

**City of Carson City  
Agenda Report**

**Date Submitted:** May 10, 2011

**Agenda Date Requested:** May 19, 2011  
**Time Requested:** Consent

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department

**Subject Title:** Action to approve a lot line adjustment transferring City property adjacent to Empire Elementary School to the Carson City School District. (Roger Moellendorf, Parks and Recreation Director)

**Staff Summary:** This item was brought to the Board of Supervisors during the April 7, 2011, Board meeting. The Board approved the conceptual plan to transfer through a lot line adjustment City owned property containing a playground immediately adjacent to Empire School and a minor portion of Park Terrace Park to be developed as a small parking lot for use by the school and the park. The Board also directed staff to forward the plan to the Parks and Recreation Commission for their recommendation. The plan was brought to the Commission on April 19, 2011, and was approved without conditions.

**Type of Action Requested:** (check one)

- Resolution                       Ordinance  
 Formal Action/Motion    Other (Specify)

**Does This Action Require A Business Impact Statement:**    Yes    No

**Recommended Board Action:** I move to approve a lot line adjustment transferring City property adjacent to Empire Elementary School to the Carson City School District.

**Explanation for Recommended Board Action:** In 1990, through a lot line adjustment, the Carson City School District conveyed property located immediately adjacent to the west side of Empire Elementary School to the City for the purpose of building a public playground on the property. A joint use agreement was entered into by the District and the City addressing the maintenance and the use of the playground. Essentially the agreement stipulated that the City would construct the playground, that the District was responsible for the maintenance of the equipment, and that the District would use the equipment during school hours and the City would have use of the playground during non-school hours. With the recent passage of the new school bond, the District desires to replace the portable classroom buildings on this property with permanent buildings. In addition, the District desires to construct 18 parking spaces and other minor improvements on Park Terrace Park. This requires a transfer of a small portion of City property to the District through a lot line adjustment. A new agreement will be crafted to address the joint use of these improvements.

**Applicable Statue, Code, Policy, Rule or Regulation:** NRS 277.180 and NRS Chapter 279

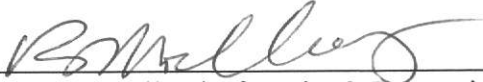
**Fiscal Impact:** N/A


**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** Reject and direct City staff and District to develop an alternative plan.

**Supporting Material:** Site plan with the proposed new adjusted lot lines.

**Prepared By:**  Date: 5/10/11  
Roger Moellendorf, Parks & Recreation Director

**Reviewed By:**  Date: 5/10/11  
Andrew Burnham, Acting City Manager

 Date: 5/10/11  
District Attorney's Office

 Date: 5/10/11  
Finance Department

**Board Action Taken:**

Motion: \_\_\_\_\_ 1: \_\_\_\_\_ Aye/Nay  
2: \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

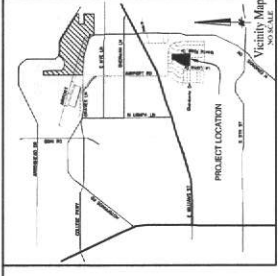
\_\_\_\_\_  
(Vote Recorded By)

300 N. ANNENBETH STREET  
 CARSON CITY, NEVADA 89603  
 PHONE: 775-883-1600 FAX: 775-883-1699  
 WEB SITE: WWW.RCH.COM  
 216 ELIAS POINT ROAD, STE. 443  
 CARSON CITY, NEVADA 89606  
 PHONE: 775-586-7500

**RESOURCE CONCEPTS, INC.**  
 ENGINEERING · PLANNING · RESOURCE MANAGEMENT



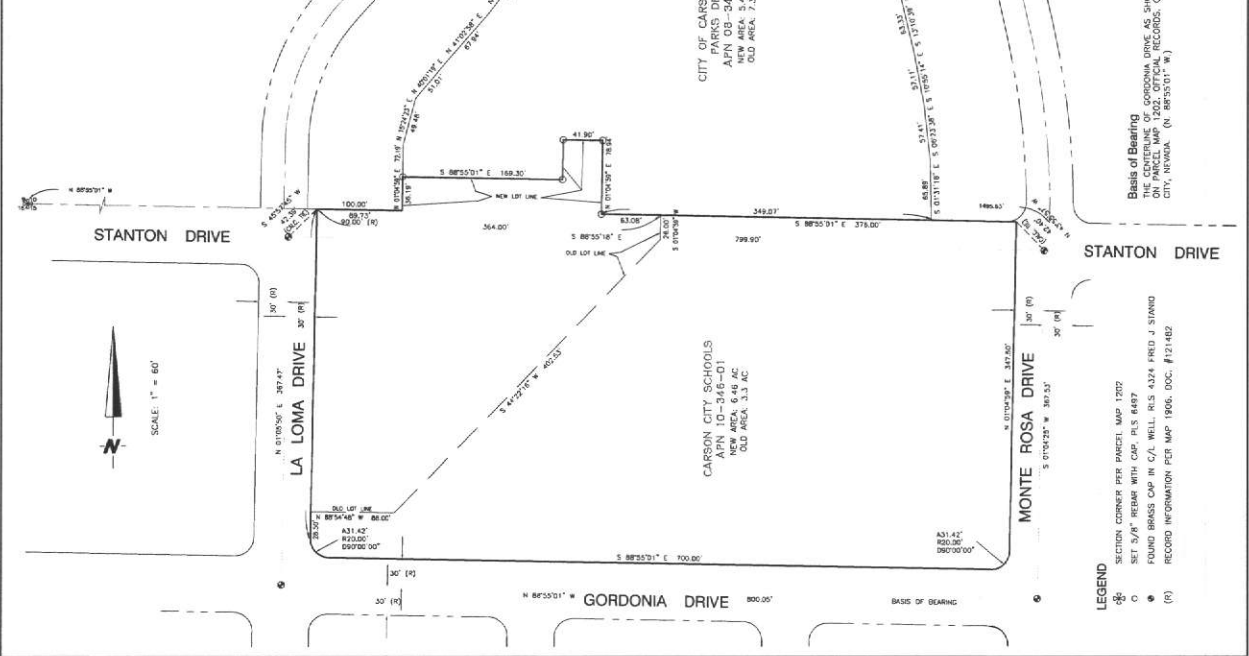
| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |



**Owners Certificate**  
 I, DARRYL M. HARRIS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT:  
 1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF CARSON CITY SCHOOL DISTRICT.  
 2. THE SURVEY WAS COMPLETED ON MAY 6, 2011.  
 3. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.  
 4. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 213.010 TO 213.035.

CARSON CITY SCHOOL DISTRICT  
 STATE OF NEVADA \$5  
 DAY OF MAY 2011  
 COUNTY OF CLATSOP  
 HENRY PUBLIC  
 STATE OF NEVADA \$5  
 DAY OF MAY 2011  
 COUNTY OF CLATSOP

**SURVEYORS CERTIFICATE**  
 I, DARRYL M. HARRIS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT:  
 1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF CARSON CITY SCHOOL DISTRICT.  
 2. THE SURVEY WAS COMPLETED ON MAY 6, 2011.  
 3. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.  
 4. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 213.010 TO 213.035.



**CLERK-RECORDERS CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF \_\_\_\_\_ FILE NO. \_\_\_\_\_ RECORDING FEE: \_\_\_\_\_

CLERK-RECORDER  
 RECORD OF SURVEY  
 TO SUPPORT A LOT LINE ADJUSTMENT  
 FOR  
**Empire Elementary School  
 Carson City School District**  
 LOCATED WITHIN PORTIONS OF  
 THE SW 1/4, SECTION 10, &  
 SECTION 11, T15S, R20E E., M.D.M.  
 CARSON CITY, NEVADA

**REFERENCE DOCUMENTS**  
 PARCEL MAP FOR DORIS C. MILLARD AND EDY P. FERGUSON, CARSON CITY, NEVADA, MAP NO. 1522, OFFICIAL RECORDS, CARSON CITY, NEVADA.  
 OFFICIAL PLAT, PARK TERRACE SUBDIVISION NO. 1, CARSON CITY, NEVADA, MAP NO. 1522, OFFICIAL RECORDS, CARSON CITY, NEVADA.  
 LOT LINE ADJUSTMENT CERTIFICATE, FILE NO. 8318, OFFICIAL RECORDS, FEBRUARY 9, 1989, FILE NO. 81507, OFFICIAL RECORDS.

**Basis of Bearing**  
 THE CENTRALS OF GORDONIA DRIVE AS SHOWN IN OFFICIAL RECORDS, CARSON CITY, NEVADA, (N. 86°55'01" W.)

**LEGEND**  
 SECTION CORNER PER PARCEL MAP 1207  
 SET 5/8" IRON WITH CAP, P.L.S. 6497  
 FOUND BRASS CAP IN C/L WELL, P.L.S. 4324 FRED J STAND  
 RECORD INFORMATION PER MAP 1906, DOC. #121482

**PRELIMINARY**