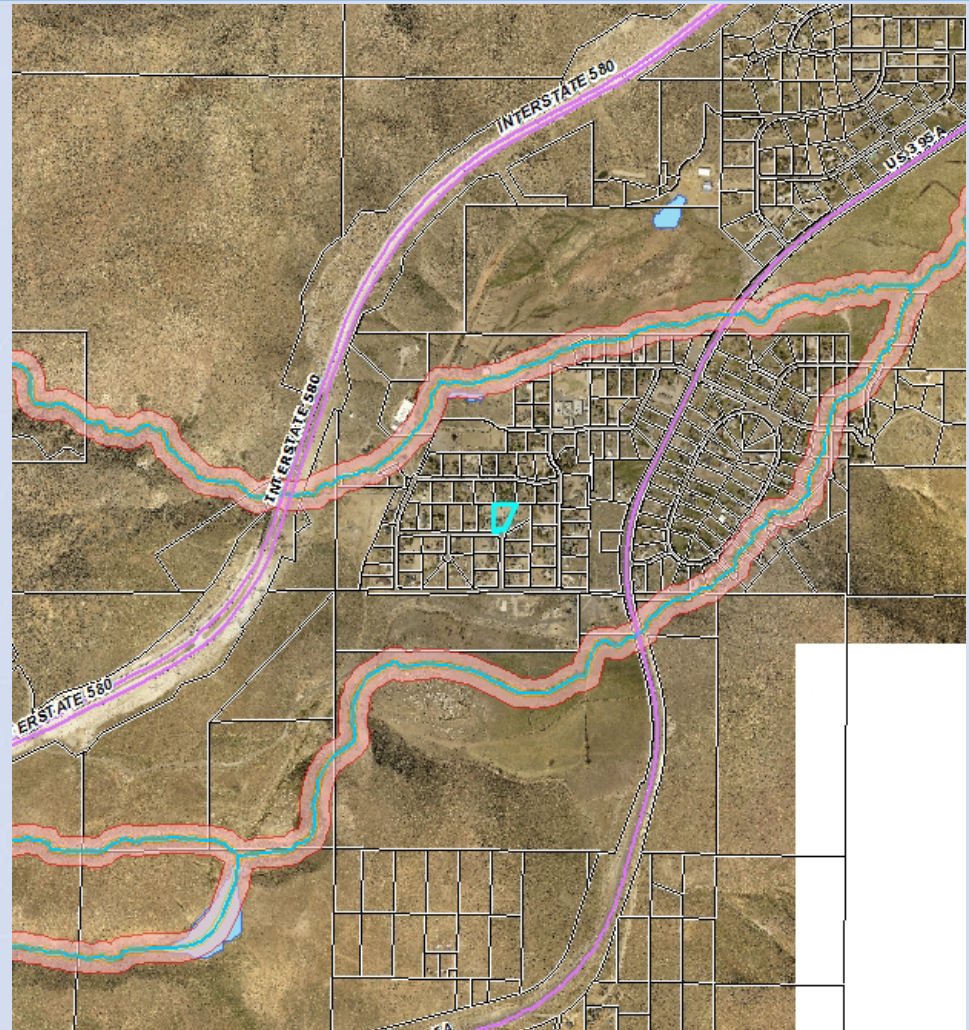




Abandonment Case AB16-005

Jerry Havnear

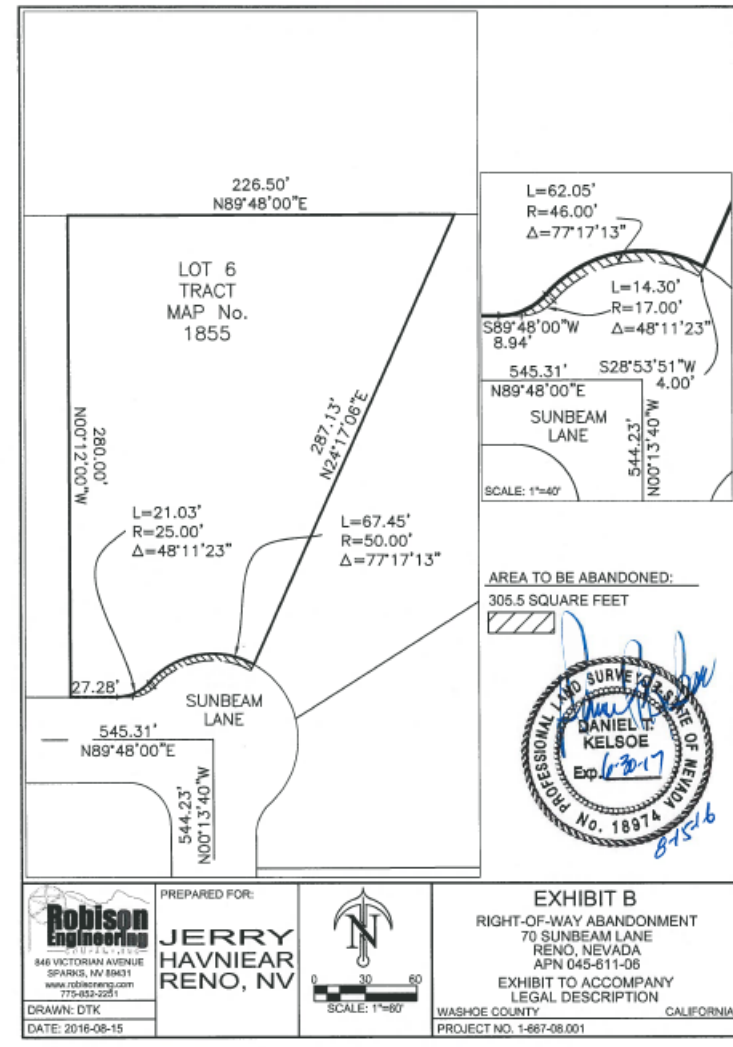
- **70 Sunbeam Lane**
- **Surrounded by ± 1 acre lots developed with single family residences**





Requested Action

- Abandon 4-foot-wide strip of right-of-way
- Legalize garage





Agency Review

- **Washoe County Community Services Department**
 - Engineering and Capital Projects
 - Planning and Development
- **Washoe County Health District**
 - Vector-Borne Diseases Division
 - Environmental Health Division
- **Truckee Meadows Fire Protection District**
- **Washoe-Storey Conservation District**
- **AT&T**
- **NV Energy**
- **Southwest Gas**
- **Truckee Meadows Water Authority**



Analysis

- **Problem started with garage addition**
- **Planning staff could not support variance for self-induced hardship**
- **Engineering opposed to abandonment because right-of-way serves a public purpose**
- **Existing public utilities in right-of-way**
- **Does not impact surrounding property owners**



Findings

- 1. Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the South Valleys Area Plan;
- 2. No Detriment.** The abandonment or vacation does 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.



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 deny Abandonment Case Number AB16-005 for Havnear, having not made the No Detriment finding in accordance with Washoe County Code Section 110.806.20.



Conditions (if Approved)

Abandon minimum amount of R/W to conform to setback (± 80 square feet)

Retain all public easements over abandon area

Hold Harmless agreement

Record Resolution and Order of Abandonment within 2 years