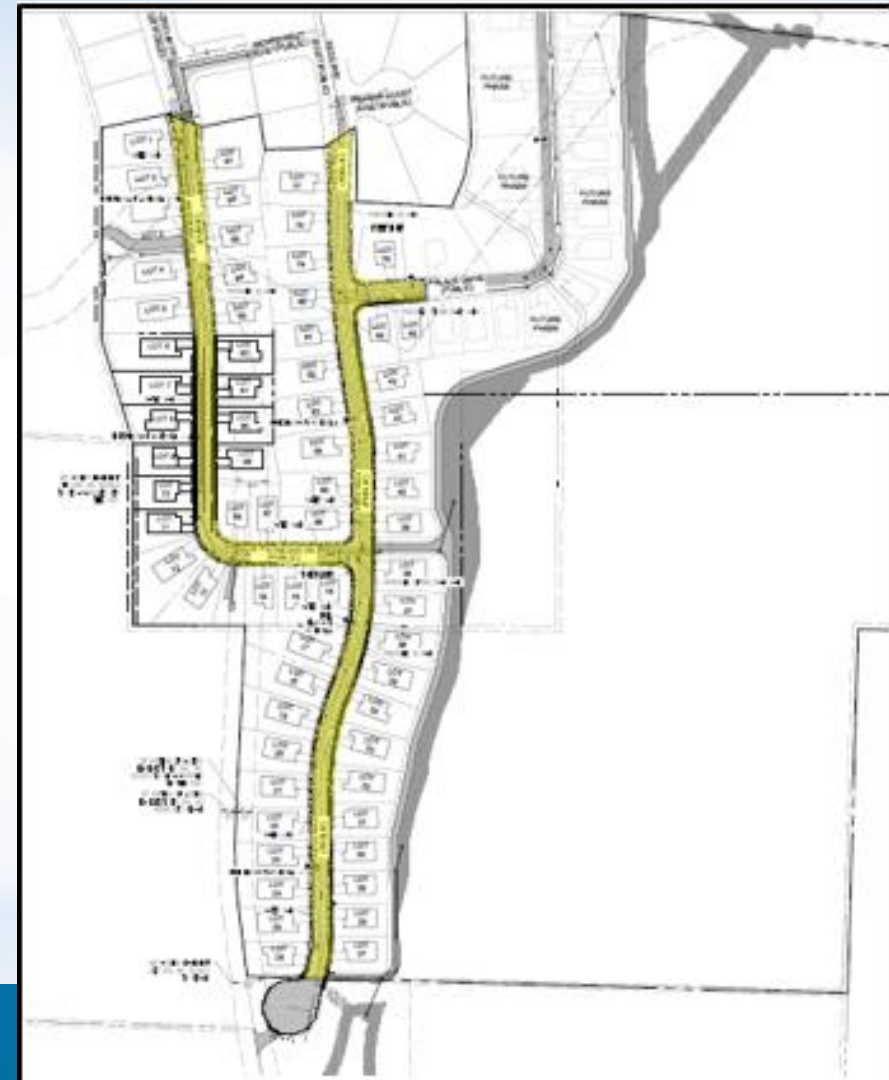
# Site Plan



## Proposed Abandonment



## Proposed Right of Way

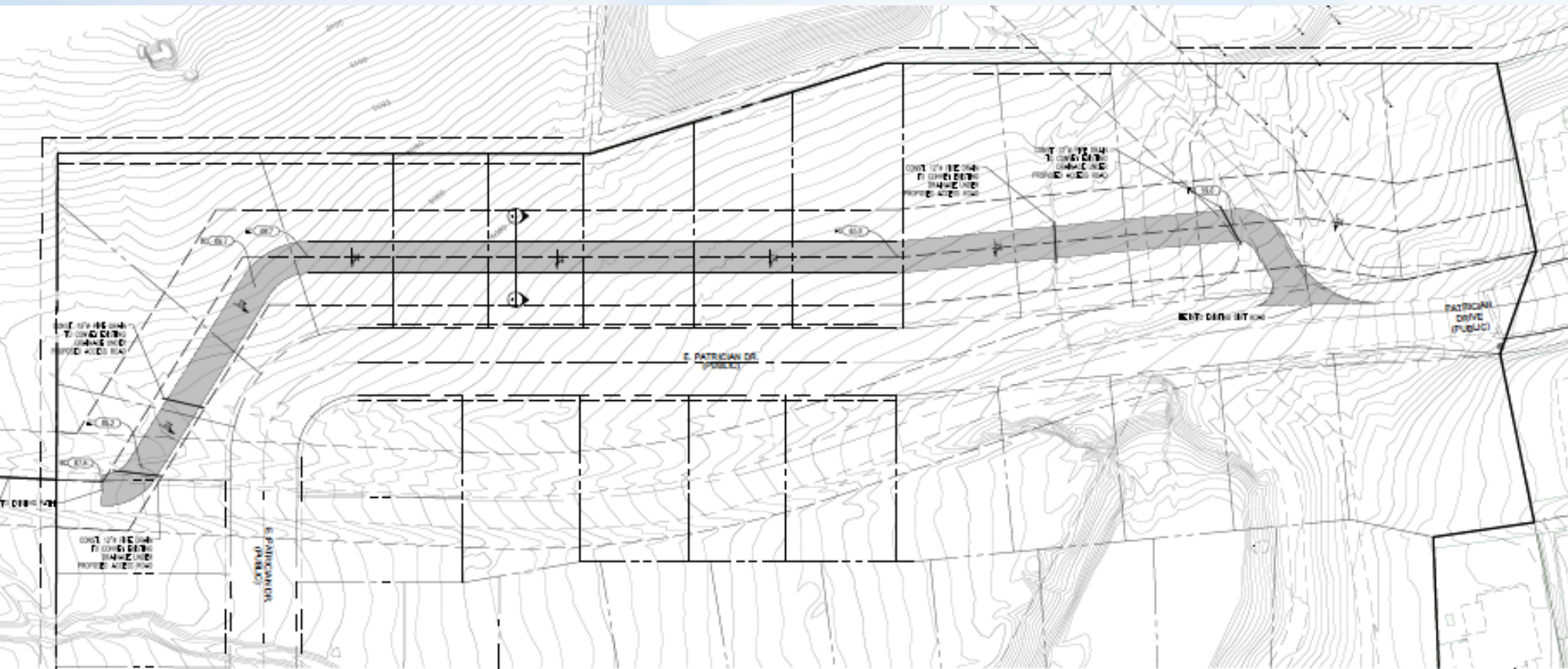


# Temporary Access Easement Site Plan



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A temporary access easement shall be recorded and constructed prior to recording the resolution of abandonment.



# Evaluation for Slope and Drainage Abandonment

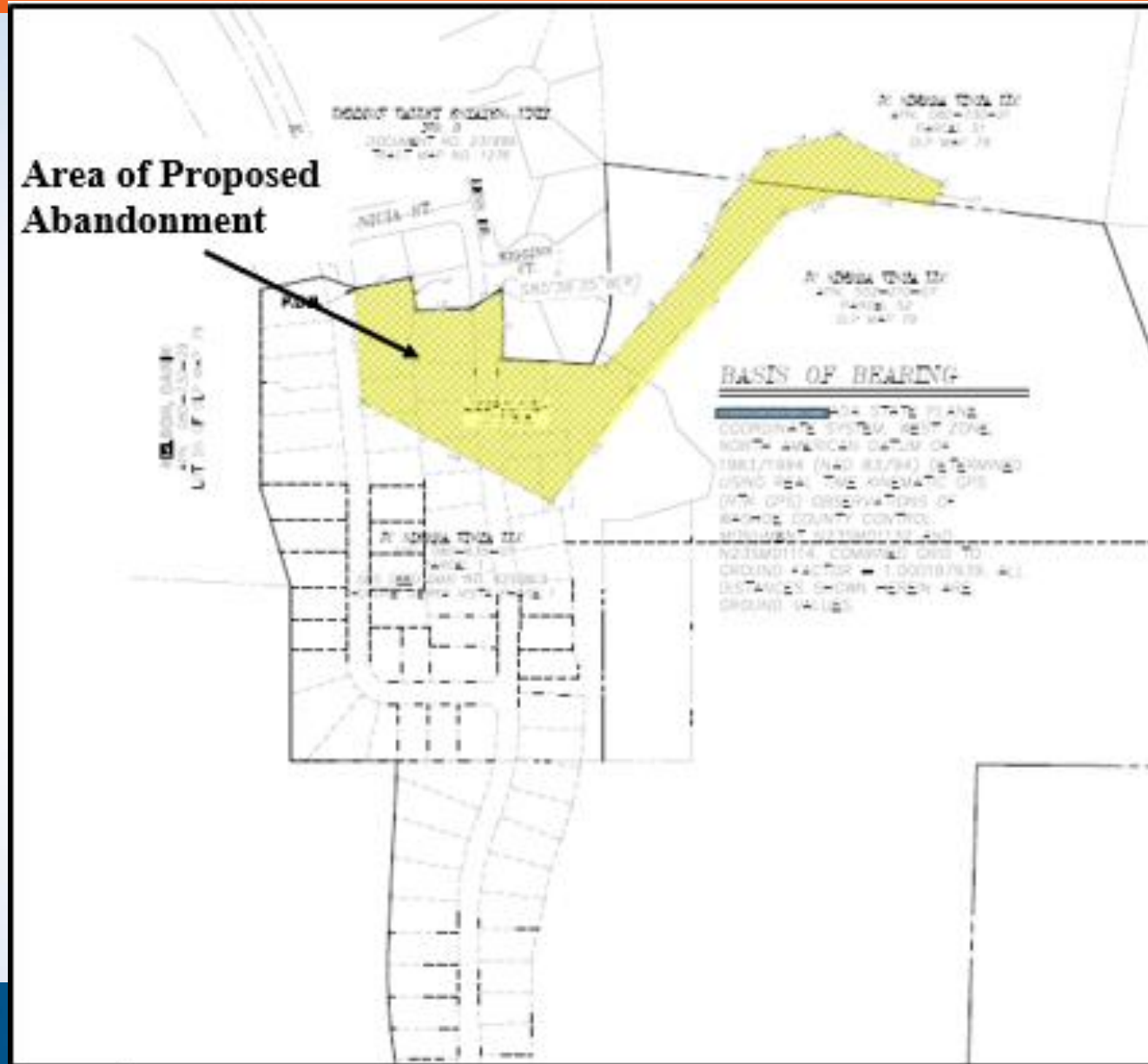


- Abandonment of a drainage and slope easement recorded in 1980 with Division of Land Map No. 79. The area of the proposed abandonment extends over three parcels and includes  $\pm 4.37$  acres.
- The purpose abandonment is to accommodate recordation of the final map and development of the Sierra Vista subdivision.
- The drainage facilities were never constructed as anticipated. The final map associated with the approved tentative map will improve the overall drainage for the existing development north of the proposed abandonment.

# Site Plan of Proposed Drainage and Slope Abandonment



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# Reviewing Agencies



- The abandonment application was sent to seven (7) agencies for review.
- Three (3) of the agencies provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		Rob Wimer, <a href="mailto:rwimer@washoecounty.gov">rwimer@washoecounty.gov</a> ; Janelle Thomas, <a href="mailto:jkthomas@washoecounty.gov">jkthomas@washoecounty.gov</a>
WCHD Environmental Health	X			
TMFPD	X	X		Britanny Lemon; <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
AT&T	X	X		Cliff Cooper; <a href="mailto:cc2132@att.com">cc2132@att.com</a>
NV Energy	X			
Truckee Meadows Water Authority	X			



Staff is able to make all 3 required findings, as detailed on page 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 North Valleys 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.

# Motion for WAB23-0005

## 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 WAB23-0005 for JC Sierra Vista LLC, 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.

# Motion for WAB23-0006

## 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 WAB23-0006 for JC Sierra Vista LLC, 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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