



WAB20-0003 (Pahute Road)

Attachment G
Page 1



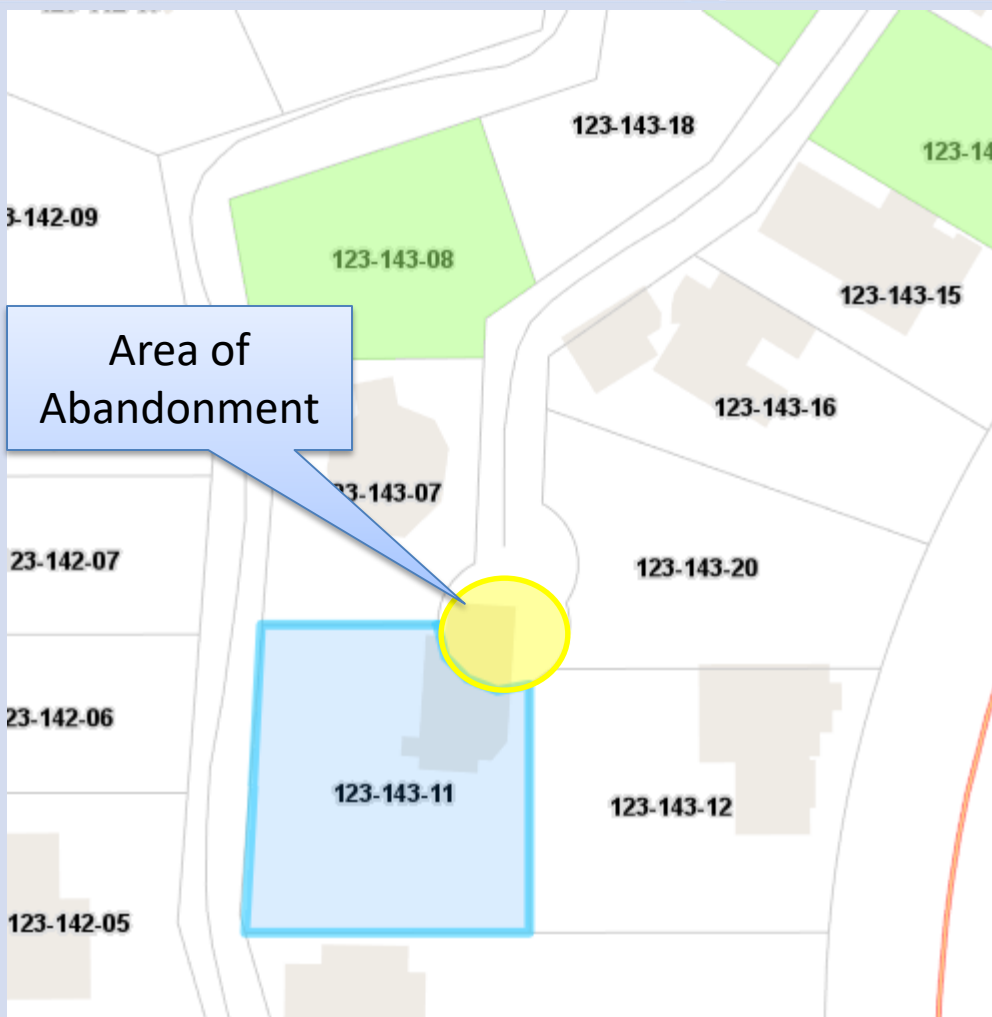
Washoe County Planning Commission
September 1, 2020





Overview

Attachment G
Page 2



- The applicant is requesting to abandon 31 feet of the public right-of-way (ROW) at the end of Pahute Road.
- Pahute Road is between Wassou Road and State Route 28.
- The roadway is paved and narrow, basically allowing one lane of traffic.

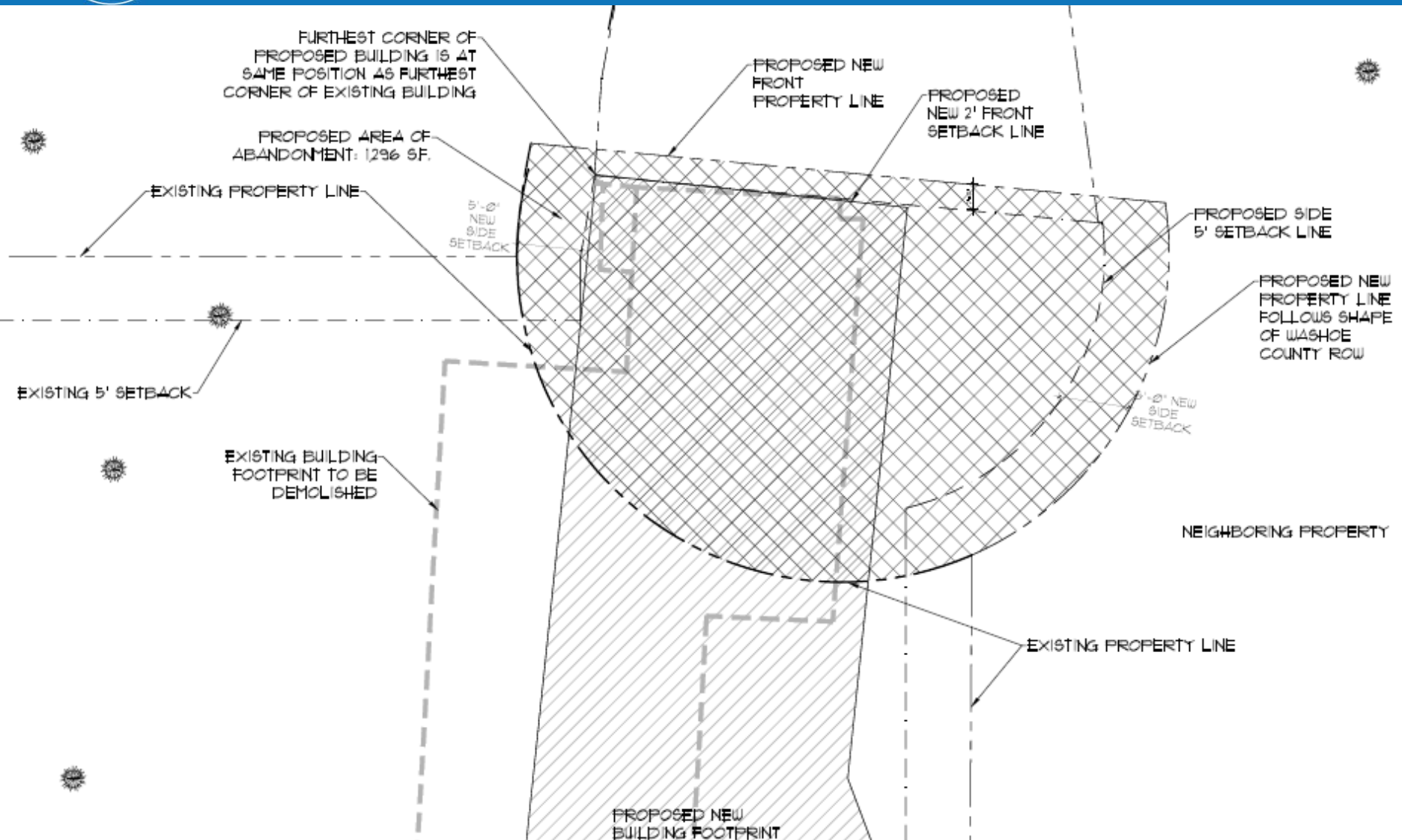


Overview

- The abandonment is for $\pm 1,197$ square feet of right-of-way.
- The parcel regulatory zoning is High Density Suburban (HDS), as are the surrounding parcels.
- Setbacks for HDS are 20 feet in the front and rear and 5 feet on the sides.



Abandonment





Analysis

- The residential home was built in 1941 and is in the public ROW.
- Pahute Road is a narrow 776-foot-long road that basically provides one-lane of traffic.
- The end of Pahute is a cul-de-sac and is used by other residents as a turnaround area.
- The proposed abandonment will not deprive access to the abutting properties, and no physical changes will be made to the road as a result of this abandonment.



Analysis

- **The current house will be a legal non-conforming structure, because the house will not meet the front 20-foot setback requirement.**
- **Any new additions to the house of 10% or more will require the house to meet the 20-foot front setback requirement or the owner will need to obtain a variance to the setback requirement.**
- **There are several other parcels along Pahute Road that are also non-conforming and do not meet current Washoe County requirements.**



- 5 agencies reviewed the application - 3 provided no conditions or comments and 2 departments had conditions, which are included in the conditions of approval.
- The abutting property owners were noticed.
- Legal notice was posted in the Reno Gazette-Journal.
- Abandonments are not reviewed by the CABs.



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

Attachment G
Page 9

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

Attachment G
Page 10

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, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB20-0003 for Kurt D. Callier Living Trust, having made all three findings in accordance with Washoe County Code Section 110.806.20.