



WAB20-0001 Ingenuity Industrial Center



***Washoe County Planning Commission
May 5, 2020***



Background/Request

- The applicant is requesting to abandon a 56ft by 540.5ft portion of the right of way at the north western terminus of Ingenuity Avenue in favor of an access easement and a right of way turn around at the southwestern corner of the parcel.
- The property has a Industrial (I) regulatory zone.



Abandonment Details

BASIS OF BEARING:

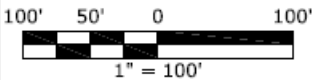
IDENTICAL TO THAT OF PARCEL MAP NO. 5124, FILED ON APRIL 15, 2014, AS DOCUMENT NO. 4344409, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TOTAL AREA OF ABANDONMENT:

30,288 SQUARE FEET ±

PARCEL 3
P.M. 5257
APN: 538-010-11

PARCEL B1
R.O.S. 5521
APN: 538-010-03



$R=472.00'$
 $\Delta=3'16''33''$
 $L=26.99'$

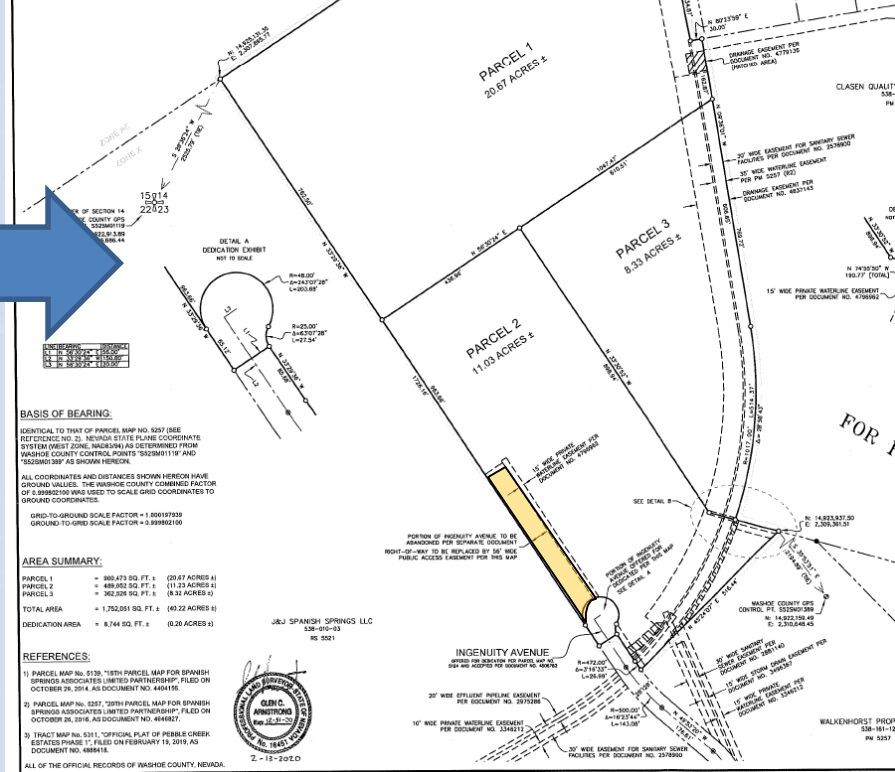
INGENUITY AVENUE
RIGHT-OF-WAY DEDICATED
PER DOCUMENT NO. 4506782

P.O.B.

P.O.C.

LEGEND:

- SUBJECT TRACT PROPERTY LINES
- ADJACENT PROPERTY LINES
- RIGHT-OF-WAY CENTERLINES
- EASEMENT LINES
- FOUND 5/8" REBAR WITH CAP, PLS 4443 (R2)
- SET 5/8" REBAR WITH CAP, PLS 18451
- FOUND CENTERLINE MONUMENT, BRASS CAP
- NEVADA GPS NETWORK CONTROL MONUMENT
- () RECORD DATA PER REFERENCE AS NOTED
- FEMA FLOOD ZONE BOUNDARY
- GRAPHIC BORDER
- PLS CORNER
- WATERLINE EASEMENT PER DOC. NO. 4811563



BASIS OF BEARING:

IDENTICAL TO THAT OF PARCEL MAP NO. 5207 (SEE REFERENCE NO. 2). NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE), HORIZONTALS AS DETERMINED FROM WASHOE COUNTY CONTROL POINTS '9029M111' AND '9029M107' AS SHOWN THEREON.

ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE CORRECTED VALUES. THE WASHOE COUNTY CORRECTION FACTOR OF 0.99992106 WAS USED TO SCALE GRID COORDINATES TO GROUND COORDINATES.

GRID-TO-GROUND SCALE FACTOR = 1.000197929
GROUND-TO-GRID SCALE FACTOR = 0.999802100

AREA SUMMARY:

PARCEL 1	= 880,473.90 FT. ±	(20.67 ACRES ±)
PARCEL 2	= 489,852.90 FT. ±	(11.23 ACRES ±)
PARCEL 3	= 562,878.90 FT. ±	(12.82 ACRES ±)
TOTAL AREA	= 1,933,205.70 FT. ±	(44.72 ACRES ±)
DEDICATION AREA	= 8,744.90 FT. ±	(0.20 ACRES ±)

REFERENCES:

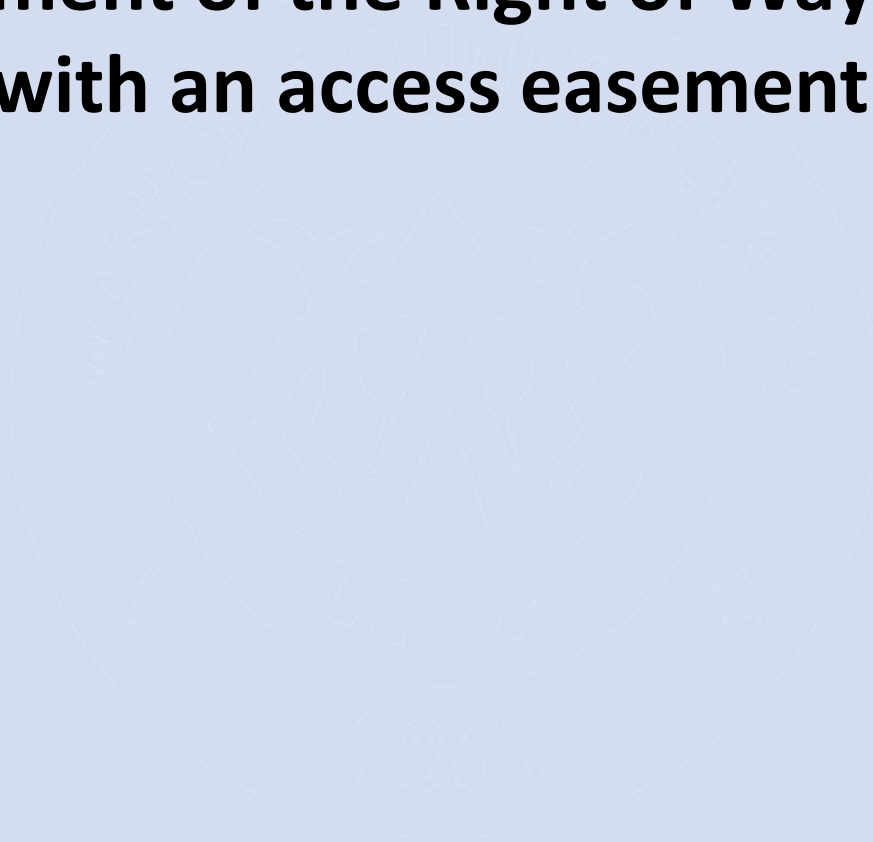
- 1) PARCEL MAP NO. 5124, "18TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 29, 2014, AS DOCUMENT NO. 448416.
 - 2) PARCEL MAP NO. 5207, "20TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 26, 2014, AS DOCUMENT NO. 444627.
 - 3) TRACT MAP NO. 5311, "OFFICIAL PLAT OF PEBBLE CREEK ESTATES PHASE 1", FILED ON FEBRUARY 15, 2015, AS DOCUMENT NO. 488451.
- ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.





Analysis

- **Abandonment of the Right of Way will be replaced with an access easement.**





Public Notice & CAB

- Notice sent to 7 affected property owners adjacent to the proposed abandonment.



WAB19-0003 Public Notice Map



Citizen Advisory Board

- **Spanish Springs CAB Meeting on March 4, 2020**
 - Noted that access would be replaced
- **CAB voted unanimously in favor of the 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 WAB20-0001 and the nature of the stringent 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 WAB20-0001 for Ingenuity Industrial Center, having made all three findings in accordance with Washoe County Code Section 110.806.20.