

BOARD OF REGENTS  
BRIEFING PAPER

**Agenda Item Title: Granting of a Permanent Water Utility  
Easement for the new UNR Cooper Court  
Residence Hall Project**  
**Meeting Date: June 5 & 6, 2014**

**BACKGROUND & POLICY CONTEXT OF ISSUE:**

**Location of Property to Contain Easement:** Located on the current site of the Cooper Court Residence Hall Project which was approved by the Board of Regents in December of 2013 and currently under construction (see Exhibit 1).

**Background:** The Board approved the issuance of revenue bonds for construction of the new Cooper Court Residence Hall Project at the December 2013 meeting. The new construction will require a new water utility easement.

**Easement Description:** The 609 sq. ft. easement involves both underground and above ground utility improvements (see Exhibit 2). The Grant of Easement document has been reviewed and approved by UNR General Counsel Mary Dugan and NSHE System Counsel Nicholas Vaskov (see Exhibit 3).

**Required Easement:** The easement is required by the Truckee Meadows Water Authority (TMWA) to provide water service for the new facility. This easement is granted to TMWA without compensation as it is solely for the benefit of the new Cooper Court Residence Hall Project. There is no cost to NSHE for this easement.

**SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:**

University of Nevada, Reno President Marc A. Johnson is requesting Board of Regents approval of the "Grant of Easement for Water Facilities" for a water service easement to the Truckee Meadows Water Authority in connection with the construction and operation of the new Cooper Court Residence Hall Project.

**IMPETUS (WHY NOW?):**

Following issuance of a building permit, the easement is then defined by TMWA, submitted to land owner, and required for issuance of a will serve letter. The Cooper Court Residence Hall Project is currently under construction and ready for water service.

**BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:**

- The proposed easement is required for water service to the project.
- Any delay in the granting of the easement may delay the construction timeline of the project.

**POTENTIAL ARGUMENTS AGAINST THE REQUEST RECOMMENDATION:**

None. This request for an easement is required in order to complete the project.

**ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:**

Defer approval of this easement to a future date which would delay project completion and not allow for student occupancy slated for fall semester of 2015.

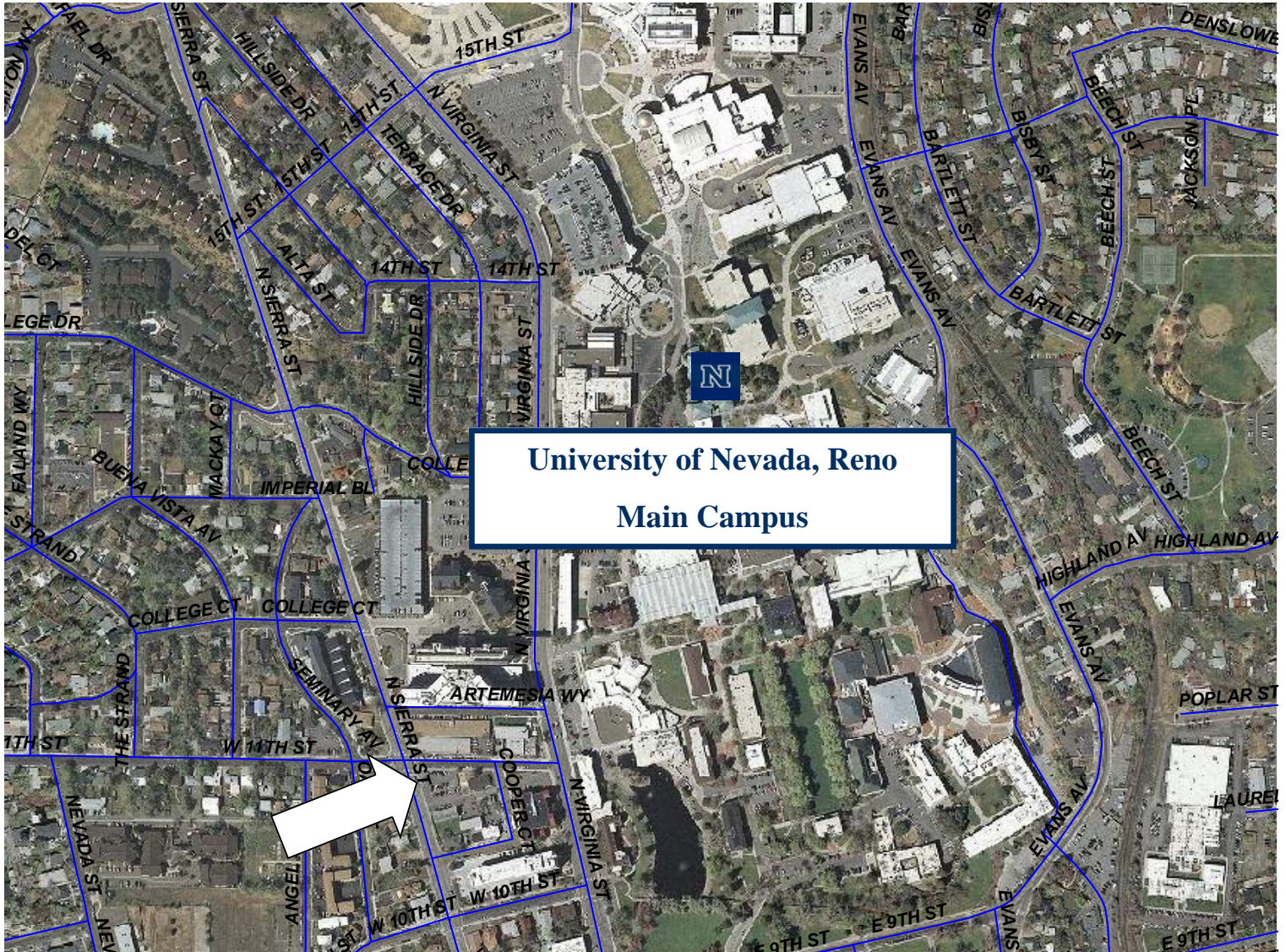
**COMPLIANCE WITH BOARD POLICY:**

- X Consistent With Current Board Policy: Title #4 Chapter #10 Section #1
- Amends Current Board Policy: Title #\_\_\_\_\_ Chapter #\_\_\_\_\_ Section #\_\_\_\_\_
- X Other: Procedures & Guidelines Manual, Chapter 5, Section 3, Preparation and Approval of NSHE Contracts.
- X Fiscal Impact: Yes  No

Explain\_\_\_\_\_

# EXHIBIT 1

## Proposed Easement Property Location



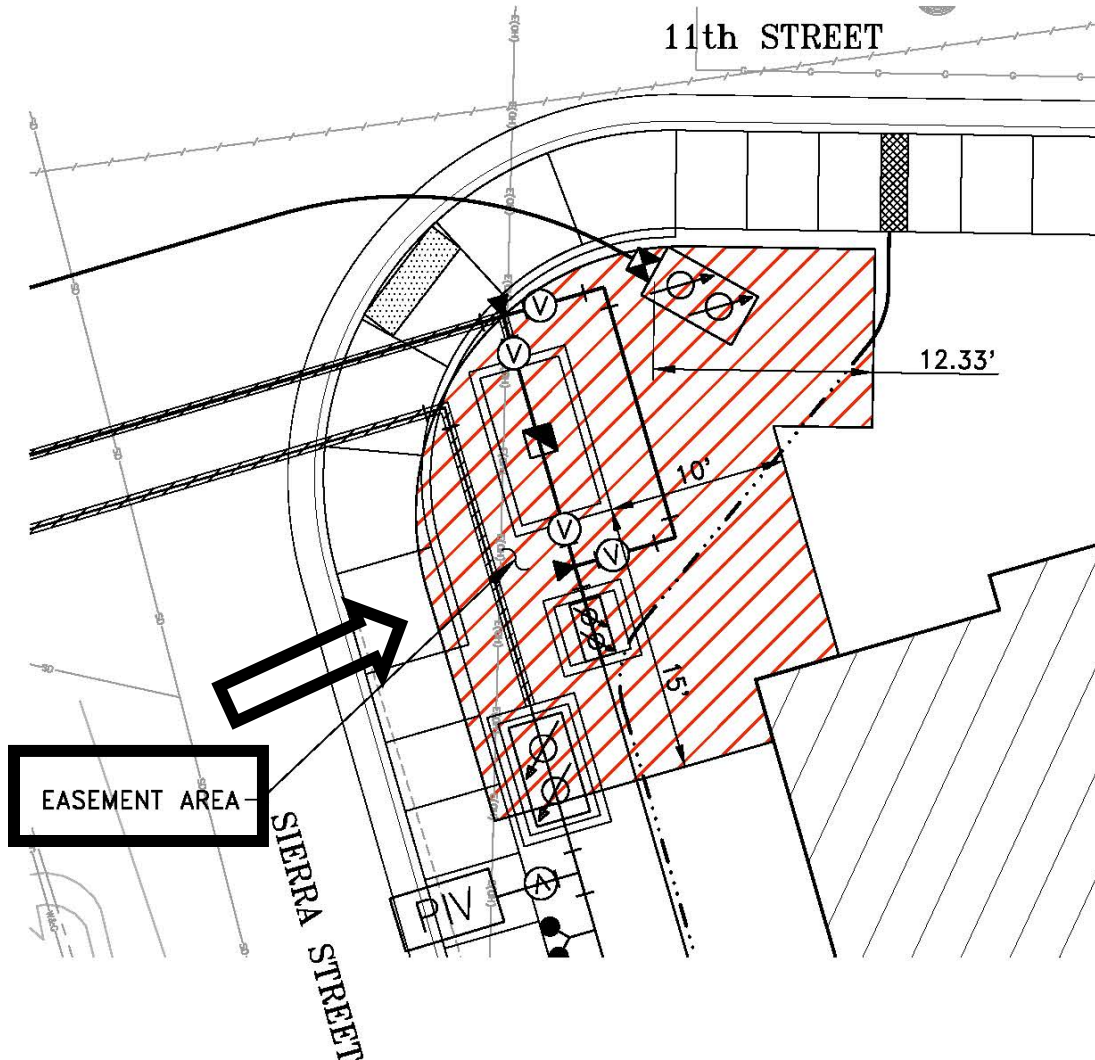
White arrow shows the location of the proposed easement.

TMWA UTILITY EASEMENT EXHIBIT 2  
**COOPER COURT RESIDENCE HALL**  
 UNIVERSITY OF NEVADA, RENO

RENO

NEVADA

MARCH 2014



EQUIPMENT WITHIN EASEMENT AREA:

ABOVE GROUND:

- DOMESTIC BACKFLOW PREVENTOR
- IRRIGATION BACKFLOW PREVENTOR

BELOW GROUND:

- TMWA DOMESTIC WATER METER
- FIRE MAIN BACKFLOW PREVENTOR
- IRRIGATION METER



SCALE: 1" = 10'

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 Reno, NV 89511 Fax 775.823.4066

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**Exhibit 3 BOR**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR**  
**WATER FACILITIES EASEMENT**

All that certain real property situate within a portion of the South One-Half (S 1/2) of Section Two (2), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, being a portion of Lot Nine (9) in Block Three (3) as shown on Tract Map No. 2, Recorded on December 22, 1902, Official Records, Washoe County, Nevada, and also depicted on Washoe County Assessor Map 007-51 as APN 007-510-08, and being more particularly described as follows:

COMMENCING at the southwesterly corner of said APN: 007-510-08; said corner also being a point on the easterly right-of-way line of Sierra Street;  
THENCE departing said southwesterly corner and along said easterly right-of-way line, North 16°16'00" West a distance of 81.46 feet to the POINT OF BEGINNING;  
THENCE continuing along said easterly right-of-way line, North 16°16'00" West a distance of 13.57 feet to the beginning of a tangent curve to the right;  
THENCE departing said easterly right-of-way line, 28.06 feet along the arc of a 15.00 foot radius curve through a central angle of 107°12'00", to a point on the southerly right of way line of Eleventh Street;  
THENCE along said southerly right-of-way line, South 89°04'00" East a distance of 10.50 feet;  
THENCE departing said southerly right-of-way line, South 00°56'00" West a distance of 10.00 feet;  
THENCE North 89°04'00" West a distance of 5.55 feet;  
THENCE South 15°56'28" East a distance of 13.36 feet;  
THENCE South 74°00'00" West a distance of 4.88 feet;  
THENCE South 16°00'00" East a distance of 3.63 feet;  
THENCE South 74°03'32" West a distance of 16.24 feet; to the POINT OF BEGINNING;

Containing 609 square feet of land, more or less.

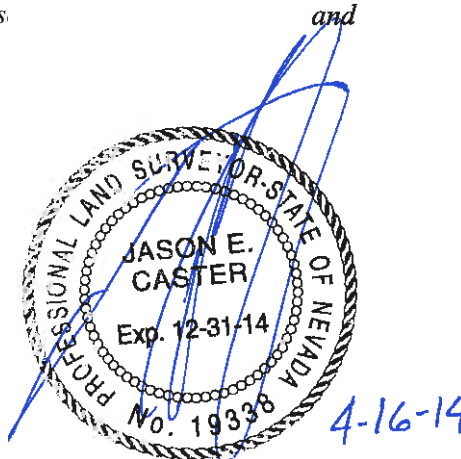
The basis of bearings for this description is Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, High Accuracy Reference Network (NAD 83/94-HARN), as determined using Real Time Kinematic (RTK.) GPS observations with corrections transmitted by Washoe County Continuously Operating Reference Station (CORS) "RNOI". The bearing between CORS "RNOI" and CORS "SSPARKS" is taken as North 89°14'22" East. All dimensions shown are ground distances. Combined grid-to-ground factor = 1.000197939.

See Exhibit "A-1", Plat to Accompany Des

and

rt hereof

Prepared by:  
Wood Rodgers, Inc.  
5440 Reno Corporate Dr.  
Reno, NV 89511



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Jason E. Caster, P.L.S.  
Nevada Certificate No. 19338