



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 10, 2019

DATE: November 8, 2019

TO: Board of County Commissioners

FROM: Stephen Hein, P.E., Licensed Engineer,
Community Services Department, 328-2319, shein@washoecounty.us

THROUGH: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects,
Community Services Department, 328-2043, desmith@washoecounty.us

SUBJECT: Recommendation to Adopt three Resolutions Accepting Real Property for Use as a Public Street, which pertain to portions of three Official Plats as listed below totaling 11.71 acres and 2.11 linear miles; and if approved, direct the Clerk's Office to record the Resolutions to accept:

- (1) A portion of the Official Plat of Donovan Ranch – Phase 6, Subdivision Tract Map 5257, recorded on March 6, 2018 as Document Number 4793498, being: Quail Covey Lane, Blooming Sage Way, a portion of Hacienda Ridge Way, a portion of Vista Park Drive, and a portion of Sage Wind Street, APN 534-681-24, approximately 4.97 acres and 0.97 linear miles; and,
- (2) A portion of the Official Plat of Eagle Canyon Ranch - Unit 2, Subdivision Tract Map 5186, recorded on October 27, 2016 as document number 4647420, being: Treasure City Drive, Spooner Way, a portion of Neighborhood Way, a portion of Silver City Road, and a portion of Thacker Pass Drive, APN 532-214-08; Midas Court, APN 532-201-18, approximately 4.13 acres and 0.69 linear miles; and,
- (3) A portion of the Official Plat of Eagle Canyon Ranch – Unit 4, Subdivision Tract Map 5284, recorded on September 20, 2018 as document number 4852251, being: Lexington Arch Drive, a portion of Thacker Pass Drive, and a portion of Neighborhood Way, APN 532-262-15; Playa Place, Tufa Drive, and a portion of Silver City Road, APN 532-272-11; approximately 2.61 acres and 0.45 linear miles. (Commission District 4)

SUMMARY

This item recommends adoption of the three resolutions accepting real property for use as a public street right-of-way consisting of the three plats listed above totaling 11.71 acres and 2.11 linear miles; and if approved, directs the Clerk's Office to record the three resolutions for the property located in Spanish Springs, Washoe County, Nevada.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

AGENDA ITEM # _____

PREVIOUS ACTION

None.

BACKGROUND

All roadways listed above represent an extension of the adjacent previously approved and accepted Subdivisions. These roadways are necessary to serve the public. The rights-of-way for the listed roadways were offered for dedication on their respective Official Plats but the subject portions of the roadways were not accepted by Washoe County at that time because the road improvements were not constructed to County standards. All newly constructed public roadways listed above have an approximate total length of 2.11 linear miles.

As verified by Washoe County engineering staff these public roadway improvements have been completed and meet the minimum requirements, it is recommended that the 2.11 miles of roadway through three Official Plats listed above now be accepted for ownership and maintenance by Washoe County.

FISCAL IMPACT

The new rights-of-way and roadway improvements will be maintained by the Washoe County Operation Division (Roads), funded through Special Revenue Fund 216 in cost center 216002 (Roads Maintenance). The cost for maintaining 2.11 miles of roadway in the form of pavement management (overlay, slurry sealing) and routine maintenance (ditch cleaning, snow and ice removal, striping, signage repair, etc.) has been estimated at \$42,200 per year.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt three Resolutions Accepting Real Property for Use as a Public Street, which pertain to portions of three Official Plats as listed below totaling 11.71 acres and 2.11 linear miles; and if approved, direct the Clerk's Office to record the Resolutions to accept:

- (1) A portion of the Official Plat of Donovan Ranch – Phase 6, Subdivision Tract Map 5257, recorded on March 6, 2018 as Document Number 4793498, being: Quail Covey Lane, Blooming Sage Way, a portion of Hacienda Ridge Way, a portion of Vista Park Drive, and a portion of Sage Wind Street, APN 534-681-24, approximately 4.97 acres and 0.97 linear miles; and,
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- (3) A portion of the Official Plat of Eagle Canyon Ranch – Unit 4, Subdivision Tract Map 5284, recorded on September 20, 2018 as document number 4852251, being: Lexington Arch Drive, a portion of Thacker Pass Drive, and a portion of Neighborhood Way, APN 532-262-15; Playa Place, Tufa Drive, and a portion of Silver City Road, APN 532-272-11; approximately 2.61 acres and 0.45 linear miles.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt three Resolutions Accepting Real Property for Use as a Public Street, which pertain to portions of three Official Plats as listed below totaling 11.71 acres and 2.11 linear miles; and direct the Clerk's Office to record the Resolutions to accept:

- (1) A portion of the Official Plat of Donovan Ranch – Phase 6, Subdivision Tract Map 5257, recorded on March 6, 2018 as Document Number 4793498, being: Quail Covey Lane, Blooming Sage Way, a portion of Hacienda Ridge Way, a portion of Vista Park Drive, and a portion of Sage Wind Street, APN 534-681-24, approximately 4.97 acres and 0.97 linear miles; and,
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