



WAB21-0011 (Lenco Avenue)



Washoe County Planning Commission

December 7, 2021





Request

- **The request is for an abandonment of Lenco Avenue and a portion of an undeveloped roadway**
- **The area will be abandoned to the abutting properties which are all owned by the applicant Peavine Investors, LLC**
- **The parcel's regulatory zoning is Public & Semi-Public Facility (PSP)**
- **The parcel is 9.43 acres and the abandonment is for 3.72 acres**

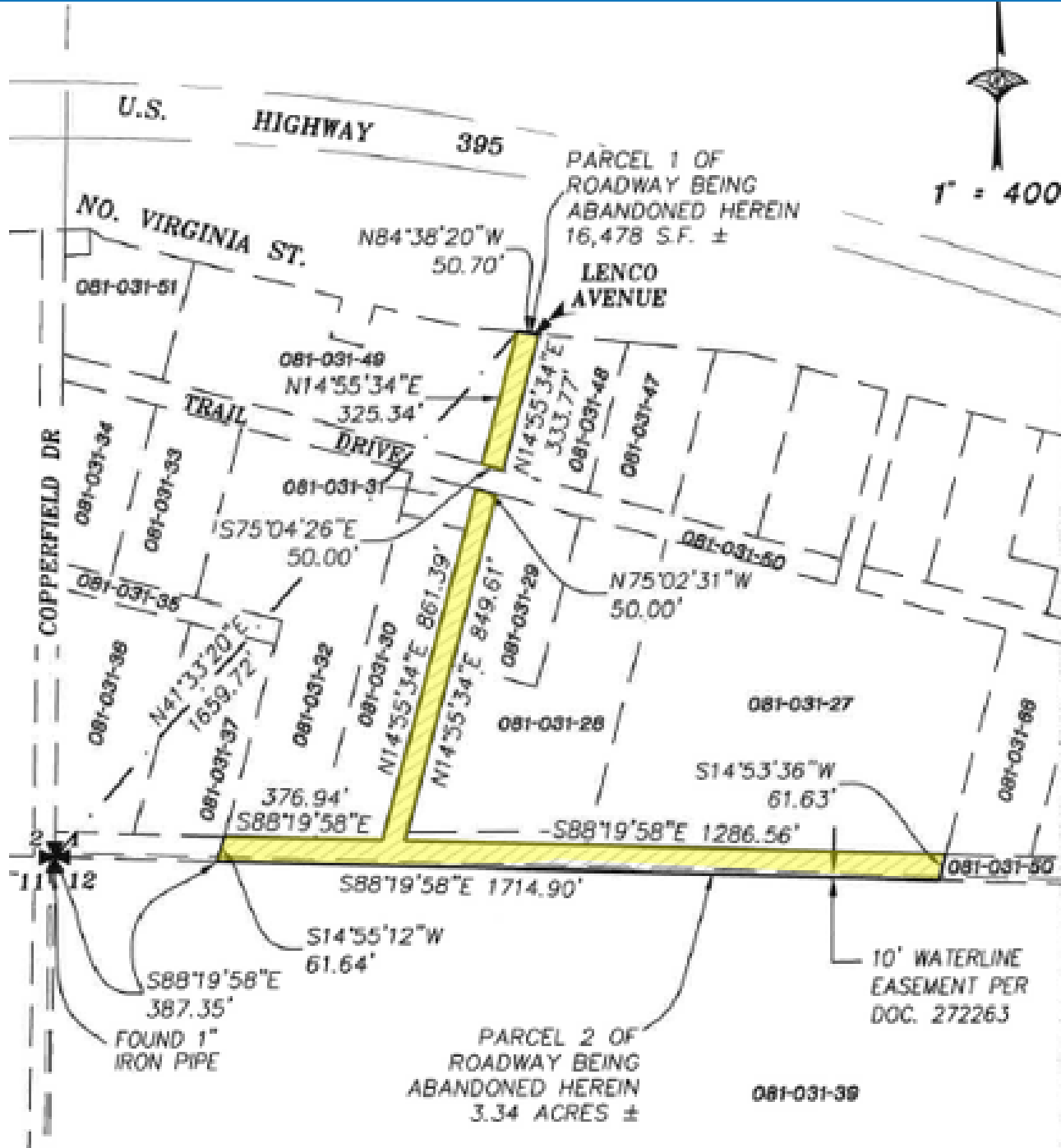


Background





1" = 400'



11-12



Background

- **The abandoned area is within the Anderson Acres subdivision and the parcel was established for roadways and utilities**
- **The parcel was never officially offered for dedication as roadway, because it was not built to County standard**
- **According to the application there are no utilities except for “the east/west oriented unnamed roadway, which has a water line and existing easement.”**
- **The water line will not be impacted by the abandonment**



Analysis

- **There are no structures on any of the adjacent parcels and the abandonment will not impact access to the area**
- **Residents in the area have access to other roads in the area**
- **The abandonment will facilitate future development of the area for the property owner**
- **The applicant has also applied for a Tentative Parcel Map WTPM21-00018, to create three parcels and the abandoned area will be included in the new proposed parcels**



Agency Review & Public Notice

- **Agencies and utilities reviewed the application and conditions are included in the conditions of approval**
- **The abutting property owners were noticed, and no emails or phone calls were received concerning the application**
- **Legal notice was posted in the Reno Gazette-Journal on November 19, 2021**



Analysis

- **NRS allows the Planning Commission to vacate easements if the public will not be materially injured**
- **Staff has concluded that adjacent properties will not be negatively affected**
- **Surrounding properties will continue to have the same access to their properties**



Abandonment Findings

Staff is able to make all 3 required findings, as detailed in the staff report on page 9.

- 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

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 WAB21-0011 for Peavine Investors, LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20