

Mem # 5-8C

City of Carson City
Agenda Report

Date Submitted: 10/09/07

Agenda Date Requested: 10/18/07
Time Requested: Consent

To: Mayor and Board of Supervisors

From: Development Services/Engineering

Subject Title: Action to approve Dedications of Land for Public Right -of- Way from Nevada West Land, LLC, to Carson City for Cassidy Court and Etta Place, containing 1.57± acres and Parcel "C" being a portion of Lepire Drive, containing 1,702 ± square feet in Sundance Ridge Phase 2 Subdivision.

Staff Summary: The dedications are being given to the City to satisfy the Subdivision requirements. These dedications have been coordinated with Development Engineering and are properly shown on Exhibit A.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve Dedications of Land for Public Right -of- Way from Nevada West Land, LLC, to Carson City for Cassidy Court and Etta Place, containing 1.57± acres and Parcel "C" being a portion of Lepire Drive, containing 1,702 ± square feet in Sundance Ridge Phase 2 Subdivision.

Explanation for Recommended Board Action: The dedications are being given to the City to satisfy the Subdivision requirements. These dedications have been coordinated with Development Engineering and are properly shown on Exhibit A.

Applicable Statute, Code, Policy, Rule or Regulation: N.R.S. Chapter 278.380; The governing body may, as a condition precedent to the acceptance of streets, require that the subdivider improve the streets. N.R.S. 278.390; The governing body may accept streets for dedication at an unspecified date following recordation of the final map.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny the dedication or 2) Refer back to staff for further review.

Supporting Material: Dedication Form and Exhibit A - Map

Prepared By: Eva Chwalisz, Management Assistant

APN #010-652-01
APN #010-651-25

DEDICATION OF LAND FOR RIGHT-OF-WAY

FROM: NEVADA WEST LAND, LLC

TO: CARSON CITY, A CONSOLIDATED MUNICIPALITY

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 15,N., RANGE 20 E., M. D. B.& M.

I, THE UNDERSIGNED, HEREBY SET ASIDE FOR PUBLIC PURPOSES, A STRIP OF LAND OWNED BY ME FOR A PUBLIC ROAD PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

CASSIDY COURT AND ETTA PLACE, CONTAINING 1.57 ACRES PLUS OR MINUS; AND PARCEL "C" BEING A PORTION OF LEPIRE DRIVE, CONTAINING 1,702 SQUARE FEET PLUS OR MINUS; SHOWN ON THE FINAL MAP OF SUNDANCE RIDGE PHASE 2, AS HERETO AS EXHIBIT "A",

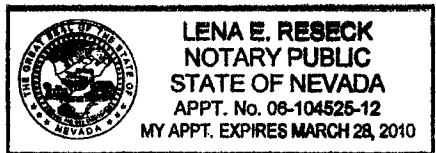
TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration does hereby relieve Carson City of all further obligations or claims on this account or on account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: I have hereunto set my hand, this 5 day of OCT., 2007.

Mark Funk
Mark Funk
Nevada West Land, LLC



STATE OF NEVADA)
CARSON CITY) ss

This instrument was acknowledged before me on October 5, 2007
by Mark Funk as manager, of
Nevada West Land, LLC

Lena E Reseck
Notary Public

BOARD OF SUPERVISORS APPROVAL

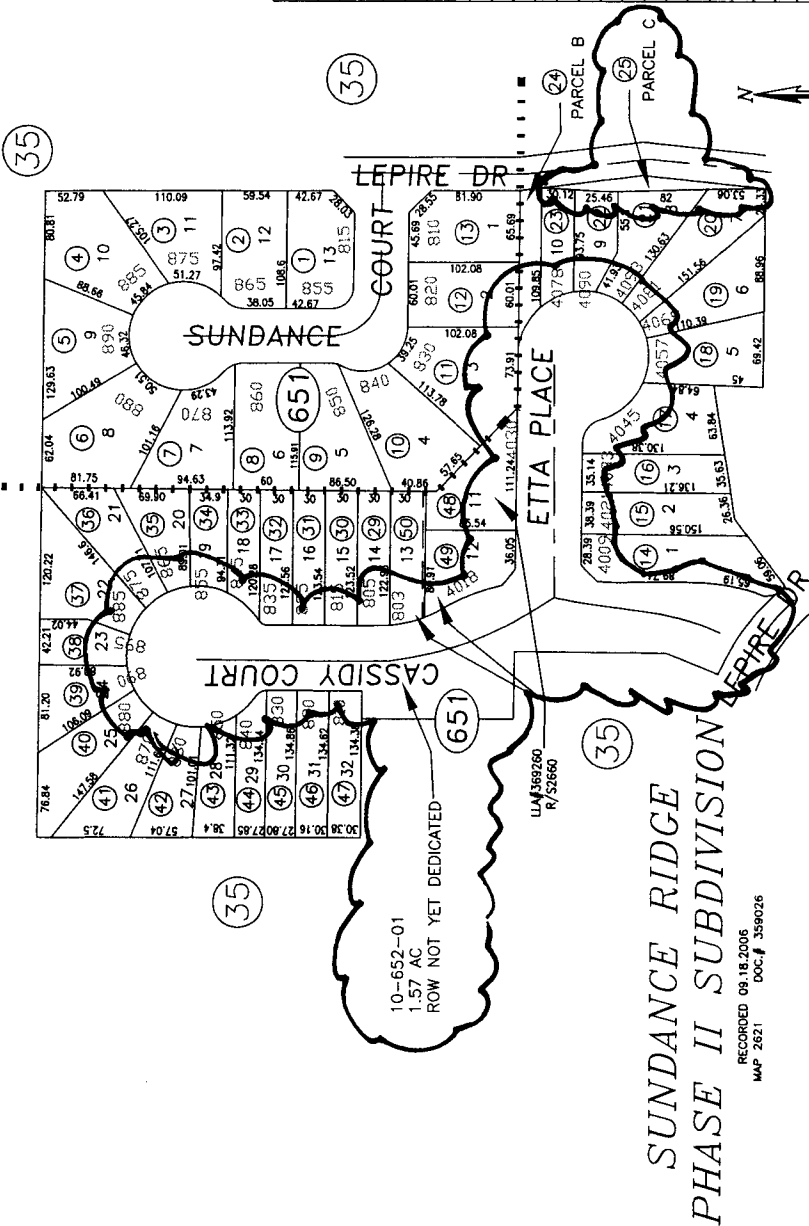
This dedication is approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, 2007.

MAYOR
ATTEST: _____
CITY CLERK

PORTION OF NW1/4 NE1/4 SECTION 15, T.15 N., R.20 E., M.D.B. & M. 10-65

SUNDANCE RIDGE
SUBDIVISION

RECORDED 12.28.2004
MAP 2552 DOC.# 328863



PARCEL NO	SOFT	PARCEL NO	SOFT
010-651-01	6,504	010-651-25	1,702
010-651-02	6,391	010-651-29	3,703
010-651-03	6,805	010-651-30	3,706
010-651-04	8,513	010-651-31	3,707
010-651-05	7,183	010-651-32	3,697
010-651-06	9,570	010-651-33	3,151
010-651-07	6,847	010-651-34	3,077
010-651-08	6,935	010-651-35	4,241
010-651-09	7,001	010-651-36	4,936
010-651-10	8,138	010-651-37	6,636
010-651-11	8,750	010-651-38	3,201
010-651-12	6,125	010-651-39	4,462
010-651-13	6,504	010-651-40	6,221
010-651-14	7,623	010-651-41	5,495
010-651-15	5,400	010-651-42	4,052
010-651-16	4,685	010-651-43	3,645
010-651-17	6,529	010-651-44	3,454
010-651-18	5,870	010-651-45	3,752
010-651-19	5,930	010-651-46	4,052
010-651-20	6,084	010-651-47	4,061
010-651-21	4,901	010-651-48	5,662
010-651-22	3,329	010-651-49	5,227
010-651-23	3,004	010-651-50	3,920
010-651-24	2,444		

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
www.carson-city.nv.us

RECORDED 09.18.2006
MAP 2621 DOC.# 359026

Scale: 1=100'
Revised: 07.02.07

EXHIBIT A