

Washoe County Planning Commission



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**COMMUNITY  
SERVICES DEPARTMENT**

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**WAB24-0007 (Nugent)**

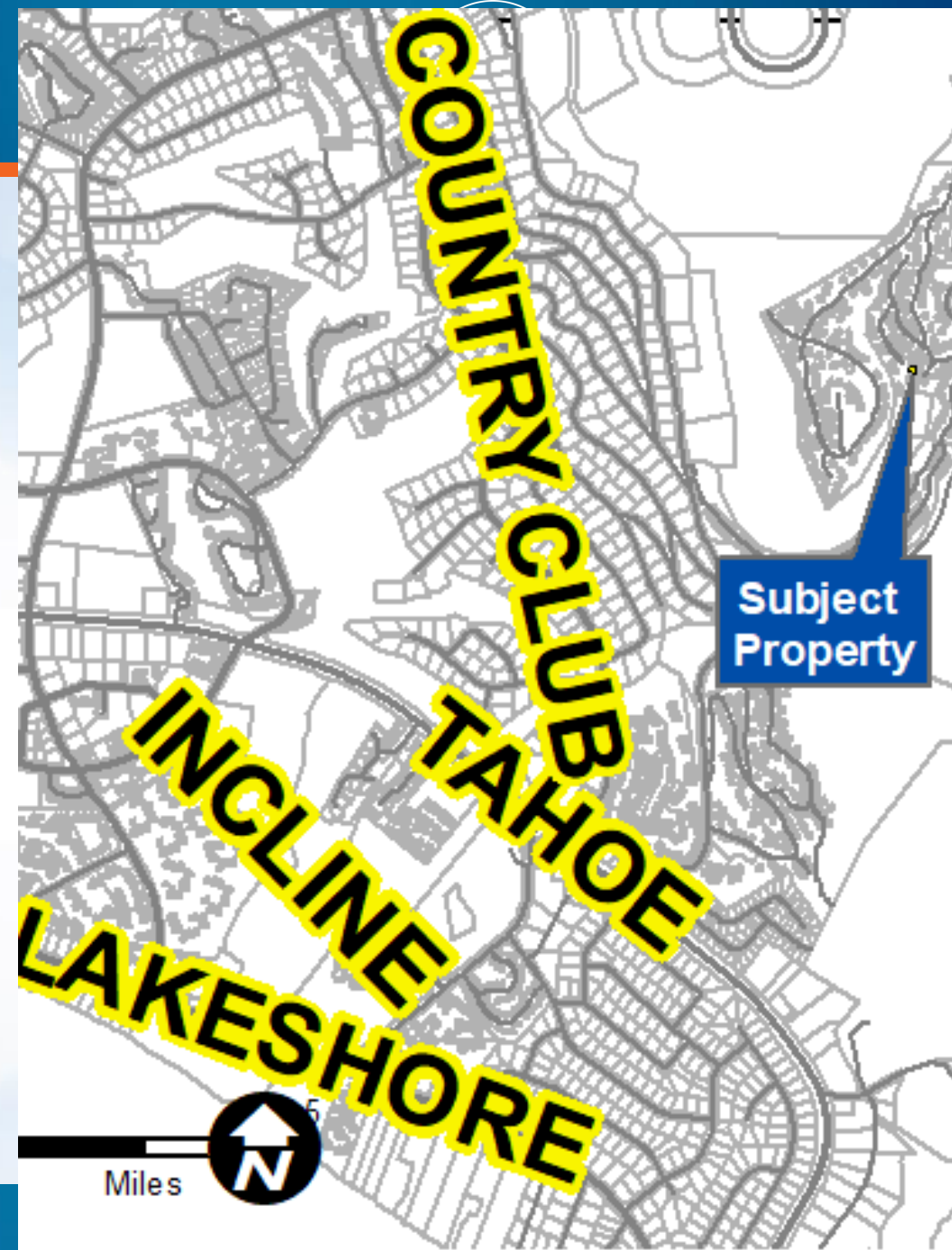
September 3, 2024

# Project Request

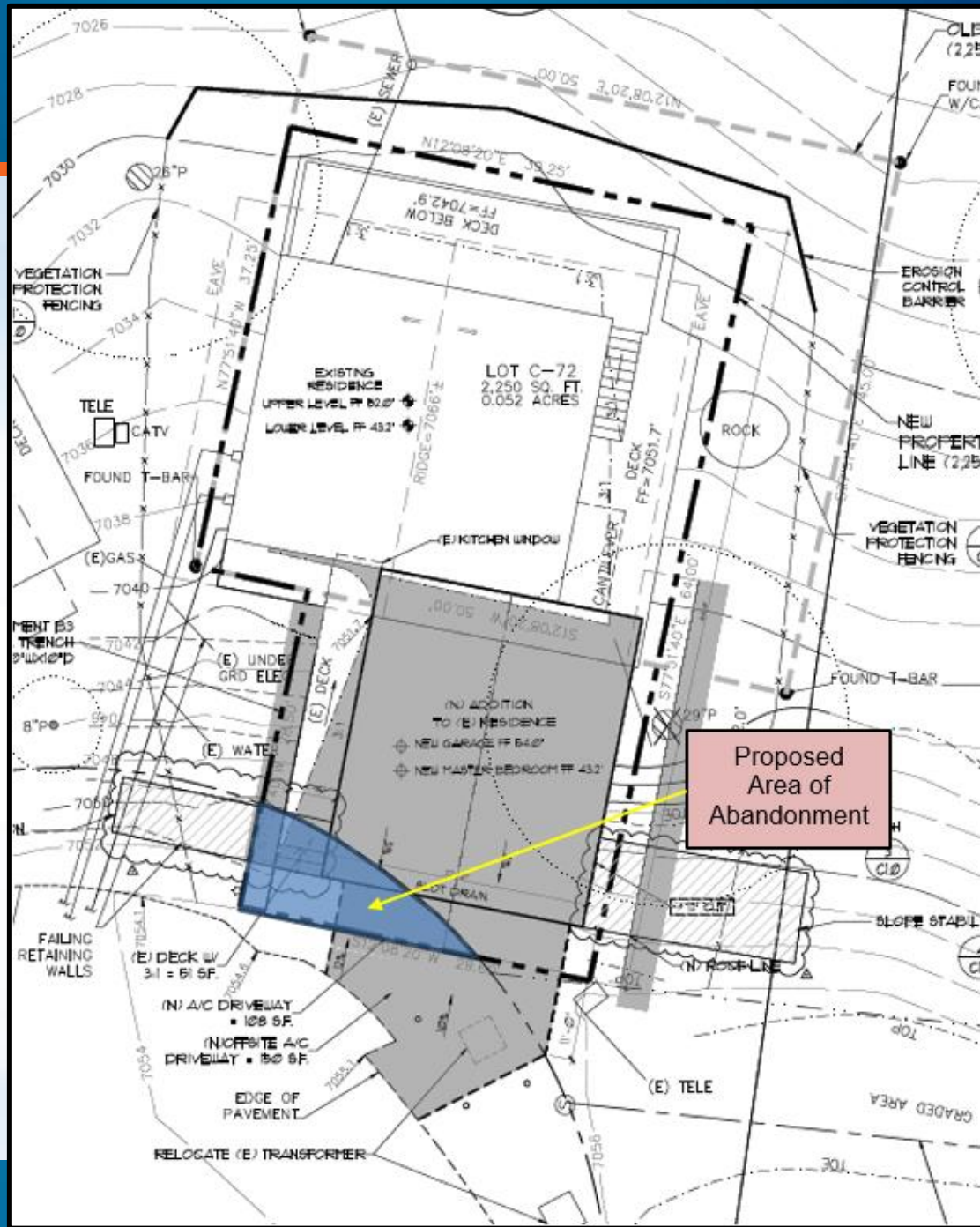
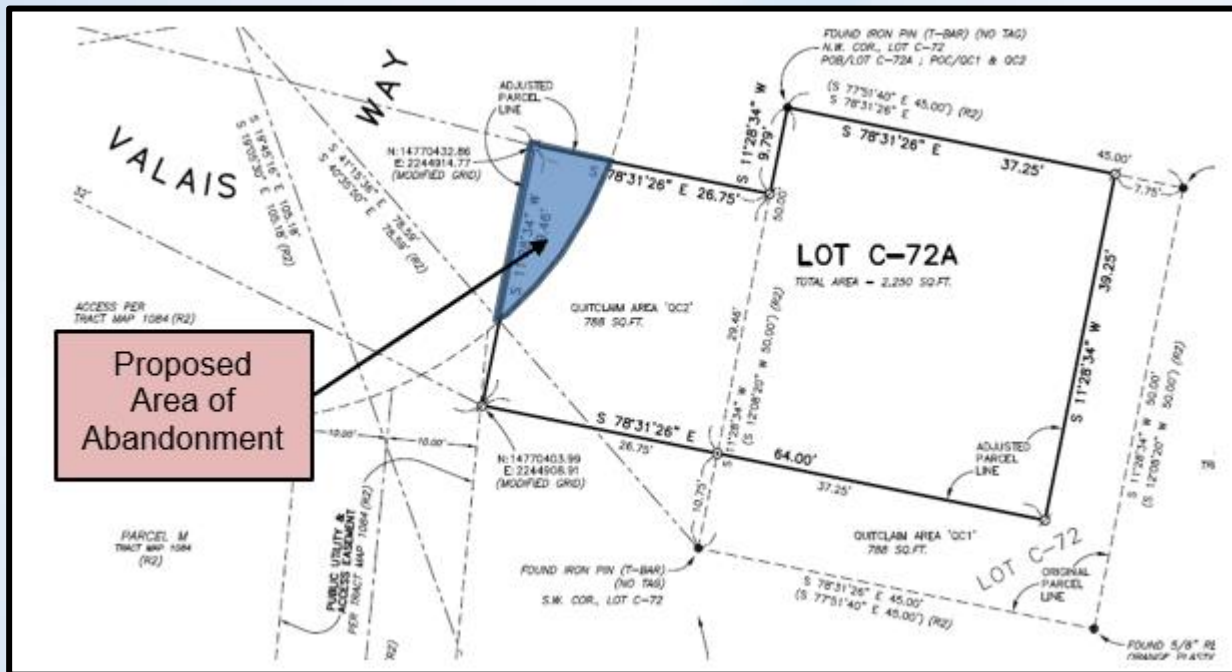
- Request for an abandonment of Washoe County's interest in the offer of dedication for 104.65 SF of the Valais Way access easement for the purpose of constructing a garage addition.

# Vicinity Map

The property is a 0.052-acre parcel (APN: 126-470-11) in Incline Village in the Tahoe planning area.



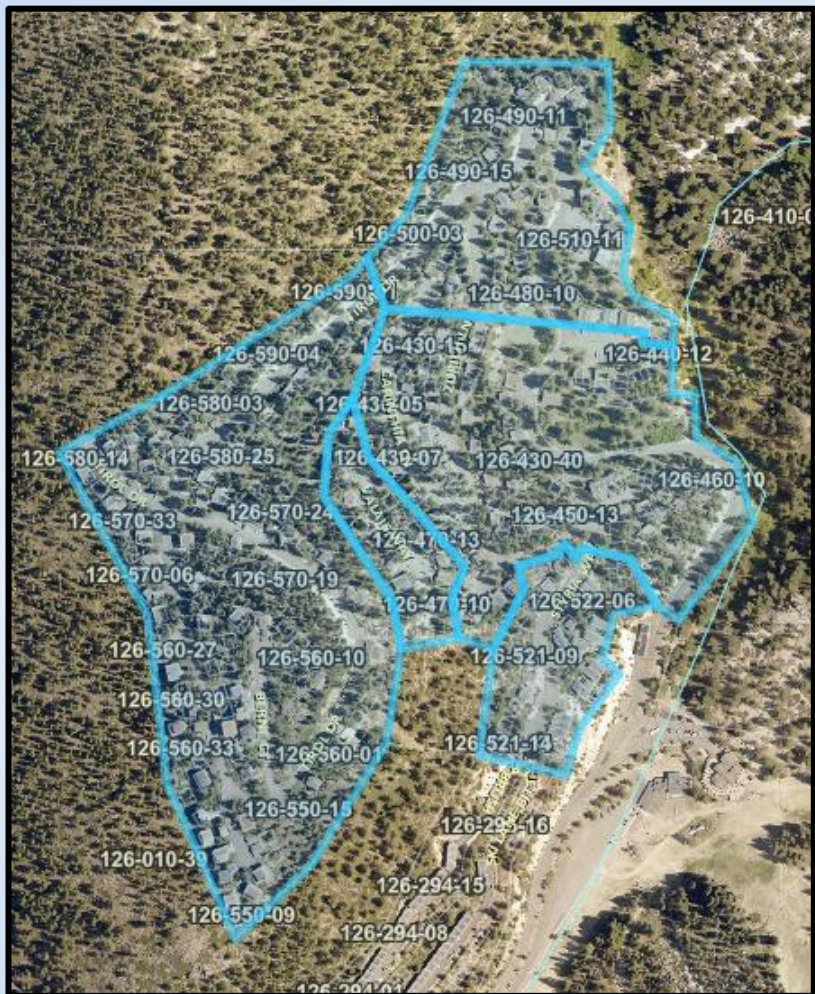
# Site Plan



# Project Evaluation

- Applicant originally submitted WBLA24-0002 to request an alteration to the existing boundary line to allow for a garage addition
- Abandonment of the Valais Way access easement must be approved by the PC & recorded before a BLA can be considered.
- Tyrolian Village – multi-unit complex – large portion of the complex is common space managed by Tyrolian Village Association Inc. – each dwelling has its own parcel # and parcel lines roughly encompass individual dwellings – surrounding area is common space

# Tyrolian Village



A detailed aerial map of the Tyrolian Village area. A large blue outline defines the common space. Within this area, several individual lots are outlined in blue. One lot, located in the lower right quadrant, is highlighted with a red square. A yellow arrow points from the top of the map down to this red square. A pink text box is overlaid on the map, containing the text: "Applicant's Parcel APN: 126-470-11". The map shows surrounding streets like VALAIS WAY, CAROLYNIA LIT, and THURGOOD. Other parcel numbers are visible, such as 126-430-13, 126-430-29, 126-430-05, 126-430-12, 126-430-28, 126-430-21, 126-430-27, 126-470-01, 126-430-06, 126-430-07, 126-430-08, 126-470-02, 126-470-03, 126-470-04, 126-470-10, 126-450-25, 126-470-05, 126-470-15, 126-470-14, 126-470-06, 126-470-08, 126-470-13, 126-470-12, 126-450-0, 126-470-07, 126-470-09, 126-470-08, 126-470-10, 126-450-08, 126-570-30, 126-560-07, 126-470-09, 126-560-06, 126-521-09, 126-521-09.

0 UNSPECIFIED

APN: 126-470-17

Documents Tax Information

Permit/Accela Information Found (2)

Owner: TYROLIAN VILLAGE ASSOC INC

Corporate Area: WASHOE

Zip Code: 89451 Zip City: INCLINE VILLAGE

Tax District: 5200

Voter Precinct: 8109

Land use: 240

Land Zoning: TA\_TV

Utility: Water: Municipal, Sewer: Municipal

Square Ft.: 0

Acreage: 3.238

Total Assessment: 0

Bedrooms: 0

Baths: 0

Year Built: 0

Subdivision: TYROLIAN VILLAGE 2

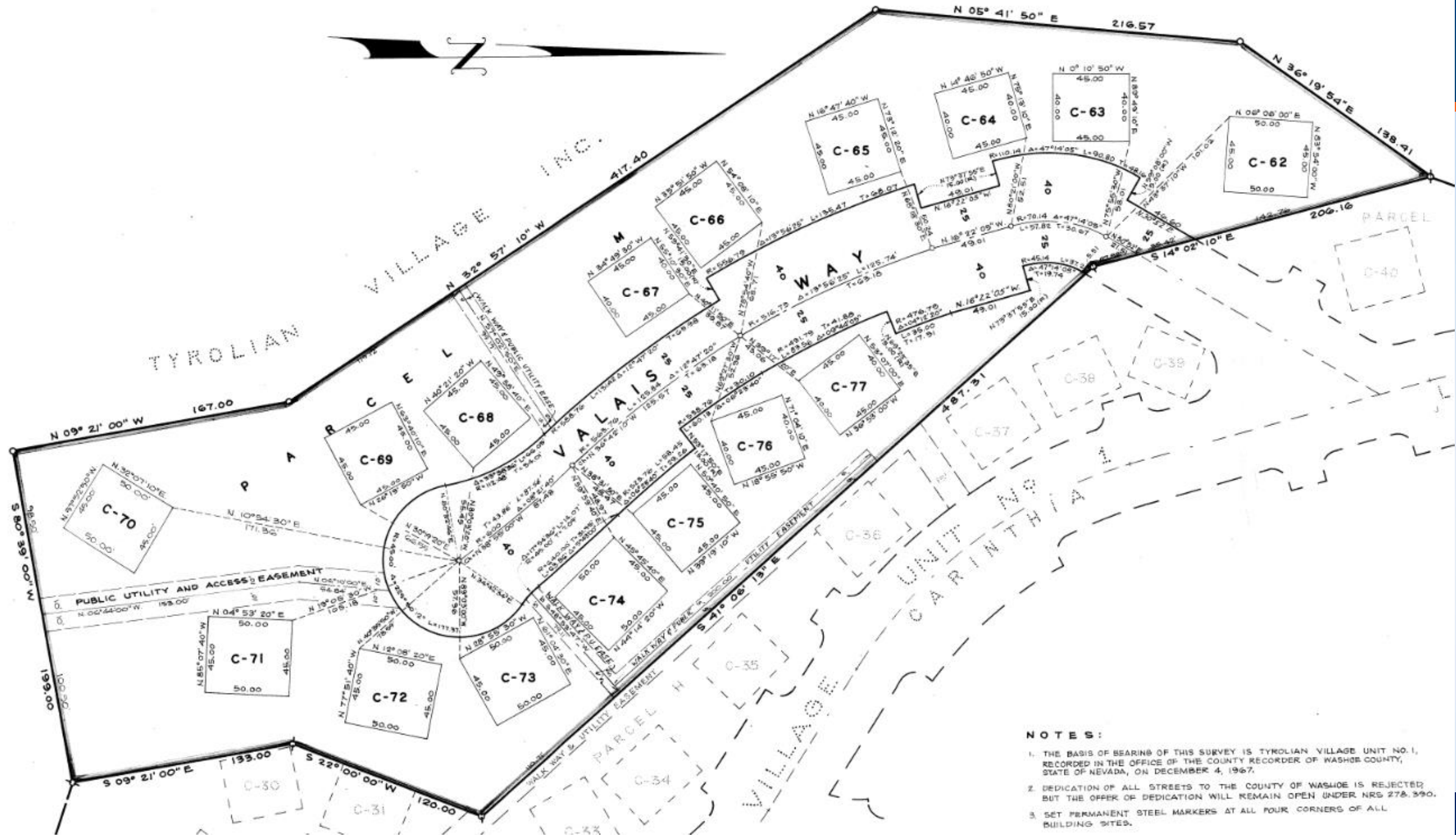
Neighborhood: PAVV

[Check Parcel to Fire Station Distance \(5 miles\)](#)

**Tyrolian Village Common Space & Valais Way**  
(Image from Washoe Regional Mapping System – WRMS)

# Project Evaluation

- Map for Tyrolian Village Unit No. 2 from 1968 shows common space & Valais Way as access for multiple dwellings.
- Note 2 on map: “Dedication of all streets to the County of Washoe is rejected, but the offer of dedication will remain open under NRS 278.390.”
- Valais Way recorded as an access easement & offer of dedication to Washoe County remains open
- Any request to extend into Valais Way requires Washoe County to abandon its interest in the offer of dedication for that portion of Valais Way.



**NOTES:**

1. THE BASIS OF BEARING OF THIS SURVEY IS TYROLIAN VILLAGE UNIT NO. 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON DECEMBER 4, 1967.
2. DEDICATION OF ALL STREETS TO THE COUNTY OF WASHOE IS REJECTED; BUT THE OFFER OF DEDICATION WILL REMAIN OPEN UNDER NRS 278.390.
3. SET PERMANENT STEEL MARKERS AT ALL FOUR CORNERS OF ALL BUILDING SITES.

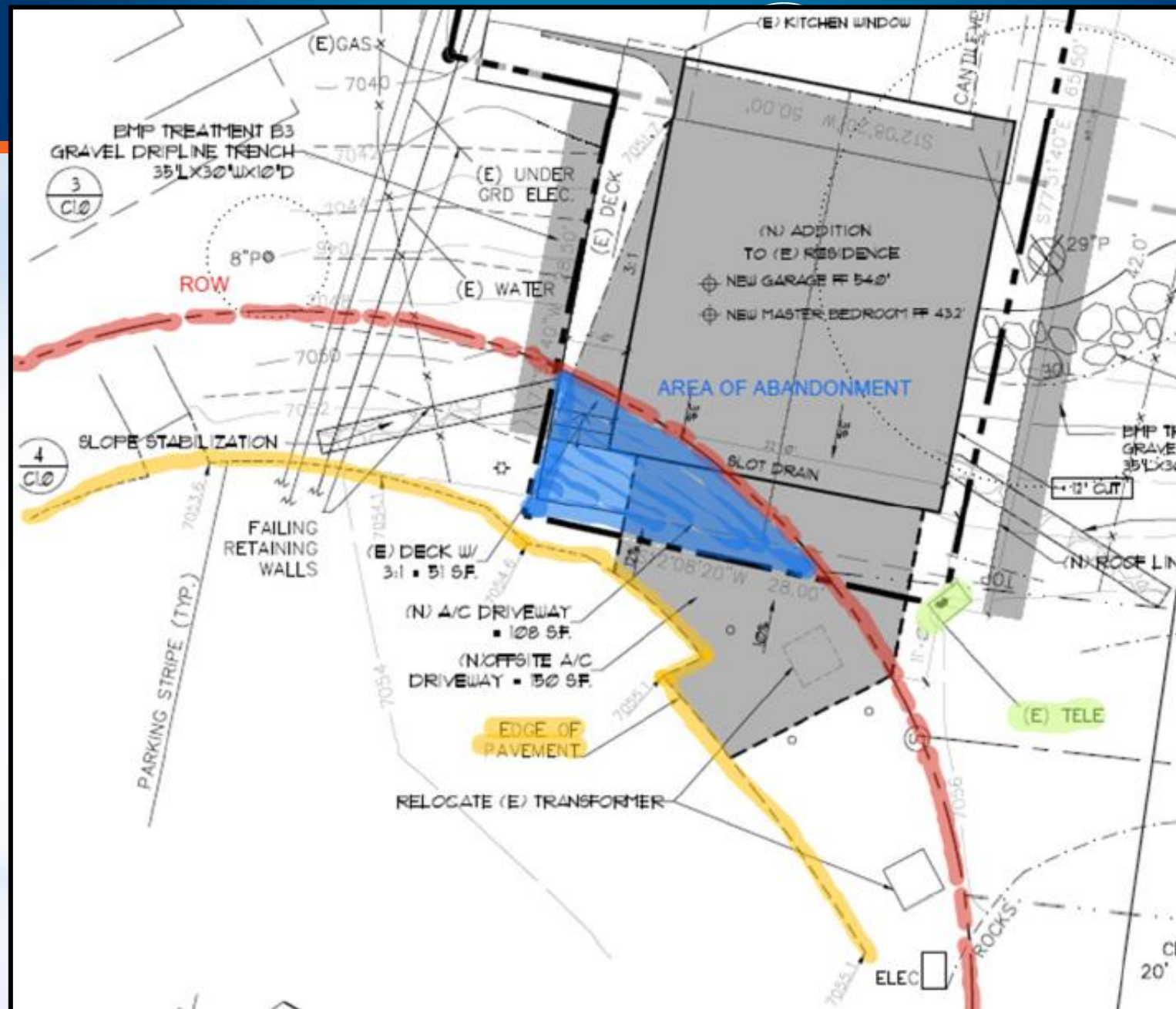


# Project Evaluation

- Applicant is seeking to extend 104.65 SF into an unimproved portion of Valais Way with WBLA24-0002
- **WCC Section 110.618.20(d)** – a boundary line adjustment application shall not be approved if there is encroachment into any public easement, right-of-way or required yard
- Applicant is requesting the abandonment of Washoe County's interest in the offer of dedication for the specific 104.65 SF of the Valais Way access easement into which the applicant would like to build their garage addition.
- If the abandonment is approved, then the BLA case can proceed.

# Project Evaluation

- **Blue** – Portion of Valais Way proposed for abandonment
- **Yellow** – Edge of paved portion of Valais Way
- **Red** – Right-of-way
- Proposed abandonment & addition – Both within unimproved portion (dirt) of Valais Way



# Agency Review



- Application sent to 18 agencies/divisions for review
- Conditions of approval included in Exhibit A to staff report

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NV Division of State Lands	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Amelia Galicia, agalicia@washoecounty.us
(Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH EMS	X	X		Sarah C. Smith, EMSProgram@nnph.org
NNPH Environmental Health	X	X		James English, jenglish@washoecounty.us
AT&T	X	X	X	Clifford Cooper, cc2132@att.com; Bryson Gordon, bg1853@att.com
NV Energy	X			
Incline Village Roads	X	X		Cody Burke, CMBurke@washoecounty.gov
IVGID	X			
North Lake Tahoe FPD	X	X	X	Ryan Sommers, rsommers@nltfpd.net; John James, jjames@nltfpd.net
Tahoe Regional Planning Agency	X	X	X	Wendy Jepson, wjepson@trpa.org
US Forest Service (LTBMU) 'Lake Tahoe Basin Management Unit'	X	X		Karen Kuentz, karen.kuentz@usda.gov

# Agency Review – AT&T

- AT&T – AT&T has telecommunications facilities within the proposed garage footprint (placed in 1968) & a telecommunications terminal within the garage footprint (placed in 2014)
- These telecommunications facilities provide service to 1348 Valais Way & other addresses on Valais Way
- **Condition 1.e.** – Applicant provide documentation from AT&T that the telecommunications items have been relocated or documentation of an agreement with AT&T (Planning condition)
- **Condition 3.a.** – The cost of relocating the existing facilities to accommodate this project is the responsibility of the current property owner. (AT&T condition)

# Agency Review – NLTFPD



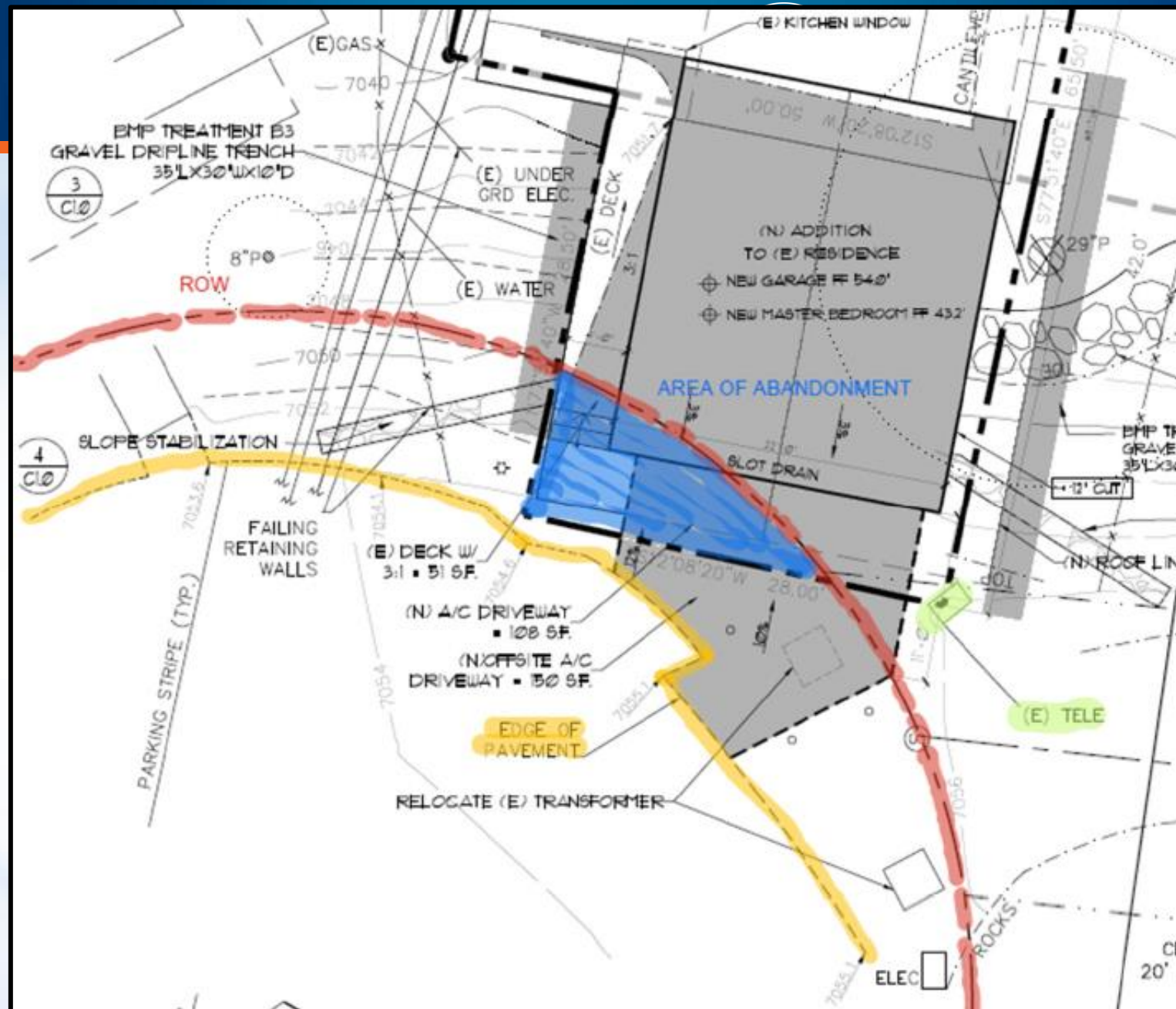
- NLTFPD – Concern regarding roadway widths & removal of road leading to the area to gain TRPA coverage
- Applicant followed up with NLTFPD – Confirmation from NLTFPD that the roadway was reduced in width but still meets the required widths for fire truck apparatus.

# Agency Review – NLTFPD

- NLTFPD – Concerns that the project might impact fire apparatus maneuvering & turnaround & existing street parking arrangements
- Applicant followed up with NLTFPD – Confirmation from applicant & NLTFPD that NLTFPD has no issue with the abandonment
- **Condition 2.d.** – Applicant provide documentation to Washoe County Engineering that NLTFPD approves the abandonment with respect to providing turnaround access for a fire apparatus.
- **Conditions 4.a.-c.** – Conditions from NLTFPD to ensure strategies for managing traffic, clear ingress & evacuation routes for fire apparatus, relocation of a transformer & adherence with fire code

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# Public Notice

- Washoe County Code requires public notification for an Abandonment – Each owner of property abutting or connected to the proposed abandonment
- 13 property owners were noticed along Valais Way





## Abandonment Findings

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Tahoe Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) 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



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 WAB24-0007 and the nature of the stringent recommended conditions of approval and approve the requested Abandonment.

# Possible Motion



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 WAB24-0007 for the Kris & Aly Nugent Family Trust, 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.

# Thank you

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775-328-3618



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SERVICES DEPARTMENT

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