



# 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 008-153-05 also known as a portion of N. Lompa Lane as offered on the Parcel Map for Carson Land Holdings, LLC, recorded as Map Number 2782 on December 3, 2012. (Stephanie Hicks, SHicks@carson.org)

**Staff Summary:** APN 008-153-05 is located on the west side of N. Lompa Lane south of Highway 50 East. A Tentative Parcel Map for Carson Land Holdings, LLC, was reviewed and approved by the Parcel Map Review Committee on June 12, 2012. The Final Parcel Map was recorded on December 3, 2012. The parcel was offered for dedication on the final map; however, the offer was not accepted at that time. With development of the Golden Gate Petroleum property, intersection improvements and a portion of N. Lompa Lane were constructed on APN 008-153-05. The City is responsible for these improvements and any future roadway improvements constructed by subsequent development. However, the offer of dedication must be accepted by a separate instrument.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 5 minutes

---

## **Proposed Motion**

Move to adopt Resolution No. 2018-R-\_\_\_\_ accepting the dedication of right-of-way from APN 008-153-05 also known as N. Lompa Lane as offered on the Parcel Map for Carson Land Holdings, LLC, recorded as Map Number 2782 on December 3, 2012.

## **Board's Strategic Goal**

Sustainable Infrastructure

## **Previous Action**

## **Background/Issues & Analysis**

The Tentative Parcel Map for Carson Land Holdings, LLC (PM-12-032) was approved by the Parcel Map Review Committee on June 12, 2012. Following the approval, the Final Parcel Map was submitted for recordation. APN 008-153-05 was offered for dedication on the Final Parcel Map. The Final Parcel Map was recorded on December 3, 2012; however, the offer must be accepted by a separate instrument.

With development of the Golden Gate Petroleum property, intersection improvements and a portion of N. Lompa Lane were constructed on APN 008-153-05. The City is responsible for these improvements and any future roadway improvements constructed by subsequent development. While the dedication of these roads and the open space parcel were never formally accepted, Carson City has already assumed maintenance. Therefore, the City desires to accept the dedication of right-of-way at this time.

**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 008-153-05 also known as N. Lompa Lane as offered on the Parcel Map for Carson Land Holdings, LLC, recorded as Map Number 2782 on December 3, 2012.

Propose alternate motion.

**Board Action Taken:**

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

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

Aye/Nay

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

(Vote Recorded By)

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

**A RESOLUTION ACCEPTING REAL PROPERTY  
FOR USE AS A PUBLIC STREET  
PARCEL MAP OF CARSON LAND HOLDINGS, LLC  
(LOMPA LANE)**

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

**WHEREAS**, a portion of Lompa Lane, also known as APN 008-153-05, was offered for dedication by the Official Plat of Parcel Map for Carson Land Holdings, LLC (PM-12-032), recorded in the office of the Carson City Recorder as file number 428777, Map number 2782, situated in the Southeast 1/4 of Section 9, 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

---

NAYS: 

---

---

---

ABSENT: 

---

---

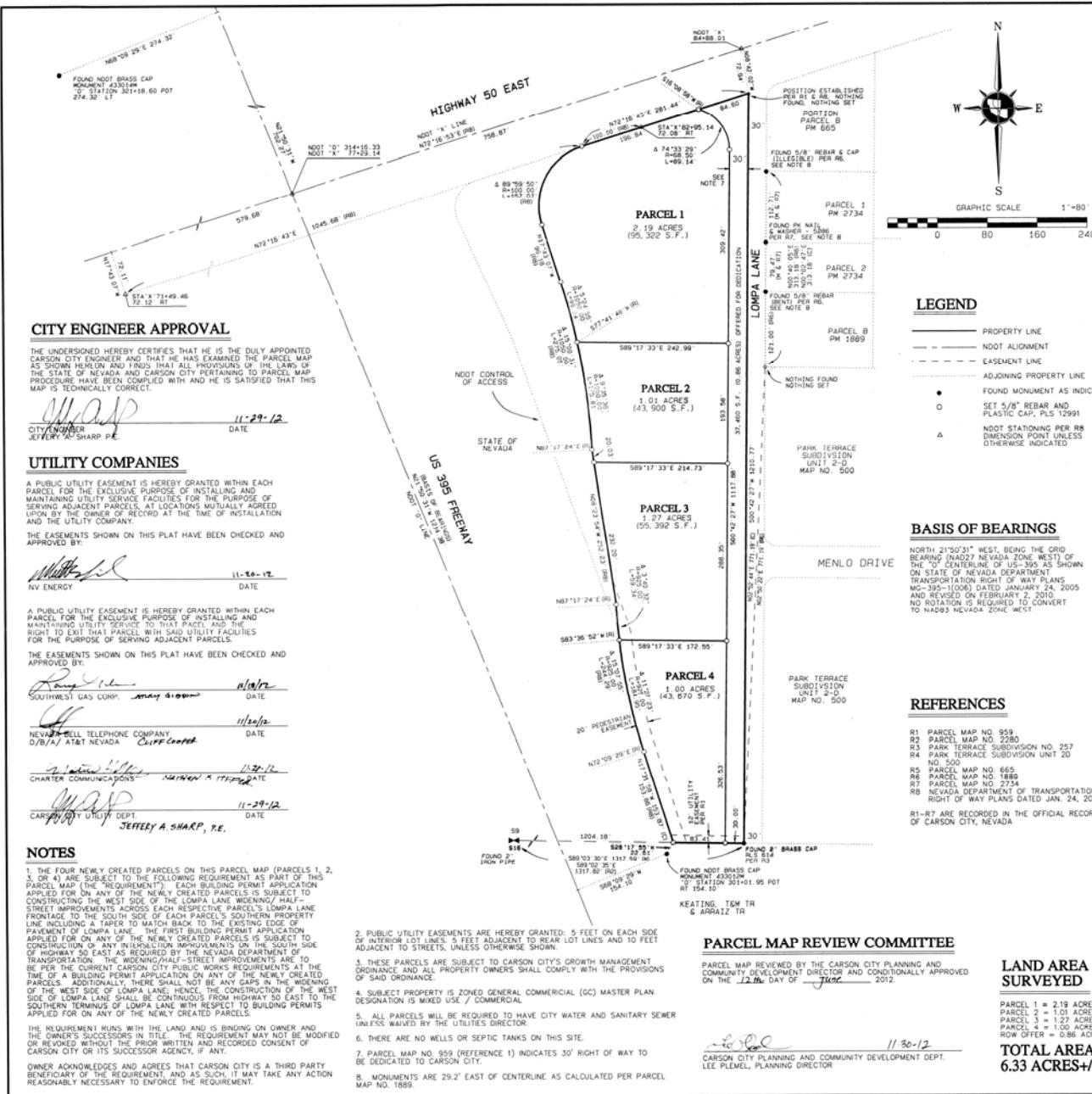
---

Robert Crowell, Mayor

ATTEST

---

Susan Merriwether, Clerk  
Carson City, Nevada



**SURVEYOR'S CERTIFICATE**

I, CHARLES "KEN" IWANURA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR TRI STATE SURVEYING, LTD., DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARMON LAND HOLDINGS, LLC.
2. LANDS SURVEYED LIE WITHIN THE SECTION 3, 1/4 OF SECTION 9, T. 15 N., R. 2 E., M.D.M., CARMON CITY, NEVADA AND THIS SURVEY WAS COMPLETED ON NOVEMBER 16TH, 2012.
3. THIS PLAT COMPLETES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE STATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE BOUNDARIES DESIGNATED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUR IN THE LOCATIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



CHARLES "KEN" IWAMURA  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 12991

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT CARON LAND HOLDINGS, LLC IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THE ATTACHED MAP, AND THAT THE SAME IS EXCLUDED FROM LAND OWNED SUBJECT TO THE PROVISIONS OF NEVADA R.S. CHAPTER 276, THAT ALL RIGHTS OF WAY ARE DEDICATED AND EXCLUDED, AND THAT THE GROSS SURFACE AREA OF THE PROPERTY IS DECLARED THAT I EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS NAME, THE DATE OF THE PREPARATION AND RECORDATION OF THE FINAL PARCEL MAP.

CARON LAND HOLDINGS, LLC, A LIMITED LIABILITY COMPANY  
BY: MAMMATH VENKATESH, LLC, A NEVADA LIMITED LIABILITY COMPANY  
ITS MANAGER  
By: *Gene Stone* *Gene Stone* *Gene Stone*  
JOB STONE, MANAGER *11/27/2012* *DATE*

**NOTARY ACKNOWLEDGEMENT**

STATE OF NEVADA  
COUNTY OF CLARK

ON THIS 27<sup>th</sup> DAY OF NOVEMBER, 2012, BEFORE ME,  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED JEANNE MARIE MANSON, AKC, MR,  
OF CARSON LAND HOLDINGS, LLC, PERSONALLY KNOWN TO ME,  
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON  
WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES  
HEREIN STATED.

NOTARY PUBLIC

## BASIS OF BEARINGS

NORTH 21°50'31" WEST, BEING THE GRID  
BEARING (NAD27 NEVADA ZONE WEST) OF  
THE "O" CENTERLINE OF US-395 AS SHOWN  
ON STATE OF NEVADA DEPARTMENT  
TRANSPORTATION RIGHT OF WAY PLANS  
MG-395-1(O06) DATED JANUARY 24, 2005  
AND REVISED ON FEBRUARY 2, 2010.  
NO ROTATION IS REQUIRED TO CONVERT  
TO NAD83 NEVADA ZONE WEST.

## REFERENCES

R1 PARCEL MAP NO. 959  
R2 PARCEL MAP NO. 2280  
R3 PARCEL TERRACE SUBDIVISION NO. 257  
R4 PARCEL TERRACE SUBDIVISION UNIT 20  
NS 500  
R5 PARCEL MAP NO. 665  
R6 PARCEL MAP NO. 1889  
R7 PARCEL MAP NO. 2734  
R8 NEVADA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PLANTS DATED JAN. 24, 2005

R1-R7 ARE RECORDED IN THE OFFICIAL RECORDS  
PARCEL ALONG NV 41

**PARCEL MAP REVIEW COMMITTEE**

PARCEL MAP REVIEWED BY THE CARSON CITY PLANNING AND  
COMMUNITY DEVELOPMENT DIRECTOR AND CONDITIONALLY APPROVE  
ON THE 12<sup>th</sup> DAY OF July 2012.

LAND AREA  
SURVEYED

PARCEL 1 = 2.19 ACRES  
PARCEL 2 = 1.01 ACRES  
PARCEL 3 = 1.27 ACRES  
PARCEL 4 = 1.00 ACRES  
ROW OFFER = 0.86 ACRES  
**TOTAL AREA:**

PARCEL-MA

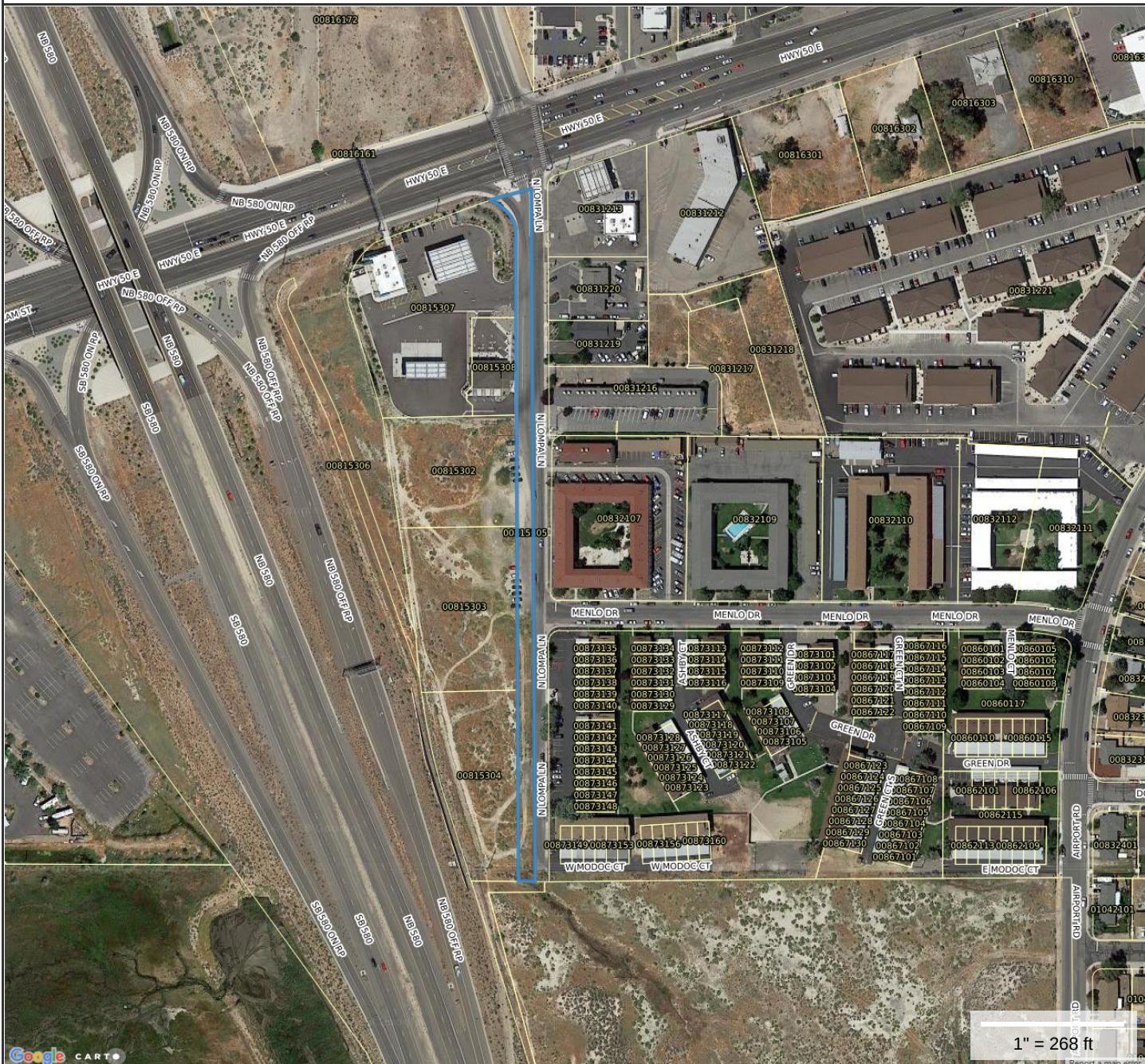
FOR  
CARSON LAND HOLDINGS, LLC  
PM-12-032

#### FIGURE 1. POSITION OF THE CE 164

TRI STATE SURVEYING, LTD

TRI STATE SURVEYING, LTD  
425 EAST LONG STREET  
CARSON CITY, NEVADA 89706-2418  
(775) 887-9911 • FAX # 887-9915

## N Lompa Lane ROW Acceptance



## Property Information

**Property ID** 00815305  
**Location** N LOMPA LN  
**Owner** CARSON LAND HOLDINGS LLC



**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