



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: DATE May 26, 2026

DATE: April, 24, 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 approve a Grant of Non-Exclusive Easement between Washoe County (Grantor) and Spanish Springs CDLP LLC (Grantee) for the non-exclusive use of land for the construction, operation, maintenance, and repair for access and utility facilities under a portion of Washoe County property located within properties associated with Assessor's Parcel Numbers 534-561-06 and 534-561-07, located south of Calle de la Plata and approximately 675 feet east of the intersection of Calle de la Plata with Pyramid Way in the Spanish Springs Valley, Nevada. (Commission District 4.) FOR POSSIBLE ACTION.

SUMMARY

Spanish Springs CDLP LLC (Grantee) has requested a Grant of Non-Exclusive Easement from Washoe County to allow for the construction, operation, maintenance, and repair for access and utility infrastructure to serve its development area and to also provide increased benefit to Washoe County for operation and maintenance of the regional sedimentation basin located on Assessor's Parcel Numbers 534-561-06 and 534-561-07 via a paved roadway. The legal description and associated exhibit are shown on Exhibit A and A-1 which identifies a 20-foot-wide strip of land that is approximately 1,150 feet in length.

Washoe County Strategic Objective supported by this item:

Economic Impacts: Meet the needs of our growing community.

PREVIOUS ACTION

There is no previous action.

AGENDA ITEM # _____

BACKGROUND

Spanish Springs CDLP LLC proposes a development plan that consolidates access to its project site with Washoe County's required access for maintaining the adjacent sedimentation basin.

The existing Washoe County maintenance access to its sedimentation basin is a gravel surface located along the western edge and within the sedimentation basin Assessor's Parcel Numbers 534-561-06 and 534-561-07. In lieu of constructing parallel access to the current Washoe County access area and to provide for more efficient vehicle movement on the property, the Grantee proposes to improve the County's existing access to a paved surface.

FISCAL IMPACT

There is no fiscal impact. The new access and utility infrastructure located within Washoe County properties, specifically within the grant of easement area, will be operated and maintained by Spanish Springs CDLP LLC and Washoe County will have full access for operations and maintenance activities associated with the sedimentation basin.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Grant of Non-Exclusive Easement between Washoe County (Grantor) and Spanish Springs CDLP LLC (Grantee) for the non-exclusive use of land for the construction, operation, maintenance, and repair for access and utility facilities under a portion of Washoe County property located within properties associated with Assessor's Parcel Numbers 534-561-06 and 534-561-07, located south of Calle de la Plata and approximately 675 feet east of the intersection of Calle de la Plata with Pyramid Way in the Spanish Springs Valley, Nevada.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Grant of Non-Exclusive Easement between Washoe County (Grantor) and Spanish Springs CDLP LLC (Grantee) for the non-exclusive use of land for the construction, operation, maintenance, and repair for access and utility facilities under a portion of Washoe County property located within properties associated with Assessor's Parcel Numbers 534-561-06 and 534-561-07, located south of Calle de la Plata and approximately 675 feet east of the intersection of Calle de la Plata with Pyramid Way in the Spanish Springs Valley, Nevada."