



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 8, 2021

DATE: May 16, 2021
TO: Board of County Commissioners
FROM: Stephen Hein, P.E., Licensed Engineer, Engineering & Capital Projects, Community Services Department, 328-2319, shein@washoecounty.us
THROUGH: Dwayne Smith, P.E., Director, Engineering and Capital Projects Division, Community Services Department, 328-2043, desmith@washoecounty.us
SUBJECT: Recommendation to approve a Quitclaim Deed between Washoe County and the City of Reno, transferring fee-simple ownership of Doubleback Road to the City of Reno. Doubleback Road is located within an area previously annexed by the City of Reno and this action will effectively transfer all rights and interest of the roadway to the City of Reno. (Commission District 5.)

SUMMARY

Doubleback Road is located off North Virginia Street roughly $\frac{3}{4}$ of a mile past Lemmon Drive and just before Webb Circle and was previously located within Unincorporated Washoe County. On January 9, 2001, the City of Reno annexed the land surrounding Doubleback Road as part of Annexation Tract Map #3923, file No. 2527191.

NRS 268 defines the requirements to transfer ownership of roadways and associated land changes resulting from annexations by cities. Specifically, NRS 268.595 states if a city annexes territory and the territory abuts upon both sides of a county road, the road then becomes annexed into the City; however, the State of Nevada acquired the rights to Doubleback Road in Fee Simple form and not as right-of-way acquisition. Because of the process by which Doubleback Road became a Washoe County right-of-way, it was determined that a quitclaim deed transferring ownership from Washoe County to the City of Reno was appropriate and would satisfy any property ownership issues.

While Washoe County has retained underlying ownership of Doubleback Road until this time, it is noted that the City of Reno has maintained the operations of the road since the annexation.

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

PREVIOUS ACTION

There has been no previous action on this item.

AGENDA ITEM # _____

BACKGROUND

On September 8, 1981 The Second Judicial Court of the State of Nevada issued a Final Order of Condemnation for the property and property rights to parcel No. U-395-WA-032.979, as described in recorded document No. 839824, and otherwise known as Doubleback Road. Through this order, the State of Nevada acquired the property Fee Simple. Fee Simple is defined as the ownership of real estate or property where the owner has full and irrevocable ownership of the land and any buildings on it.

On October 16, 1990, the State of Nevada quitclaimed the rights, title, and interest of Doubleback Road to Washoe County through document No. 1442782.

On January 9, 2001, the City of Reno annexed the land surrounding Doubleback Road as part of Annexation Tract Map #3923, file No. 2527191. The City of Reno has been maintaining Doubleback Road since this annexation.

FISCAL IMPACT

There is no fiscal impact regarding the quitclaim deed of Doubleback Road.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Quitclaim Deed between Washoe County and the City of Reno, transferring fee-simple ownership of Doubleback Road to the City of Reno. Doubleback Road is located within an area previously annexed by the City of Reno and this action will effectively transfer all rights and interest of the roadway to the City of Reno.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Quitclaim Deed between Washoe County and the City of Reno, transferring fee-simple ownership of Doubleback Road to the City of Reno. Doubleback Road is located within an area previously annexed by the City of Reno and this action will effectively transfer all rights and interest of the roadway to the City of Reno."