



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: September 25, 2018

DATE: August 22, 2018

TO: Board of County Commissioners

FROM: Greg Belancio, P.E., Sr. Licensed Engineer, Engineering & Capital Projects
Community Services Department, 328-2052, gbelancio@washoecounty.us

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

SUBJECT: Adopt six Resolutions Accepting Real Property for Use as a Public Street, which pertain to portions of six Official Plats as listed below totaling 18.96 acres and 3.34 linear miles; and if approved, direct the Clerk's Office to record the Resolutions to accept:

- (1) A portion of the Official Plat of Woodland Village Phase 20, Subdivision Tract Map 5221, recorded on August 9, 2017 as Document Number 4732916, being: a portion of Village Parkway, Haskell Peak Court, Crystal Peak Court and Granite Court, APN 556-634-12; containing approximately 3.84 acres and 0.65 linear mile.
- (2) A portion of the Official Plat of Monte Vista at the Estates at Mount Rose, Subdivision Tract Map 5174, recorded on August 26, 2016 as document number 4625908, being: Salmon River Court and a portion of Callahan Road; APN 150-502-03; containing approximately 4.14 acres and 0.73 linear mile.
- (3) A portion of the Official Plat of Pebble Creek - Unit 7, Subdivision Tract Map 5192, recorded on January 11, 2017 as document number 4669884, being: a portion of Eagle Peak Drive and Anthem Drive, APN 538-222-14; containing approximately 2.75 acres and 0.47 linear mile.
- (4) A portion of the Official Plat of Donovan Ranch – Phase 5, Subdivision Tract Map 5203, recorded on May 09, 2017 as document number 4702536, being: Indian Sage Court, a portion of Hacienda Ridge Way, a portion of Desert Chukar Drive, a portion of Vista Park Drive, a portion of Sage Wind Street and Coyote Crossing, APNs 534-633-14 and 534-661-17; containing approximately 3.83 acres and 0.72 linear mile.
- (5) A portion of the Official Plat of Eagle Canyon - Unit 3, Subdivision Tract Map 5209, recorded on May 18, 2017 as document number 4705504, being: a portion of Mallard Crest Drive, Kings Point Drive, Spruce Meadows Drive, Bristol Wells Court and Jordan Meadows Drive, APN 532-225-25; containing approximately 3.42 acres and 0.60 linear mile.
- (6) A portion of the Official Plat of Silent Sparrow, Subdivision Tract Map 5212, recorded on June 6, 2017 as document number 4710696, being: a portion of Big Bird Drive and Avian Drive, APN 532-232-12; containing approximately 0.98 acres and 0.17 linear mile. (Commission Districts 2, 4 & 5.)

SUMMARY

This item recommends adoption of the six resolutions accepting real property for use as public street rights-of-way consisting of the six plats listed above totaling 18.96 acres; and if approved, directs the Clerk's Office to record the six resolutions for the property located in Spanish Springs, Cold Springs, and South West Washoe County, Nevada.

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 newly constructed development. 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 3.89 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 3.89 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 3.89 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 \$77,800 per year.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt the following six Resolutions accepting Real Property for Use as a Public Street, which pertain to portions of six Official Plats as listed below totaling 18.96 acres and 3.34 linear miles; and if approved, direct the Clerk's Office to record the Resolutions to accept:

- (1) A portion of the Official Plat of Woodland Village Phase 20, Subdivision Tract Map 5221, recorded on August 9, 2017 as Document Number 4732916, being: a portion of Village Parkway, Haskell Peak Court, Crystal Peak Court and Granite Court, APN 556-634-12; containing approximately 3.84 acres and 0.65 linear mile.
- (2) A portion of the Official Plat of Monte Vista at the Estates at Mount Rose, Subdivision Tract Map 5174, recorded on August 26, 2016 as document number 4625908, being: Salmon River Court and a portion of Callahan Road; APN 150-502-03; containing approximately 4.14 acres and 0.73 linear mile.
- (3) A portion of the Official Plat of Pebble Creek - Unit 7, Subdivision Tract Map 5192, recorded on January 11, 2017 as document number 4669884, being: a portion of Eagle Peak

- Drive and Anthem Drive, APN 538-222-14; containing approximately 2.75 acres and 0.47 linear mile.
- (4) A portion of the Official Plat of Donovan Ranch – Phase 5, Subdivision Tract Map 5203, recorded on May 09, 2017 as document number 4702536, being: Indian Sage Court, a portion of Hacienda Ridge Way, a portion of Desert Chukar Drive, a portion of Vista Park Drive, a portion of Sage Wind Street and Coyote Crossing, APNs 534-633-14 and 534-661-17; containing approximately 3.83 acres and 0.72 linear mile.
 - (5) A portion of the Official Plat of Eagle Canyon - Unit 3, Subdivision Tract Map 5209, recorded on May 18, 2017 as document number 4705504, being: a portion of Mallard Crest Drive, Kings Point Drive, Spruce Meadows Drive, Bristol Wells Court and Jordan Meadows Drive, APN 532-225-25; containing approximately 3.42 acres and 0.60 linear mile.
 - (6) A portion of the Official Plat of Silent Sparrow, Subdivision Tract Map 5212, recorded on June 6, 2017 as document number 4710696, being: a portion of Big Bird Drive and Avian Drive, APN 532-232-12; containing approximately 0.98 acres and 0.17 linear mile.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt six Resolutions accepting Real Property for use as a Public Street, which pertain to portions of three Official Plats as listed below totaling 18.96 acres and 3.34 linear miles; and if approved, direct the Clerk's Office to record the Resolutions to accept:

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