

SUNBEAM LANE ABANDONMENT

AB 16-005

Washoe County Planning Commission

February 7, 2017



History

- 1985
 - *House built*
- 2013
 - *Building permit #13-0005 issued*
 - *Garage built 4-feet into setback without owner's knowledge*
- 2016
 - *Code Enforcement issued letter to tear down garage*

Current Conditions

None of surrounding neighbors have complained about the garage



Abandonment Request

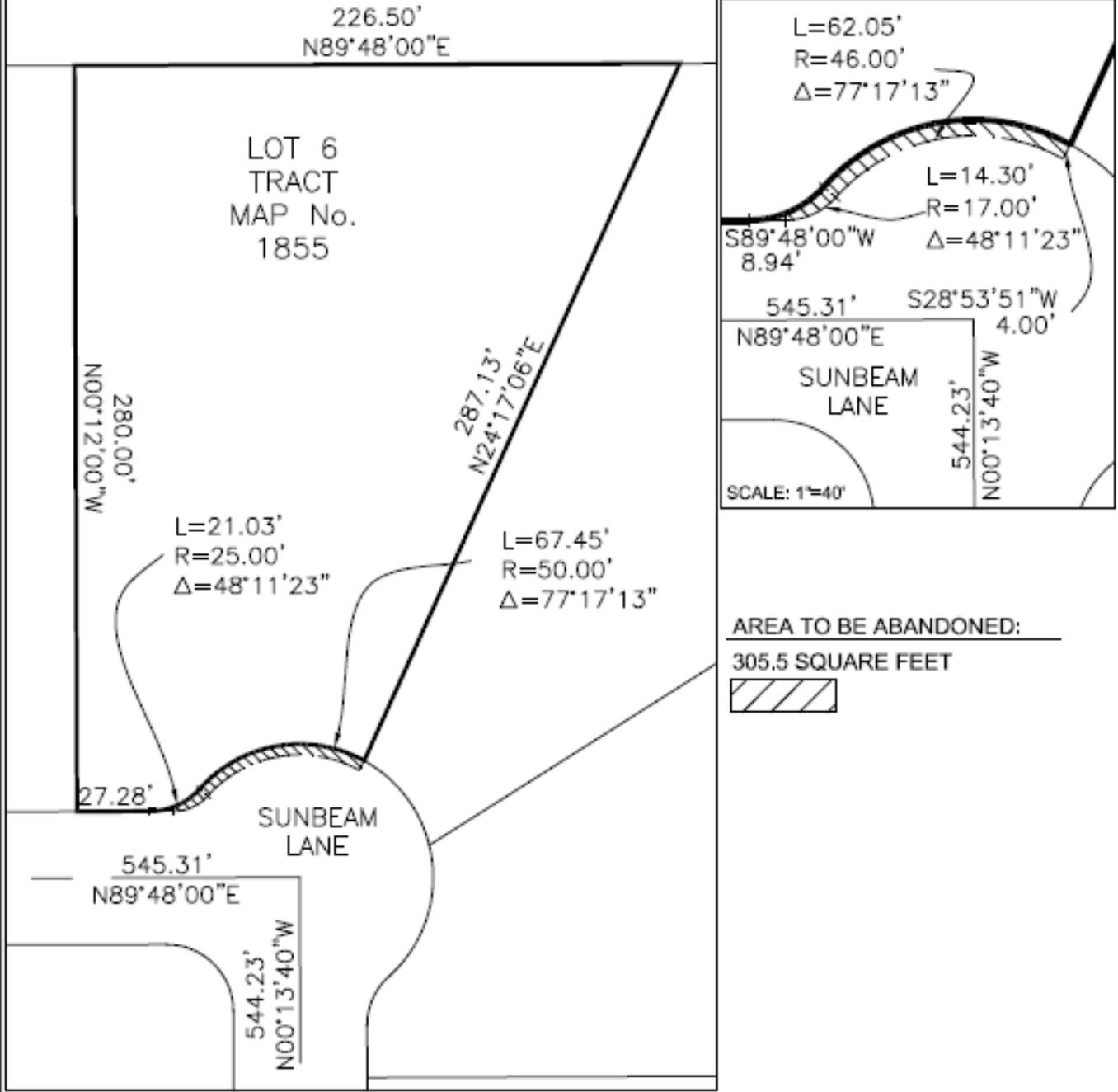
- To abandon a maximum 4-foot wide strip of the “bulb”
 - *Recommended to the applicant by Planning Department*
 - *Would bring garage into compliance and stop Code Enforcement actions*
 - *Building permit could be signed-off and finalized*

Exhibit

Shows 4-foot maximum width of abandonment

Rest of cul-de-sac bulb remains untouched

Public Use Easement to be granted (No physical change or limitation on public use)



Another Perspective



Engineering Concerns

- “The Engineering and Capital Projects staff have concerns about abandoning a portion of the right-of-way that serves a public good. Engineering staff concludes that the loss of the public right-of-way would be a detriment to the public good.”
(Page 9 of Staff Report)
 - *Small portion of a cul-de-sac that will never be extended*
 - *Public Use Easement will be recorded on the abandoned portion*
 - To include repairs, snow removal, utility work, etc.
- Engineering would prefer a Variance for the property
 - *Variance findings cannot be made*

Hypothetical



Conclusion

- Abandoning a very small area
- Public Use Easement to be granted
- No physical change to property
- Property owner willing to pay maintenance fee if needed
- Property owner agreeable with reducing the abandoned area to portion directly in front of driveway

Questions?