



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** September 5, 2019

Staff Contact: Nancy Paulson, City Manager

Agenda Title: For Possible Action: Discussion and possible action regarding authorization to apply for a lot line adjustment to transfer approximately 235 square feet of land from the Carson City Airport Authority (APN 00502110) to Mountainview Community Association (APN 00509119), and authorization for the Carson City Airport Authority Board Chairman to initiate and sign a Lot Line Adjustment with Mountainview Community Association in order to incorporate the square footage into the adjacent Mountainview Community Association leased property known as APN 00509119. (Kenneth G. Moen, kmoen@flycarsoncity.com)

Staff Summary: Sierra Skyway, LLC executed a lease for lot 219B (APN 00509119) with approval from the Carson City Airport Authority (CCAA) Board Chairman in December 2018. In June 2018, Sierra Skyway broke ground on phase 1 of a potential 3-phase development of corporate box hangars which included two fire riser rooms on the adjacent airport property. In February 2019, Sierra Skyway transferred lease responsibility to Mountainview Community Association. In July 2019, Mountainview Community Association received a Certificate of Occupancy completing construction of the first phase. A lot line adjustment is being sought to include all hangar improvements on the Mountainview Community Association Property.

Agenda Action: Formal Action / Motion **Time Requested:** 15 mins

Proposed Motion

I move to authorize the Carson City Airport Authority Board Chairman to initiate and sign the lot line adjustment as requested.

Board's Strategic Goal

N/A

Previous Action

Board of Supervisors previously approved the lease with Sierra Skyway, LLC following Carson City Airport Authority Board action.

Background/Issues & Analysis

At the August 15, 2018 CCAA meeting the Board was asked to adjust the 219B lot lines to accommodate the inclusion of two fire riser rooms. At that meeting, the legal description did not match up with the legal descriptions used to describe parcel 219B in the Mountainview Community Association lease. It was recommended that the lot line adjustment be postponed until the legal description has been completed. Additionally, draft amendment language would need to be completed for Board consideration.

The attached Exhibit A shows the revised legal description and map resulting from the boundary line adjustment. The attached Exhibit B shows the marginal area being added (234.57 sq ft). An amended lease, revising the lease area and rents to reflect this lot line adjustment, will be considered at a future meeting.

Applicable Statute, Code, Policy, Rule or Regulation

NA

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

NA

Attachments:

[2019-06-11_SSICCNV01_BLA_Sierra Skyway Lot Line Adj Survey.pdf](#)

[Lot Line Application.LS.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR CARSON CITY AIRPORT AUTHORITY

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY OR TRANSFER OF LAND.

CARSON CITY AIRPORT AUTHORITY

BY: _____
PRINT NAME

ITS: _____
PRINT TITLE

BY: _____

NOTARY CERTIFICATE:

STATE OF NEVADA }
COUNTY OF CARSON CITY }SS

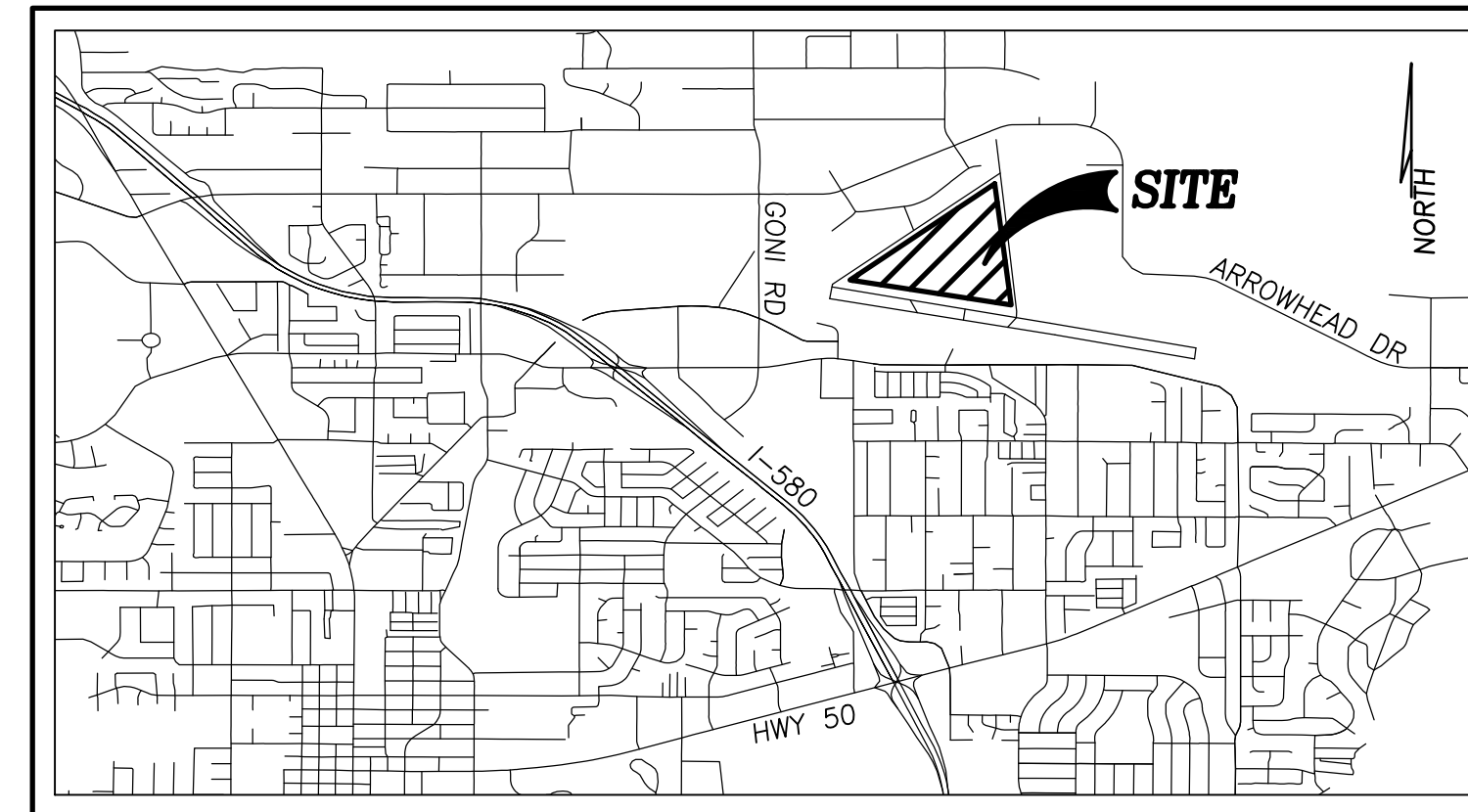
ON THIS ____ DAY OF _____, 201_, PERSONALLY APPEARED BEFORE ME, _____ AS _____ OF CARSON CITY AIRPORT AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC

PRINT NAME

COMMISSION NO. _____, EXPIRES ON _____.



VICINITY MAP
NOT TO SCALE

NOTES:

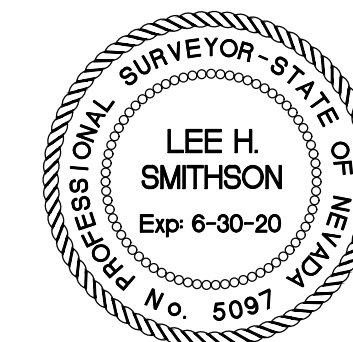
1. NO NEW PARCELS ARE CREATED AS A RESULT OF THIS MAP.
2. FOR CORRESPONDING BOUNDARY LINE ADJUSTMENT - QUITCLAIM AND WRITTEN ADJUSTED LOTS, SEE RECORDER'S DOCUMENT NO. _____.
3. CURRENT ZONING = "PR" = PUBLIC REGIONAL
CURRENT MASTER PLAN DESIGNATION = PUBLIC/QUASI-PUBLIC
4. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS SITE.
5. FLOOD ZONE SHADED X PER FEMA FLOOD INSURANCE RATE MAP 3200010103E , REVISIONS DATED JANUARY 16, 2009.
6. THIS MAP ADJUSTS THE LOT LINE BETWEEN REMAINDER PARCEL AS SHOWN ON LLA-15-109, RECORDED AUGUST 28, 2015, AS DOCUMENT NO. 457164 OFFICIAL RECORDS OF CARSON CITY AND NEW REMAINDER PARCEL AS SHOWN ON LLA-14-002, RECORDED JUNE 26, 2014, AS DOCUMENT NO. 445394 OFFICIAL RECORDS OF CARSON CITY.
7. THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH EXISTING ZONING REQUIREMENTS.

SURVEYOR'S CERTIFICATE:

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY THE PROPOSED BOUNDARY LINE ADJUSTMENT.
- 2) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.
- 3) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.
- 4) I HAVE PREPARED THIS MAP AT THE INSTANCE OF MOUNTAINVIEW COMMUNITY ASSOC. & CARSON CITY AIRPORT AUTHORITY.
- 5) THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 (NE1/4) OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON APRIL 18, 2019.

LEE H. SMITHSON,
NEVADA P.L.S. 5097



PLANNING DIVISION CERTIFICATE:

THIS LOT LINE ADJUSTMENT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING DIVISION.

LEE PLEMEL, COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
CARSON CITY COMMUNITY DEVELOPMENT.

TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

ASSESSOR'S PARCEL NUMBERS 005-09-119 AND 005-02-110

BY: _____ DATE _____

TITLE: _____

REFERENCES:

- 1) ROS FOR CARSON CITY AIRPORT AUTHORITY MAP NO. 2150, DOC. NO. 186154, RECORDED FEBRUARY 29, 1996
- 2) ROS FOR W.T. INVESTMENTS LLC MAP NO. 2355, DOC. NO. 246460, RECORDED MARCH 21, 2000
- 3) FINAL MAP OF CARSON AIR GROUP, INC. HANGER CONDOMINIUMS, MAP NO. 2392, DOC. NO. 255799, RECORDED DECEMBER 11, 2000
- 4) THIRD ROS FOR W.T. ONVESTMENTS, LLC MAP NO. 2537, DOC. NO. 321287, RECORDED JULY 1, 2006
- 5) ROS FOR CARSON CITY AIRPORT 2676, DOC. NO. 374940, RECORDED DECEMBER 19, 2007

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING ON THIS ____ DAY OF _____, 201_, AT _____, MINUTES PAST ____ O'CLOCK ____ M IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: _____ RECORDER _____

FILE NO: _____ BY: _____
DEPUTY

LLA- -

RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR:
CARSON CITY AIRPORT AUTHORITY
AND MOUNTAINVIEW COMMUNITY ASSOCIATION

ADJUSTING THE LINE BETWEEN REMAINDER PARCEL OF LLA-15-109, FILE NO. 457164 AND NEW REMAINDER PARCEL OF LLA-14-002, FILE NO. 445394 NE 1/4 SECTION 4, T15N, R20E, MDM

NEVADA

Manhard CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3900 fx: 775-748-3990 manhard.com
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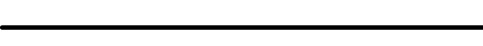
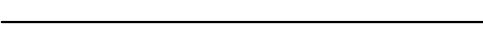
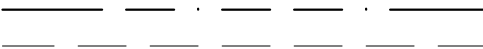
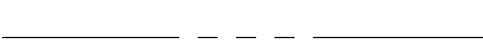


DRAWN BY: JMERCHENT
DATE: JUNE 2019
PROJ. CODE: SSI.CCNV
PROJ. #: 01

SHEET
1 OF **3**

MAP _____

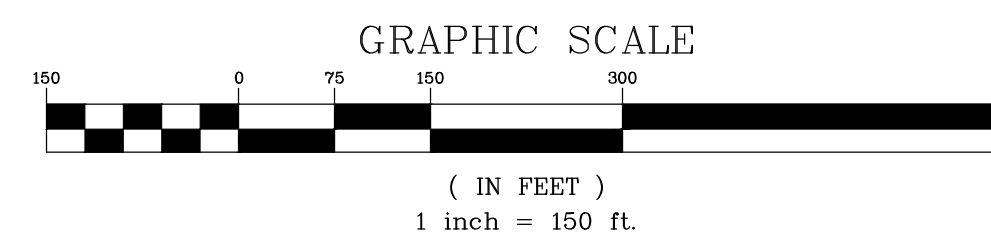
LINE	BEARING	LENGTH
L1	N63°46'07"E	89.00'
L2	S26°13'53"E	175.00'
L3	S88°54'49"E	95.39'
L4	S01°05'29"W	36.01'
L5	S01°05'29"W	59.33'
L6	N01°05'29"E	15.00'
L7	S01°05'29"W	149.99'
L8	N01°05'29"E	20.86'

LEGEND:

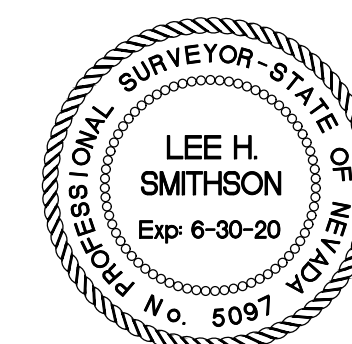
- = SET 5/8 INCH REBAR AND CAP PLS 12140
- = FOUND 5/8 INCH REBAR AND CAP PLS 6304
- ▲ = FOUND 5/8 INCH REBAR AND CAP PLS 11420
- = FOUND 5/8 INCH REBAR AND CAP PLS 13284
- ▼ = FOUND 5/8 INCH REBAR AND CAP PLS 14346
- ⊙ = NGS CONTROL MONUMENT
- ⊗ = COMPUTED POINT, NOTHING FOUND, NOTHING SET
-  = EX. BUILDING
-  = PROJECT PROPERTY
-  = ADJUSTED LOT LINE
-  = ORIGINAL LOT LINE
-  = SURVEY TIE
-  = EX. SECTION LINE
-  = EX. ADJACENT LOT LINES

BASIS OF BEARINGS:

MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NATIONAL GEODETIC SURVEY (NGS) CONTROL MONUMENTS CXP A AND CXP B. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.



NGS CONTROL MONUMENT: CXP A
NORTHING: 14745177.42
EASTING: 2299423.45
(GROUND COORDINATE)



LLA- -

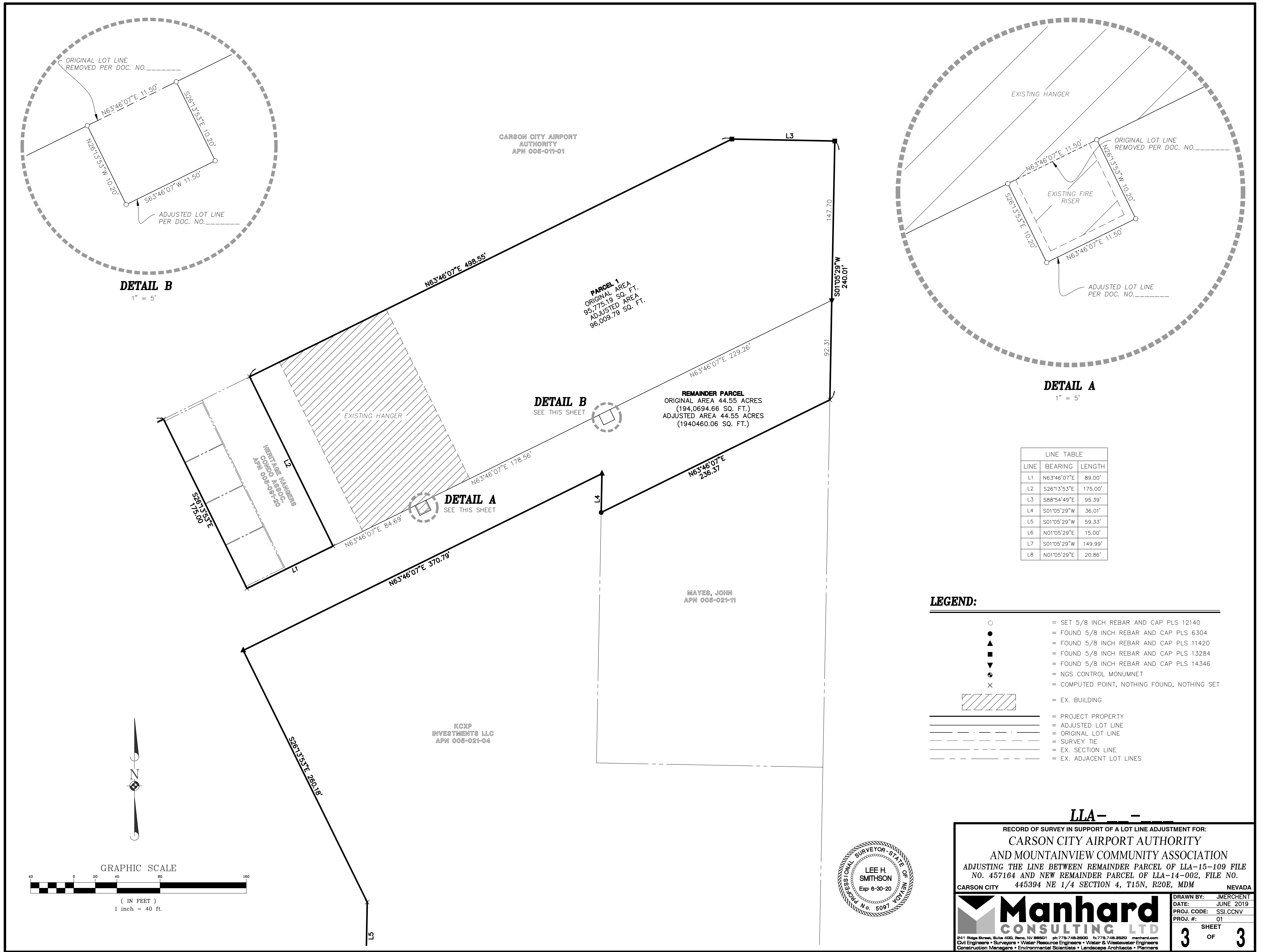
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

2 SHEET OF **3**

June 6, 2019 - 10:13 Dwg Name: P:\SSIC\01\Draws\Surv\Final Drawings\BIA\SSIC01\BIA.dwg Updated By: JMerchert



PROPERTY OWNER'S CERTIFICATE

I/We, the undersigned owner(s) of the affected parcels as shown on this map do hereby state:

- 1) I/We have examined this plat and approve and authorize its recording;
- 2) I/We agree to execute the required documents creating any easement which is shown hereon;
- 3) I/We agree to execute the required documents abandoning any existing easement pursuant to the provisions of NRS 278.010 to 278.630, inclusive;
- 4) All property taxes on the land for the fiscal year have been paid;
- 5) Any lender with an impound account for the payment of taxes for this site has been notified of the adjustment of the boundary line or the transfer of the land.

Owner's Signature	Print Name	Date
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Owner's Signature	Print Name	Date
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Owner's Signature	Print Name	Date
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STATE OF NEVADA)
COUNTY)

On _____, 2_____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

(OR)
(The following is a certificate for an acknowledgment in a representative capacity)

STATE OF NEVADA)
COUNTY)

This instrument was acknowledged before me on _____, 2_____, by _____ (name of person) as _____ (type of authority e.g. officer, trustee, etc) of _____ (name of party on behalf of whom instrument was executed).

Notary Public

PLEASE MAINTAIN ONE INCH MARGIN