



Planning Commission Staff Report

Meeting Date: March 3, 2015

Subject: Acceptance of Dedication
Agenda Item Number: 8A
Project Summary: To accept dedication of Hidden Valley Water Tank #5 and the Rough Rock Pumpstation.
Recommendation: Accept by Resolution
Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Approve a resolution to accept dedication of Hidden Valley Water Tank #5 and the Rough Rock Pumpstation in the Hidden Valley area.

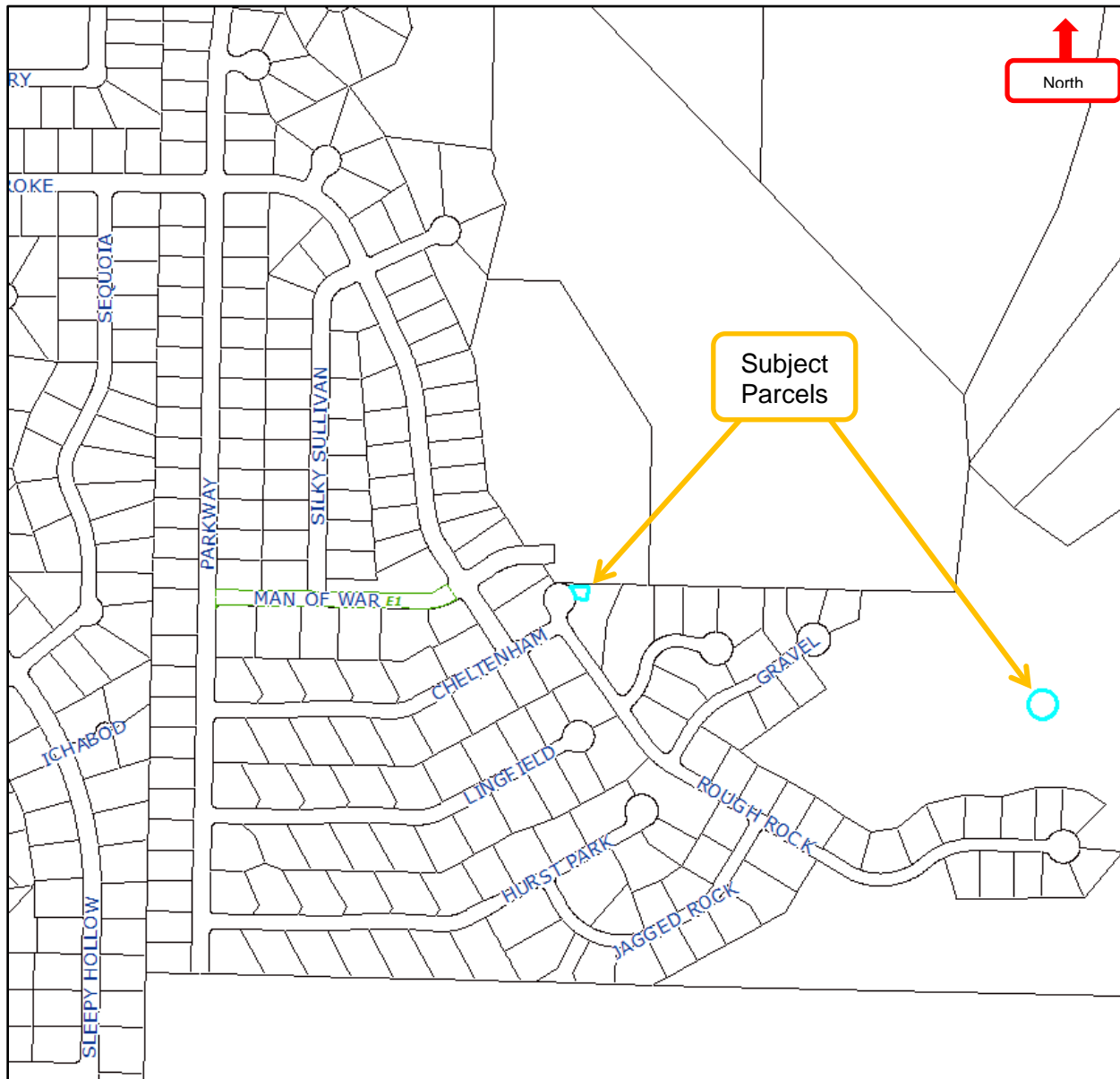
- Applicant: Washoe County Community Services Department
- Property Owners: FNBN-RESCON I LLC, 9225 E. Shea Blvd, Scottsdale, AZ 85260 and; Reno 52 LLC, 9225 E. Shea Blvd, Scottsdale, AZ 85260
- Location: Hidden Valley Area
- Assessor's Parcel Nos: 051-562-03 and 051-592-10
- Parcel Size: 0.04 and 0.16 acres
- Master Plan Category: Suburban Residential and Open Space
- Regulatory Zone: Medium Density Suburban and Open Space
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 610 Final Subdivision Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 26, T19N, R20E, Washoe County, NV

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Resolution 15-05 Exhibit A



Vicinity Map

Dedication Evaluation

Both of the subject parcels were offered for dedication to the County under subdivision tract map 4519. The offer of dedication was not accepted with the final map, most likely because the required improvements were not completed at that time. Under NRS 278.390, offers for dedication are deemed to remain open notwithstanding any rejection, and may be accepted by resolution at any later date.

Due to the merger of the Truckee Meadows Water Authority and Washoe County Department of Water Resources, it is in the best interest of the County to accept dedication of the parcels with the finished improvements at this time.

Development Information

The subject parcels are developed with a water tank (APN: 051-562-03) and a pumpstation (APN: 051-592-10).

Recommendation

The Director of the Community Services Department believes that it is in the best interest of the County to accept dedication of Hidden Valley Water Tank #5 and the Rough Rock Pumpstation in the Hidden Valley area at this time. Staff offers the following motion for the Planning Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution accepting dedication of Hidden Valley Water Tank #5 and the Rough Rock Pumpstation. I further move to authorize the Chair to sign Resolution 15-05 on behalf of the Planning Commission.

xc: Applicant: Washoe County Community Services Department
 Attn.: Dave Solaro
 PO Box 11130
 Reno, NV 89520
 Property Owner: FNBN-RESCON I LLC
 9225 E. Shea Blvd.
 Scottsdale, AZ 85260
 and
 Reno 52 LLC
 9225 E. Shea Blvd.
 Scottsdale, AZ 85260

051-562-03 and 051-592-10

WHEN RECORDED MAIL (DELIVER) TO:
Washoe County Community Services Department
Attn: Dave Solaro, Director
P.O. Box 11130
Reno, NV 89520



**RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
ACCEPTING PARCELS OF LAND AND WATER SYSTEM IMPROVEMENTS**

Resolution Number 15-05

WHEREAS, it is a function of Washoe County to operate and maintain public water systems; and

WHEREAS, certain parcels of land and water system improvements were offered for dedication by final subdivision tract map number 4519; and

WHEREAS, NRS 278.390, provides that offers for dedication are deemed to remain open notwithstanding any rejection, and may be accepted by resolution at any later date; and

WHEREAS, the Washoe County Planning Commission finds that it is in the best interest of the public to accept said parcels of land and water system improvements.

NOW, BE IT THEREFORE RESOLVED, by the Washoe County Planning Commission, pursuant to NRS 278.390, that parcels A and C as shown on final subdivision tract map number 4519 are hereby accepted.

BE IT FURTHER RESOLVED, and hereby ordered, that the Washoe County Engineer shall record this resolution in the Office of the County Recorder.

ADOPTED on March 3, 2015

WASHOE COUNTY PLANNING COMMISSION

ATTEST

Carl R. Webb, Jr., AICP, Secretary

Roger M. Edwards, Chair