



WASHOE COUNTY

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STAFF REPORT BOARD MEETING DATE: July 12, 2016

CM/ACM KS
Finance DN
DA SH
Risk Mgmt DC
Comptroller CL
Clerk CS

DATE: June 17, 2016
TO: Board of County Commissioners
FROM: Dennis Troy, Park Planner, Planning and Development,
Community Services Department, 328-2059, dtroy@washoecounty.us
THROUGH: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects,
Community Services Department, 328-2043, desmith@washoecounty.us
SUBJECT: Approve a Roadway Dedication to convey real property, a portion of APN 142-011-07 (totaling .64 acres) for use as a public street right-of-way to the City of Reno; and if approved, direct the Clerk's Office to record the Roadway Dedication. (Commission District 2.)

SUMMARY

A total of 714-feet of proposed roadway (a portion of APN 142-011-07 totaling .64 acres) will be ratified for inclusion into the City of Reno street system. This section of County property is currently an undeveloped portion of South Valleys Regional Park.

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

PREVIOUS ACTION

None.

BACKGROUND

In 2009 a 22.8 acre site (APN 142-011-07) to the north of the existing South Valleys Regional Park was donated to the County by Dr. Dorostkar. This parcel includes a panhandle off of Wedge Parkway which provides access to the larger developable area.

During the 2015 update of the South Valleys Regional Park Master Plan, this panhandle portion of the site was identified as one of the main access points to the future expansion area within the park. Coincidentally, the property to the north (owned by Fritz Duda Company) was in the design phase of an apartment project known as Village South.

Ryder Homes of Nevada, acting as the general contractor for the Fritz Duda Company for the development of the Village South apartment project, is constructing the new roadway which will serve as a future ingress/egress point to the park and also as an emergency access road to the Village South development. This road benefits both the County and the Developer and is the highest and best use for this portion of the parcel. As this piece of property will be a roadway

that is available to the public, staff recommends dedication of the real property to the City of Reno under the terms of the proposed Roadway Dedication. The City of Reno will ultimately accept the roadway dedication and the operation and maintenance of the road will be provided by the City of Reno.

FISCAL IMPACT

There is no fiscal impact associated with this item. City of Reno will assume responsibility for operation and maintenance costs of the road. There are no significant operational savings to Community Services Roads Division.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Roadway Dedication to convey real property, including a portion of APN 142-011-07 (totaling .64 acres) for use as a public street right-of-way to the City of Reno; and if approved, direct the Clerk's Office to record the Roadway Dedication.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Roadway Dedication to convey real property, including a portion of APN 142-011-07 (totaling .64 acres) for use as a public street right-of-way to the City of Reno; and if approved, direct the Clerk's Office to record the Roadway Dedication."



APN: 142-011-07

When recorded, return to:
City of Reno
PO BOX 1900
Reno, NV 89505

ROADWAY DEDICATION

WASHOE COUNTY, a political subdivision of the State of Nevada, as Owner, "**Grantor**", hereby grants and conveys to the **CITY OF RENO**, a Nevada municipal corporation, "**Grantee**" an undeveloped section of land for the construction and maintenance of a public access road, and utilities including but not limited to, City of Reno sanitary sewer line, two Washoe County reclaimed waterlines, Truckee Meadows Water Authority potable water line, Nevada Energy natural gas line, and appurtenances thereto, over, across, under and through a portion of Grantor's property described as follows:

SEE ATTACHED EXHIBITS "A" & "A-1"

TOGETHER WITH the right of ingress to and egress from the above described parcel across adjacent property now owned by Grantor.

EXECUTED on this _____ day of _____, 2016.

WASHOE COUNTY, a political subdivision of the State of Nevada

By: Kitty K. Jung
Title: Chair, Washoe County Commission

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me, a Notary Public, on _____, 2016, by _____, as _____ of Washoe County, a political subdivision of the State of Nevada.

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION FOR
ROADWAY DEDICATION

All that certain real property situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Twenty (20), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, further described as being a portion of Parcel B as shown on Parcel Map No. 4280, recorded on October 20, 2004 as File No. 3115730, filed in the Official Records of Washoe County, Nevada, and being more particularly described as follows:

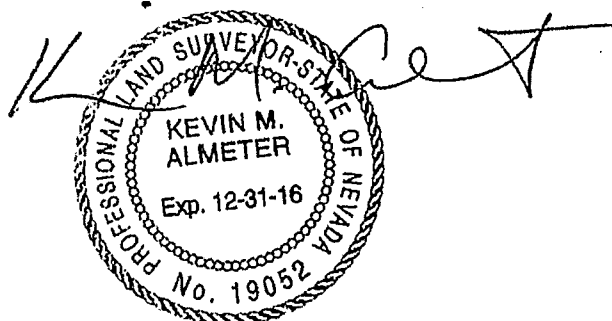
BEGINNING at the southerly most corner of said Parcel B, also being on the easterly right-of-way of Wedge Parkway;
THENCE along said easterly right-way-line North 02°15'20" East a distance of 53.09 feet to the line common to Parcel A and Parcel B of said Parcel Map No. 4280;
THENCE along said common line North 51°08'45" East a distance of 679.14 feet;
THENCE departing said common line South 38°51'15" East a distance of 40.00 feet to the southeasterly line of said Parcel B;
THENCE along said southeasterly line South 51°08'45" West a distance of 714.04 feet to the **POINT OF BEGINNING**;

Containing 27,864 square feet of land, more or less.

The Basis of Bearings for this legal description is identical to that as shown on said Parcel Map No. 4280.

See Exhibit A-1, plat to accompany description, attached hereto and made a part hereof.

Prepared by:
Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511



1-22-16

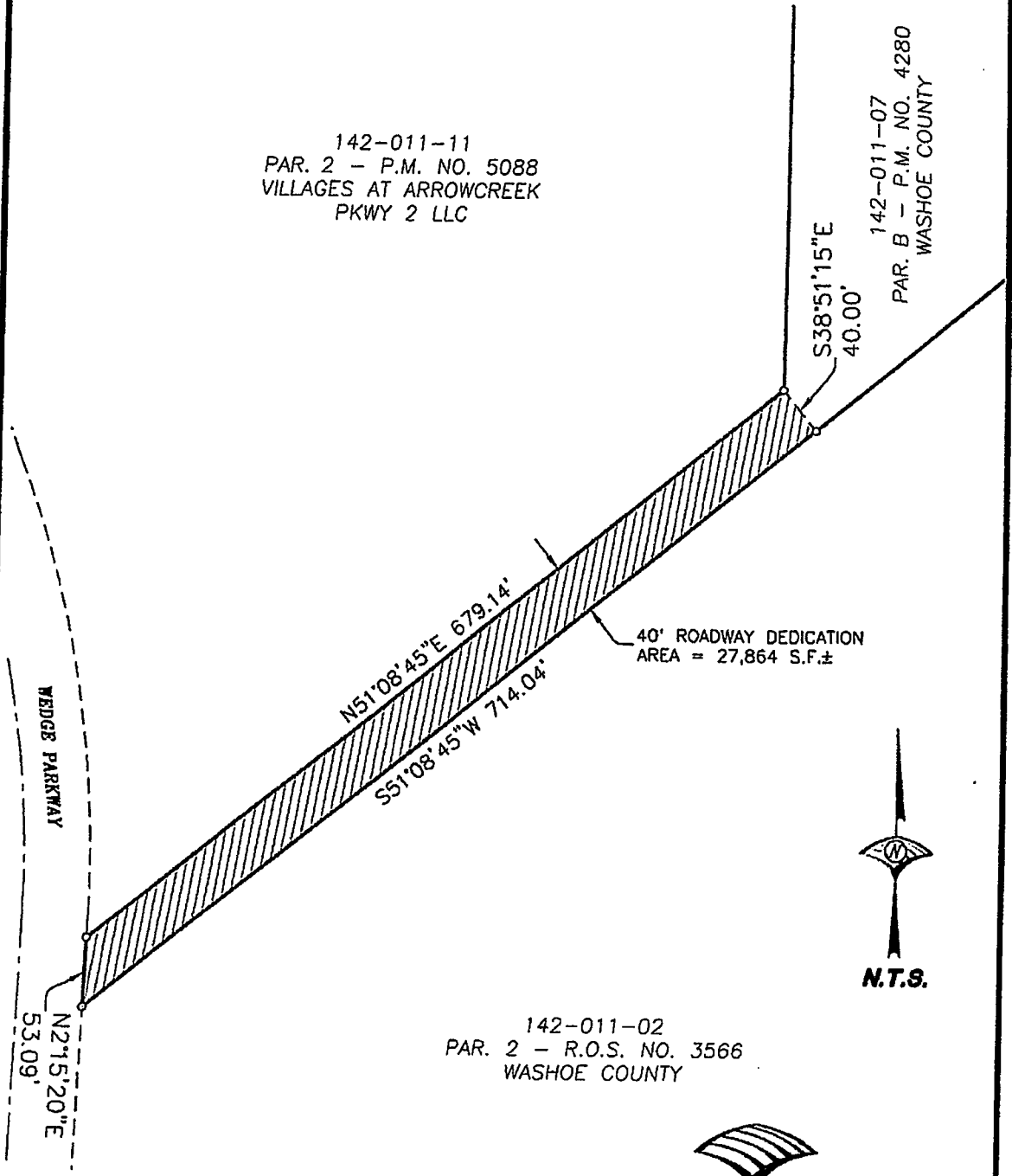
Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT A-1
PLAT TO ACCOMPANY

ROADWAY DEDICATION
BRING A PORTION OF THE SE 1/4 OF SECTION 20
TOWNSHIP 18 NORTH, RANGE 20 EAST, M.D.M
RENO WASHOE NEVADA

142-011-11
PAR. 2 - P.M. NO. 5088
VILLAGES AT ARROWCREEK
PKWY 2 LLC

142-011-07
PAR. B - P.M. NO. 4280
WASHOE COUNTY



40' ROADWAY DEDICATION
AREA = 27,864 S.F.±

WEDGE PARKWAY



N.T.S.

142-011-02
PAR. 2 - R.O.S. NO. 3566
WASHOE COUNTY

JOB NO. 2360.004
SHEET 1 OF 1



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

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