



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 10, 2026

DATE: January 21, 2026
TO: Board of County Commissioners
FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
Community Services, 775-328-2043, desmith@washoecounty.gov
THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov
SUBJECT: Recommendation to approve a Grant of Easement between Washoe
County (Grantor) and Lloyd Properties LLC (Grantee) for the
construction, operation, maintenance, and repair of private sanitary sewer
utility facilities under a portion of Washoe County right-of-way located
within Sitting Bull Circle and Huron Trail, associated with APN
016-592-05, located in the Virginia Foothills Subdivision, South Reno,
Nevada. (Commission District 2.) FOR POSSIBLE ACTION.

SUMMARY

Lloyd Properties LLC, through its representative Michael Gammon, has requested a permanent easement to allow for the installation and ongoing maintenance of a private sanitary sewer force main lateral within Washoe County right-of-way crossing Sitting Bull Circle and Huron Trail. The subject property, APN 016-592-05, is located in the Virginia Foothills Subdivision.

The requested easement will allow for the construction, reconstruction, maintenance, and repair of the private sewer lateral, subject to approval of a Washoe County Encroachment and Excavation Permit. Lloyd Properties LLC will be solely responsible for the operation and maintenance of the private sanitary sewer force main lateral. In consideration of this easement, any future work performed by the Grantee within the Washoe County right-of-way will include the Grantee's responsibility to apply for and receive all required permits, including but not limited to, Washoe County encroachment and excavation permits which would allow for cutting and repair to asphalt roadway surfaces.

Washoe County Strategic Objective supported by this item:

Economic Impacts: Support a thriving community.

PREVIOUS ACTION

No previous action.

AGENDA ITEM # _____

BACKGROUND

Lloyd Properties LLC (Grantee) has requested a Grant of Easement from Washoe County to allow a private sanitary sewer lateral to be constructed within County-owned right-of-way in order to provide sewer service to APN 016-592-05. The easement area is located within the Virginia Foothills Subdivision and traverses Washoe County right-of-way along Sitting Bull Circle and Huron Trail.

The easement area is more particularly described and depicted in Exhibits A through D of the easement document. The easement will benefit the Grantee and shall be binding upon successors and assigns. Washoe County retains the right to utilize the easement area for other public purposes, provided such use does not interfere with the private sanitary sewer facilities.

FISCAL IMPACT

There is no fiscal impact to Washoe County and all future maintenance and repair work performed by the Grantee is at their sole cost.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Grant of Easement between Washoe County (Grantor) and Lloyd Properties LLC (Grantee) for the construction, operation, maintenance, and repair of private sanitary sewer utility facilities under a portion of Washoe County right-of-way located within Sitting Bull Circle and Huron Trail, associated with APN 016-592-05, located in the Virginia Foothills Subdivision, South Reno, Nevada.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Grant of Easement between Washoe County (Grantor) and Lloyd Properties LLC (Grantee) for the construction, operation, maintenance, and repair of private sanitary sewer utility facilities under a portion of Washoe County right-of-way located within Sitting Bull Circle and Huron Trail, associated with APN 016-592-05, located in the Virginia Foothills Subdivision, South Reno, Nevada."