



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

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STAFF REPORT

BOARD MEETING DATE: December 8, 2015

CM/ACM KS

Finance DS

DA ✓

Risk Mgmt N/A

Comptroller MS

Clerk CS

DATE: November 13, 2015

TO: Board of County Commissioners

FROM: Joaquin Tabbada, Civil Engineer II, Engineering and Capital Projects,
Community Services Department, 325-2055, jtabbada@washoecounty.us

THROUGH: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects,
Community Services Department, 328-2043, desmith@washoecounty.us

SUBJECT: Adopt the following Resolutions Accepting Real Property for Use as a Public Street, which pertain to portions of seven Official Plats as listed below totaling 816,694 square feet; and if approved, direct the Clerk's Office to record the Resolutions:

- (1) A portion of Official Plat of Pebble Creek - Unit 6A, Subdivision Tract Map 5086, Spanish Sand Court, a portion of Spanish Sand Drive, a portion of Topaz Creek Drive, and a portion of Mystic Sands Drive, APN 538-204-07, approximately 103,030 square feet;
- (2) A portion of Pebble Creek - Unit 6B, Subdivision Tract Map 5114, Mystic Mountain Court, a portion of Mystic Mountain Drive, a portion of Mystic Sands Drive, and a portion of Topaz Creek Drive, APN 538-213-18 and APN 538-203-11, approximately 165,038 square feet;
- (3) A portion of Official Plat of Donovan Ranch - Phase 3, Subdivision Tract Map 5122, Valley Crest Drive, Valley Sage Drive, Vista Grande Drive, Vista Park Drive, a portion of Horizon Ridge Road, and a portion of Shady Valley Road, APN 534-624-08 and APN 534-617-15, approximately 233,108 square feet;
- (4) A portion of Official Plat of Eagle Canyon Ranch - Unit 1, Subdivision Tract Map 5124, a portion of Rudy Way and a portion of Rosy Finch Drive, APN 532-142-11, approximately 28,509 square feet;
- (5) A portion of Official Plat of Autumn Trails - Unit 1, Subdivision Tract Map 5127, Buckle Court, Highball Court, Longridge Drive and portion of Hayfield Drive, APN 534-632-04, approximately 78,433 square feet;
- (6) A portion of Official Plat of Woodland Village Phase 19, Subdivision Tract Map 5120, Giant Panda Court, Kodiak Bear Court, Polar Bear Court, a portion of Polar Bear Drive, and a portion of Desert Lake Drive, APN 556-592-10, approximately 196,191 square feet; and
- (7) A portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map 5087, a portion of Desert Lake Drive, APN 556-572-04, approximately 12,386 square feet. (Commission Districts 4 and 5.)

AGENDA ITEM # 6H1

SUMMARY

This item recommends adoption of seven Resolutions Accepting Real Property for Use as a Public Street, which pertain to portions of seven Official Plats listed in Table 1 totaling 816,694 square feet; and if approved, directs the Clerk's Office to record the seven Resolutions for the property located in the Spanish Springs and Cold Springs, Washoe County, Nevada.

The rights-of-way for roads listed in Table 1 were offered for dedication through seven Subdivision Tract Maps listed in Table 1. The roadways were not accepted by Washoe County at that time because the road improvements were not constructed. With the satisfactory design, inspection and completion of roadways and improvement of all roadways listed in Table 1 to County standards, it is recommended that the rights-of-way of said roadways be accepted at this time for ownership and maintenance by Washoe County.

Approximately 3.5 miles of new roadway will be added to the Washoe County street system with the adoption of the seven Resolutions.

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

PREVIOUS ACTION

None.

BACKGROUND

All roadways listed in Table 1 represent an extension of the adjacent previously approved and accepted Subdivisions. These roadways were necessary to serve newly constructed residential homes. The rights-of-way for the listed roadways were offered for dedication on their respective Official Plats as listed in Table 1 with their corresponding Document Numbers and Dates of Recordation. 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. All newly constructed public roadways listed in Table 1 have an approximate total length of 18,796 linear feet (3.5 miles).

With the satisfactory completion of the public roadway improvements, it is recommended that the 18,796 linear feet (3.5 miles) of roadway through seven Official Plats listed in Table 1 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 3.5 miles of roadway 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 \$70,000 per year.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt the following Resolutions Accepting Real Property for Use as a Public Street, which pertain to (a portions of seven Official Plats as listed below totaling 816,694 square feet; and if approved, direct the Clerk's Office to record the Resolutions:

- (1) A portion of Official Plat of Pebble Creek - Unit 6A, Subdivision Tract Map 5086, Spanish Sand Court, a portion of Spanish Sand Drive, a portion of Topaz Creek Drive, and a portion of Mystic Sands Drive, APN 538-204-07, approximately 103,030 square feet;
- (2) A portion of Pebble Creek - Unit 6B, Subdivision Tract Map 5114, Mystic Mountain Court, a portion of Mystic Mountain Drive, a portion of Mystic Sands Drive, and a portion of Topaz Creek Drive, APN 538-213-18 and APN 538-203-11, approximately 165,038 square feet;
- (3) A portion of Official Plat of Donovan Ranch - Phase 3, Subdivision Tract Map 5122, Valley Crest Drive, Valley Sage Drive, Vista Grande Drive, Vista Park Drive, a portion of Horizon Ridge Road, and a portion of Shady Valley Road, APN 534-624-08 and APN 534-617-15, approximately 233,108 square feet;
- (4) A portion of Official Plat of Eagle Canyon Ranch - Unit 1, Subdivision Tract Map 5124, a portion of Rudy Way and a portion of Rosy Finch Drive, APN 532-142-11, approximately 28,509 square feet;
- (5) A portion of Official Plat of Autumn Trails - Unit 1, Subdivision Tract Map 5127, Buckle Court, Highball Court, Longridge Drive and portion of Hayfield Drive, APN 534-632-04, approximately 78,433 square feet;
- (6) A portion of Official Plat of Woodland Village Phase 19, Subdivision Tract Map 5120, Giant Panda Court, Kodiak Bear Court, Polar Bear Court, a portion of Polar Bear Drive, and a portion of Desert Lake Drive, APN 556-592-10, approximately 196,191 square feet; and
- (7) A portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map 5087, a portion of Desert Lake Drive, APN 556-572-04, approximately 12,386 square feet.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt the following Resolutions Accepting Real Property for Use as a Public Street that pertain to portions of seven Official Plats as listed below totaling 816,694 square feet; and if approved, direct the Clerk's Office to record the Resolutions:

- (1) A portion of Official Plat of Pebble Creek - Unit 6A, Subdivision Tract Map 5086, Spanish Sand Court, a portion of Spanish Sand Drive, a portion of Topaz Creek Drive, and a portion of Mystic Sands Drive, APN 538-204-07, approximately 103,030 square feet;
- (2) A portion of Pebble Creek - Unit 6B, Subdivision Tract Map 5114, Mystic Mountain Court, a portion of Mystic Mountain Drive, a portion of Mystic Sands Drive, and a portion of Topaz Creek Drive, APN 538-213-18 and APN 538-203-11, approximately 165,038 square feet;
- (3) A portion of Official Plat of Donovan Ranch - Phase 3, Subdivision Tract Map 5122, Valley Crest Drive, Valley Sage Drive, Vista Grande Drive, Vista Park Drive, a

- portion of Horizon Ridge Road, and a portion of Shady Valley Road, APN 534-624-08 and APN 534-617-15, approximately 233,108 square feet;
- (4) A portion of Official Plat of Eagle Canyon Ranch - Unit 1, Subdivision Tract Map 5124, a portion of Rudy Way and a portion of Rosy Finch Drive, APN 532-142-11, approximately 28,509 square feet;
 - (5) A portion of Official Plat of Autumn Trails - Unit 1, Subdivision Tract Map 5127, Buckle Court, Highball Court, Longridge Drive and portion of Hayfield Drive, APN 534-632-04, approximately 78,433 square feet;
 - (6) A portion of Official Plat of Woodland Village Phase 19, Subdivision Tract Map 5120, Giant Panda Court, Kodiak Bear Court, Polar Bear Court, a portion of Polar Bear Drive, and a portion of Desert Lake Drive, APN 556-592-10, approximately 196,191 square feet; and
 - (7) A portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map 5087, a portion of Desert Lake Drive, APN 556-572-04, approximately 12,386 square feet.”

Table 1

EXHIBIT	REGION	A.P.N.	SUBDIVISION TRACT MAP No.	DOCUMENT No.	DATE RECORDED	SUBDIVISION	Total Area in Sq. Ft.	STREETS TO BE ACCEPTED	LENGTH in MILES	
A	SPANISH SPRINGS	538-204-07	T5086	4372162	07/11/2014	PEBBLE CREEK UNIT 6A	103,030			
									SPANISH SAND CT	0.03
									SPANISH SAND DR	0.22
									TOPAZ CREEK DR	0.17
B	SPANISH SPRINGS	538-213-18	T5114	4446251	03/12/2015	PEBBLE CREEK UNIT 6B	165,038			
									MYSTIC MOUNTAIN CT	0.07
									MYSTIC MOUNTAIN DR	0.4
									MYSTIC SANDS DR	0.13
C	SPANISH SPRINGS	534-624-08	T5122	4478183	06/11/2015	DONOVAN RANCH PHASE 3	233,108			
									HORIZON RIDGE RD	0.21
									SHADY VALLEY RD	0.24
									VALLEY CREST DR	0.18
D	SPANISH SPRINGS	532-142-11	T5124	4485157	06/30/2015	EAGLE CANYON RANCH 1	28,509			
									ROSY FINCH DR	0.03
									RUDDY WAY	0.08
E	SPANISH SPRINGS	534-632-04	T5127	4491548	07/15/2015	AUTUMN TRAILS UNIT 1	78,433			
									BUCKLE CT	0.06
									HAYFIELD DR	0.07
									HIGHBALL CT	0.05
F	COLD SPRINGS	556-592-10	T5120	4469354	05/15/2015	WOODLAND VILLAGE PHASE 19	196,191			
									DESERT LAKE DR	0.15
									GIANT PANDA CT	0.14
									KODIAK BEAR CT	0.14
G	COLD SPRINGS	556-572-04	T5087	4378677	07/31/2014	WOODLAND VILLAGE PHASE 18	12,386			
									POLAR BEAR CT	0.14
									POLAR BEAR DR	0.21
									DESERT LAKE DR	0.05
TOTAL AREA							816,694.55	TOTAL LENGTH in MILES	3.395333	

APN: 538-204-07

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

**RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A portion of Official Plat of Pebble Creek - Unit 6A
Subdivision Tract Map No. 5086)**

The Official Plat of Pebble Creek – Unit 6A, Subdivision Tract Map No. 5086, Section 11, Township 21 North, Range 20 East, MDM, Document No. 4372162 recorded July 11, 2014, as described and shown on Exhibit “A” (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for Spanish Sand Court, a portion of Spanish Sand Drive, a portion of Topaz Creek Drive, and a portion of Mystic Sands Drive, as shown on the attached Exhibit “A”, was offered for dedication by Official Plat of Pebble Creek – Unit 6A, Subdivision Tract Map No. 5086, Document No. 4372162 recorded on July 11, 2014; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and

the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that Spanish Sand Court, a portion of Spanish Sand Drive, a portion of Topaz Creek Drive, and a portion of Mystic Sands Drive as shown on Exhibit "A" as part of a portion of Official Plat of Pebble Creek – Unit 6A, Subdivision Tract Map No. 5086 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkgigler, Chair
Washoe County Commission

_____, 2015
Dated

ATTEST:

NANCY PARENT
Washoe County Clerk

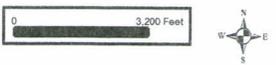
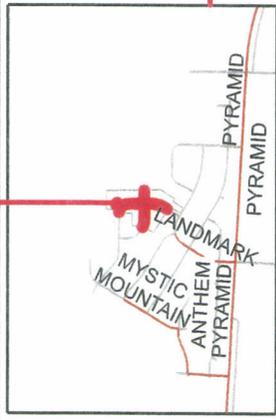
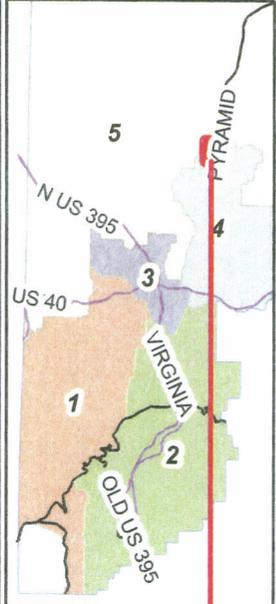
PEBBLE CREEK UNIT 6A

EXHIBIT A

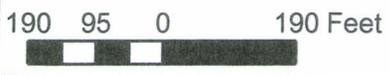
AREA = 103,030 SF
 LENGTH = 0.45 miles
 DATE ACCEPTED: December 8, 2015

A.P.N. - 538-204-07
 in Pebble Creek Unit 6A
 Subdivision Tract Map 5086

	Road_to_be_accepted
	SUBDIVISIONS
	Property Boundary



ROADS TO BE ACCEPTED in Spanish Springs PEBBLE CREEK UNIT 6A



Notes: The Scale and configuration of all Information shown hereon are approximate only and are not intended as a guide for design or survey work. Reproduction is not permitted without prior written permission from the Washoe County Community Services Department.
 November, 2015

Washoe County Community Services Department
 Engineering & Capital Projects Division

APN: 538-213-18 and 538-203-11

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A portion of Official Plat of Pebble Creek - Unit 6B
Subdivision Tract Map No. 5114)

The Official Plat of Pebble Creek – Unit 6B, Subdivision Tract Map No. 5114, Section 11, Township 21 North, Range 20 East, MDM, Document No. 4446251 recorded March 12, 2015, as described and shown on Exhibit “A” (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for Mystic Mountain Court, a portion of Mystic Mountain Drive, a portion of Mystic Sands Drive, and a portion of Topaz Creek Drive, as shown on the attached Exhibit “A”, was offered for dedication by Official Plat of Pebble Creek – Unit 6B, Subdivision Tract Map No. 5114, Document No. 4446251 recorded on March 12, 2015; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that Mystic Mountain Court, a portion of Mystic Mountain Drive, a portion of Mystic Sands Drive, and a portion of Topaz Creek Drive as shown on Exhibit "A" as part of a portion of Official Plat of Pebble Creek – Unit 6B, Subdivision Tract Map No. 5114 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkgigler, Chair
Washoe County Commission

_____, 2015
Dated

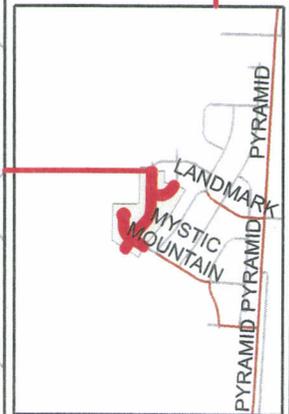
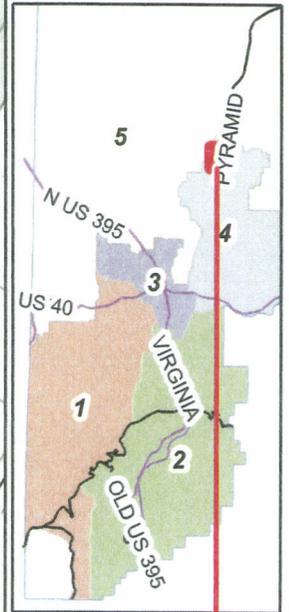
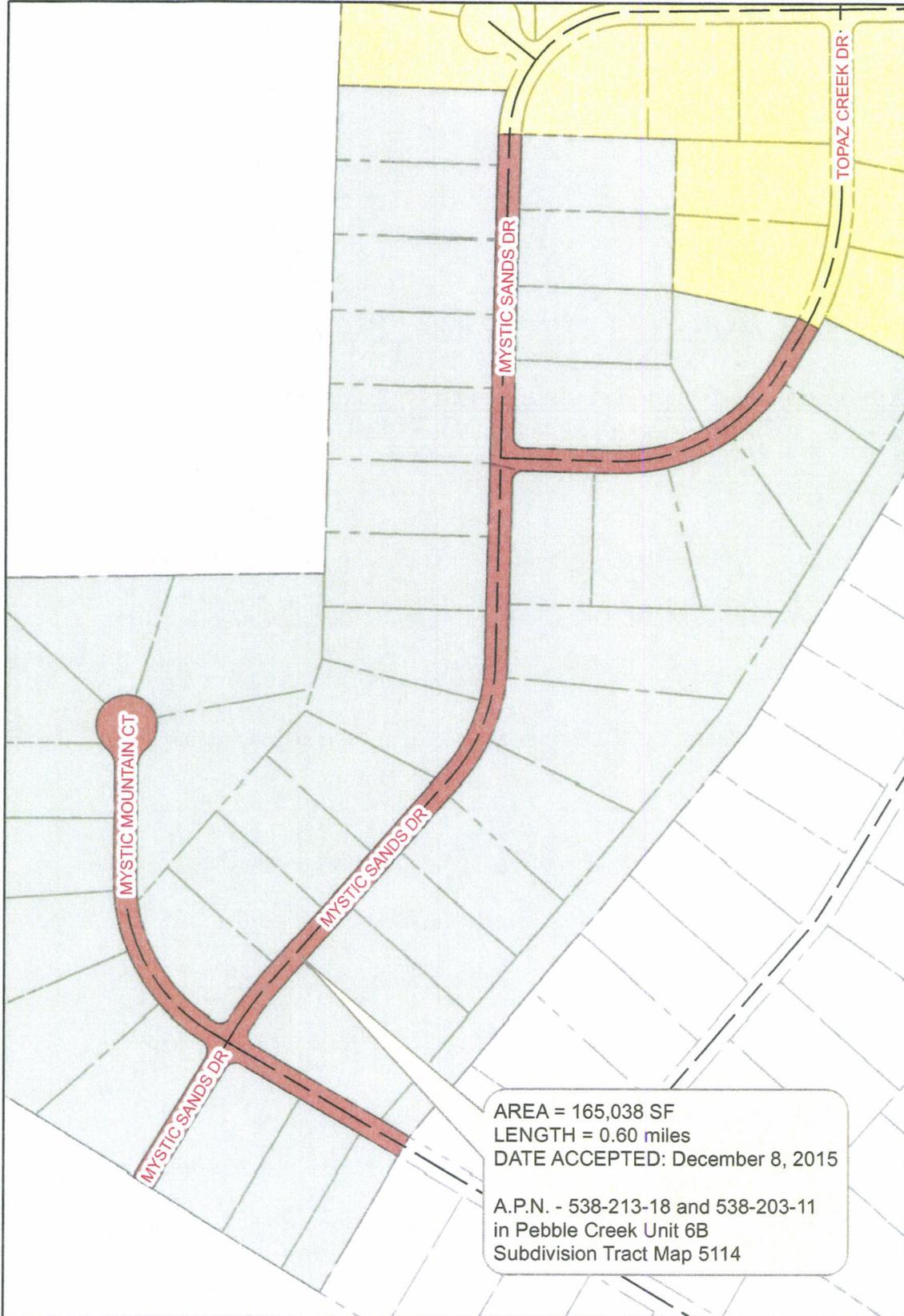
ATTEST:

NANCY PARENT
Washoe County Clerk

PEBBLE CREEK UNIT 6B

EXHIBIT A

-  Road_to_be_accepted
-  SUBDIVISIONS
-  Property Boundary



AREA = 165,038 SF
 LENGTH = 0.60 miles
 DATE ACCEPTED: December 8, 2015
 A.P.N. - 538-213-18 and 538-203-11
 in Pebble Creek Unit 6B
 Subdivision Tract Map 5114



**ROADS TO BE ACCEPTED
 in Spanish Springs
 PEBBLE CREEK UNIT 6B**



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 November, 2015

**Washoe County Community Services Department
 Engineering & Capital Projects Division**

APN: 534-624-08 and 534-617-15

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

**RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A portion of Official Plat of Donovan Ranch – Phase 3
Subdivision Tract Map No. 5122)**

The Official Plat of Donovan Ranch – Phase 3, Subdivision Tract Map No. 5122, Section 24, Township 21 North, Range 20 East, MDM, Document No. 4478183 recorded June 11, 2015, as described and shown on Exhibit “A” (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for Valley Crest Drive, Valley Sage Drive, Vista Grande Drive, Vista Park Drive, a portion of Horizon Ridge Road, and a portion of Shady Valley Road, as shown on the attached Exhibit “A”, was offered for dedication by Official Plat of Donovan Ranch – Phase 3, Subdivision Tract Map No. 5122, Document No. 4478183 recorded on June 11, 2015; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and

the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that Valley Crest Drive, Valley Sage Drive, Vista Grande Drive, Vista Park Drive, a portion of Horizon Ridge Road, and a portion of Shady Valley Road as shown on Exhibit "A" as part of a portion of Official Plat of Donovan Ranch – Phase 3, Subdivision Tract Map No. 5122 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkbigler, Chair
Washoe County Commission

_____, 2015
Dated

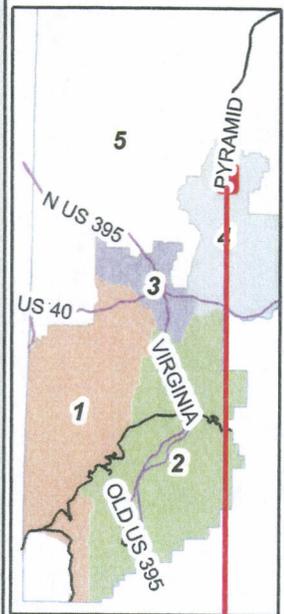
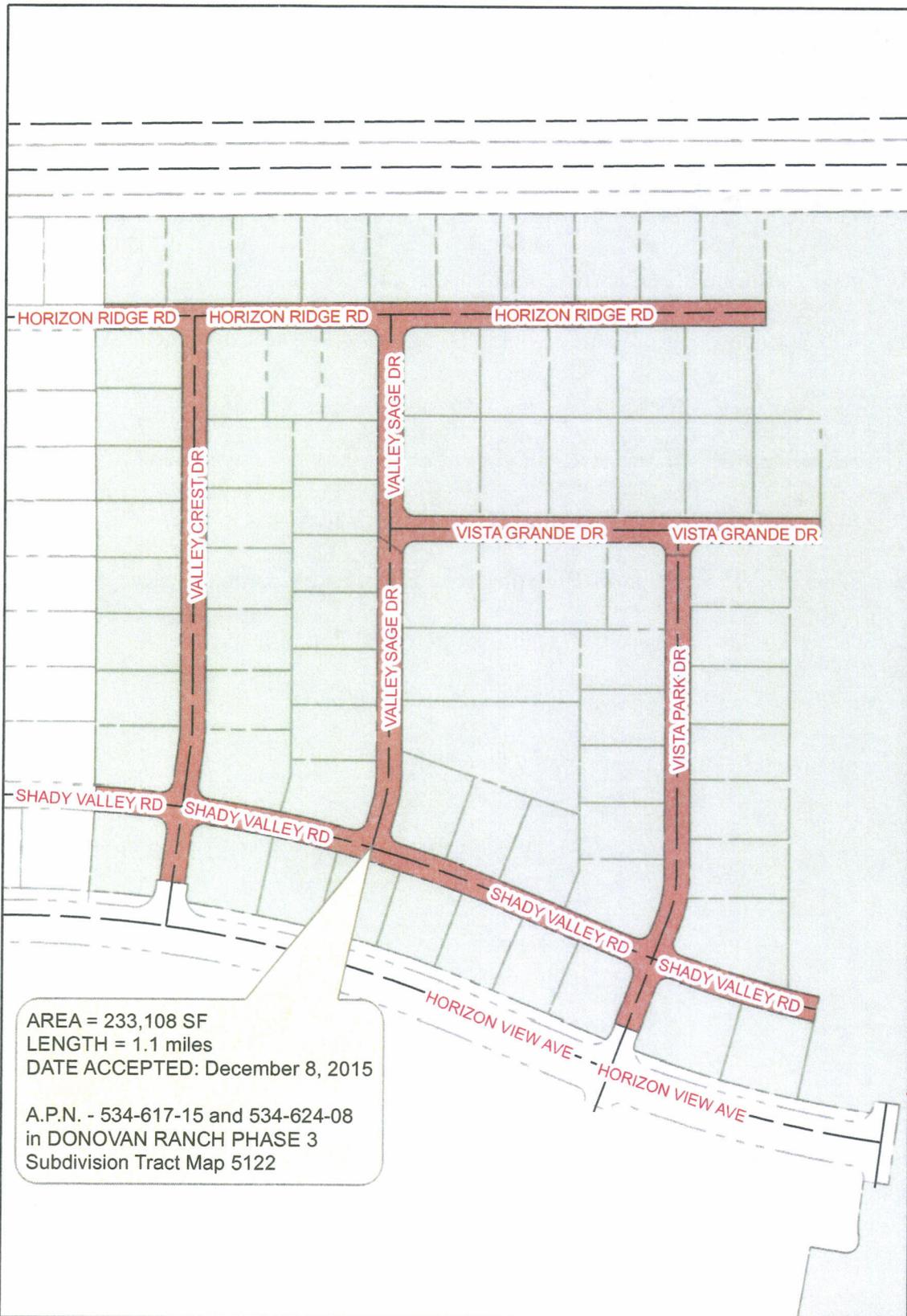
ATTEST:

NANCY PARENT
Washoe County Clerk

DONOVAN RANCH PHASE 3

EXHIBIT A

	Road_to_be_accepted
	SUBDIVISIONS
	Property Boundary



AREA = 233,108 SF
 LENGTH = 1.1 miles
 DATE ACCEPTED: December 8, 2015

 A.P.N. - 534-617-15 and 534-624-08
 in DONOVAN RANCH PHASE 3
 Subdivision Tract Map 5122



ROADS TO BE ACCEPTED in Spanish Springs DONOVAN RANCH PHASE 3


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 November, 2015

Washoe County Community Services Department
Engineering & Capital Projects Division

APN: 532-142-11

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A portion of Official Plat of Eagle Canyon Ranch – Unit 1
Subdivision Tract Map No. 5124)

The Official Plat of Eagle Canyon Ranch - Unit 1, Subdivision Tract Map No. 5124, Section 27, Township 21 North, Range 20 East, MDM, Document No. 4485157 recorded June 30, 2015, as described and shown on Exhibit “A” (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for a portion of Rudy Way and a portion of Rosy Finch Drive, as shown on the attached Exhibit “A”, was offered for dedication by Official Plat of Eagle Canyon Ranch – Unit 1, Subdivision Tract Map No. 5124, Document No. 4485157 recorded on June 30, 2015; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and

the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that a portion of Rudy Way and a portion of Rosy Finch Drive as shown on Exhibit "A" as part of a portion of Official Plat of Eagle Canyon Ranch – Unit 1, Subdivision Tract Map No. 5124 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkgigler, Chair
Washoe County Commission

_____, 2015
Dated

ATTEST:

NANCY PARENT
Washoe County Clerk

EAGLE CANYON RANCH UNIT 1

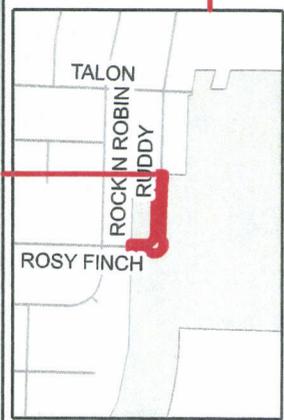
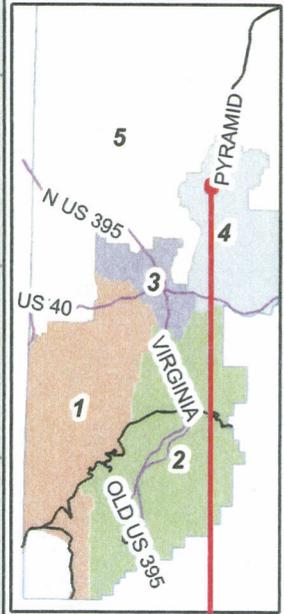
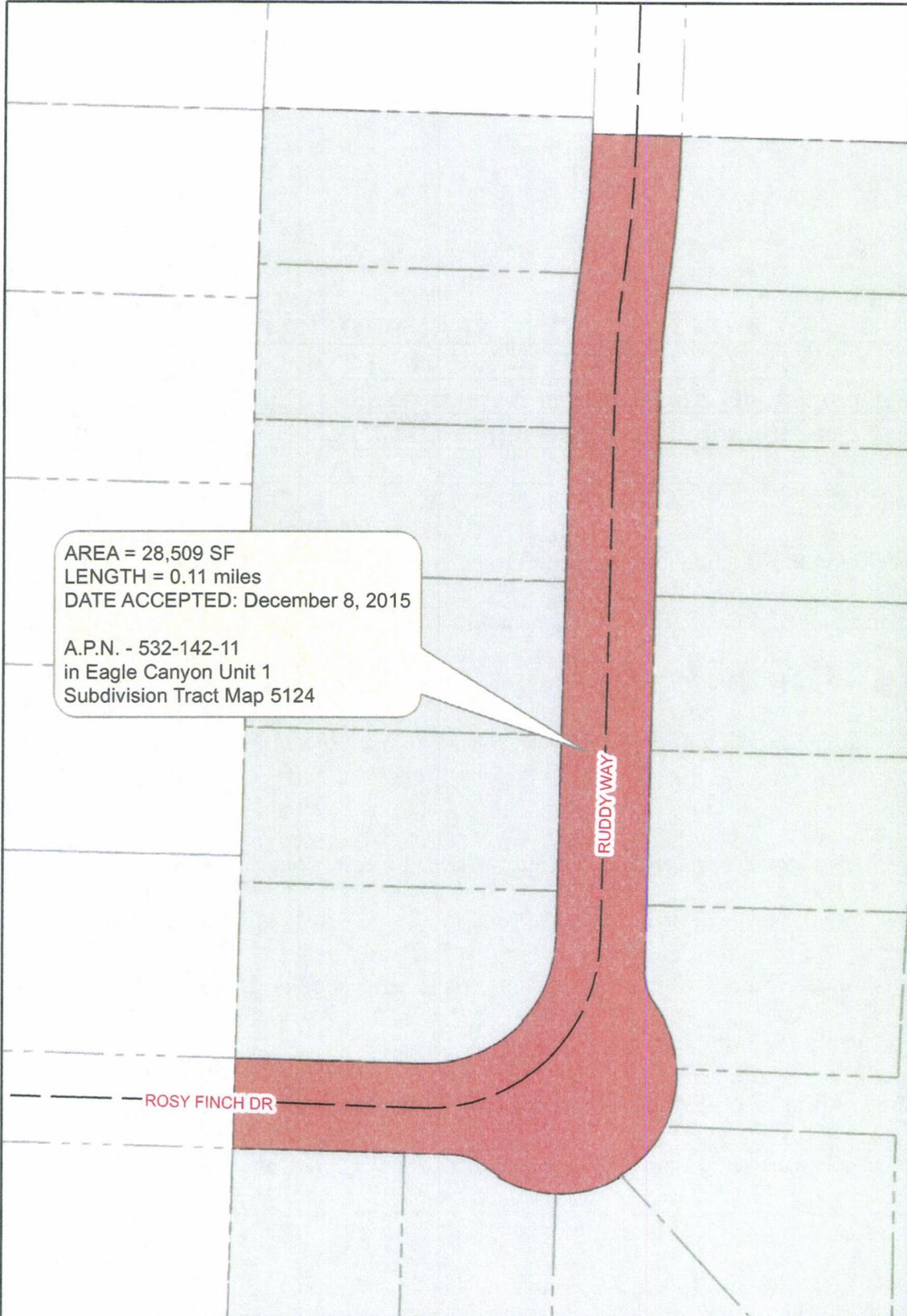
EXHIBIT A

Legend:

- Road_to_be_accepted
- SUBDIVISIONS
- Property Boundary

AREA = 28,509 SF
LENGTH = 0.11 miles
DATE ACCEPTED: December 8, 2015

A.P.N. - 532-142-11
in Eagle Canyon Unit 1
Subdivision Tract Map 5124



ROADS TO BE ACCEPTED in Spanish Springs EAGLE CANYON RANCH UNIT 1



Notes: The Scale and configuration of all Information shown hereon are approximate only and are not intended as a guide for design or survey work. Reproduction is not permitted without prior written permission from the Washoe County Community Services Department.
November, 2015

Washoe County Community Services Department
Engineering & Capital Projects Division

APN: 534-632-04

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

**RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A portion of Official Plat of Autumn Trails – Unit 1
Subdivision Tract Map No. 5127)**

The Official Plat of Autumn Trails - Unit 1, Subdivision Tract Map No. 5127, Section 25, Township 21 North, Range 20 East, MDM, Document No. 4491548 recorded July 15, 2015, as described and shown on Exhibit “A” (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for Buckle Court, Highball Court, Longridge Drive and portion of Hayfield Drive, as shown on the attached Exhibit “A”, was offered for dedication by Official Plat of Autumn Trails – Unit 1, Subdivision Tract Map No. 5127, Document No. 4491548 recorded on July 15, 2015; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and

the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that Buckle Court, Highball Court, Longridge Drive and portion of Hayfield Drive as shown on Exhibit "A" as part of a portion of Official Plat of Autumn Trails – Unit 1, Subdivision Tract Map No. 5127 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkgigler, Chair
Washoe County Commission

_____, 2015
Dated

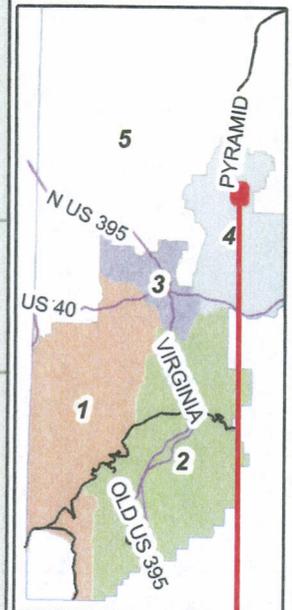
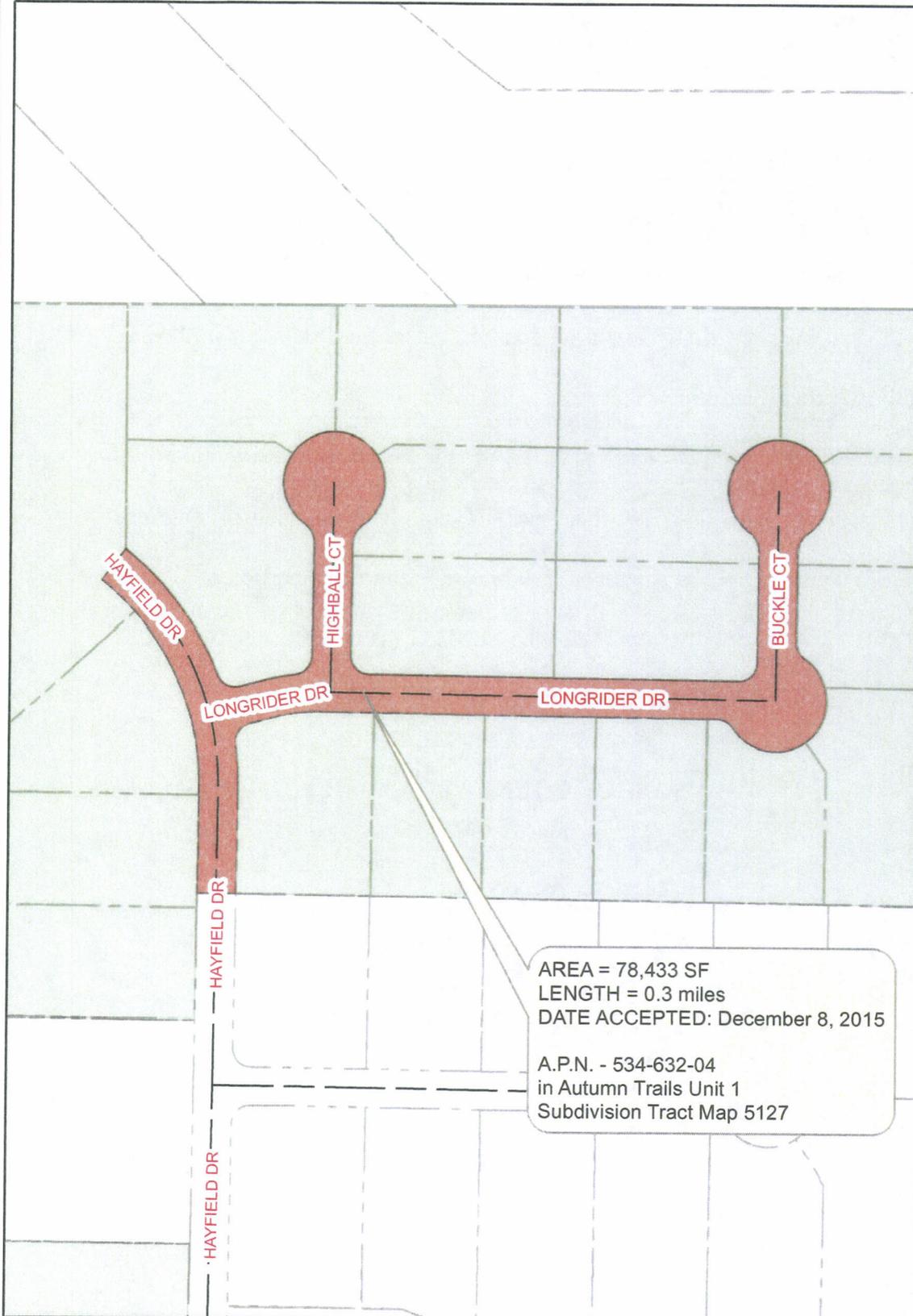
ATTEST:

NANCY PARENT
Washoe County Clerk

AUTUMN TRAILS UNIT 1

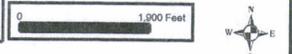
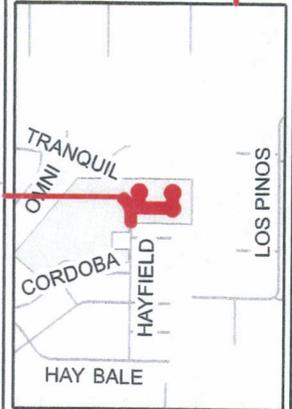
EXHIBIT A

-  Road_to_be_accepted
-  SUBDIVISIONS
-  Property Boundary

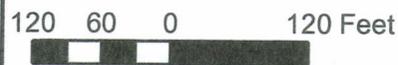


AREA = 78,433 SF
 LENGTH = 0.3 miles
 DATE ACCEPTED: December 8, 2015

A.P.N. - 534-632-04
 in Autumn Trails Unit 1
 Subdivision Tract Map 5127



ROADS TO BE ACCEPTED in Spanish Springs AUTUMN TRAILS UNIT 1



 Notes: The Scale and configuration of all Information shown hereon are approximate only and are not intended as a guide for design or survey work. Reproduction is not permitted without prior written permission from the Washoe County Community Services Department.
 November, 2015

**Washoe County Community Services Department
 Engineering & Capital Projects Division**

APN: 556-592-10

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A portion of Official Plat of Woodland Village Phase 19
Subdivision Tract Map No. 5120)

The Official Plat of Woodland Village Phase 19, Subdivision Tract Map No. 5120, Section 15, Township 21 North, Range 18 East, MDM, Document No. 44969354 recorded May 15, 2015, as described and shown on Exhibit "A" (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for Giant Panda Court, Kodiak Bear Court, Polar Bear Court, a portion of Polar Bear Drive, and a portion of Desert Lake Drive, as shown on the attached Exhibit "A", was offered for dedication by Official Plat of Woodland Village Phase 19, Subdivision Tract Map No. 5120, Document No. 4469354 recorded on May 15, 2015; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that Giant Panda Court, Kodiak Bear Court, Polar Bear Court, a portion of Polar Bear Drive, and a portion of Desert Lake Drive as shown on Exhibit "A" as part of a portion of Official Plat of Woodland Village Phase 19, Subdivision Tract Map No. 5120 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkbigler, Chair
Washoe County Commission

_____, 2015
Dated

ATTEST:

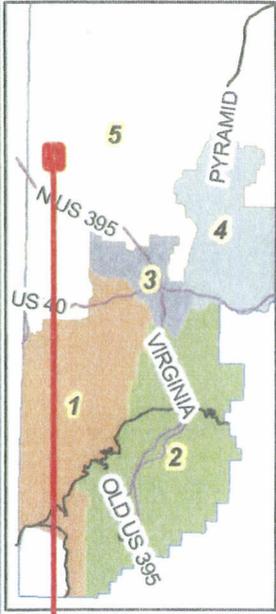
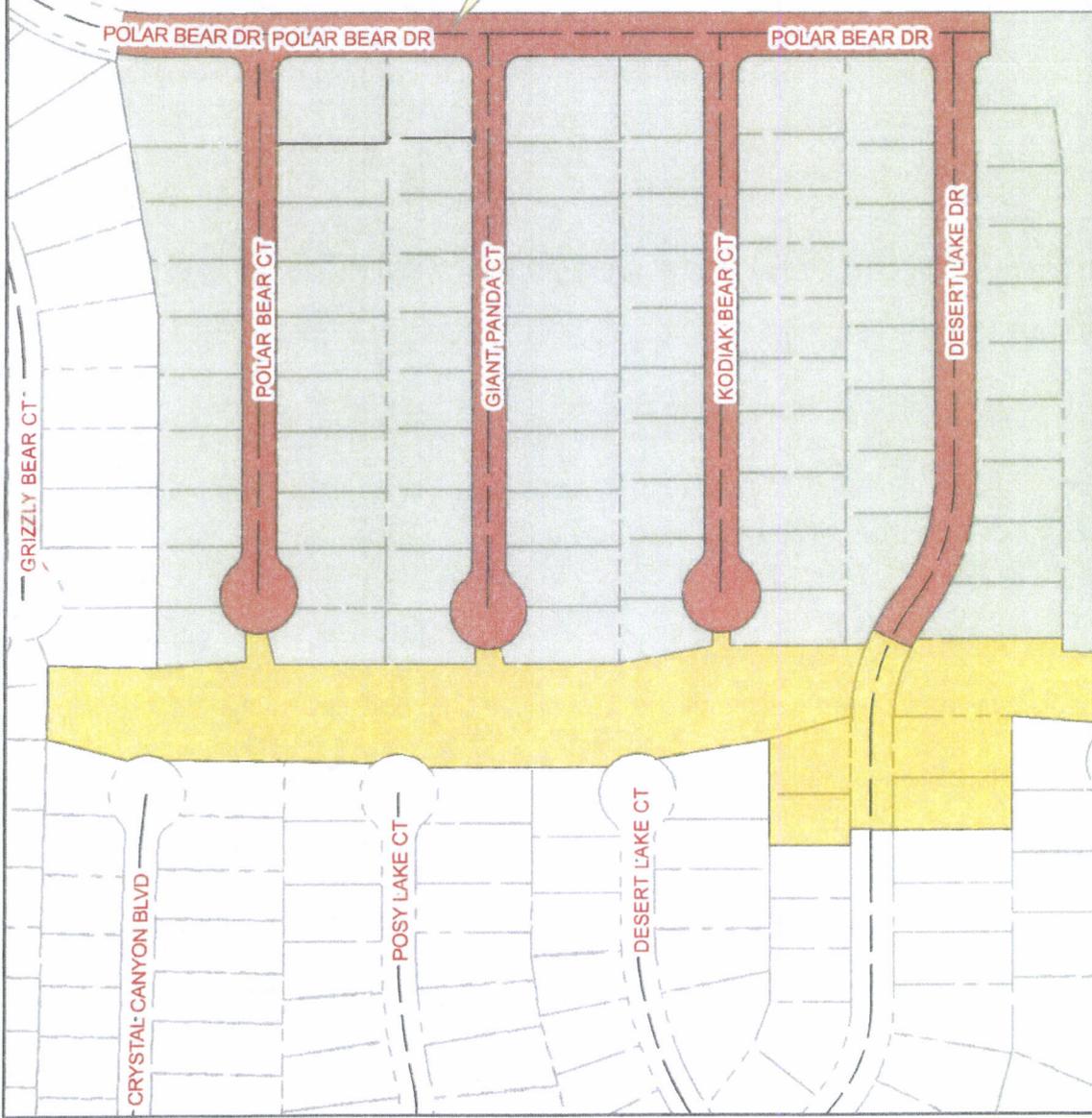
NANCY PARENT
Washoe County Clerk

WOODLAND VILLAGE PHASE 19

EXHIBIT A

	Road_to_be_accepted
	SUBDIVISIONS
	Property Boundary

AREA = 196,191 SF
 LENGTH = .83 miles
 DATE ACCEPTED: December 8, 2015
 A.P.N. - 556-592-10
 in WOODLAND VILLAGE PHSE 19
 Subdivision Tract Map 5120



0 2750 Feet



ROADS TO BE ACCEPTED in Cold Springs WOODLAND VILLAGE PHASE 19



160 80 0 160 Feet

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 November, 2015

**Washoe County Community Services Department
 Engineering & Capital Projects Division**

APN: 556-572-04

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A portion of Official Plat of Woodland Village Phase 18
Subdivision Tract Map No. 5087)

The Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087, Section 15, Township 21 North, Range 18 East, MDM, Document No. 4378677 recorded July 31, 2015, as described and shown on Exhibit "A" (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for a portion of Desert Lake Drive, as shown on the attached Exhibit "A", was offered for dedication by Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087, Document No. 4378677 recorded on July 31, 2015; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and

the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that a portion of Desert Lake Drive as shown on Exhibit "A" as part of a portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Marsha Berkgigler, Chair
Washoe County Commission

_____, 2015
Dated

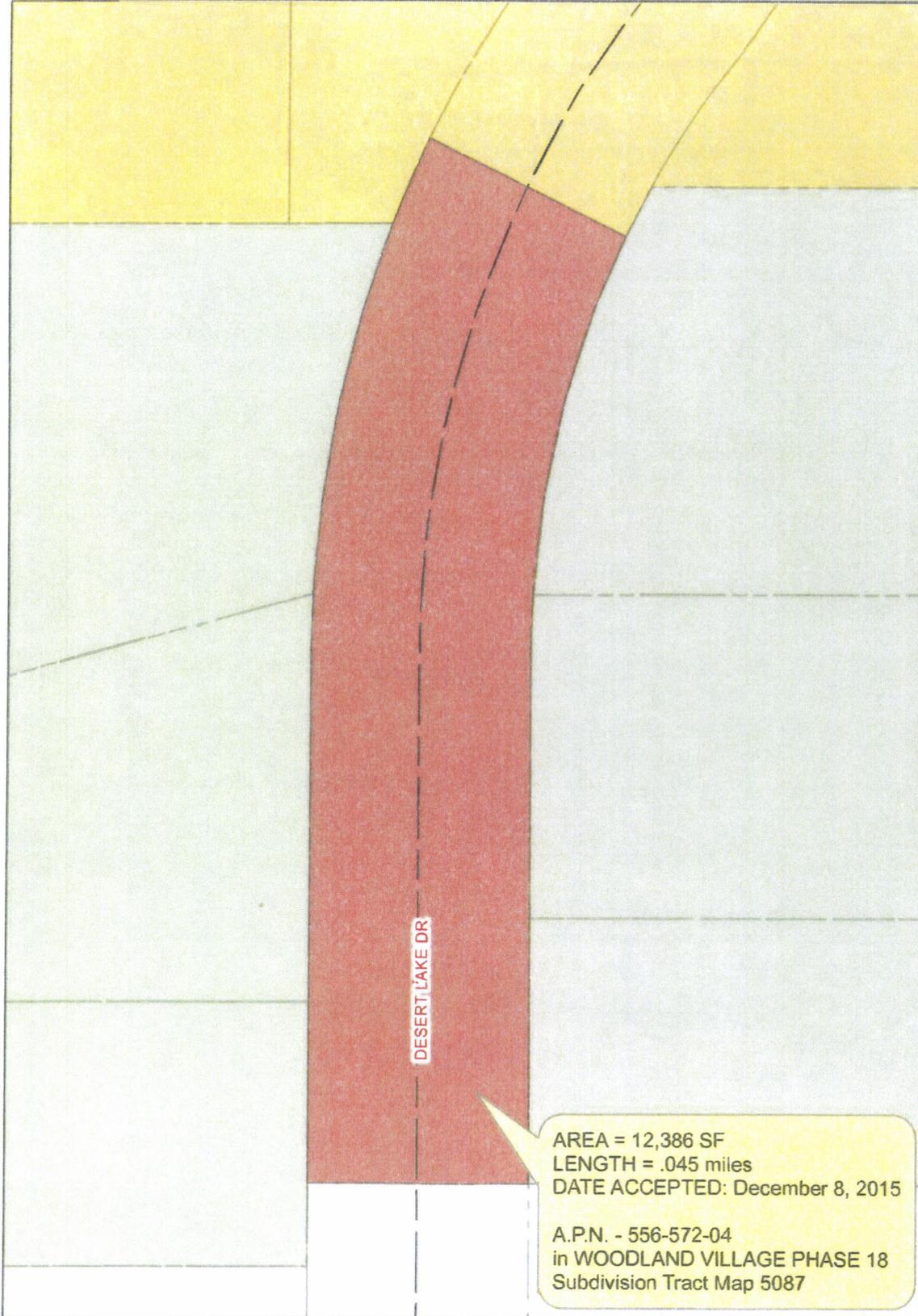
ATTEST:

NANCY PARENT
Washoe County Clerk

WOODLAND VILLAGE PHASE 18

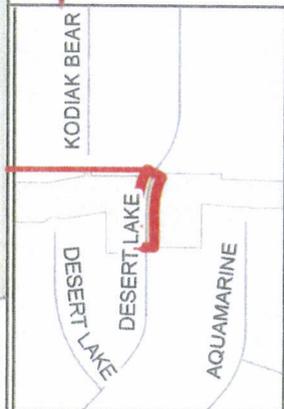
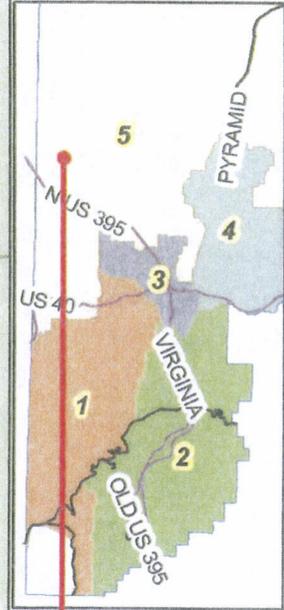
EXHIBIT A

-  Road_to_be_accepted
-  SUBDIVISIONS
-  Property Boundary



AREA = 12,386 SF
 LENGTH = .045 miles
 DATE ACCEPTED: December 8, 2015

A.P.N. - 556-572-04
 in WOODLAND VILLAGE PHASE 18
 Subdivision Tract Map 5087



ROADS TO BE ACCEPTED in Cold Springs WOODLAND VILLAGE PHASE 18



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 November, 2015

**Washoe County Community Services Department
 Engineering & Capital Projects Division**