



WASHOE COUNTY

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CM/ACM _____
Finance DN
DA _____ ✓
Risk Mgmt. DE
HR N/A
Other N/A

STAFF REPORT

BOARD MEETING DATE: January 13, 2015

DATE: November 6, 2014
TO: Board of County Commissioners
FROM: Wendy Pitts, Property Program Manager
Community Services Department, 328-2045, wpitts@washoecounty.us
THROUGH: Dave Solaro, Arch., P.E., Director
Community Services Department, 328-2040, dsolaro@washoecounty.us
SUBJECT: Approve a Quitclaim Deed to transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto. (Commission District 3.)

SUMMARY

The subject parcel was granted to Washoe County as part of the original subdivision map in 1926. The parcel has not been used by Washoe County and is not needed by the other local jurisdictions.

The subject parcel is 1,200 square feet and as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns the real property adjacent it.

The adjacent property owner has contacted Washoe County with an offer to acquire this sliver parcel for Two Hundred (\$200.00) Dollars. Transfer of this parcel to the adjacent owner will place it back on the tax rolls and relieve the County from the maintenance obligations.

Staff recommends approval of the Quitclaim Deed to convey to the adjacent property owner, as authorized in NRS 244.281 (e).

Washoe County Strategic Objective supported by this item: Sustainability of our financial, social and natural resources.

PREVIOUS ACTION

On December 9, 2014, the Board of County Commissioners (Board) adopted a Resolution of Surplus and Notice of Intent to Transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto.

BACKGROUND

Washoe County has a surplus sliver parcel of property located at the intersection of Ralston Street and Codel Way and was approached by the adjacent property owner with an offer to acquire this sliver parcel for the sum of Two Hundred (\$200) dollars, to allow him to maintain this property.

AGENDA ITEM # 8F4

The Property Program manager in conjunction with the Engineering staff began the historical research to insure there would be no negative impact to Washoe County. Staff contacted the City of Reno, the Utility Division, the Airport Authority, the Regional Transportation Commission, and the School District. All entities waived any interest in this parcel.

Due to the unbuildable size, staff supports the Board of County Commissions consideration and approval of the Quitclaim Deed as authorized under Nevada Revised Statutes 244.281 Subsection (e).

NRS 244.281 Sale or lease of certain real property: Determination that sale or lease is in best interest of county; notice; appraisal; exceptions; second offering; effect of sale or lease in violation of section.

(e) A board of county commissioners may sell or lease any real property owned by the county without complying with the provisions of NRS 244.282 or 244.283 to:

(1) A person who owns real property located adjacent to the real property to be sold or leased if the board has determined by resolution that the sale will be in the best interest of the county and the real property is a:

(I) Remnant that was separated from its original parcel due to the construction of a street, alley, avenue or other thoroughfare, or portion thereof, flood control facility or other public facility;

(II) Parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale or lease; or

On December 9, 2014, the Board adopted the Resolution of Surplus and Notice of Intent to Transfer APN 007-111-12. To complete the transfer process, the subject matter is on the County Commission agenda to allow for any objections to this action and to authorize approval and execution of the Quitclaim Deed.

FISCAL IMPACT

If the property is transferred, the proposed revenue will be directed to the general fund, cost center 199999-485191 (County Property Sales) in accordance with NRS 244.282(8).

RECOMMENDATION

It is recommended the Board of County Commissioners approve a Quit Claim Deed to transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Quitclaim Deed to transfer APN 007-111-12, a 1,200 square foot sliver parcel located at 0 Codel Way as authorized under NRS 244.281; and all other matters properly related thereto."

Attachment: Quitclaim Deed

APN: 007-111-12

When recorded return to:
Washoe County CSD
1001 E. 9th Street A 255
Reno, NV 89512

QUITCLAIM DEED

THIS INDENTURE is made this ____ day of _____, 2015, between Washoe County, a political sub-division of the State of Nevada (“Grantor”), and James R. Brown and Joyce E. Brown, husband and wife as joint tenants with right of survivorship, as (“Grantee”).

WITNESSETH: The Board of Washoe County Commissioners did on December 9, 2014, adopt a Resolution of Intent to Transfer this sliver parcel; and

WHEREAS, subject to Nevada Revised Statutes, 244.281 (e), upon approval, the Board of County Commissioners may transfer and assign all rights and responsibilities to an adjacent property owner when the subject parcel is declared as a sliver parcel which by its current configuration and size is too small to develop on; and

WHEREAS, the Subject parcel has been designated as a Sliver parcel and is not needed by the County of Washoe for its purposes; and

WHEREAS, Grantee has complied with all the terms and conditions of the purchase and the subject real property is hereby sold to Grantee.

NOW, THEREFORE, Grantor, in consideration of the premises and the sum of \$200.00 in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents remise, release and forever Quitclaim unto Grantee, and to Grantee’s survivor, heirs and assigns forever, all of the certain lot, piece or parcel of land situated and being in the County of Washoe, State of Nevada, and described as follows to wit:

ASSESSOR’S PARCEL NUMBER: 007-111-12

Subject to existing rights of way and easements of Washoe County, Nevada, or the State of Nevada. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Excluding any and all water rights that may be appurtenant to the property.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand the day and year first above written.

By: _____
Chairman
Washoe County Commission

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this ____ day of _____, 2015, personally appeared before me, a Notary Public, _____, Grantor herein, known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she executed the same as an individual on behalf of the County of Washoe as authorized by the Board of County Commissioners.

Notary Public