



# APPEAL- WAB20-0003 (Pahute Road)



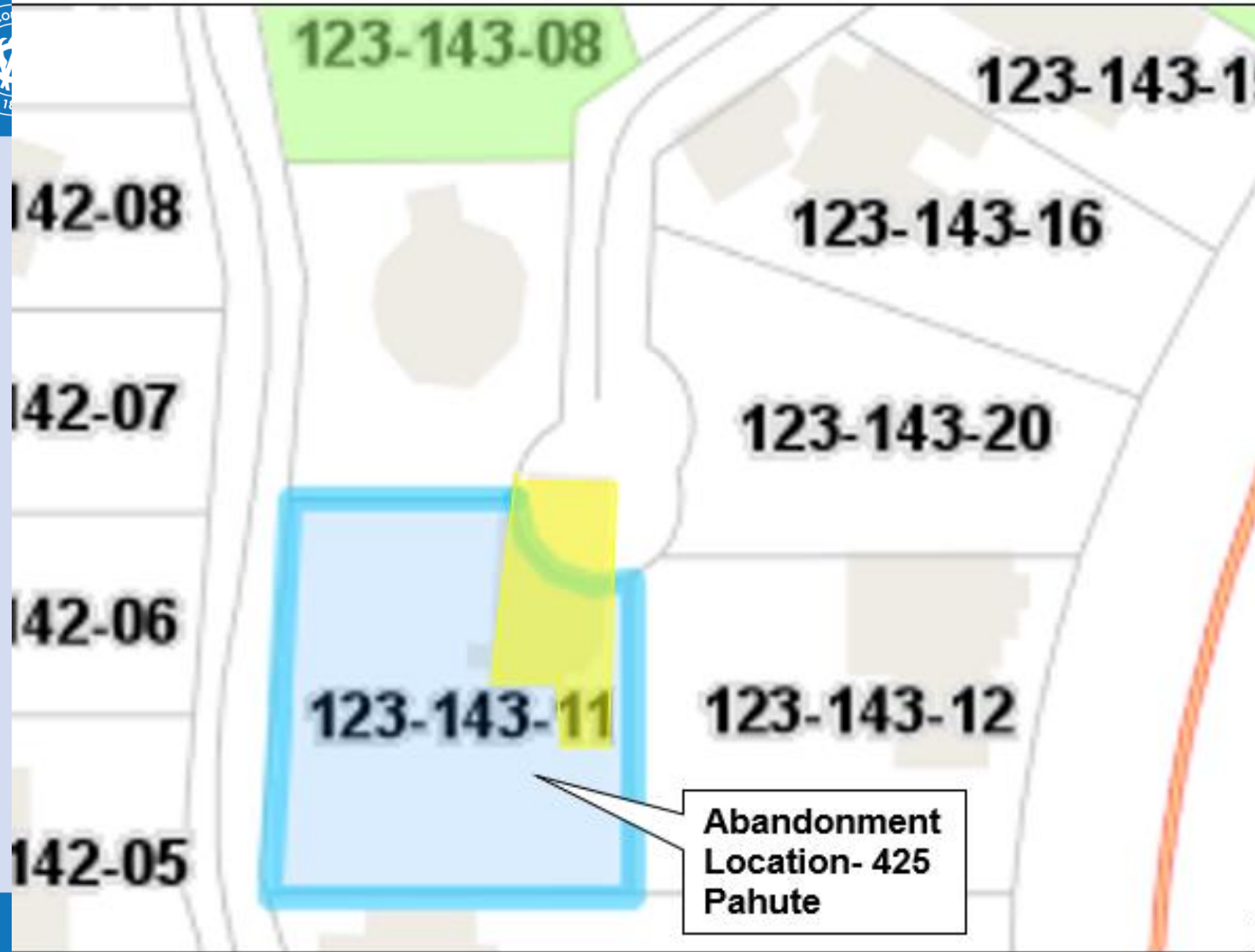
***Board of County Commissioners***  
***February 9, 2021***





# Appeal

- **The appellant, Victor Elgohary, is seeking to overturn the Washoe County Planning Commission's approval on September 1, 2020,**
- **The appeal is based on the abandonment will cause serious harm to the appellant's property at 450 Pahute Road and the use of the turnaround area at the end of Pahute Road.**

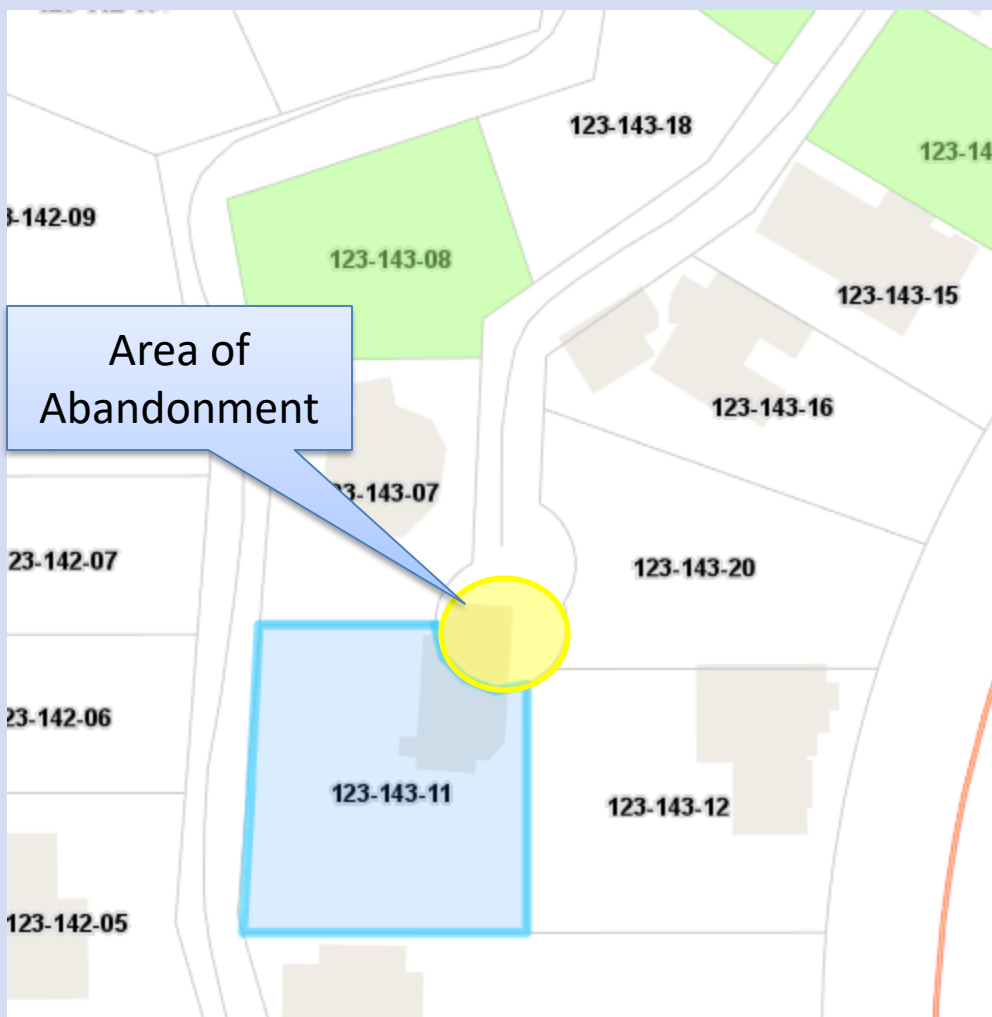








# Overview



- The abandonment is for 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.



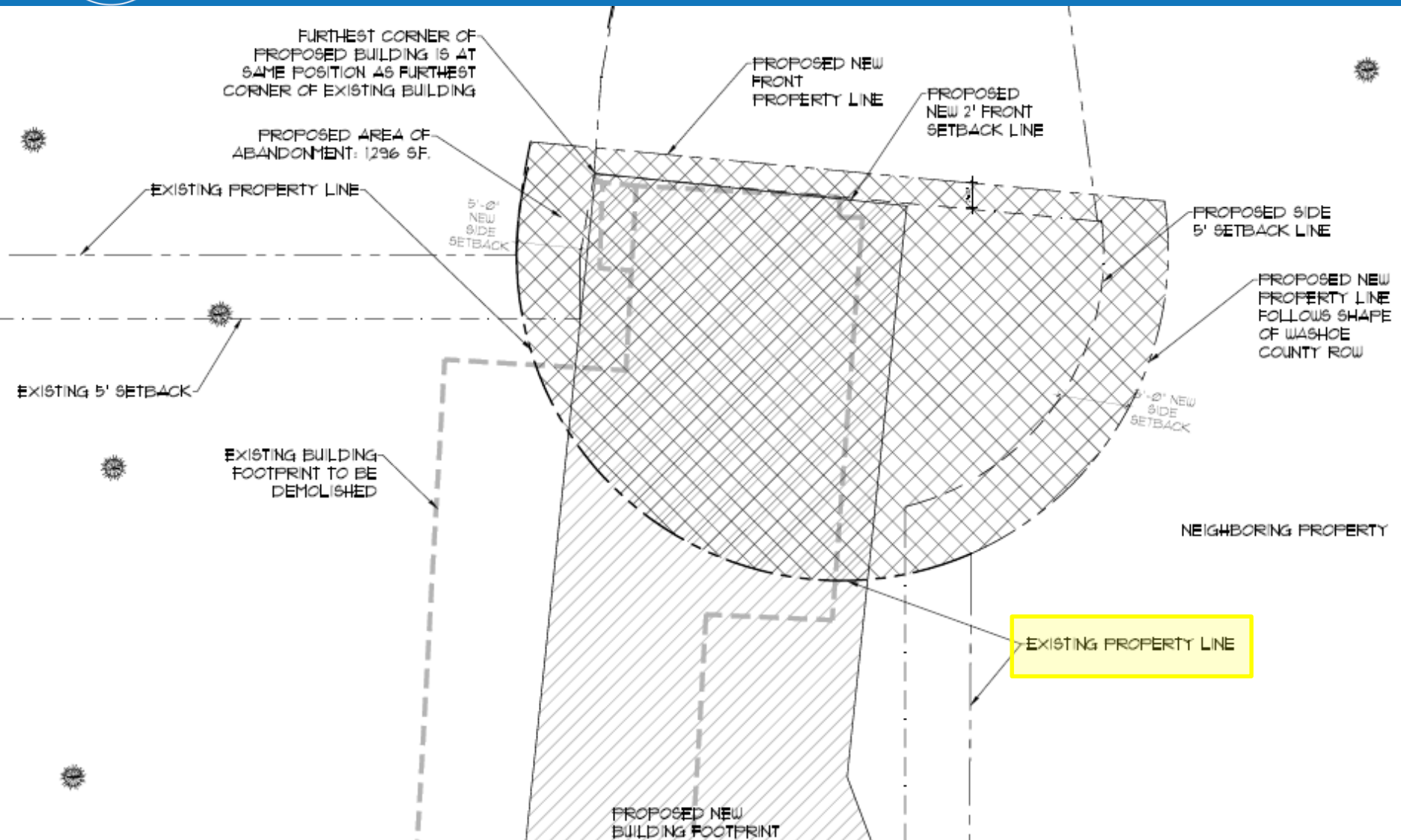
# Overview

- 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 existing residential home was built in 1941 and is in the public ROW.**
- **The end of Pahute is a cul-de-sac and is used by other residents as a turnaround area.**
- **No physical changes will be made to the road as a result of this abandonment and the cul-de-sac will not be changed or altered**
- **The proposed abandonment will not deprive access to the abutting properties**





# 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.**



# Abandonment Findings

## Staff is able to make all 3 required findings

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

**Possible motions can be found in the staff report**

