



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 road right-of-way to Carson City from APNs 005-053-02, 005-052-04, 005-054-10, and 005-053-11 located adjacent to LaMotte Drive. (Darren Schulz, DSchulz@carson.org; Dan Stucky, Dstucky@carson.org)

Staff Summary: Staff is requesting acceptance of road right-of-way from APNs 005-053-02, 005-052-04, 005-054-10, and 005-053-11 located at the end of LaMotte Drive for the City to be able to accommodate proper fire turnaround bulbs or cul-de-sacs.

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

Proposed Motion

I move to accept the right-of-way dedication.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

LaMotte Drive has a horseshoe shape and connects at both ends to Arrowhead Drive. Under a previous agenda item before the Board of Supervisors at this meeting, the property owner requested that the City abandon a public right-of-way comprising the middle portion of LaMotte, specifically starting at a point approximately 355 feet west of Arrowhead Drive on the north and ending approximately 820 feet west of Arrowhead Drive on the south, but to retain the ends. If that request was approved by the Board of Supervisors, large cul-de-sacs would be needed at both ends of the abandonment to accommodate fire vehicle turnaround, resulting also in the need for additional right-of-way. To accomplish this, the property owner is proposing to dedicate to the City land for the creation of this additional right-of-way. The property owner has provided cost estimates for improving this portion of right-of-way and bonded for the improvements.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.270

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

1. Do not accept the dedication of right-of-way.
2. Propose alternate motion.

Attachments:

[1_LaMotte Dedication Exhibit.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

**DEDICATION OF LAND FOR PUBLIC RIGHT
OF WAY PURPOSES**

APN#: 005-052-04, 005-053-02, 005-053-11 and 005-054-10

FROM: CC NOTE INVESTMENTGROUP, LLC

TO: CARSON CITY, NEVADA

A PORTION OF THE WEST HALF OF SECTION 3, T.15 N., R.20 E.,
M. D. M.



WE, THE UNDERSIGNED, HEREBY DEDICATE A PUBLIC RIGHT OF WAY IN FEE TITLE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

THOSE AREAS OFFERED FOR DEDICATION AS A PUBLIC RIGHT OF WAY
CONTAINING 15,830 AND 8,258 SQUARE FEET PLUS OR MINUS RESPECTITVELY AS
DESCRIBED IN EXHIBIT "A" AND SHOWN ON EXHIBIT "B" ATTACHED HERETO.

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever. Said improvements or any required bond pertaining to the improvements associated with this Dedication shall be completed or issued in conjunction with execution of a subsequent Offsite Agreement between the City and the owner or developing party.

IN WITNESS WHEREOF: I have hereunto set my hand, this 29th day of April, 2020.

CC NOTE INVESTMENT GROUP LLC,
A Nevada Limited Liability company

[Signature]
By: Robert C. McFadden, Jr.
Its: Manager

ACKNOWLEDGEMENT

STATE OF NEVADA)

SS:

COUNTY OF Carson City

The foregoing instrument was acknowledged before me this 29 day of April, 2020, by Robert C. McFadden, Jr. as manager for CC Note Investment Group LLC.

[Signature]
Notary Public

My Commission Expires:
Jan. 20, 2024

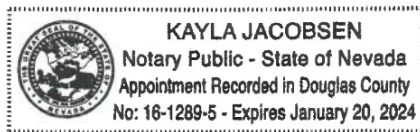


EXHIBIT "A"
PUBLIC RIGHT OF WAY DEDICATION

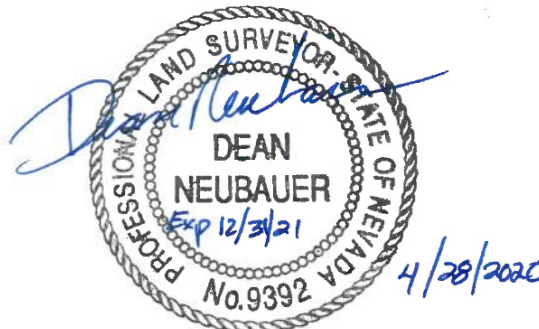
APN's 005-052-04 and 005-053-02

All that certain real property situated in Section 3, Township 15 North, Range 20 East, M.D.B. & M., City and County of Carson City, State of Nevada, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3, **THENCE** along the north line of Section 3, South 89°16'47" East, a distance of 660.74 feet; **THENCE** South 00°49'15" West a distance of 339.07 feet to the north line of LaMotte Drive as described in "Dedication of Land For Public Purposes" document recorded October 19, 1981 in Book 309 in Pages 652 through 655 and File No. 7482 in the office of the County Recorder of Carson City, Nevada and the **TRUE POINT OF BEGINNING**; **THENCE** South 00°49'15" West a distance of 30.00 feet to the centerline of LaMotte Drive from which the center of a cul de sac with a 50.00 foot radius bears North 89°11'48" West, a distance of 179.11 feet; **THENCE** continuing South 00°49'13" West a distance of 30.00 feet to the south line of LaMotte Drive; **THENCE** North 89°11'48" West a distance of 126.20 feet; **THENCE** 21.68 feet along the arc of a curve to the left with a radial bearing of South 00°48'12" West and a 30.00 foot radius, through a central angle of 41°24'35"; **THENCE** 229.35 feet along the arc of a reverse curve to the right with a radial bearing of North 40°36'23" West and a 50.00 foot radius, through a central angle of 262°49'09"; **THENCE** 21.68 feet along the arc of a reverse curve to the left with a radial bearing of North 42°12'47" East and a 30.00 foot radius, through a central angle of 41°24'35"; **THENCE** South 89°11'48" East a distance of 126.20 feet; to the **TRUE POINT OF BEGINNING**. Containing 15,830 Square Feet, more or less.

Basis of Bearings for this legal is the "Dedication of Land For Public Purposes" document recorded October 19, 1981 in Book 309 in Pages 652 through 655 and File No. 7482 in the office of the County Recorder of Carson City, Nevada.

Prepared by
Lumos & Associates, Inc.
Dean Neubauer, PLS 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703



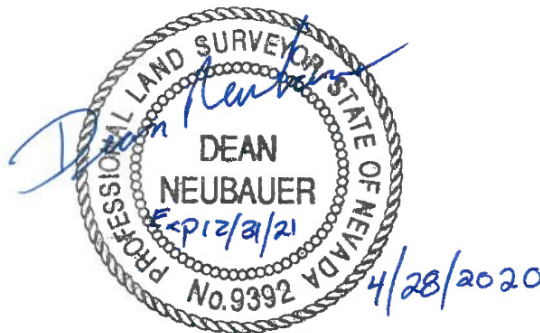
APN's 005-053-11 and 005-054-10

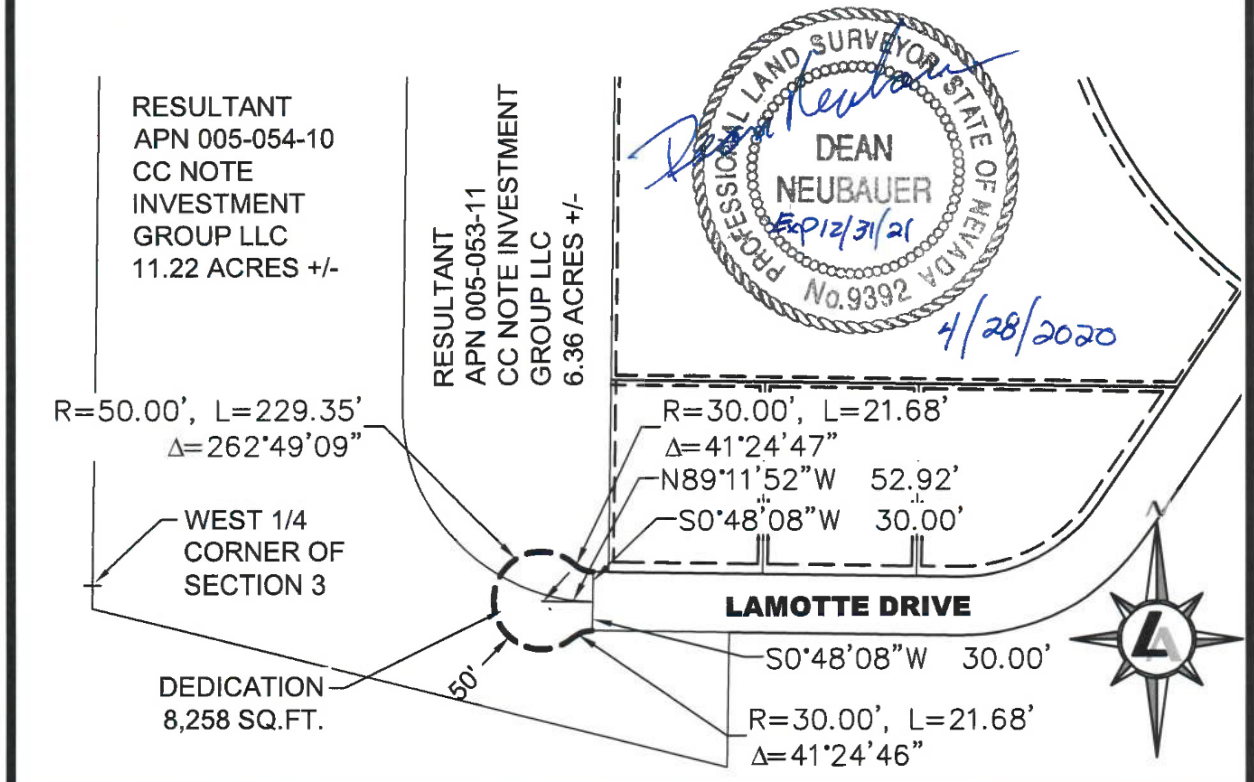
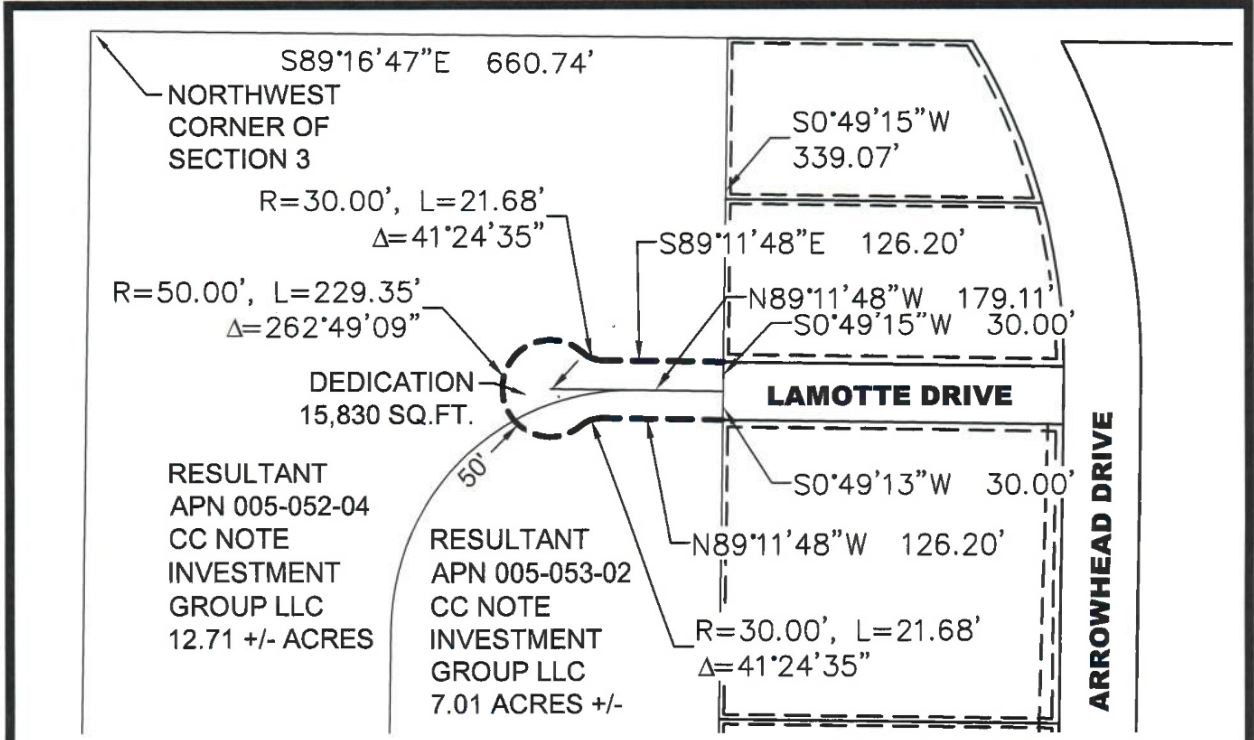
All that certain real property situated in Section 3, Township 15 North, Range 20 East, M.D.B. & M., City and County of Carson City, State of Nevada, more particularly described as follows:

BEGINNING at the southerly corner of Parcel 4 as shown on Parcel Map for CC Note Investment Group, LLC, a Nevada Limited Liability Company PM-18-017, recorded April 23, 2018, in Book 11 of Maps, Page 2940, as Document No. 484578, Official Records, Carson City, Nevada, also being the Point of Tangent on the north line of LaMotte Drive; **THENCE** South 0°48'08" West., 30.00 feet to the centerline of LaMotte Drive from which the center of a cul de sac with a 50.00 foot radius bears North 89°11'52" West, a distance of 52.92; **THENCE** continuing South 00°48'08" West a distance of 30.00 feet to the south line of LaMotte Drive; **THENCE** 21.68 feet along the arc of a curve to the left with a radial bearing of South 00°48'19" West and a 30.00 foot radius, through a central angle of 41°24'46"; **THENCE** 229.35 feet along the arc of a reverse curve to the right with a radial bearing of North 40°36'27" West and a 50.00 foot radius, through a central angle of 262°49'09"; **THENCE** 21.68 feet along the arc of a reverse curve to the left with a radial bearing of North 42°12'42" East and a 30.00 foot radius, through a central angle of 41°24'47" to the **TRUE POINT OF BEGINNING**. Containing 8,258 Square Feet, more or less.

Basis of Bearings for this legal is the "Dedication of Land For Public Purposes" document recorded October 19, 1981 in Book 309 in Pages 652 through 655 and File No. 7482 in the office of the County Recorder of Carson City, Nevada.

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 & ASSOCIATES
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EXHIBIT "B"
PUBLIC RIGHT OF WAY DEDICATION
PORTION OF SEC. 3, T15N, R20E, MDM
CARSON CITY NEVADA

Date: 4/2020
 Scale: 1" = 200'
 Job No: 9349.002
 SHEET 1 OF 1