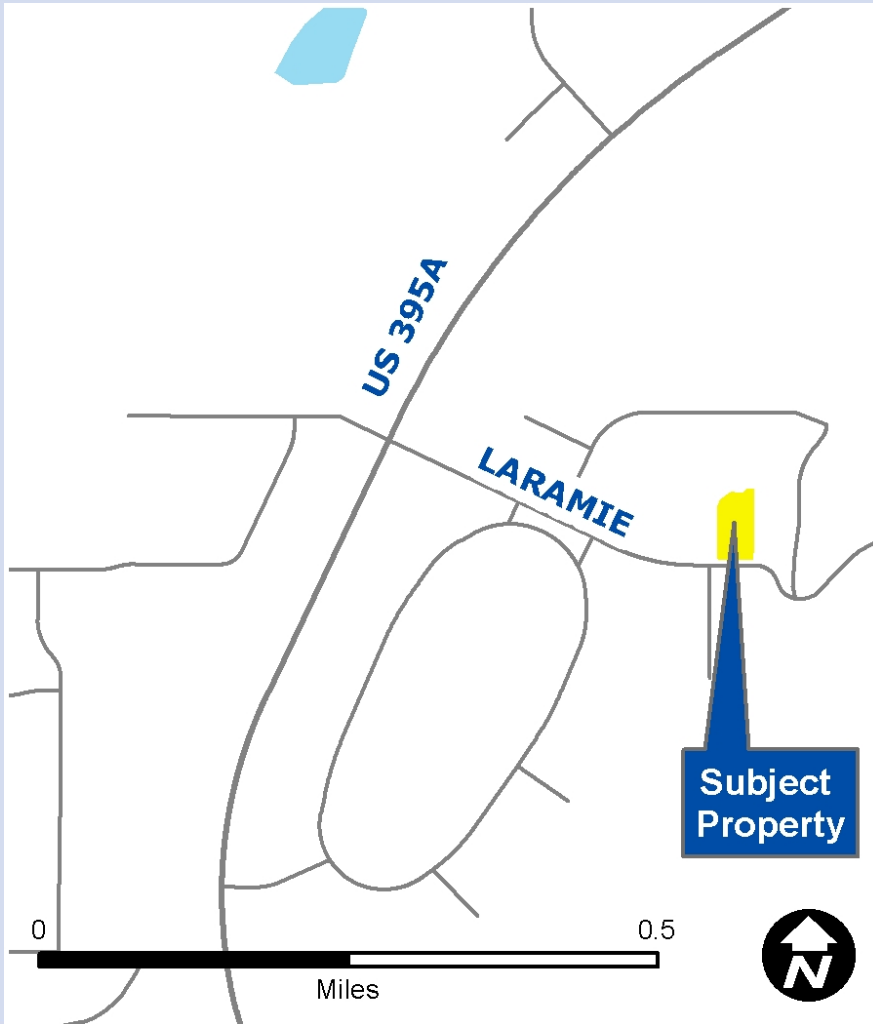




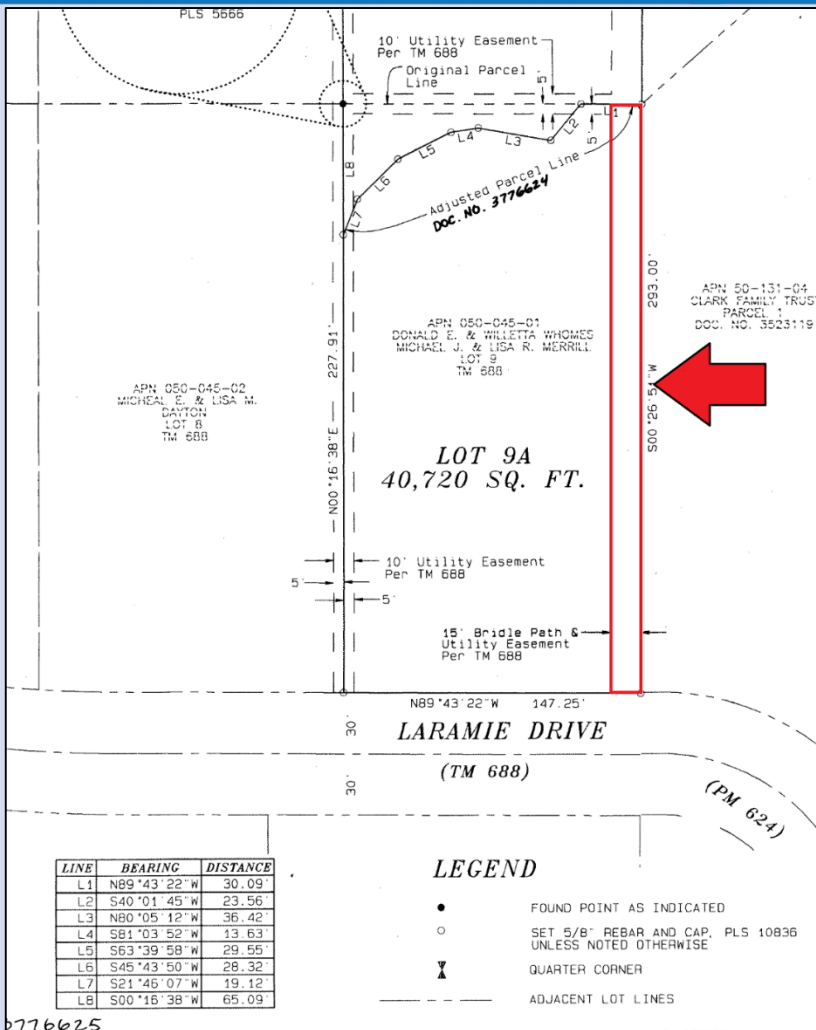
WAB20-0004 (Lipkowitz Abandonment)



Washoe County Planning Commission
November 4, 2020



Request

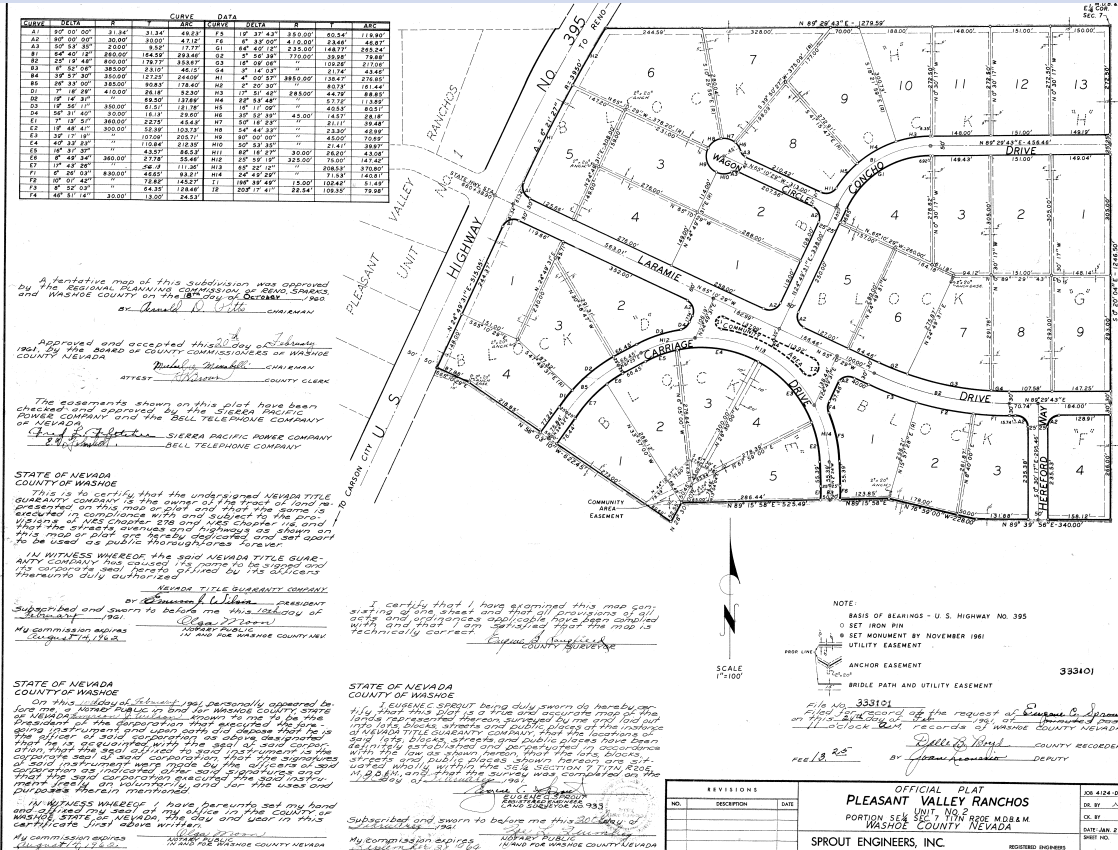


- Abandon Washoe County's interest in the 15 foot wide bridle path and utility easement located on the eastern portion of APN 050-045-11.
- The easement runs 293 feet along the eastern boundary.
- The proposed abandonment also includes 192.5 square feet of the subject easement along the northern boundary of the property, beginning with its intersection with the eastern boundary.
- If approved, the county's abandoned interest in the easement would be transferred to Matthew and Holly Lipkowitz, owners of the abutting property.



Overview

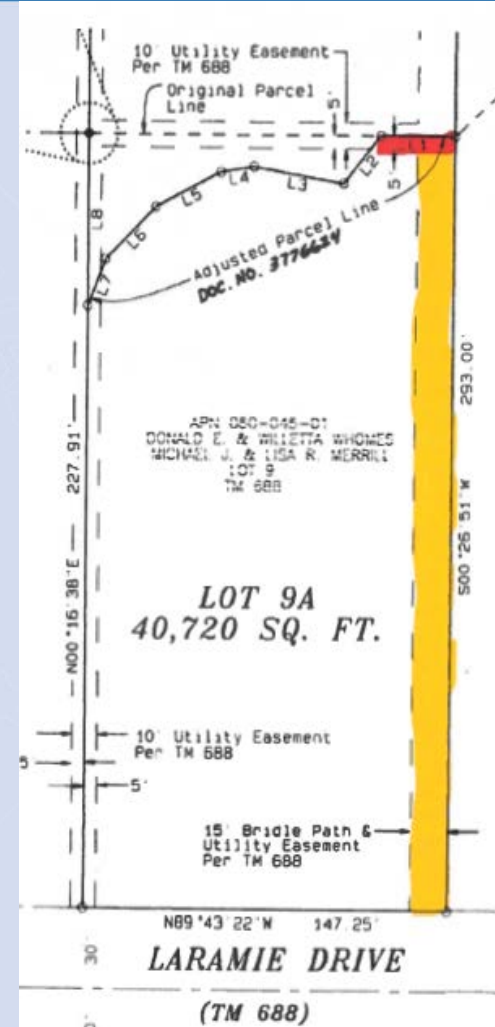
- Bridle path and utility easement was established in 1961 with the recordation of the final map for Pleasant Valley Ranchos Unit 2.
- The existing bridle path and utility easement goes around the perimeter of the subdivision, and throughout the development it appears homeowners have built within the easement, or the easement is located on steep slopes greater than 30%.





Overview

- NV Energy and AT&T relinquished their utility easement on the eastern side of the subject parcel (Yellow).
- NV Energy and AT&T have not relinquished the utility easement on the northern boundary of the property.
- Upon visiting the site, staff has concluded that the bridle path and utility easement are likely to never be built and appear to have never been used.





Public Notice & CAB

- **Notice sent to the 23 property owners.**
- **The abandonment was presented to the South Truckee Meadows / Washoe Valley (STM/WV) CAB meeting on October 1, 2020. No questions were asked by the CAB members, and the application was unanimously recommended for approval.**



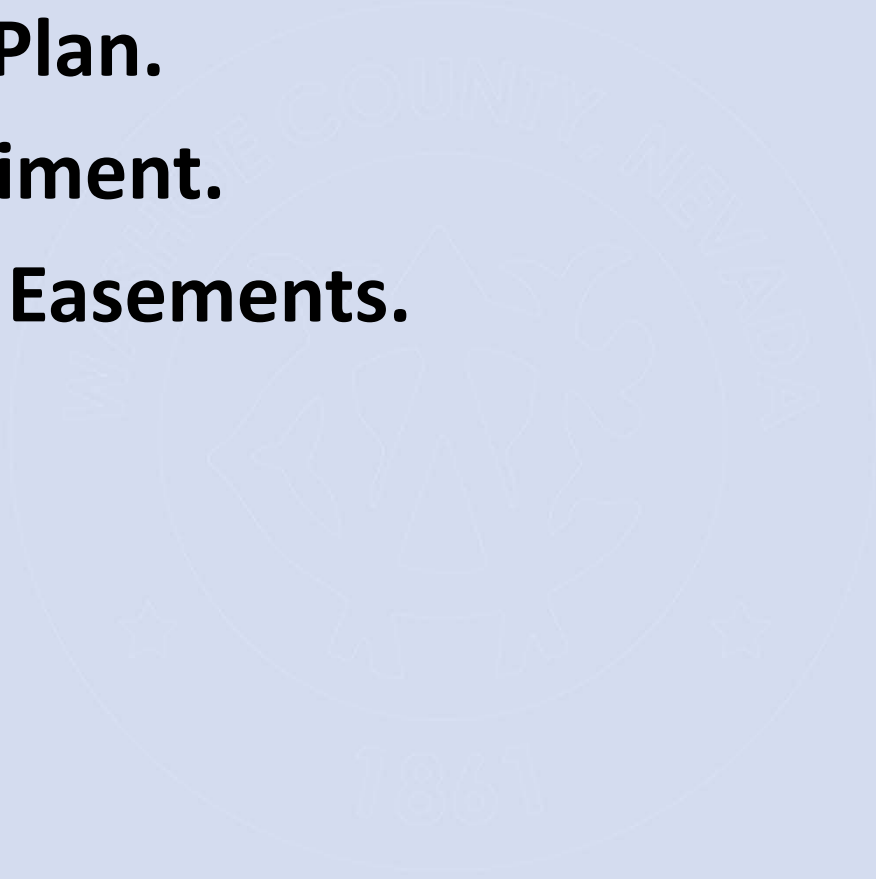
Reviewing Agencies

- **Washoe County Community Services Department**
- **Engineering and Capital Projects**
- **Planning and Building Division**
- **Regional Parks and Open Spaces**
- **Washoe County Health District**
 - Environmental Health Services Division
- **State of Nevada**
 - Nevada Department of Transportation
 - Nevada Department of Wildlife
- **Regional Transportation Commission**
- **Truckee Meadows Fire Protection District**
- **Washoe-Storey Conservation District**
- **AT&T**
- **NV Energy**
- **Southwest Gas**
- **Truckee Meadows Water Authority**
- **Charter Communications**



Abandonment Findings

- 1. Master Plan.**
- 2. No Detriment.**
- 3. Existing Easements.**





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 WAB20-0004 for Matthew and Holly Lipkowitz having made all three findings in accordance with Washoe County Code Section 110.806.20.