

Washoe County Planning Commission



**WAB25-0007**

**Rocky Vista Abandonment**

January 6, 2026

# Vicinity Map

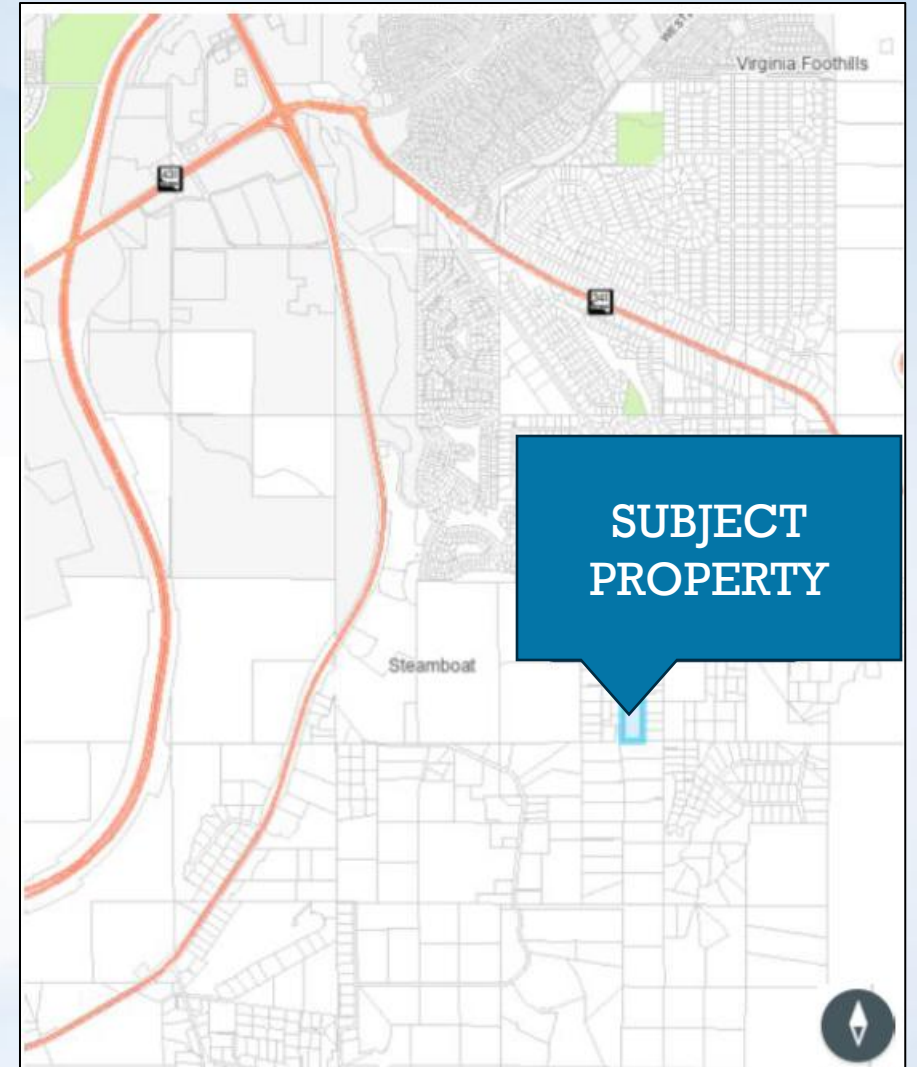


Location: 15990 Rocky Vista Road

Area Plan: Southeast Truckee Meadows

Regulatory Zone: Medium Density Suburban

Size: 5 acres

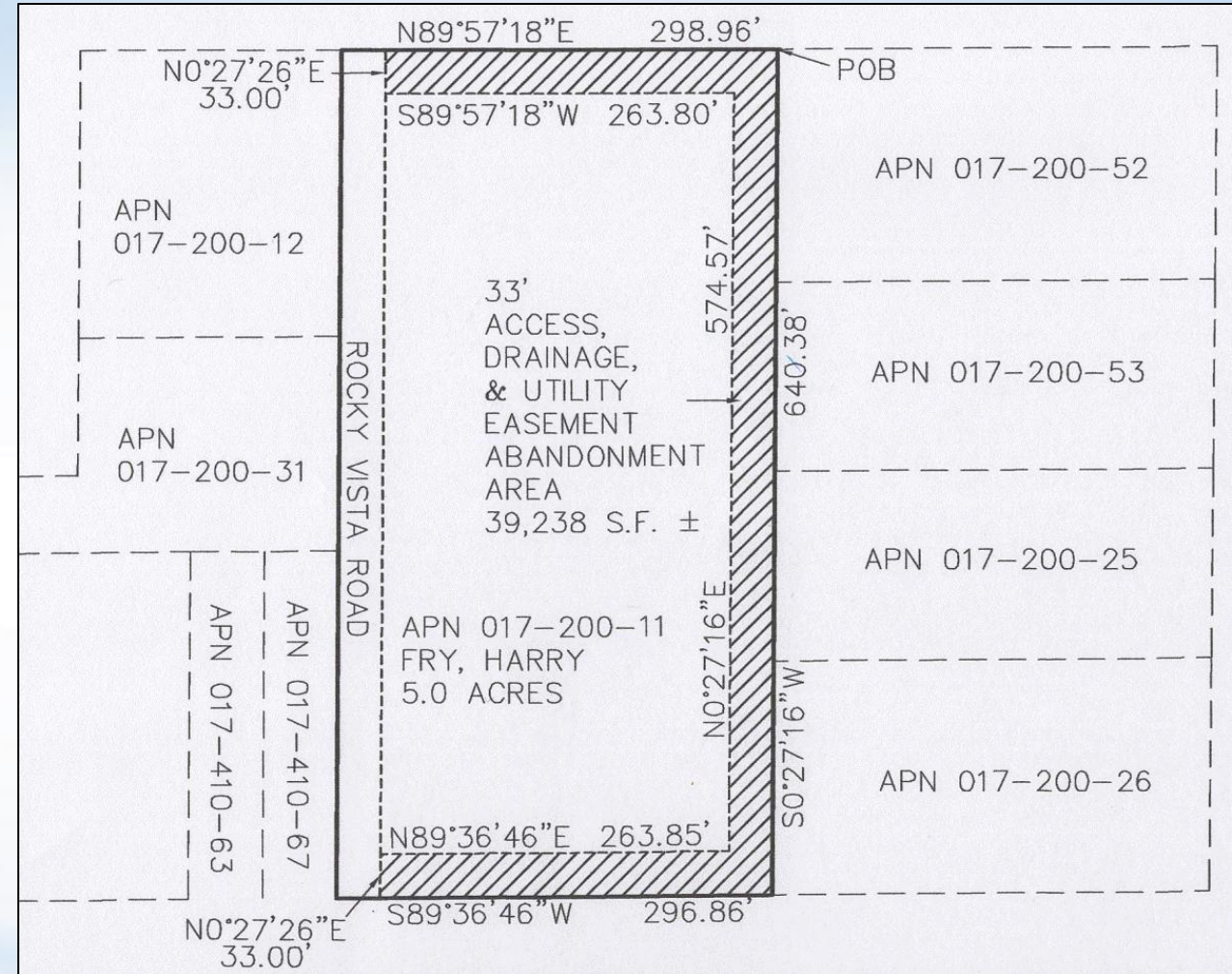


# Request



The applicant is requesting to abandon three, 33-foot-wide government patent easements along the **north, east, and south** portions of the subject property.

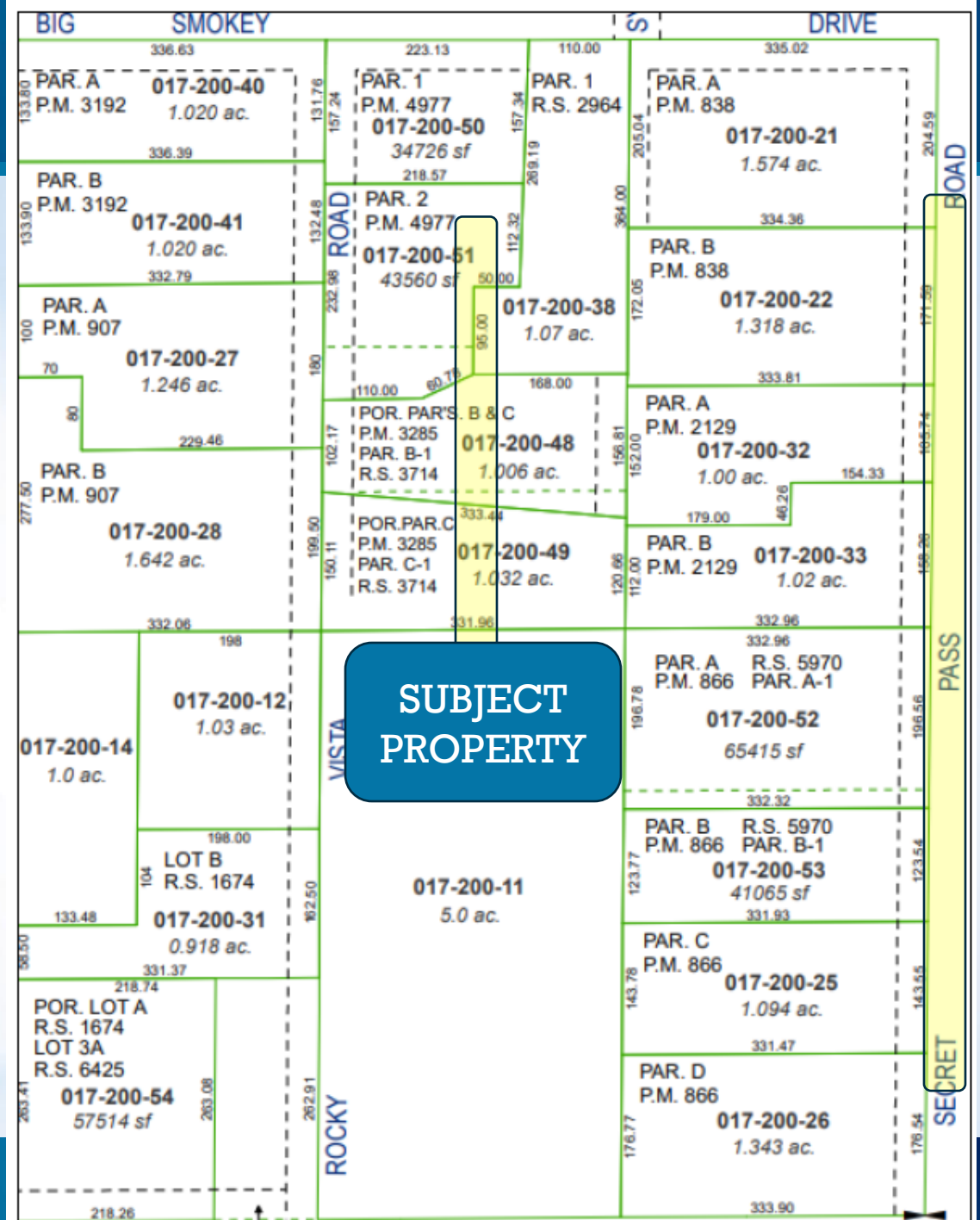
The west portion of the easement would remain in place.



# Evaluation

All surrounding properties have their own access points:

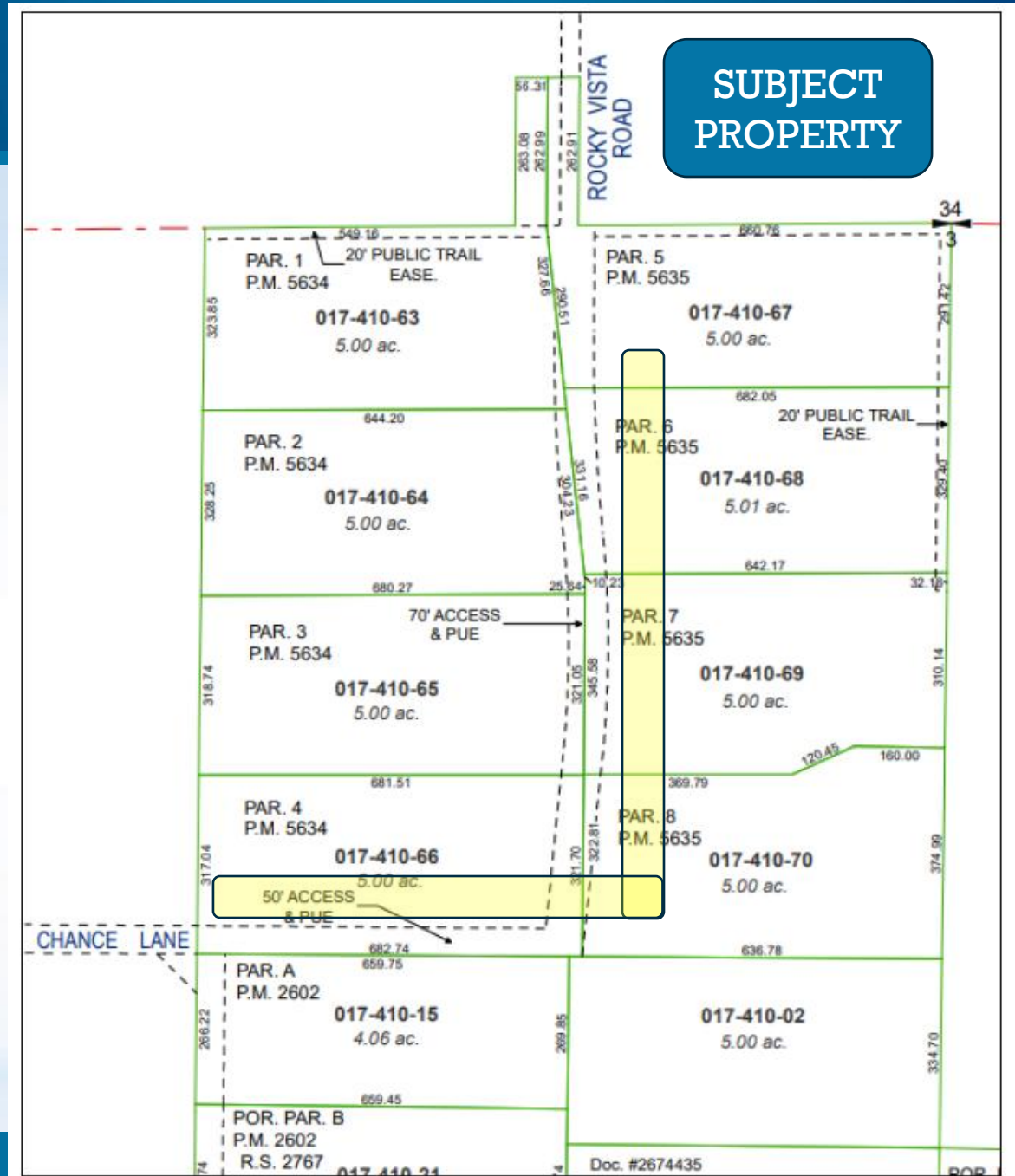
- The property to the north is accessible via the northern segment of Rocky Vista Road.
- The properties to the east are accessible via Secret Pass Road.



# Evaluation

- The property to the south is accessible via the southern segment of Rocky Vista Road (the road continues south, joining with Chance Lane.)

Staff are supportive of the applicant's request to abandon these easements and did not find that the abandonment would result in foreseeable damage to other properties in the vicinity.

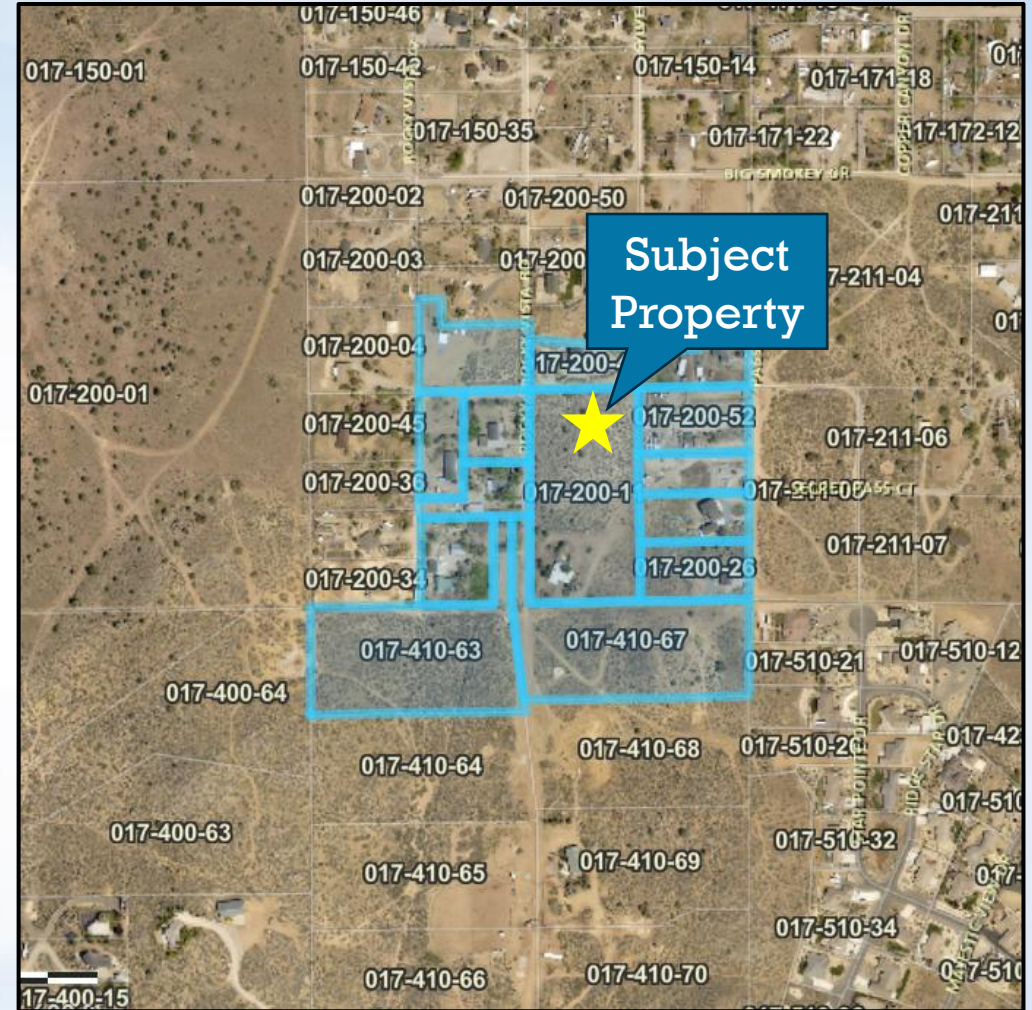


# Noticing



Abutting property owners were noticed.

No emails or phone calls were received.



# Agency Review



Sent to relevant Agencies for comment

Standard conditions provided by Washoe County Engineering

Conditions in Exhibit A of Staff Report

Agencies	Sent to Review	Responded	Provided Conditions	Contact
<b>COUNTY</b>				
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X	X	X	Robert Wimer, rwimer@washoecounty.gov
<b>HEALTH</b>				
NNPH EMS	X	X		
NNPH Environmental Health	X	X		
<b>FIRE PROTECTION</b>				
TMFPD	X			
<b>UTILITIES</b>				
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X			
Spectrum Cable	X			

# Findings



**Staff determined that the proposal is in compliance with the required findings as follows:**

- Master Plan- The abandonment is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows Planning Area.
- No Detriment- The abandonment does not result in a material injury to the public.
- Existing Easements- Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.
- No longer required for a public purpose (NRS 278.480(3))- The government patent easement is no longer required for a public purpose.

# Possible Motion



**Staff recommends the Planning Commission approve Abandonment Case Number WAB25-0007 and provides the following 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 WAB25-0007 for Harry Fry, 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, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3).

# Thank you

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