

Washoe County Planning Commission



**WAB25-0005 (Cheryl Lane)**

September 2, 2025

This is a request to approve an abandonment of Washoe County's interest interests in the following:

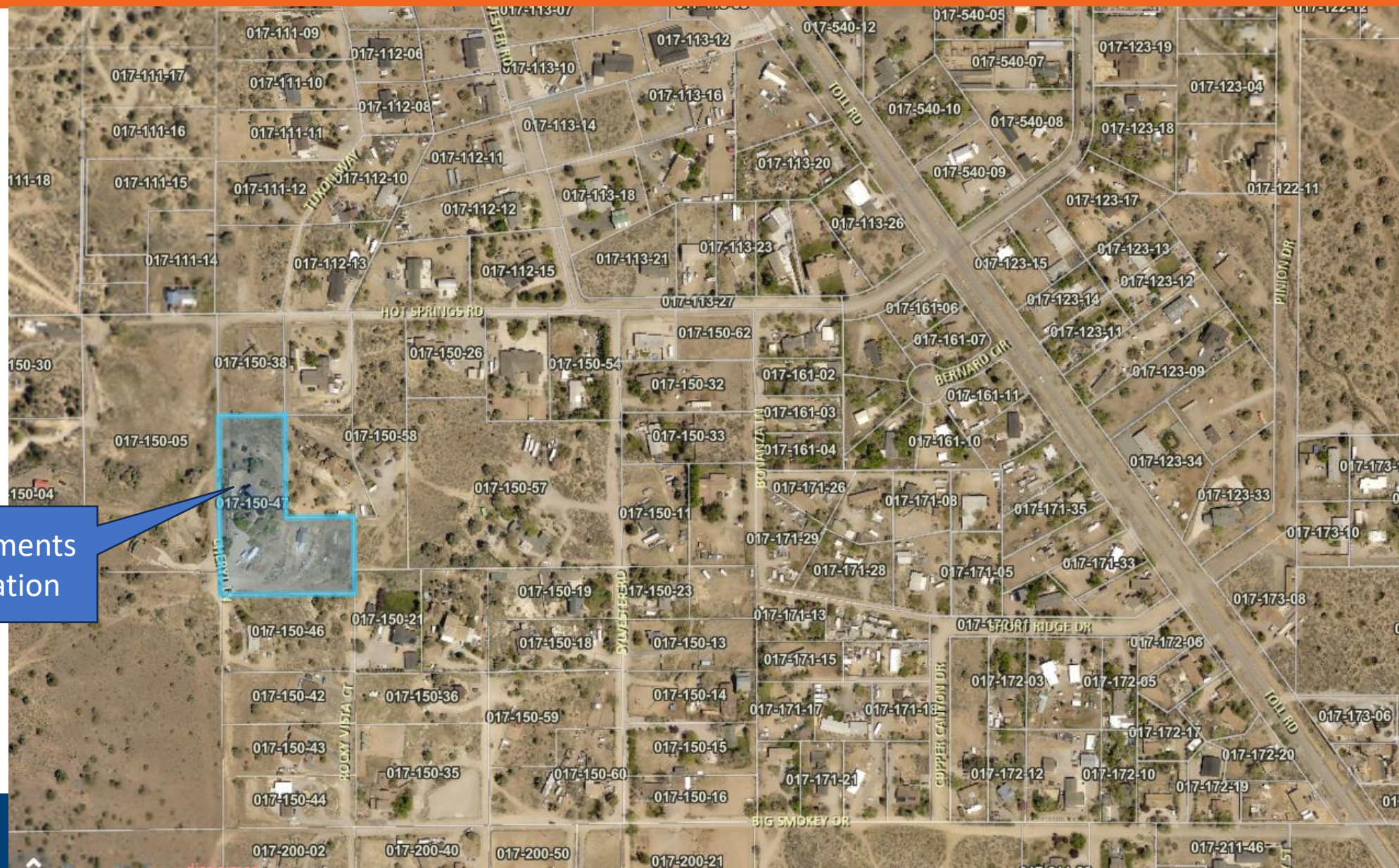
1. A 33-foot-wide easement on the western property line of the parcel;
2. A 33-foot-wide easement on part of the eastern property line of the parcel; and
3. A 66-foot-wide easement in the southern portion of the parcel.



# Vicinity Map



COMMUNITY  
SERVICES DEPARTMENT



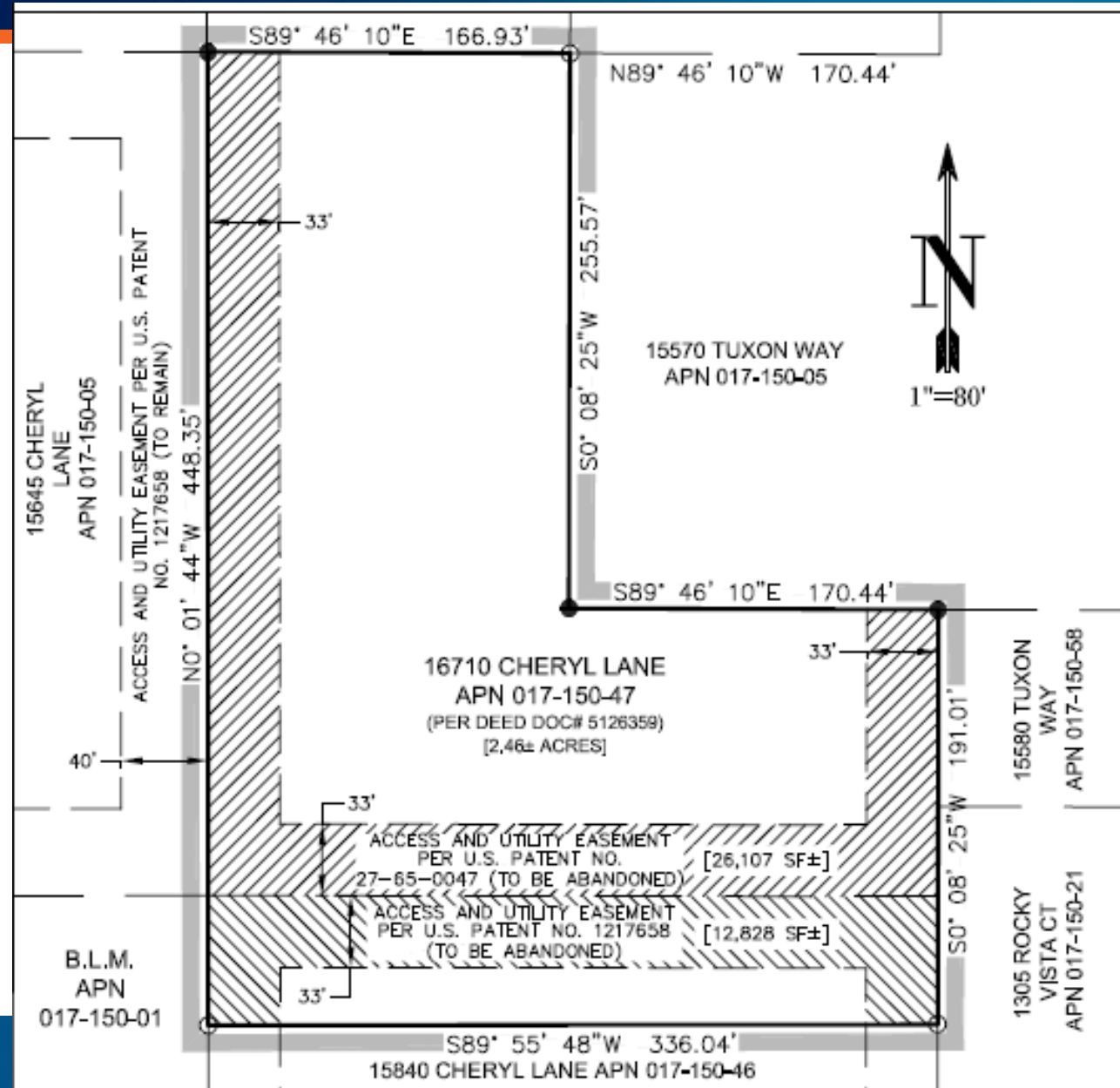
Easements  
Location



# Easement Map



COMMUNITY  
SERVICES DEPARTMENT



- The request is to abandon Washoe County's interest of three easements.
- Two easements do not provide access to any of the surrounding parcels, the 33-foot-wide easement along the subject parcel's eastern property line and the 66-foot-wide easement within the southern portion of the parcel.
- The surrounding parcels have established access from other access easements, including those providing access via Rocky Vista Road, Rocky Vista Court, Big Smokey Drive, Sylvester Road, and Hot Springs Road.







# Evaluation



COMMUNITY  
SERVICES DEPARTMENT

- The 33-foot-wide Cherly Lane easement does provide access to the parcel adjacent to the south of the applicant parcels.
- The adjacent parcel to the west has 40-foot easement for Cherly Ln.- totaling a 73-feet wide easement.
- The dirt roadway for Cheryl Lane is located completely on the adjacent parcel.
- The current dirt road does jog to the west onto a federal government owned parcel and there is no access easement on the federally owned parcel for Cheryl Lane.









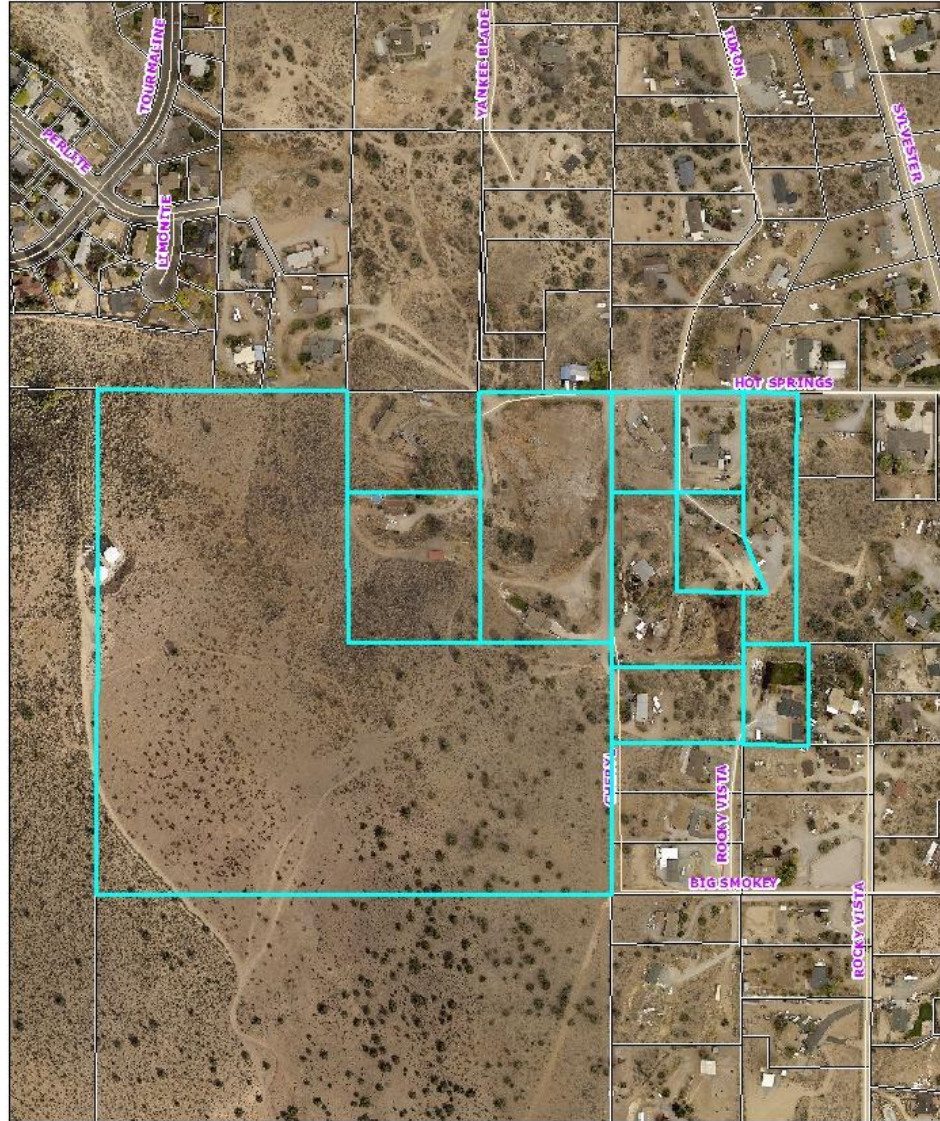
- Staff is recommending partial approval of this abandonment request:
  1. Abandoning the 33-foot-wide easement along the subject parcel's eastern property line and the 66-foot-wide easement within the southern portion of the parcel; and
  2. Abandoning 13-foot-wide easement on the west side of the applicant's parcel, to preserve a 20-foot-wide portion of the Cheryl Lane easement on the applicant's parcel.

# Noticing

Abutting property owners were noticed.

Several phone calls were received, and a neighbor came into the department.

No emails were received



WAB25-0005 Cheryl Lane

Noticing Map - Abutting parcels

Source: Planning and Building Division



Date: 7/9/2025



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 partially approve Abandonment Case Number WAB25-0005 for Walter B., IV and Amy Hustead, retaining a 20-foot wide access and public utility easement along the western property boundary of the subject parcel, and 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

Julee Olander, Planner  
Washoe County CSD – Planning Division  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)  
775-328-3627

