WAB20-0001 Ingenuity Industrial Center

Washoe County Planning Commission
May 5, 2020
Background/Request

• The applicant is requesting to abandon a 56ft by 540.5ft portion of the right of way at the northwestern terminus of Ingenuity Avenue in favor of an access easement and a right of way turn around at the southwestern corner of the parcel.
• The property has a Industrial (I) regulatory zone.
Abandonment of the Right of Way will be replaced with an access easement.
Public Notice & CAB

- Notice sent to 7 affected property owners adjacent to the proposed abandonment.
Spanish Springs CAB Meeting on March 4, 2020

- Noted that access would be replaced

- CAB voted unanimously in favor of the 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 WAB20-0001 and the nature of the stringent recommended conditions of approval and approve the requested 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 WAB20-0001 for Ingenuity Industrial Center, having made all three findings in accordance with Washoe County Code Section 110.806.20.