

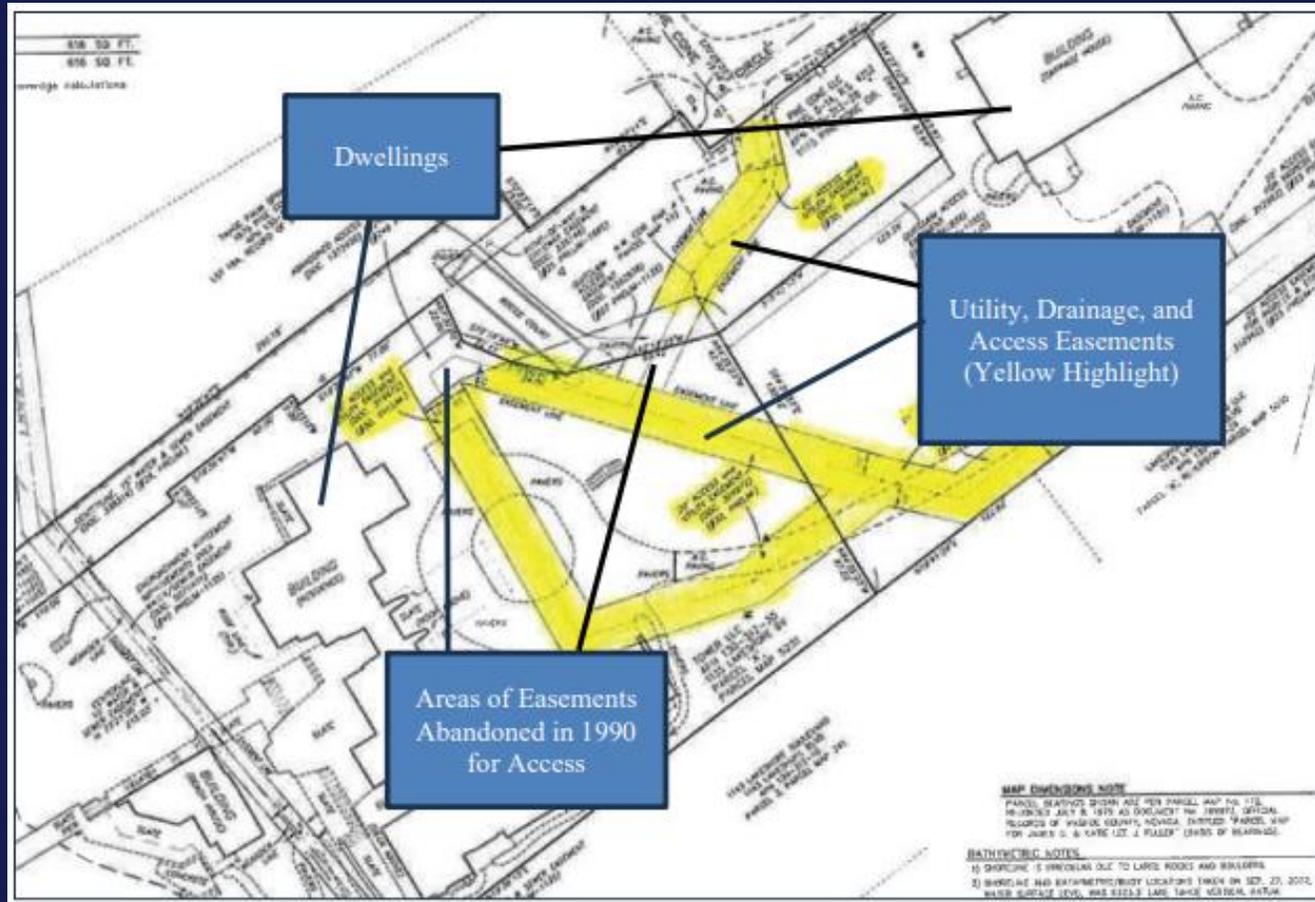
MARCH 4, 2025 | WASHOE COUNTY PLANNING COMMISSION

LAKESHORE BOULEVARD EASEMENT ABANDONMENT (WAB24-0013)

*Presented by Applicant's Representative:
Aubrey K. Powell, Esq.
Womble Bond Dickinson, LLP*

EASEMENTS

Parcel Map 172 (recorded in 1975) and Parcel Map 381 (recorded in 1977) contain two utility, drainage, and access easements granted to Washoe County and certain utility companies.



REQUIRED FINDINGS

- A. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans.
- Applicant's Response: *The proposed abandonment is consistent with the policies, action programs, standards and maps of the Master Plan and the Tahoe Area Plan. No policies, action programs, standards, or maps have been identified that violate or conflict with this abandonment request.*
 - Staff's Response: *The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Tahoe Planning Area, as staff has not found any applicable policies, action programs, standards, or maps related to this abandonment request.*

REQUIRED FINDINGS

B. No Detriment. The abandonment or vacation does not result in a material injury to the public.

- Applicant's Response: *The abandonment will not result in a material injury to the public. The easement is not in use by the public and serves no public benefit.*
- Staff's Response: *The proposed abandonment does not result in material injury to the public. The abandonment is only for utility and access easements located within the subject parcels. Washoe County Engineering is requiring a condition of approval, to the satisfaction of Washoe County, for the retention and relocation of all public utility easements and a condition for a replacement access easement proposed to be abandoned to retain access to APN 130-312-30.*

REQUIRED FINDINGS

C. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

- Applicant's Response: *Relocation of the easements is not necessary - the proposed abandonment is for unused, obsolete easements and the abandonment will not result in reduction in service to the Subject Property or any neighboring properties.*
- Staff's Response: *AT&T, NV Energy, Incline Village General Improvement District (IVGID), and Washoe County Engineering were sent the project description and application for evaluation. Staff received responses from AT&T of "no adverse comments." IVGID stated the request does not impact IVGID water or wastewater systems. Washoe County Engineering requires retention or relocation of all public utility easements to the satisfaction of Washoe County. No response was received from NV Energy. All existing public utility easements serving the surrounding parcels will remain intact and won't be impacted by the abandonment of the utility and access easements within the subject parcels. Further, the applicant has indicated they are in the process of working with AT&T and NV Energy to relinquish those agencies' interests in the public utility and access easements*

QUESTIONS?