



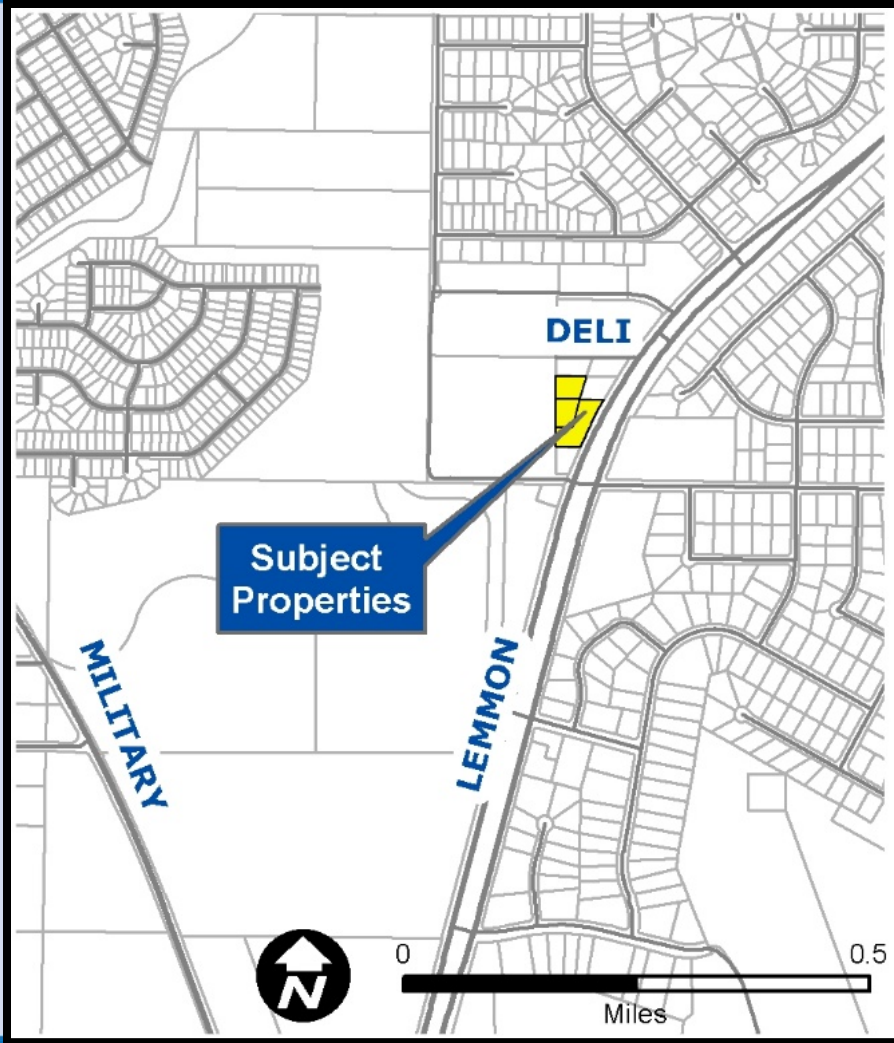
WAB19-0001 (Jaliscos Abandonment)



Washoe County Planning Commission
November 5, 2019



Location





Request

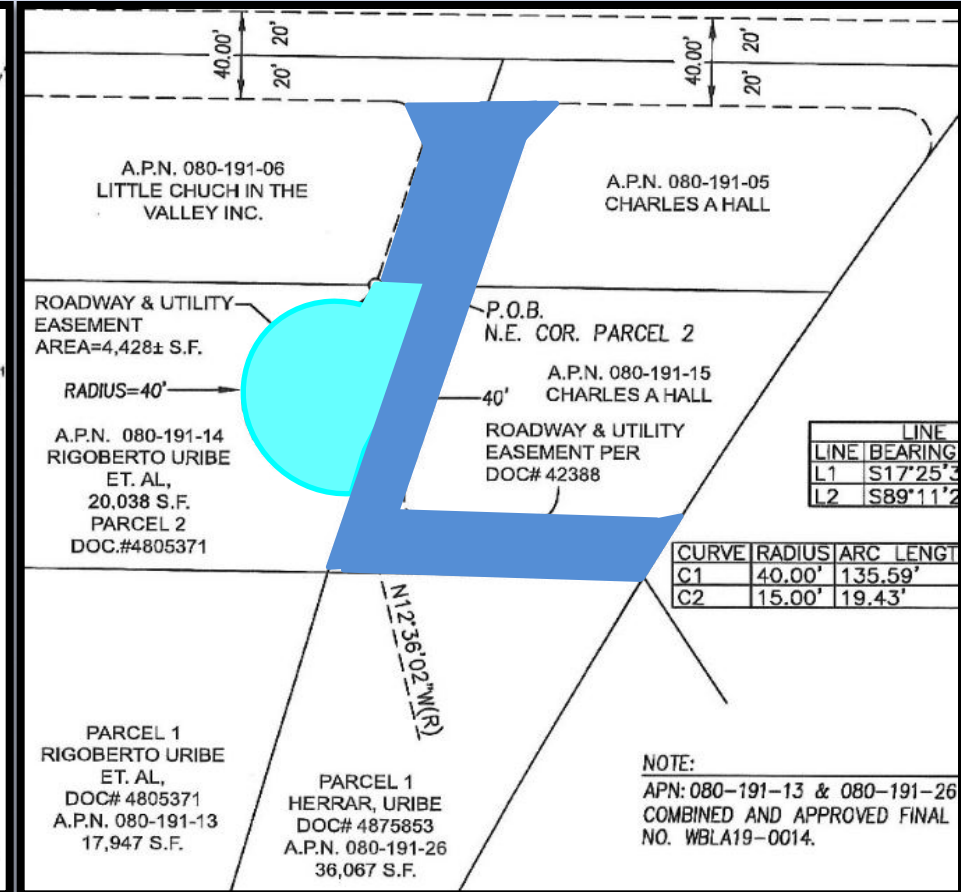
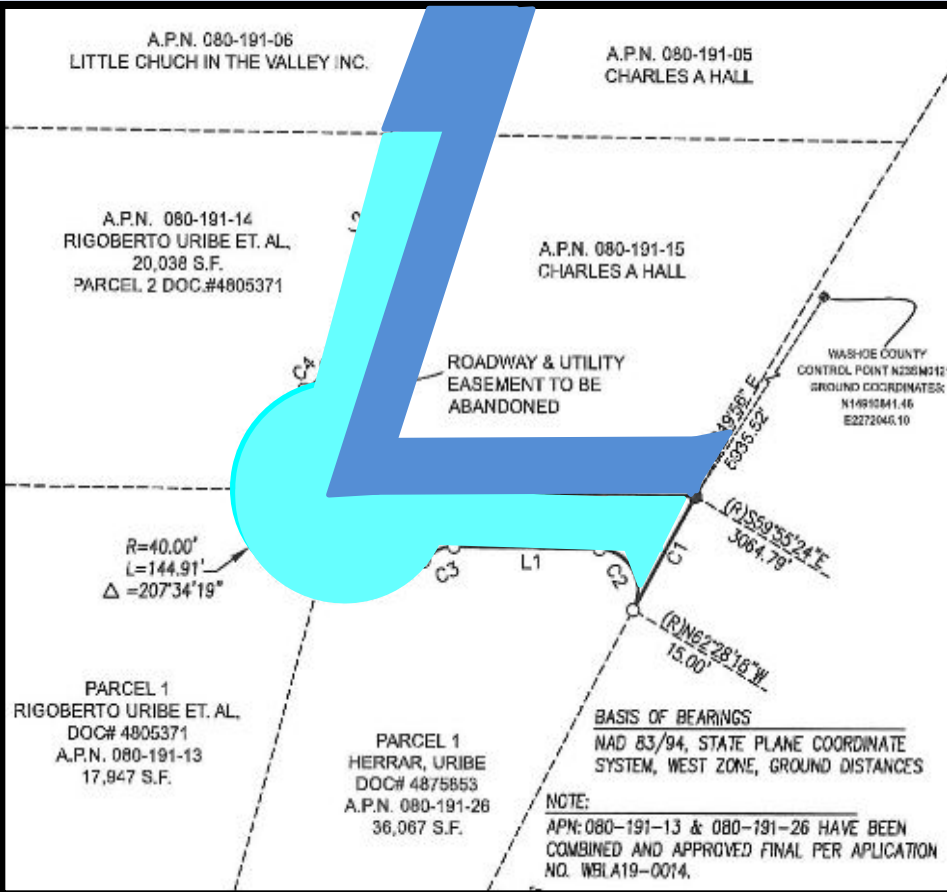
- **Abandon Washoe County's interest in the portions of a roadway and utility easement located on APNs 080-191-26 and 080-191-13**
- **Reconfigure the portion of the easement located on APN 080-191-14 into a bulb or semi-circle shape**



Request

Existing

Proposed



LINE	BEARING
L1	S17°25'3"
L2	S89°11'2"

CURVE	RADIUS	ARC LENGTH
C1	40.00'	135.59'
C2	15.00'	19.43'



Overview

- **Upon visiting the site, staff has concluded that this roadway and utility easement has not likely been used for roadway or utility purposes in the past.**
- **It appears to be used as a shared parking area for the businesses to the north and south.**
- **Existing street cuts and utility lines are not in alignment with the easement.**



Overview

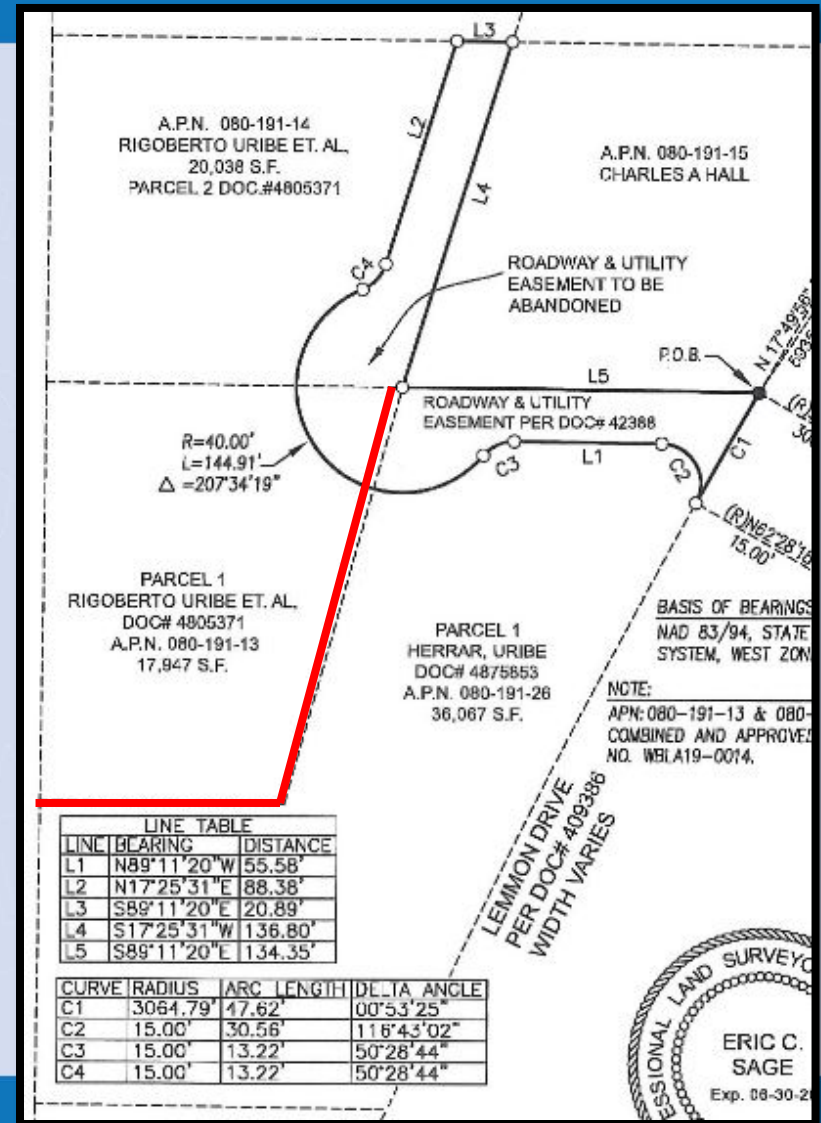
- The parcel adjacent to Lemmon Dr. is currently developed with a restaurant, fence and parking area





Overview

- The applicant has submitted a reversion to acreage application to combine APNs 080-191-26 and 080-191-13
- They've also submitted a building permit application to expand the restaurant and parking lot





Overview

- **Condition of approval 2.b requires that the reversion to acreage map be recorded with the Washoe County Recorder prior to recordation of the Resolution and Order of Abandonment for the easement.**
- **This would ensure sufficient access to all parcels.**
- **The proposed easement reconfiguration was designed with input from the Engineering Division and Fire Department.**



Overview



- **Condition of approval 1.d requires that all illegal grading on the subject properties be brought into conformance with Washoe County Code standards.**



Public Notice & CAB

- **Notice sent to the 8 property owners abutting the easement**
- **Not required to be heard at a citizen advisory board meeting**



Reviewing Agencies

- **Washoe County Community Service**
 - Planning and Building Division
 - Engineering and Capital Projects
 - Parks and Open Space
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**
- **Truckee Meadows Fire Protection District**
- **AT&T**
- **NV Energy**
- **TMWA**



Abandonment Findings

- 1. Master Plan.**
- 2. No Detriment.**
- 3. Existing Easements.**



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 WAB19-0001 for Rigoberto Uribe, having made all three findings in accordance with Washoe County Code Section 110.806.20.