

Washoe County Planning Commission



# WAB24-0009 (Spur Road)

January 7, 2025

# Request

This is a request to approve an abandonment of Washoe County's interest a ±17,061 sf portion of a 4.789-acre parcel (APN: 220-011-15) that is owned by Washoe County to the abutting property owners at APNs: 220-060-10, 220-060-09, and 220-060-08.

The requested area of abandonment will be used as a private street to access to the three parcels.

# Background

- This abandonment request was previously approved on January 4, 2022 under abandonment case number WAB21-0012.
- However, the applicants were not able to meet the conditions of approval and record the order of abandonment before the approval expired.
- The applicants are again applying for the same abandonment.





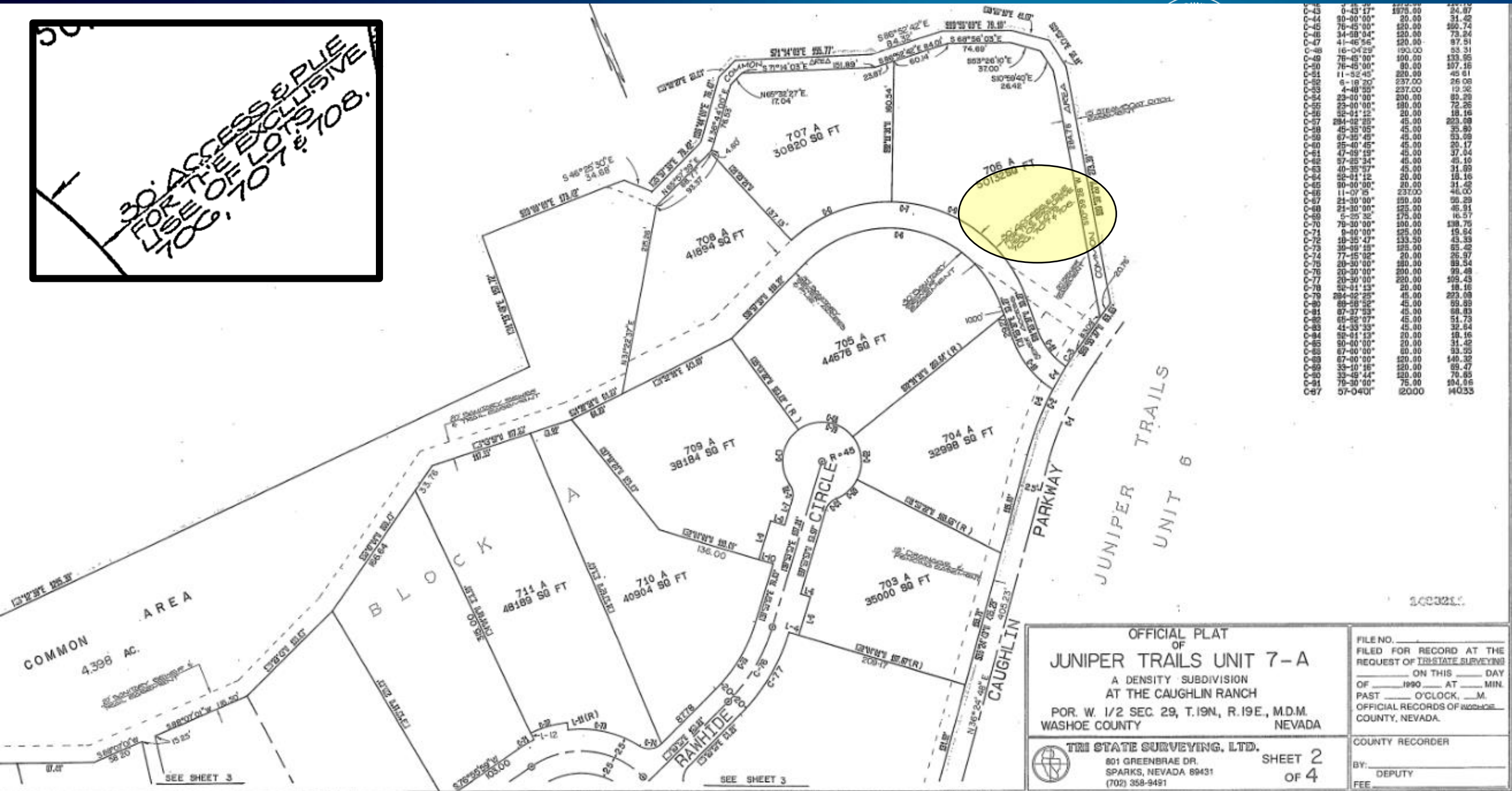
Abandonment area



- The proposed application is a request to abandon 17,061 sf portion of a 4+ acre parcel owned by Washoe County (APN 220-011-15).
- The proposed area is currently used as an access easement by the adjacent property owners to their homes.
- If the abandonment is approved and completed the area will be maintained by the property owners.

- Per the conditions of approval an access easement will allow Washoe County and Caughlin Ranch HOA to continue to use the street to access the open space and trail system for maintenance purposes as needed under the maintenance agreement between the HOA and the County.
- Public access will be available along the Steamboat Ditch trail to the east of the proposed abandonment.

50  
 ALL ACCESS & EGRESS  
 SHALL BE EXCLUSIVE  
 TO LOT NO. 708.



C-46	0-41-27"	123.00	24.10
C-46	90-00-00"	20.00	31.42
C-46	76-45-00"	120.00	160.74
C-46	34-58-04"	120.00	73.24
C-47	41-46-56"	120.00	87.51
C-48	16-04-25"	150.00	85.31
C-49	76-45-00"	100.00	133.85
C-50	76-45-00"	80.00	107.16
C-51	11-52-45"	220.00	45.61
C-52	6-18-20"	237.00	26.08
C-53	4-48-55"	237.00	12.52
C-54	23-00-00"	200.00	85.28
C-55	23-00-00"	180.00	72.25
C-56	52-04-12"	20.00	18.16
C-57	204-02-25"	45.00	283.68
C-58	45-35-05"	45.00	35.90
C-59	67-35-48"	45.00	53.68
C-60	25-40-45"	45.00	20.17
C-61	47-48-19"	45.00	37.54
C-62	57-25-34"	45.00	45.10
C-63	40-35-57"	45.00	31.69
C-64	52-04-12"	20.00	18.16
C-65	90-00-00"	20.00	31.42
C-66	11-07-15"	237.00	46.00
C-67	21-30-00"	150.00	55.25
C-68	21-30-00"	125.00	45.91
C-69	5-25-32"	175.00	16.57
C-70	79-30-00"	100.00	138.75
C-71	0-00-00"	125.00	19.84
C-72	18-35-47"	133.50	45.33
C-73	38-08-48"	125.00	55.42
C-74	77-15-02"	20.00	25.97
C-75	20-30-00"	180.00	85.54
C-76	20-30-00"	200.00	99.48
C-77	20-30-00"	220.00	109.43
C-78	58-51-13"	20.00	18.16
C-79	284-02-25"	45.00	223.68
C-80	49-58-52"	45.00	85.88
C-81	67-37-33"	45.00	68.83
C-82	65-52-07"	45.00	51.73
C-83	41-33-33"	45.00	32.64
C-84	58-51-13"	20.00	18.16
C-85	90-00-00"	20.00	31.42
C-86	87-00-00"	60.00	33.55
C-87	67-00-00"	120.00	146.32
C-88	33-10-16"	120.00	89.47
C-89	33-49-14"	120.00	76.85
C-90	79-30-00"	75.00	104.95
C-91	57-04-01"	12000	140.33

OFFICIAL PLAT  
 OF  
**JUNIPER TRAILS UNIT 7-A**  
 A DENSITY SUBDIVISION  
 AT THE CAUGHLIN RANCH  
 POR. W. 1/2 SEC. 29, T.19N, R.19E., M.D.M.  
 WASHOE COUNTY NEVADA

FILE NO. \_\_\_\_\_  
 REQUEST FOR RECORD AT THE  
 REQUEST OF TRI-STATE SURVEYING  
 ON THIS \_\_\_\_ DAY  
 OF 1990 AT \_\_\_\_ MIN.  
 PAST \_\_\_\_ O'CLOCK, \_\_\_\_ M.  
 OFFICIAL RECORDS OF WASHOE  
 COUNTY, NEVADA.

TRI STATE SURVEYING, LTD.  
 801 GREENBRAE DR.  
 SPARKS, NEVADA 89431  
 (702) 358-9491

SHEET 2  
 OF 4

COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY  
 FEE \_\_\_\_\_

Subdivision Tract Map 2688-A







# 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 WAB24-0009 for Aaron and Rachel Jennings, Nicole Levi & Jacob Celnik, and Eric Lannes, 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  
775-328-3627

