



## STAFF REPORT

**Report To:** Board of Supervisors                      **Meeting Date:** November 17, 2022

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding the proposed grant of a 6,080 square foot permanent drainage easement ("Easement") located on Assessor Parcel Number ("APN") 005-072-07 ("Property") from Click Bond, Inc. ("Click Bond") to Carson City, at no cost. (Robert Nellis, rnellis@carson.org and Randall Rice, rrice@carson.org).

Staff Summary: The City received a permit application from R&K Ready Mixed Concrete ("R&K") to begin developing the parcel abutting the Property, APN 005-072-06 ("Neighboring Parcel"). A condition for approval of that permit, ENG-2021-2288, was securing the Easement on the Property, which is necessary based on the planned development on the Neighboring Parcel. Click Bond has agreed to grant the Easement to the City for the purposes of access, maintenance, construction, removal, operation and modification of storm water improvements.

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

### **Proposed Motion**

I move to approve the Easement as presented.

### **Board's Strategic Goal**

Sustainable Infrastructure

### **Previous Action**

None

### **Background/Issues & Analysis**

R&K applied for a permit to develop the Neighboring Parcel. During the permitting process, staff identified the need for a drainage easement on the Property, along Ryan Way. Click Bond has agreed to grant the Easement to the City to satisfy project requirements. The proposed storm drain improvements, necessary to conform to FEMA's regulatory and permitting requirements for storm water mitigation measures, include a channel crossing and roadside ditch along the west side of Ryan Way.

### **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:** This easement is being granted by Click Bond at no cost to the City.

**Alternatives**

Do not approve the grant of easement and/or provide alternate direction.

**Attachments:**

[Drainage Easement - Click Bond.pdf](#)

[Drainage Easement Legal Description\\_110822.pdf](#)

**Board Action Taken:**

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

\_\_\_\_\_  
(Vote Recorded By)

APN 005-072-07

Address: 2100 Arrowhead Drive, Carson City, Nevada 89706

AFTER RECORDING RETURN TO:  
REAL PROPERTY MANAGER  
CARSON CITY PUBLIC WORKS  
3505 BUTTI WAY  
CARSON CITY, NEVADA 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. (N.R.S. 239B.030)

### **DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2022, by CLICK BOND, INCORPORATED, a Nevada Corporation (Grantor), and CARSON CITY, NEVADA, a consolidated municipality and political subdivision of the State of Nevada (Grantee).

#### **WITNESSETH:**

The Grantor does hereby grant and convey, for those purposes as contained in Chapter 271 of the Nevada Revised Statutes, a permanent drainage easement, including for access and maintenance of associated improvements upon, under, over and across certain real property to the Grantee; said easement is shown and more fully particularly in the attached Exhibit "A" ("Easement Area").

The Grantor hereby covenants for the benefit of the Grantee that no building, structure, or other permanent improvement, or fences or trees will be constructed or placed within the Easement Area without the prior written consent of Grantee, which consent shall not be unreasonably withheld.

All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the successors, assigns, tenants, and personal representatives of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Drainage Easement as of the day and year first above written.



**EXHIBIT A  
LEGAL DESCRIPTION FOR  
CARSON CITY DRAINAGE EASEMENT**

All that certain real property situate within portions of the Northwest One-Quarter (NW 1/4) of Section Four (4), Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Meridian, County of Carson City, State of Nevada, being a portion of Lot 39 of the Amended Official Plat of "Carson City Industrial Airpark", recorded on December 14, 1971, as File No. 98759, in Book 2 of Maps, Page 363, filed in the Official Records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 39, being on the westerly right-of-way of Ryan Way dedicated per said Amended Official Plat of "Carson City Industrial Airpark";

THENCE along said westerly right-of-way the following four (4) arcs, courses and distances:

1. from a radial line which bears South 85°34'35" East, 95.04 feet along the arc of a 60.00 foot radius curve to the left through a central angle of 90°45'37", to the beginning of a reverse curve to the right;
2. 62.83 feet along the arc of a 60.00 foot radius curve through a central angle of 60°00'00";
3. South 26°20'12" East a distance of 225.03 feet to the beginning of a tangent curve to the right;
4. 31.42 feet along the arc of a 30.00 foot radius curve through a central angle of 60°00'00";

THENCE departing said right-of-way, North 26°20'12" West a distance of 251.01 feet to the beginning of a tangent curve to the left;

THENCE 47.12 feet along the arc of a 45.00 foot radius curve through a central angle of 60°00'00", to the beginning of a reverse curve to the right;

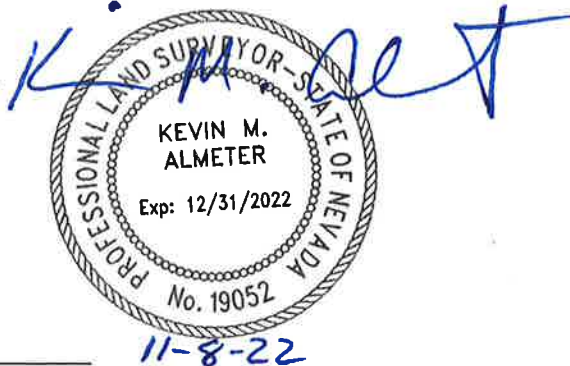
THENCE 118.80 feet along the arc of a 75.00 foot radius curve through a central angle of 90°45'37" to the northerly line of said Lot 39;

THENCE along said northerly line, South 85°34'35" East a distance of 15.00 feet to the POINT OF BEGINNING;

Containing 6,080 square feet of land, more or less.

Nevada State Plane Coordinate System, West Zone, North American Datum Of 1983/1994, High Accuracy Reference Network (NAD 83/94-HARN), as determined using Real Time Kinematic (RTK) GPS observations constrained to the 2010 Carson City Control Network. The Bearing Between Carson City Control Monuments CC053 And CC052 is taken as North 51° 55' 06" East.

Prepared by:  
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1361 Corporate Blvd.  
Reno, NV 89502  
Ph. 775-823-4068



Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

# EXHIBIT A-1

PLAT TO ACCOMPANY

CARSON CITY DRAINAGE EASEMENT  
BEING A PORTION OF THE NW 1/4 OF SECTION 4  
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.  
CARSON CITY NEVADA

005-072-06  
LOT 36  
CARSON CITY INDUSTRIAL  
AIRPARK MAP NO. 363  
FILE NO. 98759

S85°34'35"E(R)  
15.00'

P.O.B.

$\Delta=90^{\circ}45'37''$   $R=60.00'$   
 $\Delta=90^{\circ}45'37''$   $R=75.00'$   $L=118.80'$   
 $L=95.04'$   $\Delta=62.83'$   
 $\Delta=60^{\circ}00'00''$   $R=60.00'$

$R=45.00'$   
 $\Delta=60^{\circ}00'00''$   
 $L=47.12'$

15' CARSON CITY  
DRAINAGE EASEMENT  
6,080 S.F. ±

005-072-07  
CLICK BOND, INC.  
LOT 39  
CARSON CITY INDUSTRIAL  
AIRPARK MAP NO. 363  
FILE NO. 98759

S26°20'12"E 225.03'  
N26°20'12"W 251.01'

RYAN WAY

1" = 60'



JOB NO. 3885003  
SHEET 1 OF 1



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd  
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Fax 775.823.4066

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