



APPEAL- WAB20-0003 (Pahute Road)



***Board of County Commissioners
February 9, 2021***



Appeal

- **The appellant, Victor Elgohary owns 450 Pahute and is seeking to overturn the Washoe County Planning Commission's approval on September 1, 2020**
- **The abandonment at 425 Pahute is for 31 feet ($\pm 1,197$ sq ft) of the public right-of-way (ROW) at the end of Pahute Road**

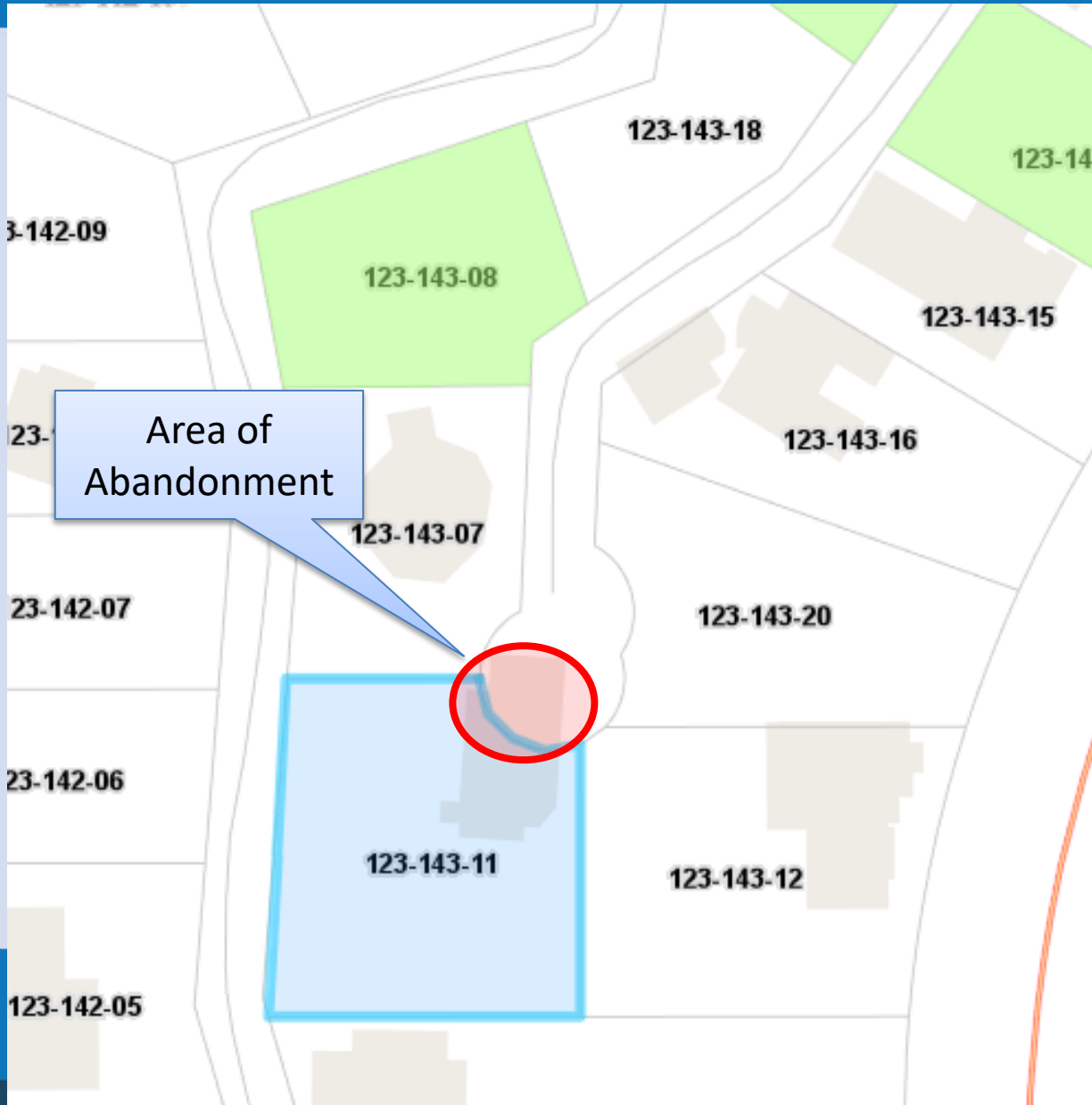


Victor Elgohary

425 Pahute

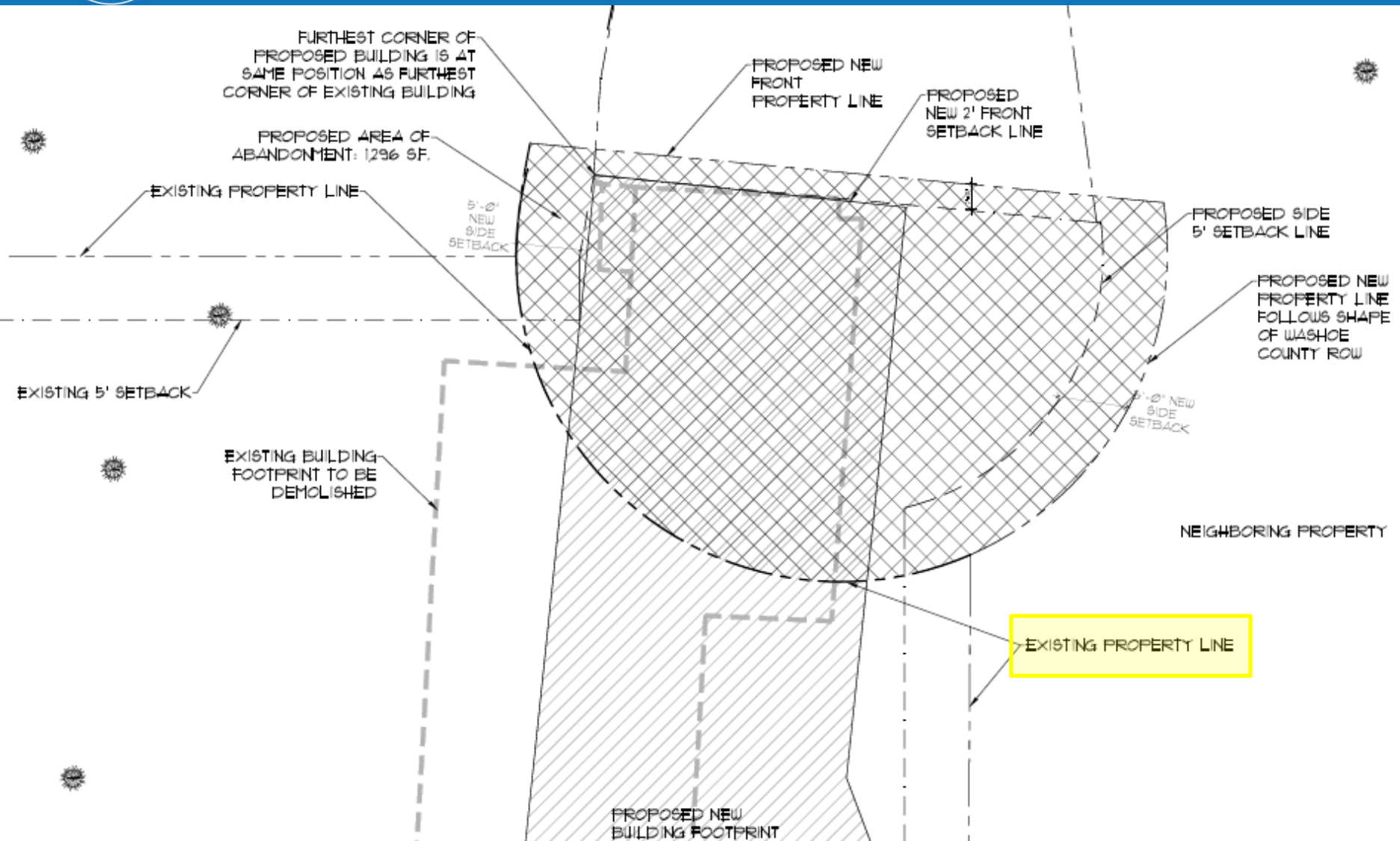


Overview





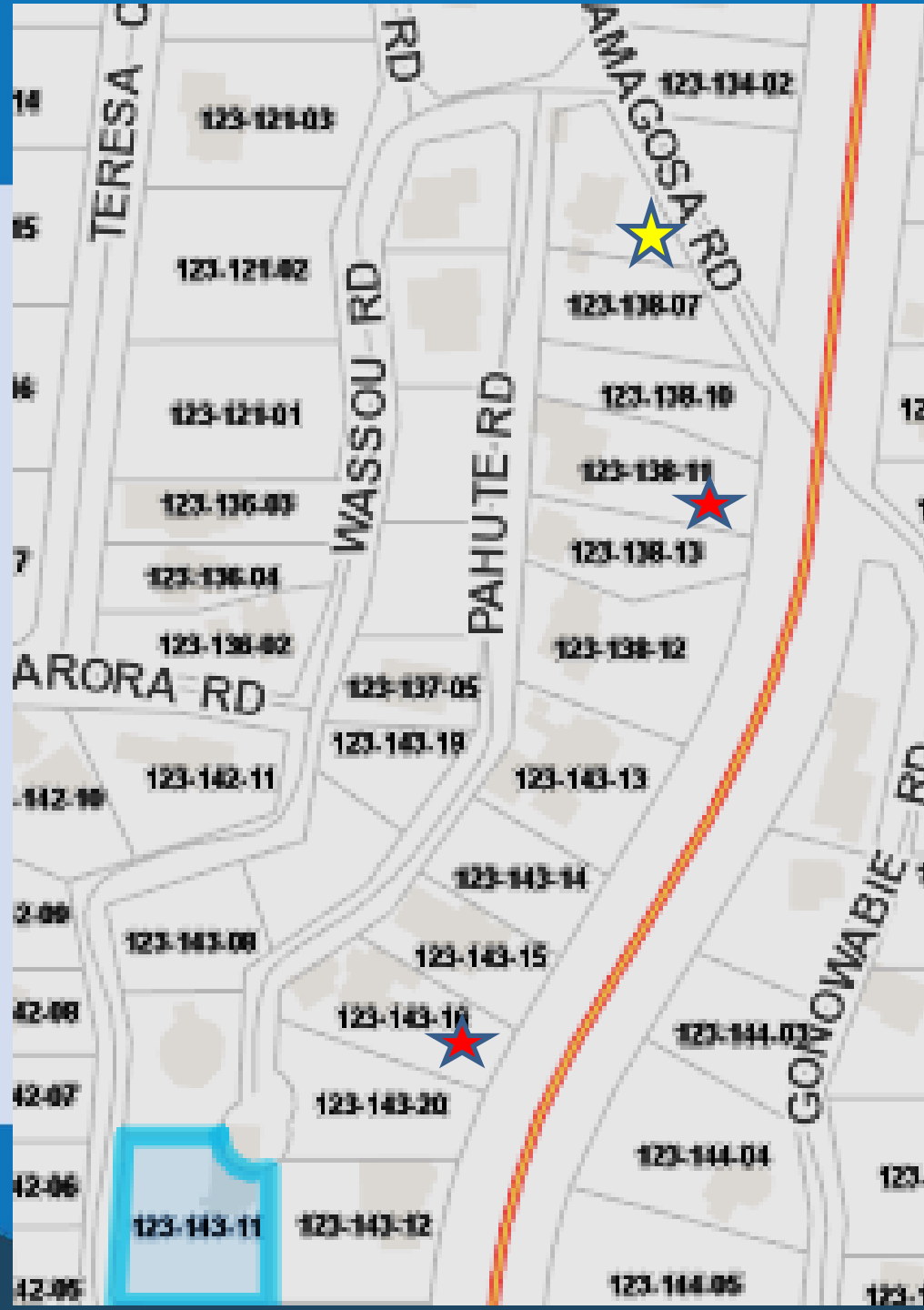
Abandonment





Analysis

- **The existing residential home was built in 1941 and is in the public ROW.**
- **The end of Pahute is a cul-de-sac and is used by other residents as a turnaround area.**
- **No physical changes will be made to the road as a result of this abandonment and the cul-de-sac will not be changed or altered**
- **The proposed abandonment will not deprive access to the abutting properties**





Analysis

- **The current house will be a legal non-conforming structure, because the house will not meet the front 20-foot setback requirement.**
- **Any new additions to the house of 10% or more will require the house to meet the 20-foot front setback requirement or the owner will need to obtain a variance to the setback requirement.**



Abandonment Findings

Staff was able to make all 3 required findings for the Planning Commission Meeting

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Tahoe Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.



Possible Motion

Possible motions can be found in the staff report

