

Item # 7A

**City of Carson City
Agenda Report**

Date Submitted: November 7, 2006

Agenda Date Requested: November 16, 2006

Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to consider an Abandonment of Public Right-of-Way application from Manhard Consulting, Ltd., (property owner: Reynen & Bardis (Carson), LLC) to abandon approximately 50 feet by 900 feet of Race Track Road from the west boundary of Cabellaros Acres II to the west line of SE 1/4 of NE 1/4 sections, on property zoned Single Family 6000 (SF6), located at 1200 Race Track Road, APN 009-311-03, based on seven findings and subject to five conditions of approval contained in the staff report and to authorize the Mayor to sign the order of abandonment. (File AB-06-163)

Staff Summary: This is an application for an abandonment of a 50 foot by 900 foot wide portion of Race Track Road. The total area of the proposed abandonment is approximately 45,000 square feet, and is based on the seven findings and subject to the five conditions of approval contained in the staff report.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval October 25, 2006 by a vote of 6 Ayes, 0 Nays, 1 Absent.

Recommended Board Action: I move to approve an Abandonment of Public Right-of-Way application from Manhard Consulting, Ltd., (property owner: Reynen & Bardis (Carson), LLC) to abandon approximately 50 feet by 900 feet of Race Track Road from the west boundary of Cabellaros Acres II to the west line of SE 1/4 of NE 1/4 sections, on property zoned Single Family 6000 (SF6), located at 1200 Race Track Road, APN 009-311-03, based on seven findings and subject to five conditions of approval contained in the staff report, and to authorize the Mayor to sign the order of abandonment.

Applicable Statute, Code, Policy, Rule or Regulation: NRS 278.480, CCMC, Title 17

Explanation for Recommended Board Action: Pursuant to NRS 278.480 and CCMC Title 17,

the Board of Supervisors take final action on the right-of-way abandonments.

Fiscal Impact: \$0.00

Explanation of Impact: The right-of-way was previously dedicated to Carson City.

Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review; Deny request for abandonment.

Supporting Material: Case Record
Staff Report
Order of Abandonment

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By: Walter Sullivan Date: 11-7-06
(Walter Sullivan, Planning Director)
Andrew Burnham Date: 11-7-06
(Andrew Burnham, Public Works Director)
Linda Rhee Date: 11-7-06
(Linda Rhee, City Manager)
Mike Suglia Date: 11-7-06
(Mike Suglia, Senior Deputy District Attorney)

Board Action Taken:

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

(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 25, 2006

FILE NO: AB-06-163

AGENDA ITEM: G-1

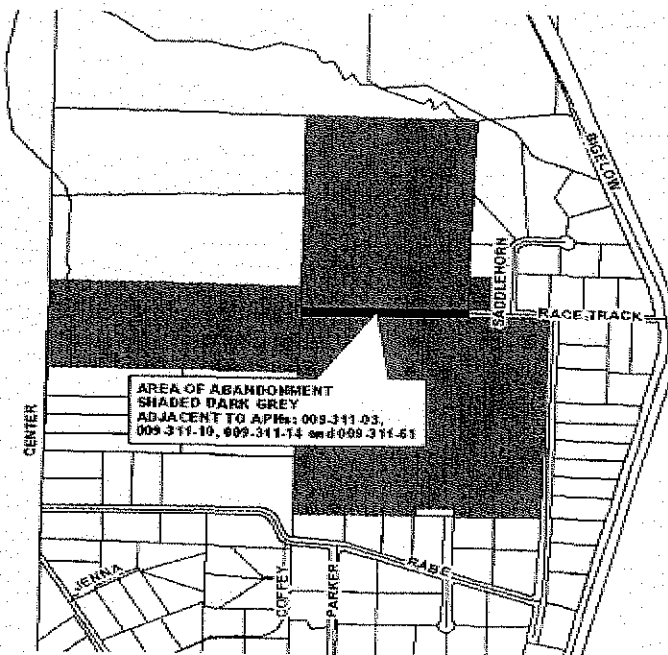
STAFF AUTHOR: Heidi Eskew-Herrmann, Assistant Planner

APPLICANT: David Hanrion (Manhard Consulting)

OWNER: Reynen & Bardis (Carson), LLC

REQUEST: Abandonment of a portion of Racetrack Road, a public right-of-way, being a 44,848-square foot area, more or less, located west of Bigelow Drive and east of Center Drive, adjacent to APNs 009-311-03, 009-311-10, 009-311-14 and 009-311-61, within the Single Family 6,000 (SF6) zoning district, located in the Schulz Ranch Specific Planning Area.

RECOMMENDED MOTION: "I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application (AB-06-163) from David Hanrion with Manhard Consulting, for a portion of a public right-of-way known as Racetrack Road, being a 44,848-square foot area, more or less, located west of Bigelow Drive and east of Center Drive, and adjacent to APNs 009-311-03, 009-311-10, 009-311-14 and 009-311-61, based on seven findings and subject to the five conditions of approval contained in the staff report."



RIGHT-OF-WAY ABANDONMENT RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations. (This Notice of Decision will be mailed to you for your signature after approval by the Board of Supervisors).
2. 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.
3. The applicant must provide all correct legal descriptions, survey information and documentation necessary to record this abandonment of right-of-way.
4. Verizon, Sierra Pacific Power Company, and Southwest Gas have utilities in the right-of-way proposed to be abandoned. An easement shall be recorded to allow for these reservations to be continued.
5. An ingress/egress and public utilities easement shall be retained across that portion of right of way being abandoned in order to provide for access and utilities to APN 009-311-14.

Note: This abandonment pertains to APN: 009-311-03. The area of the proposed abandonment adjacent to this parcel is 44,848 square feet, more or less, being west of Bigelow Drive and east of Center Drive.

LEGAL REQUIREMENTS: NRS 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land).

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

PRESENT ZONING: Single Family 6,000 (SF6)/Specific Planning Area (SPA)

KEY ISSUES: Will the City or public be materially injured by the approval of subject abandonment? Will the abandonment of this street deny access to any parcels?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 6,000 (SF6)/Specific Planning Area (SPA)
SOUTH: Single Family 6,000 (SF6)/Specific Planning Area (SPA)
EAST: Single Family 6,000 (SF6)/Specific Planning Area (SPA)
WEST: Mobile Home One Acre (MH1A)

DISCUSSION:

Racetrack Road is located within the Schulz Ranch Specific Plan Area, which was approved by the Planning Commission on April 27, 2005 and by the Board of Supervisors on May 19, 2005. The intent of the Schulz Ranch Specific Plan Area is to establish policies that provide a framework for the incorporation of additional housing in the area following the closure of the Race Track in a manner that:

- ensures the compatibility of future development with an established suburban neighborhood in the area and future development on adjacent property in Douglas County;
- protects the natural features of the site and of surrounding lands;
- provides a distinct benefit to and protects the quality of life for existing and future residents in the area; and
- ensures that appropriate public facilities and services will be provided to serve the area.

The abandonment is connected to the development of the abutting parcels to the north, south and west of the subject street section. The Schulz Ranch subdivision (TSM-05-144) was approved by the Planning Commission on October 4, 2005 and by the Board of Supervisors on October 20, 2005. Approval allows a Common Open Space Development of 521 residential lots and variances for lot area, lot width and lot setback requirement within the subdivision as specified in the Schulz Ranch Specific Plan area document.

The request is to allow the abandonment of a 50-foot-wide by 900-foot-long portion of Racetrack Road, in the area east of Center Drive and west of Bigelow Drive. The total area of the proposed abandonment is approximately 44,848 square feet. This abandonment would temporarily eliminate access parcels 009-311-03 and 009-311-14 while Racetrack Road is realigned in accordance with the Schulz Ranch subdivision development. The Development Engineering Division recommends a condition of approval that the easement be retained across that portion of right-of-way being abandoned in order to provide for access and utilities to affected parcels.

The Abandonment application was signed by the property owner of 009-311-03 and this parcel will receive the land from the proposed abandonment. The other adjacent parcels to the proposed area of abandonment (009-311-10, 009-311-14 and 009-311-61) are owned by Schulz Ranch Developers. An Addendum was received with the Abandonment application that was signed by David Silver, Vice President of Schulz

Ranch Developers. Schulz Ranch Developers is vested as a developer of the Schulz Ranch subdivision and, therefore, would benefit from the proposed abandonment.

Three utility companies (Verizon, Sierra Pacific Power Company, and Southwest Gas) have utilities in the right-of-way proposed to be abandoned and want these reservations to be continued. A condition of approval reflects this position. Charter Communication and City of Carson do not have any utilities in the right-of-way proposed to be abandoned.

The subject right-of-way was dedicated by the recordation of a document for Alma and Bob Meyer, Book 61 Page 323, recorded on March 31, 1967. Since Carson City did not pay for the right-of-way, it is staff's conclusion that no charge for the right-of-way can be required.

The Development Engineering Division indicated in comments provided to Planning staff that water, sewer and storm drain facilities which presently exist near the area affected by the proposed abandonments will not be adversely effected and the proposed abandonment will not adversely impact existing street sections, traffic or circulation.

RIGHT-OF-WAY ABANDONMENT FINDINGS: In accordance with the policy for right-of-way abandonments adopted by the Board of Supervisors in October 1, 1998, 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?*

The public will not be materially injured by the abandonment since, with the recommended conditions of approval, no parcel of land will lose access to a public right-of-way as a result of this abandonment.

2. *Whether the street was dedicated or not?*

The subject right-of-way was dedicated by the recordation of a document for Alma and Bob Meyer, Book 61 Page 323, recorded on March 31, 1967. Since Carson City did not pay for the right-of-way, it is staff's conclusion that no charge for the right-of-way can be required.

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

Since this right-of-way was dedicated by the recordation of a Dedication document in Book 61 Page 323 on March 31, 1967, it is recommended that no charge be required with this abandonment, pursuant to NRS 278.480.

4. *If an abandonment has a public benefit, how much of the public benefit should be offset against the termination 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.*

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?*

As demonstrated by the attached signatures of utility companies on the release form, three utility companies (Verizon, Sierra Pacific Power Company, and Southwest Gas) have utilities in or near the right-of-way proposed to be abandoned and want these reservations to be continued. Charter Communications and City of Carson do not have any utilities in the right-of-way.

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

Staff recommends conditions of approval which relate to the responsibility of the applicant to provide all necessary documentation in order to fully complete the abandonment process.

PUBLIC COMMENTS: Public notices were sent by certified mail to the four adjacent property owners per NRS. At the writing of this report no comments have been received either in favor or opposition to the proposal.

AGENCY COMMENTS: See attached comments.

Fire Department: No comments on the road abandonment at this time. This is not a comprehensive review and is intended for information only.


Building Division: The Carson City Building Division has no objections or comments regarding this project.

Engineering Division: Development Engineering takes no exception to the proposed abandonments, subject to the following conditions of approval:

1. The applicant must provide all legal descriptions, surveying information and documentation necessary for the recording of this action.
2. An ingress/egress and public utilities easement shall be retained across that portion of right of way being abandoned in order to provide for access and utilities to APN 009-311-14.

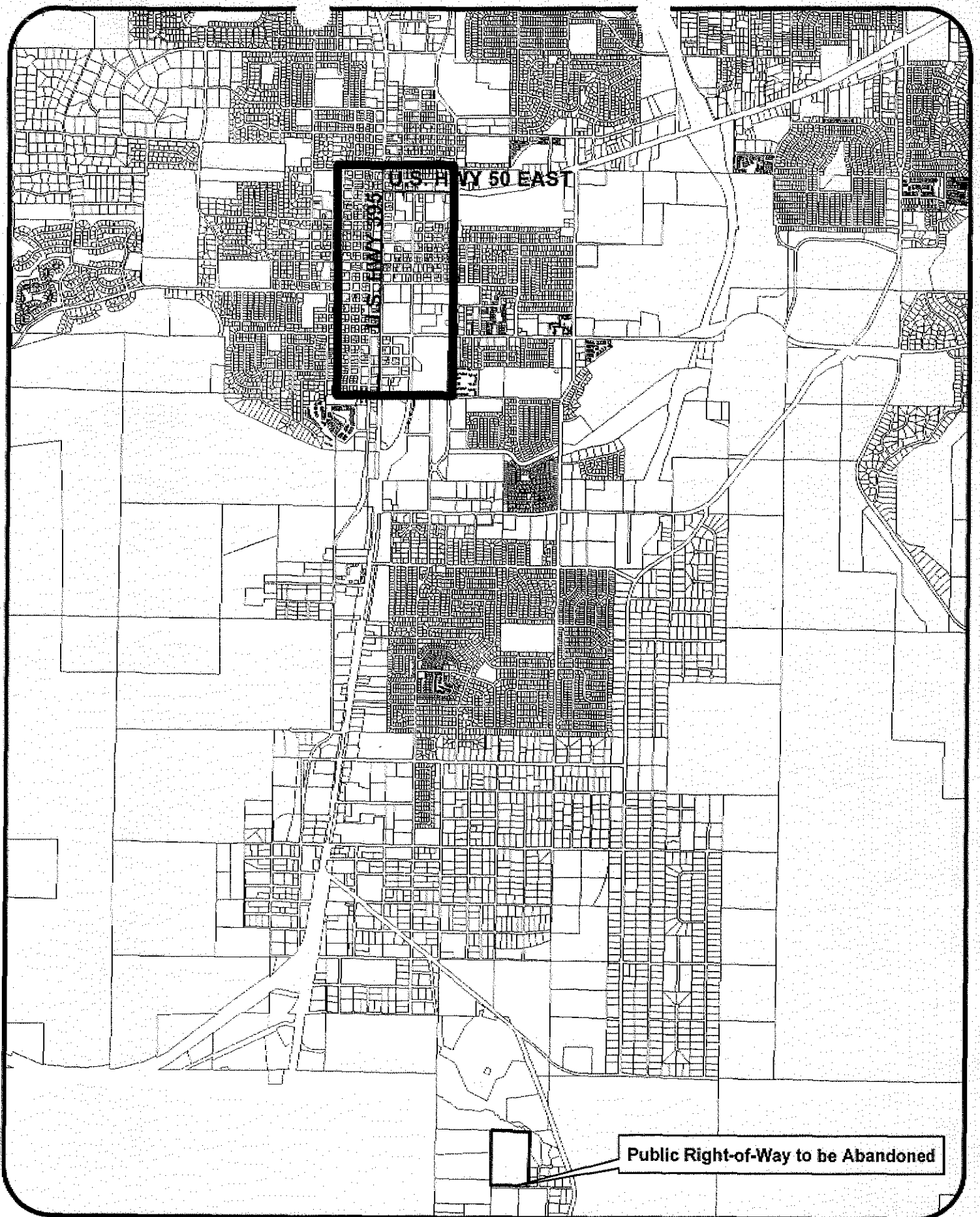
Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DIVISION


Heidi Eskew-Herrmann
Heidi Eskew-Herrmann, Assistant Planner

Attachments

- Application AB-06-163
- Engineering Division comments
- Fire Department comments
- Building Division comments
- Draft abandonment order



Original Corporate Boundaries





MEMORANDUM

RECEIVED

UCT 13 2006

CARSON CITY
COMMUNITY DEVELOPMENT

DATE: October 13, 2006
TO: Heidi - Planning
FROM: *JS* Jeff Sharp - Engineering

RE: AB 06-163 Race Track Road
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:

1. A 50 foot wide by 897 foot long portion of Race Track Road, for a total of 44,848 square feet, for owner Reynen and Bardis (Carson) LLC, affecting APN 009-311-03.

RECOMMENDATION: Development Engineering takes no exception to the proposed abandonments, subject to the following conditions of approval:

1. The applicant must provide all legal descriptions, surveying information and documentation necessary for the recording of this action.
2. An ingress/egress and public utilities easement shall be retained across that portion of right of way being abandoned in order to provide for access and utilities to APN 009-311-14.

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

1. Utilities: Water, sewer and storm drain facilities which presently exist near the area affected by the proposed abandonments will not be adversely effected
2. Circulation/Traffic: The proposed abandonments will not adversely impact existing street sections, traffic or circulation.

V:\Engineering\Planning Commission Reports\Abandonments\AB 06-163 Race Track Road.doc

**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



MEMORANDUM

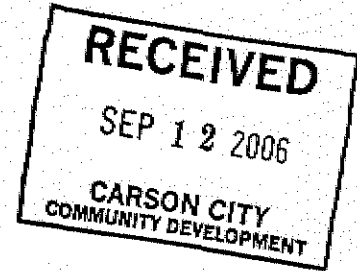
To: Carson City Planning Commission

From: Don Wilkins, Plans Examiner *DW*

CC:

Date: September 11, 2006

Re: Abandonment of Public Right of Way / AB 06-163



Scope of Project:

Abandonment of a portion of Race Track Way

Staff Recommendation:

The Carson City Building Division has no objections or comments regarding this project.

MEMORANDUM

DATE: August 24, 2006

TO: Planning and Community Development
Jennifer Pruitt
Reynen and Bardis (Carson), LLC
1380 Greg Street #230
Sparks, Nevada 89431

FROM: Bruce Van Cleemput Assistant Chief/Fire Marshal

SUBJECT: AB-06-163 APN-009-311-03 1200 Race Track Rd

We have reviewed the aforementioned project and have the following comments:

- No comments on the road abandonment at this time.

This is not a comprehensive review and is intended for information only. If you need additional assistance, please contact our office.

APN: 009-311-03

AN ORDER ABANDONING A PORTION OF A PUBLIC RIGHT-OF-WAY, BEING A 44,848-SQUARE-FOOT AREA, MORE OR LESS, OF RACETRACK ROAD, WEST OF BIGELOW DRIVE AND EAST OF CENTER DRIVE, ADJACENT TO APNs 009-311-03, 009-311-10, 009-311-14 and 009-311-61, IN CARSON CITY, NEVADA

WHEREAS, on August 8, 2006, David Hanrion, Manhard Consulting, Ltd., duly filed a written application seeking vacation and abandonment of a public right-of-way, being a portion of Racetrack Road of approximately 44,848 square feet, adjacent to APNs 009-311-03, 009-311-10, 009-311-14 and 009-311-61, 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 October 25, 2006. 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 November 16, 2006, 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 "A", and the attached utility statements are shown as Exhibit "B".

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 16th day of November, 2006, by the Carson City Board of Supervisors.

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

EXHIBIT "A"

LEGAL DESCRIPTION

50' RACE TRACK ROAD ABANDONMENT AFFECTING APN 009-311-03

The following describes a portion of a fifty (50) foot wide existing roadway dedication known as Race Track Road situate within a portion of the Northeast Quarter (1/4) of Section Five (5), Township Eighteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, City of Carson, County of Carson, State of Nevada as described in that "Dedication - Public Roadway & Utility Purposes", filed in the office of the Ormsby County Recorder March 30, 1967, in Book 61, Page 323, described as follows:

BEGINNING at a point on the Southerly right-of-way line of Race Track Road, from which the East Quarter (E1/4) corner of Section 5 (as shown on that "Parcel Map for Gary W. Liebhard", filed in the office of the Carson City Recorder March 11, 1996, as Parcel Map 2151, in Book 8, Page 2151, File No. 186516, Official Records of Carson City, Nevada) bears South 89°18'03" East, a distance of 423.01 feet; thence along the Southerly right-of-way line of said Race Track Road North 89°18'03" West, a distance of 896.95 feet to the Southwest corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section 5 (as shown on said Parcel Map 2151);

Thence along the West line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section 5 North 00°55'08" East, a distance of 50.00 to the Northerly right-of-way line of said Race Track Road;

Thence along the Northerly right-of-way line of said Race Track Road South 89°18'03" East, a distance of 896.97 feet to the Westerly line of Lot 5, as shown on that "Final Map of Caballeros Acres II", filed in the Office of the Carson City Recorder December 4, 1992, as Final Map 1973, in Book 7, Page 1973, File No. 137590, Official Records of Carson City, Nevada;

Thence leaving the Northerly right-of-way line of said Race Track Road South 00°56'36" West, a distance of 50.00 feet to the **POINT OF BEGINNING**.

Containing: 44,848 square feet of land, more or less.

Illustration attached hereto and incorporated herein by reference.


BASIS OF BEARINGS: Nevada State Plane Coordinate System, West Zone, NAD 27
Carson City Modified.

EXHIBIT "A"

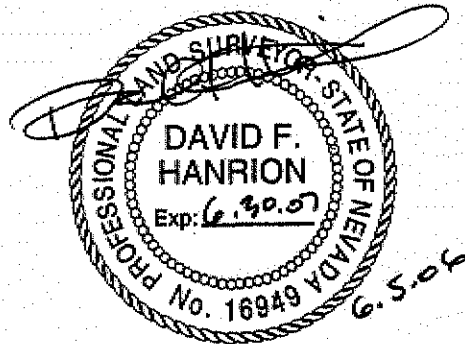
SURVEYOR'S CERTIFICATE

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

David F. Hanrion
Nevada PLS 16949
For and on behalf of

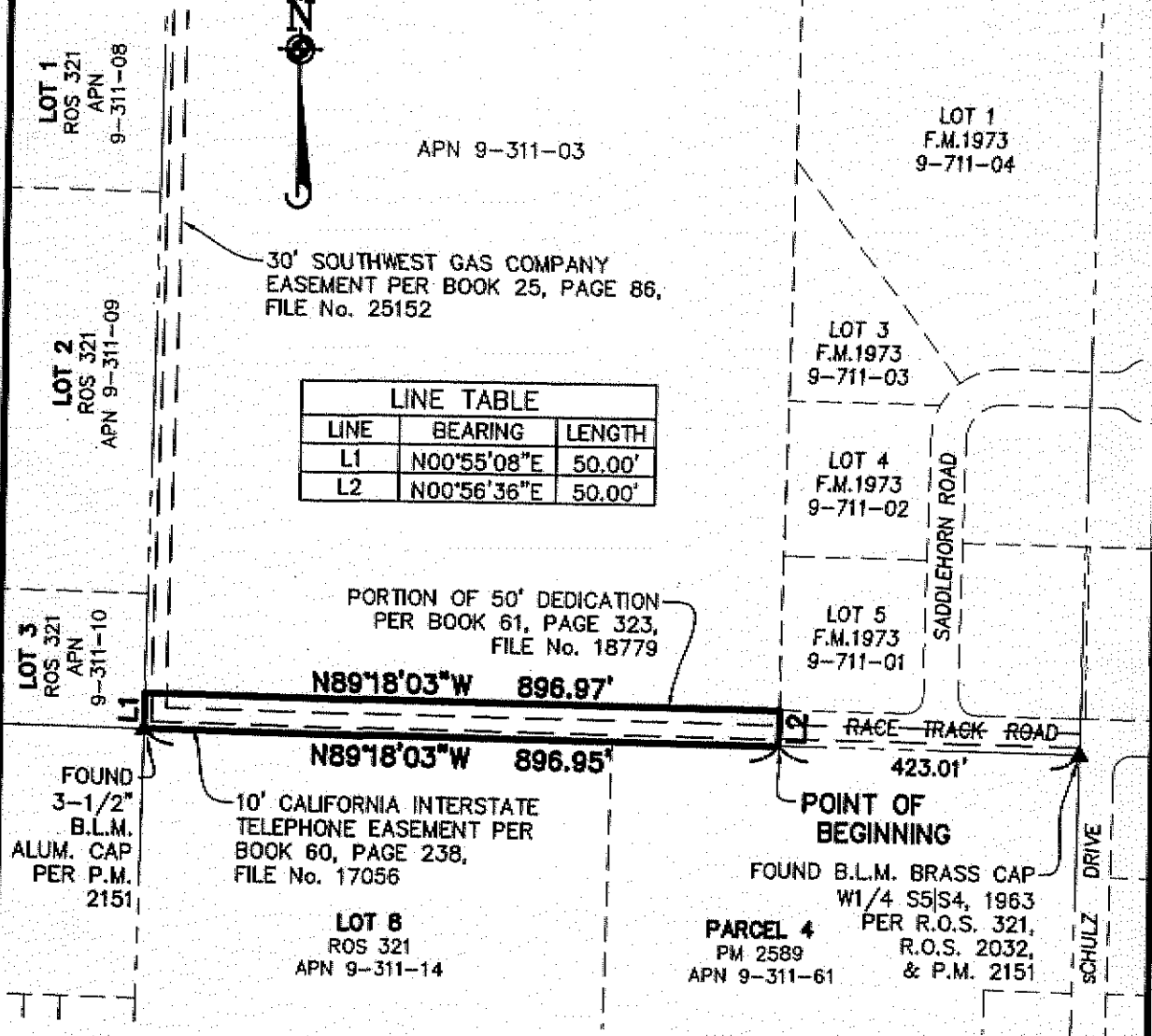
 **Manhard Consulting, Ltd.**

9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500



NOTE:
THIS
ILLUSTRATION IS
INTENDED ONLY
TO DEPICT THE
ACCOMPANYING
PROPERTY
DESCRIPTION
AND DOES NOT
REPRESENT A
MONUMENTED
LAND SURVEY.

ILLUSTRATION FOR
EXHIBIT A-1
DEPICTING ABANDONMENT AFFECTING:
APN 009-311-03
SCHULZ RANCH DEVELOPERS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°55'08"E	50.00'
L2	N00°56'36"E	50.00'

SCHULZ RANCH	CARSON CITY, NEVADA	ROAD ABANDONMENT								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>PROJ. MON.</td><td>DFH</td></tr> <tr><td>DRAWN BY.</td><td>DFH</td></tr> <tr><td>DATE.</td><td>6/09/2006</td></tr> <tr><td>SCALE.</td><td>1" = 200'</td></tr> </table>	PROJ. MON.	DFH	DRAWN BY.	DFH	DATE.	6/09/2006	SCALE.	1" = 200'	<p>MANHARD CONSULTING LTD. ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS 9850 DOUBLE R BLVD, SUITE 101 RENO, NEVADA 89523 TEL: (775) 746-3500 FAX: (775) 746-3520 www.MANHARD.com</p>	<p>SHEET 1 OF 1 060051 LENCN</p>
PROJ. MON.	DFH									
DRAWN BY.	DFH									
DATE.	6/09/2006									
SCALE.	1" = 200'									

EXHIBIT "B"

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 009-311-03

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed:	<u>[Signature]</u>	<u>CHARTER COMMUNICATIONS</u>	<u>6/15/06</u>
	Signature	Company	Date
Signed:	<u>[Signature]</u>	<u>Carson City Utilities</u>	<u>11/2/06</u>
	Signature	Company	Date

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

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
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 ✓ | SBC Nevada Bell Telephone Company ✓ |
| Carson City Engineering (will sign during review) ✓ | Carson City Utilities (will sign during review) ✓ |

EXHIBIT "B"

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 1200 RACE TRACK ROAD, CARSON CITY, NV

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: Jacqueline Carlson VERIZON CALIFORNIA INC. 9/21/2006
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

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
SBC Nevada Bell Telephone Company
Carson City Utilities (will sign during review)

VERIZON CALIFORNIA INC.

EXHIBIT "B"

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: RACE TRACK ROAD APN 009-311-03

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): We do have a utility in the right-of-way being abandoned, but can abandon this main once we have been given notice to proceed and received payment for work, prior to completing

Signed: the work _____
Signature Company Date

Signed: Matthew A. Helms _____
Signature Company Date 10/02/2006

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
SBC Nevada Bell Telephone Company
Carson City Utilities (will sign during review)

H:\Applications\aband-row.wpd

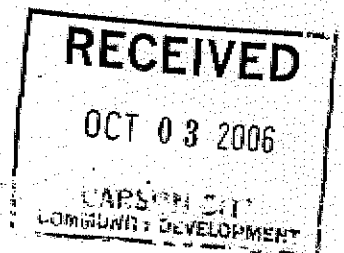


EXHIBIT "B"

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: RACE TRACK ROAD APN 009-311-03
(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

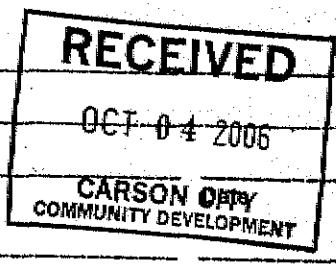
Signed:	_____	_____	_____
	Signature	Company	Date
Signed:	_____	_____	_____
	Signature	Company	Date

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

Signed:	<u>[Signature]</u>	<u>SPPC</u>	<u>6/9/06</u>
	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
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 | SBC Nevada Bell Telephone Company |
| Carson City Engineering (will sign during review) | Carson City Utilities (will sign during review) |

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