



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 24, 2025

DATE: May 19, 2025

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 adopt five resolutions accepting real property for use as public streets, which pertain to portions of five official plats as listed below totaling 14.06 acres and 2.46 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

- 1) R25-45 for a portion of the official Plat of Eagle Canyon IV Unit 4A, Tract Map 5419, recorded on April 28, 2021, as document number 512708, being a portion of Lanstar Drive, Littondale Drive, Eclipse Drive, Egyptian Drive, Fox Branch Drive, and Allerton Way, Assessor Parcel Numbers (APNs) 532-364-02, 532-373-05, 532-382-09, and 532-364-02; approximately 3.88 acres and 0.65 linear miles; and
- 2) R25-46 for a portion of the official Plat of Eagle Canyon IV Unit 4B, Tract Map 5471, recorded on February 4, 2022, as document number 5274798, being Great Creek Court, Great Vine Court, and a portion of Littondale Drive, Cheetah Creek Drive, and Fox Branch Drive, APN 532-411-03; approximately 3.34 acres and 0.60 linear miles; and
- 3) R25-47 for a portion of the official Plat of Eagle Canyon IV Unit 4C, Tract Map 5482, recorded on March 21, 2022, as document number 5286891, being Cheetah Creek Court, and a portion of Allerton Way and Cheetah Creek Drive, APN 532-442-14; approximately 1.55 acres and 0.28 linear miles; and
- 4) R25-48 A portion of the official Plat of Sierra Vista Phase 1, Tract Map 5553, recorded on February 22, 2024, as document number 5436988, being Endor Drive and a portion of East Patrician Drive, Kess Way, and Wicket Drive, APN 080-031-03; approximately 2.68 acres and 0.51 linear miles; and
- 5) R25-49 for a portion of the official Plat of Woodland Village Phase 21, Tract Map 5273, recorded on June 27, 2018, as document number 4826743, being Trinity Ridge Court, Gray Hills Court, Orr Valley Court and a portion of Briar Drive, APN 556-654-09; approximately 2.60 acres and 0.41 linear miles. (Commission Districts 4 and 5.)

AGENDA ITEM # _____

SUMMARY

This item recommends adoption of five resolutions accepting real property for use as public street, which pertains to portions of five official plats as listed below totaling 14.06 acres and 2.46 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept for the property located in Washoe County, Nevada.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability:
Long-term Sustainability.

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 2.46 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 2.46 miles of roadway through five official plats as 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 Roads Fund (216), Roads Maintenance (216002). The cost for maintaining 2.46 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 \$55,200 per year.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt five resolutions accepting real property for use as public streets, which pertain to portions of five official plats as listed below totaling 14.06 acres and 2.46 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

- 1) R25-45 for a portion of the official Plat of Eagle Canyon IV Unit 4A, Tract Map 5419, recorded on April 28, 2021, as document number 512708, being a portion of Lanstar Drive, Littondale Drive, Eclipse Drive, Egyptian Drive, Fox Branch Drive, and Allerton Way, Assessor Parcel Numbers (APNs) 532-364-02, 532-373-05, 532-382-09, and 532-364-02; approximately 3.88 acres and 0.65 linear miles; and
- 2) R25-46 for a portion of the official Plat of Eagle Canyon IV Unit 4B, Tract Map 5471, recorded on February 4, 2022, as document number 5274798, being Great Creek Court,

Great Vine Court, and a portion of Littondale Drive, Cheetah Creek Drive, and Fox Branch Drive, APN 532-411-03; approximately 3.34 acres and 0.60 linear miles; and

3) R25-47 for a portion of the official Plat of Eagle Canyon IV Unit 4C, Tract Map 5482, recorded on March 21, 2022, as document number 5286891, being Cheetah Creek Court, and a portion of Allerton Way and Cheetah Creek Drive, APN 532-442-14; approximately 1.55 acres and 0.28 linear miles; and

4) R25-48 A portion of the official Plat of Sierra Vista Phase 1, Tract Map 5553, recorded on February 22, 2024, as document number 5436988, being Endor Drive and a portion of East Patrician Drive, Kess Way, and Wicket Drive, APN 080-031-03; approximately 2.68 acres and 0.51 linear miles; and

5) R25-49 for a portion of the official Plat of Woodland Village Phase 21, Tract Map 5273, recorded on June 27, 2018, as document number 4826743, being Trinity Ridge Court, Gray Hills Court, Orr Valley Court and a portion of Briar Drive, APN 556-654-09; approximately 2.60 acres and 0.41 linear miles.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt five resolutions accepting real property for use as public streets, which pertain to portions of five official plats as listed below totaling 14.06 acres and 2.46 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

1) R25-45 for a portion of the official Plat of Eagle Canyon IV Unit 4A, Tract Map 5419, recorded on April 28, 2021, as document number 512708, being a portion of Lanstar Drive, Littondale Drive, Eclipse Drive, Egyptian Drive, Fox Branch Drive, and Allerton Way, Assessor Parcel Numbers (APNs) 532-364-02, 532-373-05, 532-382-09, and 532-364-02; approximately 3.88 acres and 0.65 linear miles; and

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