

# Romance Avenue

## Unimproved Right-of-Way Abandonment

Richard & Lillian Dixon

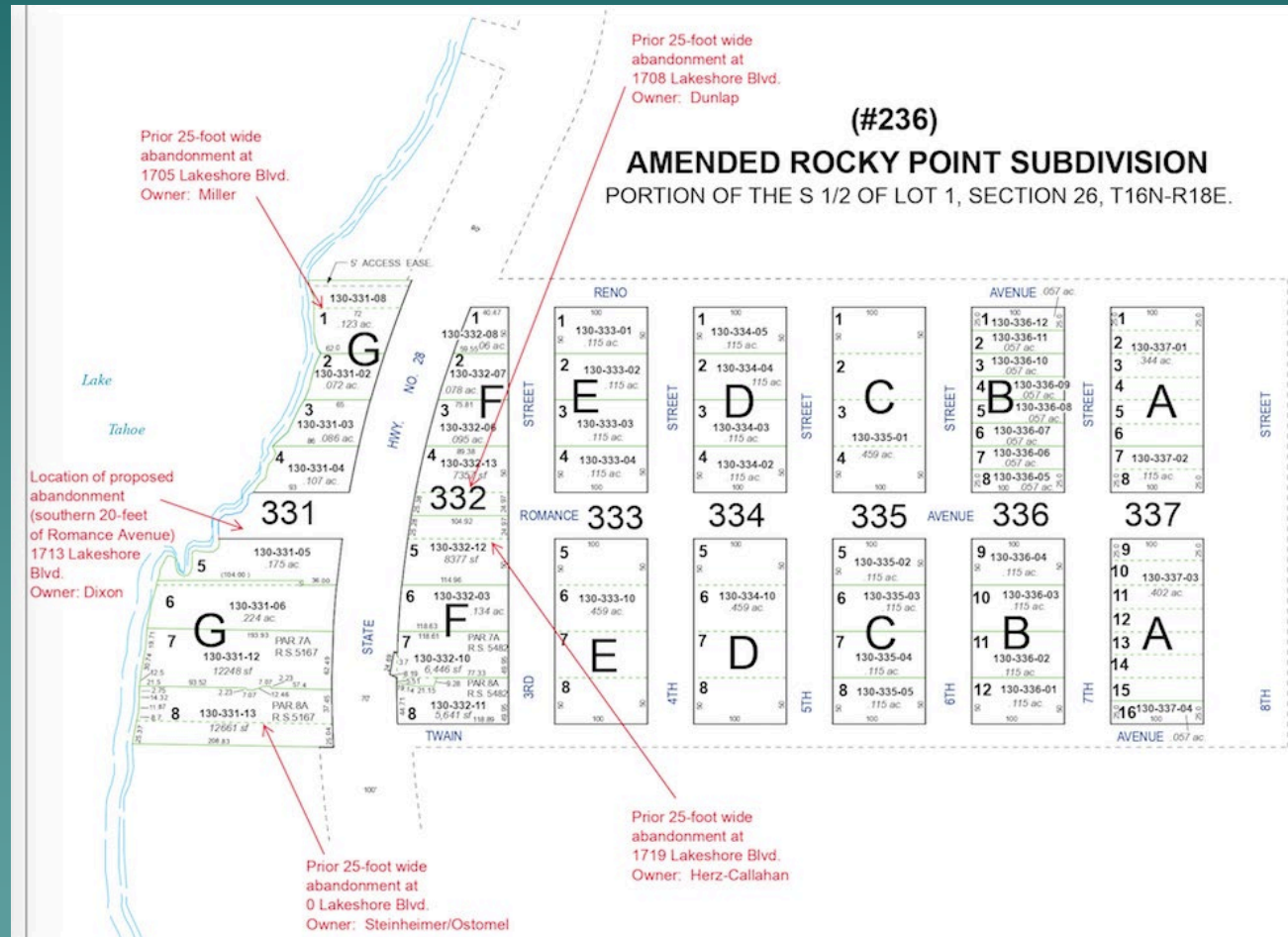
1713 Lakeshore Blvd.

Washoe County, APN 130-331-05

File No. WAB19-0002

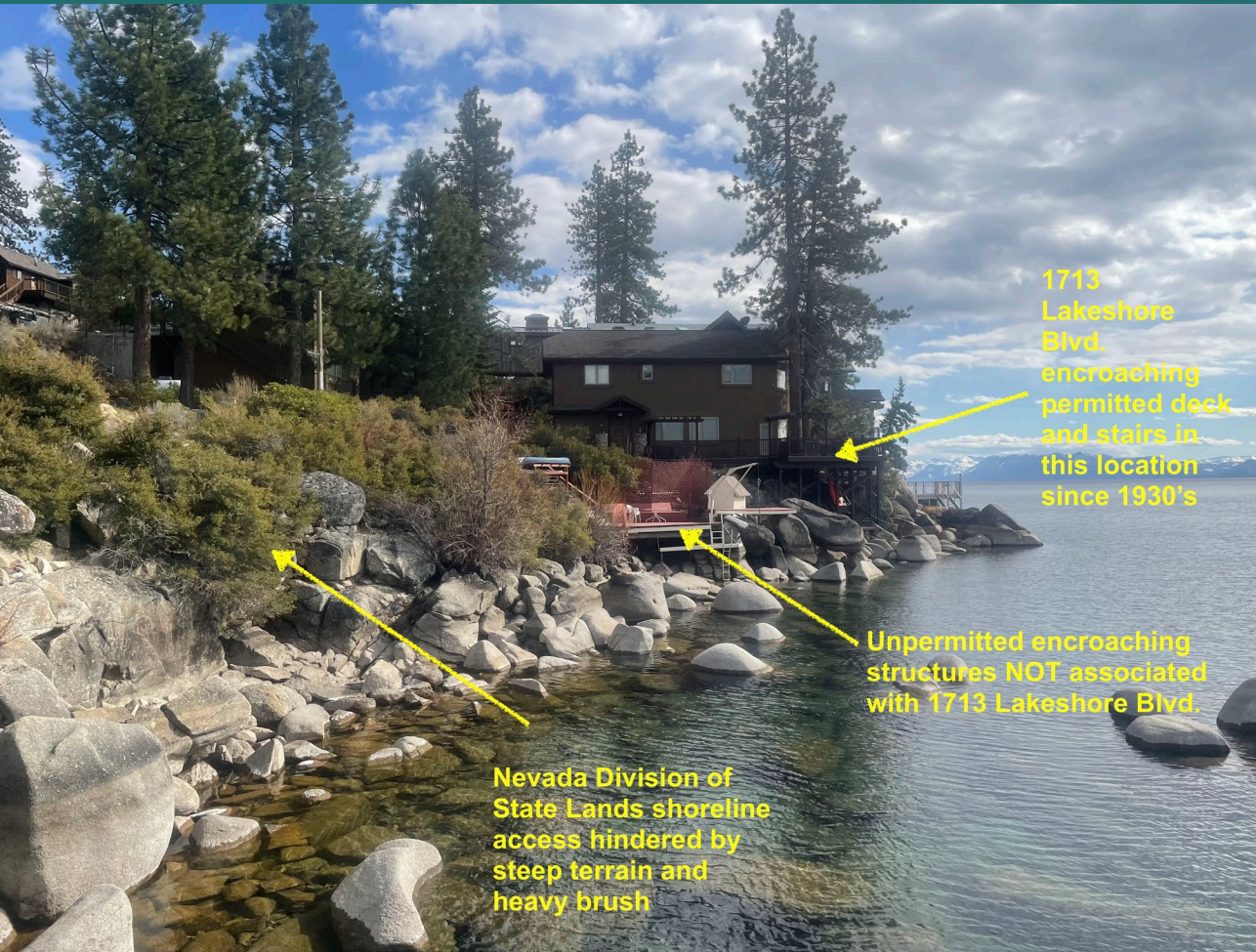
# Project Location & Nearby Prior Abandonments

- ◆ 20-foot-wide abandonment proposed adjacent to 1713 Lakeshore
- ◆ Four previous 25-foot-wide abandonments approved
- ◆ This project is the last possible shoreline abandonment application in this subdivision.



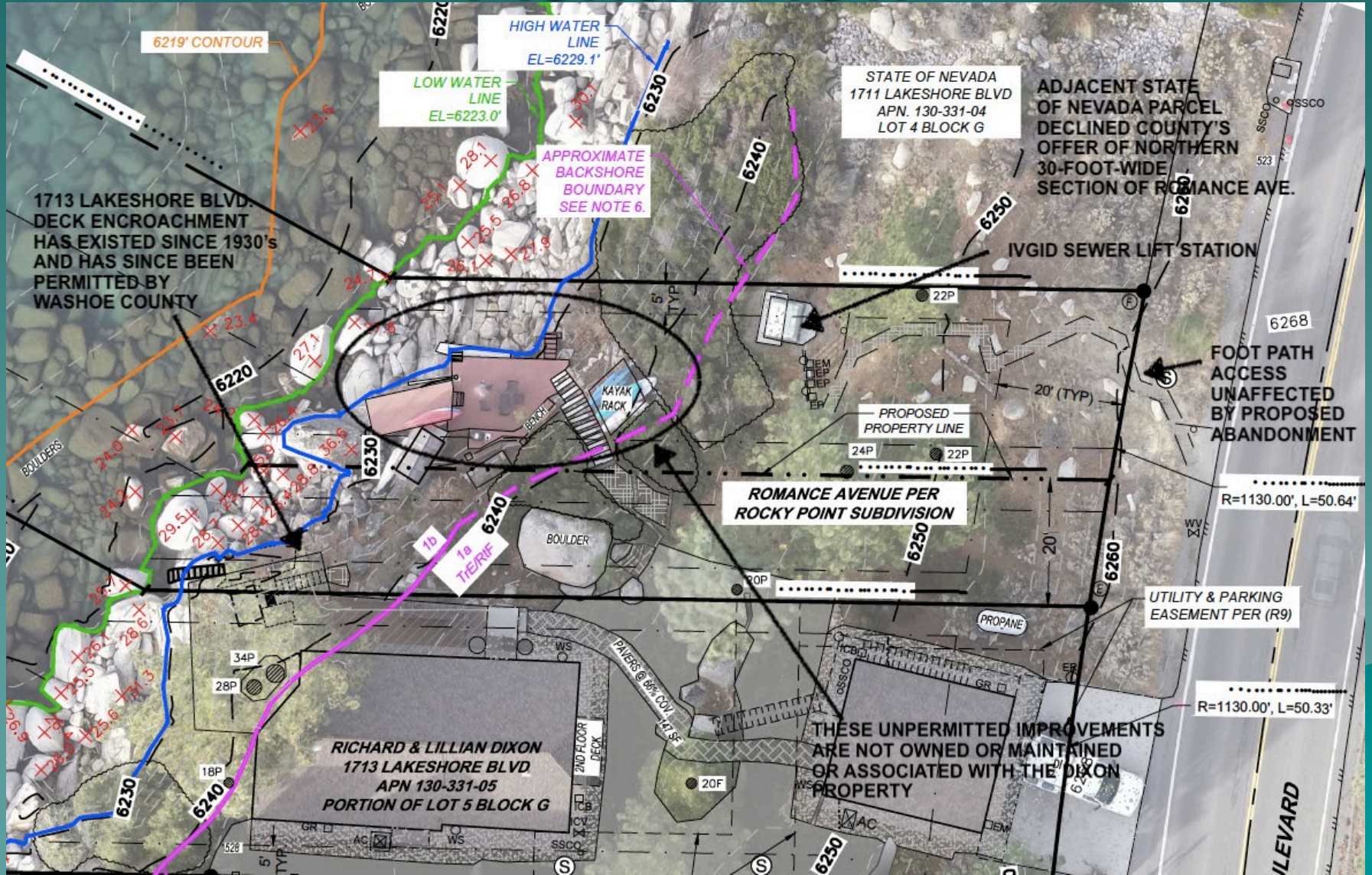
# Existing Site Conditions

## Lake View



- ◆ The small Dixon deck encroachment has been present since the 1930's and has been permitted by Washoe County (File No. 08-0553)
- ◆ The unpermitted encroaching structures to remain on Romance Ave. are not associated with the Dixon property - they were constructed and are used by residents with homes located east of Highway 28.
- ◆ Nevada Division of State Lands shoreline access is hindered by steep terrain and heavy brush and is not likely to be impacted by this abandonment.

# Existing Site Conditions Aerial View



# Existing Site Conditions View From Highway 28



- ◆ Foot path access to the IVGID sewer lift station and to the other structures on Romance Avenue is not impacted by this abandonment.
- ◆ Nevada Division of State Lands declined Washoe County's offer to acquire any portion of this section of Right-of-Way "...as it would come with maintenance that we have no way to support."
- ◆ Nevada Division of State Lands adjacent parcel is unlikely to be affected by this abandonment.

# Public Shoreline Access To Remain

- ◆ 30-foot-wide unimproved public shoreline access to remain at Romance Ave. with existing foot path.
- ◆ Unimproved public shoreline access at nearby Hidden Beach
- ◆ Improved public shoreline access from Tahoe East Shore Trail



# Support For 20-Foot-Wide Abandonment

- ◆ All three Washoe County Code Section 110.806.20 findings relevant to this abandonment proposal have been sufficiently addressed by Washoe County staff.
- ◆ Alternative options have been thoroughly explored by Washoe County over the past three years and this abandonment was determined to be the best solution.
- ◆ Completion of this abandonment will bring existing permitted improvements in compliance with current setback regulations.
- ◆ Proposed abandonment area is currently the Dixons only lake access (via stairs) due to large boulder terrain along the shoreline.
- ◆ Four similar 25-foot-wide abandonments have been approved in the immediate vicinity and this is the last possible abandonment in this small subdivision.

# Addressing Questions & Comments 1

- ◆ Why does this project not include upfront fair market value compensation for this public land?
  - ◆ The applicants have been willing to pay fair market value.
  - ◆ County was unable to obtain appraisal due to sewer lift station in ROW.
  - ◆ No significant increase in property value or development potential.
  - ◆ Property was offered to State Lands and IVGID and both declined.
  - ◆ Property taxes will increase significantly and in perpetuity.
  - ◆ County determined abandonment to be best solution and directed applicants to resubmit 2019 abandonment application for 20-foot-wide section of ROW, which they did.



# Addressing Questions & Comments 2

- ◆ Would approval of this abandonment set precedence and encourage property owners to erect unpermitted structures on adjacent County land and then request abandonment of said land?
  - ◆ No, it would not. The 100 SF deck and stair encroachment was built in the 1930's presumably before any application process was in place and has since been rebuilt with required permits through Washoe County. Applicants did not act in malice.
  - ◆ Applicants do not own, use, or maintain the 400 SF unpermitted deck and accessory structures on remaining ROW.

# Addressing Questions & Comments 3

- ◆ Does approval of this abandonment affect or restrict current public access to the shoreline of Lake Tahoe?
  - ◆ There will be no significant reduction of public access to this 20-foot-wide area of shoreline since the public does not use this area due to existing steep terrain, large boulders, lack of parking and dangerous access along Highway 28.
  - ◆ The 30-foot-wide section of ROW to remain is mainly used by a few nearby residents with homes across the highway and this area is to remain unaffected by the proposed abandonment.
  - ◆ Hidden Beach is the more widely used unimproved public shoreline access in the immediate vicinity and the nearby Tahoe East Shore Trail provides safe and improved public access to 3 miles of shoreline.