



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Abandonment	Application #:	AE 26-4,
Request:	To abandon a 50ft Right of Way		
Applicant:	Casey Road LLC		
Owner:	Kim McCreary		
Site:	2575 Casey Rd, APN 008-792-11 & 008-792-95		
Master Plan//Zone:	Agriculture // R-1		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for the abandonments of streets and easements and imposition of conditions outlined in **CCC 16.04.050**, **CCC 16.08.050(H)**, and **NRS 278.480(3)** have **BEEN** met for the **Abandonment** of Easement, AE 26-4, at 2575 Casey Rd, APN 008-792-11 & 008-792-95, and therefore recommend the Board of County Commissioners **APPROVE WITH CONDITIONS** the **Abandonment** application.

Request

The applicant is requesting the abandonment of an existing 50ft Right of Way (ROW). The property is located within the Residential (R-1) zoning district. As part of the proposed Final Subdivision map, the existing easement will be replaced with 60ft dedicated public roadways as shown on the approved Sand Creek Subdivision Map #2, Phase 1 (PC26-10).

Findings

The following findings meet the purpose of CCC 16.08.050(H), Abandonment of Streets and Easements; CCC 16.04.050, Conditional Approval; and NRS 278.480(3). The proposed abandonment:

1. Does not result in a material injury to the public.

Staff Comment: The proposed abandonment is not anticipated to impact public services or the surrounding area.

2. Conforms with the goals and objectives of the development code and Master Plan.

Staff Comment: The proposed abandonment will be replaced with a 60ft wide ROW, improving its ability to serve the property's utility infrastructure.

3. Is a government patent easement no longer required for a public purpose.

Staff Comment: This easement in question is not a government patent easement.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

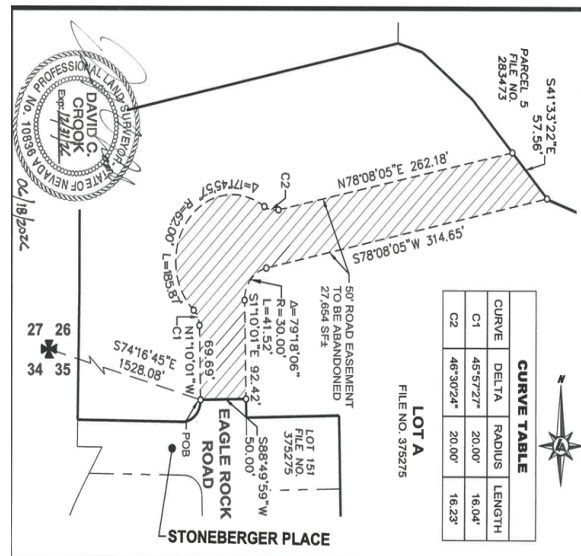
1. Conditions required prior to recordation:
 - a. Replacement of the easement with the dedicated public roadway of 60ft (Final Map app PC26-10).



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis

Site Plan



Background

The applicant is requesting the abandonment of an existing 50ft ROW. The property is located within the Residential (R-1) zoning district. As part of the proposed Division of Land, the existing easement will be replaced with dedicated public roadways as shown on the approved Sand Creek Subdivision Map #2, Phase 1 (PC 26-4). The proposed abandonment of the utility infrastructure is not anticipated to adversely affect surrounding properties or existing utility service, as the infrastructure is no longer in use and does not currently serve any properties.

Analysis

CCC 16.04.050(A) authorizes the Planning Director, Planning Commission, or County Commissioners to apply conditions to development to ensure:

1) Master Plan Conformity

Goal/ Policy	Text	Staff Comment
T13.2	Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.	Replacement of the easement will be provided with the conditions above.

2) Material Injury to the Public

The abandonment is not anticipated to have impact on the public. Its intended purpose will be served by the dedication of the larger replacement easement.

3) No Longer Required for a Public Purpose

The existing easement is no longer necessary in its current location. Its intended purpose will be served by the dedication of a larger replacement easement.

Reviewing Agency Comments

No agency comments.

Public Comment

Staff received no public comments on this application.

Churchill County is an equal opportunity provider and employer

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