

Washoe County Commissioners Meeting

April 16, 2024

3180 Makayla Way

WMPPA23-0005 & WRZA23-0007

Jason Strull

3170 Makayla Way

3170 Makayla is our Dream Property!

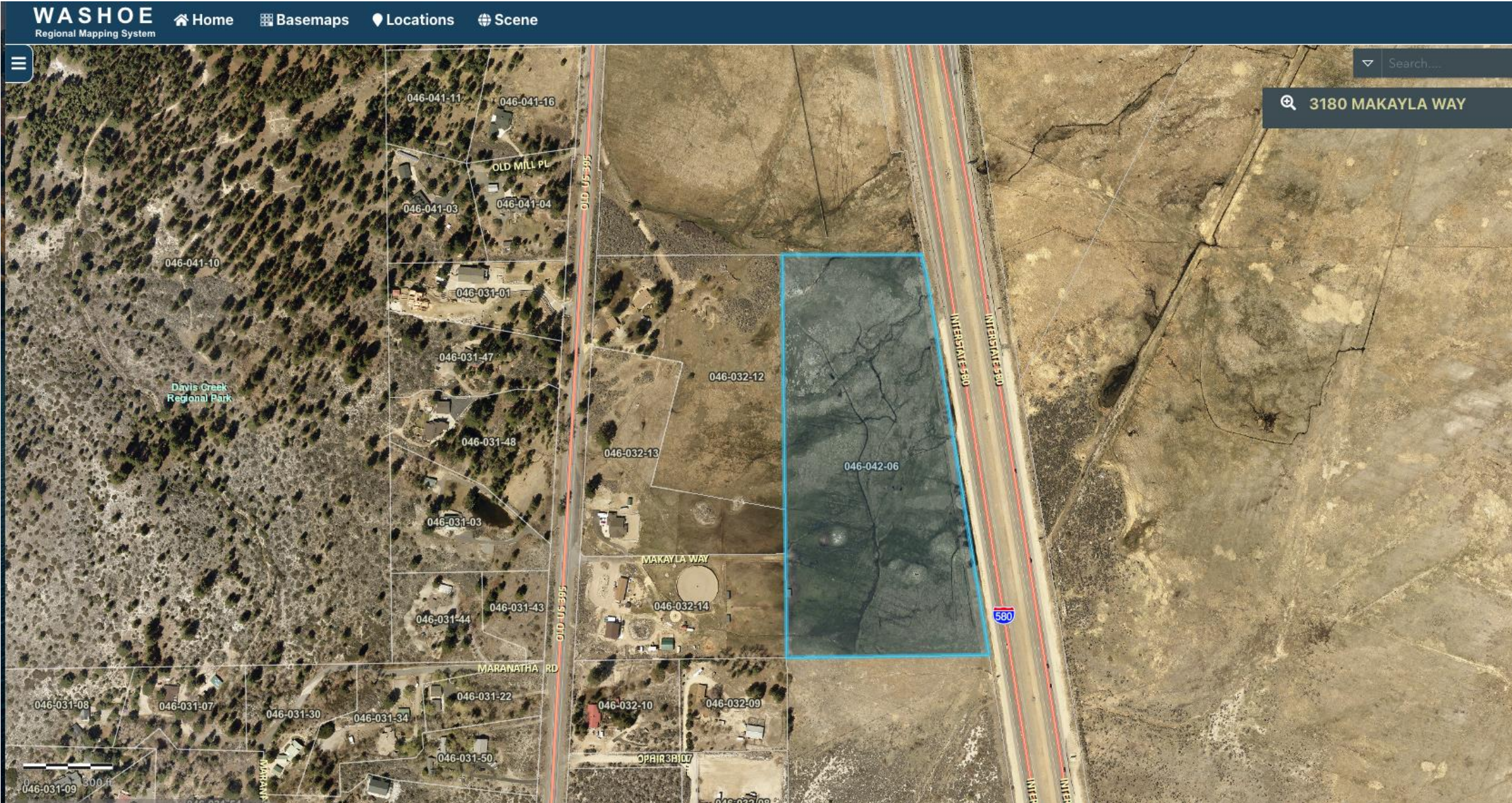


This situation is really outside of our scope

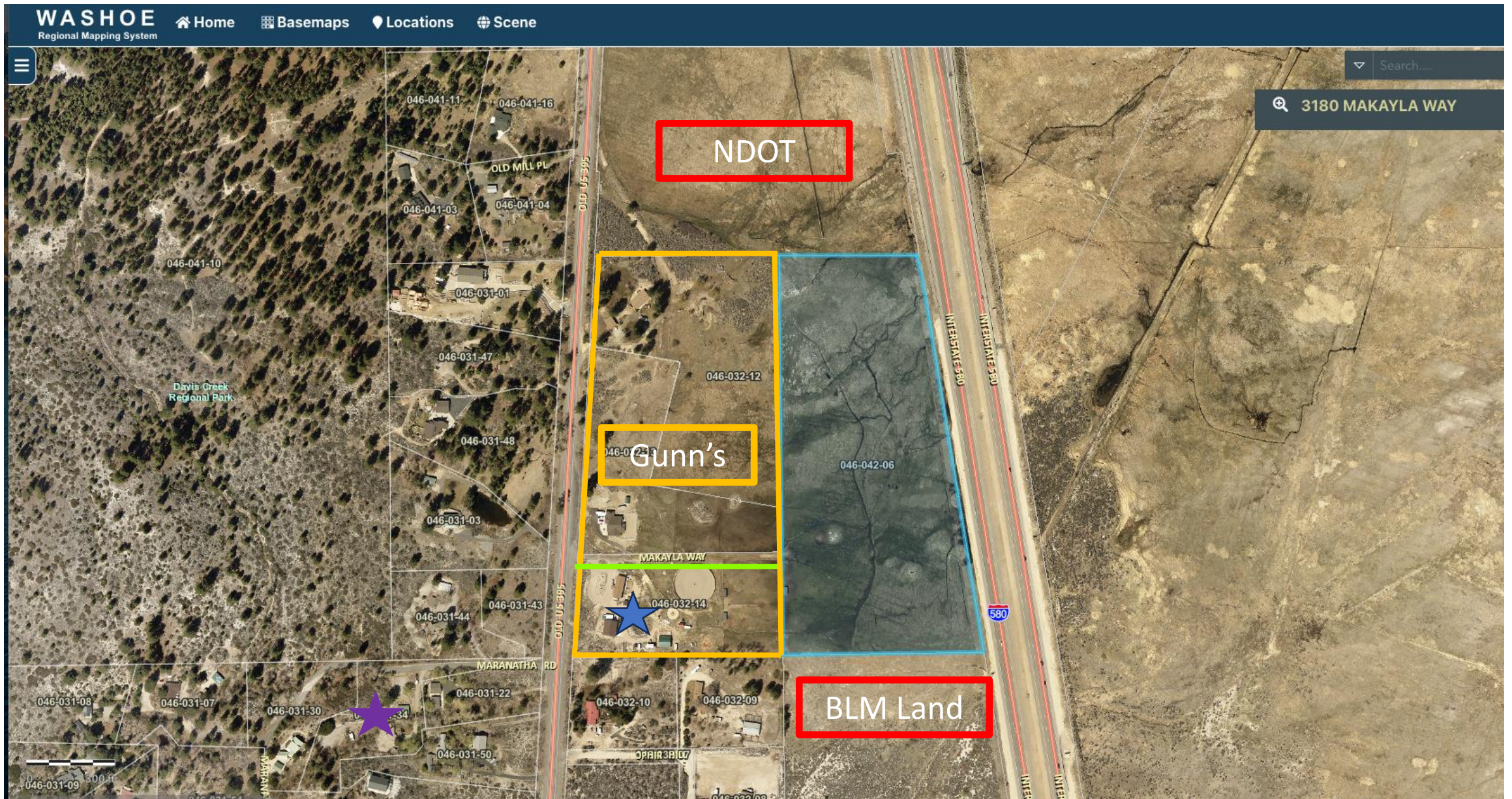
- Courtney Weiche and planning dept. have been great to work with
- Can't argue for or against the proposed WMPA and WRZA
- Can only as your constituents explain our point of view
- Local Carson City boy, UNR Grad, Local Business Owner
- Distinguished Renown Nurse of 15 years
- Lived in Washoe Valley since 2015
- Want to just live peacefully with our animals
- Use and "Maintenance" of the easement has already impacted us negatively
- This proposed project feels like a development in disguise
- The Master Plan and Zoning Amendments are not required for Mr O'Connor and his family to build his house and enjoy their property
- No Building permits have been submitted for the O'Connor house (4/11/2024)



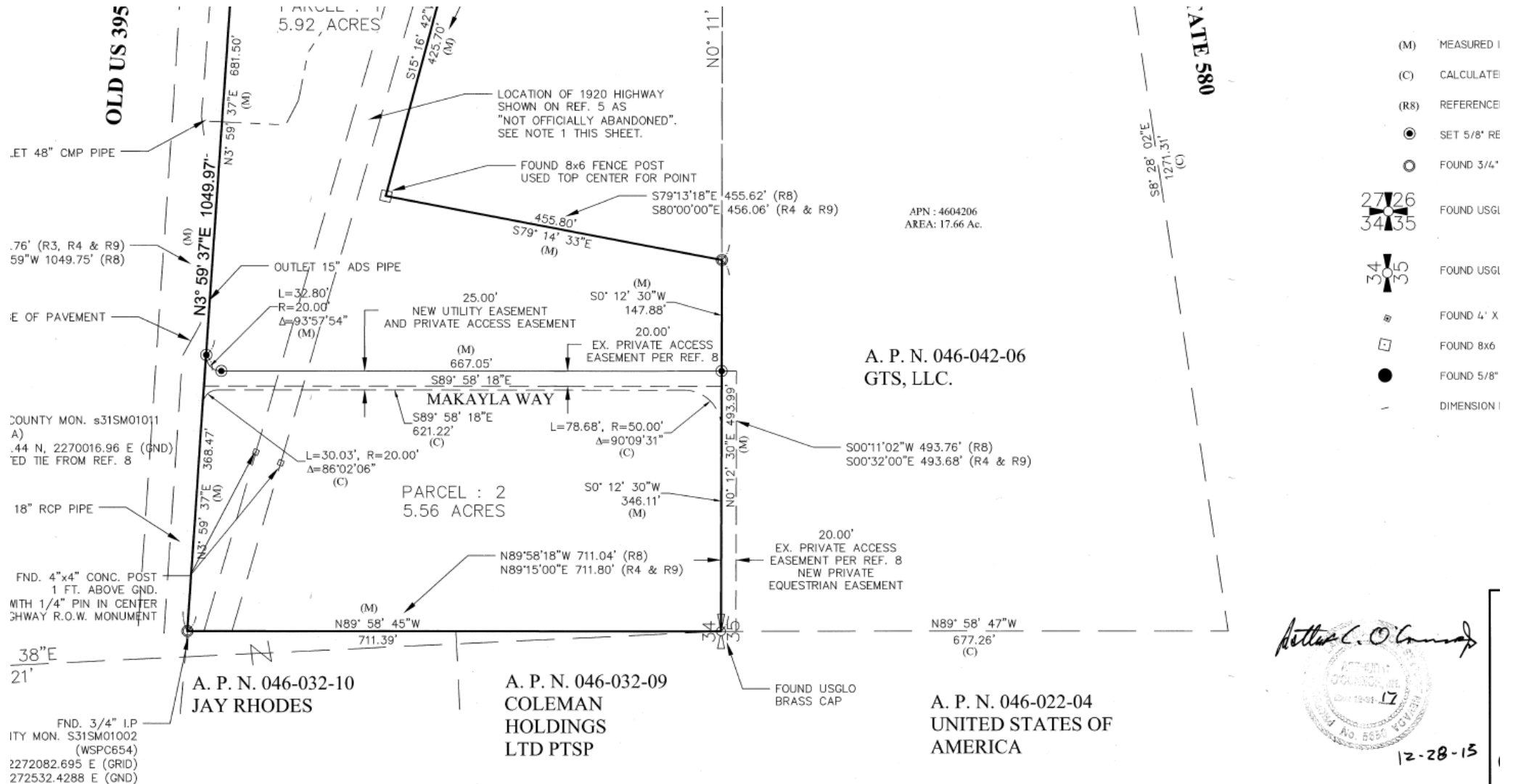
3180 Makayla Way Overhead view



3180 Makayla Way Overhead view



Plan documents showing Access Easement to APN 046-042-06 from Parcel Map 5207 2015



Plan documents showing Access Easement to APN 046-042-06 from Parcel Map 5207 2015

APN 046-042-06 Currently zoned GR
General Rural

- Mr O'Connor Arguing that the parcel is mis-zoned
- From the previous maps, the parcel is "land-locked" remote
- Note 3, doesn't comply with GR zoning
- From Washoe county code 110.106:
Rural defined as:
 - Remote
 - Significant Open space
 - Suitable for Agriculture/grazing
 - Large lots
 - 1 dwelling/40 acres
- **Easement will become overburdened based on original intent**

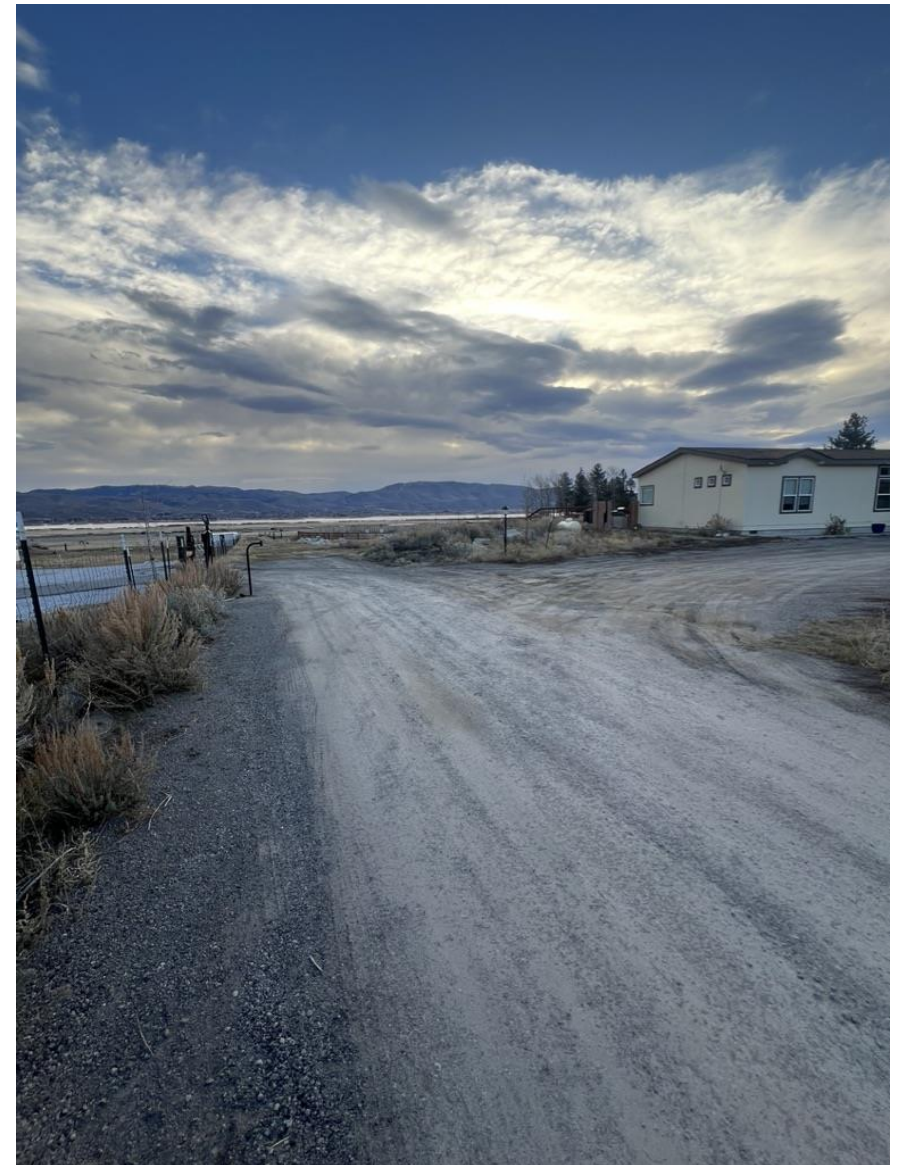
NOTES

1. DEFECTIVE TITLE TO HIGHWAY CONVEYED BY DEED FROM WINTERS TO THE STATE OF NEVADA RECORDED IN BOOK 56 PAGES 83 & 84, WASHOE COUNTY RECORDS. PER REFERENCE 9, ACTUAL TITLE WAS HELD BY VIRGINIA AND GOLD HILL WATER COMPANY. WASHOE COUNTY ASSESSOR ROLLS INDICATE WINTERS DID NOT OWN PROPERTY IN THE SE1/4 OF THE NE1/4 OF SECTION 34.THEREFORE, NO ABANDONMENT IS REQUIRED.
2. A.P.N. 046-042-06 NOT BEING PARCELED. THIS PARCEL SHOWN BECAUSE NEW EASEMENT IS BEING CREATED FOR BENEFIT OF A.P.N. 046-032-II, AS SHOWN. OWNER IS SAME AS OWNER OF LAND BEING PARCELED.
3. MAKAYLA WAY IS A PRIVATE ACCESS AND UTILITIES (PUBLIC AND PRIVATE) EASEMENT FOR THE BENEFIT OF A.P.N. 046-042-06 AND THE TWO PARCELS BEING CREATED BY THIS MAP, ONLY. MAKAYLA WAY WILL USE THE EXISTING DRIVEWAY ACCESS FROM OLD HIGHWAY 395. USE OF THIS EASEMENT BY A.P.N. 046-042-06 IS LIMITED TO NOT MORE THAN TWO SINGLE FAMILY RESIDENCES. NO COMMERCIAL USE IS ALLOWED. MAINTENANCE OF MAKAYLA WAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF A.P.N. 046-042-06.
4. A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE TWO EXISTING SINGLE FAMILY RESIDENCES ON A.P.N. 046-042-12, ONLY, IS HEREBY GRANTED FOR THE EXISTING DRIVEWAY. THIS EASEMENT CONSISTS OF A NON-DESCRIBED TRIANGULAR AREA WITH VERTICES APPROXIMATELY 20 FEET ALONG THE WESTERLY AND NORTHERLY PROPERTY LINES FROM THE NORTHWEST CORNER OF PARCEL I. GRANTING OF THIS EASEMENT SHALL NOT PRECLUDE THE USE OF THIS OLD HIGHWAY 395 ACCESS BY THE OWNERS OF THE PARCEL I CREATED BY THIS MAP.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.

Access Easement to 3180 Makayla Way Overhead view



Access Easement to 3180 Makayla Way 1/31/2024



Access Easement to 3180 Makayla Way 1/31/2024



Access Easement to 3180 Makayla Way



Thank you for the time and consideration



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