



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: January 8, 2019

DATE: December 11, 2018
TO: Board of County Commissioners
FROM: Joaquin Tabbada, E.I., CFM, Civil Engineer II,
Community Services Department; 775-328-2055, jtabbada@washoecounty.us
THROUGH: Dwayne Smith, Division Director, Engineering and Capital Projects
Community Services Department, 328-2043, desmith@washoecounty.us
SUBJECT: Recommendation to approve a Quitclaim Deed accepting real property associated with APN 044-320-52 and 044-320-53, totaling 1,288 square feet for use as portion of right of way of Zolezzi lane, and approve an Easement Deed for Traffic Control Signage and Plowed Snow Storage between Washoe County and MK-III Holdings, LLC. (Commission District 2.)

SUMMARY

In April 2018, Washoe County Planning Commission approved a resolution to abandon certain portions of Washoe County right-of-way associated with APN 044-320-52 and APN 044-320-53 to construct the Zolezzi Lane/Arrowcreek Parkway right-turn lane to Washoe County standards. The construction of the right-turn improvements required a small strip of private property associated with APN 044-320-53 to be donated to Washoe County and incorporated into the approved right-of-way. Under NRS 244.270, the Washoe County Commission has the authority to receive, by donation, any property for the County's use and benefit.

This 10-foot strip along the right-of-way line is for traffic control signage and plowed snow storage and is necessary to maintain the road and stormdrain facilities along the Zolezzi Lane intersection. Please refer to attached Quitclaim Deed and Easement Deeds with associated exhibit maps for reference.

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

PREVIOUS ACTION

On April 19, 2018, The Washoe County Planning Commission adopted a resolution abandoning excess right of way at the intersection of Zolezzi Lane and Arrowcreek Parkway originally offered for dedication on Parcel Map 2949, totaling 15,472 sf (0.35 acres). The abandoned right of way was necessary to construct the right turn lane to Washoe County standards at the Arrowcreek Parkway/Zolezzi Lane intersection.

BACKGROUND

APNs 044-320-51 and 044-320-52 are recipient parcels adjacent to the excess Zolezzi Lane right-of-way that was abandoned to construct the right turn lane at the Zolezzi Lane and Arrowcreek Parkway intersection. In order for the northern boundary line of the Zolezzi right of way to terminate and connect to APN 044-320-53 in tangent, portions of APN 044-320-52 and 044-320-53 were donated to Washoe County through Quitclaim Deed. To provide for maintenance purposes the 10-foot strip adjacent to this new right of way line is granted to Washoe County for traffic control signage and plowed snow storage via an easement deed.

FISCAL IMPACT

There is no cost associated with the acceptance of the donated real property and acceptance of granted traffic control signage and snow storage easement.

RECOMMENDATION

Staff recommends that the Board of County Commissioners approve a Quitclaim Deed accepting real property associated with APN 044-320-52 and 044-320-53, totaling 1,288 square feet for use as portion of right of way of Zolezzi lane, and approve an Easement Deed for Traffic Control Signage and Plowed Snow Storage between Washoe County and MK-III Holdings, LLC.

POSSIBLE MOTION

Should the Board agree with the recommendation, a possible motion would be: “Move to approve a Quitclaim Deed accepting real property associated with APN 044-320-52 and 044-320-53, totaling 1,288 square feet for use as portion of right of way of Zolezzi lane, and approve an Easement Deed for Traffic Control Signage and Plowed Snow Storage between Washoe County and MK-III Holdings, LLC.”