



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** June 21, 2018

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: To adopt a Resolution accepting the dedication of right-of-way from APN 002-771-09 also known as Campagni Lane, Handelin Road, Saltern Drive, and Viellion Pike Lane as offered on the Official Plat of Mills Landing Townhouses, a Planned Unit Development, recorded as Map Number 2930 on November 22, 2017. (Stephanie Hicks, SHicks@carson.org)

**Staff Summary:** APN 002-771-09 is located west of State Street and south of East Long Street within the Mills Landing Townhouses, Planned Unit Development. A Tentative Planned Unit Development was reviewed and approved by the Board of Supervisors on July 21, 2016. The Final Parcel Map was recorded on November 22, 2017. The parcel containing the road right-of-way was offered for dedication on the final map; however, the offer of dedication must be accepted by a separate instrument.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 5 minutes

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## **Proposed Motion**

Move to adopt Resolution No. 2018-R-\_\_\_\_\_ accepting the dedication of right-of-way from APN 002-771-09 also known as Campagni Lane, Handelin Road, Saltern Drive, and Viellion Pike Lane as offered on the Official Plat of Mills Landing Townhouses, A Planned Unit Development, recorded as Map Number 2930 on November 22, 2017.

## **Board's Strategic Goal**

Sustainable Infrastructure

## **Previous Action**

## **Background/Issues & Analysis**

The Tentative Planned Unit Development for Mills Landing Townhouses was approved by the Board of Supervisors on July 21, 2016. Following the approval, the Final Parcel Map was submitted for recordation. APN 002-771-09 containing the road right-of-way was offered for dedication on the Final Parcel Map. The Final Parcel Map was recorded on November 22, 2017; however, acceptance of the right-of-way must be completed by a separate instrument.

## **Applicable Statute, Code, Policy, Rule or Regulation**

NRS 278.390 Title to dedicated property passes when final map recorded; offer of dedication may remain open.

Carson City Municipal Code 17.06.025 - Title to dedicated properties shall pass when the final subdivision plat is recorded. Parcel maps and PUDs need separate instrument. If, at the time any highways are rejected, offer of

dedication shall be deemed to remain open and the governing body may, by resolution, at any later date and without further action by the subdivider, rescind its action and open highways for public use, which same shall be recorded in the official city records.

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

Do not move to adopt Resolution No. 2018-R-\_\_\_\_ accepting the dedication of right-of-way from APN 002-771-09 also known as Campagni Lane, Handelin Road, Saltern Drive, and Viellion Pike Lane as offered on the Official Plat of Mills Landing Townhouses, A Planned Unit Development, recorded as Map Number 2930 on November 22, 2017.

Propose alternate motion.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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(Vote Recorded By)

**RESOLUTION NO.\_\_\_\_\_**

**A RESOLUTION ACCEPTING REAL PROPERTY  
FOR USE AS A PUBLIC STREET  
PARCEL MAP OF STATE STREET DEVELOPMENT, LLC  
(MILLS LANDING)**

**WHEREAS**, it is a function of the City to operate and maintain public streets; and

**WHEREAS**, Campagni Lane, Handelin Road, Saltern Drive, and Viellion Pike Lane, also known as APN 002-771-09, were offered for dedication by the Official Plat of Mills Landing Townhouses, a Planned Unit Development, recorded as Map Number 2930, situated in the Southeast 1/4 of the Southeast 1/4 of Section 8, and the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 15 North and Range 20 East, M.D.M., as described and shown in Exhibit "A"; and

**WHEREAS**, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

**WHEREAS**, Carson City Municipal Code Title 17.06.025 further provides that offers for dedications on parcel maps and planned unit developments require a separate instrument and that if at the time of final map any highways are rejected, offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date and without further action by the subdivider, rescind its action and open highways for public use, which same shall be recorded in the official City records; and

**WHEREAS**, the Carson City Board of Supervisors finds that the said streets are necessary for public access and it is in the best interest of the public to accept said streets; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Carson City Board of Supervisors pursuant to the authority granted by NRS 278.390 and Carson City Municipal Code hereby accepts the dedication of the streets hereinabove described.

**BE IT FURTHER RESOLVED**, and hereby ordered that this resolution be recorded in the office of the Carson City Recorder.

Upon motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_th day of \_\_\_\_, 20\_\_ by the following vote.

**VOTE: AYES:**

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NAYS: \_\_\_\_\_

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ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

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Robert Crowell, Mayor

ATTEST

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Susan Merriwether, Clerk  
Carson City, Nevada

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT STATE STREET DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED COMPANY OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE STREETS AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.

I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

STATE STREET DEVELOPMENT, LLC  
A NEVADA LIMITED LIABILITY COMPANY

BY: Robert C. McFadden DATE 10-23-17

PRINTED NAME: Robert C. McFadden

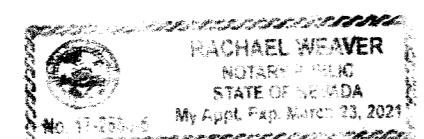
PRINTED TITLE: Manager

**NOTARY CERTIFICATE**

STATE OF NEVADA  
COUNTY OF CARSON CITY S.S.

ON THIS 13<sup>rd</sup> DAY OF October, 2017, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert C. McFadden OF STATE STREET DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Michael Weaver  
NOTARY PUBLIC

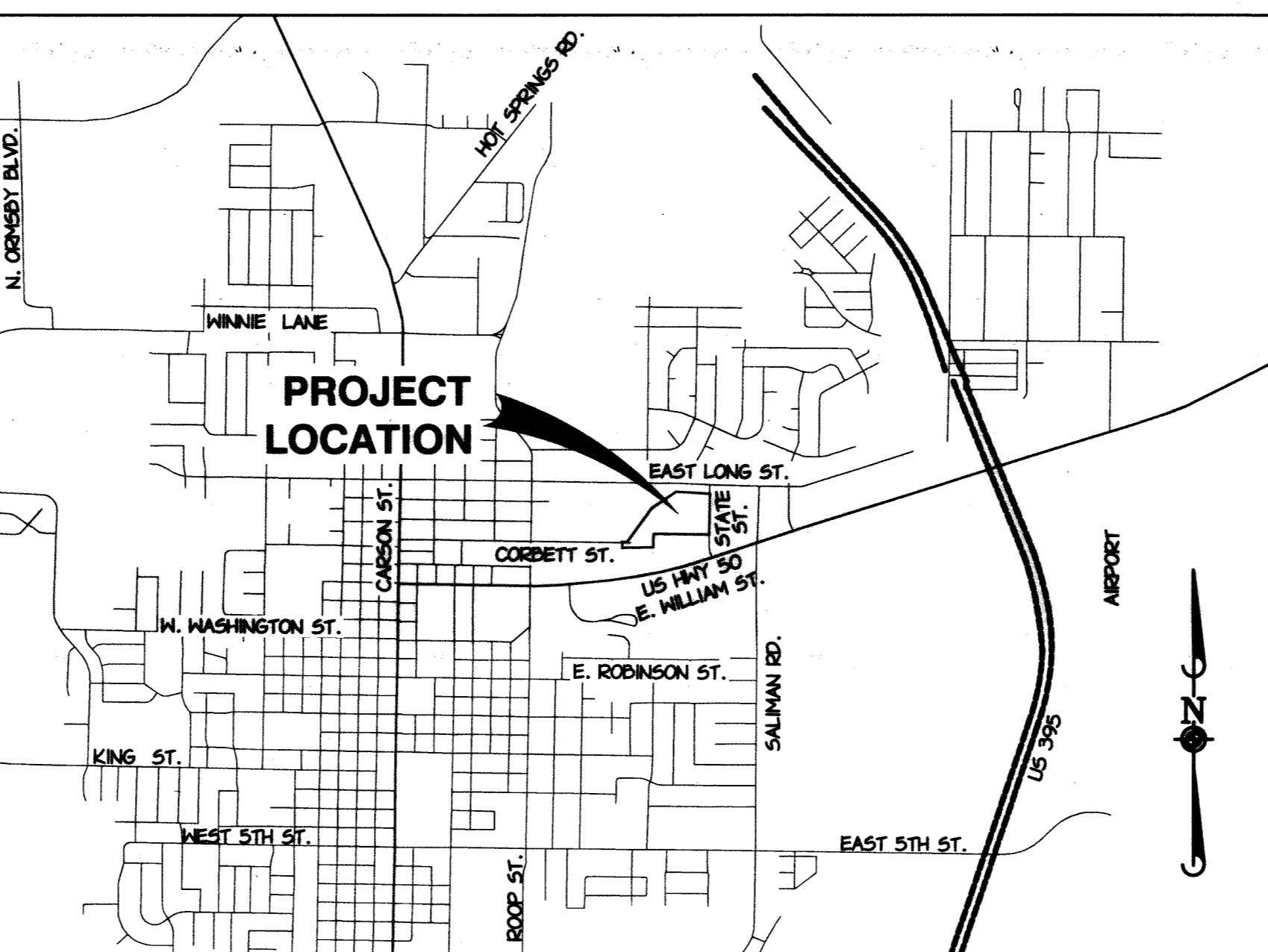
**SECURITY INTEREST HOLDER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SECURITY INTEREST HOLDER CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT. BY SEPARATE DOCUMENT.

SALTERN INVESTMENTS, A NEVADA LIMITED PARTNERSHIP

BY DOCUMENT NO. 480659

# FINAL MAP OF MILLS LANDING TOWNHOUSES A PLANNED UNIT DEVELOPMENT

**VICINITY MAP**

NOT TO SCALE

**CITY ENGINEER'S CERTIFICATE**

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

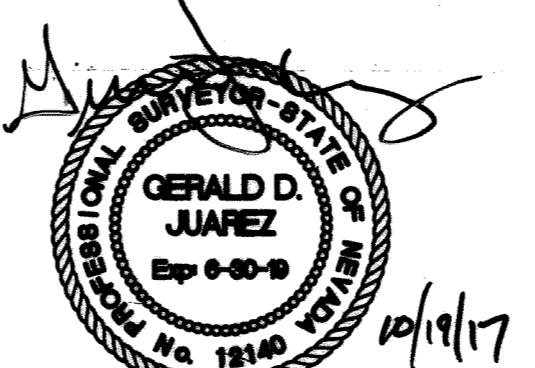
BY: DANIEL STUCKY  
PRINT NAME: DANIEL STUCKY  
CITY ENGINEER

DATE 11/21/17

**SURVEYOR'S CERTIFICATE:**

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STATE STREET DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF THE SE 1/4 OF SEC. 8 AND THE NE 1/4 OF THE NE 1/4 OF SEC. 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, CARSON CITY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON FEBRUARY 11, 2017.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 31, 2018, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



GERALD D. JUAREZ, P.L.S.  
NEVADA CERTIFICATE NO. 12140

**TREASURER'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

APN: 002-441-23

BY: Shayle Roberts DATE 11/21/17

ATTEST

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,  
BUREAU OF WATER POLLUTION CONTROL  
Ryan Fahey, NDEP Staff Engineer

DATE 10/13/17

**UTILITY COMPANIES' CERTIFICATE**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND THE CARSON CITY UTILITY DEPARTMENT.

BY: Sierra Pacific Power Company dba NV Energy DATE 09/28/17

NAME/TITLE (PRINT) William Kruse / RW Agent

BY: NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE 9-26-17

NAME/TITLE (PRINT) Cliff Cooper MGR OSP PLANNING

BY: Charter Communications DATE 9/28/2017

NAME/TITLE (PRINT) Diane Albrecht HFC Designer!!!

BY: Carson City Utility Department DATE 11/21/17

NAME/TITLE (PRINT) Daniel Stucky

SOUTHWEST GAS  
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

BY: Southwest Gas DATE 10/19/17

NAME/TITLE (PRINT) Amanda Marucci Supervisor/Engineering

CARSON CITY CLERK

THE CITY HAS APPROVED THE MAP AND DEFERRED ON BEHALF OF THE PUBLIC ANY PARCELS OF LAND OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

BY: Susan Mervinether DATE 11/22/17

**PLANNING DIVISION CERTIFICATE**

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

BY: Lee Plemel, AICP DATE 11/21/17

COMMUNITY DEVELOPMENT DIRECTOR

**BOARD OF SUPERVISORS APPROVAL**

ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS 21 DAY OF November, 2017.

BY: Rosalie Lowell DATE 11/21/17

BY: Susan Mervinether DATE 11/22/17

**CLERK-RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 22<sup>nd</sup> DAY OF November, 2017, AT

9:30 A M. IN BOOK 10, PAGE 2930, OF THE OFFICIAL RECORDS OF

CARSON CITY, NEVADA, AT THE REQUEST OF STATE STREET DEVELOPMENT, LLC.

LIMITED LIABILITY COMPANY.

RECORDING FEE \$80.00 FILE NO. 480661

BY: Susan Mervinether DATE 11-22-17

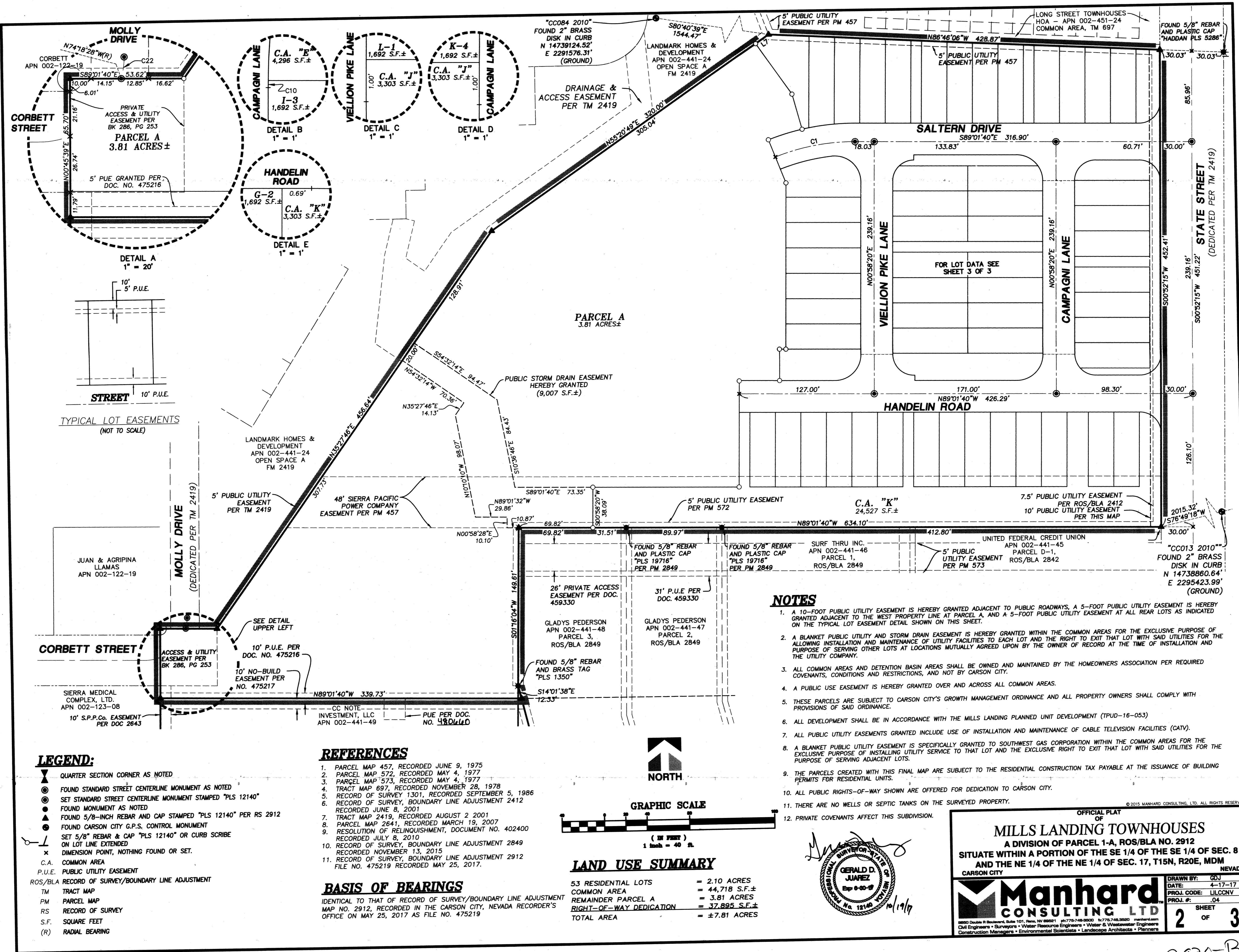
CLERK-RECORDER By: R. Mervinether

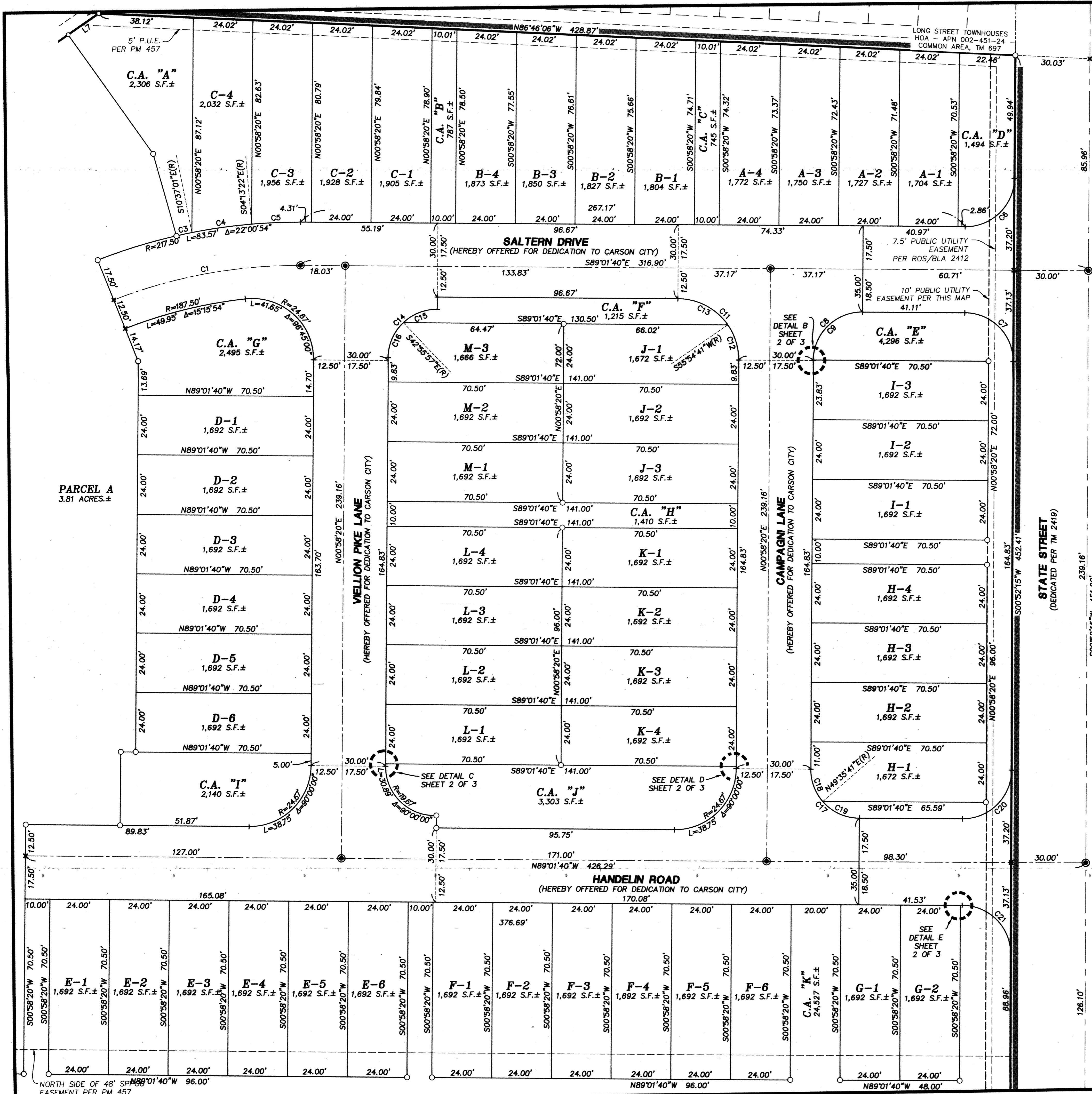
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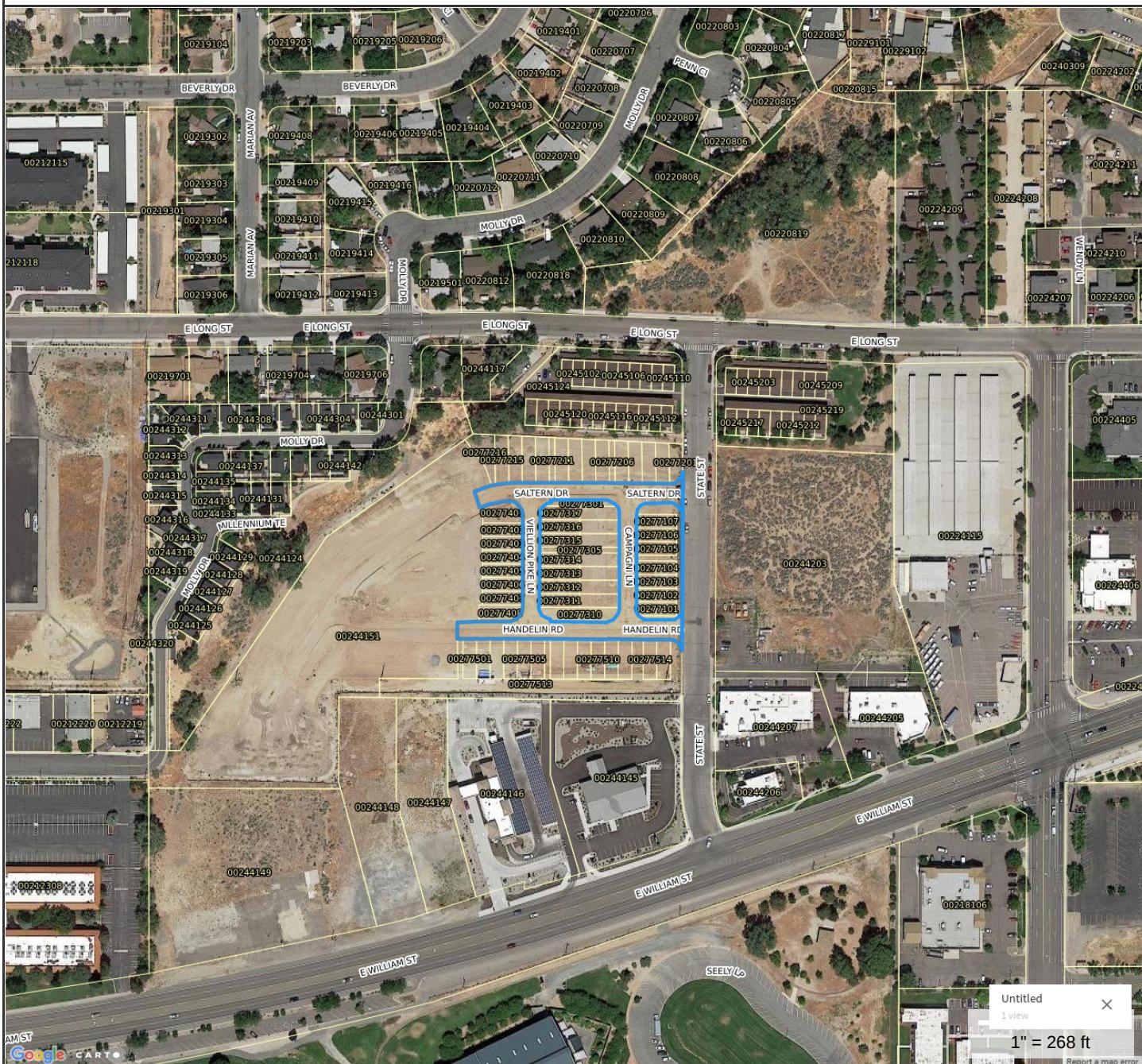


2930-A  
1 OF 3





## Mills Landing ROW Acceptance



### Property Information

**Property ID** 00277109  
**Location** HANDELIN/SALTERN/CAMPAGNI/VIELL  
**Owner** STATE STREET DEVELOPMENT LLC



[CLICK LOGO FOR TUTORIAL](#)

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 06/08/2018  
Properties updated 06/08/2018