



WASHOE COUNTY

Integrity Communication Service
www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: January 8, 2019

DATE: December 14, 2018
TO: Board of County Commissioners
FROM: Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600, dsolaro@washoecounty.us
THROUGH: John Slaughter, County Manager
SUBJECT: Recommendation to approve a Canal Street Easement Agreement by and among the following landowners: Karen Lewis, Kevin and Alicia Radcliffe, Hollis Forester, Robert Judd, Dee Ann Radcliff, David P. Scott, aka, David P. Orell, Trustee of the David P. Orel Living Trust and Washoe County for ingress and egress across Washoe County property at 165 Bridge Street (Assessor's Parcel Number 038-401-02) in Verdi, Nevada. (Commission District 1.)

SUMMARY

Washoe County, through its Community Services Department (CSD), owns and manages a 1.07-acre parcel [APN 038-401-02] at 165 Bridge Street in Verdi. Six properties require access to their parcels of which has been provided across Washoe County property for years without a written legal agreement. Through legal discussions this year in an effort for one of the property owners to sell their property, a legal access was necessary. If approved, this item will authorize a permanent easement over the County owned parcel and provide multiple homeowners legal access to their landlocked parcels.

Washoe County Strategic Objective supported by this item: Stewardship of our Community.

PREVIOUS ACTION

There is no previous action regarding easements on the subject property.

BACKGROUND

Washoe County has owned the property located at 165 Bridge Street since November of 1964. The property was purchased from the Washoe County School District to be utilized as a civic center and community building in Verdi. Over the years the property has also been utilized by the Volunteer Fire Department and Truckee Meadows Fire Protection District to provide fire suppression support in the Verdi area.

The easement location is along the northern boundary of the property and has been crafted in such a way that it will not interfere with operations by the fire district at this location. Maintenance of the easement will be a responsibility of Washoe County only on the portion of the easement that runs across the County property and only if the

AGENDA ITEM # _____

County utilizes the easement as access for the County property. If in the future the access to County property is in a different location than it is today, the property owners who utilize the easement for access will be required to maintain the entire easement.

FISCAL IMPACT

Should the easement be approved, there are no recording fees for Washoe County and maintenance provisions within the agreement do not require any additional work other than what Washoe County currently provides for access to the County property.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Canal Street Easement Agreement by and among the following landowners: Karen Lewis, Kevin and Alicia Radcliffe, Hollis Forester, Robert Judd, Dee Ann Radcliff, David P. Scott, aka, David P. Orell, Trustee of the David P. Orel Living Trust and Washoe County for ingress and egress across Washoe County property at 165 Bridge Street (Assessor's Parcel Number 038-401-02) in Verdi, Nevada.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Canal Street Easement Agreement by and among the following landowners: Karen Lewis, Kevin and Alicia Radcliffe, Hollis Forester, Robert Judd, Dee Ann Radcliff, David P. Scott, aka, David P. Orell, Trustee of the David P. Orel Living Trust and Washoe County for ingress and egress across Washoe County property at 165 Bridge Street (Assessor's Parcel Number 038-401-02) in Verdi, Nevada."