



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 3, 2022

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding a proposed resolution accepting the dedication of right-of-way designated as Carson City Assessor's Parcel Number ("APN") 002-752-05 and also known as a portion of Retail Court, as offered for dedication by the Parcel Map for Golden Gate Petroleum of Nevada, LLC, recorded in the office of the Carson City Clerk-Recorder as Document No. 505532, Map No. 2988 on April 23, 2020. (Robert Nellis, RNellis@carson.org; Randall Rice, RRice@carson.org)

Staff Summary: Staff is requesting acceptance of APN 002-752-05, containing right-of-way which is located at Retail Court. This parcel was offered for dedication during recordation of the parcel map, but the City deferred acceptance at that time. Now that the street improvements have been constructed and City staff has determined that the right-of-way is built to City standards, acceptance of the dedication is recommended.

Agenda Action: Resolution **Time Requested:** Consent

Proposed Motion

I move to adopt Resolution no. 2022-R-_____.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

The Parcel Map divided a 3.39 acre parcel into two parcels. Parcel 1 is 2.5 acres planned for a convenience store and gas station. Parcel 2 is 0.89 acres planned for a restaurant. The right-of-way now offered for dedication is approximately 0.17 acres and has its own APN, which is APN 002-752-05. This right-of-way was offered for dedication on the Golden Gate Petroleum of Nevada, LLC Parcel Map recorded on April 23, 2020; however, the City deferred acceptance at that time. Now that the street improvements have been constructed and City staff has determined that the improvements are built to City standards, staff recommends acceptance of the dedication.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.390; CCMC 17.06.025

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 adopt the resolution and/or provide alternative direction.

Attachments:

[3. Location Map - Retail Court.pdf](#)

[1. Resolution - Retail Court Acceptance of ROW_Final.docx](#)

[2. Exhibit A - Map 2988.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

APN 00275205



Property Information

Property ID 00275205
 Location RETAIL CT
 Owner GOLDEN GATE PETROLEUM OF NEVADA LLC
 Acres 0.17



[CLICK LOGO FOR TUTORIAL](#)

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RESOLUTION NO. 2022-R-_____

A RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS A PUBLIC RIGHT- OF-WAY AT RETAIL COURT DESIGNATED AS APN 002-752-05 (PORTION OF RETAIL COURT)

WHEREAS, it is a function of Carson City to operate and maintain public streets; and

WHEREAS, a portion of Retail Court, designated as APN 002-752-05, was offered for dedication by the Parcel Map for Golden Gate Petroleum of Nevada, LLC, recorded in the office of the Carson City Clerk-Recorder as Document No. 505532, Map No. 2988, and situated within Section 5, Township 15 North, and Range 20 East, M.D.M., as described and shown in Exhibit “A”; and

WHEREAS, in the Parcel Map for Golden Gate Petroleum of Nevada, LLC, Carson City deferred acceptance of the offered right-of-way dedication; and

WHEREAS, NRS 278.390 provides that if, at the time a final map is approved, any streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date, and without further action by the property owner, rescind its rejection and accept the street for public use; and

WHEREAS, Carson City Municipal Code 17.06.025 further provides that if at the time of final map any highways are rejected, the offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date, and without further action by the grantor, rescind its rejection and accept highways for public use, which same shall be recorded in the official city records; and

WHEREAS, the Carson City Board of Supervisors finds that the right-of-way offered for dedication in the Parcel Map for Golden Gate Petroleum of Nevada, LLC is necessary for public access and it is in the best interest of the public to accept said right-of-way; and

NOW, THEREFORE, BE IT RESOLVED, that the Carson City Board of Supervisors pursuant to the authority granted by NRS 278.390 and the Carson City Municipal Code hereby accepts the dedication of the right-of-way hereinabove described.

BE IT FURTHER RESOLVED, and hereby ordered that this resolution be recorded in the office of the Carson City Clerk-Recorder.

ADOPTED this 3rd day of February, 2022.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

LORI BAGWELL
Mayor

ATTEST

AUBREY ROWLATT
Clerk-Recorder

**GOLDEN GATE PETROLEUM OF NEVADA, LLC
PARCEL MAP**

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT GOLDEN GATE PETROLEUM OF NEVADA, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE RIGHT OF WAYS & PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE STATED PURPOSES.

BY: Dennis O'Keefe 3/27/20
DENNIS O'KEEFE, MANAGING MEMBER DATE

NOTARY CERTIFICATE:

STATE OF NEVADA }
CARSON CITY }
ON THIS 27th DAY OF March, 2020, PERSONALLY APPEARED BEFORE ME, DENNIS O'KEEFE AS MANAGING MEMBER OF GOLDEN GATE PETROLEUM OF NEVADA, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: Wendee Lynn Martin

PRINT NAME: Wendee Lynn Martin
COMMISSION NO. 98-35169-2 EXPIRES ON September 1, 2020



TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

DOT # 498210

TICOR TITLE OF NEVADA

BY: Shelly Saltz April 6, 2020
SHELLY SALTZ, TITLE OFFICER DATE
Row Breazale, TITLE MGR.

UTILITY COMPANIES:

THE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY AND CABLE TELEVISION COMPANIES:

A PUBLIC UTILITY EASEMENT IS HEREBY SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Amanda Marucci 4/14/20
SOUTHWEST GAS CORPORATION DATE
BY: Amanda Marucci

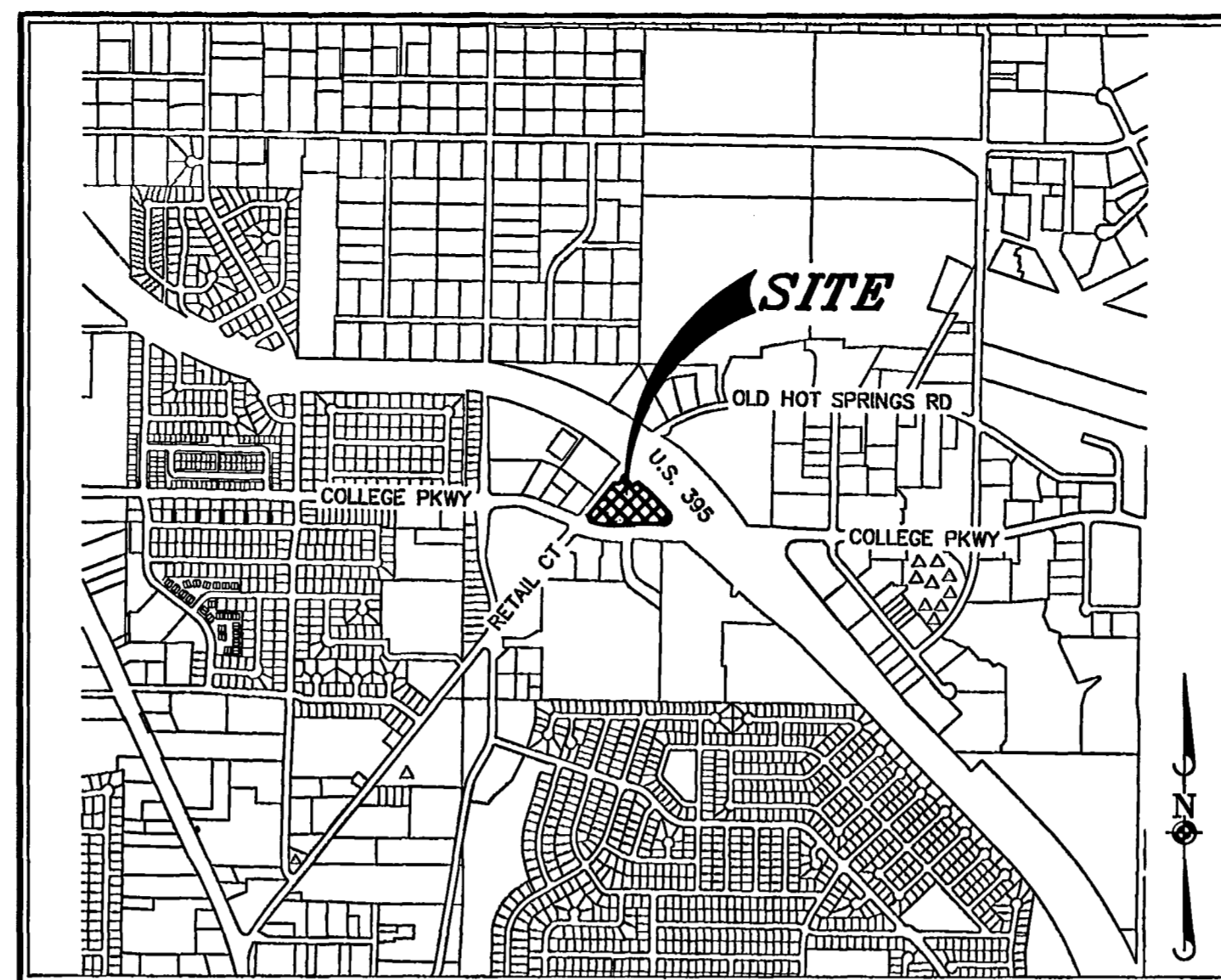
A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Keith Collins 3/30/2020
SIERRA PACIFIC POWER COMPANY dba NV ENERGY DATE
BY: KEITH COLLINS
TITLE: ASSOC. VLOW AGENT

Cliff Cooper 3/21/2020
NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE
BY: CLIFF COOPER
TITLE: MGR. CSD PLANNING

Chris Sullivan 4/1/2020
CHARTER COMMUNICATIONS DATE
BY: Chris Sullivan
TITLE: Coord. Supervisor

Dan Stucky 4/22/2020
CARSON CITY UTILITIES DATE
BY: Dan Stucky
TITLE: City Engineer



VICINITY MAP
(NOT TO SCALE)

NOTES:

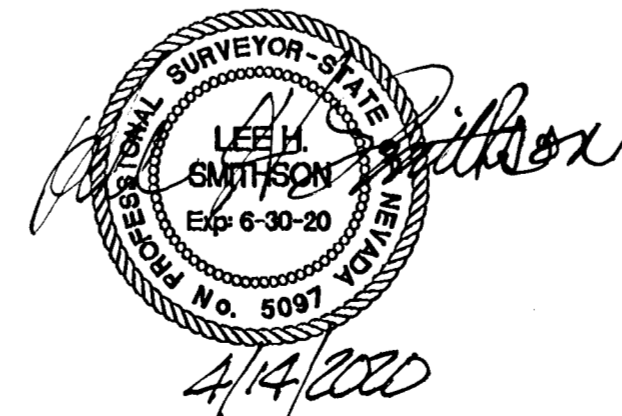
- PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE BY CABLE TELEVISION COMPANIES.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL PARCELS WILL BE REQUIRED TO CONNECT TO CITY WATER AND SANITARY SEWER.
- THIS PARCEL MAP LOT CONFIGURATION CONFORMS TO THE CARSON CITY MUNICIPAL CODE PURSUANT TO CCMC 18.04.195.
- THE CURRENT ZONING DISTRICT IS GENERAL COMMERCIAL (GC) AND THE CURRENT MASTER PLAN DESIGNATION IS COMMUNITY/REGIONAL COMMERCIAL.
- ANY FURTHER SUBDIVISION OF THE SUBJECT PARCELS MAY REQUIRE A TENTATIVE SUBDIVISION MAP IN COMPLIANCE WITH ORDINANCE 1987-25.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD RATE INSURANCE MAP (FIRM) PANEL 3200010084F, EFFECTIVE DECEMBER 19, 2014.
- A RECIPROCAL BLANKET EASEMENT IS HEREBY GRANTED ACROSS PARCELS 1 & 2 FOR ACCESS, DRAINAGE, AND IF APPLICABLE, UTILITIES, FOR THE BENEFIT OF THE TWO PROPERTIES.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5 FEET IN WIDTH COINCIDENT WITH EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH ADJACENT TO STREET RIGHTS-OF-WAY.
- AS THE PARCELS DEVELOP, EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR MAINTAINING ANY LANDSCAPING INSTALLED IN THE PUBLIC ROAD RIGHT-OF-WAYS, INCLUDING THE DEVELOPMENT'S LANDSCAPE AREAS, OPEN SPACE AREAS, AND TURF AREAS ASSOCIATED WITH EACH PARCEL.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS LOCATED ON THE PROPERTY TO BE PARCELED ON THE DATE OF THE SURVEY.

SURVEYOR'S CERTIFICATE:

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GOLDEN GATE PETROLEUM OF NEVADA, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B. & M., CITY OF CARSON, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 19, 2019.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

LEE H. SMITHSON, P.L.S.
NEVADA CERTIFICATE NO. 5097



CITY ENGINEER'S APPROVAL:

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THE PARCEL MAP HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. THERE ARE NO RIGHTS-OF-WAY OFFERED TO CARSON CITY FOR DEDICATION AT THIS TIME.

Daniel L. Stucky 4/22/2020
BY: DANIEL L. STUCKY, P.E. DATE
CARSON CITY ENGINEER

PARCEL MAP REVIEW COMMITTEE:

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (PM-2019-0006) REVIEWED AND APPROVED ON January 24, 2020, AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

APPROVED BY: Lee Pizemel 4/22/2020
LEE PIZEMEL, AICP DATE
DIRECTOR, CARSON CITY COMMUNITY DEVELOPMENT DIRECTOR

TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND, APN 002-752-02, FOR THE FISCAL YEAR HAVE BEEN PAID.

George Chobot 4-22-20
TREASURER DATE
BY: Barth Huck

CLERK'S CERTIFICATE:

THE CITY HAS APPROVED THIS PARCEL MAP AND DEFERRED ON BEHALF OF THE PUBLIC THE OFFERS FOR DEDICATION OF PUBLIC RIGHT-OF-WAY WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

Arbrey Rowlett 4-23-20
CITY CLERK DATE
BY:

PARCEL AREAS:

PARCEL 1 AREA	= ±100,887 SF	±2.32 AC
PARCEL 2 AREA	= ±39,171 SF	±0.90 AC
R.O.W.	= ±7,600 SF	±0.17 AC
TOTAL AREA	= ±147,658 SF	±3.39 AC

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING, LTD. ON THIS 23 DAY OF April, 2020 AT 51 MINUTES PAST 11 O'CLOCK A.M., IN BOOK 11 AT PAGE 2492 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: 45.00
FILE NUMBER: 505532
BY: Arbrey Rowlett
RECORDER
Arbrey Rowlett

PARCEL MAP PM-2020-0001
FOR
GOLDEN GATE PETROLEUM OF NEVADA, LLC
BEING A DIVISION OF
THAT PARCEL DESCRIBED IN DOC. # 483179
SITUATE IN THE SE1/4 OF SEC. 5, T.15N., R.20E., M.D.M.
CARSON CITY NEVADA

Manhard CONSULTING

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-746-9500 fx:775-746-9500 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JMERCHENT
DATE: JAN. 2020
PROJ. CODE: LCI.CCNV
PROJ. #: 02
SHEET 1 OF 2

Doc # 505532
Recorded 4/23/2020 11:51 AM
Requested by CARSON CITY PLANNING
Carson City - NV
Alicia Reynolds, Clerk - Recorder
4/23/2020 11:51 AM
Recorded By: SY

488828

GOLDEN GATE PETROLEUM, LLC PARCEL MAP

- REFERENCES:**
- QUITCLAIM DEED, FILE NO. 483179, FILED FEBRUARY 28, 2018, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - PARCEL MAP NO. 1474, FOR PAUL LUMOS, JOY F. LUMOS, CARL M. CAVOLICK & CAROL A. CAVOLICK, IN BOOK 5, PAGE 1474, FILE NO. 59823, FILED JUNE 25, 1987, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - RECORD OF SURVEY MAP NO. 2057, FOR GRAVES LANE IMPROVEMENT DISTRICT NO. 1, IN BOOK 7, PAGE 2057, FILE NO. 162126, FILED MAY 26, 1994, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - PARCEL MAP NO. 1778, FOR BRUCE K. LANGSON, IN BOOK 6, PAGE 1778, FILED MARCH 9, 1990, AS FILE NO. 97261, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

BASIS OF BEARINGS:

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC014 AND CC055. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

- LEGEND:**
- ⊙ = CARSON CITY GPS CONTROL MONUMENT
 - = SET REBAR CAPPED "PLS 5097"
 - RB 1 = RADIAL BEARING TAG
 - PUE = PUBLIC UTILITY EASEMENT
 - ROS = RECORD OF SURVEY
 - SF = SQUARE FEET
 - = EX. PROPERTY LINE
 - - - = EX. ADJACENT PROPERTY LINE
 - = EX. CENTER LINE
 - - - = PROP. PROPERTY LINE
 - - - = SURVEY TIE

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°49'55"W	12.52'
L2	N58°05'03"W	9.85'
L3	N03°27'09"W	31.75'
L4	N54°46'16"W	16.92'
L5	S55°09'38"W	14.56'
L6	N03°27'09"W	28.19'
L7	N03°27'09"W	3.56'
L8	N34°50'22"W	1.26'
L9	N72°13'36"E	83.81'
L10	N55°09'38"E	67.58'
L11	N72°13'36"E	51.28'
L12	N55°09'38"E	64.58'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	44.97'	17.00'	21°39'48"
C2	45.00'	83.48'	106°17'19"
C3	8.50'	8.71'	58°43'53"
C4	58.00'	109.81'	108°28'48"

RADIAL LINE TABLE

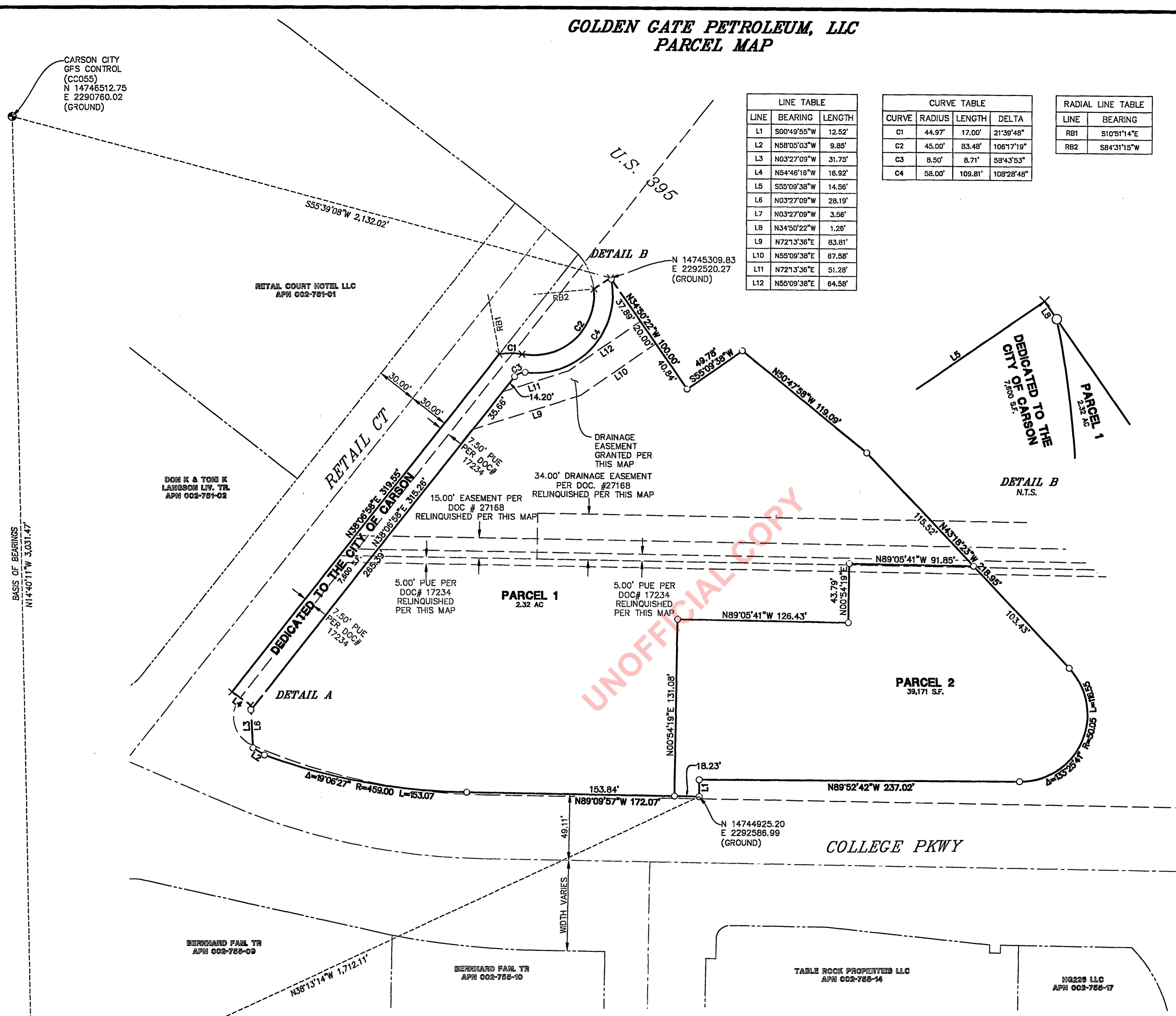
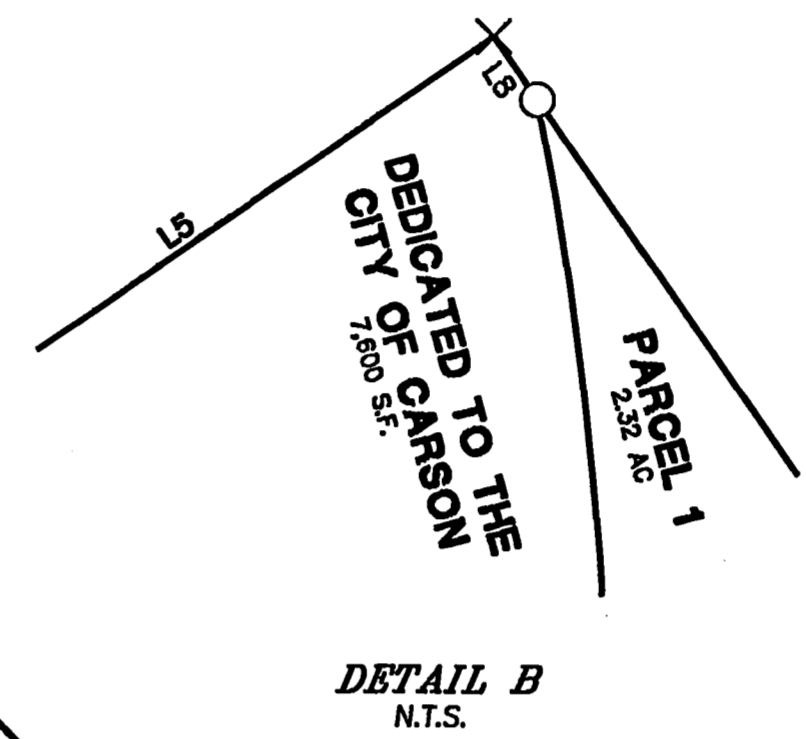
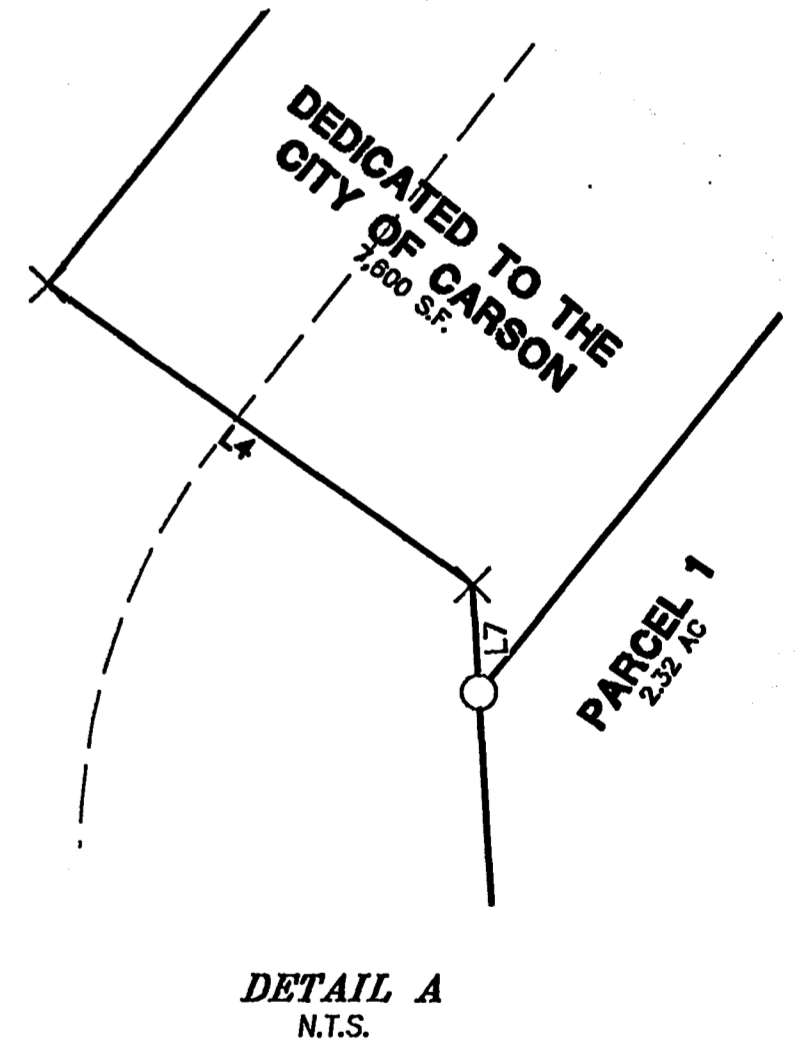
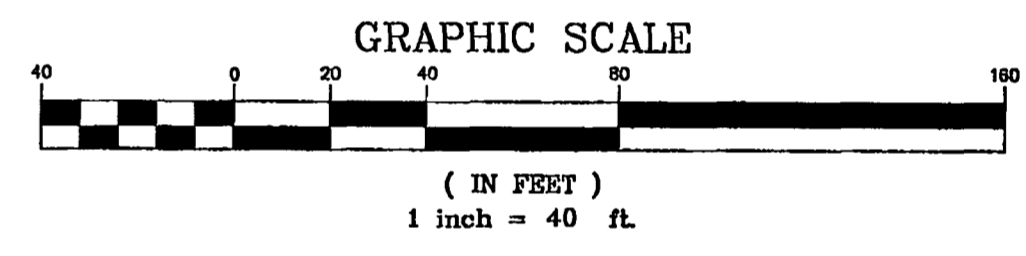
LINE	BEARING
RB1	S10°51'14"E
RB2	S84°31'15"W

CARSON CITY
GPS CONTROL
(CC055)
N 14748512.75
E 2290760.02
(GROUND)

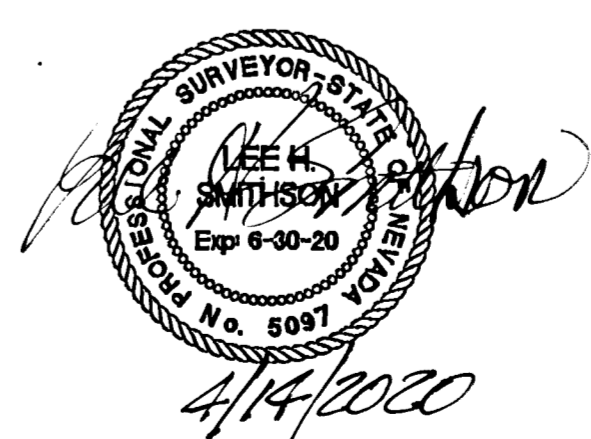
N 14745309.83
E 2292520.27
(GROUND)

N 14744925.20
E 2292586.99
(GROUND)

BASIS OF BEARINGS
N14°40'11"W 3,031.47'



CARSON CITY
GPS CONTROL
(CC014)
N 14743580.11
E 2291527.73
(GROUND)



© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PARCEL MAP PM-2019-0006
FOR
GOLDEN GATE PETROLEUM OF NEVADA, LLC
BEING A DIVISION OF
THAT PARCEL DESCRIBED IN DOC. # 483179
SITUATE IN THE SE1/4 OF SEC. 5, T.15N., R.20E., M.D.M.
CARSON CITY NEVADA

DRAWN BY: JMERCHENT
DATE: JAN. 2020
PROJ. CODE: LCLCCNV
PROJ. #: 02

Manhard CONSULTING LTD.
841 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-749-3500 fx: 775-749-3500 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2 OF 2 SHEETS