

**OPEN SPACE ADVISORY COMMITTEE  
STAFF REPORT**

**MEETING DATE:** September 15, 2014

**AGENDA ITEM NUMBER:** 3B

**STAFF:** Ann Bollinger, Senior Natural Resource Specialist  
Roger Moellendorf, Parks & Recreation Director

**REQUEST:** **For Possible Action:** To direct staff whether to pursue the possible purchase of 20 acres, APN 007-051-81, which is located along Highway 50 and owned by W. Michael Fagen.

**GENERAL DISCUSSION:** As the land owner of 20 acres, APN 007-051-57, Mr. Fagen is interested in selling this parcel, and in fact, it has been or will be placed on the market. The subject parcel is triangular in shape with Highway 50 along the southeast, Carson City ownership to the north (purchased by the Open Space Program in 2005), and State of Nevada ownership to the west. The property has been identified on the Open Space Opportunities Map for several years. The zoning for the parcel is Conservation Reserve and the land use is single family. One of the possible advantages of ownership by Carson City is a trailhead facility and trail linkage at the underpass with Douglas County.

According to an email from Mr. Fagen, MAI appraiser Bill Kimmel provided the opinion that \$250,000 is a fair value.

**RECOMMENDED ACTION:** I move to direct staff \_\_\_\_\_ pursue the possible purchase of 20 acres, APN 007-051-81, which is located along Highway 50 and owned by W. Michael Fagen.

# Exhibit A

## Ann Bollinger

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**From:** W. Michael Fagen <wmfagen@hotmail.com>  
**Sent:** Monday, September 08, 2014 4:51 PM  
**To:** Ann Bollinger  
**Subject:** Price on 50 & Horsecreek

Ann--

I've have spoken to MAI appraiser Bill Kimmel who did the original appraisal on Horsecreek. He says \$250k is a fair price for the 20 acre parcel on Highway 50, and \$3 million for the 201 acres at Horsecreek.

I want to be able to help CC buy the 20 acres in the short term, so I will reduce my price from \$350k to \$250k and also be willing to rebate a 10% endowment for that parcel (up to \$25k). We can also discuss HC if you think that is a sales possibility too.

If you need something more formal in the way of a letter for the committee, please let me know.

Thanks for your help,

*Michael*

W. Michael Fagen  
15925 Caswell Lane #4  
Reno, NV 89511  
tel: +1 (775) 849-0615  
fax: +1 (866) 590-8237  
cell: +1 (775) 338-0172  
email: [wmfagen@hotmail.com](mailto:wmfagen@hotmail.com)

# Exhibit B

**W. Michael Fagen**  
**15925 Caswell Lane**  
**Reno, NV 89511**  
**775-849-0615**

September 9, 2014

Via Fax: 883-1656--2pp

Mr. Bruce Scott, Chairman  
Carson City Open Space Committee  
c/o Resource Concepts, Inc.  
340 N. Minnesota St.  
Carson City, NV 89703

Dear Bruce:

In regards to ongoing discussions with Carson City Parks and Recreation and in anticipation of the CCOS special meeting called for Sept. 15, please accept this letter as a formal offer to the committee and the City with respect to two properties I own between Kings Canyon Road and US Highway 50.

One of the properties is known as Horsecreek Ranch. It is comprised of 3 parcels totaling 201 acres, some of which is covered by a Conservation Easement previously worked out between the City and myself. The APNs are 7-051-82, 83, 84. This property has been recently re-appraised at \$3 Million. I believe that you and most of the other committee members are familiar with Horsecreek Ranch.

The other property is a 20 acre remnant of the same ranch which was split off during the prior negotiations. It has 1300+ feet of frontage on US Highway 50, immediately across the highway from the prior opening in the median barrier and the truck escape ramp. It has a right of way encroachment access point for a driveway. The APN is 7-051-81. This property been recently re-appraised at \$250,000.

I have previously corresponded with Juan Guzman and Ann Bollinger of CCOS, offering to sell either or both parcels, and both the City Manager and the Director of Parks and Recreation have recently toured the properties. Yesterday I informed Ms. Bollinger with respect to the **20 acre parcel** on Hwy 50, in order to facilitate a transaction with the City, I would also rebate 10% of the purchase price in the form of a donation to CCOS for stewardship of the parcel, up to a maximum of \$25,000.

**In short, I believe that Carson City is the best purchaser of this parcel for the following reasons:**

- 1) It maintains the undeveloped nature of the Highway 50 corridor on the north side of the road all the way from Hwy 395 to Hwy 28 at Spooner Summit.
- 2) It is one of the few private "in holdings" left on that side of the highway and is surrounded by public lands.
- 3) It would be a good place for public parking and a trail head access point into the upper Kings Canyon recreation area.

4) It is approximately 1/4 mile down hill of the new Hwy 50 underpass to the golf course, so that visitors/hikers using the parking/trailhead would have easy access from and return to Carson City, without having to go all the way to the Spooner junction.

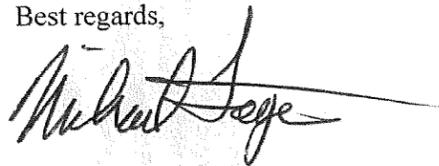
5) It could be used as a safe egress point for the installation of snow chains for cars going up to Lake Tahoe in the winter months.

The property is partially wooded and on an upslope and has beautiful views of Carson Valley and Jobs Peak. After an initial modest (30 ft.) hill, there is a flat, plateau-like area covering several acres. This would be an ideal spot for the parking and trailhead area, (or in the event Carson City does not buy the property, a good spot for a large single family luxury home), as it is mostly shielded by the initial upslope from the view and sounds of the highway.

As I have said, I do believe the highest and best use of the property is for the benefit of the citizens of Carson City--as a minimum for the preservation of the undisturbed scenic corridor--and possibly for access to public lands and recreation in Kings Canyon. It is my intent to sell the property at my earliest convenience, and I want to give Carson City the first option to buy it before I formally list it with my real estate agent.

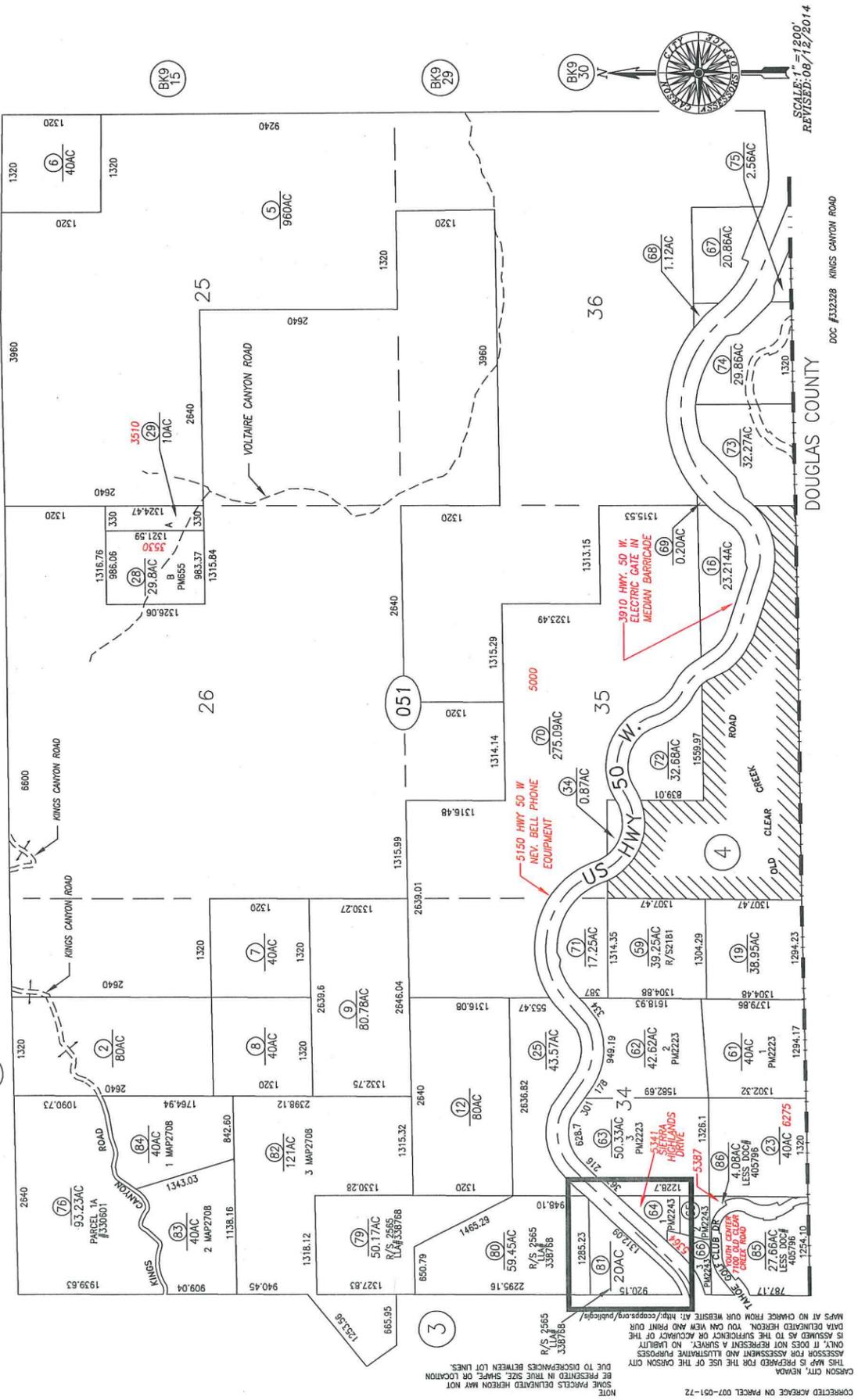
Thank you for your consideration in this matter. I look forward to discussing this opportunity with you further at the CCOS meeting next week.

Best regards,

A handwritten signature in black ink, appearing to read "W. Michael Fagen". The signature is written in a cursive style with a long horizontal flourish extending to the right.

W. Michael Fagen

# Exhibit C



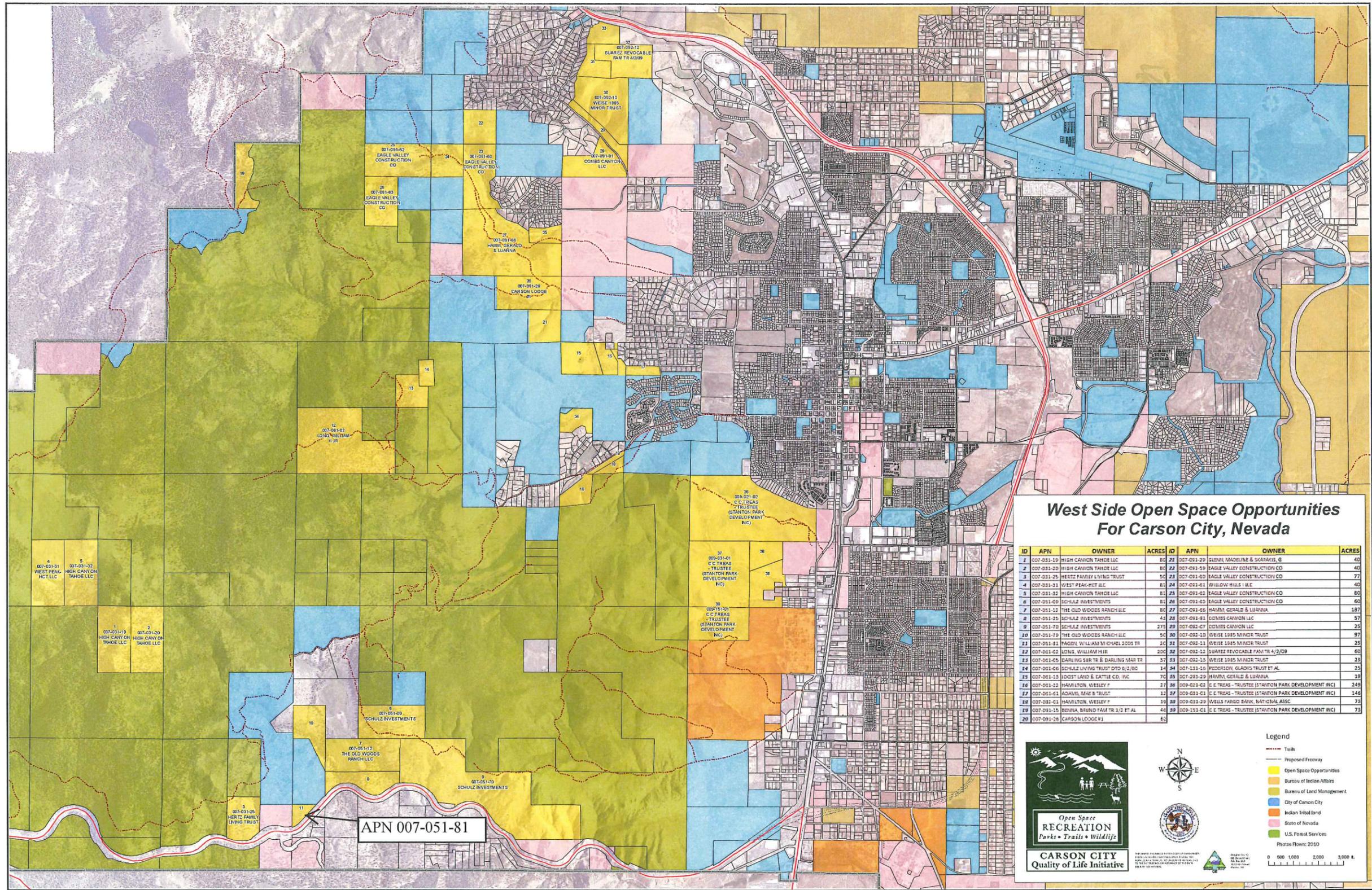
NOTE  
CORRECTED ACREAGE ON PARCEL 007-051-72  
SOME PARCELS DELINEATED HEREON MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.  
SECTION FROM ASSUMED AND LIES WHERE APPROX. 23  
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE  
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
ASSUMED FOR NEGLIGENCE OR OTHERWISE.  
MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://ccpp.org/publicinfo/>

SCALE: 1" = 200'  
REVISED: 06/12/2014

DCC #132328 KINGS CANYON ROAD

DOUGLAS COUNTY

# Exhibit D



## West Side Open Space Opportunities For Carson City, Nevada

ID	APN	OWNER	ACRES	ID	APN	OWNER	ACRES
1	007-031-19	HIGH CANYON TAHOE LLC	80	21	007-091-29	GLORIA MACQUEEN & SKARAKIS, G	40
2	007-031-20	HIGH CANYON TAHOE LLC	80	22	007-091-59	EAGLE VALLEY CONSTRUCTION CO	40
3	007-031-25	HERTZ FAMILY LIVING TRUST	50	23	007-091-60	EAGLE VALLEY CONSTRUCTION CO	77
4	007-031-31	WEST PEAK-HET LLC	81	24	007-091-61	WILLOW HILLS - LLC	40
5	007-031-32	HIGH CANYON TAHOE LLC	81	25	007-091-62	EAGLE VALLEY CONSTRUCTION CO	80
6	007-031-60	SCHULZ INVESTMENTS	81	26	007-091-63	EAGLE VALLEY CONSTRUCTION CO	60
7	007-051-12	THE OLD WOODS RANCH-LLC	80	27	007-091-66	HAYMA, GERALD & LILIANA	187
8	007-051-25	SCHULZ INVESTMENTS	43	28	007-091-81	CONRIS CANYON LLC	57
9	007-051-79	SCHULZ INVESTMENTS	273	29	007-091-87	CONRIS CANYON LLC	25
10	007-051-79	THE OLD WOODS RANCH-LLC	50	30	007-091-10	WEISE 1985 MINOR TRUST	97
11	007-051-81	FRAGOS, WILLIAM MICHAEL 2009 TR	20	31	007-091-11	WEISE 1985 MINOR TRUST	25
12	007-051-82	LONG, WILLIAM PAUL	200	32	007-091-13	SUAREZ REVOCABLE FARM TR 4/2/09	60
13	007-051-85	CHARLES SUB TR & DARLING MAR TR	37	33	007-091-15	WEISE 1985 MINOR TRUST	25
14	007-051-86	SCHULZ LIVING TRUST DTD 6/2/80	14	34	007-131-16	PROFFERSON, GLADYS TRUST ET AL	25
15	007-051-12	WOOD LAND & CATTLE CO, INC	70	35	007-281-29	HAYMA, GERALD & LILIANA	18
16	007-051-22	HAMILTON, WESLEY F	27	36	009-031-02	C. TREAS - TRUSTEE IS'ANTON PARK DEVELOPMENT (INC)	248
17	007-051-61	ADAMS, MAE B TRUST	12	37	009-031-01	C. TREAS - TRUSTEE IS'ANTON PARK DEVELOPMENT (INC)	146
18	007-051-01	HAMILTON, WESLEY F	19	38	009-031-29	WELLS FARGO BANK, NATIONAL ASSC	73
19	007-051-15	BENJAMIN BRUND FARM TR 1/2 ET AL	46	39	009-151-01	C. TREAS - TRUSTEE IS'ANTON PARK DEVELOPMENT (INC)	73
20	007-091-26	CARSON LODGE #1	63				

Open Space  
**RECREATION**  
Parks • Trails • Wildlife

**CARSON CITY**  
Quality of Life Initiative

**Legend**

- Trails
- Proposed Freeway
- Open Space Opportunities
- Bureau of Indian Affairs
- Bureau of Land Management
- City of Carson City
- Indian Tribal Land
- State of Nevada
- U.S. Forest Service

Photos From: 2010

0 500 1000 2000 3000 ft