

Washoe County Planning Commission



# WAB23-0007 (Wolgast Drainage)

August 6, 2024

# Request

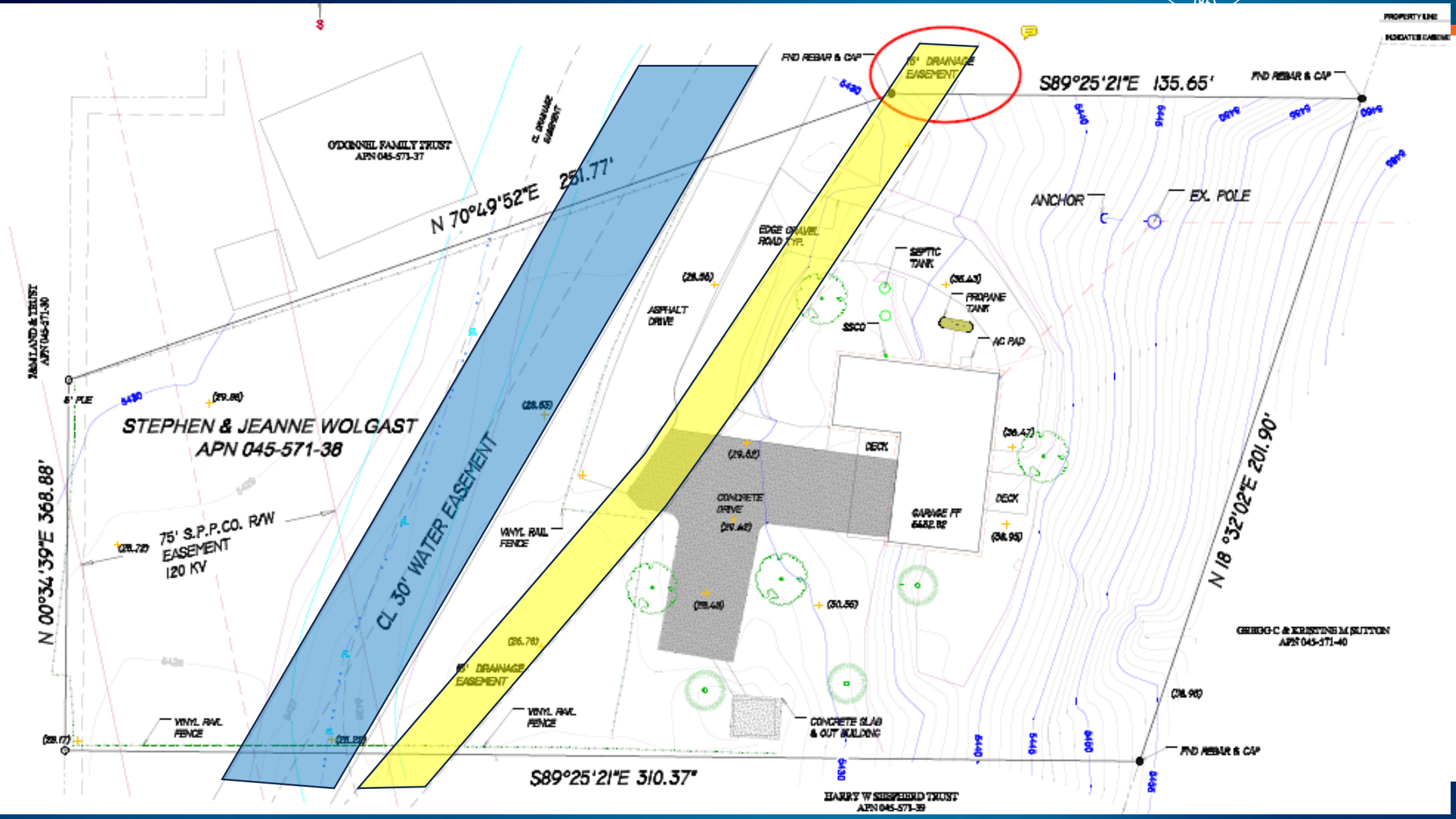


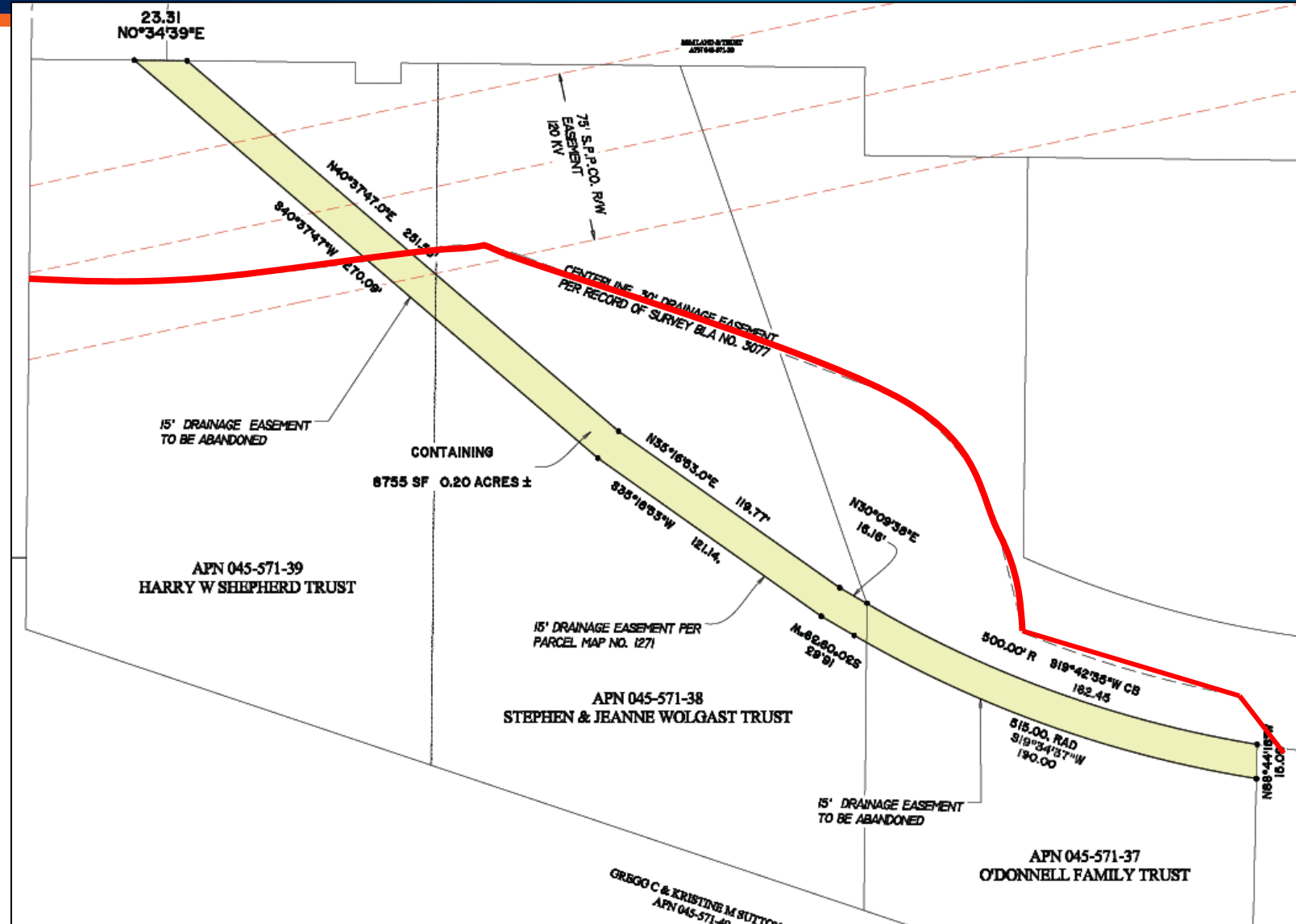
An abandonment of a fifteen (15) foot drainage easement running roughly north/south on the eastern side of the property located at 5220 Cedarwood Drive and through the properties at 5210 Cedarwood Drive, and 5235 Goldenrod Drive.



# Background

- The 15' drainage easement subject to this abandonment request was established on July 29, 1981, as depicted on Parcel Map 1271
- Originally submitted in November 2023, after review staff determined in order to support the abandonment the other properties this easement traversed needed to be part of the request.
- June 2024, the applicant resubmitted and included the additional properties.





- All 3 parcels are currently developed
- Hydrology report on the easement was submitted which shows that the 15' drainage easement is no longer used
- The proposed abandonment will allow the primary applicant the ability to build a detached garage.

# Noticing



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



# 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 WAB23-0007 for Stephen Wolgast, 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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