



WAB20-0005 Andrews-Gonyeau



***Washoe County Planning Commission
August 3, 2021***



Background/Request

- The applicant is requesting to abandon 33ft wide access and public utility easements along the north, south, and western property lines of parcels 142-241-38 and 142-241-43, the abandonment of a 33ft wide access and public utility easement along the eastern property line of parcel 142-241-43, and the abandonment of 13 ft of a 33 ft wide access and public utility easement along the eastern property line of parcel 142-241-38.



Abandonment Details





Vicinity Map



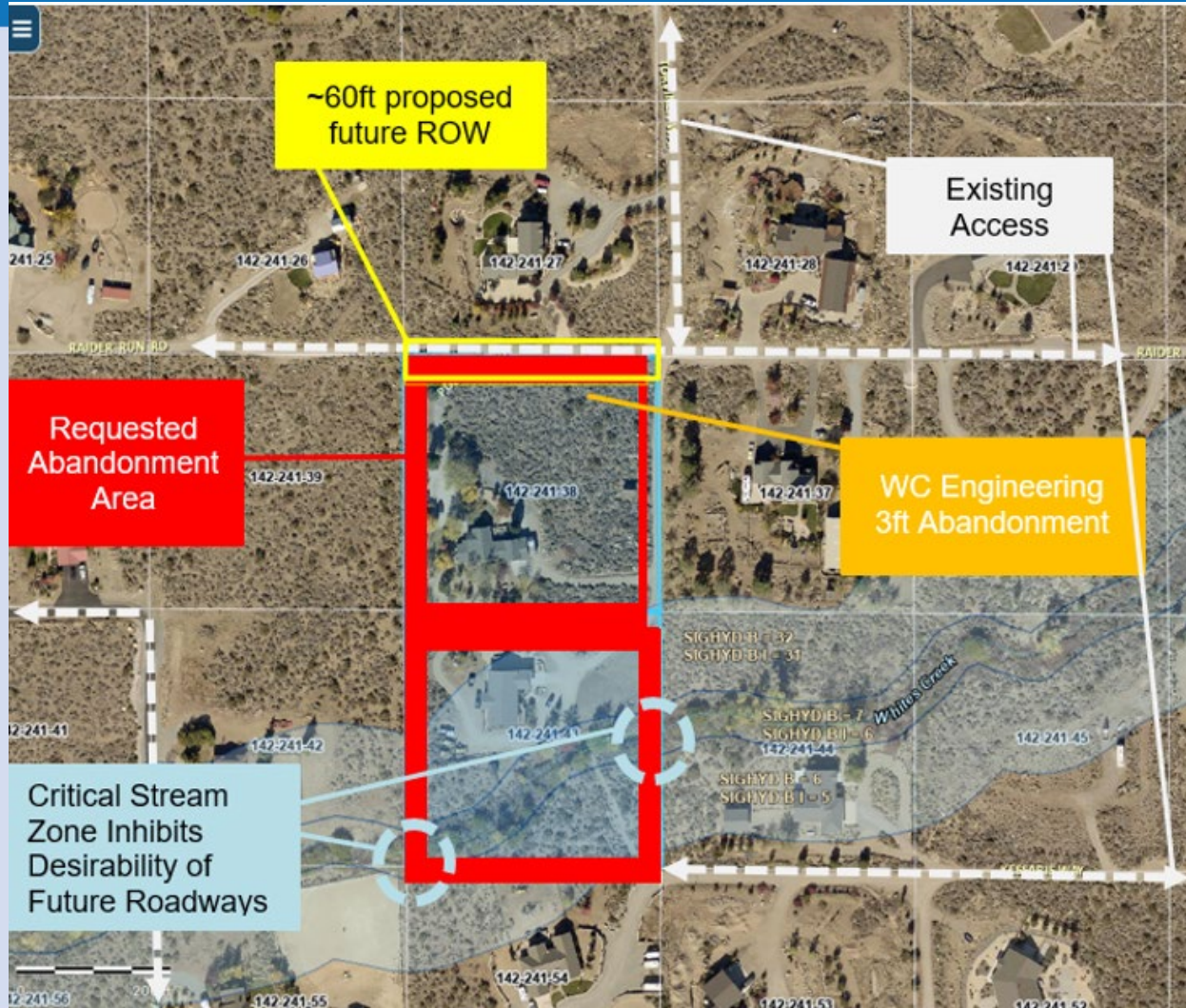


Affected Parcels

- **The proposed abandonments affect APNs 142-241-27, 37, 39, 42, & 44.**
 - APN 142-241-39 and 142-241-37 can be accessed via Raider Run Road.
 - APN 142-241-42 can be accessed via Jenna Way.
 - APN 142-241-44 can be accessed via Kessarlis Way.
- **No parcel would become landlocked**



Analysis





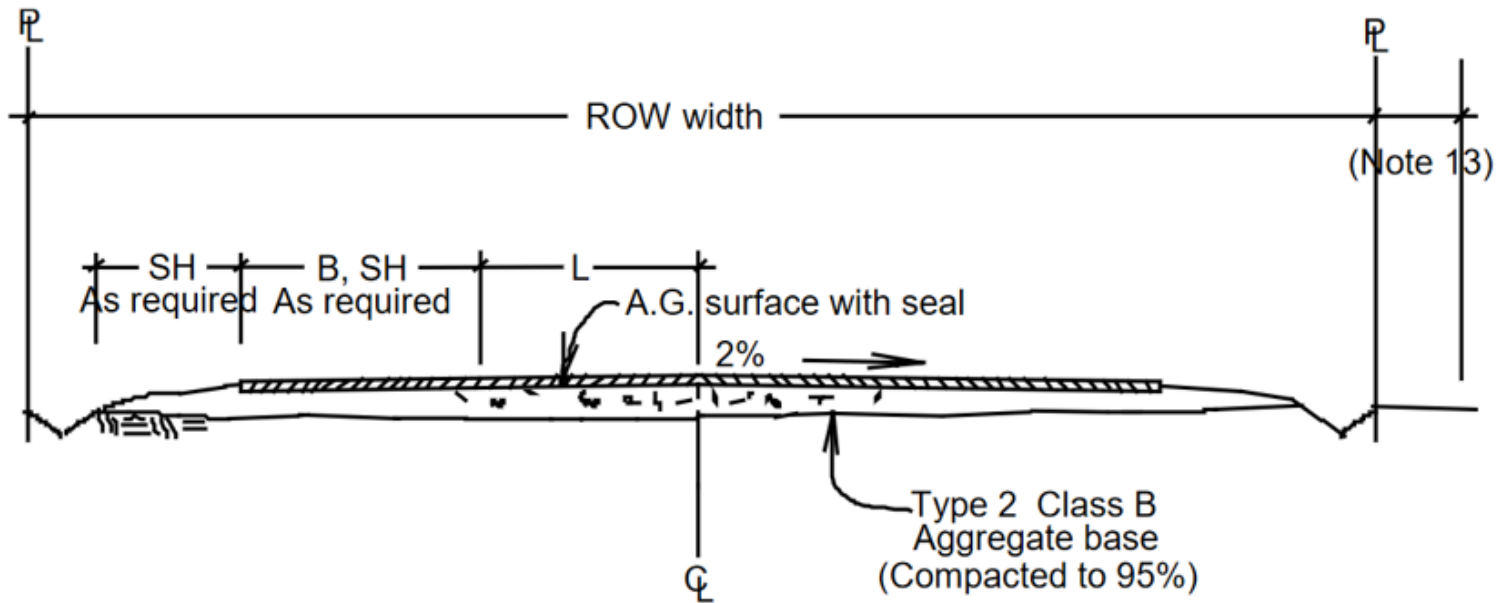
Partial Approval

- **Washoe County Engineering proposes a 3ft wide abandonment along the northern property line of APN 142-241-38**
 - Public Purpose still required
 - To accommodate the space needed for any future roadway
 - Equal burden of access between APN 142-241-38 and 142-241-63



Table 110.436.25.4

ROADWAY SECTIONS - D
GENERAL APPLICATIONS: STREETS SERVING LOT SIZES GREATER THAN 1.5 ACRES

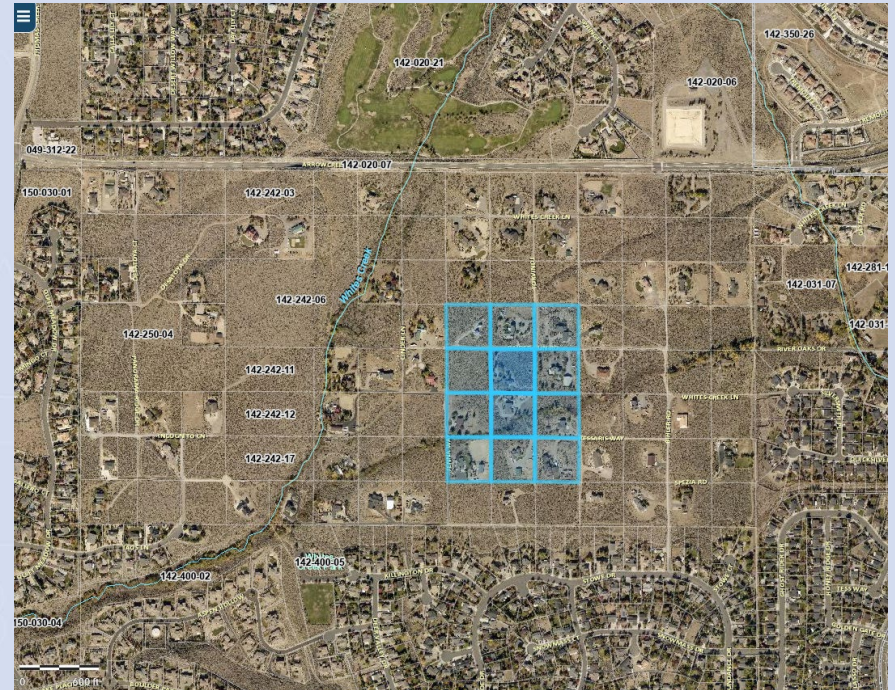


ROW	L	B	SH	ADT Maximum per 2 Travel Lanes	Remarks
60	12	0	0	9,600	Collector
50	11	0	0	1,000	Local



Public Notice & CAB

- Notice sent to 10 affected property owners adjacent to the proposed abandonment.





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 WAB21-0005 and the nature of the stringent recommended conditions of approval and **partially 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 partially approve Abandonment Case Number WAB21-0003 for Laureen and Jonathan Andrews and Patricia Gonyeau 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(4):