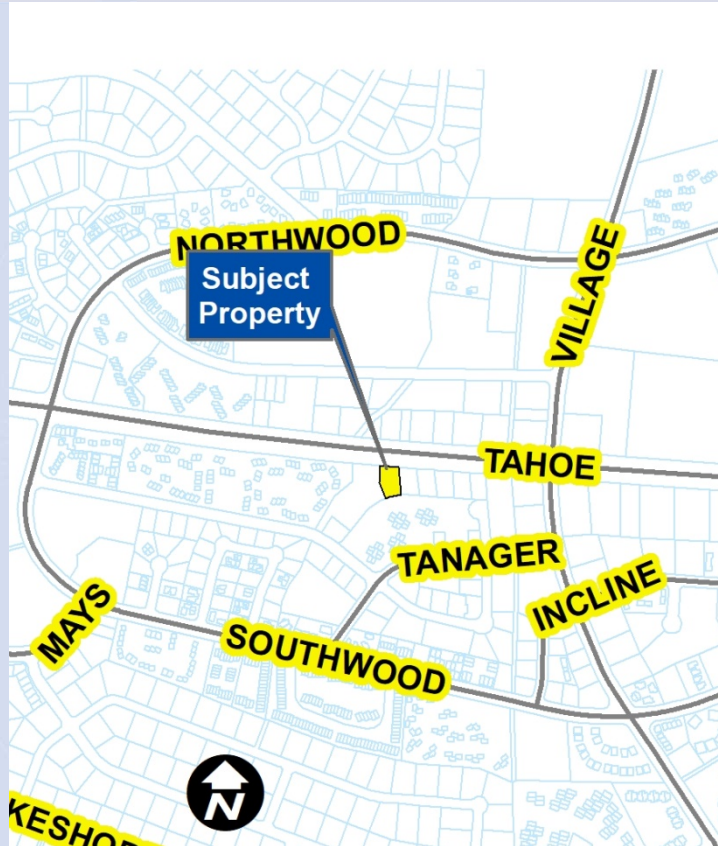




# WAB20-0002 Chim Tahoe Blvd. ROW Abandonment



***Washoe County Planning Commission  
April 20, 2020***

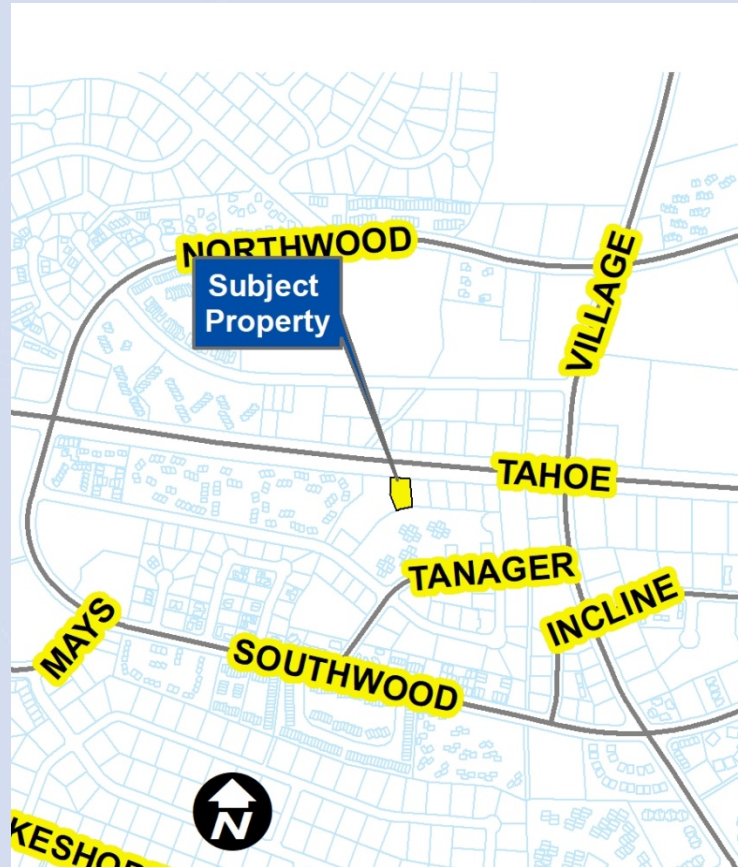


# Background/Request

- The applicant's request is to abandon a five-foot wide strip of Washoe County roadway that Nevada Department of Transportation (NDOT) did not claim as part of their right-of-way for S.R. 28 (Tahoe Blvd).
- The subject parcels are located in the Incline Village Commercial Community Plan. This community plan supports commercial, residential, and mixed use development. The front, rear and side yard setbacks are 10 ft.

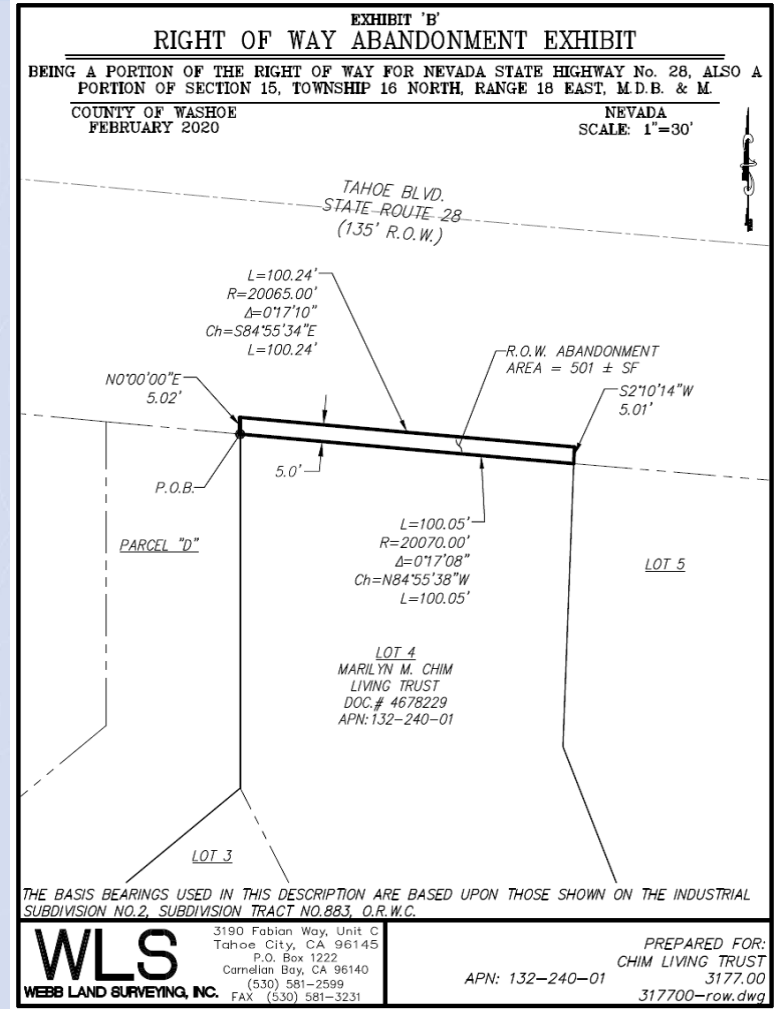
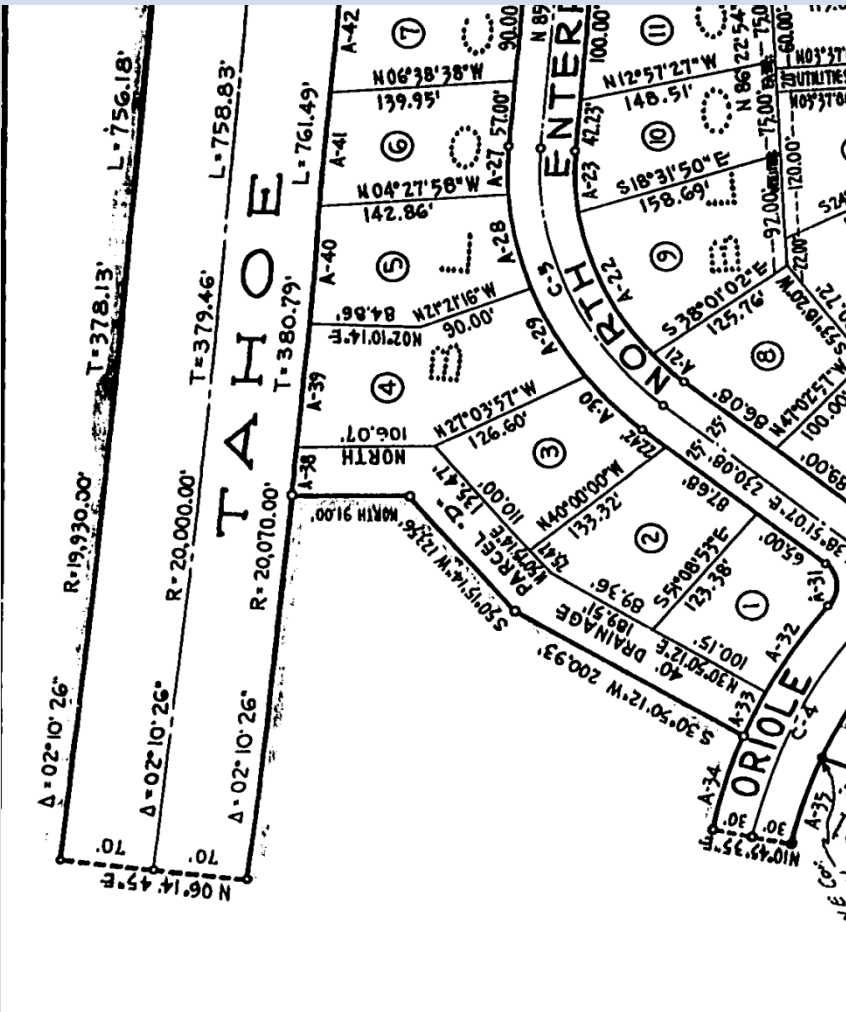


# Vicinity Map



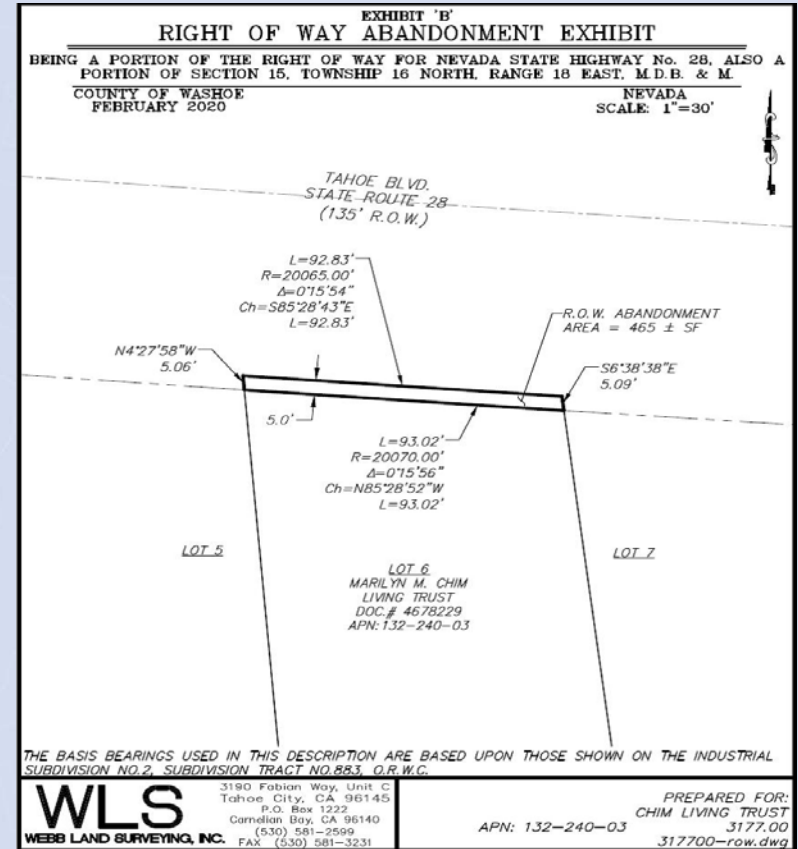
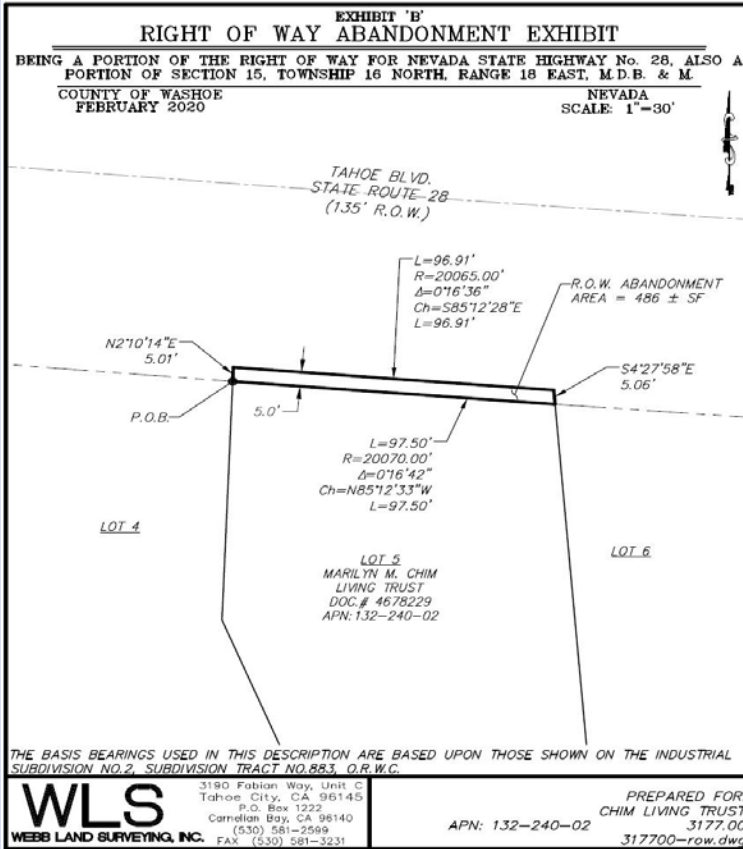


# Abandonment Details





# Abandonment Details







# Analysis

- The roadway for Tahoe Boulevard (S.R.28) was originally established with a 140' potential right of way.
- The Nevada Department of Transportation only took 135' of the 140' that was available.
- By 1964 when Industrial Subdivision #2 was created, this circumstance was unclear.
- The result was a 5' strip of roadway that neither belonged to the State nor the adjacent property owner. The ownership remained with Washoe County.



# Analysis

- **A current adjacent property owner, the applicant in this case is seeking a lease with NDOT in order to continue using the NDOT right of way as a portion of their parking lot and landscaping.**
- **The 5' strip of roadway prevents the applicant from being literally adjacent to the NDOT right of way. NDOT requires physical adjacency in order to enter into the necessary lease.**
- **Upon abandonment, the 5' strip of roadway will be absorbed into the applicant's parcel, and the applicant will be able to obtain the required lease for the use of the NDOT right of way.**



# Abandonment Findings

- 1. Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan.
- 2. No Detriment.** The abandonment or vacation does not result in a material injury to the public.
- 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.





# Recommendation – Abandonment

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Abandonment Case Number WAB20-0002 and the recommended conditions of approval and approve the requested abandonment.



# Possible Motion - Abandonment

- **APPROVAL:** 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 WAB20-0002 for the Chim Tahoe Blvd. ROW abandonment, having made all three findings in accordance with Washoe County Code Section 110.806.20.