

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winqest  
District General Manager

**FROM:** Brad Underwood, P.E.  
Director of Public Works

**SUBJECT:** Lot Line Adjustment – Buchholz Trust (APN 126-273-04)  
and IVGID (APN 126-273-02)

**DISTRICT STRATEGIC PLAN:** Long Range Principle 5 – Assets and Infrastructure

**DATE:** May 25, 2022

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### **I. RECOMMENDATION**

That the Board of Trustees makes a motion to authorize property owner of 775 Fairview Boulevard (APN 126-273-04) to further investigate and refine details of a Lot Line Adjustment (LLA) and return to the Board for formal approval.

### **II. DISTRICT STRATEGIC PLAN**

Long Range Principle 5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation venues, facilities and services.

- Maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- Maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

### **III. BACKGROUND**

The Buchholz own property adjacent to an IVGID parcel on which a water tank and water line exist. The Buchholz property is approximately 15 acres and has two existing single family homes. The Buchholz have approached Public Works to utilize the IVGID property to perform a Lot Line Adjustment to create a boundary separating the two homes. The Buchholz would then dedicate an exclusive easement back to IVGID for the water tank and water line facilities.

The first home on the property was constructed in 2001. The second home was built in 2009 as an Accessory Dwelling Unit (ADU). Public Works staff conferred

with TRPA who indicated that when the ADU was approved, it was conditioned on a restriction that the parcel could not be divided. Therefore, the only mechanism for the Buchholz to divide their property to create separate parcels for each home is to utilize the LLA process through Washoe County.

Public Works has reviewed this request and has determined that maintenance of the District's water facilities could equally occur whether the parcel is owned by IVGID or accessed through an exclusive easement. As part of the property owner's investigation, Public Works will require a survey of existing IVGID property and, as part of that survey, identification of the actual location of the existing water line.

In authorizing the Buchholz to further investigate and refine the details of the LLA, their representatives would proceed with an appraisal. This appraisal would include the current market value of the IVGID property and the value of an exclusive easement. It is anticipated that IVGID would be paid the difference between these two values in exchange for allowing use of IVGID property for the LLA. Once the appraisal is complete, this information would be brought before the Board of Trustees for their final approval to allow the use of IVGID property for the LLA and accepting the exclusive easement.

#### **IV. BID RESULTS**

This item is not subject to competitive bidding within the meaning of Nevada Revised Statute 332.115.

#### **V. FINANCIAL IMPACT AND BUDGET**

The fiscal impact is unknown at this time. The applicant will be required to perform an appraisal to determine the financial impact of using IVGID property to achieve the Lot Line Adjustment to divide their property and provide IVGID an exclusive easement.

#### **VI. ALTERNATIVES**

Do not allow the applicant to use IVGID property for purposes of achieving a Lot Line Adjustment to divide their property.

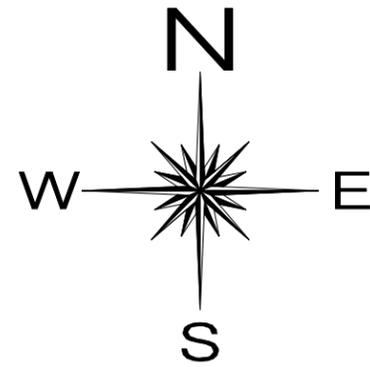
#### **VII. BUSINESS IMPACT**

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Attachments:

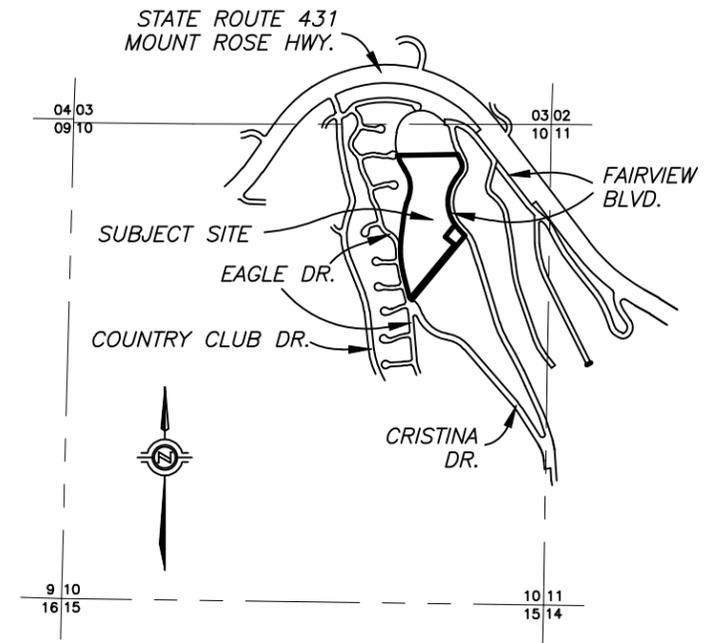
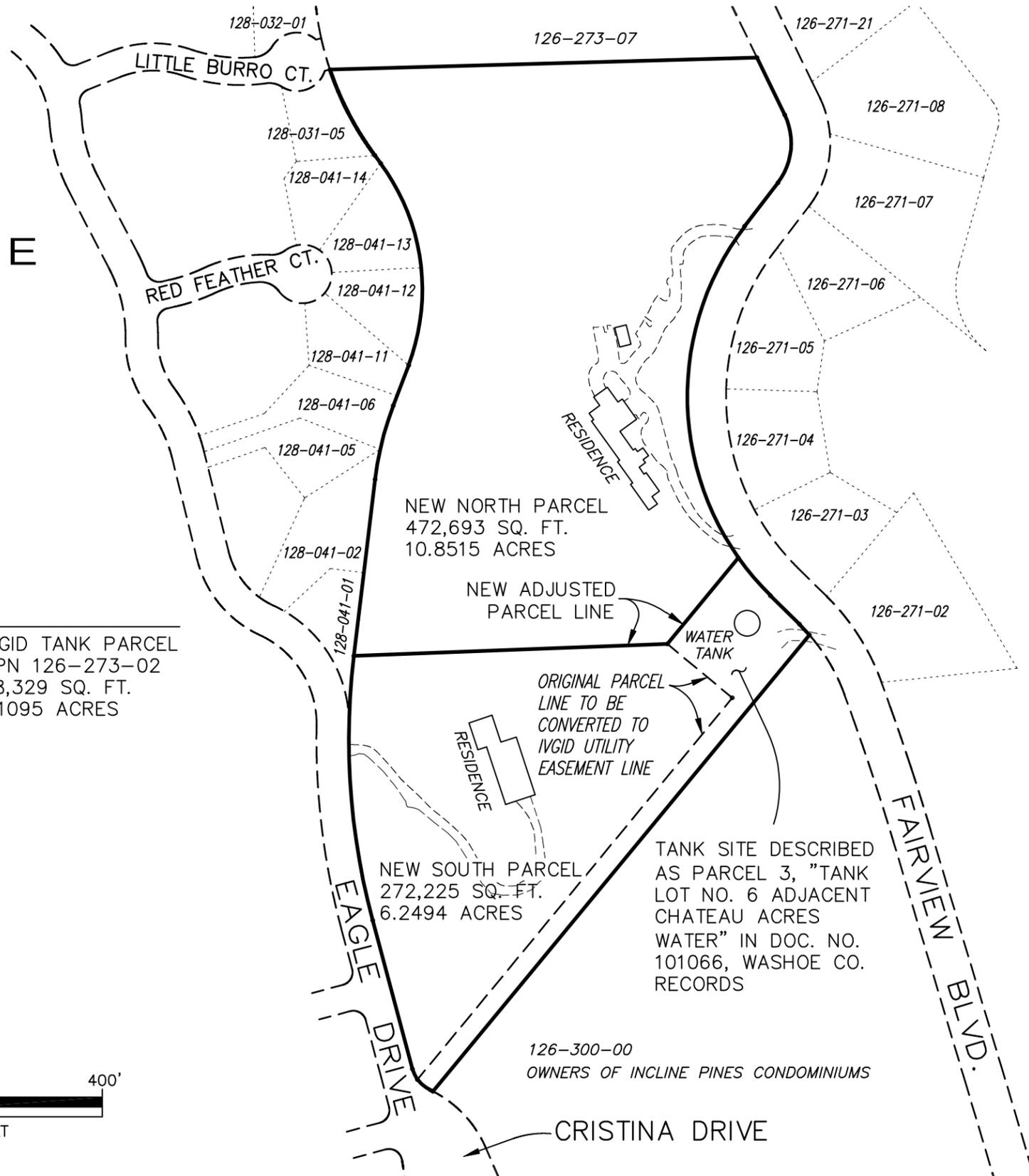
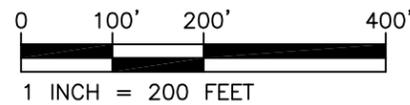
- A – IVGID Parcel Map
- B – Buchholz Site Map





**EXISTING AREAS**

BUCHHOLZ PARCEL APN 126-273-04 696,589 SQ. FT. 15.9915 ACRES	IVGID TANK PARCEL APN 126-273-02 48,329 SQ. FT. 1.1095 ACRES
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**VICINITY MAP**

POR. OF THE NE 1/4 OF SEC. 10, T16N R18E MDM.  
INCLINE VILLAGE, NV (NO SCALE)

**EXHIBIT PLAT**

PROPOSED BOUNDARY LINE ADJUSTMENT  
PARCEL 2, PARCEL MAP No. 613,  
PER GRANT DEED DOC. No. 2165961,  
APN 126-273-04, 775 FAIRVIEW BOULEVARD, AND  
PARCEL 3, "TANK LOT NO. 6 ADJACENT CHATEAU  
ACRES WATER" PER "GRANT OF EASEMENTS"  
DOC. NO. 101066, APN 126-273-02  
INCLINE VILLAGE, WASHOE COUNTY, NEVADA.

PREPARED BY:  
LANCASTER LAND SURVEYS  
930 TAHOE BLVD 803-118  
INCLINE VILLAGE NV 89451  
(775) 721-3118

05 FEB 2021

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ATTACHMENT B