



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** July 16, 2026

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding a proposed water line easement consisting of approximately 20,489 square feet and a public use easement consisting of approximately 10,242 square feet (collectively, "Easements") located on Assessor's Parcel Number ("APN") 007-461-19, located on the southeast corner of Silver Oak Drive and GS Richards Boulevard in Carson City ("Property"), to be granted from Silver Oak Apartments, LLC, a Nevada limited liability company to Carson City at no cost. (Robert Nellis, rnellis@carsoncity.gov and Audrey Link, alink@carsoncity.gov).

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

Proposed Motion

I move to approve acceptance of the Easements as presented.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

October 2, 2025 (Item 13.A) – The Board of Supervisors ("Board") approved the tentative subdivision map (SUB-2025-0308).

August 27, 2025 (Item 6.D) – The Planning Commission recommended that the Board approve the tentative subdivision map (SUB-2025-0308) known as Silver Oak Townhomes.

August 27, 2025 (Item 6.C) – The Planning Commission approved a special use permit to allow for a residential development located within a non-residential zoning district known as Silver Oak Townhomes.

Background/Issues & Analysis

The Silver Oak Townhomes development includes a public water main, shared public use access, and a shared private sewer main, all located on private property. The project proposed a public water main within a private street. This water main may be required to go live prior to recording of a final map. The conditions of approval for this project required a utility easement to be in place prior to approval of a site improvement permit. The applicant has elected to record other related easements at this time as well. Approval of the proposed easements will allow the project to proceed.

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: The Easements are being granted by Silver Oak Apartments, LLC, a Nevada limited liability company, at no cost.

Alternatives

Do not approve acceptance of the Easements and/or provide alternative direction to staff.

Attachment(s):

1. Silver Oak Townhomes WL Easement_al_lb_(clean)_PDF_2.pdf

2. Silver Oak Townhomes PU Easement_al_PDF_2.0.pdf

3. APN & CAD Maps.pdf

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)