



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

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STAFF REPORT

BOARD MEETING DATE: April 14, 2015

CM/ACM KJ
Finance DN
DA ✓
Risk Mgmt N/A
HR N/A
Clerk Δ

DATE: March 20, 2015
TO: Board of County Commissioners
FROM: Leo R. Vesely, P.E., CFM, Licensed Engineer, Engineering and Capital Projects, Community Services Department, 325-8032, lvesely@washoecounty.us
THROUGH: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects, Community Services Department, 328-2043, desmith@washoecounty.us
SUBJECT: Adopt a Resolution Accepting Streets for a portion of Whistler Ridge Drive, APN 142-432-04 (totaling 7,253 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution. (Commission District 2.)

SUMMARY

This item recommends adoption of a Resolution Accepting Streets for use of a public street on a portion of Whistler Ridge Drive associated with The Reserve at Monte Rosa, Unit 2, residential development located in the South Truckee Meadows area of Reno, Nevada.

The right-of-way was granted on Subdivision Tract Map 4836, Document 3598845 which was recorded on November 30, 2007. The subject portion of the roadway was not accepted by Washoe County at that time because the road improvements were not constructed to County standards. With the satisfactory completion of the roadway improvements to Whistler Ridge Drive, it is recommended that the rights-of-way now be accepted for ownership and maintenance.

A total of 0.02 miles of new roadway will be added to the Washoe County Street System with the adoption of the Resolution.

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

PREVIOUS ACTION

None.

BACKGROUND

Whistler Ridge Drive was completed with the construction of a public turn-around at the west end of Whistler Ridge Drive with the development of The Reserve at Monte Rosa Unit 2 residential development. Whistler Ridge Drive was previously offered for dedication on Subdivision Tract Map 3042 as part of the Lancer Estates Unit 6 subdivision.

AGENDA ITEM # 524

With the approval of The Reserve At Monte Rosa Unit 2 subdivision and the satisfactory completion of the public turn-around improvements, it is recommended that Whistler Ridge Drive now be accepted for ownership and maintenance by Washoe County.

FISCAL IMPACT

The new right-of-way and roadway improvements will be maintained by the Washoe County Roads Division, funded through Special Revenue Fund 216 in cost center 216002 (Roads Maintenance. The cost for maintaining 0.02 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 \$1,000 per year.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt a Resolution Accepting Streets for a portion of Whistler Ridge Drive, APN 142-432-04 (totaling 7,253 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt a Resolution Accepting Streets for a portion of Whistler Ridge Drive, APN 142-432-04 (totaling 7,253 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution."

APN: 142-432-04

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

RESOLUTION ACCEPTING STREETS

The Reserve at Monte Rosa Unit 2, Tract Map 4836, Section 30, Township 18 North, Range 20 East, MDM, Document No. 3598845 recorded November 30, 2007, (Whistler Ridge Drive) 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, certain streets, or portions thereof, were offered for dedication by Tract Map No.4836, Document No. 3598845 recorded on November 30, 2007; and

WHEREAS, said offer of dedication was rejected by the Director of Community Development because said road were 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, portion of said street has been recently constructed and now meets current County standards; and

WHEREAS, said street is 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 street.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that the real property shown on Tract Map #4836 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

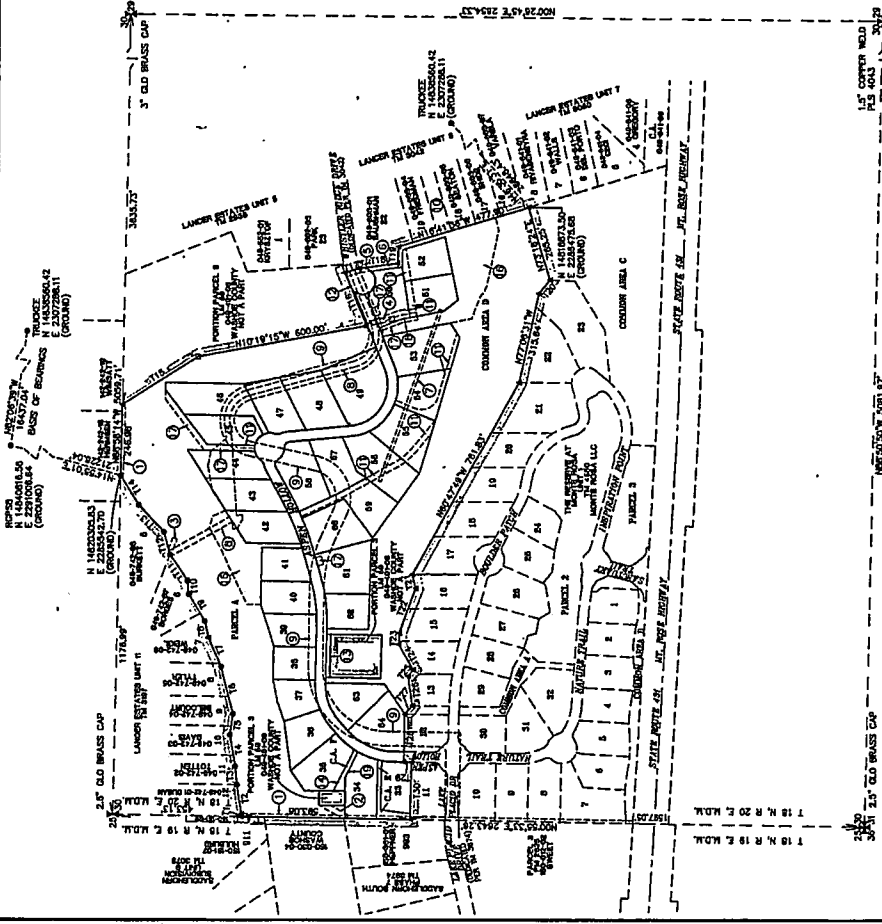
Chair,
Washoe County Commission

_____, 2015
Dated

ATTEST:

NANCY PARENT
Washoe County Clerk

4936A



LEGEND:

- FOUND 2" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 4" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 6" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 8" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 10" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 12" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 14" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 16" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 18" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 20" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 22" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 24" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 26" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 28" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 30" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 32" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 34" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 36" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 38" AL. CAP-WEDGE COUNTY ENGINEER
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- FOUND 92" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 94" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 96" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 98" AL. CAP-WEDGE COUNTY ENGINEER
- FOUND 100" AL. CAP-WEDGE COUNTY ENGINEER

EASEMENTS:

1. 10' P.U.E. PER L.M. 39 (1)
2. 20' WATER PUMPING EASEMENT PER DOC. NO. 1408283
3. D.E. PER DOC. NO. 184575
4. 10' POSTSTREAM AND EASTSTREAM EASEMENT PER DOC. NO. 1408282
5. 10' POWER EASEMENT PER DOC. NO. 1797308
6. 10' POWER EASEMENT PER DOC. NO. 1797309
7. 10' POWER LINE EASEMENT PER DOC. NO. 209504
8. E.S.E. PER DOC. NO. 184574
9. ACCESS EASEMENT PER DOC. NO. 184570
10. 10' P.U.E. PER THIS MAP TO WASHOE COUNTY ENGINEERING
11. 30' ACCESS, P.U.E. AND D.E. PER TU 3042 (2)
12. P.U.E. & P.T. D.E. PER THIS MAP
13. PUBLIC TURNAROUND EASEMENT GRANTED PER THIS MAP
14. ACCESS EASEMENT GRANTED TO STAGED PER THIS MAP
15. ACCESS EASEMENT GRANTED TO STAGED ACROSS COMMON AREA 2 PER THIS MAP
16. PRIVATE D.E. GRANTED PER THIS MAP, DETENTION POND ONLY SHALL BE MAINTAINED BY WASHOE COUNTY
17. W.L.E. GRANTED TO STAGED ACROSS PORTIONS OF LOTS 20 AND 61, COMMON AREA D AND PARCELS A PER THIS MAP
18. E.S.E. GRANTED TO WASHOE COUNTY ACROSS PORTIONS OF LOTS 20 AND 61 PER THIS MAP
19. ACCESS EASEMENT GRANTED TO STAGED PER THIS MAP

UTILITY COMPANIES CERTIFICATE (CONT.):

THE UTILITY COMPANIES SHOWN ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE ENGINEER. THESE COMPANIES HAVE AGREED TO MAINTAIN AND REPAIR THE UTILITY LINES LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS TRACT. THE ENGINEER HAS REVIEWED THE RECORDS OF THESE COMPANIES AND HAS FOUND THEM TO BE COMPLETE AND ACCURATE.

DATE: 1/16/07
 STATE OF NEVADA
 COUNTY OF WASHOE
 TITLE: Subdivision Tract Map 4936A
 I, *Scott A. Wood*, Licensed Engineer

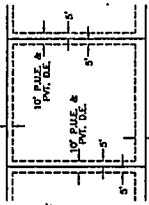
REFERENCES:

- 1) LAND MAP NO. 98, FILE NO. 084337, 10/19/03
 - 2) TRACT MAP NO. 3042, FILE NO. 179400, 5/16/04
 - 3) TRACT MAP NO. 4560, FILE NO. 333300, 12/13/04
- ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, DATUM: WASHINGTON MEAN SEA LEVEL, BEARING BETWEEN WASHOE COUNTY GPS CONTROL POINTS "TRUCKEE" AND "TRUCKEE" TAKEN AS NORTH. COORDINATES "CORRECTED" TO GROUND FACTOR = 1.0000000000000000.

TOTAL AREA = 38.79 ACRES±
 PARCEL A AREA = 10.01 ACRES±
 PRIVATE STREET AREA = 82,809 S.F.±
 COMMON AREA = 8,79 ACRES±
 LOT AREA = 17.92 ACRES±
 TOTAL NO. OF LOTS = 32



10' P.U.E. (SEE NOTE 1)
 STREET
 TYPICAL LOT EASEMENT DETAIL
 NOT TO SCALE



0 100 200 300
 FEET
 SCALE: 1" = 200'

NOTE:

FOR LINE AND CURVE DATA, SEE SHEET 3, 5540004-6

OFFICIAL PLAN

THE RESERVE AT MONTE ROSA UNIT 2
 A COMMON INTEREST COMMUNITY
 A DIVISION OF PARCELS 1 OF TRACT MAP NO. 4560
 BEING A PORTION OF PER PERCESSION 1/2 OF SECTION 40
 TOWNSHIP 35 NORTH RANGE 20 EAST, N.E.1/4, NEVADA
 WASHOE COUNTY

WOOD-RODGERS
 200 N. 1100th St.
 Reno, NV 89505
 SHEET 2 OF 5

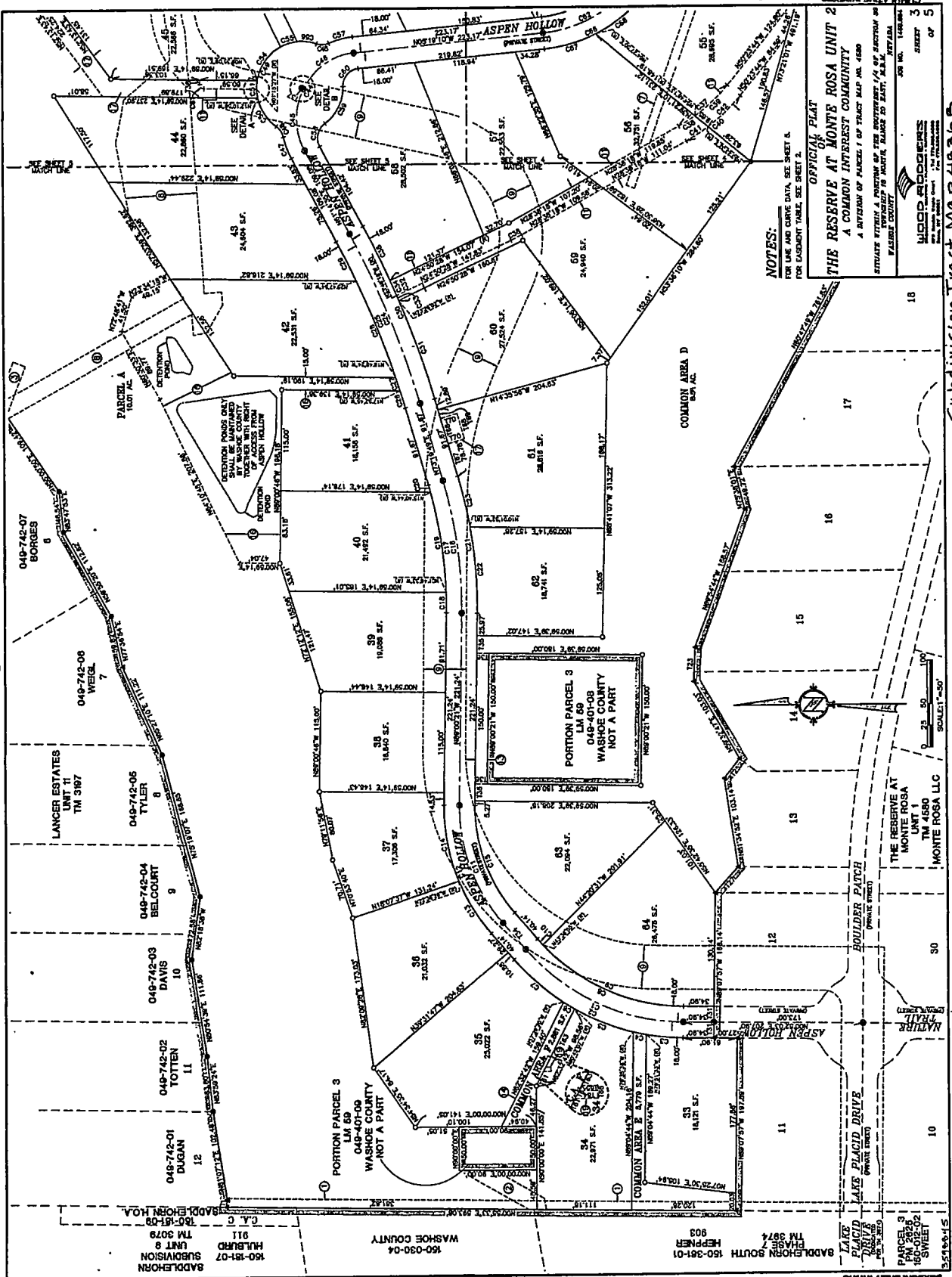
Subdivision Tract Map 4936A

EXHIBIT A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4936A

49366H



49366B
 CUMULATIVE INDEXES
 SHOULD BE EXAMINED
 FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP

NOTES:
 FOR LINE AND CURVE DATA SEE SHEET 2.
 FOR EASEMENT TABLE, SEE SHEET 2.

OFFICIAL PLAT
 OF
THE RESERVE AT MONTE ROSA UNIT 2
 A COMMON INTEREST COMMUNITY
 A DIVISION OF PARCEL 1 OF TRACT MAP NO. 4280
 A DIVISION OF PARCEL 1 OF TRACT MAP NO. 4280
 SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18
 TOWNSHIP 17 NORTH, RANGE 20 EAST, N.M.S.,
 PAVANE COUNTY

WOOD RODDERS
 1500 N. 100th St.
 Suite 100
 Edina, MN 55425
 763-555-1111

SUBDIVISION TRACT MAP 49366B

CUMULATIVE INDEXES
 SHOULD BE EXAMINED
 FOR ANY SUBSEQUENT
 CHANGES TO THIS MAP

EXHIBIT A

4836 C

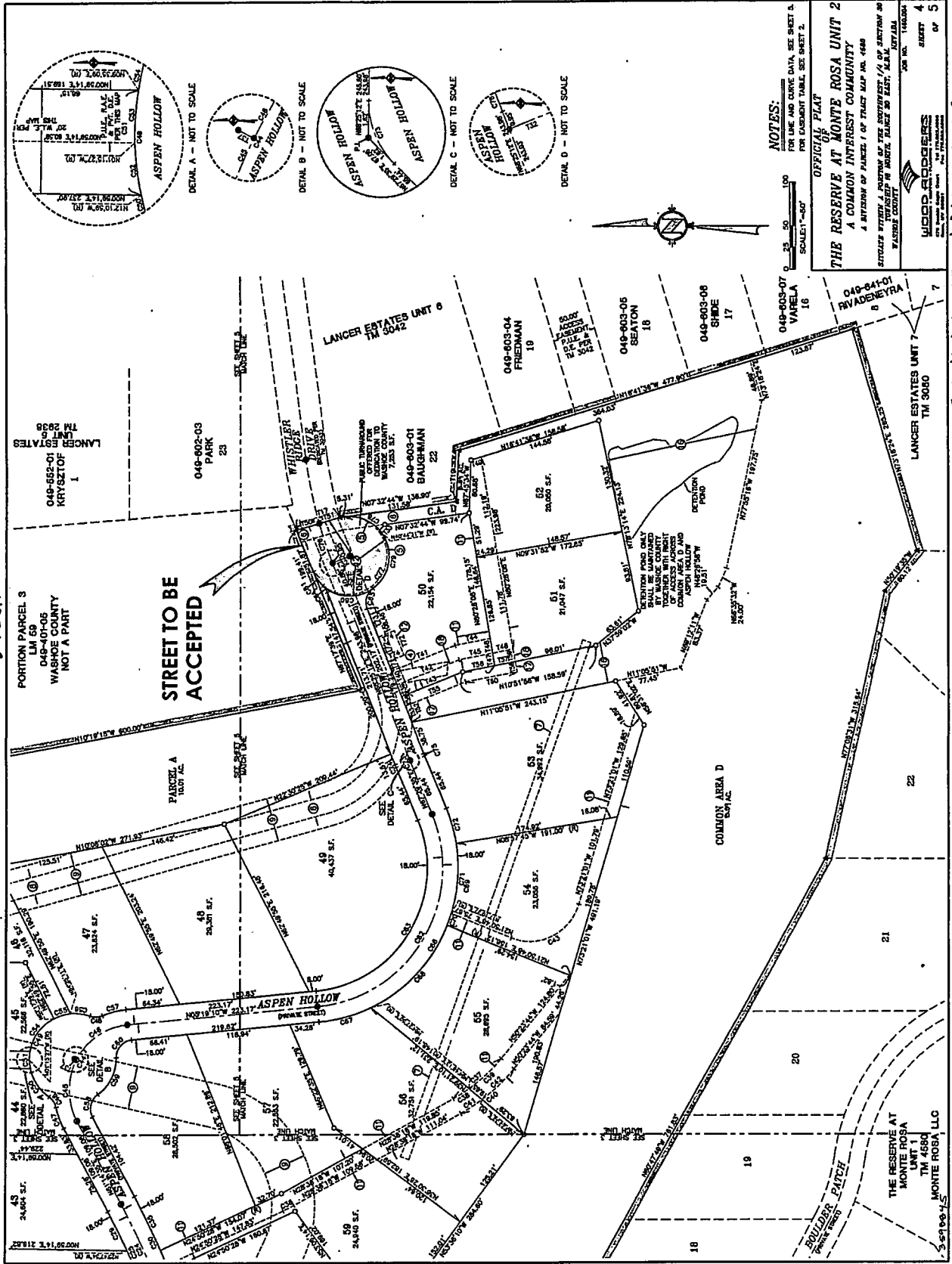


EXHIBIT A

CUMULATIVE INDEXER SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4836 C

NOTES:
 FOR THE LATEST DATA, SEE SHEET 2 FOR EXAMINATION TABLE, SEE SHEET 2.

OFFICIAL PLAT

THE RESERVE AT MONTE ROSA UNIT 2
 A COMMON INTEREST COMMUNITY

A PORTION OF PARCELS 1 OF TRACT MAP NO. 4688
 SITUATED WITHIN A PORTION OF THE SUBDIVISION 1/4 OF SECTION 36
 T19N R10E W2E RANGE 10 EAST, T19N R10E W2E
 WASHOE COUNTY

WORLD-RESOURCES
 1500 N. 2000 E. SUITE 100
 LAS VEGAS, NV 89119
 TEL: 702.735.1100
 FAX: 702.735.1101

SHEET 4 OF 5

Subdivision Tract Map 4836 C

D 9597

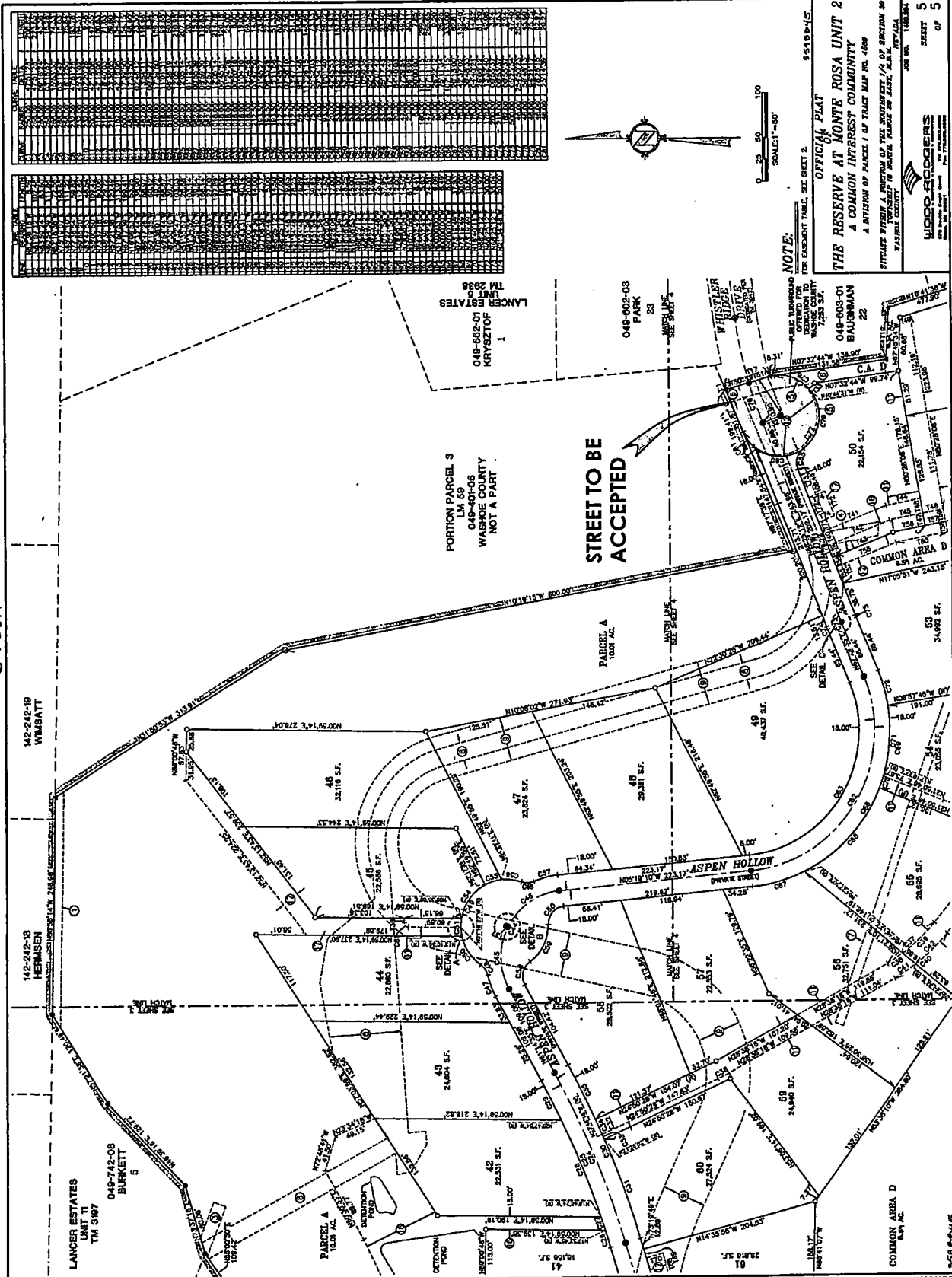


EXHIBIT A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

4836D

NOTE:

OFFICIAL PLAN
 THE RESERVE AT MONTE ROSA UNIT 2
 A COMMON INTEREST COMMUNITY
 A PORTION OF PARCEL 1 OF TRACT MAP NO. 489
 SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36
 T19N R18E RANGE 88 EAST, ALA. COUNTY,
 WASHINGTON COUNTY

WOOD ROBBERS
 1000 W. 10th Street
 Boise, Idaho 83725
 JOB NO. 148384
 SHEET 5 OF 5



Subdivision Tract Map 4836D

142-242-18 WIMBATT

142-242-18 HERMSEN

LANCER ESTATES
 UNIT 5
 048-742-08 BURKETT

LANCER ESTATES
 UNIT 9
 048-852-01 KRYSZTOF

PORTION PARCEL 3
 U.M. 60
 048-401-05 WASHOE COUNTY
 NOT A PART

048-802-03 PARK 23

048-803-01 BAUGHMAN 22

5210045