

Item # 7D

**City of Carson City
Agenda Report**

Date Submitted: November 25, 2008

Agenda Date Requested: December 4, 2008

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to approve an Abandonment of Public Right-of-Way application from John Procaccini, Brewery Arts Center (property owners: Brewery Arts Center/Carson City), to abandon a 66 foot wide section of Minnesota Street between West Second Street and West King Street, APNs: 003-206-02 and 003-207-04 and authorize the mayor to sign the Order of Abandonment. (AB-08-091)

Staff Summary: Pursuant to NRS 278.480 and CCMC Title 17, this application requests abandonment of a 66 foot portion of Minnesota Street public right-of-way, north of West Second Street and south of West King Street. The Brewery Arts Center plans to use the property for future facilities and events.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended continuance on October 29, 2008 by a vote of 7 Ayes, 0 Nays and 0 Absent. Recommended approval on November 19, 2008 by a vote of 6 Ayes, 0 Nays and 1 Absent.

Recommended Board Action: I move to approve an abandonment of public right-of-way application, AB-08-091, for a portion of a public right-of-way known as South Minnesota Street, being a 11,220 square foot area, more or less, located north of West Second Street and south of West King Street and adjacent to APN(s) 003-206-02 and 003-207-04, based on seven findings and subject to the conditions of approval contained in the staff report, and to authorize the mayor to sign the Order of Abandonment.

Explanation for Recommended Board Action: Pursuant to NRS 278.480 and CCMC Title 17, the Board of Supervisors take final action the right-of-way abandonments.

Applicable Statute, Code, Policy, Rule or Regulation: NRS 278.480 and CCMC Title 17.15

Fiscal Impact: N/A

Explanation of Impact: The purpose of this abandonment is to develop the Brewery Arts Center (BAC) campus into a true arts and cultural center located within the historic district of Carson City, which will result in an improved service to the needs of Carson City's residents.

Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review
2) Approve request for abandonment

Supporting Material: 1) Case Record
2) Staff Report
3) Maps

Prepared By: Janice Brod, Management Assistant I

Reviewed By: _____ Date: 11/24/08
(Planning Division Director)
_____ Date: _____
(Development Services Director)
_____ Date: 11-24-08
(City Manager)
_____ Date: 11-24-08
(District Attorney's Office)

Board Action Taken:

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

(Vote Recorded By)

APN: 003-207-04
APN: 003-206-02

AN ORDER ABANDONING A PORTION OF PUBLIC RIGHT-OF-WAY, BEING 11,220-SQUARE-FOOT AREA, MORE OR LESS, OF SOUTH MINNESOTA STREET, NORTH OF SECOND STREET AND SOUTH OF WEST KING STREET, ADJACENT TO APNs 003-207-04 AND 003-206-02, IN CARSON CITY, NEVADA

WHEREAS, on August 26, 2008, John Procaccini, Brewery Arts Center duly filed a written application seeking vacation and abandonment of a public right-of-way, being a portion of South Minnesota Street of approximately 11,220 square feet, adjacent to APNs 003-207-04 and 003-206-02, in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on November 19, 2008. At the public hearing public testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of December 04, 2008, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit "A", a map of the right-of-way

abandonment is shown as the Display of Exhibit "B", and the attached utility statements are shown as Exhibit "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That water, sewer, and storm drain facilities, which may presently exist within the areas affected by abandonments, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.
4. That the property owner shall obtain approval from Carson City Utilities and Street Departments prior to constructing improvements within said easement area. Improvements include, but are not limited to, landscaping, fencing, paving, and structures.

ORDERED this ____ day of _____, 2008, by the Carson City Board of Supervisors.

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

BREWERY ARTS CENTER
South Minnesota Street
portion to be abandoned

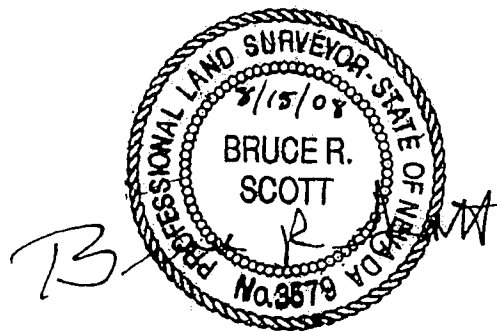
All that tract or parcel of land being part of the NW ¼ SW ¼ Section 17, Township 15N, Range 20E, MDM and situate in Carson City, Nevada known as a portion of South Minnesota Street and lying between King Street on the North and West Second Street on the South and being more particularly bounded and described as follows:

Beginning at the intersection of the southerly limit of West King Street and the westerly limit of South Minnesota Street;

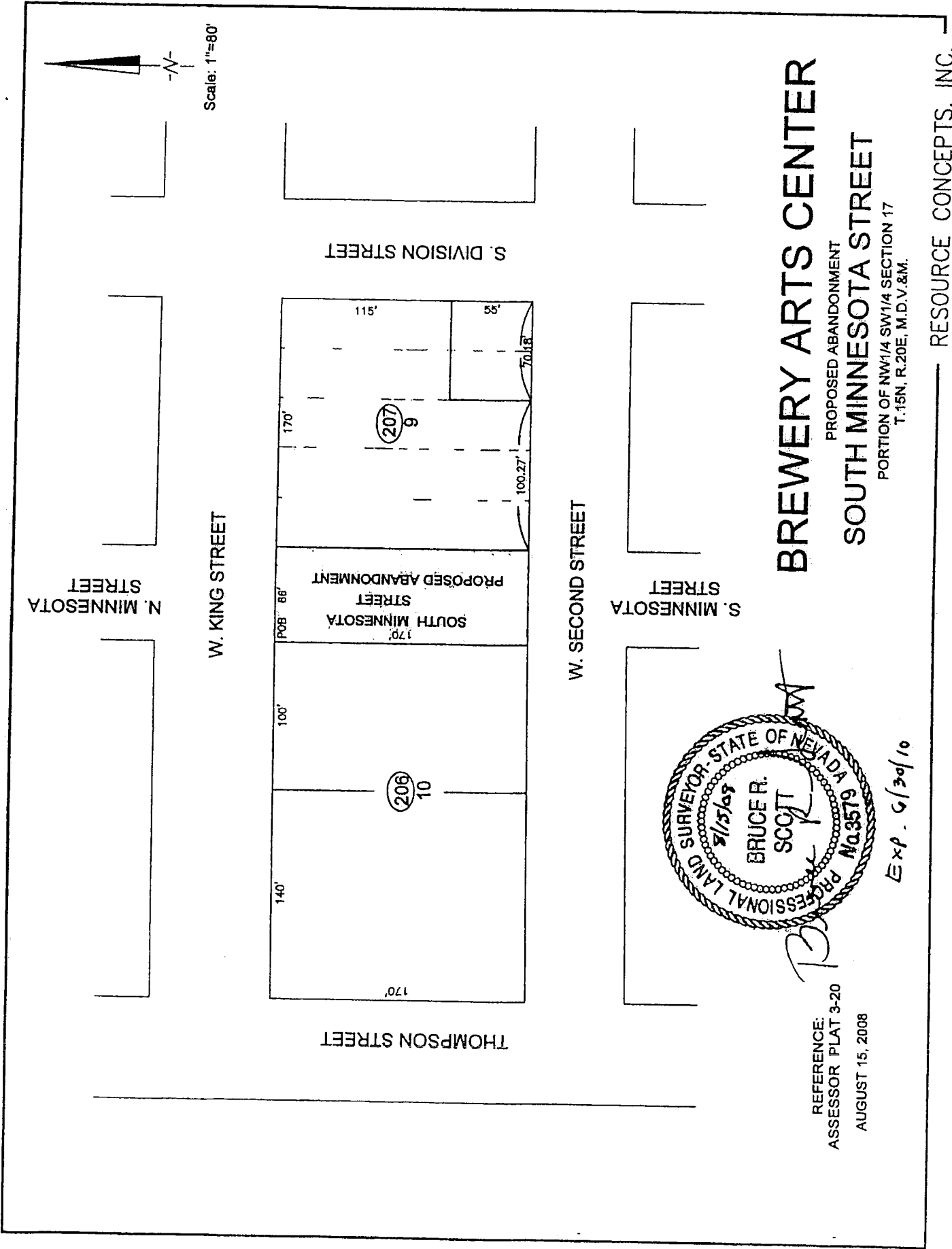
- Thence easterly 66 feet along the projection of the southerly limit of West King Street to the intersection of the southerly limit of West King Street and the easterly limit of South Minnesota Street;
- Thence southerly 170 feet along said easterly limit of South Minnesota Street to the intersection of said easterly limit of South Minnesota Street and the northerly limit of West Second Street;
- Thence westerly 66 feet along the projection of the northerly limit of West Second Street to the intersection of the northerly limit of West Second Street and the westerly limit of South Minnesota Street;
- Thence northerly 170 feet along said westerly limit of South Minnesota Street to the point or place of beginning.

Containing 0.258 of an acre of land, more or less.

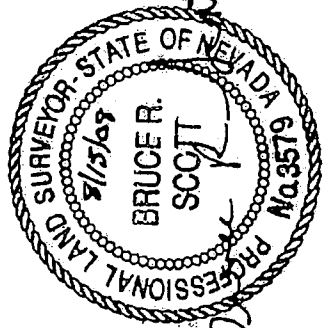
August 15, 2008.



Exp 6/30/10



BREWERY ARTS CENTER
 PROPOSED ABANDONMENT
SOUTH MINNESOTA STREET
 PORTION OF NW1/4 SW1/4 SECTION 17
 T.15N, R.20E, M.D.V.&M.



REFERENCE:
 ASSESSOR PLAT 3-20
 AUGUST 15, 2008

Exp. 6/30/10

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: 66 1/2' ROW which is Minnesota St. for 170' between 2nd and Craig St.

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the easement being abandoned

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

2. We DO have a utility in the easement being abandoned and desire a continuation of said easement in its present location.

Signed: [Signature] Nevada Bell Telephone Company DBA AT&T 8/12/08
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
 Charter Communication
 Carson City Engineering (will sign during review)

Southwest Gas Corporation
 AT&T Nevada
 Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: MINNESOTA ST BETWEEN 2ND ST. & KING ST

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)


1. We DO NOT have a utility in the easement being abandoned

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the ^{STREET} ~~easement~~ being abandoned and desire a continuation of said easement in its present location.

Signed:  SOUTHWEST GAS CORP 8/6/08
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
Charter Communication
Carson City Engineering (will sign during review)

Southwest Gas Corporation
AT&T Nevada
Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: _____
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)


1. We DO NOT have a utility in the easement being abandoned

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the easement being abandoned and desire a continuation of said easement in its present location.

Signed:  CHARTER COMMUNICATIONS 8/15/08
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

- | | |
|---|---|
| Sierra Pacific Power Company | Southwest Gas Corporation |
| Charter Communication | AT&T Nevada |
| Carson City Engineering (will sign during review) | Carson City Utilities (will sign during review) |

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: WITHIN MINNESOTA STREET BETWEEN SECOND & KING STREETS
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1 We DO NOT have a utility in the easement being abandoned

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2 We DO have a utility in the easement being abandoned and desire a continuation of said easement in its present location

Signed: James Sanchez Sierra Pacific Power 8/18/08
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3 OTHER (Please type in a statement which applies to your situation). _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

- Sierra Pacific Power Company
- Charter Communication
- Carson City Engineering (will sign during review)
- Southwest Gas Corporation
- AT&T Nevada
- Carson City Utilities (will sign during review)

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: November 19, 2008

AGENDA ITEM NO.: H-1

APPLICANT(s) NAME: John Procaccini
PROPERTY OWNER(s): Brewery Arts Center/Carson City

FILE NO. AB-08-091

ASSESSOR PARCEL NO(s): 003-206-02, 003-207-04
ADDRESS: Minnesota Street between West Second Street and West King Street

APPLICANT'S REQUEST: Action to make a recommendation to the Board of Supervisors regarding an application for an **Abandonment of Public Right-of-Way** from John Procaccini, Brewery Arts Center (property owners: Brewery Arts Center/Carson City) to abandon a 66 foot wide section of Minnesota Street, between West Second Street and West King Street.

COMMISSIONERS PRESENT: PEERY KIMBROUGH BISBEE(late)
 MULLET REYNOLDS VANCE WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt **REPORT ATTACHED**
STAFF RECOMMENDATION: **APPROVAL**
APPLICANT REPRESENTED BY: John Copoulos, Joan Wright

APPLICANT/AGENT WAS PRESENT AND SPOKE

APPLICANT/AGENT INDICATED THAT SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

No persons spoke in favor or opposition to the proposal.

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

N/A

MOTION WAS MADE TO RECOMMEND APPROVAL WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT.

MOVED: Connie Bisbee **SECOND:** George Wendell **PASSED:** 6/AYE 0/NO 0/ABSTAIN 0/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: December 4, 2008

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 19, 2008

FILE NO: AB-08-091

AGENDA ITEM: H-1

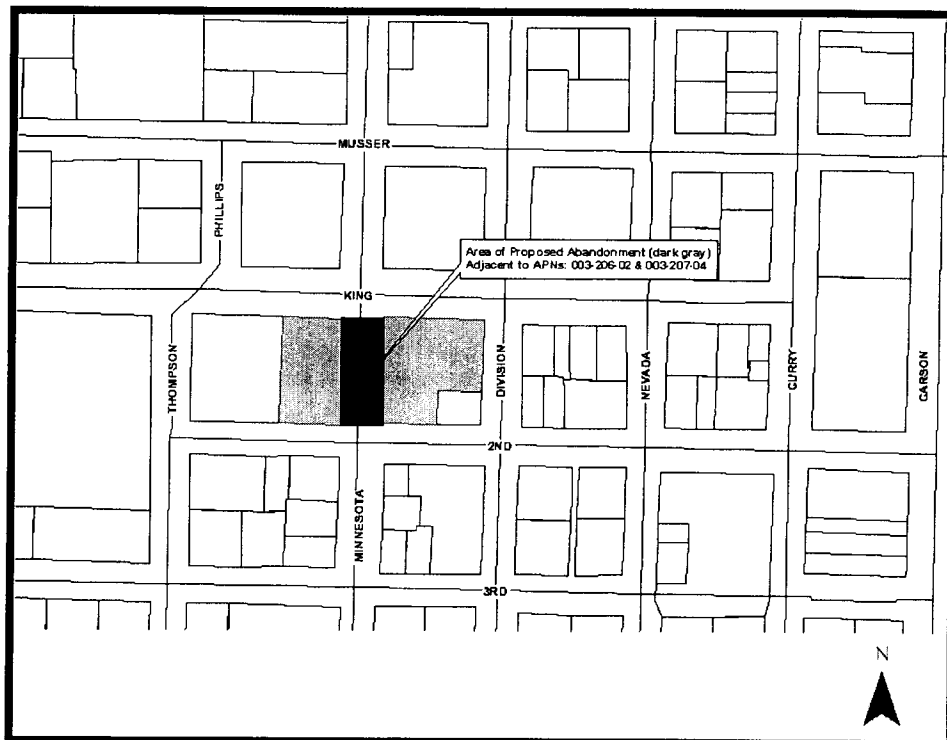
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

APPLICANT: John Procaccini, Brewery Arts Center

OWNERS: Brewery Arts Center and Carson City

REQUEST: Abandonment of a 66 foot wide portion of South Minnesota Street, a public right-of-way, being approximately 11,220 square foot area, more or less, located north of West Second Street and south of West King Street, adjacent to APNs 003-206-02 and 003-207-04, within the Public Regional zoning district.

RECOMMENDED MOTION: "I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-08-091, for a portion of a public right-of-way known as South Minnesota Street, being a 11,220 square foot area, more or less, located north of West Second Street and south of West King Street and adjacent to APN(s) 003-206-02 and 003-207-04, based on seven findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation, surveying information and title search material as required by the Planning and Engineering Divisions in order to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within ten days of receipt of notification. If the Notice of Decision is not signed and returned within ten days, then the item will be rescheduled for the next Planning Commission meeting for further considerations (this Notice of Decision will be mailed for signature after approval by the Board of Supervisors).
3. The conditions of approval proposed by the Engineering Division and the Planning Division have been incorporated into these conditions. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
4. Utilities easements shall be continued and not be affected by the abandonment unless otherwise requested by the utility company. The applicant shall provide all required documents and exhibits to dedicate new public utility easements outside of the new right-of-way lines if requested by an affected utility. Dedication documents and exhibits shall be submitted and approved by the City prior to recordation of the abandonment of public right-of-way.
5. This abandonment pertains to:
 - APN: 003-206-02: The area of the proposed abandonment adjacent to this parcel is 5,610 square feet, more or less, being north of West Second Street and south of West King Street.
 - APN: 003-207-04: The area of the proposed abandonment adjacent to this parcel is 5,610 square feet, more or less, being north of West Second Street and south of West King Street.
6. The applicant shall obtain a Special Use Permit from the Planning Commission within one year of Board of Supervisors approval.
7. The applicant shall obtain a construction permit from the Development Services Department for Phase 1 of the improvements as identified in the Special Use Permit, and shall enter into an Improvement Agreement with the City and post a financial surety for completion of Phase 1 improvements, similar to what would be required for a subdivision as outlined in CCMC 17.11.015.
8. Upon recordation of the abandonment, the applicant must install improvements in accordance with the approved SUP plans to prevent use of the abandoned area as a street.
9. The City will reserve a 20 foot wide easement centered on the existing water main and public storm drain.
10. Any actual demolition of existing improvements which would affect the surface water drainage would be allowed only following issuance of a construction permit by the Development Services Department.

11. Prior to the required SUP submittal the applicant shall obtain Historic Resources Commission approval of the formal development plan.

LEGAL REQUIREMENTS: Nevada Revised Statutes (NRS) 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land) and Carson City Municipal Code (CCMC) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way.

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

PRESENT ZONING: Public Regional (PR)

KEY ISSUES: Will the City or public be materially injured by the approval of subject abandonment?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Residential Office/Office

SOUTH: Residential Office /Office and residential

WEST: Public Regional (PR)/ Public Parking Lot and the Brewery Arts Center Performance Hall

EAST: Public Regional (PR)/Brewery Arts Center

PREVIOUS REVIEWS:

On October 07, 2008, the Carson City Parks and Recreation Commission recommended approval of the Brewery Arts Center's conceptual site development plan for an outdoor public plaza to be located at South Minnesota Street between King Street and Second Street, to the Planning Commission and Board of Supervisors.

On October 08, 2008, the Regional Transportation Commission recommended approval of this Right-of-Way Abandonment to the Planning Commission and Board of Supervisors, indicating no significant impact to the City's transportation system would be expected with the proposed abandonment of South Minnesota Street from West King Street to West Second Street. However, the recommendation was that the abandonment not occur until a formal development plan is reviewed and approved by the Planning Commission and Board of Supervisors.

On October 29, 2008, the Planning Commission reviewed the proposed abandonment, took public comment and recommended continuance of the abandonment to the November 19, 2008 Planning Commission meeting. At the Planning Commission meeting numerous residents and property owners within the vicinity of the abandonment spoke in support of the proposed abandonment.

On November 05, 2008, City staff and the applicant met to discuss the proposed abandonment and address the concerns of the City and the Planning Commission, specifically if the public would be materially injured by the proposed vacation and amendments to the proposed conditions of approval by the applicant as presented at the October 29, 2008 Planning Commission meeting. As a result of the meeting on November 05, 2008, City staff came to a consensus with the applicant which has resulted in the revision of the proposed conditions of approval and amended the findings contained in this staff report.

DISCUSSION:

This request is to allow the abandonment of a 66-foot wide by 170 foot length portion of South Minnesota Street, between West King Street and West Second Street. The total area of the proposed abandonment is approximately 11,220 square feet.

The purpose identified by the applicant for this abandonment is to facilitate the combination of the Brewery Art Centers (BAC) campus; which will result in an improved service to the needs of Carson City's residents. It is the opinion of the applicant that without the proposed abandonment the BAC will not be able to pursue the grants available for the capital improvements necessary to make the BAC a true arts and cultural center located within the historic district of Carson City.

The circumstances of this abandonment request are not the typical; Carson City is the legal owner and the Parks and Recreation Department is the assessed owner of APN 003-207-04 (the Brewery Building) and the BAC is the legal owner of APN 003-206-02 (the Performance Hall and parking lot). The BAC has a long term (99 year) lease with Carson City for the use of APN 003-207-04 for an arts center in Carson City. At this time the BAC is requesting the proposed right-of-way abandonment. If the proposed abandonment is approved and recorded, the result will be 50% of the subject right-of-way being incorporated into the parcel owned by Carson City and 50% of the subject right-of-way being incorporated into the parcel owned by the Brewery Arts Center.

A conceptual plan of the Brewery Arts Center Campus Master Plan has been provided by the applicant; the conceptual plan identifies the vision of the two block arts and cultural center. The intention of the conceptual plan is to provide a reflection of what could occur on site if this portion South Minnesota Street is abandoned. The conceptual plan identifies additional classroom space, an improved: park, amphitheater, storage, office space, facilities for props and equipment, atmosphere and more flexibility for the BAC to meet the future needs of the residents of Carson City. It is important to note while the conceptual plan has been provided as part of the abandonment packet, the conceptual plan is not on the Planning Commission agenda for action.

The utility companies, Sierra Pacific Power Company (NV Energy), AT&T Nevada (SBC), Southwest Gas and Charter Communication have indicated they have utilities in the right-of-way proposed for abandonment and want these reservations to be continued. A condition of approval reflects this position.

It is important to note, until the right-of-way is abandoned officially, the applicant has agreed that the existing street configuration should remain and the street will not be barricaded, except to allow for events for which a Special Event Permit has been issued by Carson City.

The following is a general order of items associated with the conditions of approval of the proposed abandonment, if the Planning Commission recommends approval to the Board of Supervisors (BOS):

1. The abandonment will go before the BOS for review and approval on December 04, 2008.
2. The formal development plan must be reviewed and approved by the Historic Resources Commission.
3. The formal development plan must be reviewed and approved by the Parks and Recreation Commission and the BOS.
4. The formal development plan in the form of a Special Use Permit must be reviewed and approved by the Planning Commission (PC).
5. After PC approval of the formal development plan, the applicant will have 12 months to satisfy all required conditions of approval for AB-08-091 as identified in the CCMC.

6. Once all conditions of approval of AB-08-091 have been fulfilled to the satisfaction of the Development Services Department, which includes approval of the SUP and construction plans for closure of the street, the abandonment document can be recorded.

If the Planning Commission determines the applicant has made the required findings of fact associated with this right-of-way abandonment, conditions of approval have been provided by City staff. Staff has offered 11 conditions of approval to assist in the mitigation of the impacts associated with the proposed abandonment.

Pursuant to NRS 278.480 Vacation or abandonment of street or easement, if upon public hearing, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, if satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated.

With the recommended conditions of approval and based on the finding of fact that the public will not be materially injured by the proposed vacation, it is recommended that the Planning Commission make a recommendation to the Board of Supervisors for approval of AB-08-091 subject to the recommended conditions of approval within this staff report.

PUBLIC COMMENTS: Public notices were sent by certified mail to the seven adjacent property owners per NRS. Additionally, notices were sent to 36 residents within 300 feet of the subject parcels at the request of the Regional Transportation Commission prior to their meeting on October 08, 2008. At the writing of this report, three letters and a petition with 32 signatures have been received in support of the proposed abandonment.

CITY DEPARTMENT/OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division: The Engineering Division recommends **APPROVAL** of the proposed abandonment subject to the following conditions:

1. Upon recordation of the abandonment, the applicant must install improvements to prevent use of the abandoned area as a street.
2. The applicant shall obtain a Special Use Permit from the Planning Commission within one year of Board of Supervisors approval.
3. The applicant shall obtain a construction permit from the Development Services Department for Phase 1 of the improvements as identified in the Special Use Permit, and shall enter into an Improvement Agreement with the City and post a financial surety for completion of Phase 1 improvements, similar to what would be required for a subdivision as outlined in CCMC 17.11.015.
4. The City will reserve a 20 foot wide easement centered on the existing water main and public storm drain.
5. Records indicate that there are power, natural gas, telephone and cable television utilities within the right of way area to be abandoned. Said utilities shall be continued and not be affected by the abandonment. Each utility company reserves an easement along the alignment of existing utility infrastructure.

6. Any actual demolition of existing improvements which would affect the surface water drainage would be allowed only following issuance of a construction permit by the Development Services Department.

Building Division: The Carson City Building Division does not have any comments based on the road abandonment. However, future consolidation of the street area into a "campus" design will require a review for Site Accessibility, as a part of the accessible route to the accessible entrances of the buildings, and as a part of the exit discharge plan.

Fire Department: The applicant must meet all codes and ordinances as they apply to this project, to include emergency access.

Health Department: Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Regional Transportation: The RTC determined that no significant impact to the City's transportation system would be expected with the proposed abandonment of South Minnesota Street from West King Street to West 2nd Street. The RTC recommends that the abandonment not occur until a formal development plan is reviewed and approved by the Carson City Planning Commission and the Carson City Board of Supervisors. For your reference, please see the attached supporting documentation containing the Carson City Public Works Department staff's report and justification for the recommendation that was presented to the RTC at its meeting on October 08, 2008.

Parks and Recreation Department: The Parks and Recreation Commission approved a motion recommending the conceptual site development plan for a cultural and arts campus, as related to the Brewery Arts Center's road abandonment application for a portion of South Minnesota Street between the former Saint Theresa's Church and the Brewery Arts Center (Refer to attached Parks and Recreation Department staff report - **Exhibit A**, site plan - **Exhibit B**, and meeting minutes - **Exhibit C**). Although the Regional Transportation Commission is responsible for traffic planning in Carson City, this road abandonment application has relevance to the Parks and Recreation Commission in its responsibilities to provide assistance to the Planning Commission and Board of Supervisors with the implementation of the Carson City Parks and Recreation Master Plan and the Unified Pathways Master Plan.

Carson City Flood Plain Administrator: The section of South Minnesota Street that runs between King Street and West Second Street allows for both underground storm water and flood flow. Drainage and flooding patterns from Kings and Ash Canyons run from the west down King Street through parallel pipes, one that turns down Thompson Street to West Third Street, the other which runs down South Minnesota Street to West Second Street. The system must remain accessible and may be up-sized in the future. Flood flow, that exceeds the capacity of the storm drain system, is conveyed down several streets. This routing plan helps minimize the flood impact to anyone in the area. South Minnesota Street provides one corridor for flood event routing.

RIGHT-OF-WAY ABANDONMENT FINDINGS: In accordance with the policy for right-of-way abandonments adopted by the Board of Supervisors on October 1, 1998, the staff's recommendation is based upon the following findings, which are substantiated in the public record.

1. Will the public be materially injured or not?

Per the information provided by the applicant the adjacent property owners will not be damaged by this abandonment application, nor will the public be materially injured by the abandonment because

the negative aspects of the project can be adequately mitigated. The abandonment will not result in any additional kinds or types of uses of the property already allowed. The following benefits are noted by the applicant for the proposed right-of way abandonment:

- 1. Expanded Arts facility*
- 2. Summer Outdoor Venues*
- 3. Expanded Park Facilities*
- 4. Zero cost for property land expansion*

The purpose identified by the applicant for this abandonment is to facilitate the combination of the Brewery Art Centers (BAC) campus; which will result in an improved service to the needs of Carson City's residents, which include having an improved and expanded arts and cultural center to further the goals of making Carson City an exceptional place to live.

*Per the information provided by Jeff Sharp, City Engineer and the Planning Division the public will **not** be materially injured by the proposed abandonment of the right of way, subject to the compliance of proposed conditions of approval. Staff has offered 11 conditions of approval to assist in the mitigation of the impacts associated with the proposed abandonment.*

2. Whether the street was dedicated or not?

South Minnesota Street has been in existence since the 1860's, when the Sears, Thompson & Sears Division map created the parcels which include the Brewers Arts Center. There are no records indicating that the City ever paid for the right of way.

3. What should the reasonable consideration be if the street was not dedicated?

It has been determined by the Engineering Division that there are no indications that the City of Carson City ever paid for the right-of-way in question. It is recommended that there be no charge required with this abandonment.

4. If abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?

No charge for this abandonment is recommended. Therefore, this item does not apply to this abandonment.

5. Applicability of the parking value analysis applied to this request.

The elimination of on- street parking in the area of the proposed abandonment is minimal. This item is not applicable to the proposed abandonment, since the abandonment is not located within the downtown area.

6. Should utilities easements be reserved, continued or vacated?

The applicant shall obtain a construction permit from the Development Services Department for Phase One of the improvements as identified in the Special Use Permit, and shall enter into an Improvement Agreement with the City and post a financial surety for completion of Phase One improvements, similar to what would be required for a subdivision as outlined in CCMC 17.11.015.

The City will reserve a 20 foot wide easement centered on the existing water main and public storm drain.

Records indicate that there are power, natural gas, telephone and cable television utilities within the right of way area to be abandoned. Said utilities shall be continued and not be affected by the abandonment unless otherwise requested by the utility company. The applicant shall provide all required documents and exhibits to dedicate new public utility easements outside of the new right-of-way lines if requested by an affected utility. Dedication documents and exhibits shall be submitted and approved by the City prior to recordation of the abandonment of public right-of-way.

Any actual demolition of existing improvements which would affect the surface water drainage would be allowed only following issuance of a construction permit by the Development Services Department.

7. Imposition of any conditions of approval by the Board of Supervisors or recommended by the Planning Commission or staff.

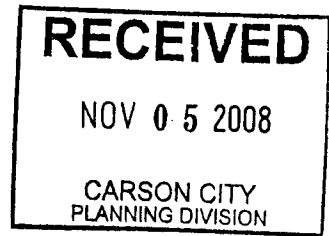
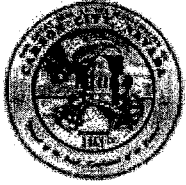
Staff has included within this staff report conditions of approval, which relate to the responsibilities of the applicant in the event this application is approved.

Respectfully submitted,
DEVELOPMENT SERVICES, PLANNING DIVISION


Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments
Application (AB-08-091)
Building comments
Fire Comments
Engineering comments
Parks and Recreation comments including exhibits
Regional Transportation Commission comments
Carson City Flood Plain Administrator comments



MEMORANDUM

DATE: November 5, 2008
TO: Jennifer Pruitt – Planning Division
FROM:  Jeff Sharp – Engineering Division
RE: **REVISED**
AB 08-091 Minnesota Street at BAC
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

SUBJECT TITLE: Request to allow the following abandonment:

A 66 foot wide by 170 foot long portion of South Minnesota Street between the southerly right of way of West King Street and the northerly right of way of West Second Street. The total area to be abandoned is 11,220 square feet. The westerly half of the right of way would be abandoned to property owner Brewery Arts Center, APN 03-206-02. The easterly half of the right of way would be abandoned to property owner Carson City Parks Department, APN 03-207-04.

RECOMMENDATION:

The Engineering Division recommends APPROVAL of the proposed abandonment subject to the following conditions:

6. Upon recordation of the abandonment, the applicant must install improvements to prevent use of the abandoned area as a street.
7. The applicant shall obtain a Special Use Permit from the Planning Commission within one year of Board of Supervisors approval.
8. The applicant shall obtain a construction permit from the Development Services Department for Phase 1 of the improvements as identified in the Special Use Permit, and shall enter into an Improvement Agreement with the City and post a financial surety for completion of Phase 1 improvements, similar to what would be required for a subdivision as outlined in CCMC 17.11.015.
9. The City will reserve a 20 foot wide easement centered on the existing water main and public storm drain.
10. Records indicate that there are power, natural gas, telephone and cable television utilities

REVISED

AB 08-091 Minnesota Street at BAC

Engineering Text for Planning Commission Staff Report

November 5, 2008

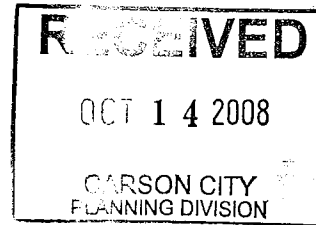
within the right of way area to be abandoned. Said utilities shall be continued and not be affected by the abandonment. Each utility company reserves an easement along the alignment of existing utility infrastructure.

11. Any actual demolition of existing improvements which would affect the surface water drainage would be allowed only following issuance of a construction permit by the Development Services Department.

DISCUSSION: The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. The following discussion is offered.

1. Chain of Title: This portion of South Minnesota Street is shown on the Map of Carson City dated January 1875. There are no records indicating that the City ever paid for the right of way.
2. Circulation/Traffic: The Carson City Regional Transportation Commission (RTC) has considered this abandonment request and determined that no significant impact to the City's transportation system would be expected.
3. Timing of the Abandonment: The Carson City RTC recommends that the abandonment not occur until a formal development plan is reviewed and approved by the Carson City Planning Commission and Carson City Board of Supervisors. It would be my opinion as City Engineer that the abandonment not take place until such time as the applicant has provided a financial surety guaranteeing the completion of required improvements including demolition of existing street and sidewalk, construction of tie-in curb, gutter and sidewalk on West King Street and West Second Street, and abandonment or relocation of utilities as required by the Public Works Department and utility purveyors.

October 13, 2008



Mr. John Peery, Chair
Carson City Planning Commission

Re: Carson City RTC Recommendation on the Proposed Minnesota St
Abandonment

Dear Mr. Peery,

An application for the abandonment and permanent closure of South Minnesota Street from West King Street to West 2nd Street has been proposed to facilitate the expansion of the Brewery Arts Center. The Carson City Regional Transportation Commission (RTC) was asked to provide input to the Carson City Planning Commission and the Carson City Board of Supervisors, as the closure of a street impacts the City's transportation system.

At its October 8, 2008 meeting, the RTC determined that no significant impact to the City's transportation system would be expected with the proposed abandonment of South Minnesota Street from West King Street to West 2nd Street. The RTC recommends that the abandonment not occur until a formal development plan is reviewed and approved by the Carson City Planning Commission and the Carson City Board of Supervisors. For your reference, please see the attached supporting documentation containing the Carson City Public Works Department staff's report and justification for the recommendation that was presented to the RTC at its meeting on the 8th.

Sincerely,

Shelly Aldean
RTC Chair

cc: Carson City Planning Commission
Walter Sullivan, AICP, Development Services Director
Lee Plemel, AICP, Planning Director

**CARSON CITY REGIONAL TRANSPORTATION COMMISSION
REQUEST FOR COMMISSION ACTION**

Date Submitted: September 30, 2008

Meeting Date: October 8, 2008

To: Carson City Regional Transportation Commission

From: Patrick Pittenger, Transportation Manager

Subject Title: Action to authorize the Chair to transmit a letter to the Carson City Planning Commission and the Carson City Board of Supervisors indicating that the Regional Transportation Commission has determined that no significant impact to the City's transportation system would be expected with the proposed abandonment of S. Minnesota Street from W. King Street to W. 2nd Street. The letter would also state that the Regional Transportation Commission recommends that the abandonment not occur until a formal development plan is reviewed and approved by the Carson City Planning Commission and the Carson City Board of Supervisors.

Staff Summary: An application for the abandonment and permanent closure of S. Minnesota Street from W. King Street to W. 2nd Street has been proposed to facilitate the expansion of the Brewery Arts Center. While an abandonment would have to be agendized at meetings of the Carson City Planning Commission and the Carson City Board of Supervisors to proceed, the Regional Transportation Commission is being asked to provide input to those bodies, as the closure of a street impacts the City's transportation system.

Type of Action Requested: (check one)

() None – Information Only

() Formal Action/Motion

Recommended Board Action: I move to authorize the Chair to transmit a letter to the Carson City Planning Commission and the Carson City Board of Supervisors indicating that the Regional Transportation Commission has determined that no significant impact to the City's transportation system would be expected with the proposed abandonment of S. Minnesota Street from W. King Street to W. 2nd Street. The letter would also state that the Regional Transportation Commission recommends that the abandonment not occur until a formal development plan is reviewed and approved by the Carson City Planning Commission and the Carson City Board of Supervisors.

Explanation for Recommended Action: It has been proposed that a portion of S. Minnesota Street be abandoned to facilitate the expansion of the Brewery Arts Center. While graphics displaying potential development of the site have been developed by the applicant, a formal development plan has not been developed and submitted. While the Carson City Planning Commission and the Carson City Board of Supervisors will eventually need to consider the potential benefits and costs, including noise concerns, utility conflicts, and stormwater impacts, the Regional Transportation Commission is being asked for input regarding only potential transportation-related impacts.

After the September 10, 2008, meeting, staff provided written notification on the proposed abandonment and closure of the street to all parcels located within 300 feet of either of the parcels abutting S. Minnesota Street between W. King Street and W. 2nd Street. As the issue is also being brought before the Parks and Recreation Commission and Planning Commission in October 2008, the notification indicated the date and location of all three meetings. A copy of the announcement is attached.

Staff also conducted a screenline traffic count, counting simultaneously all the traffic north and southbound on S. Minnesota Street and parallel streets that are reasonable alternates to S. Minnesota Street. Counts were conducted for a 72-hour period, from 7:00 a.m. on Tuesday, September 23 to 7:00 a.m. on Friday, September 26.

RESULTS OF TRAFFIC VOLUME COUNTS

Direction of Travel	Average Weekday Traffic Volume by Street (all streets measured between W. King Street and W. 2 nd Street)					
	Thompson	Minnesota	Division	Nevada	Curry	Total
Northbound	336	229	3,029	643	1,011	5,248
Southbound	356	114	2,854	405	89	3,818
Total	692	343	5,883	1,048	1,100	9,066

As may be seen in the table above, S. Minnesota Street carries the least amount of traffic among the streets in that area of the City. The street carries less than 4 percent of all traffic recorded.

Staff also evaluated the current and forecast traffic levels in that area of the city based on the City's travel demand model. The model is a systemwide model that does not model every residential street. At the residential street level, selected streets model the traffic volumes actually carried on multiple streets. In this case, Division Street represented the street network. The model forecasts that north-south traffic volume in that area of the City (west of US 395 and east of Mountain Street) would increase approximately 12 percent by 2015 if the freeway is completed only to Fairview Drive and Carson Street is not yet narrowed. It is forecast that north-south traffic volume in that area of the City would increase approximately 61 percent by 2015 if the freeway is completed only to Fairview Drive and Carson Street is narrowed. However, this could be considered a "worst case" scenario. By 2030, no substantial increase in traffic is forecast in this area of the City with or without the narrowing of Carson Street, as the Carson Freeway is planned to be constructed by that time.

There is little existing traffic on the street segment proposed for abandonment and no reasonable expectation for usage to shift to that street in the future. Additionally, the street is not needed for City bus service and the School District has indicated that it is not needed for school bus service. Finally, the road is not needed for bicycle transportation, and may provide an improved pedestrian facility. Therefore, staff finds that there would be no significant negative impact of closing S. Minnesota Street between W. King Street and W. 2nd Street.

Staff recommends that any abandonment of the street not occur until the applicant has a Development Plan reviewed and approved by the Planning Commission and the Board of Supervisors. Abandonment prior to that time could be problematic, with potential maintenance and liability issues with a change in ownership.

Applicable Statue, Code, Policy, Rule or Policy: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: Recommend that the street should not be abandoned and closed regardless of the nature of future potential development plans.

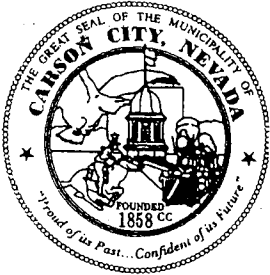
Supporting Material: Copy of notice to neighboring properties and Informational documents provided by representatives of the Brewery Arts Center.

Prepared By: Patrick Pittenger, Transportation Manager

Commission Action Taken:

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

_____ (Vote Recorded By)



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

RECEIVED
OCT 16 2008
CARSON CITY
PLANNING DIVISION

TO: Lee Plemel, Planning Director
Planning Commission
Jennifer Pruitt, Senior Planner (Hardcopy and Email)
Heidi Eskew-Herrmann, Assistant Planner

FROM: Roger Moellendorf, Parks and Recreation Director

DATE: October 13, 2008

SUBJECT: Parks and Recreation Department's Comments for the Planning Commission Meeting Agenda on October 29, 2008

MISC.-08-092	No Comment
AB-08-091	Refer to attached memorandum dated October 13, 2008.
SUP-08-094	As a major user of the City's Corporate Yard, the proposed building expansion(s) and proposed uses are critical to the efficiency and proper use of this facility by City employees and various departments. As a result, our department supports the Public Works Department's application and respectfully asks the Planning Commission to approve the Special Use Permit.
ZCA-08-095	No Comment
ZCA-08-080	No Comment



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

RECEIVED

OCT 16 2008

CARSON CITY
PLANNING DIVISION

To: Planning Commission
Lee Plemel, Planning Division Director
Jennifer Pruitt, Senior Planner
Patrick Pittenger, Transportation Manager
Heidi Eskew-Herrmann, Assistant Planner

From: Roger Mollendorf, Parks and Recreation Director *[Signature]*

Date: October 13, 2008

Subject: Brewery Arts Center Conceptual Campus Site Development Plan and Move Down Road Abandonment - AB-08-091

On October 7, 2008, the Parks and Recreation Commission approved a motion recommending the conceptual site development plan for a cultural and arts campus, as related to the Brewery Arts Center's road abandonment application for a portion of South Minnesota Street between the former Saint Theresa's Church and the Brewery Arts Center (Refer to attached staff report - **Exhibit A**, site plan - **Exhibit B**, and meeting minutes - **Exhibit C**). Although the Regional Transportation Commission is responsible for traffic planning in Carson City, this road abandonment application has relevance to the Parks and Recreation Commission in its responsibilities to provide assistance to the Planning Commission and Board of Supervisors with the implementation of the Carson City Parks and Recreation Master Plan and the Unified Pathways Master Plan.

As noted by City staff at the Parks and Recreation Commission meeting, the plan (Exhibit B) is NOT a formal development plan, and has NOT been submitted to the City for approval. The purpose of the conceptual plan is to provide an idea of what could occur if the street was abandoned. In addition, the Commission expressed the need to have neighborhood meetings and further conversations with Parks and Recreation Department staff regarding public access issues, including the incorporation of basic park and bicycle amenities into the campus plan to address components of the Parks and Recreation Master Plan and the Unified Pathways Master Plan.

Based on the applicant's understanding of the above concerns and the Commission's belief that the conceptual site development plan is in substantial compliance with the findings of the Parks and Recreation Master Plan and Unified Pathways Master Plan, the Commission took the following action:

"Vice Chairperson Livermore moved to recommend to the Planning Commission and Board of Supervisors approval of the Brewery Arts Center's conceptual site development plans for an outdoor public plaza to be located at South Minnesota Street between King Street and Second Street. Commissioner Adams seconded the motion. Motion carried 6-0."

If you have any questions regarding the Commission's action, please feel free to contact Vern L. Krahn, Park Planner at our office.

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262
Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery

PARKS AND RECREATION COMMISSION
STAFF REPORT

Exhibit A

MEETING DATE: October 7, 2008

AGENDA ITEM NUMBER: 5A

APPLICANT: Joan Wright, Brewery Arts Center Member
and Former Board President
John P. Copoulos, Architect
Vern L. Krahn, Park Planner

REQUEST: Action to recommend to the Planning Commission and Board of Supervisors approval of the Brewery Arts Center's conceptual site development plan for an outdoor public plaza to be located on South Minnesota Street between King Street and 2nd Street.

GENERAL DISCUSSION:

The Brewery Arts Center (BAC) is in the very early stages of planning and designing a cultural and arts campus located at the former Saint Theresa's Church and the Brewery Arts Center. One of the critical components to the future development of this campus master plan is the abandonment of South Minnesota Street between King Street and 2nd Street. To that end, the Brewery Arts Center has submitted a road abandonment application to Carson City (Refer to Exhibit A). Although the Regional Transportation Commission is responsible for traffic planning in Carson City, this road abandonment application has relevance to the Parks and Recreation Commission in its responsibilities to assist with the implementation of the Carson City Parks and Recreation Master Plan. As discussed in that document, for Neighborhood #7 there is one "key" observation which is noted, ***"Associated with the planned improvements to the Brewery Arts Center, there is an opportunity for a public plaza (closing the street)"*** and an implementation strategy is, ***"Support the Brewery Arts Center improvements and take advantage of the plaza (street closure) development to provide a passive urban recreation area that will have features that appeal to adults and seniors"*** (Refer to Exhibit B). In addition, the Unified Pathways Master Plan identifies King Street as an on-street bicycle facility and Division Street as an on-street shared road route. This proposed campus is strategically located adjacent to both of these on-street bicycle facilities and could be used as a "rest area" or "wayside" location for bicyclists (Refer to Exhibit C).

Joan Wright, BAC Member / Former BAC Board President, and John Copoulos, Architect, will be at this meeting to present the Brewery Arts Center's conceptual site development plan for the cultural and arts campus (Refer to Exhibit D). As mentioned above, a critical component to this plan is the road abandonment of a portion of South Minnesota Street to facilitate the expansion of the Center. ***As a point of clarification, the plan submitted in this report as Exhibit E is NOT a formal development plan, and has NOT been submitted to the City for approval. It is a conceptual plan to provide the community with an idea of what could occur if the street was abandoned.*** In addition, our department staff and Parks and Recreation Commission Chairperson, Donna Curtis, have met with both of the applicant's representatives and expressed the need to have neighborhood meetings and further

conversations with the Parks and Recreation Department staff regarding public access issues, including basic park and bicycle amenities into the campus plan to address components of the Parks and Recreation Master Plan and the Unified Pathways Master Plan.

In conclusion, while the Carson City Planning Commission and Board of Supervisors will eventually need to consider the potential benefits and costs, including noise concerns, utility conflicts, and storm water impacts associated with the requested street abandonment, the Parks and Recreation Commission is being asked to determine whether the conceptual campus plan is in substantial compliance with the findings of the Parks and Recreation Master Plan and Unified Pathways Master Plan.

RECOMMENDED ACTION:

I move to recommend to the Planning Commission and Board of Supervisors approval of the Brewery Arts Center's conceptual site development plan for an outdoor public plaza to be located on South Minnesota Street between King Street and 2nd Street.

Abandonment of Public Right-of-Way

JUSTIFICATION:

The right-of-way which is Minnesota Street has been in existence at least since 1860 when the Sears, Thompson & Sears Division map (which was redrawn in 1875, a copy is submitted herewith) created the parcels which comprise the Brewery Arts Center. The right-of-way is 66 feet in width taking up far more ground than the current street improvements occupy. Minnesota Street physically bisects the Brewery Arts Center campus. The area of Minnesota Street sought to be abandoned is in excess of one quarter acre (11,200 square feet) in size.

In order for the Brewery Arts Center to better serve the needs of Carson City's residents the campus should be joined. The combined campus and additional acreage will create, among other things, more flexibility in improvement design and location.

Without the abandonment being unequivocally in place, the Brewery Arts Center will not be able to pursue the grants available for the capital improvements desired and necessary to make the Brewery Arts Center a true arts and cultural center. (A conceptual drawing of improvements is attached.) To commence to raise the funds to make the improvements the closure of Minnesota Street simply must be in hand¹.

The adjacent properties will not be damaged by this application, nor will the public be materially injured by the abandonment proposed because the negative aspects of this project can be adequately mitigated. For example, reflective sound issues can be mitigated in the design of a permanent amphitheater through acoustically sensitive engineering features. As a further example, the traffic issues created by rerouting the cars that use Minnesota Street (approximately 750 daily) to Thompson, Division, Nevada or Curry Streets can be mitigated with directional signage, traffic calming and speed controls. The abandonment will not result in any additional kinds or types of uses of the property already allowed. The improvements will allow for more classroom space, a better park, a better amphitheater, better storage, better office space, better facilities for props and equipment, better atmosphere and more flexibility to meet the future needs of the residents of Carson City.

To conclude, the positive benefits of having an improved and expanded arts and cultural center to further the goals of making make Carson City an exceptional place to live², clearly outweigh the negatives. At a time when funding public projects is so clearly an issue, it must be pointed out that the cost to the City of this expansion of the arts center property is ZERO.

¹ The Brewery Arts Center is amenable to maintaining the street open until funds are available and building permits are pulled to commence work on improvements.

² The Carson City Master Plan Appendix at Section 9.3 expresses clear support for this project. See the Neighborhood Park Analysis attached.

THE BREWERY ARTS CENTER REALIZES THAT THERE ARE DRAWBACKS TO ANY STREET CLOSURE - WE FEEL THAT OBSTICALS CAN BE MITIGATED AND THE FOLLOWING BENEFITS OUTWEIGH ANY DOWNSIDE:

BENEFITS TO STREET CLOSURE

- EXPANDED ARTS FACILITY

CLASSROOMS
ARTISANS STORE
OUTDOOR AMPHITHEATER IN PARK
ATMSOSPHERE

- SUMMER OUTDOOR VENUES

THEATER
MUSIC
FESTIVALS

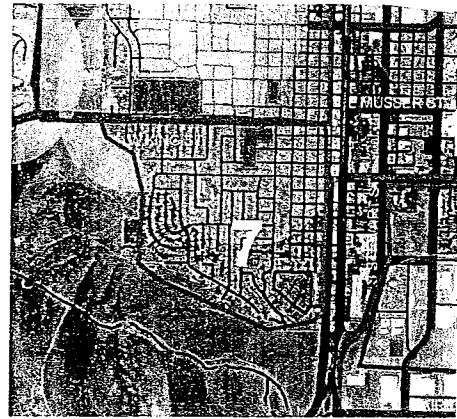
- EXPANDED PARK FACILITIES

CARSON CITY MASTER PLAN GOAL TO
PROVIDE PASSIVE URBAN RECREATION AREA

- ZERO COST FOR PROPERTY LAND EXPANSION

7

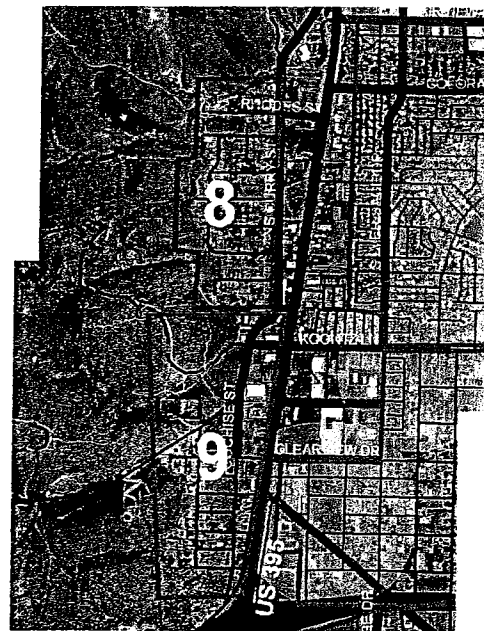
PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of park
SCHOOL:	Bordewick/Bray Elementary School 70% of population within walking distance of school



OBSERVATIONS:	This neighborhood is largely built-out and has no parks. Its only open area/recreation is provided by Bordewick/Bray Elementary, which appears to be meeting the needs of neighborhood youth at least. Carson Middle School is across King Street. There appears to be a need for additional passive recreation amenities, especially for adults and seniors. The adjacent open land to the south and west is relatively steep for providing easy trail access. Associated with the planned improvements to the Brewery Arts Center, there is an opportunity for a public plaza (closing the street).
SURVEY:	Q19: The neighborhood is evenly divided (50%) on the need for an additional neighborhood park. Q17: 65% of respondents supported the general need for more neighborhood parks in the City, with 58% supporting more Natural parks.
IMPLEMENTATION STRATEGIES:	1. Investigate further the neighborhood perceptions of school grounds as parks. If appropriate, explore ways to improve access and usability of school grounds as neighborhood parks. 2. Support the Brewery Center for the Arts improvements and take advantage of the plaza (street closure) development to provide a passive urban recreation area that will have features that appeal to adults and seniors.

8/9

PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	These neighborhoods are long and linear, with no schools or parks. Further, they are cut off from parks and schools to the east by heavily traveled Carson Street. The neighborhood is bounded on the west by relatively steep hillsides, but there are vacant lots and tracts on the relatively little flat land that could be used for park development.
SURVEY:	Q19: Although there were only a few surveys returned from these neighborhoods, the respondents strongly supported (67% and 80%) the need for a Neighborhood park. Q17: The respondents also generally supported providing Neighborhood parks in the city (67% and 80%) and Natural parks (100% and 60%).
IMPLEMENTATION STRATEGIES:	Do a detailed search for a neighborhood park site, including consideration of vacant lots and multi-use development of trail heads as small, natural neighborhood parks. Collaborate with the Washoe Tribe for park sites on tribal lands.

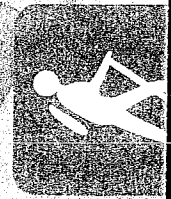
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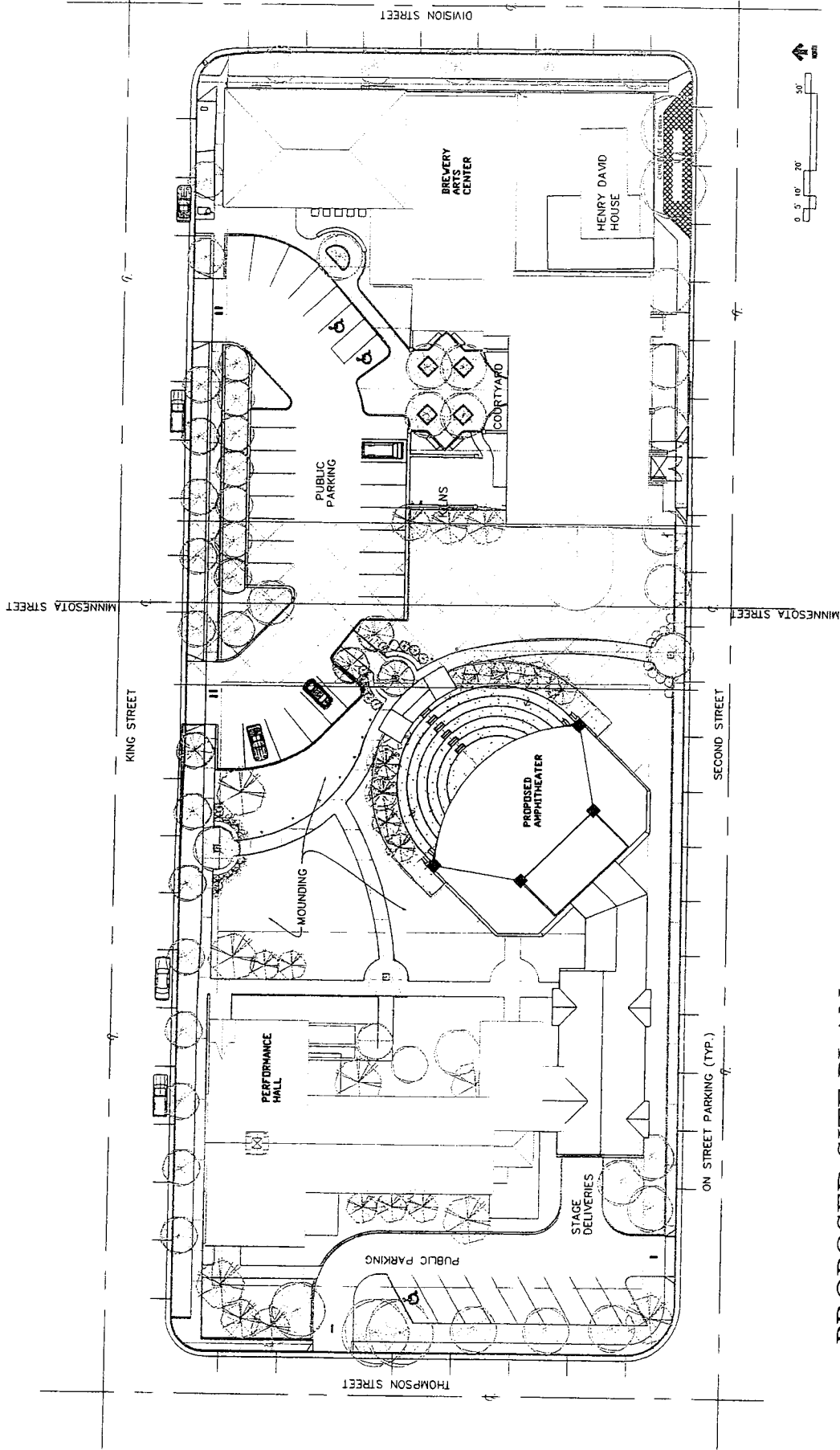
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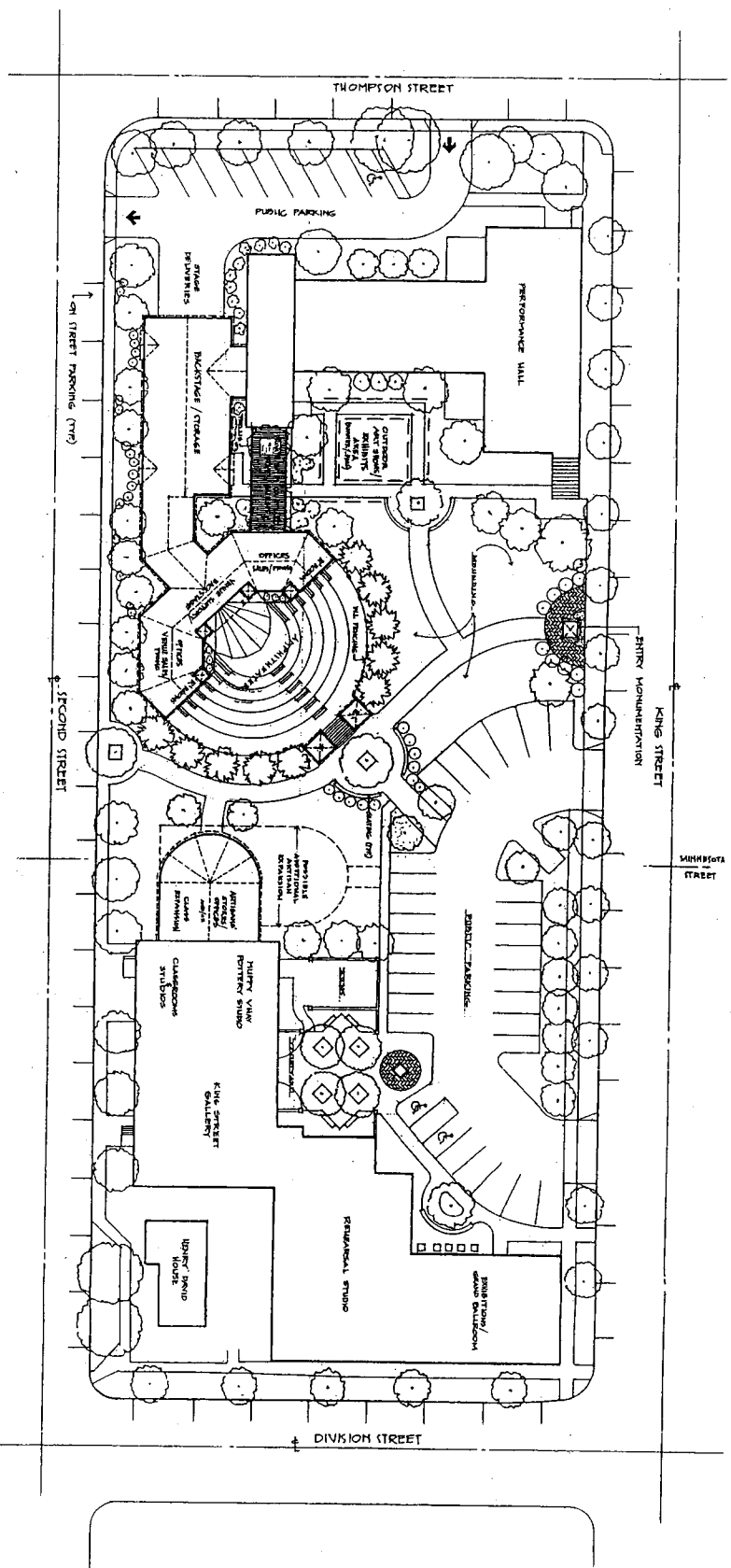



Carson City
Unified Pathways
Master Plan



PROPOSED SITE PLAN

MINNESOTA STREET RIGHT OF WAY HATCHED





 DENI MOJINE

 SITE DESIGN

 ILLUSTRATION

 *

 JOSE ALTE CALAT

 ARCHITECT

 410 W. 17TH ST.

 MINNAPOLIS, MN 55403

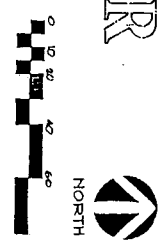
 TEL: 612-338-7428

BREWERY ARTS CENTER CAMPUS MASTER PLAN

JP COPPOLLO ARCHITECT @

 P.O. BOX 2517 CARSON CITY, NEVADA 89702

 775-885-7707



CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the October 7, 2008 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, October 7, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Donna Curtis
Vice Chairperson Pete Livermore
Commissioner Charles Adams
Commissioner Tom Keeton
Commissioner John McKenna
Commissioner Kathryn Shabi
Commissioner James Smolenski

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: The following is an excerpt of the October 7, 2008 meeting minutes, prepared at the request of Parks Department staff. A recording of the entire proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (5:33:55) - Chairperson Curtis called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioners Lasco and Westergard were absent. Commissioner McKenna arrived at 6:32 p.m.

5. ACTION ITEMS:

5-A. ACTION TO RECOMMEND TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS APPROVAL OF THE BREWERY ARTS CENTER'S CONCEPTUAL SITE DEVELOPMENT PLAN AND FOR AN OUTDOOR PUBLIC PLAZA TO BE LOCATED ON SOUTH MINNESOTA STREET BETWEEN KING STREET AND SECOND STREET (5:59:) - Chairperson Curtis introduced this item. Mr. Krahn reviewed the staff report and provided background on the Brewery Arts Center (BAC). He reported that BAC was in the very early stages of planning and designing a cultural and art campus located at the former St. Theresa's Church and Brewery Arts Center, both located off King Street. A critical component to the entire campus concept is the idea that Minnesota Street would have to be abandoned; Minnesota Street, between King Street and 2nd Street would be the section targeted for abandonment. The BAC has submitted a road abandonment application to Carson City, although the Regional Transportation Commission is responsible for traffic planning in Carson City, the road abandonment application has relevance to the Parks and Recreation Commission in its responsibilities to assist with the implementation of the *Carson City Parks and Recreation Master Plan*.

CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the October 7, 2008 Meeting

Page 2

DRAFT

Mr. Krahn had alluded to and provided exhibits from those documents in his staff report to show why this project was appropriate in that particular location. Further, the *Unified Pathways Master Plan* had some bearing on this project area. King Street is a significant bicycle on-lane facility as well as Division Street, as they are integral east/west and north/south routes in Carson City and go past the BAC. Accordingly, it has solid and strategic implications to the implementation of that plan possibly as a wayside or rest area as part of that plan. Mr. Krahn stated the plan that had been submitted was Exhibit E in the packet; it was not a formal development plan and has not been submitted to the City for approval at this time. What he hoped would be accomplished was to provide an idea for the community of what could happen if Minnesota Street was abandoned, therefore, the goal at this meeting is to obtain a conceptual approval by the Parks and Recreation Commission, and that it was determined to be in compliance with the *Parks and Recreation Master Plan* as developed over the years.

Chair Curtis interjected that what the *Parks and Recreation Master Plan* had done was to divide into neighborhoods, and this particular neighborhood was a puzzlement because when the survey was done people had responded saying they would like to see a neighborhood park, and the Commission was unsure why since there were two school grounds within the area. It had been the Commission's intention when they finally implemented some of the 81 measures in the *Parks and Recreation Master Plan* to have a neighborhood meeting to find out what their thoughts were in that regard. She said the Commission had surmised that since there were playgrounds already existing, perhaps they were looking for something more passive, and also there were open space areas in Kings Canyon Road, thus it seemed what was missing was a place for people to sit and read, enjoy music, or the like. Therefore, people within 300 feet had been notified of this meeting and for the meeting tomorrow night for the Regional Transportation Commission, so that people who wanted to talk about neighborhood parks could come and do so.

Commissioner Livermore said that because of that *Master Plan* he hoped that looking for a neighborhood park in that area would not be abandoned. He did not "truly believe" this project would satisfy the need for a neighborhood park, because this was more of a "parking lot with performing and activities." He added there were no playgrounds or tot lots, no swings, and no picnic facilities. He supported the idea, but wanted to make sure the idea of the neighborhood park was not abandoned. Chair Curtis said that at some future date when they looked at implementation of the *Master Plan*, there should be a neighborhood meeting to determine what they wanted.

Joan Wright, a Brewery Arts Center member and former board president, has been involved with the BAC since 1981. She resided at 4th and Minnesota, and had been in the neighborhood a long time. In 2003 she came into this project to help the BAC accomplish their goal. She stated that the process for approving the street abandonment was to go to the Planning Commission and then to the Board of Supervisors. She had been asked by staff to go before the Parks and Recreation Commission because there were certain things that had to be met and then onto the Regional Transportation Commission because of the implications of closing a street. She introduced a PowerPoint presentation of the Brewery Arts Center Campus Master Plan, which was narrated by architect John Copoulos, who had developed the site plans and sketches in the agenda packet.

CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the October 7, 2008 Meeting

Page 3

DRAFT

Mr. Copoulos discussed a series of renderings showing how an amphitheater might look. Currently the BAC had a special use permit for outdoor summer events. They had set up a portable stage in their parking lot with the portable restrooms and chairs, and that was how they were running both theater and music at present. Many years ago the idea was brought forward to close the street and combine the area into "one big lot." To the east was the old brewery building with facilities, to the west was the old St. Theresa's Church which was now a performance hall, and in the middle would be room for outdoor activities that fit in with the Brewery Arts program. The closure of Minnesota Street allowed for the brewery building to be expanded, and also the opportunity to do an outdoor performance venue. Currently the brewery building site property lines were tight against the building—all four corners of that site. Mr. Copoulos said they had recently gone to the planning department to put a café in the lower part of the brewery building and one of the requirements was to provide a dumpster. There was no physical location for that. The Planning Department gave us leniency on the dumpster but asked us to come up with a master plan to say how the property would be used, and this project evolved. This is a historic district and eventually we would have to go to the Historic Resource Commission. The brewery building itself was managed by the Parks Department, and that was one reason, he said, that they had come before the Commission to determine how they could work with the Department on whatever combining of parcels would be done. He added that they anticipated a "fair amount of open space," being generated by the closing of Minnesota Street, although some of it would be used for parking. However he saw an opportunity by swapping some of the parking where Minnesota Street was to use some of the existing performance hall parking for green space and open space. They would be happy to work with the Parks and Recreation and any users' group; if they decided they were looking for urban park amenities, that would fit in perfectly with the Brewery Arts mission. Currently, in the summer, they did use outdoor spaces for lunches. The café evolved with the idea that different people in the neighborhood were in close proximity to state offices and an office building across the street that would be a different kind of park for Carson City.

In response to a question, Ms. Wright and Mr. Copoulos discussed parking for the site. They did not lose any parking, because what was lost on Minnesota Street was regained on King and 2nd and by adding a little bit on the west side. The amphitheater would seat around 200-250, but it was still open depending upon the concept. Without a commitment for street closure they had not spent a great deal of time on the numbers.

In response to a further question regarding handicapped parking, only three spots were noted and Mr. Copoulos advised that the Brewery Arts Center and the performance hall had always been in a deficit for on-site parking pursuant to the Carson City Municipal Code provisions. However, the Planning Department had made an exception through special use permit to do that. The city parking lots in the neighborhood were too far away, but the shared parking in the neighborhood, by nature of the timing of venues had not been a problem and they had continued on that path. Pressed about the handicapped parking, Mr. Copoulos said the conceptual plan had never gone in for a special use permit. The special use permit was for performances which take place now, one being in the parking lot which took up what parking space they would normally have. He reiterated the Planning Division staff has allowed the on-site parking deficiency based on the availability of adjacent street parking. Mr. Copoulos said they had focused on the parking lot handling the day-to-day traffic and parking that happened with classes, administration at the BAC, ticket purchases, and so on. He advised that required ADA parking would be provided. He acknowledged the

CARSON CITY PARKS AND RECREATION COMMISSION

Minutes of the October 7, 2008 Meeting

Page 4

DRAFT

proposed amphitheater would be located in the existing performance hall parking lot.

Chair Curtis referred to the drawing the packet that showed the hash marks where the closed street was located. It was over one-quarter of an acre and enhanced the property, and, she added, "we liked the price."

Commissioner Keeton suggested that the 300-foot noticing requirement was "very short" in consideration that he could hear the concerts from his residence which was almost a mile away. In response to a question, Ms. Wright advised that all utilities providers had signed off on the application. Some utilities would be moved in connection with an actual development plan when they went to building permits, otherwise they would stay put until something was built. With regard to acoustics, Mr. Copoulos noted the portable stage "sitting in a parking lot" that has no acoustics whatsoever. The amphitheater provides the opportunity to address acoustics. Mr. Copoulos noted that acoustics was a very subjective subject matter, and regardless of what was done someone would hear something. However, it provided the opportunity to use the backdrop of the amphitheater to deflect some sound. Further, through the use of trees sound could be dampened.

Vice Chairperson Livermore requested consideration for one percent of the design to be allocated toward a contribution to community arts and culture, which Mr. Copoulos felt was a good suggestion. In response to a question, Mr. Copoulos advised there are approximately 300 seats in the existing performance hall. Ms. Wright advised that a couple months of programming could be added to the current 30-day "season" with construction of the amphitheater. The longer season would allow for theatrical performances, poetry reading, that would not generate a lot of noise, as well as music. One added benefit to the plan, she added, was the amount of storage that would be available for equipment, stage sets, and so on, which would the expansion of the programming to be presented.

Chairperson Curtis called for public comment; however, none was forthcoming. Ms. Wright expressed the belief that the citizens present were supportive of the recommended action. Chairperson Curtis advised that the Chamber of Commerce Executive Director had expressed support. She entertained a motion. **Vice Chairperson Livermore moved to recommend to the Planning Commission and Board of Supervisors approval of the Brewery Arts Center's conceptual site development plans for an outdoor public plaza to be located at South Minnesota Street between King Street and Second Street. Commissioner Adams seconded the motion. Motion carried 6-0.**

MEMORANDUM

TO: Community Development
FROM: Duane Lemons, Fire Inspector
DATE: October 15, 2008
SUBJECT: AGENDA ITEMS FOR OCTOBER 2008 PLANNING COMMISSION MEETING

We reviewed the agenda items for the October 29, 2007 Planning Commission Meeting and have the following comments:

- AB-08-091 John Procaccini, Brewery Arts Center / Carson City The applicant must meet all codes and ordinances as they apply to this project, to include emergency access.
- SUP-08-094 Andy Burham, Carson City Property Mgmt. The applicant must meet all codes and ordinances as they apply to this project, to include emergency access. .

DL/llb

From: Jennifer Pruitt
To: Janice Brod
Date: 10/14/2008 8:28 AM
Subject: Fwd: ~~SUP~~-08-091

AB

>>> Dustin Boothe 10/13/2008 10:51 AM >>>

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Dustin Boothe, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 1005

File # (Ex: MPR #07-111)	<i>AB 08-091</i>
Brief Description	<i>Road abandonment</i>
Project Address or APN	<i>511 W King Street</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>October 17, 2008</i>
Total Spent on Review	<i>.25</i>

BUILDING DIVISION COMMENTS:

The Carson City Building Division does not have any comments based on the road abandonment. However, future consolidation of the street area into a "campus" design will require a review for Site Accessibility, as a part of the accessible route to the accessible entrances of the buildings, and as a part of the exit discharge plan.

**PUBLIC WORKS
DEPARTMENT**

ADMINISTRATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

OPERATIONS
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**TRANSPORTATION/
CAPITAL PROJECTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**DEVELOPMENT
SERVICES**

**BUILDING and SAFETY
PERMIT CENTER**
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

DEVELOPMENT ENGINEERING
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

PLANNING
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

CARSON CITY NEVADA
Consolidated Municipality and State Capital



Memo



To: Planning Commission Board Members
From: Robert D. Fellows, P.E. *RF*
Flood plain Administrator
Subject: Drainage and Flood Pathways for S Minnesota Street
from King Street to West 2nd Street
Date: October 15, 2008

The section of South Minnesota Street that runs between King Street and West 2nd Street allows for both underground storm water and flood flow. Drainage and flooding patterns from Kings and Ash Canyons run from the west down King Street through parallel pipes, one that turns down Thompson to West 3rd Street, the other which runs down South Minnesota to West 2nd Street. The system must remain accessible and may be up sized in the future. Flood flow, that exceeds the capacity of the storm drain system, is conveyed down several streets. This routing plan helps minimize the flood impact to anyone area. South Minnesota provides one corridor for flood event routing.

Carson City Planning Division
2621 Northgate Lane, Suite 62 - Carson City NV 89706
Phone: (775) 887-2180 - E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

ABANDONMENT OF PUBLIC RIGHT-OF-WAY

FILE # AB - 08 -091

FEE: \$2,450.00 + noticing fee

PROPERTY OWNER

BREWERY ARTS CENTER

SUBMITTAL PACKET

MAILING ADDRESS, CITY, STATE, ZIP

449 W. King Street, Carson City, NV 89703

- Application Form
- 26 Completed Application Packets (1 Original + 25 Copies)
- Legal Description
- Site Map
- Utility Statements (original)
- Documentation of taxes paid to date
- Chain of Title or Title Report for subject parcel showing how right of way was originally dedicated
- Complied with notes below.*

PHONE #

(775) 883-1976

FAX #

(775) 883-1922

E-MAIL ADDRESS JPROC@BREWERYARTS.ORG

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

JOHN PROCACCINI

MAILING ADDRESS, CITY, STATE ZIP

449 W. King Street, Carson City, NV 89703

PHONE #

(775) 883-1976

FAX #

(775) 883-1922

E-MAIL ADDRESS JPROC@BREWERYARTS.ORG

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Project's Assessor Parcel Number(s):

003-206-02/003-207-04

Street Address 511 W. King Street, Carson City, NV

ZIP Code

89703

Briefly describe location, width and length of the proposed abandonment: The 66 foot right of way which is Minnesota Street for 170 feet between Second and King Street. Note: The City owns one-half of the right of way subject to the Brewery Arts Center's long term lease.

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties: See attached.

If you are abandoning an access, explain how the parcel will be accessed: See attached.

PROPERTY OWNER'S AFFIDAVIT

I, John Procaccini, being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information herewith submitted is in all respects true and correct to the best of my knowledge.

Signature

Address

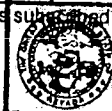
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY)

On 9/3, 2008, John Procaccini, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-4074-3

MY APPT. EXPIRES JULY 26, 2011

*NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Development Engineering at 2621 Northgate Lane, Suite 6, to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8 1/2 by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.

PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

Abandonment of Public Right-of-Way

JUSTIFICATION:

The right-of-way which is Minnesota Street has been in existence at least since 1860 when the Sears, Thompson & Sears Division map (which was redrawn in 1875, a copy is submitted herewith) created the parcels which comprise the Brewery Arts Center. The right-of-way is 66 feet in width taking up far more ground than the current street improvements occupy. Minnesota Street physically bisects the Brewery Arts Center campus. The area of Minnesota Street sought to be abandoned is in excess of one quarter acre (11,200 square feet) in size.

In order for the Brewery Arts Center to better serve the needs of Carson City's residents the campus should be joined. The combined campus and additional acreage will create, among other things, more flexibility in improvement design and location.

Without the abandonment being unequivocally in place, the Brewery Arts Center will not be able to pursue the grants available for the capital improvements desired and necessary to make the Brewery Arts Center a true arts and cultural center. (A conceptual drawing of improvements is attached.) To commence to raise the funds to make the improvements the closure of Minnesota Street simply must be in hand¹.

The adjacent properties will not be damaged by this application, nor will the public be materially injured by the abandonment proposed because the negative aspects of this project can be adequately mitigated. For example, reflective sound issues can be mitigated in the design of a permanent amphitheater through acoustically sensitive engineering features. As a further example, the traffic issues created by rerouting the cars that use Minnesota Street (approximately 750 daily) to Thompson, Division, Nevada or Curry Streets can be mitigated with directional signage, traffic calming and speed controls. The abandonment will not result in any additional kinds or types of uses of the property already allowed. The improvements will allow for more classroom space, a better park, a better amphitheater, better storage, better office space, better facilities for props and equipment, better atmosphere and more flexibility to meet the future needs of the residents of Carson City.

To conclude, the positive benefits of having an improved and expanded arts and cultural center to further the goals of making make Carson City an exceptional place to live², clearly outweigh the negatives. At a time when funding public projects is so clearly an issue, it must be pointed out that the cost to the City of this expansion of the arts center property is ZERO.

¹ The Brewery Arts Center is amenable to maintaining the street open until funds are available and building permits are pulled to commence work on improvements.

² The Carson City Master Plan Appendix at Section 9.3 expresses clear support for this project. See the Neighborhood Park Analysis attached.

SiteMap

PORTION SW1/4 NW1/4 SECTION 17
T.15 N., R.20 E., M.D.B. & M.

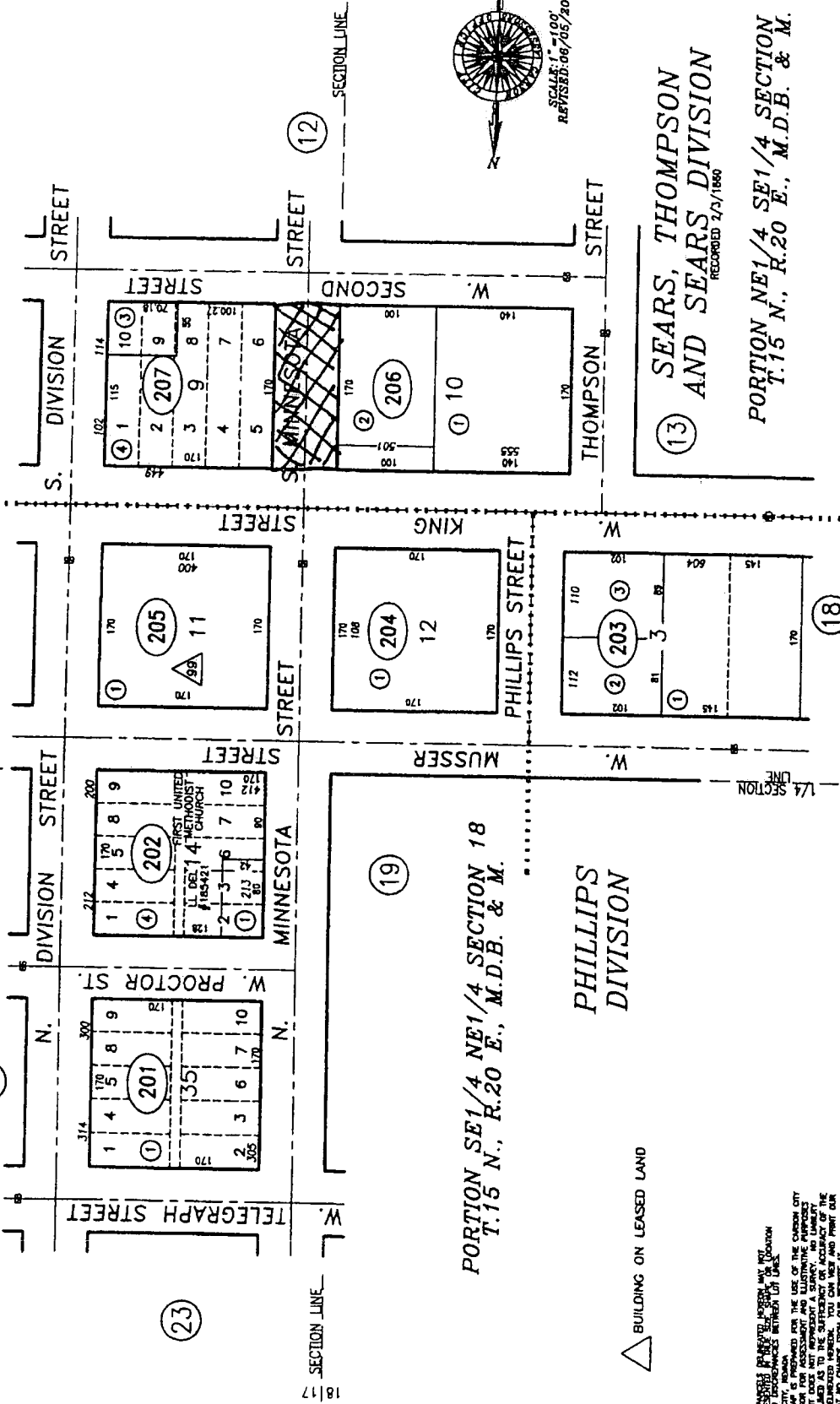
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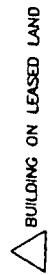
PROCTOR & GREEN



PORTION SE1/4 NE1/4 SECTION 18
T.15 N., R.20 E., M.D.B. & M.

(13) SEARS, THOMPSON
AND SEARS DIVISION
RECORDED 2/3/1860

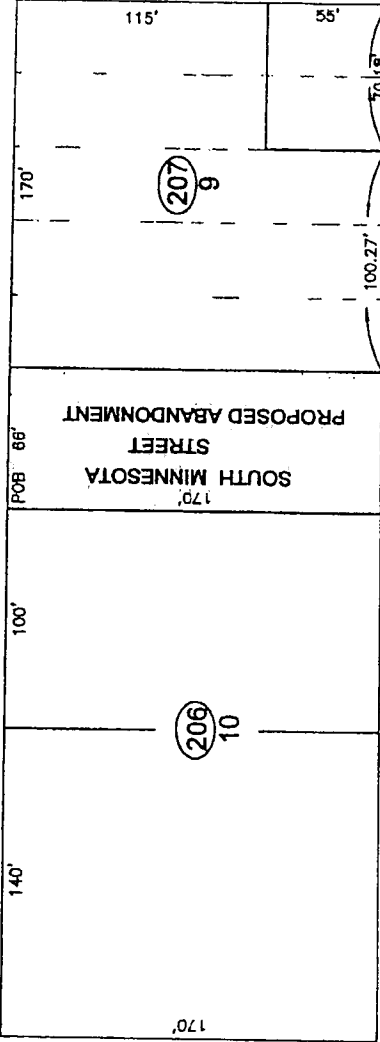
PORTION NE1/4 SE1/4 SECTION 18
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THIS PARCEL PRESENTED HEREIN MAY NOT BE IDENTICAL TO THE PARCEL SHOWN ON THE LONDON CITY AND COUNTY MAPS. THE USER OF THIS MAP SHOULD CONSULT THE LONDON CITY AND COUNTY MAPS FOR THE MOST CURRENT INFORMATION. THE USER OF THIS MAP SHOULD CONSULT THE LONDON CITY AND COUNTY MAPS FOR THE MOST CURRENT INFORMATION. THE USER OF THIS MAP SHOULD CONSULT THE LONDON CITY AND COUNTY MAPS FOR THE MOST CURRENT INFORMATION.

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W. KING STREET



THOMPSON STREET

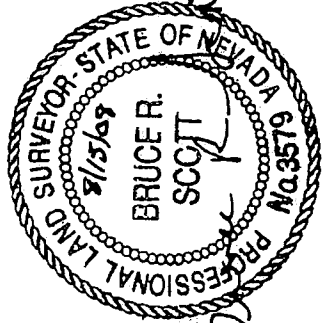
S. DIVISION STREET

W. SECOND STREET

S. MINNESOTA STREET



Scale: 1"=80'



REFERENCE:
 ASSESSOR PLAT 3-20
 AUGUST 15, 2008

Exp. 6/30/10

BREWERY ARTS CENTER

PROPOSED ABANDONMENT
 SOUTH MINNESOTA STREET

PORTION OF NW1/4 SW1/4 SECTION 17
 T.15N, R.20E, M.D.V.&M.

RESOURCE CONCEPTS, INC.

BREWERY ARTS CENTER
South Minnesota Street
portion to be abandoned

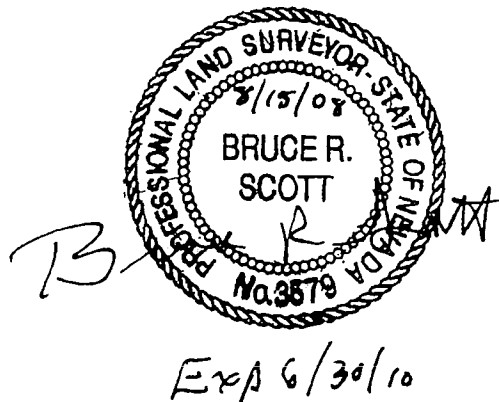
All that tract or parcel of land being part of the NW ¼ SW ¼ Section 17, Township 15N, Range 20E, MDM and situate in Carson City, Nevada known as a portion of South Minnesota Street and lying between King Street on the North and West Second Street on the South and being more particularly bounded and described as follows:

Beginning at the intersection of the southerly limit of West King Street and the westerly limit of South Minnesota Street;

- Thence easterly 66 feet along the projection of the southerly limit of West King Street to the intersection of the southerly limit of West King Street and the easterly limit of South Minnesota Street;
- Thence southerly 170 feet along said easterly limit of South Minnesota Street to the intersection of said easterly limit of South Minnesota Street and the northerly limit of West Second Street;
- Thence westerly 66 feet along the projection of the northerly limit of West Second Street to the intersection of the northerly limit of West Second Street and the westerly limit of South Minnesota Street;
- Thence northerly 170 feet along said westerly limit of South Minnesota Street to the point or place of beginning.

Containing 0.258 of an acre of land, more or less.

August 15, 2008.



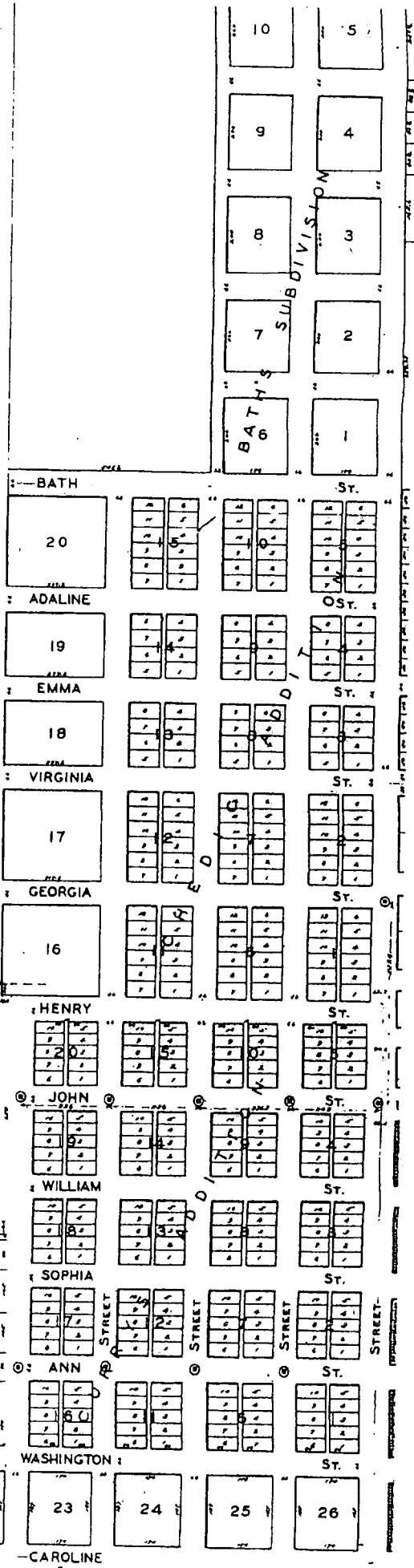
MAP of CARSON CITY NEVADA

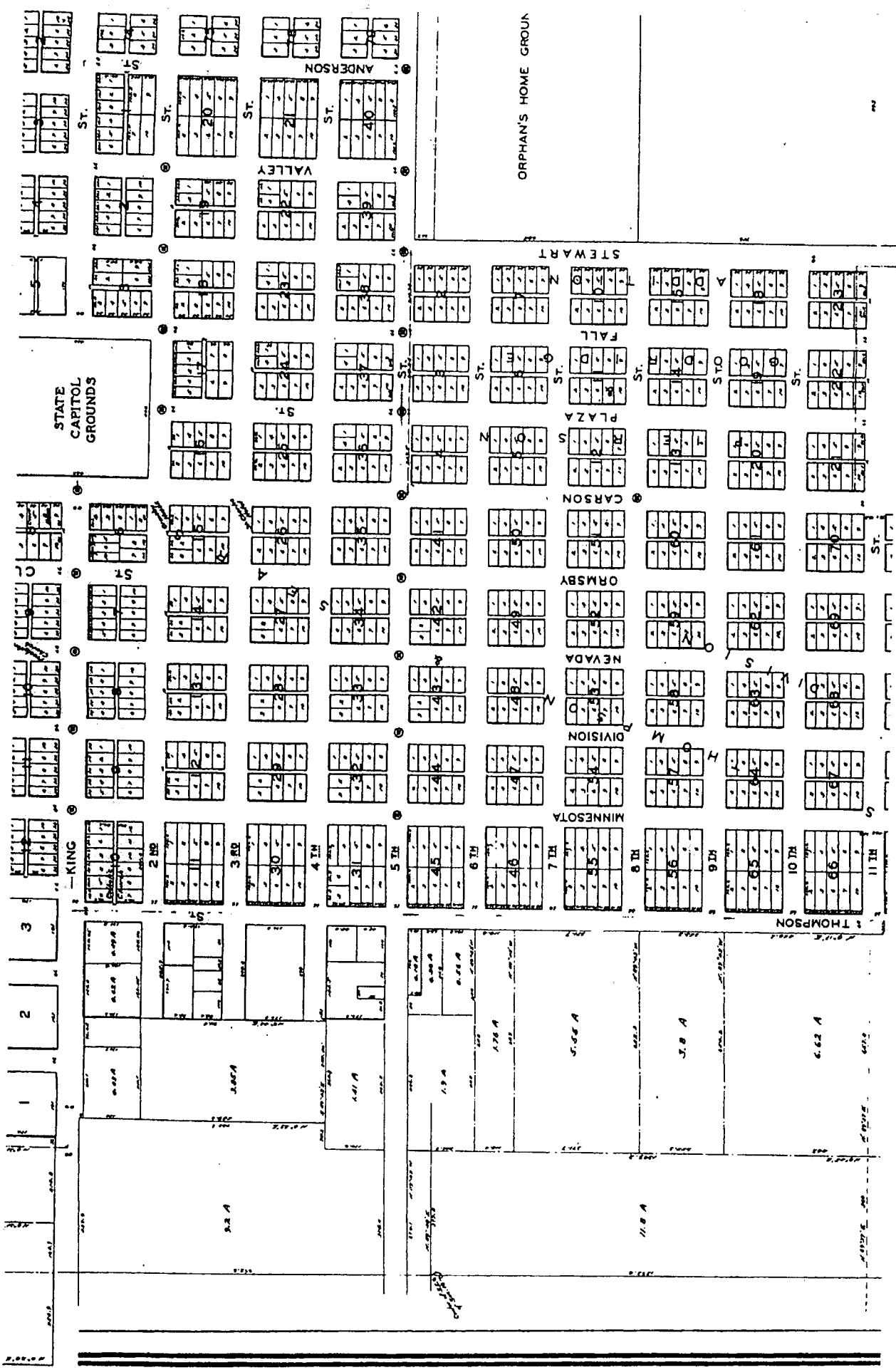
COMPILED AND DRAWN BY
H.H. BENCE

January 1875
Baths Sub-division June 1879

Scale 125 feet to one inch

Note: All distances are expressed in feet.
© Denotes location of Street Monuments — Consisting of a flat stone with a centre mark buried from 6 to 12 inches below the surface of the ground.





ORPHAN'S HOME GROUNDS

STATE
CAPITOL
GROUNDS

THOMPSON

KING

MINNESOTA

DIVISION

NEVADA

ORMSBY

CARSON

PLAZA

FALL

STEWART

ANDERSON

VALLEY

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ST.

ST.

ST.

ST.

2

ST.

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THOMPSON

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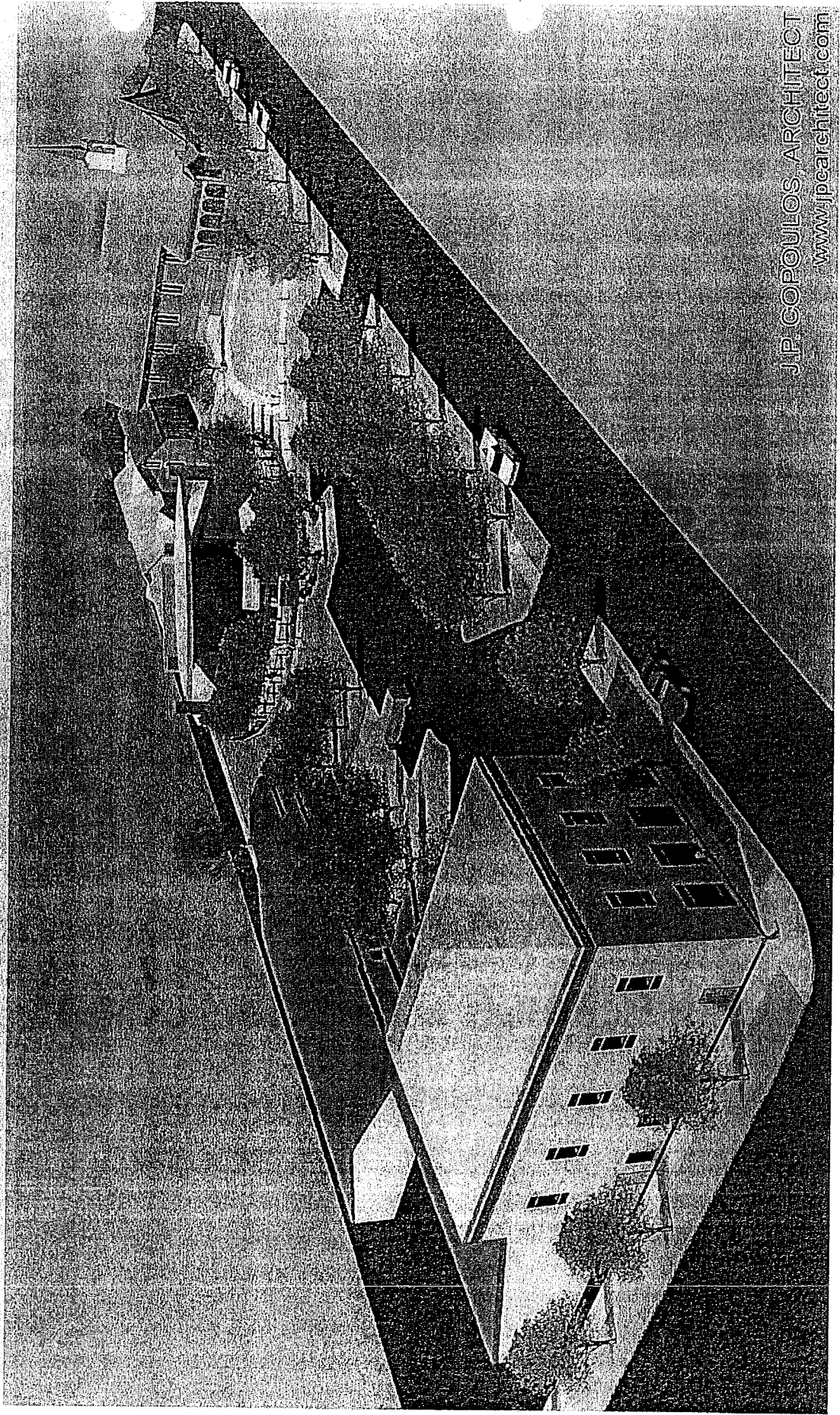
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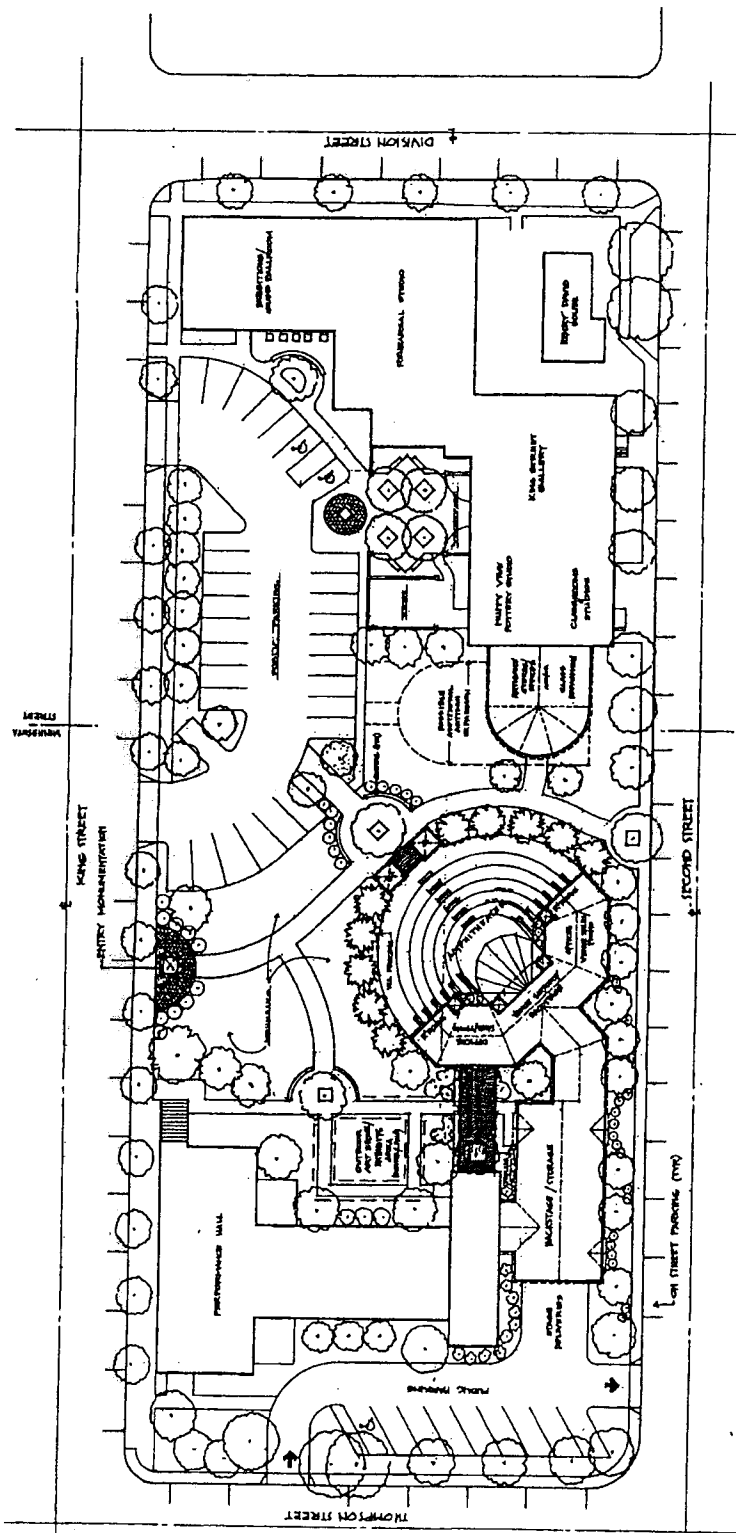
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TWO BLOCKS OF ARTS AND CULTURE

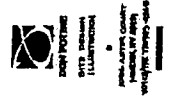


J.P. COPOULOS, ARCHITECT
www.jparchitect.com



BREWERY ARTS CENTER CAMPUS MASTER PLAN

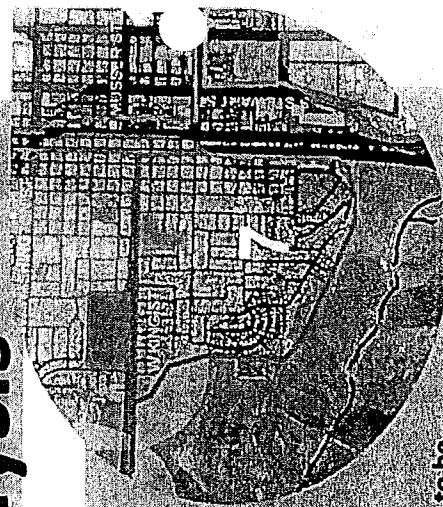
JP CORDELOS ARCHITECT ©
P.O. BOX 8117 CARROLL CITY, NY 13614 OFFICE
716-866-7627



J.P. CORDELOS ARCHITECT
ARCHITECTURE & INTERIOR DESIGN
100 W. ALBANY STREET
ALBANY, NY 12202

EXERPT - CCMP-Appendix 9.3

Neighborhood Park Analysis



Park: None Type: N/A Size: N/A

Notes:
0% of population within walking distance of park

School:
Bordewick/Bray Elementary School
70% of population within walking distance of school

Observations:

This neighborhood is largely built-out and has no parks. Its only open area/recreation is provided by Bordewick/Bray Elementary, which appears to be meeting the needs of neighborhood youth at least. Carson Middle School is across King Street. There appears to be a need for additional passive recreation amenities, especially for adults and seniors. The adjacent open land to the south and west is relatively steep for providing easy trail access. Associated with the planned improvements to the Brewery Arts Center, there is an opportunity for a public plaza (closing the street).

Survey:

Q19: The neighborhood is evenly divided (50%) on the need for an additional neighborhood park.

Q17: 65% of respondents supported the general need for more neighborhood parks in the City, with 58% supporting more Natural parks.

Implementation Strategies:

1. Investigate further the neighborhood perceptions of school grounds as parks; if appropriate, explore ways to improve access and usability of school grounds as neighborhood parks.
2. Support the Brewery Arts Center with improvements and take advantage of the plaza (street closure) development to provide a passive urban recreation area that will have features that appeal to adults and seniors.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

June 6, 2008

Mr. John Procaccini
Brewery Arts Center
449 W. King St
Carson City, NV 89703

RE: Taxability of the Performance Hall at 501 W. King ST

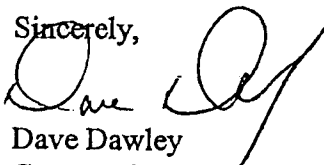
Dear Mr. Procaccini:

I received a call yesterday morning from someone in your office regarding whether the Brewery Arts Center performance hall, located at 501 W. King St, was current with this years property taxes. I understand you need this information for an abandonment or easement issue.

You might recall, that on July 7, 2006, the Assessor's Office sent you a letter stating that the application for property tax exemption that you submitted, was approved for parcel (003-206-01) and the parcel to the west (003-206-02). It was determined that these parcels meet the minimum definition of a "charitable corporation" in accordance with Nevada Revised Statute ("NRS") 361.140(1). These parcels have not been on the tax roll since the 2006/2007 fiscal year.

Should you need further assistance, please do not hesitate to call

Sincerely,



Dave Dawley
Carson City Assessor

encl.

DAVID A. DAWLEY - CARSON CITY ASSESSOR



CARSON CITY ASSESSOR'S OFFICE

David A. Dawley, Assessor

201 N. Carson St., Suite 6

Carson City, NV 89701

(775) 887-2130 - Fax (775) 887-2139

July 7, 2006

BREWERY ARTS CENTER ("BAC")
ATTN: JOHN PROCACCINI
449 W KING ST
CARSON CITY NV 89703

RE: Application for Real & Personal Property Tax Exemption; Brewery Arts Center;
APN 003-206-01 (hall), 003-206-02 (parking), 003-207-04 (brewery building)

Dear Mr. Rowe:

Based on the facts provided in your application the Carson City District Attorney's Office approved your real and personal property exemption, effective July 1, 2006, as follows:

BAC meets the definition of a "charitable corporation" in accordance with Nevada Revised Statute ("NRS") 361.140(1).

The above-referenced property is 100% tax exempt in accordance with NRS 361.140(2): "All buildings belonging to a corporation defined in subsection 1, together with the land actually occupied by the corporation for the purposes described and the personal property actually used in connection therewith, are exempt from taxation when used solely for the purpose of the charitable corporation."

In the event any portion of the exempt property is used for any purpose other than as stated the property could be subject to taxation. NRS 361.155(3) requires that you notify our office if the property loses its exemption or becomes taxable for any reason. One example would be if any or all of the exempt property is leased, loaned or otherwise made available to and used by any person or entity in connection with a business conducted for profit or as a residence it is subject to taxation. (NRS 361.157 and NRS 361.159)

This tax exemption applies only to Carson City real and personal property taxes and does not provide exemption from any other tax.

You can view NRS 361 at: www.leg.state.nv.us Law Library, NRS, Table of Contents, Title 32-Revenue and Taxation, Chapter 361-Property Taxation. Please do not hesitate to contact me should you have any questions.

Sincerely, *K. Kulikowski*
Kitty Kulikowski, Property Appraiser
Kkulikowski@ci.carson-city.nv.us

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: 66 1/2' Row which is Minnesota St. for 170' between 2nd and King St.

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the easement being abandoned

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the easement being abandoned and desire a continuation of said easement in its present location.

Signed: Danna J. [Signature] Nevada Bell Telephone Company DBA AT&T 8/12/08
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

- Sierra Pacific Power Company
- Charter Communication
- Carson City Engineering (will sign during review)
- Southwest Gas Corporation
- AT&T Nevada
- Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: MINNESOTA ST BETWEEN 2ND ST. & KING ST
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the easement being abandoned

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the ^{STREET} easement being abandoned and desire a continuation of said easement in its present location.

Signed: [Signature] SOUTHWEST GAS Corp 8/6/08
Signature LARRY GASSO Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
Charter Communication
Carson City Engineering (will sign during review)

Southwest Gas Corporation
AT&T Nevada
Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: _____
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

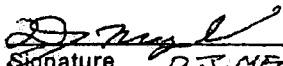
1. We DO NOT have a utility in the easement being abandoned

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the easement being abandoned and desire a continuation of said easement in its present location.

Signed:  CHARTER COMMUNICATIONS 8/15/08
Signature D.J. MENZEL Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company	Southwest Gas Corporation
Charter Communication	AT&T Nevada
Carson City Engineering (will sign during review)	Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC EASEMENT

LOCATED AT: WITHIN MINNESOTA STREET BETWEEN SECOND & KINLEY STREETS
(THE LOCATION, APM NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1 We DO NOT have a utility in the easement being abandoned

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2 We DO have a utility in the easement being abandoned and desire a continuation of said easement in its present location

Signed: James R. Sanchez Sierra Pacific Power 8/18/08
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3 OTHER (Please type in a statement which applies to your situation). _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

- | | |
|---|---|
| Sierra Pacific Power Company | Southwest Gas Corporation |
| Charter Communication | AT&T Nevada |
| Carson City Engineering (will sign during review) | Carson City Utilities (will sign during review) |

A.P.N. # 3-206-01
R.P.T.T. \$ 1170.00
ESCROW NO. 01051703
Full Value _____

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

BREWERY ARTS CENTER
449 W. KING ST
CARSON CITY NV 89703

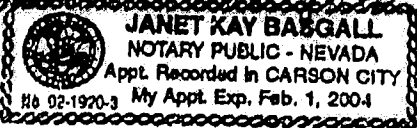
**CORPORATION
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That
ROMAN CATHOLIC BISHOP OF RENO/LAS VEGAS, A CORPORATION SOLE
WHOM ACQUIRED TITLE AS RIGHT REVEREND O'CONNELL, BISHOP OF
MARYSVILLE, STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY
16, 1866 IN BOOK 9 OF DEEDS AT PAGE 357 RECORDS OF CARSON
CITY, NEVADA, ~~_____~~
in consideration of \$10.00. the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
ROMAN CATHOLIC BISHOP OF RENO, AND HIS SUCCESSORS, A CORPORATION SOLE

and to the heirs and assigns of such Grantee forever, all that real property situated in the City of CARSON CITY
County of CARSON CITY State of Nevada, bounded and described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF SUBJECT TO THE
DEED RESTRICTIONS AS CONTAINED IN EXHIBIT "B" HERETO

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining, and any reversions, remainders, rents, issues or profits thereof.

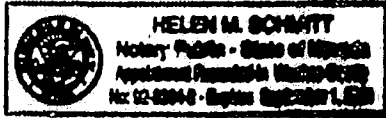
DATE: August 14, 2001 *THE* ROMAN CATHOLIC BISHOP OF RENO AND HIS SUCCESSORS
A CORPORATION SOLE

August 31, 2001
Janet K. Baggall

JANET KAY BAGGALL
NOTARY PUBLIC - NEVADA
Appt. Recorded in CARSON CITY
No 02-1920-3 My Appt. Exp. Feb. 1, 2004

BY: *Phillip F. Straling*
BISHOP PHILLIP STRALING

BY: *Father Gerald Hanley*
FATHER GERALD HANLEY

STATE OF Nevada)
COUNTY OF Washoe) ss.


HELEN M. SCHMITT
Notary Public - State of Nevada
Appointed President in Washoe County
No. 02-0044 - Expires September 1, 2004

This instrument was acknowledged before me on
by BISHOP PHILLIP STRALING and FATHER
GERALD HANLEY

Signature *Helen M. Schmitt*
Notary Public

Order No.: 01051703WB

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of CARSON CITY, described as follows:

PARCEL ONE:

All of Block 10 of the SEARS, THOMPSON and SEARS SUBDIVISION
filed in the Office of the County Recorder of Carson City,
Nevada

EXCEPTING THEREFROM that property described in instrument
recorded December 30, 1992 as File No. 138487 Official Records
of Carson City, Nevada.

ASSESSOR'S PARCEL NO. 003-206-01

PARCEL TWO:

That portion of Block 10 of the SEARS, THOMPSON and SEARS
SUBDIVISION, filed in the Office of the County Recorder of
Carson City being more particularly described in instrument
recorded December 30, 1992 as File No. 138487 Official Records
of Carson City, Nevada.

ASSESSOR'S PARCEL NO. 003-206-02

EXHIBIT "B"

Deed Restriction for St. Teresa of Avila Property - from Bishop Straling in Reno

Grantee, for itself and its successors and assigns, by its acceptance hereof, does hereby covenant and agree that Grantee, and its successors and assigns, will not perform, and will not permit any individual, corporation, partnership, trust, or other legal entity to perform, on the Real Property or any portion thereof any of the following activities: casino or gaming activity, biomedical research activity contrary to the teachings of the Catholic Church, assisted suicide activity, Planned Parenthood activity, adult entertainment activity, any activity related to artificial contraception or abortion or cocktail lounge, nightclub, tavern or bar where the major activity is disbursing alcoholic beverages.

x JML

FILED FOR RECORD
AT THE REQUEST OF
STEWART TITLE OF CARSON CITY
01 OCT 15 P4:06
267892

FILE NO.
ALAN GLOVER
CARSON CITY RECORDS
FEES 16 - DEP. PH

267892

re-
This document is recorded for the sole purpose of attaching
exhibit "A"

DEED OF DEDICATION

THIS INDENTURE made this 30 day of June, 1977, by and
between CARSON CITY ARTS ALLIANCE, a Nevada non-profit corporation,
party of the first part, and CARSON CITY, a political subdivision in
the State of Nevada, party of the second part,

W I T N E S S E T H:

That said party of the first part, in consideration of the
sum of Ten Dollars (\$10.00), lawful money of the United States of
America, to it in hand paid by said party of the second part, the
receipt whereof is hereby acknowledged, does hereby GIVE AND DEDICATE
to the party of the second part, that certain real property situate
in Carson City, Nevada, that is particularly described on Exhibit A
attached hereto and made a part hereof.

TOGETHER with the tenements, hereditaments and appurtenances
thereunto belonging or appertaining, and the reversion and reversions,
rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the
appurtenances, unto said party of the second part and to its successors
and assigns, to be used and maintained forever as a place to create,
display and contain works of art, including, but not limited to,
paintings, drawings, architecture, sculpture, poetry, music, dancing,
dramatic arts, lectures, education, handiwork, and generally anything
in the formation or accomplishment, production, study or enjoyment of
which art in any sense has entered. Provided, however, that if any part
of the property hereby dedicated shall not be used and maintained for
any of the purposes mentioned above, or if any part shall cease to be
used and maintained for any of such purposes, or if any part shall be
used for any other purpose inconsistent with such purposes, then all
the right, title and interest in and to the property and to the improve-
ments thereon, shall revert to and revest in dedicator, its successors
or assigns, as fully and completely as if this instrument had not been
executed.

Party of the second part joins in the execution of this
instrument for the purpose of evidencing its consent to accept the
foregoing dedication upon the terms and conditions therein set forth.

IN WITNESS WHEREOF, party of the first part has executed this
conveyance the day and year first above written.

CARSON CITY

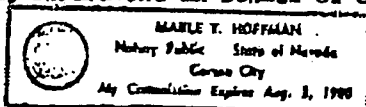
CARSON CITY ARTS ALLIANCE

By Paul J. Jensen

By Elizabeth R. Black

STATE OF NEVADA)
) ss.
CARSON CITY)

On this 30 day of June, 1977, personally appeared before
me, a Notary Public, Elizabeth R. Black known to me to be the
person described in and who acknowledged that she executed the fore-
going instrument in behalf of CARSON CITY ARTS ALLIANCE.



Marie T. Hoffman
Notary Public

Filed for Record at Request of CARSON CITY
JUL 1 - 1977 at 2:00 P.M. Post. 2:00 P.M.
Recorded in Book 211 of Official Records
Page 273 of Carson City, Nevada
Patricia A. Jensen Carson City Recorder

Exhibit "A"

I. Description of Premises

Lessor leases to lessee the premises located at southwest corner of Division and King Street, Carson City, State of Nevada, and described more particularly as follows:

All of lots 1, 2, 3, 4, 5, 6, 7, and 8, and the North Twenty-Five Feet (25 ft.) of lots 9 and 10, all in Block 9 of Sears, Thompson and Sears Division, Carson City, Nevada, together with that certain parcel of land located in the aforesaid Block 9 of said Sears, Thompson and Sears Division of Carson City, Nevada, which parcel is particularly described as follows, to wit:

Beginning at a point on the easterly line of Block 9, Sears, Thompson and Sears Division to Carson City, Nevada, which point is southerly Eighty Feet (80 ft.) from the northwest corner of said Block 9; running thence southerly along said easterly line of said Block 9, a distance of Ten Feet (10 ft.); thence, a right angle westerly, One Hundred Seventy Feet (170 ft.), more or less, to the westerly line of said Block 9; thence northerly along said westerly line, Ten Feet (10 ft.); thence, at a right angle easterly, One Hundred Seventy Feet (170 ft.), more or less, to the point of beginning; said parcel being shown on the Original Plat of said Sears, Thompson and Sears Division to Carson City, as an alley Ten Feet (10 ft.) in width, running easterly and westerly through said Block 9.

Filed for Record at Request of
Carson City

AUG 26 1977 at 40

Min. Past 3 o'clock P.M.

Recorded in Book 214

of official Records

Page 696

Carson City, Nevada

Carson City Recorder

By

File No. 73228

Fee n/c

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LEASE OF MUNICIPAL PROPERTY

This Lease made June 24, 1977, between Carson City, a municipality organized under the laws of the State of Nevada, herein referred to as lessor, and Carson City Arts Alliance, Inc., a corporation organized under the laws of the State of Nevada, herein referred to as lessee.

WITNESSETH:

WHEREAS, lessee is desirous of obtaining a suitable location in Carson City for the establishment of a structure or building to house the Carson City Arts Alliance, and a facility within which to conduct arts and crafts programs, workshops, theater performances, meetings, lectures, educational classes, and the like; and

WHEREAS, lessor deems it beneficial to Carson City and the inhabitants thereof that such a facility be made available to the citizens of Carson City under the least financial burden placed upon said citizens; and

WHEREAS, lessee has purchased a suitable site and structure within which to house a facility as mentioned in the first recital paragraph above; and

WHEREAS, lessor and lessee have obtained funding through Title II of the Public Works Act of 1976 for the renovation and/or construction of a facility as described in the first recital paragraph herein; and

WHEREAS, it is a condition of the said Public Works Act that in order to obtain the said funding through the act, the property that is the subject of the expenditure of the public works funds be owned by a public entity, and Carson City Arts Alliance, Inc., has concurrently herewith dedicated certain property to Carson City for the purpose expressed herein;

NOW, THEREFORE, in consideration of mutual covenants contained herein, the parties agree as follows:

I. Description of Premises

Lessor leases to lessee the premises located at southwest corner of Division and King Street, Carson City, State of Nevada, and described more particularly as follows:

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All of Lots 1, 2, 3, 4, 5, 6, 7, and 8, and the North Twenty-Five Feet (25 ft.) of Lots 9 and 10, all in Block 9 of Sears, Thompson and Sears Division, Carson City, Nevada, together with that certain parcel of land located in the aforesaid Block 9 of said Sears, Thompson and Sears Division of Carson City, Nevada, which parcel is particularly described as follows, to wit:

Beginning at a point on the easterly line of Block 9, Sears, Thompson and Sears Division to Carson City, Nevada, which point is southerly Eighty Feet (80 ft.) from the Northeast corner of said Block 9; running thence Southerly along said easterly line of said Block 9, a distance of Ten Feet (10 ft.); thence, a right angle westerly, One Hundred Seventy Feet (170 ft.), more or less, to the westerly line of said Block 9; thence northerly along said westerly line, Ten Feet (10 ft.); thence, at a right angle easterly, One Hundred Seventy Feet (170 ft.), more or less, to the point of beginning; said parcel being shown on the Original Plat of said Sears, Thompson and Sears Division to Carson City, as an alley Ten Feet (10 ft.) in width, running easterly and westerly through said Block 9.

II. Rent

Lessee shall pay lessor the sum of one dollar (\$1.00) each year as and for rent of the said premises, beginning on June 24, 1977.

III. Acknowledgment of Existing Trust Deed and Promissory Note Securing the Property

The parties do hereby acknowledge that Donrey, Inc., is the beneficiary of a Deed of Trust on the property, such Deed of Trust being security for a promissory note from Carson City Arts Alliance, Inc. to Donrey, Inc., in the amount of forty thousand dollars (\$40,000). Carson City Arts Alliance, Inc., agrees that in no way shall Carson City become liable for such promissory note. Carson City Arts Alliance, Inc., further agrees to hold Carson City harmless from any action to collect the above-mentioned promissory note or any foreclosure proceeding should the note be in default.

IV. Term of Lease

The term of this lease shall be for ninety-nine (99) years to commence on June 24, 1977, and terminate on June 24, 2076, unless sooner terminated by a breach of the terms and conditions of this lease by lessee, or by an abandonment of the premises by lessee. Lessee shall surrender the premises to lessor immediately on the termination of the lease term.

1 It is acknowledged by the parties hereto that the said premises
2 has been dedicated to Carson City by Carson City Arts Alliance, Inc., on
3 condition that Carson City lease said property to Carson City Arts Alliance,
4 Inc., on the terms contained herein.

5 Lessee and lessor do hereby acknowledge this property was dedicated
6 to Carson City and this lease was created between Carson City and Carson
7 City Arts Alliance, Inc., to facilitate the receiving of certain monies
8 from Title II of the Public Works Act of 1976, for the remodeling and
9 construction of an Arts Center in Carson City.

10 V. Use of Premises

11 Lessee shall use the premises only in conjunction with its purpose
12 stated in the Articles of Incorporation of Carson City Arts Alliance, Inc.,
13 as of June 24, 1977.

14 Lessor agrees and acknowledges that Carson City has no determination
15 in the operation, management, and control of the entire leased premises,
16 other than those terms stated in this lease.

17 VI. Restrictions on Use

18 Lessee shall not keep, use, or sell anything prohibited by any policy
19 of fire insurance covering the premises, and shall comply with all require-
20 ments of the insurers applicable to the premises necessary to keep in force
21 the fire and liability insurance.

22 VII. Waste, Nuisance, or Unlawful Activity

23 Lessee shall not allow any waste or nuisance on the premises, nor
24 use or allow the premises to be used for any unlawful purpose. Lessee
25 shall not use the premises for any purpose in violation of any federal, state,
26 or municipal statute or ordinance, or of any regulation, order, or directive
27 of a governmental agency, as such statutes, ordinances, regulations, orders,
28 or directives now exist or may hereafter provide, concerning the use and
29 safety of the demised premises. On the breach of any provision hereof
30 by lessee, lessor may at his option terminate this lease forthwith and
31 reenter and repossess the demised premises.

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VIII. Improvements

All additions, changes, and other improvements erected or placed on the demised premises shall remain thereon and shall not be removed therefrom, and at the expiration of this lease, all such improvements shall be the property of Carson City, lessor. This section shall not apply to trade fixtures.

Any building or buildings hereafter built upon the demised premises by lessee, shall be constructed and maintained in compliance with the laws of the State of Nevada, and the fire, building, and health ordinances and rules of Carson City, and shall be built under the inspection and subject to the lawful requirements of the building department of such municipality or of such other agency or office authorized by law to inspect or make rules covering the erection and inspection of buildings.

IX. Repairs and Maintenance

Lessee, at his own expense, shall maintain the demised premises and appurtenances thereto in good repair, and in at least as good condition as that in which they were delivered, allowing for ordinary wear and tear. Also, lessee shall maintain the demised premises in accord with the ordinances of Carson City and the direction of the appropriate public officers.

Should the demised premises be destroyed in whole or in part by fire or other casualty or by lessee's want of ordinary care, lessee shall, on receiving written notice from lessor, promptly rebuild or restore the premises to their like condition, or to construct a like facility. Such rebuilding or restoration shall be at lessee's expense, and lessee shall remain liable for any rent hereunder at all times during the lease term.

X. Utilities

Lessee shall initiate, contract for, and obtain, in its name, all utility services required on the demised premises, including, but not limited to, gas, electricity, telephone, water, and sewer connections and services, and lessee shall pay all charges for those services as they become due. If lessee fails to pay the charges, lessor may elect to forfeit or terminate this lease if lessee fails or refuses to pay the charges for utility services as assessed or incurred.

1 Lessor shall not be liable for any personal injury or property damage
2 resulting from the negligent operation or faulty installation of utility
3 services provided for use on the demised premises, nor shall lessor be
4 liable for any injury or damage suffered by lessee as a result of the failure
5 to make necessary repairs to the utility facilities.

6 Lessee shall be liable for any injury or damages to the equipment or
7 service lines of the utility suppliers that are located on the demised prem-
8 ises, resulting from the negligent or deliberate acts of lessee, or the
9 agents or employees of lessee.

10 XI. Taxes and Assessments

11 It is acknowledged that Carson City does not pay property taxes,
12 however, because of the term of this lease, should taxes or other assess-
13 ments be levied on the property, lessee shall pay and discharge when due,
14 as part of the rental of the demised premises all state, municipal, and
15 local taxes, assessments, levies and other charges, general and special,
16 ordinary and extraordinary, of whatever name, nature, and kind, that
17 are or may be during the term hereof, beginning on June 24, 1977, levied,
18 assessed, imposed, or charged on the land or the premises hereby demised,
19 or on the building or buildings and improvements now thereon or hereafter
20 to be built or made thereon.

21 XII. Insurance

22 Lessee shall indemnify and save harmless the lessor, its officers,
23 agents and employees, from and against any and all claims, demands,
24 loss or liability of any kind or nature which lessor, its officers, agents
25 and employees, or any of them, may sustain or incur or which may be
26 imposed upon them or any of them, for injury to or death of any persons
27 or damage to any property in the use of the premises leased herein.

28 As a condition precedent to the effectiveness of this Lease and in
29 partial performance of the lessee's obligations hereunder, the lessee
30 shall obtain and maintain in full force and effect during the term of this
31 Agreement, a policy or policies of liability insurance in carriers and in
32 a form satisfactory to lessor with minimum limits of \$100,000/\$300,000

1 bodily injury and \$100,000 property damage insurance, or equivalent. The
2 lessor shall be named as an additional insured in such policies.

3 Lessee shall maintain adequate fire and extended casualty insurance
4 on the premises to cover replacement costs.

5 The policy shall further provide that the same shall not be cancelled
6 or coverage reduced until a thirty (30) day written notice of cancellation
7 has been served upon the lessor.

8 Lessee shall deliver an acceptable certificates of insurance to lessor.

9 The procuring of such policies of insurance shall not be construed
10 to be a limitation upon the lessee's liability, or as a full performance
11 on its part of the indemnification provisions of this Lease, lessor's
12 obligation being, notwithstanding said policies of insurance, for the full
13 and total amount of any damage, injury or loss caused by negligence or
14 neglect connected with its operation under this lease.

15 XIII. Nonliability of Lessor for Damages

16 Lessor shall not be liable for liability or damage claims for injury
17 to persons or property from any cause relating to the occupancy of the
18 premises by lessee, including those arising out of damages or losses
19 occurring on sidewalks and other areas adjacent to the leased premises
20 during the term of this lease or any extension thereof. Lessee shall
21 indemnify lessor from all liability, loss, or other damage claims or
22 obligations resulting from any injuries or losses of this nature.

23 XIV. Nonliability of Lessor for Liens and Assessments

24 Lessee also shall indemnify lessor against all liens and charges
25 of any and every nature that may at any time be established against the
26 premises or any improvements thereon or any part thereof as a consequence,
27 direct or indirect, of any act or omission of lessee or as a consequence,
28 direct or indirect, of the existence of lessee's interest under this lease.

29 XV. Partial Destruction of Premises

30 Partial destruction of the leased premises shall not render this lease
31 void or voidable, nor terminate it.

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XVI. Encumbrance, Assignment, Sublease, or License

Lessee shall not encumber, or assign the lease or premises, or any right or privilege connected therewith without first obtaining the written consent of lessor. A consent by lessor shall not be a consent to a subsequent encumbrance, or assignment. An unauthorized encumbrance, or assignment, by lessee shall be void and shall terminate the lease at the option of lessor. The interest of lessee in this lease is not assignable by operation of law without the written consent of lessor. The subleasing of the premises shall be determined by lessee in connection with its rights under paragraph V., page 3 hereof.

XVII. Breach

The failure of lessee to comply with each and every term and condition of this lease shall constitute a breach of this lease. Lessee shall have ten (10) days after receipt of written notice from lessor of any breach to correct the conditions specified in the notice, or if the corrections cannot be made within the ten (10) day period, lessee shall have a reasonable time to correct the default if action is commenced by lessor within ten (10) days after receipt of the notice.

Upon breach of this lease by lessee, lessor may terminate the lease on giving thirty (30) days' written notice of termination to lessee. On termination lessor may recover from lessee all damages proximately resulting from the breach, including the cost of recovering the premises.

XVIII. Sale of Property by Lessor

Carson City, lessor, agrees not to sell the property during the term of this lease or any extension thereof.

XIX. Succession

Each and all of the covenants, terms, agreements and conditions herein contained intended to and do bind the successors and assigns of the respective parties hereto.

XX. Entire Agreement

This document contains the entire agreement of the parties hereto.

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XXI. Employees of Lessee

The parties hereto agree that the agents and employees or anyone else connected with or in any manner working for lessee shall in no way be considered employees of lessee. It is acknowledged that lessee is an independent contractor.

IN WITNESS WHEREOF, the said parties have executed this instrument the day and year first above written.

LESSOR:

CARSON CITY
A Consolidated Municipality

Harold E. Jacobsen
Harold E. Jacobsen
Mayor

ATTEST:

Vaughn E. Smith
Vaughn E. Smith, Clerk

LESSEE:

CARSON CITY ARTS ALLIANCE, INC.

By *Margaret R. Block*
Title: *President*

Filed for Record at Request of
Carson City

AUG 8 1977 at 20

Min. Past 2 o'clock P.M.

Recorded in Book 213

of official Records

Page 563

Auto Superior
Carson City Recorder

By _____
x222222

File No. 72771

Fee \$/c

#10281-CC-S

Deed

Documentary Transfer Tax \$ 110.00
 Computed on full value of property conveyed, or
 Computed on full value of encumbrances
 remaining Carson City, Nevada.
 Under penalty of perjury, Sharon Beatty
 Signature of declarant or agent
 determining tax - firm name.

THIS INDENTURE, made and entered into this 22nd day of
June, 1977, by and between DONREY, INC., formerly SOUTH-
 WESTERN PUBLISHING CO., INC., a Nevada corporation, party of the
 first part, and CARSON CITY ARTS ALLIANCE, a non-profit corporation,
 party of the second part, whose address is P.O. Box 904, Carson City,
 Nevada.

WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00),
 lawful money of the United States of America, to it in hand paid by the said
 party of the second part, the receipt whereof is hereby acknowledged, do es by these presents
 grant, bargain and sell unto the said party of the second part, and to its successors and
 assigns forever, all that certain real property situate in Carson
 City, State of Nevada, that is particularly described on that cer-
 tain exhibit marked "Exhibit A", attached hereto, and by this
 reference made a part hereof.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or
 appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits
 thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said
 party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the part y of the first part has executed this conveyance the day
 and year first hereinabove written.

DONREY, INC.

BY: Bill L. Metcalf
 Bill L. Metcalf,
 Vice President

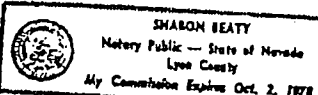
STATE OF NEVADA
 Carson City

On this 22nd day of June, 1977, personally appeared before me, a
 Notary Public, **BILL L. METCALF**
 known to me to be the person described in and who acknowledged that he executed the
 foregoing instrument.

Sharon Beatty
 Notary Public

LAW OFFICES
 WILSON, PEREGRIN & HENDERSON
 PROFESSIONAL CORPORATION
 124 SOUTH SIERRA STREET
 RENO, NEVADA

VW


 SHARON BEATTY
 Notary Public - State of Nevada
 Lyon County
 My Commission Expires Oct. 2, 1978

"EXHIBIT A"

DESCRIPTION

All that certain lot, piece or parcel of land situate in Carson City, State of Nevada, described as follows:

All of Lots 1, 2, 3, 4, 5, 6, 7, and 8, and the North Twenty-Five Feet (25 ft.) of Lots 9 and 10, all in Block 9 of Sears, Thompson and Sears Division, Carson City, Nevada, together with that certain parcel of land located in the aforesaid Block 9 of said Sears, Thompson and Sears Division of Carson City, Nevada, which parcel is particularly described as follows, to wit:

Beginning at a point on the easterly line of Block 9, Sears, Thompson and Sears Division to Carson City, Nevada, which point is southerly Eighty Feet (80 ft.) from the Northeast corner of said Block 9; running thence Southerly along said easterly line of said Block 9, a distance of Ten Feet (10 ft.); thence, a right angle westerly, One Hundred Seventy Feet (170 ft.), more or less, to the westerly line of said Block 9; thence northerly along said westerly line, Ten Feet (10 ft.); thence, at a right angle easterly, One Hundred Seventy Feet (170 ft.), more or less, to the point of beginning; said parcel being shown on the Original Plat of said Sears, Thompson and Sears Division to Carson City, as an alley Ten Feet (10 ft.) in width, running easterly and westerly through said Block 9.

-000-

6/9/77
jw

Filed for Record at Request of SIERRA LAND TITLE CORP.
JUN 22 1977 at 10:31 a.m. Past 4 o'clock P.M.
Recorded in Book 210 of Official Records
Page 389 Carson City, Nevada
By Johnnie R. Serrano Carson City Recorder
Deputy
File No. 71519
\$4.00 pd

R.P.T.T. 8 7e 95



C O R P O R A T I O N D E E D #31578-2 Acc.

THIS INDENTURE, made this 1st day of July, 1968, between DONREY MEDIA GROUP, LTD., formerly DONREY OPERATING AND TRADING CO., a Nevada corporation, hereinafter referred to as the Grantor, and SOUTHWESTERN PUBLISHING CO., INC., a Nevada corporation, hereinafter referred to as the Grantee,

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever, all of those certain lots, pieces or parcels of land situate in the County of Ormsby, State of Nevada, and more particularly described as follows, to-wit:

Lots 1, 2 and 3 and the North 25 feet of Lots 8, 9 and 10, all in Block 9 of Sears, Thompson and Sears Division, Carson City, Ormsby County, Nevada, and together with the East 102 feet of that certain parcel of real estate located in the aforesaid Block 9 of said Sears, Thompson and Sears Division of Carson City, Ormsby County, Nevada, which parcel is particularly described as follows, to-wit:

Beginning at a point on the Easterly line of Block 9, Sears, Thompson and Sears Division to Carson City, Nevada, which point is Southerly eighty (80) feet from the Northeast corner of said Block 9; running thence Southerly along said Easterly line of said Block 9, a distance of ten (10) feet; thence, at right angle Westerly, one hundred seventy (170) feet, more or less, to the westerly line of said Block 9; thence Northerly along said Westerly line, ten (10) feet; thence, at a right angle Easterly, one hundred seventy (170) feet, more or less, to the point of beginning; said parcel being shown on the original plat of said Sears, Thompson, and Sears Division to Carson City, as an alley ten (10) feet in width, running Easterly and Westerly through said Block 9.

Lot 4 of Block 9, Sears, Thompson and Sears Division to Carson City, Ormsby County, Nevada, together with a parcel of land ten

(10) feet wide from North to South and thirty-four (34) feet long from East to West, located immediately adjacent to and south of the afore-said Lot 4, which parcel of land is a portion of that parcel of real property particularly described as follows, to-wit:

Beginning at a point on the easterly line of Block 9, Sears, Thompson and Sears Division to Carson City, Nevada, which point is southerly eighty (80) feet from the northeast corner of said Block 9; running thence southerly along said easterly line of said Block 9, a distance of ten (10) feet; thence, at right angle westerly, one hundred seventy (170) feet, more or less, to the westerly line of said Block 9; thence, northerly along said westerly line, ten (10) feet; thence, at a right angle easterly, one hundred seventy (170) feet, more or less, to the point of beginning; said parcel being shown on the original plat of Sears, Thompson and Sears Division to Carson City, as an alley ten (10) feet in width, running easterly and westerly through said Block 9.

Lots 5, 6, 7 and the South 55 feet of Lot 8, all in Block 9, together with the West 34 feet of a closed alley running East and West through said Block 9, of Sears, Thompson and Sears Division of Carson City.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises together with the appurtenances, unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, said Grantor has caused its corporate name and seal to be affixed hereto by its Vice-President and Secretary thereunto duly authorized this 1st day of July, 1968.

DOBNEY MEDIA GROUP, LTD.

By Donald M. Reynolds, Jr.
Donald M. Reynolds, Jr.
Vice-President

By George O. Kleier
George O. Kleier
Secretary

STATE OF ARKANSAS }
COUNTY OF SEBASTIAN } ss.

On the 1st day of July, 1968, personally appeared before me, a
Notary Public, DONALD W. REYNOLDS, JR. who acknowledged that he
executed the above instrument.



Jane B. Chaplin
Notary Public

My Commission Expires:

November 29, 1970

When Recorded Mail To:
SOUTHWESTERN PUBLISHING CO., INC.
P.O. Box 1359
Fort Smith, Arkansas 72901
c/o George O. Kleier

Mail Tax Statements To:
SOUTHWESTERN PUBLISHING CO., INC.
P.O. Box 1359
Fort Smith, Arkansas 72901

NEVADA TITLE GUARANTY CO.
Filed for Record at Request of
July 23, 1968 at 11 Min. Past 4 o'clock P.M.
Recorded in Book 18 of Official Record
Page 42 Ormsby County, Nevad.
Nelda M. [unclear] County Recorder
By _____ Deputy
File No. 40397
53

Deed

#31578

THIS INDENTURE, made and entered into this 3rd day of November 1965, by and between KENNETH F. JOHNSON and KATHRYN H. JOHNSON, husband and wife, parties of the first part, and THE DONREY OPERATING AND TRADING CO., a Nevada corporation, party of the second part,

WITNESSETH:

That the said part 1st of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell unto the said party of the second part, and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate in the City of Carson City, County of Ormsby, State of Nevada, that are described as follows:

Lots 5, 6, 7 and the South 55 feet of Lot 8, all in Block 9, together with the West 34 feet of a closed alley running East and West through said Block 9, of SEARS, THOMPSON and SEARS DIVISION of Carson City.



TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

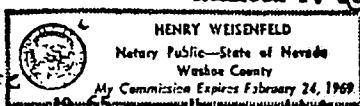
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the parties of the first part have executed this conveyance the day and year first hereinabove written.

Kathryn H. Johnson
Kathryn H. Johnson

Kenneth F. Johnson
Kenneth F. Johnson

STATE OF NEVADA
County of Washoe



On this 3rd day of November 1965, personally appeared before me, a Notary Public in and for said county and state, KENNETH F. JOHNSON and KATHRYN H. JOHNSON, known to me to be the persons described in and who executed the foregoing instrument and they duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county, the day and year in this certificate first above written.

Henry Weisenfeld
NOTARY PUBLIC

DOCUMENT NO. 99492
Filed for record at the request of NEVADA TITLE GUARANTY CO.
March 1965 at 45 minutes past 4 o'clock P.M.
Recorded in Book 44 of Official Records
Page 41, Records of Ormsby County, Nevada.

EMERSON J. WILSON
ATTORNEY AT LAW
RENO, NEVADA

Arden M. Linn
County Recorder

FEE \$ 2.65

By Arden M. Linn Deputy
EX 44732 041

H-3
AB-08-091



brewery arts center



Date: 10/28/08

To: Jennifer Pruitt

From: Kristi Pulizzotto

Re: Brewery Arts Center Campus Plan – Street Abandonment

Please find enclosed copies of the Brewery arts Center Petition from residents to close Minnesota Street between Second & King and letters of support.

Thank you for your consideration and we will see you at the Planning meeting.



Kristi Pulizzotto

449 W. King Street
Carson City NV 89703

(775) 883-1976 office
(775) 883-1922 fax
www.breweryarts.org

FW: Brewery Art Center: your vision, our benefit Friday, October 10, 2008 4:00:45 PM

From: chris@breweryarts.org

To: kristi@breweryarts.org

Christopher Willson

Marketing Director

www.breweryarts.org



-----Original Message-----

From: sandra koch [mailto:mcfarrens@sbcglobal.net]

Sent: Friday, October 10, 2008 3:52 PM

To: chris@breweryarts.org

Subject: Brewery Art Center: your vision, our benefit

This is an enquiry e-mail via <http://www.breweryarts.org> from:
sandra koch <mcfarrens@sbcglobal.net>

To Whom It May Concern,

I am writing this letter to request that the Parks and Recreation Commission and the Planning Commission move forward with their support for the completion of the BAC concept. As a physician in this community in the business of trying to recruit new physicians to join both our medical community and our living community I can tell you the importance of paying attention to the support of healthy lifestyles. This project is the key to recruiting professionals to live in Carson City. A healthy community is self-perpetuating. The best way to ensure the longevity and health of our community is to continue to support these types of projects.

Please Support This!!!

Sandra Koch, M.D.

1776 Brush Drive, Carson City

McFarrens@sbcglobal.net

TAGGART & TAGGART, LTD.

A PROFESSIONAL CORPORATION
108 NORTH MINNESOTA STREET
CARSON CITY, NEVADA 89703
www.taggartandtaggart.com

PAUL G. TAGGART
SONIA E. TAGGART

LYNN V. RIVERA
PATRICK J. KELLY *
TYLER M. ELCANO

*Licensed in Illinois only

September 23, 2008



John Procaccini
BREWERY ARTS CENTER
449 West King Street
Carson City, Nevada 89703

Re: Street Abandonment

Dear Mr. Procaccini:

This letter is written to advise that Taggart & Taggart, Ltd., as owners of the Stewart-Nye house on Minnesota Street, support the Brewery Arts Center's efforts to have Minnesota Street abandoned between King Street and 2nd Street, so that the land can be added to the Brewery Arts Center's activity space.

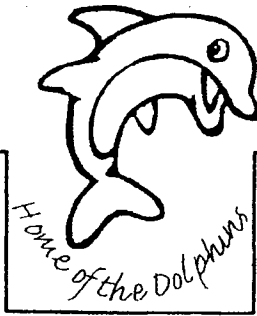
Thank you.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

PAUL G. TAGGART, ESQ.

PGT/rrd



Bordewich Bray Elementary School

110 South Thompson Street • P.O. Box 603

Carson City, Nevada 89702

Tel: (775) 283-2400 • Fax: (775) 283-2490



August 13, 2008

To Whom It May Concern:

It is with great pleasure that I write this letter of support for the Brewery Arts Center and their efforts to expand the facilities across the street from our school. The BAC has worked in partnership with Bordewich-Bray Elementary School for many years. Besides being a "good neighbor," they have provided our students with a variety of cultural and artistic opportunities. Many of our parents also take advantage of the numerous events held at their facilities.

As principal, I was invited to review the plans for the Brewery Arts Center expansion, which includes the closing of a portion of Minnesota Street. I support this plan without reservation. It will benefit our school and the community as a whole. It will expand safe walking areas within our school zone and make our neighborhood a focal point for the arts and education in Carson City.

The Brewery Arts Center, its executive director, and its Board should be commended for their efforts to bring this plan forward.

Sincerely,

Valerie N. Dockery
Principal

Bordewich Bray



Elementary School

VALERIE DOCKERY

Principal

110 South Thompson Street
Carson City, NV 89703

Tel: (775) 283-2400
Fax: (775) 283-2490
vdockery@carson.k12.nv.us

RECEIVED
 OCT 29 2008
 CARSON CITY
 PLANNING DIVISION

Petition to Close Minnesota Street between Second & King

Petition summary This vision is aimed to benefit the most important part of the Brewery Arts Center - the community. Research has shown that Carson City residents do support an additional park on the west side.

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to support the closure of Minnesota Street between Second and King for the development of a Brewery Arts Center single campus.

Printed Name	Signature	Address	Comment	Date
Michael Watson	<i>Michael Watson</i>	508 Pagar Dr. Carson NV 89703	I love the Arts!	10/15/08
John Vettel	<i>John Vettel</i>	678 Derby Ct Carson NV 89703	Me too - ROTAX &	10/15/08
Alan Saunders	<i>Alan Saunders</i>	1071 S. Carson St. 89701	NO COMMENT	10/15/08
Heidi Schneider	<i>Heidi Schneider</i>	1071 S. Carson St	I own neighboring property: 212 Irlis St.	10/15/08
Ronda Walton	<i>Ronda Walton</i>	1071 S. Carson St.	---	10/15/08
Brandi Crimes	<i>Brandi Crimes</i>	404 Windtree Cir.	---	10/15/08
Suey Saughter	<i>Suey Saughter</i>	1071 S. Carson St.	---	10/15/08
Katie Bauder	<i>Katie Bauder</i>	2100 W. Canyon Rd owner or: 116 S. Iris st.	Its great for the COMM	10/15/08
Lindsay Handelin	<i>Lindsay Handelin</i>	302 Thompson Carson City	Thank you!	10/24/08
Jules Sproles	<i>Jules Sproles</i>			10/22/08



Petition to Close Minnesota Street between Second & King

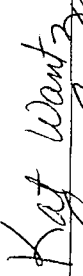


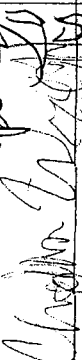

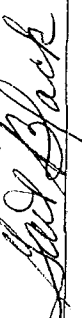

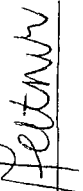
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Action petitioned for We, the undersigned, are concerned citizens who urge our leaders to act now to support the closure of Minnesota Street between Second and King for the development of a Brewery Arts Center single campus.

Printed Name	Signature	Address	Comment	Date
Alison W. Jasee	<i>[Signature]</i>	1200 Angels Camp Dr	Good project	10-4-08
Mary Walth	<i>[Signature]</i>	228 May St	good for community	10-4-08
Peter Jayvette	<i>[Signature]</i>	308 Thompson St	Great!	10/4/08
Pam Price	<i>[Signature]</i>	312 Minnesota		10/4/08
Brenda Hermank	<i>[Signature]</i>	511 W. Throck St	great	10/4/08
STEVE VANDENBURGH	<i>[Signature]</i>	412 W. 4th		10/4/08
Karen Johnson	<i>[Signature]</i>	770 Green St.	60 year +	10/9/08
DAN LECK	<i>[Signature]</i>	1080 Sherwood Dr.		10/9/08
Kelly Anderson	<i>[Signature]</i>	206 Tacoma Ave		10/4/08
Scott Anderson	<i>[Signature]</i>	206 Tacoma	great for Carson!	10/4/08

Petition to Close Minnesota Street between Second & King

Petition summary	This vision is aimed to benefit the most important part of the Brewery Arts Center - the community. Research has shown that Carson City residents do support an additional park on the west side.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to support the closure of Minnesota Street between Second and King for the development of a Brewery Arts Center single campus.

Printed Name	Signature	Address	Comment	Date
Kat Wentz		203 N Division St	Support the Arts	10/4/08
RON BARTKOSKI		702 W. MYSSEY ST	GREAT IDEA!	10/4/08
EMMA SPERRY		Base Member	Awsome!	10/4/08
Malen Wright		JB @	" "	10/4/08
Shelley Alexander		Base member	Fantastic for kids	10/4/08
Gail Black		105 Yellow TK Ln CC	Agreat venue will be even better	10/6/08
Robm-cadden		302 Thompson st 500 mountain st	Support the arts	10/6/08
ROSE FEINER		808 W. MYSSEY ST.	GREAT IDEA	10/13/08

