



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** December 16, 2021

Staff Contact: Jennifer Budge, Parks Recreation & Open Space Director

Agenda Title: For Possible Action: Discussion and possible action regarding the dedication of Carson City Assessor's Parcel Numbers ("APN") 010-733-03, 010-733-06, 010-731-01 and 010-733-18, which were offered to Carson City for public use as Common Areas B, C, D and E ("Common Areas") in the Final Map for Schulz Ranch Subdivision - Phase 3, recorded as Map Number 2929 on November 16, 2017 ("Final Map"). (Jennifer Budge, JBudge@carson.org; Robert Nellis, RNellis@carson.org)

Staff Summary: In 2015, the City entered into a development agreement creating the Schulz Ranch Landscape Maintenance District ("LMD"). The City's LMD ordinance requires that common areas maintained through a LMD be dedicated to the City. The Final Map provides that the Common Areas are dedicated to the City for public use, but the City will not accept the dedication until all improvements are complete and a notice of completion has been issued. The Final Map's conditions are now satisfied; therefore, staff recommends accepting dedication of the Common Areas.

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

Proposed Motion

I move to accept dedication of the Common Areas and authorize the Mayor to sign the dedication acceptance documents.

Board's Strategic Goal

Quality of Life

Previous Action

October 3, 2019 - The Board of Supervisors approved dedication of Schulz Ranch Park, APN 010-732-05, to Carson City for public recreation purposes, offered as Neighborhood Park Common Area "A" on the Final Map for Schulz Ranch Subdivision Phase 3.

November 16, 2017 - The Board of Supervisors approved the Final Subdivision Map known as Schulz Ranch, Phase 3, which the Board found complied with all of the conditions of approval as contained in the Schulz Ranch Common Open Space Development Tentative Map Notice of Decision and Schulz Ranch Development Agreement, as amended, pursuant to the requirements of Carson City Municipal Code.

May 21, 2015 - The Board of Supervisors adopted Bill No. 106, Ordinance No. 2015-4, approving the Schulz Ranch Maintenance District Development Agreement.

April 16, 2015 - The Board of Supervisors approved and accepted the Schulz Ranch Maintenance District Petition and created the Schulz Ranch Maintenance District.

Background/Issues & Analysis

Schulz Ranch Subdivision - Phase 3 is located on Race Track Road, formerly APN 010-671-07. It is a residential development consisting of 111 residential lots, common areas and right-of-way on property zoned Single Family 6,000 - Specific Plan Area (SF6-SPA). It fully complies with all of the conditions of approval contained in the Schulz Ranch Common Open Space Development Tentative Map Notice of Decision and Schulz Ranch Development Agreement, as amended, pursuant to the requirements of Carson City Municipal Code (FSM-17-073).

Consistent with the terms of the Schulz Ranch LMD, the Final Map provides "Common Areas A, B, C, D, and E are offered for dedication to Carson City for public use." Further, "[a]ll parks and Common Areas, and all landscaped areas within the street rights-of-way, are to be owned and maintained by Carson City and funded by a Landscape Maintenance District. All of these properties are offered for dedication to the City for public parks and recreation purposes (reference recorded documents 454329 and 473951). The Parks, Recreation and Open Space Department will not accept any parks, common areas, trail connectivity improvements or street right-of-way landscaping until all project improvements on the applicable parcel(s) are complete, inspected, and a notice of completion has been issued."

The Board accepted dedication of Common Area A on October 3, 2019.

The improvements on Common Areas B, C, D, and E are complete, they have been inspected, and a notice of completion has been issued. Therefore, the City is now able to accept dedication of the Common Areas. The aggregated value of the Common Areas is estimated to be \$324,524 apportioned as follows: Common Area B - \$229,684; Common Area C - \$30,409; Common Area D - \$20,737; and Common Area E - \$43,694.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.240; CCMC 17.18.050(2)(m).

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact: Maintenance expenses will be paid for from assessment amounts collected through the Schulz Ranch Landscape Maintenance District. Dedicated Open Space will be added to the City's property listing for Fiscal Year 2022, as a donation in the amount of \$324,524.

Alternatives

Do not accept staff's recommendation and propose a modified motion or give alternate direction to staff.

Attachments:

[Schulz Ranch Exhibits - Combined.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

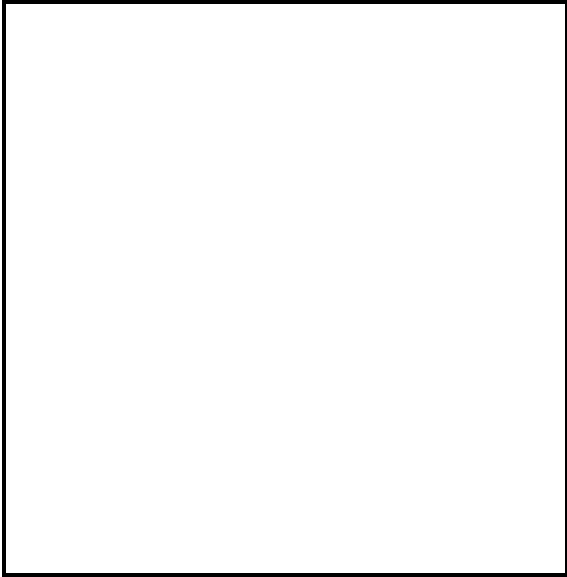
**DEDICATION OF LAND FOR PUBLIC
RECREATION PURPOSES**

APN#: 010-733-03

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

A PORTION OF THE E 1/2, SEC. 5, T.14N., R.20E., M. D. M.



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public purposes, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS NEIGHBORHOOD PARK
COMMON AREA "B" (APN 010-733-03) CONTAINING 72,557 SQUARE FEET PLUS OR
MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 3,
FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN
ON EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues, and profits thereof unto the GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2021.

Lori Bagwell
Mayor of Carson City

STATE OF NEVADA)
CARSON CITY) ss

On _____, personally appeared before me _____
_____, who acknowledged that he executed the above instrument.

Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

Randall Rice P.E., City Engineer Date

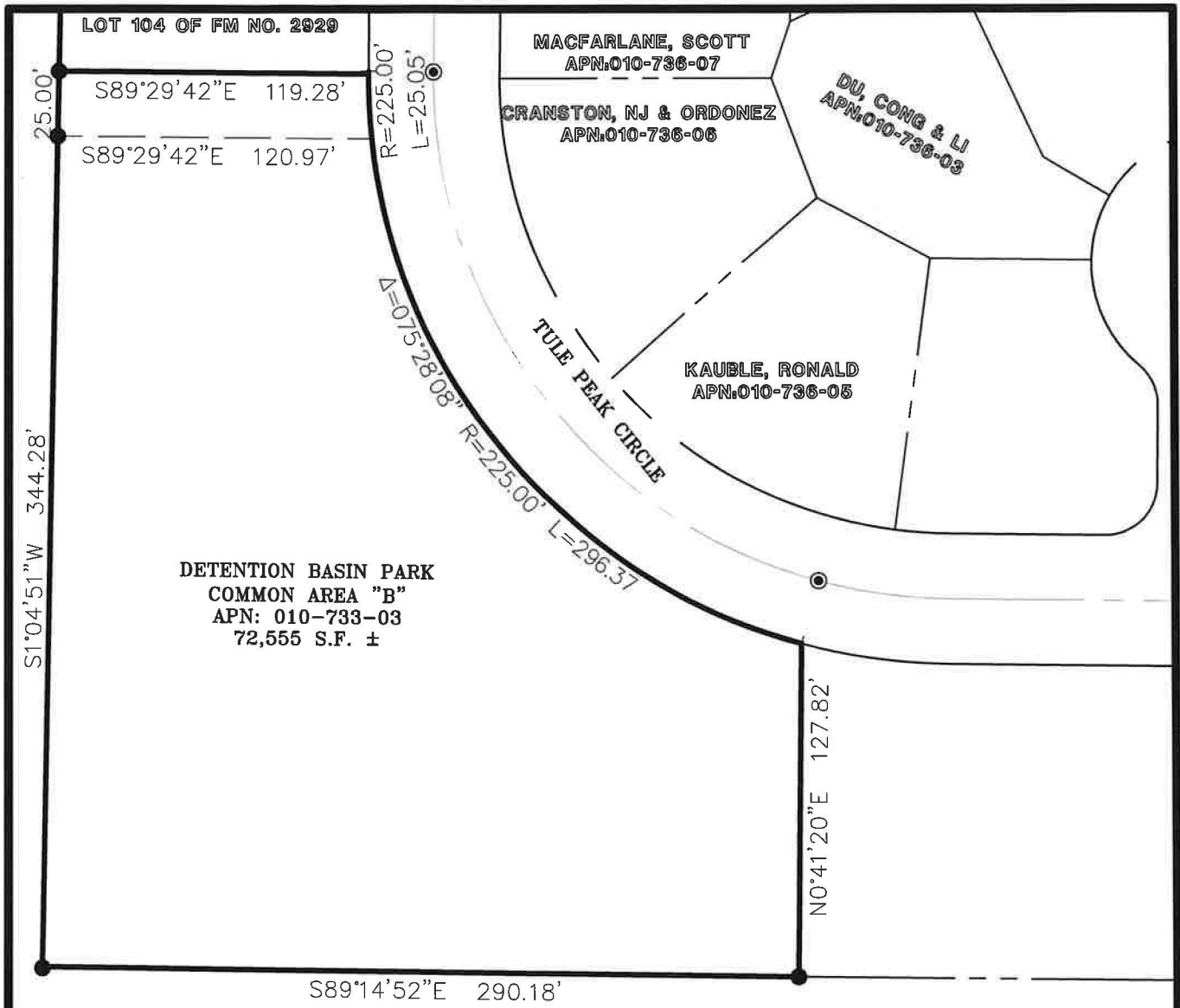
APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

ATTEST:

Aubrey Rowlett, Clerk-Recorder Date

EXHIBIT "A" - COMMON AREA B



LEGEND

- APN = ASSESSOR'S PARCEL NUMBER
- (R) = RADIAL BEARING
- = FOUND 5/8" REBAR AND CAP STAMPED "PLS 14120" UNLESS NOTED OTHERWISE
- = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM GPS OBSERVATIONS OF THE FOUND MONUMENTS "HILL" & "230103L", USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR = 0.9997992943. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Manhard
CONSULTING

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "B"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: LHS	SHEET
DRAWN BY: HHF	1 OF 1
DATE: APRIL 2021	CWCCN
SCALE: 1"=60'	

Dwg Name: P:\cwccn\dwg\Surv\Final Drawings\phase 3 common area exhibits\cwccn_phase3_fm_exhibits-WORKING.dwg Updated By: JFowler 12:17

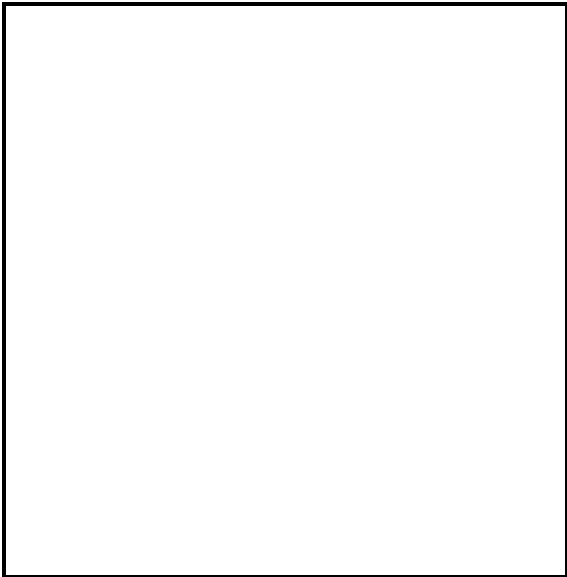
**DEDICATION OF LAND FOR PUBLIC
RECREATION PURPOSES**

APN#: 010-733-06

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

A PORTION OF THE E 1/2, SEC. 5, T.14N., R.20E., M. D. M.



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public purposes, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS NEIGHBORHOOD PARK
COMMON AREA "C" (APN 010-733-06) CONTAINING 4,670 SQUARE FEET PLUS OR
MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 3,
FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN
ON EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues, and profits thereof unto the GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2021.

Lori Bagwell
Mayor of Carson City

STATE OF NEVADA)
CARSON CITY) ss

On _____, personally appeared before me _____
_____, who acknowledged that he executed the above instrument.

Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

Randall Rice P.E., City Engineer Date

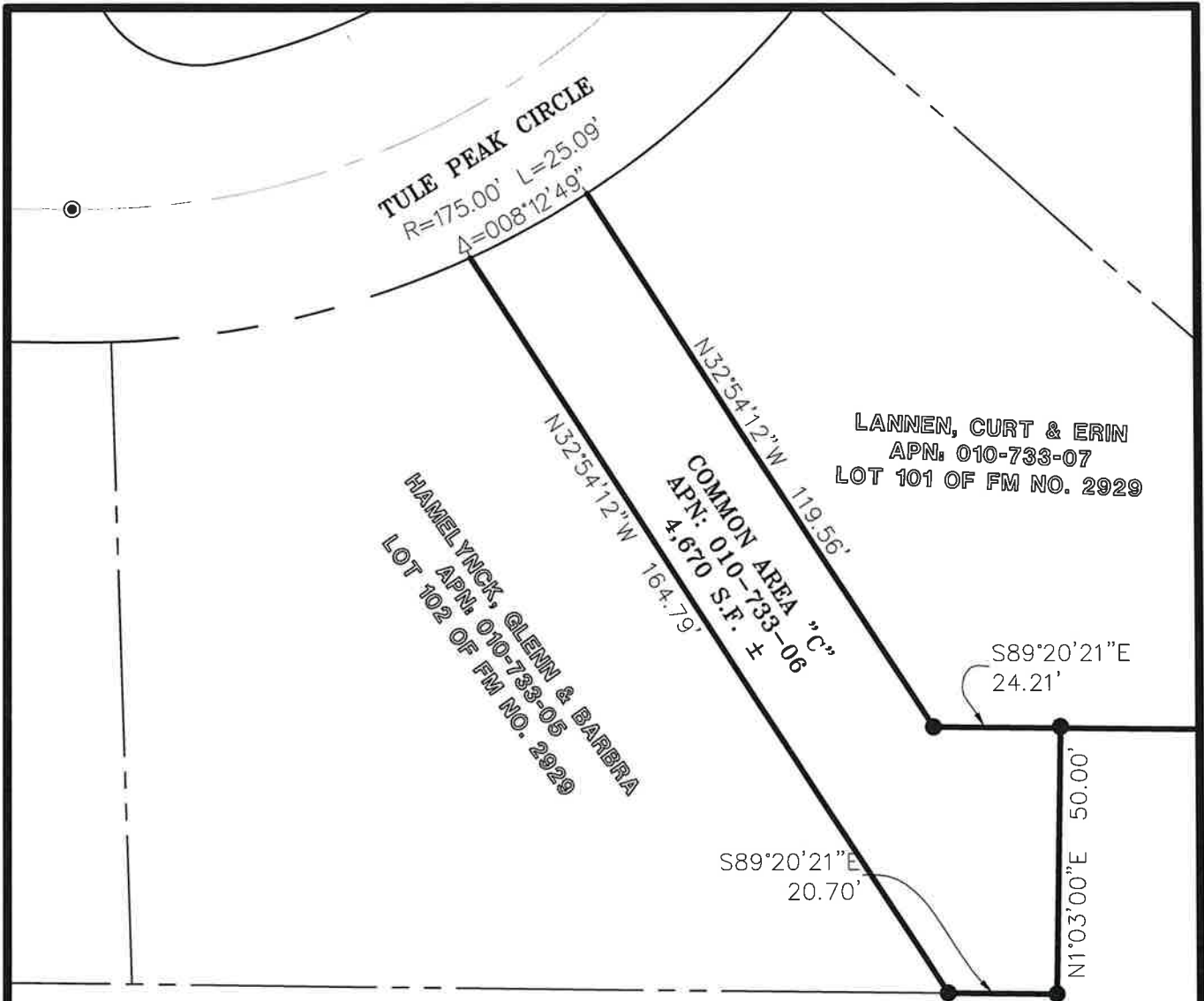
APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

ATTEST:

Aubrey Rowlett, Clerk-Recorder Date

EXHIBIT "A" - COMMON AREA C



LEGEND

- APN = ASSESSOR'S PARCEL NUMBER
- (R) = RADIAL BEARING
- = FOUND 5/8" REBAR AND CAP STAMPED "PLS 14120" UNLESS NOTED OTHERWISE
- ⊙ = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM GPS OBSERVATIONS OF THE FOUND MONUMENTS "HILL" & "230103L", USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR = 0.9997992943. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Manhard CONSULTING
 241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "C"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: <u>LHS</u>	SHEET
DRAWN BY: <u>HHF</u>	1 OF 1
DATE: <u>APRIL 2021</u>	CWCCN
SCALE: <u>1"=30'</u>	

Dwg Name: P:\cwccn\dwg\Surv\Final Drawings\phase 3 common area exhibits\cwccn_phases3_fm_exhibits-WORKING.dwg Updated By: JFowler 12:17

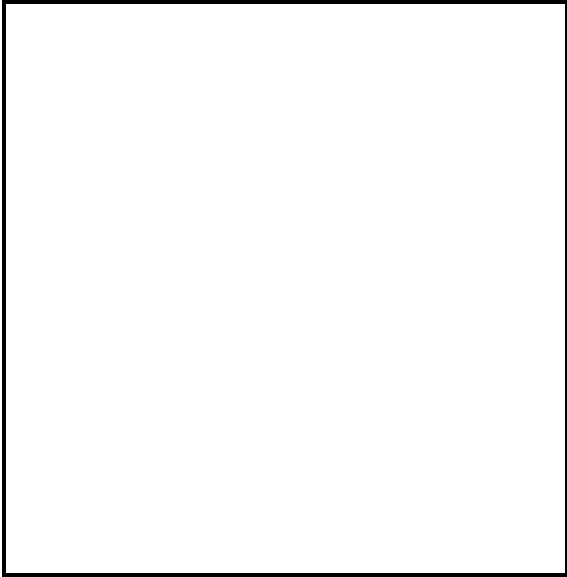
**DEDICATION OF LAND FOR PUBLIC
RECREATION PURPOSES**

APN#: 010-731-01

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

A PORTION OF THE E 1/2, SEC. 5, T.14N., R.20E., M. D. M.



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public purposes, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS NEIGHBORHOOD PARK
COMMON AREA "D" (APN 010-731-01) CONTAINING 3,848 SQUARE FEET PLUS OR
MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE
3, FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS
SHOWN ON EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues, and profits thereof unto the GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2021.

Lori Bagwell
Mayor of Carson City

STATE OF NEVADA)
CARSON CITY) ss

On _____, personally appeared before me _____
_____, who acknowledged that he executed the above instrument.

Notary Public

CITY:
REVIEWED AND RECOMMENDED BY:

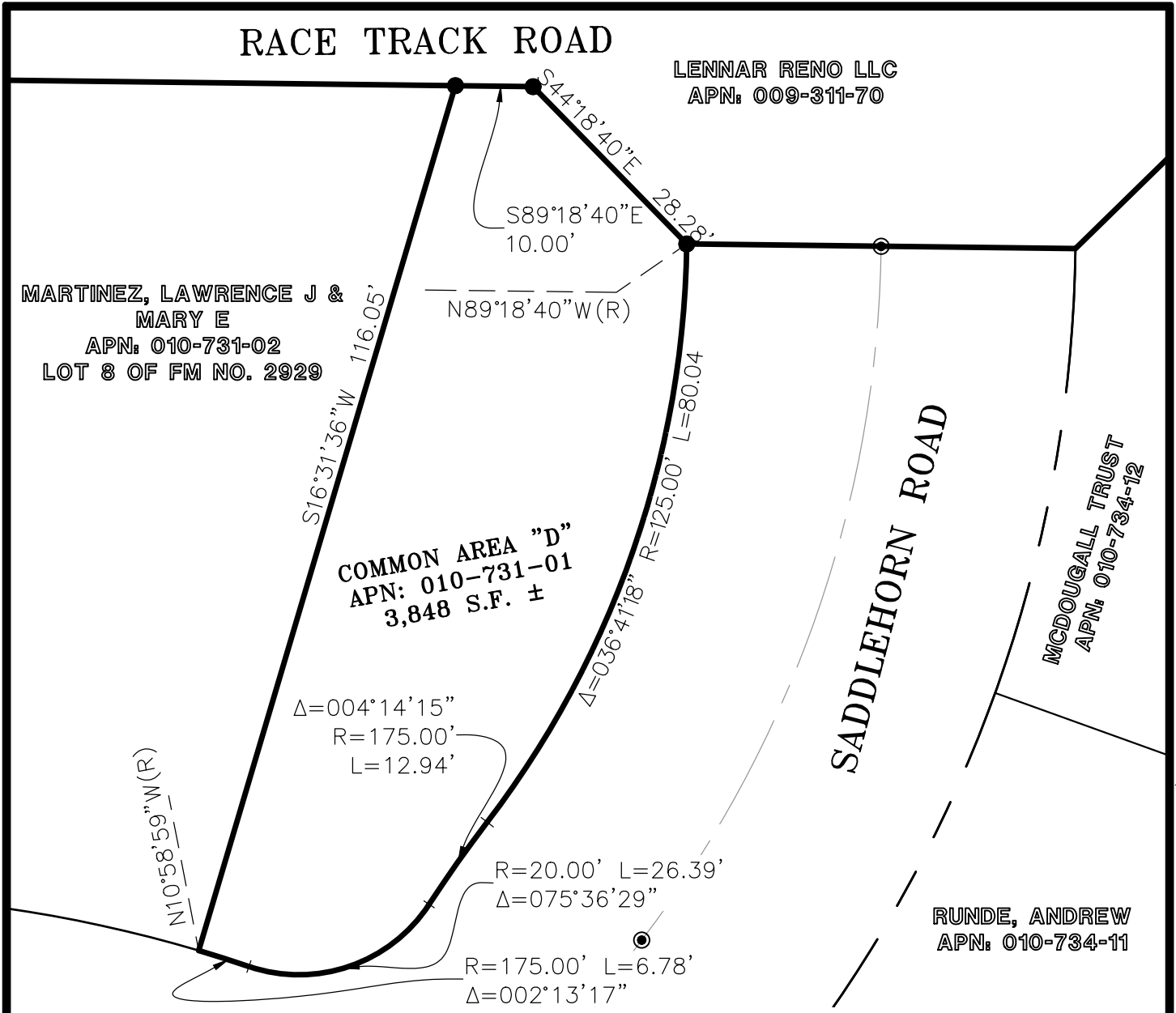
Randall Rice P.E., City Engineer Date

APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

ATTEST:

Aubrey Rowlett, Clerk-Recorder Date



LEGEND

- APN = ASSESSOR'S PARCEL NUMBER
- (R) = RADIAL BEARING
- = FOUND 5/8" REBAR AND CAP STAMPED "PLS 14120" UNLESS NOTED OTHERWISE
- ⊙ = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM GPS OBSERVATIONS OF THE FOUND MONUMENTS "HILL" & "230103L", USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR = 0.9997992943. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Manhard
CONSULTING

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "D"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: LHS	SHEET
DRAWN BY: HHF	1 OF 1
DATE: APRIL 2021	CWCCN
SCALE: 1"=20'	

Dwg Name: P:\Cwccn\dwg\Surv\Final Drawings\phase 3 common area exhibits\cwwcn_phase3_fm_exhibits-WORKING.dwg Updated By: LSmithson 08:42

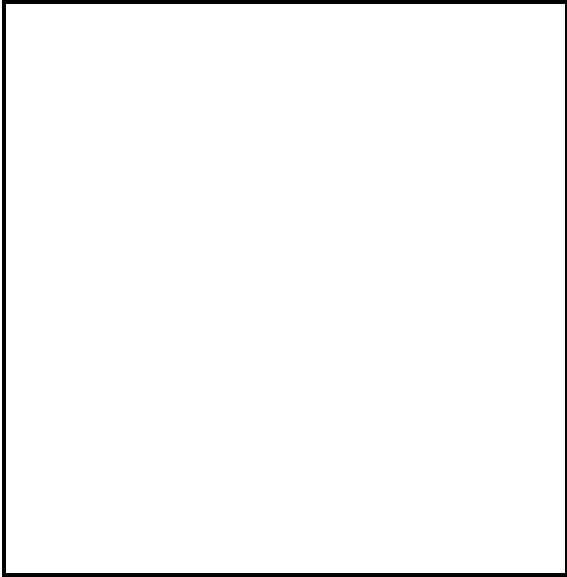
**DEDICATION OF LAND FOR PUBLIC
RECREATION PURPOSES**

APN#: 010-733-18

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

A PORTION OF THE E 1/2, SEC. 5, T.14N., R.20E., M. D. M.



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public purposes, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS NEIGHBORHOOD PARK
COMMON AREA "E" (APN 010-733-18) CONTAINING 6,595 SQUARE FEET PLUS OR
MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 3,
FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN
ON EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues, and profits thereof unto the GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2021.

Lori Bagwell
Mayor of Carson City

STATE OF NEVADA)
CARSON CITY) ss

On _____, personally appeared before me _____
_____, who acknowledged that he executed the above instrument.

Notary Public

CITY:
REVIEWED AND RECOMMENDED BY:

Randall Rice P.E., City Engineer Date

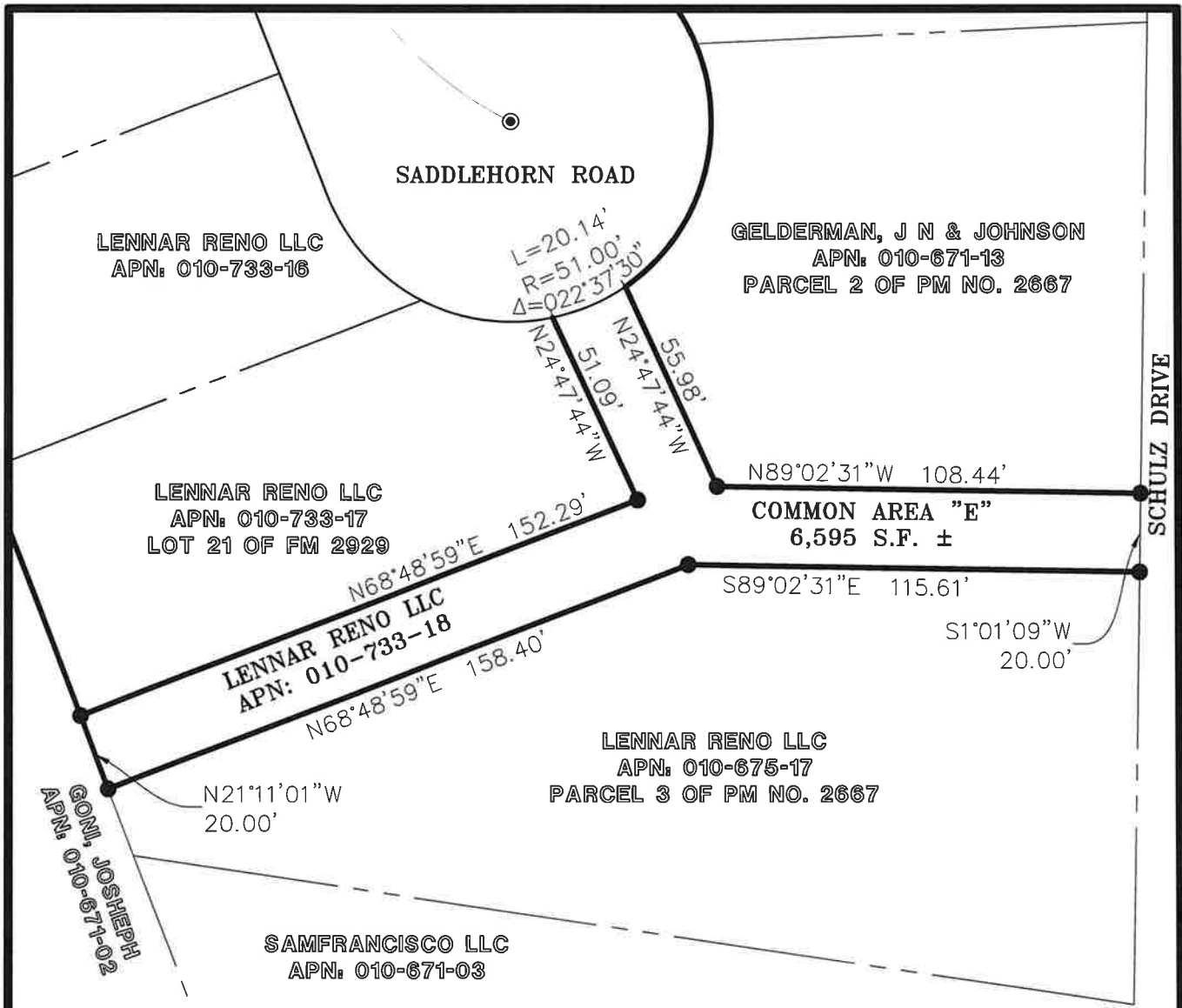
APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

ATTEST:

Aubrey Rowlatt, Clerk-Recorder Date

EXHIBIT "A" - COMMON AREA E



LEGEND

- APN = ASSESSOR'S PARCEL NUMBER
- (R) = RADIAL BEARING
- = FOUND 5/8" REBAR AND CAP STAMPED "PLS 14120" UNLESS NOTED OTHERWISE
- ⊙ = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM GPS OBSERVATIONS OF THE FOUND MONUMENTS "HILL" & "230103L", USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR = 0.9997992943. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Manhard
CONSULTING

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "E"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: <u>LHS</u>	SHEET
DRAWN BY: <u>HHF</u>	1 OF 1
DATE: <u>APRIL 2021</u>	
SCALE: <u>1"=40'</u>	CWCCN

Dwg Name: P:\c\ccn\dwg\Surv\final Drawings\phase 3 common area exhibits\c\ccn_phase3_fm_exhibits-WORKING.dwg Updated By: HIFowler 12:17

FINAL MAP MARKED WITH COMMON AREAS

