

Washoe County Planning Commission



Abandonment WAB23-0001 (Silverado)

March 7, 2023

Request



This is a request to approve an abandonment of Washoe County's interest in undeveloped sections of roadway easements that were offered for dedication to Washoe County in Document #3608388, recorded January 3, 2008, but were never accepted by the County. The 38,182 SF of roadway easements are located on two parcels.

Background

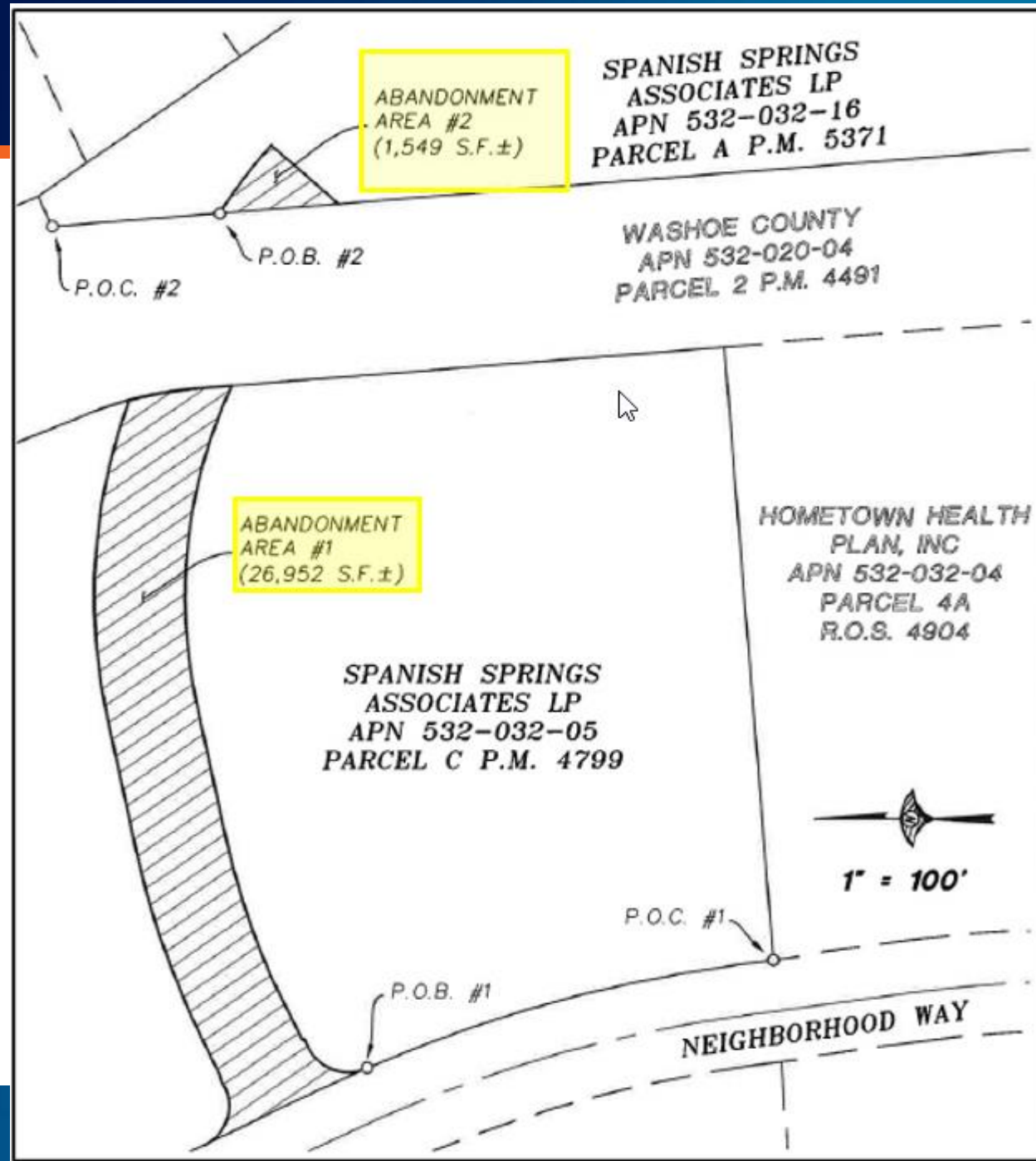
- On April 5, 2022, Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages) were approved by the Planning Commission.
- The approved conditions required that, “any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.”
- The applicant is now applying to abandon existing roadway easements that will conflict with the development of the site.

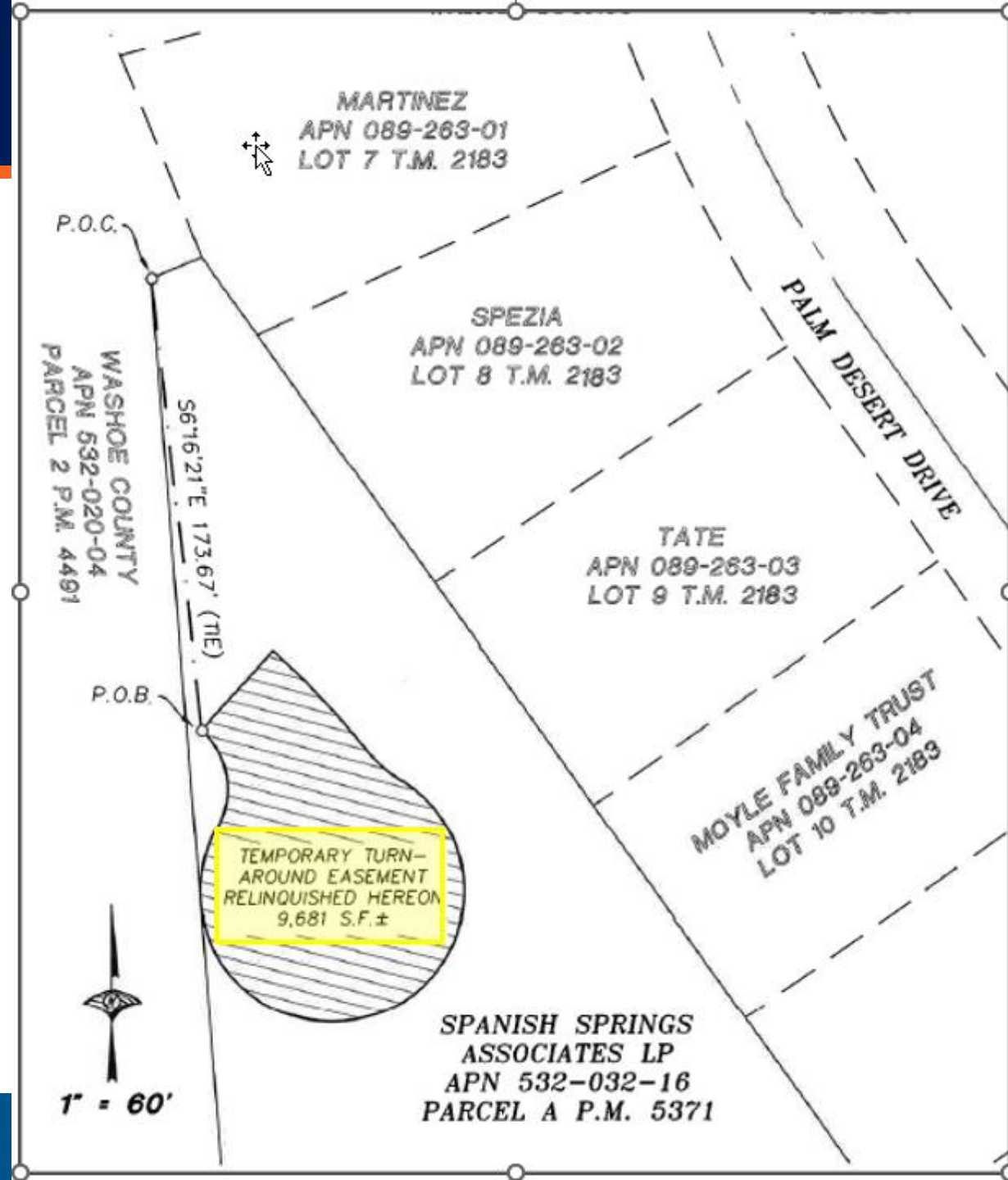


APN: 532-032-05

APN: 532-032-16

Washoe County
Parcel





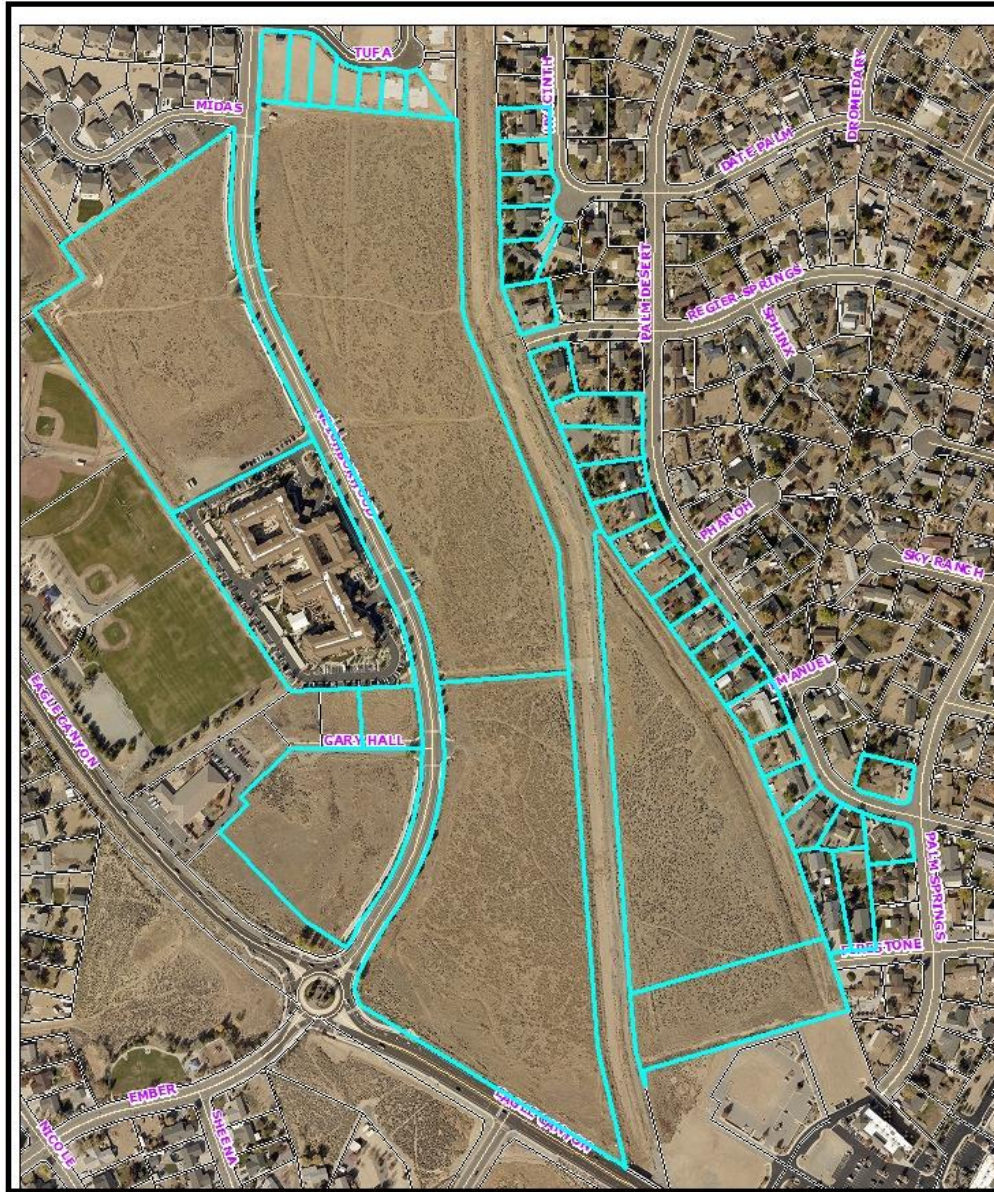
Evaluation

- The applicant is requesting to abandon an undeveloped roadway easement, which was offered for dedication per Document No. 3608388, recorded on January 3, 2008.
- The total abandonment area is 38,182 SF, which includes 28,501 S.F. for the roadway and 9,681 S.F. for the turn-around
- The roadway is no longer needed with the approval of WTM22-001 and conflicts with the layout of the proposed residential lots.



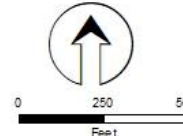
Noticing

Abutting property owners were noticed, and no emails or phone calls were received.



WAB23-0001 Silverdo Abandonment

Noticing Map- Adjacent Properties



Source: Planning and Building Division

Date: 1/10/2023

Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600



COMMUNITY
SERVICES DEPARTMENT

Reviewing Agencies & Findings

- Various agencies reviewed the application; their comments are included in the staff report.
- Agencies with conditions are included in the Conditions of Approval.
- Staff can make all the findings as explained in the 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 Abandonment Case Number WAB23-0001 for Silverado Homes, 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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