



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 23, 2026

DATE: May 5, 2026

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 six resolutions accepting real property for use as public streets, which pertain to portions of three official plats and three irrevocable offers of dedications as listed below totaling approximately 6.01 acres and 1.04 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

- (1) R26-48 for a portion of the official plat of Lemmon Drive Estates Phase 1, Tract Map 5532, recorded on June 14, 2023, as document number 5386047, being Wolf Willow Court, Fire Wheel Drive and a portion of Sunset View Drive and Snowbrush Court; approximately 2.528 acres or 0.41 linear miles,
- (2) R26-49 for a portion of the official plat of Lemmon Drive Estates Phase 2, Tract Map 5552, recorded on February 14, 2014, as document number 5435521, being Desert Sage Court and a portion Snowbrush Court; approximately 1.00 acres or 0.20 linear miles,
- (3) R26-50 for a portion of Clasen Court, as offered through an Irrevocable Offer of Dedication, recorded on January 15, 2026, as document #5594947; APN 538-171-16; approximately 0.20 acres or 0.03 linear miles,
- (4) R26-51 for a portion of 1st street, as offered through an Irrevocable Offer of Dedication, recorded on January 20, 2026, as document #5595588; APN 035-011-04; approximately 0.20 acres or 0.03 linear miles,
- (5) R26-52 for a portion of the official plat of Sugarloaf Ranch Estates Unit 4, Tract Map 5580, recorded on September 19, 2024, as document number 5485540, being Coltra Springs Drive, Malquist Drive, Malquist Court, and a portion of Seaberry Drive and Cloud Berry Drive; approximately 1.940 acres or 0.36 linear miles, and
- (6) R26-53 for a portion of Malquist Court, as offered through an Irrevocable Offer of Dedication, recorded on May 05, 2026, as document #5620152; APN's 534-781-10 & 534-781-11; approximately 0.02 acres or 0.01 linear miles.

Community Services. (Commission Districts 3, 4 & 5.) FOR POSSIBLE ACTION

AGENDA ITEM # _____

SUMMARY

This item recommends adoption of six resolutions accepting real property for use as public streets, which pertain to portions of three official plats and three irrevocable offers of dedications as listed below totaling approximately 6.01 acres and 1.04 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's acceptance of the identified real property includes the roadway structural section, curb and gutter, publicly owned stormwater infrastructure, roadway signage, and safety high-mast lighting as well as rapid flashing pedestrian crossing signs. Elements such as sidewalks, private walking and equestrian paths, private utilities, mailboxes, and other elements not typically owned and maintained by Washoe County are excluded. In the event there is a discrepancy between these elements identified in this report and any recorded maps, the Commission approved staff report shall take and establish precedent.

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 or extensions of existing roadways currently maintained by Washoe County. 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 or through Irrevocable Offers of Dedications, 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. The roadways listed above have an approximate total length of 1.03 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 offers of dedications totaling approximately 6.01 acres and 1.04 linear mile of roadway through two official plats and two irrevocable offers of dedication 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 Special Revenue Fund 216 in cost center 216002 (Roads Maintenance). The cost for maintaining the roadways 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 \$20,400.00 per year.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt six resolutions accepting real property for use as public streets, which pertain to portions of three official plats and three irrevocable

offers of dedications as listed below totaling approximately 6.01 acres and 1.04 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

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- (6) R26-53 for a portion of Malquist Court, as offered through an Irrevocable Offer of Dedication, recorded on May 05, 2026, as document #5620152; APN's 534-781-10 & 534-781-11; approximately 0.02 acres or 0.01 linear miles.

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 public streets, which pertain to portions of three official plats and three irrevocable offers of dedications as listed below totaling approximately 6.01 acres and 1.04 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:

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