

Planning Commission Staff Report

Meeting Date: April 7, 2015

Subject: Acceptance of Dedication

Agenda Item Number: 8A

Project Summary: To accept dedication of Legend Trails Booster Pumpstation.

Recommendation: Accept by Resolution

Roger D. Pelham, MPA, Senior Planner Prepared by:

Washoe County Community Services Department

Planning and Development Division

Phone: 775.328.3622

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Description

Possible approval of a resolution to accept dedication of Legend Trails Booster Pumpstation in the Galena area.

Washoe County Community Services Department Applicant • Property Owner: Legend Investments LLC, 180 Country Estates

Circle, Reno, NV 89511

Location: At the terminus of Legend Vista, approximately 450

feet east of its intersection with Legend View.

 Assessor's Parcel Number: 049-751-13 Parcel Size: ±.0638 Acres

 Master Plan Category: Rural Residential (RR) Regulatory Zone: High Density Rural (HDR)

Area Plan: Forest

 Citizen Advisory Board: South Truckee Meadows / Washoe Valley

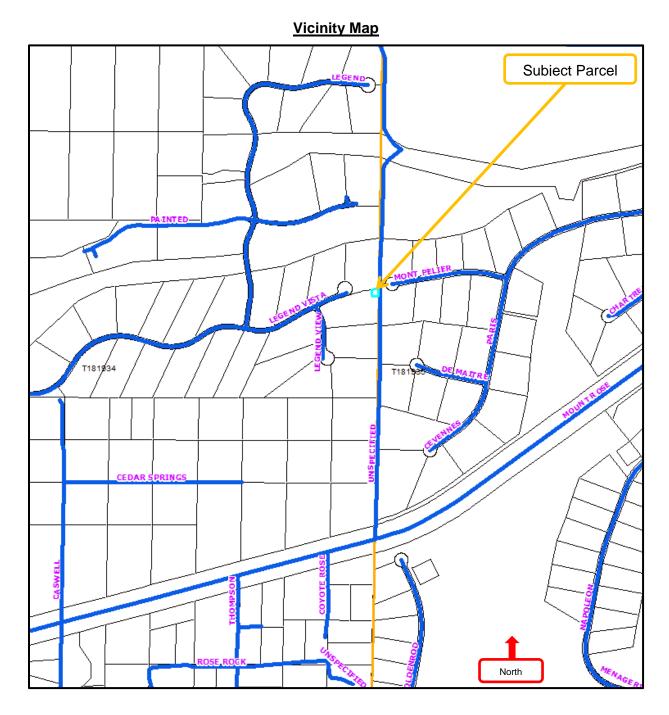
 Development Code: Authorized in Article 610, Final Subdivision Maps

 Commission District: 2 – Commissioner Lucey • Section/Township/Range: Section 34, T18N, R19E,

Washoe County, NV

Staff Report Contents

Vicinity Map Dedication Evaluation Development Information Recommendation	3
	3
	4
	4
Motion	4
Exhibits Contents	
Resolution 15-08	Exhibit A



Dedication Evaluation

The subject parcel was offered for dedication to the County under subdivision tract map 4470. 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 transfer of water utility functions from the Washoe County Community Services Department, Water Resources, to the Truckee Meadows Water Authority, 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 parcel is now developed with a booster pumpstation (APN: 049-751-13).

Recommendation

The Director of the Community Services Department believes that it is in the best interest of the County to accept dedication of the Legend Trails Booster Pumpstation in the Galena 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 the Legend Trails Booster Pumpstation. I further move to authorize the Chair to sign Resolution 15-08 on behalf of the Planning Commission.

Applicant: Washoe County Community Services Department

Attn.: Dave Solaro PO Box 11130 Reno, NV 89520

Property Owner: Legend Investments LLC

180 Country Estates Circle

Reno, NV 89511

Acceptance of Dedication Page 4 of 4

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 PARCEL OF LAND AND WATER SYSTEM IMPROVEMENTS

Resolution Number 15-08

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

WHEREAS, a certain parcel of land and water system improvements were offered for dedication by final subdivision tract map number 4470; 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 parcel of land and water system improvements.

NOW, BE IT THEREFORE RESOLVED, by the Washoe County Planning Commission, pursuant to NRS 278.390, that parcel D as shown on final subdivision tract map number 4470 is 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.

WASHOE COUNTY PLANNING COMMISSION
Roger M. Edwards, Chair