Hem# 4-3B

City of Carson City Agenda Report

Date Submitted: 11/28/ 2006 Agenda Date Requested: 12/07/2006 Time Requested: Consent Mayor and Supervisors From: P.W. - Development Engineering Subject Title: Action to approve and authorize the Mayor to sign the Release and Cancellation of an Ordinance No. 1996-1 and Development Agreement between Carson City and Richard K. Langson, Carson City, Nevada; regarding formerly Assesor's Parcel Number 08-123-07 located on Hot Springs Road, Carson City, Nevada. Staff Summary: Staff is requesting that the Board of Supervisors rescind and cancel an Ordinance No. 1996-1 and Development Agreement between Richard K. Langson and Carson City. Type of Action Requested: (check one) _) Resolution) Ordinance x_) Formal Action/Motion () Other (Specify) Does This Action Require A Business Impact Statement: (____) Yes (_x_) No Recommended Board Action: I move to approve and authorize the Mayor to sign the Release and Cancellation of an Ordinance No. 1996-1 and Development Agreement between Carson City and Richard K. Langson, Carson City, Nevada; regarding previously Assesor's Parcel Number 08-123-07 located on Hot Springs Road, Carson City, Nevada. Explanation for recommended Board Action: The requirements set forth in an Ordinance No. 1996-1 and Development Agreement no longer apply; therefore, we will record the Development Agreement Release and Cancellation to void the original Development Agreement. Applicable Status, Code, Policy, Rule or Regulation: The Carson City Municipal Code 17.08 and Nevada Revised Statutes 278 0205 Fiscal Impact: None Funding Source: N/A Explanation of Impact: N/A

Recorded Ordinance No. 1996-1 and Development Agreement

and Development Agreement Release and Cancellation

Prepared By: Eva Chwalisz, Management Assistant

None

Alternatives:

Supporting Materials:

Reviewed By:	MICHO		
Troviewed by.	(Deputy City Engineer)	Date. 11/20/00	
Concurrences:	Mylle	Date:1/28/06	
	(Department Head)	Date:///28/C	4
	(City Menager)	Date:	
	(District Attorney)		
Board Action Take			
Motion:	Market Committee Com	1)	Aye/Nay
		2)	
(Vote Recorded	i By)		

DEVELOPMENT AGREEMENT RELEASE AND CANCELLATION

CARSON CITY, NEVADA

PROJECT: Development Agreement between Carson City and Richard K. Langson regarding formerly assessor's parcel number 08-123-07, located at Hot

Springs Road, Carson City, Nevada.

RECORDING INFORMATION: Document #183881 Recorded on January 15, 1996

This document confirms that all of the requirements set forth in the Development Agreement referenced above no longer apply and will not be pursued at this time.

Accordingly, the CITY hereby approves the above-referenced Development Agreement for release. Both the CITY and the BUILDER or the heirs, executors, administrators, successors and assigns consent to the cancellation of the Development Agreement. In addition, the CITY and the BUILDER or the heirs, executors, administrators, successors and assigns agree that this release and cancellation shall be recorded in accordance with Section 17.08.020 of the Carson City Municipal Code and Nevada Revised Statute 278.0205.

CHY:	APPROVED AS TO FORM:	
Marv Teixeira, Mayor	District Attorney's Office	
ATTEST:		
Alan Glover, Clerk/Recorder		

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1	ORDINANCE NO. 1996-1
2	BILL NO. 162
3	AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND RICHARD K. LANGSON, REGARDING ASSESSOR'S PARCEL NO.
4	08-123-07 LOCATED ON HOT SPRINGS ROAD, CARSON CITY, NEVADA.
5	Fiscal Effect: None
6	THE CARSON CITY BOARD OF SUPERVISORS DOES HEREBY ORDAIN:
7	WHEREAS, Carson City desires to enter into a development
8	agreement with Richard K. Langson concerning the development of
9	land known as Assessor's Parcel No. (APN) 08-123-07 located on
10	Hot Springs Road, Carson City, Nevada; and
11	WHEREAS, the Carson City Board of Supervisors finds that the
12	contents of the development agreement conform with CCMC 17.21.020
13	and NRS 278.0201; and
14	WHEREAS, the Board of Supervisors finds that the provisions
15	of the development agreement are consistent with Carson City's
16	Master Plan.
17	NOW, THEREFORE, the Board of Supervisors hereby approves by
18	ordinance a development agreement between Carson City and Richard
19	K. Langson for Assessor's Parcel No. 08-123-07 located on Hot
20	Springs Road, Carson City, Nevada, said agreement being attached
21	and incorporated herein as Exhibit "A".
22	The Board hereby authorizes the Director of the Carson City
23	Public Works Department to extend the period within which the
24	construction covered by the subject development agreement must
25	Commence.
26	The Board of Supervisors further directs that the City Clerk
27	shall cause a certified copy of this ordinance and the original
28	development agreement to be filed with the Carson City Recorder.

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2	DEVELOPMENT AGREEMENT
3	Assessor's Parcel No. 08-123-07
4	Hot Springs Road
5	Carson City, Nevada
6	THIS AGREEMENT, dated this 14 day of December, 1995
7	between Richard K. Langson hereinafter referred to as "DEVELOPER",
8	and CARSON CITY, NEVADA, a municipal corporation, hereinafter
9	referred to as "CITY"
10	WITNESSETH:
11	WHEREAS, the DEVELOPER desires to record a parcel map to
12	divide the above referenced parcel into four parcels; and
13	WHEREAS, roadway and roadside improvements (curb and gutter,
14	sidewalk, and tie-in pavement) have not been completed within the
15	street right-of-way abutting the south side of the parcel; and
16	NOW, THEREFORE, the parties of this Agreement, in
17	consideration of the provisions herein contained and other good
18	and valuable consideration, do hereby agree as follows:
19	1. DEVELOPER is responsible for all required curb & gutter,
20	sidewalk, and one-half street pavement improvements along
21	the Hot Springs Road frontage of this property as a
22	parcel map condition.
23	2. DEVELOPER and City agree that improvements in Item 1 above
24	refer to the full improvements for a sixty foot (60') wide
25	arterial street right-of-way, but is limited to the north
26	one half of the street along the entire frontage of Hot
da I	Springs Road adjacent to the parcel.
28	3. SUBDIVIDER shall construct the roadway and roadside

1	regulations as are in effect during the work referenced
2	herein.
3	6. This Agreement will bind the heirs, executors,
4	administrators, successors, and assigns of the respective
5	in the second of
6	IN WITNESS WHEREOF, the parties hereto have caused this
7	Agreement to be executed as of the day and year first above
8	o de militar de la companya de la c O written.
9	DEVELOPER:
10	//Xon//
11	Richard K. Langson
12	STATE OF Neuror
13	COUNTY OF CARCON CITY
14	On this 7th day of Necember , 1995
15	Personally appeared before me, a Notary Public in and for said
16	County and State, Richard K. Langson, who acknowledged to me
17	that he executed the above instrument.
18	Luce D. Allud
19	Notary Public Notary Public
20	NOTARY PUBLIC NEVADA Aopt. Reconter vi CARSON CITY My Arm on Oct 4, 1998
21	Mace pelaced
22	Marv Teixeira; Mayor
23	ATTEST:
24	Handlovy
25	Alan'Glover, Clerk-Recorder
26	Approved as to Form: Approved;
27	121 Made
28	Paul bippereiti Mark For just Jay Aldean Deputy District Attorney Public Works Director