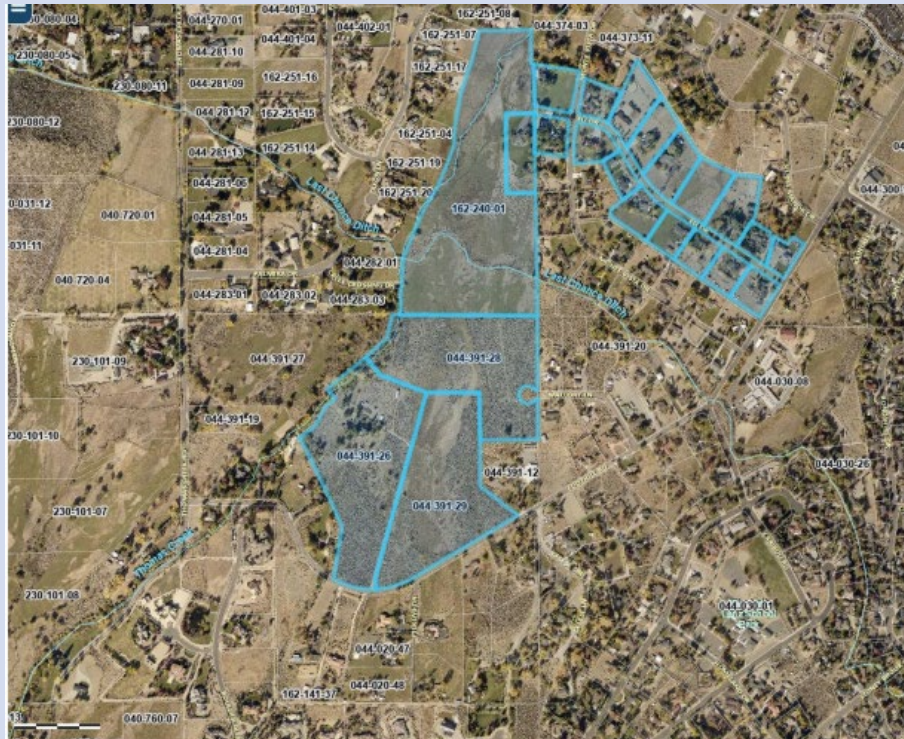




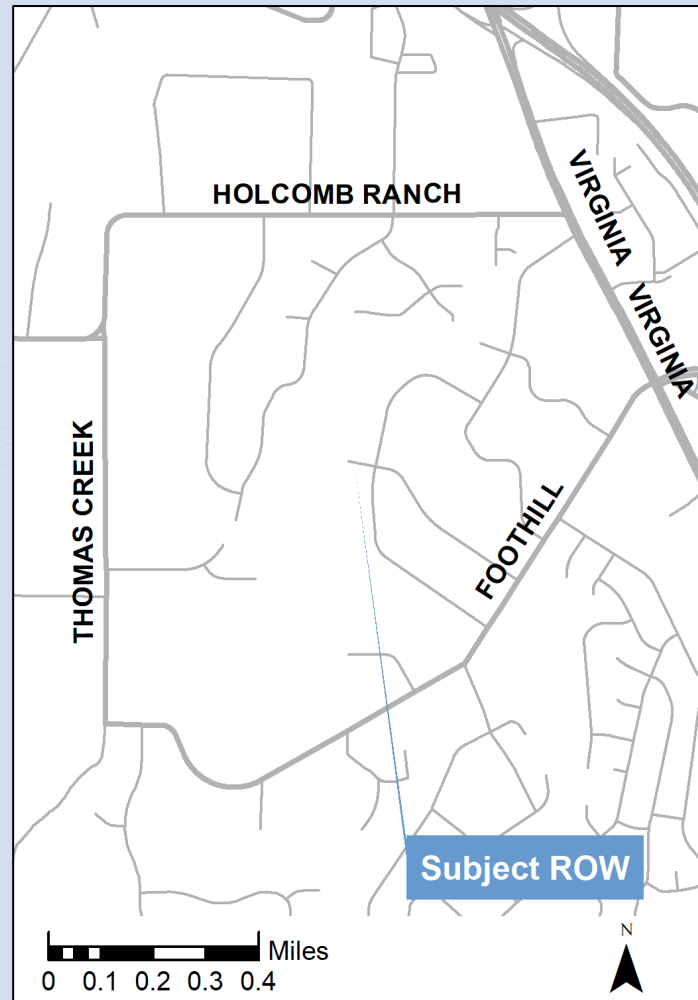
WAB20-0010 Eli Drive



***Washoe County Planning Commission
December 7, 2021***



Vicinity Map





Background/Request

- The applicant is requesting an abandonment of the western $\pm 12,926$ sf of Eli Drive.
- If approved, this portion of right-of-way will be abandoned to the abutting property owners at 044-374-02 and 044-362-01. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

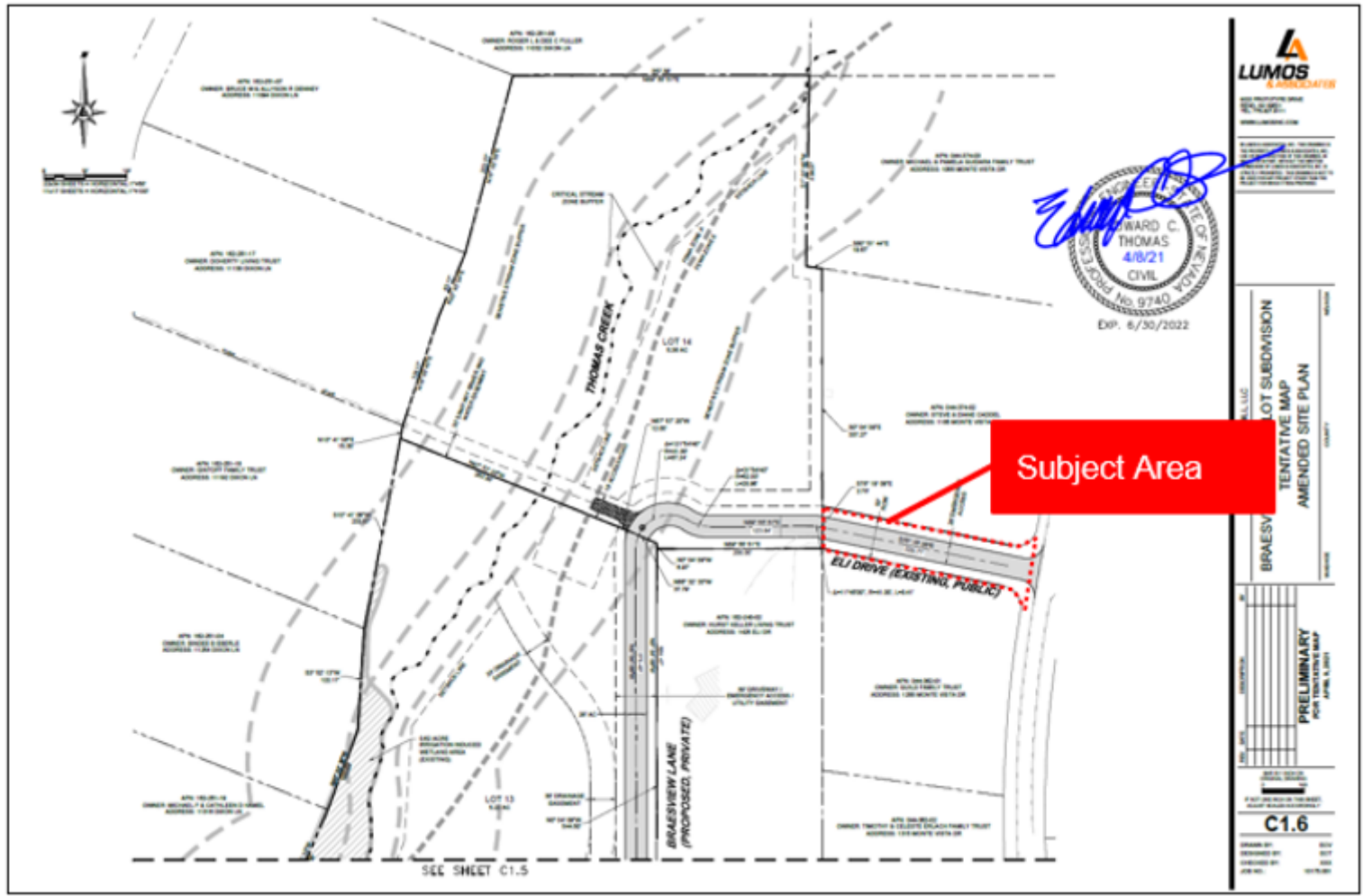


Affected Parcels

- The proposed abandonments affect APNs 162-240-01, 162-240-02, 044-374-02, 044-362-01
- Potential to landlock 162-240-02
- Potential to deny approved WTM21-008 a secondary access



Approved, Not Recorded WTM21-008



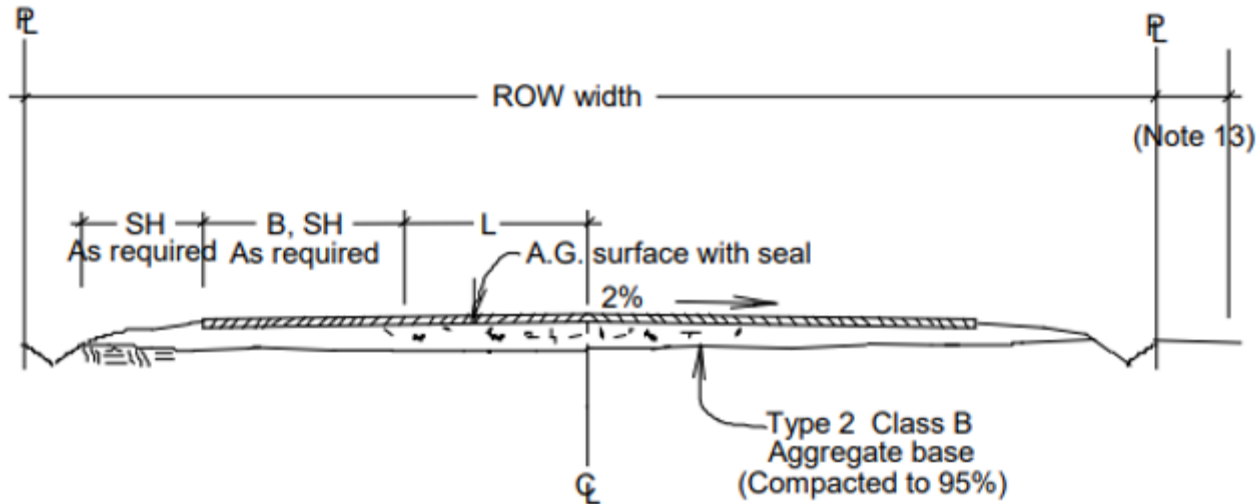


Required Section for ROW section

Table 110.436.25.4

ROADWAY SECTIONS - D

GENERAL APPLICATIONS: STREETS SERVING LOT SIZES GREATER THAN 1.5 ACRES



ROW	L	B	SH	ADT Maximum per 2 Travel Lanes	Remarks
60	12	0	0	9,600	Collector
50	11	0	0	1,000	Local

- Notes:
1. All widths are in feet.
 2. L is travel lane; B is bicycle lane; SH is shoulder; ROW is right-of-way; ADT is average daily traffic.



Encroachments





Conditions

- **2c.** This Abandonment approval is for the elimination of public right-of-way only. A private access easement for the benefit of existing parcels (APN 160-240-01, 160-240-02, 044-362-01, 044-374-02), as well as an easement for emergency access roadway, drainage, public utility, and sanitary sewer facilities is hereby expressly reserved . The property owners accepting the abandoned right-of-way are responsible for the maintenance of both the access and the permanent emergency access roadway **in perpetuity.**

Private Access, 110.436.105 (Current State)

20ft minimum easement

To satisfaction of County Engineer

To satisfaction of County Engineer

Adequate roadside drainage per Article 420

Emergency Access, 110.436.95 (Future State)

30ft wide easement minimum

20ft roadway width minimum

2.5 inches of A/C Paving with an engineered gravel base

Adequate roadside drainage per Article 420



Note

- The applicants are **not required** to record the abandonment **if** they are unwilling to provide ongoing maintenance of these easements. In that case, Washoe County will continue to bear the burden of providing maintenance for the ROW.
- The burden of maintaining the easements will fall on 044-374-02 and 044-362-01 because they are in the same subdivision



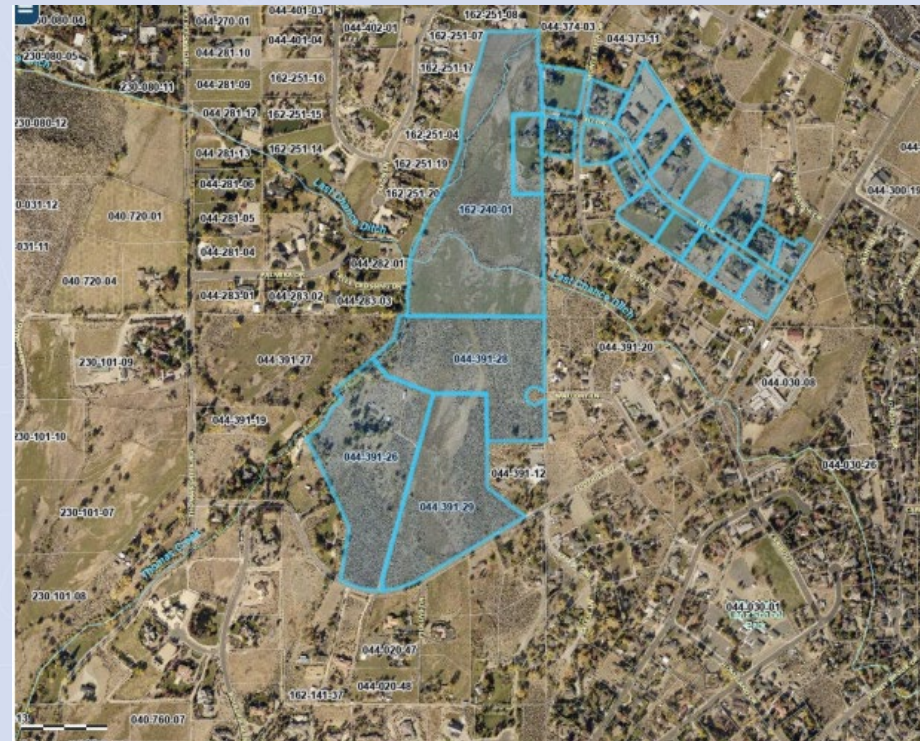
Amendment to Condition 2c

- a. This Abandonment approval is for the elimination of public right-of-way only. A private access easement for the benefit of existing parcels (APN 160-240-01, 160-240-02, 044-362-01, 044-374-02), as well as an easement for emergency access roadway, drainage, public utility, and sanitary sewer facilities is hereby expressly reserved. The property owners accepting the abandoned right-of-way are responsible for the maintenance of both the access and the permanent emergency access roadway in perpetuity. ~~These requirements include:~~



Public Notice

- Notice sent to 22 affected property owners adjacent to the proposed 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 WAB21-0010 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 WAB21-0010 for Thomas Foothill LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.