



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: November 3, 2016

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To accept the dedication of two water line easements from Bella Lago Apartments as described in the Water Line Easement Deed Exhibit A-1 and A-2, also known as portions of APN 008-312-04. (Stephanie Hicks, SHicks@carson.org)

Staff Summary: The water line easements are located at the Bella Lago Apartments east of Airport Road and south of Highway 50. In April 2016, the Planning Commission approved a Special Use Permit to allow the addition of 64 multifamily apartments within the existing 175-unit complex. Water line improvements were required to service the new units. These easements are being given to the City for the operation and maintenance of the backflow preventers and water lines that are public over and across the real property.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

Move to accept the dedication of two water line easements from Bella Lago Apartments as described in the Water Line Easement Deed Exhibit A-1 and A-2, also known as portions of APN 008-312-04.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

April 27, 2016. The Planning Commission approved a Special Use Permit to allow the addition of 64 multifamily apartments within the existing 175-unit Bella Lago Apartment Complex by a vote of 5 ayes and 1 nay.

Background/Issues & Analysis

Following approval of the Planning Commission, improvement plans were submitted for construction of the project which include the water line improvements. These easements are being given to the City for the operation and maintenance of the backflow preventers and water lines that are public over and across the real property.

Applicable Statute, Code, Policy, Rule or Regulation

Development Standards, Section 18.2 Easements

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 accept the dedication of two water line easements from Bella Lago Apartments as described in the Water Line Easement Deed and Exhibit A-1 and A-2, also known as portions of APN 008-312-04.

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

APN 008-312-04

CITY:

REVIEWED AND RECOMMENDED BY:

Daniel Rotter, P.E., Engineering Manager Date

APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

APPROVED:

Robert Crowell, Mayor Date

ATTEST:

Susan Merriwether, Clerk-Recorder Date

APN 008-312-04



October 14, 2016

- CCLocations □ Carson City Boundary 🏠 Carson City Fire Station
- Street Centerline 🟡 Parcels (For Aerial Photos)
- Parcel Numbers □ Parcels

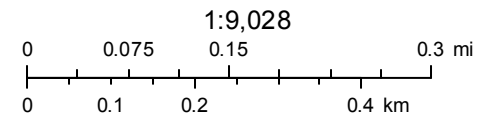


EXHIBIT "A"

**LEGAL DESCRIPTIONS
(EASEMENT FOR CARSON CITY WATER)**

All that portion of land situate in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 9, Township 15 North, Range 20 East, M.D.M., County of Carson, Nevada.

An easement for Water Utilities over a parcel of land, being Parcel A, as shown on Parcel Map No. 665, Official Records of Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Northeast corner of said Parcel "A";

THENCE S00°41'28"W, along the Westerly Right-of-Way line of Airport Road, a distance of 14.80 feet, to the **POINT OF BEGINNING**;

THENCE continuing along said Westerly Right-of-Way, S00°44'16"W, a distance of 20.00 feet;

THENCE, leaving said Westerly Right-of-Way, N89°15'44"W, a distance of 26.39 feet;

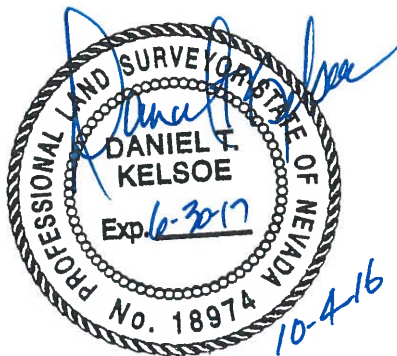
THENCE N00°44'16"E, a distance of 20.00 feet;

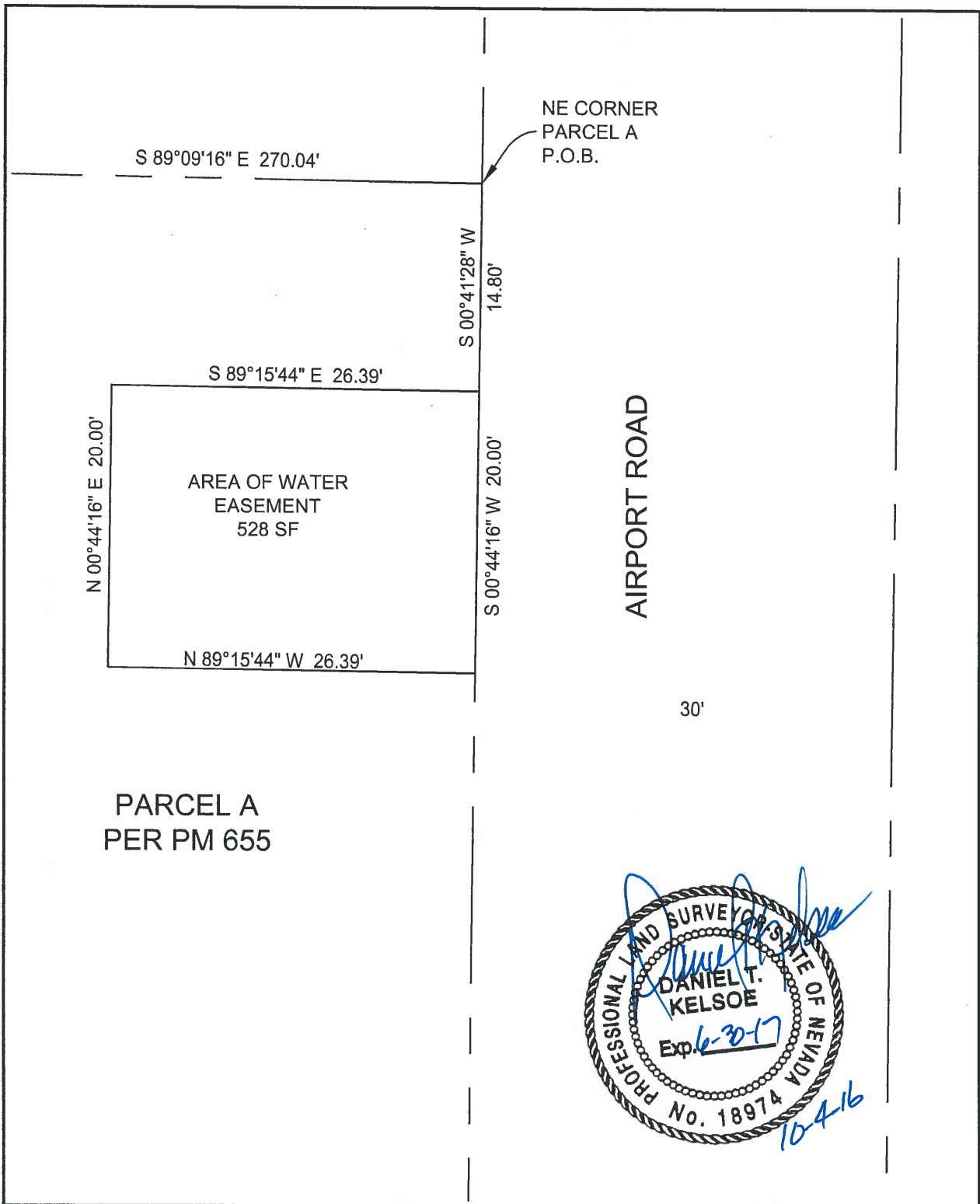
THENCE S89°15'44"E, a distance of 26.39 feet, to the **POINT OF BEGINNING**.

CONTAINING: 528 Square Feet, more or less

BASIS OF BEARINGS: The Basis of Bearings for this document is Parcel Map No. 665

Daniel T. Kelsoe, PLS 18974
Prepared by the Firm of:
Robison Engineering Co., Inc.
846 Victorian Ave, Suite 20
Sparks, Nevada 89431
775-852-2251





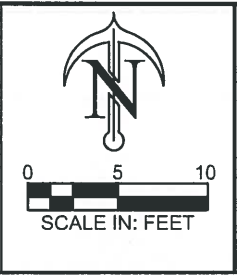
Roblson Engineering
COMPANY, INC.

846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com

DRAWN: DTK
DATE: 2016-09-21

PREPARED FOR:
**BELLA LAGO, LLC
APARTMENTS**

3652 S VIRGINIA ST, STE C7
RENO, NV 89502
(775) 825-3355



**BELLA LAGO APARTMENTS
WATER LINE EASEMENT**

FIGURE 1
NE CORNER WATER EASEMENT DETAIL

CARSON CITY NEVADA
PROJECT NO. 1-723-03.001

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**LEGAL DESCRIPTIONS
(EASEMENT FOR CARSON CITY WATER)**

All that portion of land situate in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 9, Township 15 North, Range 20 East, M.D.M., County of Carson, Nevada.

An easement for Water Utilities over a parcel of land, being Parcel A, as shown on Parcel Map No. 665, Official Records of Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Southeast corner of said Parcel "A";

THENCE along the Westerly Right-of-Way of Airport Road, through a curve to the right, having a radius of 1020.00 feet, through a central angle of 02°53'30", with an arc length of 51.48 feet, with a chord bearing of N30°19'21"E, and a chord distance of 51.47 feet, to the **POINT OF BEGINNING**;

THENCE leaving said Westerly Right-of-Way, N57°43'00"W, a distance of 28.52 feet;

THENCE, N32°17'00"E, a distance of 20.00 feet;

THENCE S57°43'00"E, a distance of 28.52 feet, to said Westerly Right-of-Way;

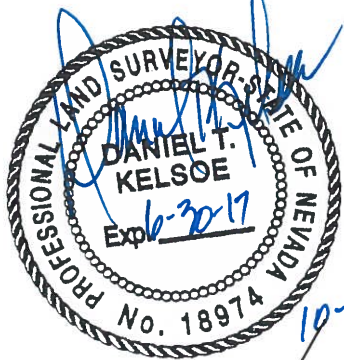
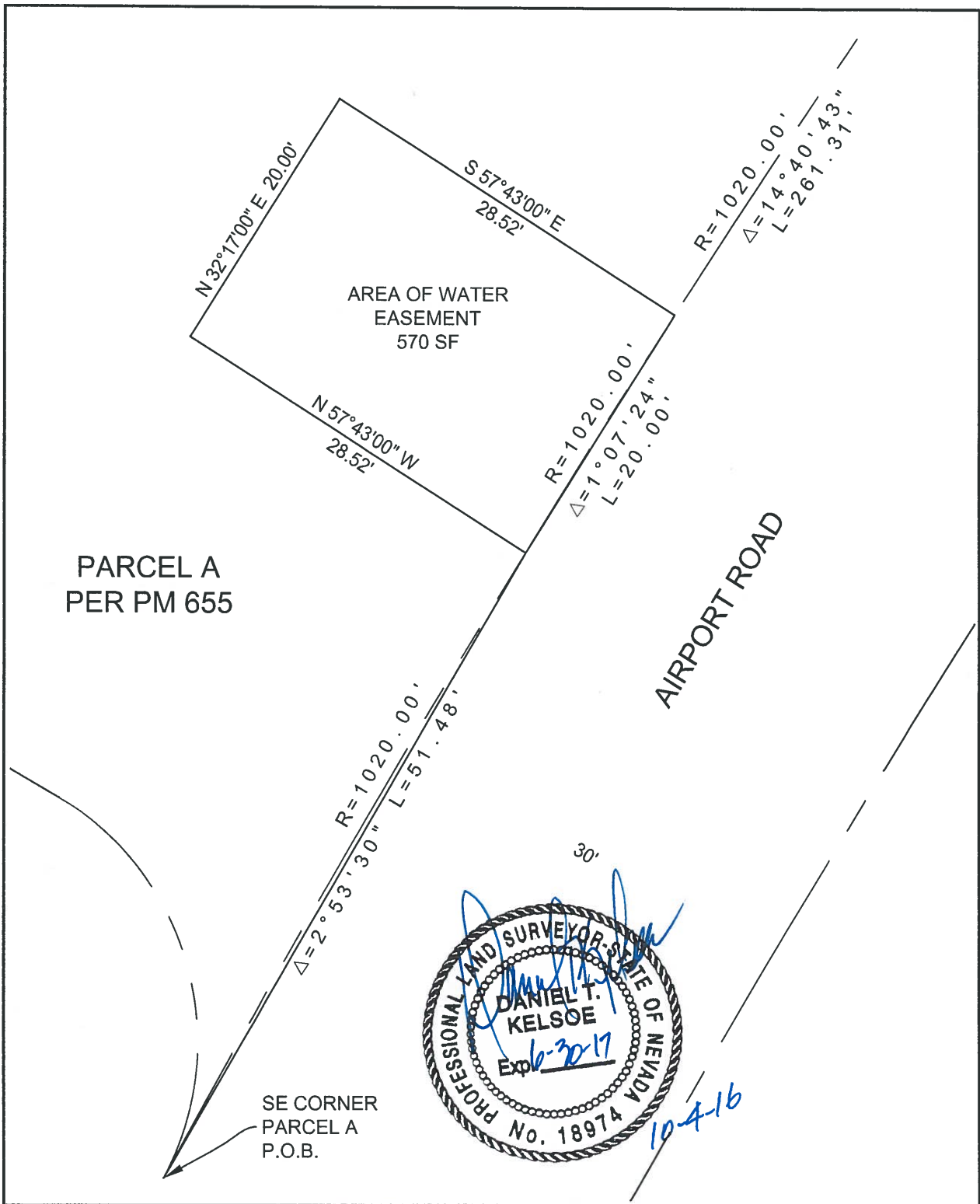
THENCE along said Westerly Right-of-Way, through a curve to the left, having a radius of 1020.00 feet, through a central angle of 01°07'24", with an arc length of 20.00 feet, with a chord bearing of S32°19'48"W, and a chord distance of 20.00 feet, to the **POINT OF BEGINNING**.

CONTAINING: 570 Square Feet, more or less

BASIS OF BEARINGS: The Basis of Bearings for this document is Parcel Map No. 665

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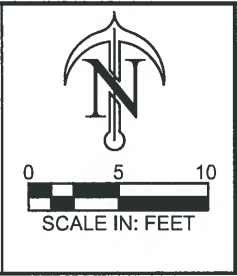
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**BELLA LAGO APARTMENTS
WATER LINE EASEMENT**

FIGURE 2
SE CORNER WATER EASEMENT DETAIL

CARSON CITY NEVADA
PROJECT NO. 1-723-03.001