



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** May 7, 2020

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding a proposed dedication of a public utility easement on APN 002-134-11, by Carson City, to permit public utility services over the portion of APN 002-134-11 subject to the easement. (Darren Schulz, DSchulz@Carson.org; Dan Stucky, DStucky@Carson.org)

Staff Summary: There are existing overhead power lines and a residential power service owned by NV Energy located within 5 feet of the rear property line of a Carson City-owned parcel (APN 002-134-11) at the intersection of East Park Street and Stewart Street. Current development standards require public utility easements to be established within 5 feet of property lines; however, no public utility easement was established at the time the parcel was created. Therefore, the establishment of a public utility easement will allow NV Energy and other public utility providers to construct, install and maintain public utilities within the easement area.

Agenda Action: Formal Action / Motion **Time Requested:** Consent

Proposed Motion

I move to approve and accept the dedication of the public utility easement.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

N/A

Background/Issues & Analysis

There are existing overhead power lines and a residential power service owned by NV Energy located within 5 feet of the rear property line of the City-owned parcel (APN: 002-134-11) at the intersection of East Park Street and Stewart Street. Current development standards require public utility easements to be established within 5 feet of side and rear property lines; however, no public utility easement was established at the time the parcel was created in the 1960s. Establishing a public utility easement will be consistent with current development standards and allow NV Energy and other public utility providers to construct, install and maintain public utilities within the easement area.

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Do not approve the easement dedication and provide alternative direction.

Attachments:

[PUE Grant - E.Park - with Exhibits.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

APN 002-134-11

AFTER RECORDING RETURN TO:

CARSON CITY PUBLIC WORKS

Attn: Real Property Manager

3505 Butti Way

Carson City, NV 89701

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

DEDICATION OF PUBLIC UTILITY EASEMENT

CARSON CITY, NEVADA, a consolidated municipality and political subdivision of the State of Nevada, does hereby dedicate a non-exclusive perpetual and permanent public utility easement for access, ingress, egress, construction, reconstruction, maintenance, operation, repair, or replacement of public utilities upon, under, over, and across a strip of real property more particularly described in the attached Exhibit 'A' and depicted on the attached Exhibit 'A-1', both of which are incorporated herein.

CARSON CITY retains for its benefit, the right to maintain, use, and otherwise enjoy the Easement Area for its own purposes, provided that no use will interfere with use, rights, and stated purpose of the Public Utility Easement.

The provisions of this dedication shall be binding upon and inure to the benefit of CARSON CITY'S heirs, successors, assigns, and personal representatives.

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W.O. 3004371674

OWNER: CARSON CITY

APN: 002-134-11

EXHIBIT "A"
EASEMENT

A portion of the South half of the Southwest quarter of Section 8, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada; situated within a portion of the South half of Block 3 of Corbett Addition Record of Survey, recorded as File Number 47222 on January 6, 1969, Official Records of Carson City, Nevada; More particularly described as:

The North 5 feet of Lot 10 of Block 3 of said Corbett Addition lying East of the parcel described in grant, bargain and sale deed document No. 487488;

The North 5 feet of Lot 11 of Block 3 of said Corbett Addition;

The North 5 feet of Lot 12 of Block 3 of said Corbett Addition lying West of North Stewart Street per record of survey for Carson City Department of Public Works, recorded as file No. 398103 on February 22, 2010.

Above easement contains 467 square feet more or less.

See Exhibit "A-1" attached hereto and made a part thereof.



EXHIBIT A-1

APN: 002-134-03

APN: 002-134-10

APN: 002-134-07
DEED: 487488

OWNER: CARSON CITY
APN: 002-134-11
EASEMENT AREA: 467 SF±

5.00'

LOT 12

LOT 10

LOT 11

R/S 398103

N. STEWART STREET

E. PARK STREET

N



6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP

EASEMENT

OWNER: CARSON CITY
002-134-11

SECT. 8, T. 15 N., R. 20 E., M.D.M.
CARSON CITY NEVADA

10/14/19

1 OF 1

SCALE: 1" = 30'

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