

NOTICE TO THE PUBLIC:

Conveyance of Carson City Property, Without Consideration, for the Development of Affordable Housing 2.91 Acres of 3410 Butti Way (APN 010-037-04)

SUMMARY: Carson City owns approximately 7.81 acres of real property at 3410 Butti Way, APN 010-037-04. A legal description and a map exhibit for the westernmost 2.91 acres of APN 010-037-04 is attached as Exhibit A & A-1. A vicinity map is attached as Exhibit B. Carson City has received an application from Oikos Development Corporation (“Oikos”), a tax exempt 501(c)(3) organization, requesting that Carson City convey the westernmost 2.91 acres of APN 010-037-04 to Oikos, without consideration, for the development of an affordable housing project on that 2.91 acres.

Oikos will not be eligible to receive the 2.91 acres of Carson City land unless it demonstrates to the satisfaction of the Board of Supervisors that Oikos, or its assignee, will use the property to develop affordable housing. In addition, any conveyance shall be subject to an agreement requiring Oikos or its assignee to use the 2.91 acres of land to provide affordable housing for at least 50 years.

Pursuant to Nevada Revised Statutes (“NRS”) 244.287, the Carson City Board of Supervisors must hold a public hearing before making a decision on Oikos’ application.

A DECISION ON OIKOS’ APPLICATION will be made by the Carson City Board of Supervisors during a public meeting on December 16, 2021, which begins at 8:30 am. That meeting will take place at the Carson City Community Center, Robert ‘Bob’ Crowell Board Room, 851 East William Street, Carson City, NV 89701. Specifically, at that public hearing, the Board of Supervisors will decide whether to convey the westernmost 2.91 acres of APN 010-037-04 to Oikos to develop an affordable housing project, under NRS 244.287.

PUBLIC NOTICE DOCUMENTS will be posted at the following locations in Carson City: Community Development (108 E Proctor St, Carson City, NV 89701), City Hall (201 N Carson St, Carson City, NV 89701), Community Center (851 E William St, Carson City, NV 89701), Library (900 N Roop St, Carson City, NV 89701), Courthouse (885 E Musser St #2007, Carson City, NV), and online at the Carson City website <http://www.carson.org>. Those documents will include the vicinity map, as well as a legal description and a map exhibit for the westernmost 2.91 acres of APN 010-037-04.

EXHIBIT A
DESCRIPTION OF SIERRA FLATS – PHASE 1

A portion of Parcel 1 shown on that Record of Survey supporting a Boundary Line Adjustment for Carson City, recorded as File No. 278817 on May 30, 2002, in Book 9, Page 2454 (Map No. 2454), in the Carson City Recorder's Office, Carson City, Nevada, situate within the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 15 North, Range 20 East, Mount Diablo Base & Meridian, more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 1, described as the N1/16 Cor Sec 15-16, as shown on said Record of Survey point on the southerly line of said Parcel 1;

THENCE, leaving the **POINT OF BEGINNING**, and along the North line of said Parcel 1, departing said line, South 88°59'25" East, 410.00 feet;

THENCE, leaving said North line South 00°38'21" West, 189.75 feet, to the northerly right-of-way line of Butti Way, as described in Document Number 276885 as file in the Official Records of Carson City, Nevada on April 19, 2002, to the beginning of a non-tangent curve to the left from which the radius point bears South 21°45'16" East;

THENCE, southwesterly, along the northerly right-of-way line of said Butti Way, 33.93 feet along the arc of a curve having a radius of 426.66 feet and through a central angle of 04°33'25";

THENCE, continuing along said northerly right-of-way line, South 63°41'20" West, 50.52 feet;

THENCE, continuing along said northerly right-of-way line South 55°11'12" West, 187.18 feet;

THENCE, continuing along said northerly right-of-way line South 50°08'29" West, 81.25 feet, to the easterly right-of-way line of Airport Road;

THENCE, along the easterly right-of-way line of Airport Road, North 67°54'48" West, 134.59 feet to the beginning of a tangent curve to the right;

THENCE, continuing along the easterly right-of-way line of Airport Road, 65.14 feet along the arc of a curve having a radius of 370.00 feet and through a central angle of 10°05'06", to the most westerly corner of the above-mentioned Parcel 1;

THENCE, leaving the easterly right-of-way line of said Airport Road, and along the westerly line of said Parcel 1, North 79°28'19" East, 64.85 feet;

THENCE, continuing along the westerly line of said Parcel 1, North 00°38'21" East, 300.00 feet, **POINT OF BEGINNING**.

Containing 2.91 Acres, more or less.

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

Basis of Bearings: South 10°30'31" East between Carson City Control Monuments CC013 and CC087 shown on Record of Survey Map number 2749 recorded August 11, 2010 in the Official Records of Carson City, Nevada, as File Number 403425.

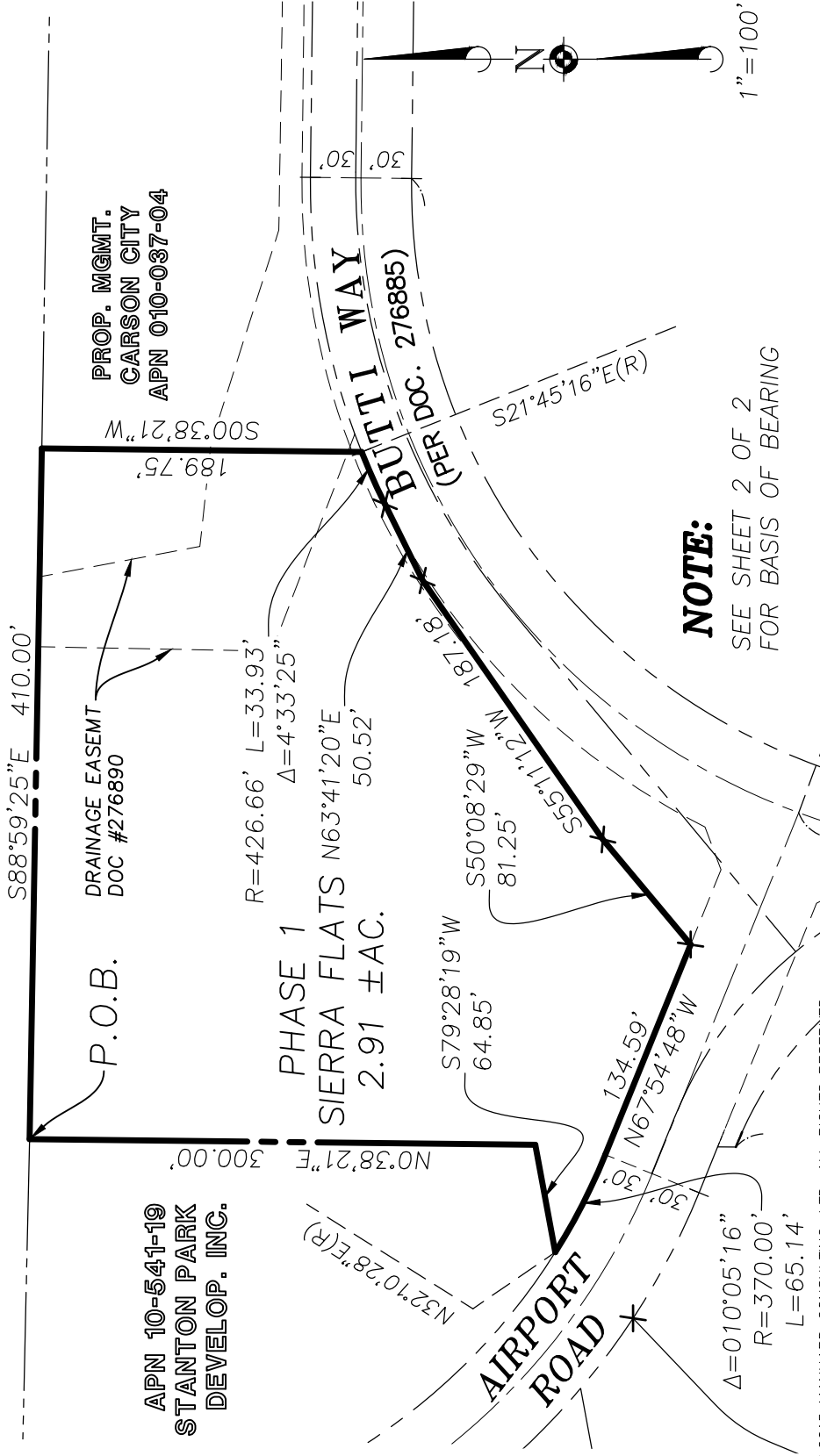
Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of

 **Manhard**
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 321-6525



EXHIBIT A-1



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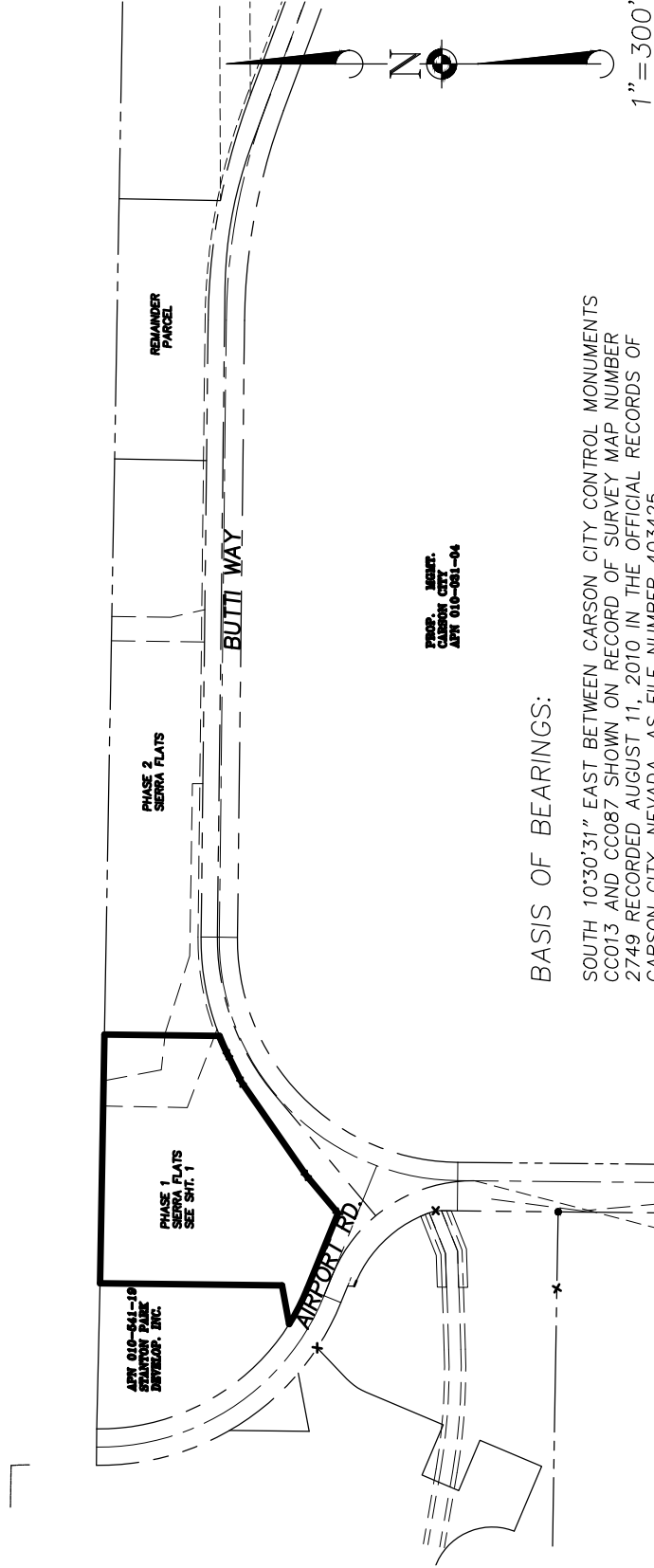
fx: 775.746.3520
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SIERRA FLATS
 CARSON CITY, NEVADA

TO ACCOMPANY LEGAL DESCRIPTION

PROJ. MGR.: LHS	PROJECT CODE CAACCNV01
DRAWN BY:	SHEET 1 OF 2
DATE: NOV. 2021	
SCALE: 1" = 100'	

EXHIBIT A-1



BASIS OF BEARINGS:

SOUTH 10°30'31" EAST BETWEEN CARSON CITY CONTROL MONUMENTS CC013 AND CC087 SHOWN ON RECORD OF SURVEY MAP NUMBER 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS FILE NUMBER 403425.

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SIERRA FLATS - A.P.N. 010-037-04

CARSON CITY, NEVADA

TO ACCOMPANY LEGAL DESCRIPTION

PROJ. MGR.: LHS
 DRAWN BY:
 DATE: NOV. 2021

PROJECT CODE
 CAACCNV01
 SHEET 2 OF 2
 SCALE: 1" = 60'

EXHIBIT B - Vicinity Map



2.91 acres of APN 010-037-04 requested to be conveyed for development of affordable housing

7.81 acres of real property at 3410 Butti Way (APN 010-037-04) owned by Carson City

1" = 517 ft

Property Information

Property ID 01003704
 Location 3410 BUTTI WY
 Owner PROPERTY MANAGEMENT,CARSON CITY
 Acres 7.81



[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