



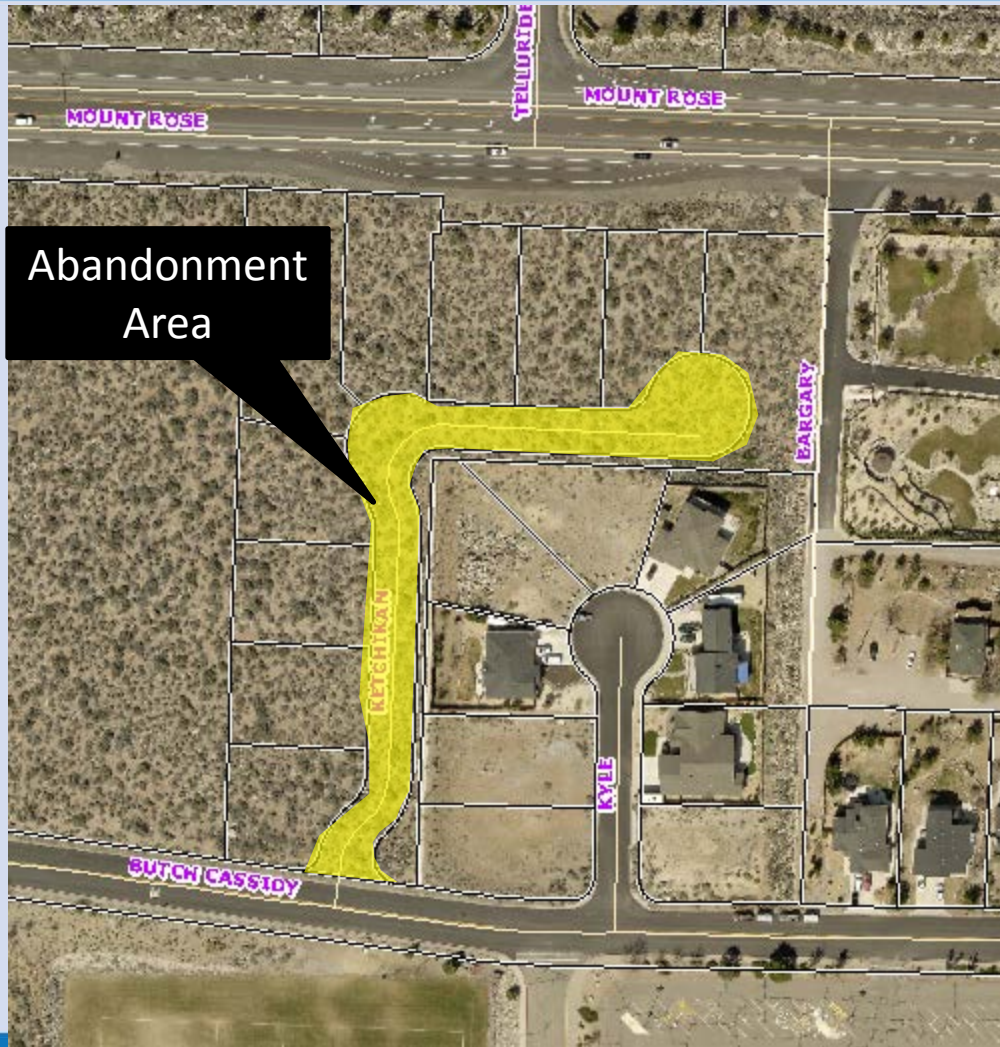
WAB17-0005 (Ketchikan Court)



Washoe County Planning Commission
December 5, 2017



Overview



- The applicant is requesting to abandon the entire length of Ketchikan Court
- The street is unimproved and was dedicated in 2014, however the County did not accept the street



Request

- **The abandonment is for 37,598 square feet of right-of-way which is approximately 0.8 acres in size**
- **The parcel is zoned Medium Density Suburban (MDS), as are the surrounding parcels**





Overview

- **The request is to abandon the street and combine the parcel with 10 lots fronting the street through a reversion of acreage permit**
- **Then combining those parcels with a portion of the neighboring parcel to the west through a boundary line adjustment to create one 5.50 acre parcel to construct a K-8th grade public charter school**



Overview





Analysis

- **NRS allows the Planning Commission to vacate easements if the public will not be materially injured**
- **Adjacent properties are not negatively affected**
- **Surrounding properties will continue to have the same access to their properties**



Agency Review, Public Notice & STMWV CAB

- **4 of the 10 reviewing agencies provided comments and 2 with conditions**
- **The abutting property owners were noticed**
- **Legal notice was posted in Reno Gazette Journal**
- **No public comments were received**
- **Abandonments are not reviewed by the CAB's**



Abandonment Findings

Staff is able to make all 3 required findings, as detailed in the staff report on Page 10

- 1. Consistency with Master Plan & Area Plan**
- 2. No detriment to the public**
- 3. Existing public utility easements can be relocated to provide similar or enhanced service**



Recommendations

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 WAB17-0005 is being recommended for approval with the conditions included in Exhibit A to this staff report.



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 to this matter, Abandonment Case Number WAB17-0005 for Ethos Three Architecture, having made all three findings in accordance with Washoe County Code Section 110.806.20.