



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: August 17, 2017

Staff Contact: Hope Sullivan, Planning Manager (hsullivan@carson.org)

Agenda Title: For Possible Action: To approve an Abandonment of Public Right-of-Way application from Carson City School District (property owner: City of Carson City) to abandon approximately 7524 square feet of public right-of-way known as Corbett Street, west of North Stewart Street adjacent to property located at 202 East Corbett Street and property on East John Street, APN's 002-138-17, 002-153-04, and -11. (Reference AB-17-086) (Hope Sullivan, hsullivan@carson.org)

Staff Summary: Pursuant to NRS 278.480 and CCMC Title 17, the applicant is proposing the abandonment of a portion of right-of-way known as Corbett Street. The Planning Commission makes a recommendation on all Abandonment requests, and the Board of Supervisors will make the final decision regarding the request.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

I move to approve an Abandonment of Public Right-of-Way application from Carson City School District (property owner: City of Carson City) to abandon approximately 7,524 square feet of public right-of-way known as Corbett Street, on property adjacent to APN's 002-138-17, 002-153-04, and 002-153-11 based on the findings and subject to the conditions of approval contained in the staff report, and authorize the mayor to sign the Order of Abandonment.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

At its meeting of July 26, 2017, the Planning Commission voted 6-0 to recommend approval of the proposed abandonment AB-17-086 based on the ability to make the required findings, and subject to conditions of approval.

Background/Issues & Analysis

Pursuant to NRS 278.480 and CCMC Title 17, the Board of Supervisors takes final action on right-of-way abandonments. Please see the attached staff report to the Planning Commission for further explanation.

Attachments:

- 1) Abandonment Order
- 2) Staff report to the Planning Commission
- 3) Application from the Carson City School District

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.480 and CCMC Title 17.15

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

- 1) Deny the application
- 2) Refer back to staff and Planning Commission for further review.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

APN(s): 002-138-17, 002-153-04, and 002-153-11

AN ORDER ABANDONING A 130.95 FOOT TO 167.77 FOOT LONG BY 50.62 FOOT TO 62.58 FOOT (CURVED) PORTION OF CORBETT STREET, LOCATED EAST OF FALL STREET AND AT NORTH STEWART STREET WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 8 (SEC. 8), TOWNSHIP 15 NORTH (T.15N.), RANGE 20 EAST (R.20E), MOUNT DIABLO MERIDIAN (M.D.M), CARSON CITY, NEVADA, BEING A 7,524 SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED ADJACENT TO 202 EAST CORBETT STREET, CORBETT STREET AND EAST JOHN STREET, ASSESSOR'S PARCEL NUMBERS 002-138-17, 002-153-04, AND 002-153-11, IN CARSON CITY, NEVADA.

WHEREAS, on June 15, 2017, Carson City School District duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the southeast 1/4 of the southwest 1/4 of Section 8, Township 15 North, Range 20 East, M.D.M. approximately 7,524 square feet, adjacent to APN(s) 002-138-17, 002-153-04,

and 002-153-11 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 July 26, 2017. At the public hearing 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 _____ 2017, 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(s) "A" of written descriptions of the right-of-way abandonment, and maps are shown as the Exhibit(s) "A-1", and the attached utility statements are shown as Exhibit(s) "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 utility facilities, which may presently exist within the areas affected by abandonment's, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City, if requested.

ORDERED this ____ day of _____, 2017, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

EXHIBIT A

DESCRIPTION OF

PUBLIC ROADWAY ABANDONMENT

**A PORTION OF CORBETT STREET
CARSON CITY, NEVADA**

A parcel of land within a portion of that certain Public Roadway known as Corbett Street originally dedicated per Rice & Peters Addition and shown on Record of Survey Map No. 319, recorded January 6, 1969 as File No 47222, Carson City (formerly Ormsby County) Recorder and situate within the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 8 (Sec. 8), Township 15 North (T.15N.), Range 20 East (R.20E.), Mount Diablo Meridian (MDM), Carson City, Nevada, more particularly described as follows:

COMMENCING at the centerline intersection of N. Stewart Street and Corbett Street marked by a 2-inch aluminum cap stamped "PLS 17616" and shown as equation station "S1" 15+99.31 POC = "C1" 10+00 POC on the centerline of said N. Stewart Street, on Record of Survey for Carson City Department of Public Works Map No 2732 recorded February 22, 2010 as File No. 398103 in the Carson City, Nevada Recorder's office, also being the beginning of a non-tangent curve to the right, a tangent bearing to said beginning bears North 40°08'32" East;

THENCE, departing said centerline intersection and along the centerline of said N. Stewart Street, 33.42 feet along the arc of a 400.00 foot radius curve through a central angle of 4°47'15";

THENCE, departing the centerline of said N. Stewart Street, North 89°01'48" West, 44.32 feet to the northwesterly right-of-way of said N. Stewart Street (66' wide) and the northerly right-of-way of Corbett Street (width varies) also being the **POINT OF BEGINNING** and the beginning of a non-tangent curve to the left, a tangent bearing to said beginning bears South 40°51'19" West;

THENCE, departing said northerly right-of-way and along said northwesterly right-of-way and along said curve, 62.58 feet along the arc of a 433.00 foot radius curve through a central angle of 8°16'49" to the southerly right-of-way of said Corbett Street;

THENCE departing said northwesterly right-of-way and along said southerly right-of-way, North 88°58'32" West, 130.95 feet;

THENCE departing said southerly right-of-way, North 00°38'27" East, 50.62 feet to the aforementioned northerly right-of-way of said Corbett Street;

THENCE along said northerly right-of-way, South 89°01'48" East, 167.77 feet to the **POINT OF BEGINNING**.

Containing 7,524 square feet more or less.

See Exhibit "A-1" map to accompany legal description, attached hereto and made a part hereof.

Basis of Bearings: Identical to that of Record of Survey Map No. 2732, recorded February 22, 2010 as File No. 398103 in the Carson City, Nevada recorder's office.

Gerald D. Juarez
Nevada PLS 12140
For and on behalf of

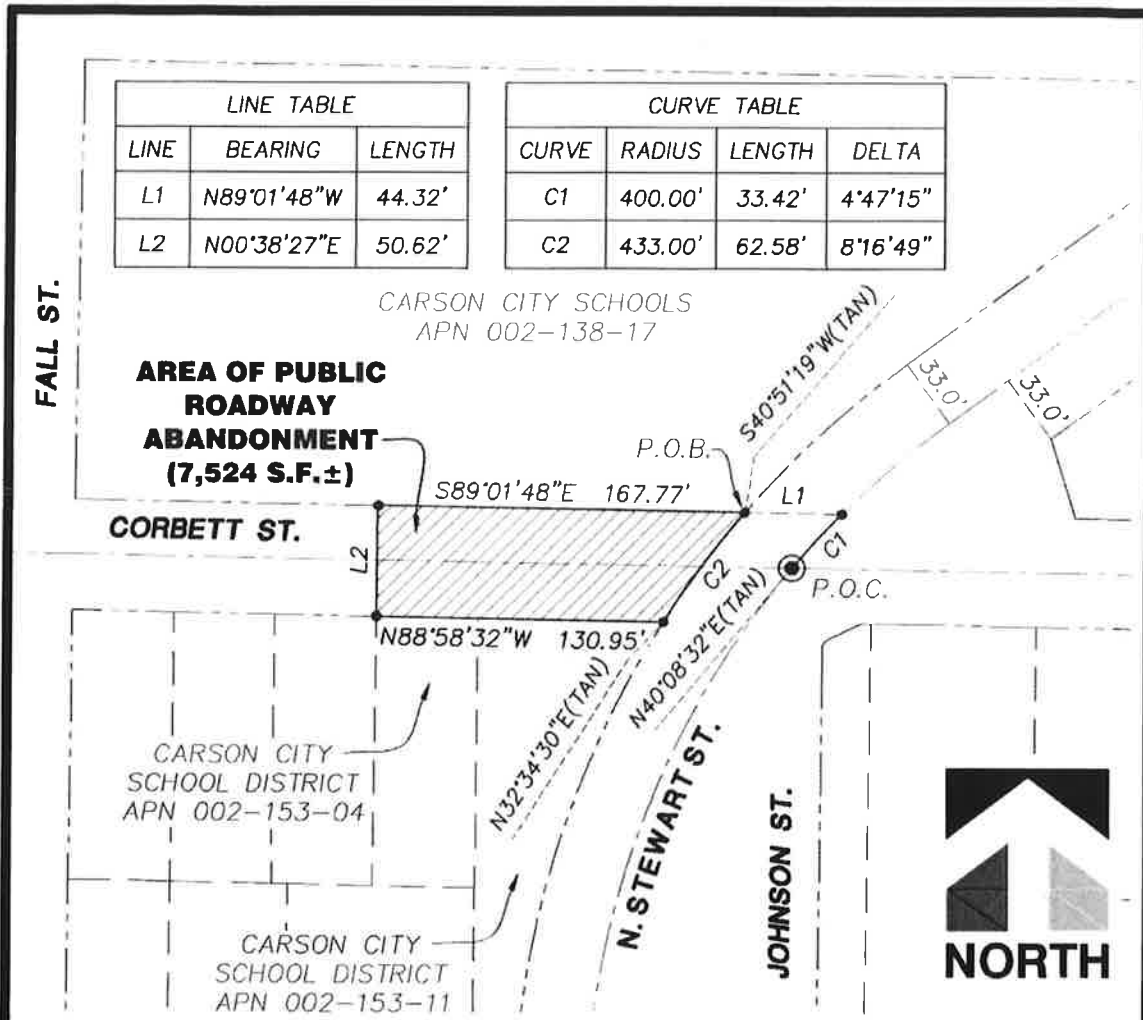


9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 746-3500



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°01'48"W	44.32'
L2	N00°38'27"E	50.62'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	400.00'	33.42'	4°47'15"
C2	433.00'	62.58'	8°16'49"



LEGEND:

- ABANDONMENT AREA
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY
- EXISTING CENTERLINE
- DIMENSION POINT - NOTHING FOUND OR SET
- ⊙ CENTERLINE INTERSECTION PER (R-1)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ROS RECORD OF SURVEY
- TAN TANGENT BEARING
- (R1) RECORDED REFERENCE NUMBER

BASIS OF BEARINGS:

IDENTICAL TO THAT OF RECORD OF SURVEY MAP NO. 2732, RECORDED FEBRUARY 22, 2010 AS FILE NO. 398103 IN THE CARSON CITY, NEVADA RECORDER'S OFFICE.

REFERENCES:

1. RECORD OF SURVEY MAP NO. 2732, RECORDED 2/22/10, FILE NO. 398103

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PIONEER HIGH SCHOOL EXHIBIT "A-1" CORBETT STREET ABANDONMENT

PROJ MGR: GDJ
 DRAWN BY: GDJ
 DATE: 8/7/17
 SCALE: 1"=80'



Manhard
 CONSULTING

3478 Donatello Pkwy, Suite 112, Carson City, NV 89706 tel (775) 886-8800 fax (775) 886-7888 www.manhard.com
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 Construction Managers - Environmental Scientists - Landscape Architects - Planners

SHEET

1 OF 1

BHACCNV14

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: Corbett St/Stewart St APN#002-138-17 202 E Corbett St., Carson City, NV 89706

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

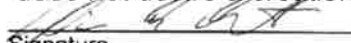
1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

_____ Signature	_____ Print Name	_____ Company	_____ Date
_____ Signature	_____ Print Name	_____ Company	_____ Date
_____ Signature	_____ Print Name	_____ Company	_____ Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

_____ Signature	_____ Print Name	_____ Company	_____ Date
_____ Signature	_____ Print Name	_____ Company	_____ Date
_____ Signature	_____ Print Name	_____ Company	_____ Date

3. OTHER: (Please type in a statement which applies to your situation): Charter Communications does have a utility in the right of way being abandoned but does not desire a creation of a PUE in the portion of right way that is being abandoned.

 Signature	<u>Diane Albrecht</u> Print Name	<u>Charter Communications</u> Company	<u>6/8/17</u> Date
_____ Signature	_____ Print Name	_____ Company	_____ Date
_____ Signature	_____ Print Name	_____ Company	_____ Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Utilities (will sign during review)

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: Corbett St/Stewart St APN#002-138-17 202 E Corbett St., Carson City, NV 89706

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

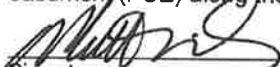
1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

 _____
Signature MATT CINGRICH NV ENERGY 6-8-17
Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

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

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Utilities (will sign during review)

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

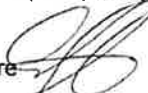
LOCATED AT Corbett St/Stewart St APN#002-138-17 202 E Corbett St., Carson City, NV 89706

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

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signature	Print Name	Company	Date
Signature	Print Name	Company	Date
Signature	Print Name	Company	Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility

Signature 	Cliff Cooper Mgr OSP Planning Print Name	Nevada Bell Telephone Co d/b/a AT&T Nevada Company	06/08/2017 Date
--	--	--	--------------------

Signature	Print Name	Company	Date
Signature	Print Name	Company	Date

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

Signature	Print Name	Company	Date
Signature	Print Name	Company	Date
Signature	Print Name	Company	Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Utilities (will sign during review)

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: Corbett Street - near the intersection of Stewart Street

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

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

_____ Signature	_____ Print Name	_____ Company	_____ Date
--------------------	---------------------	------------------	---------------

_____ Signature	_____ Print Name	_____ Company	_____ Date
--------------------	---------------------	------------------	---------------

_____ Signature	_____ Print Name	_____ Company	_____ Date
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2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

<i>Amanda Marcucci</i> Signature	Amanda Marcucci Print Name	Southwest Gas Company	6/12/17 Date
-------------------------------------	-------------------------------	--------------------------	-----------------

_____ Signature	_____ Print Name	_____ Company	_____ Date
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_____ Signature	_____ Print Name	_____ Company	_____ Date
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3. OTHER: (Please type in a statement which applies to your situation): _____

_____ Signature	_____ Print Name	_____ Company	_____ Date
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_____ Signature	_____ Print Name	_____ Company	_____ Date
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_____ Signature	_____ Print Name	_____ Company	_____ Date
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THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

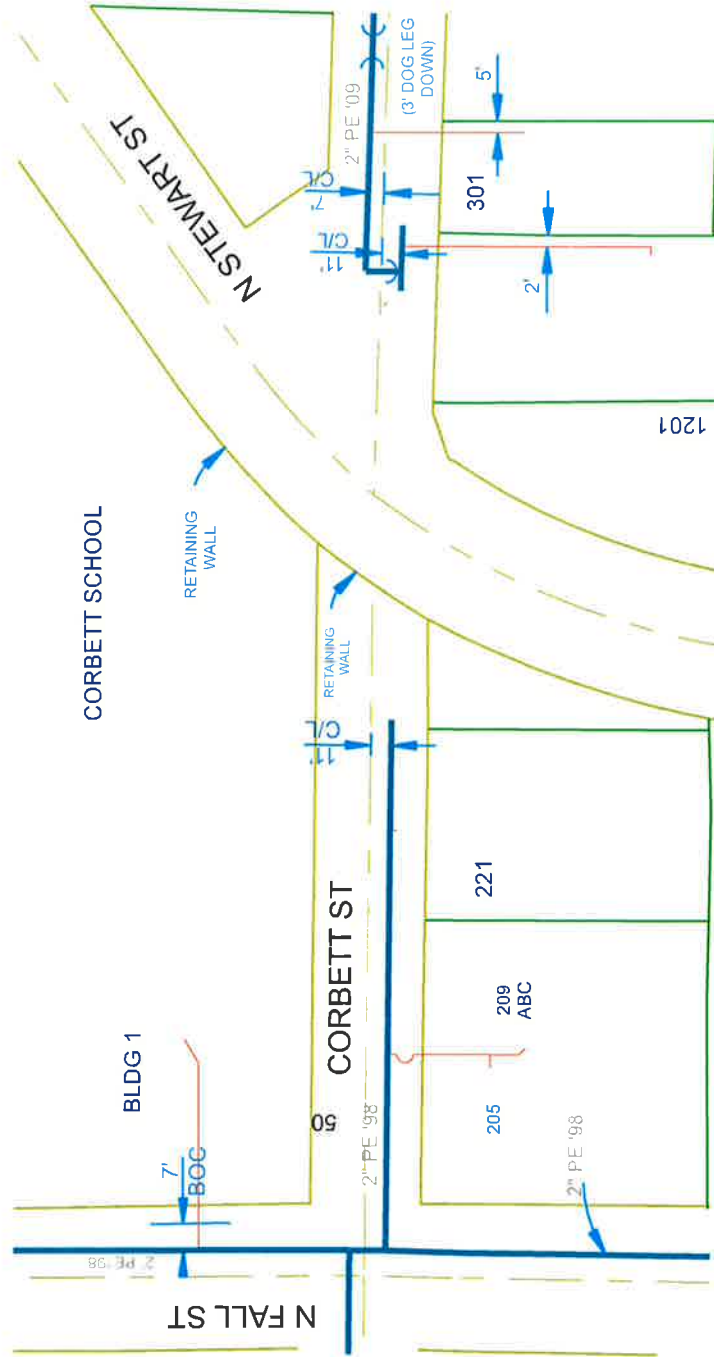
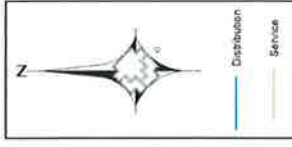
NV Energy
Charter Communications
Carson City Utilities (will sign during review)

Southwest Gas Corporation
AT&T Nevada



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STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 26, 2017

FILE NO: SUP-17-085 & AB-17-086

AGENDA ITEM: F-1 & F-2

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUESTS:

SUP-17-085: Approval of a Special Use Permit to allow a 17,995 square foot expansion and remodeling of an existing school on property zoned Multi-Family Apartment (MFA), Retail Commercial (RC) and Public (P).

AB-17-086 A recommendation to the Board of Supervisors regarding an application for an abandonment of right-of-way of the eastern end of Corbett Street, adjacent to properties at 202 East Corbett Street, Corbett Street and East John Street.

APPLICANT: Manhard Consulting / Karen Downs

OWNER: Carson City Schools

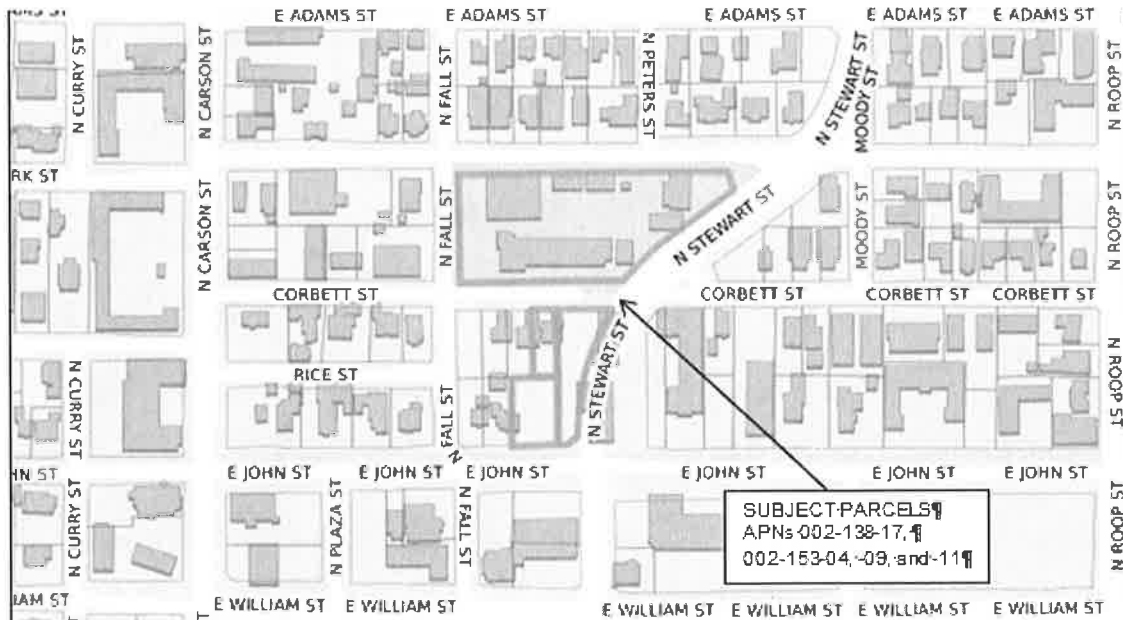
LOCATION: 202 Corbett Street

APN: 002-138-17, 002-153-04, 002-153-09 and 002-153-11

RECOMMENDED MOTIONS:

"I move to approve SUP-17-085, a Special Use Permit to allow a 17,995 square foot expansion and remodeling of the existing Pioneer High School, on properties zoned Public, Multi-Family Apartment and Retail Commercial, located at 202 Corbett Street, APNs 002-138-17, 002-153-04, 002-153-09 and 002-153-11 based on the findings and subject to the conditions of approval outlined in the staff report."

"I move to recommend approval of AB-17-086 to the Board of Supervisors, a request of abandonment of 7524 square feet of the Corbett Street right-of-way based on the ability to make the required findings and subject to the conditions of approval outlined in the staff report."



SPECIAL USE PERMIT: RECOMMENDED CONDITIONS OF APPROVAL

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all of the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
3. The project requires application for a Building Permit, issued through the Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
4. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
5. All on and off-site improvements shall conform to City standards and requirements.
6. Any site construction work must be to Carson City Development Standards and meet the requirements of the Carson City Standard Details.
7. A historic fault line is mapped on the southern portion of the new parking lot. A geotechnical investigation of the project must be obtained to determine actual fault location and, if applicable, building setback requirements.
8. The project must follow the 2012 International Fire Code and northern Nevada fire code amendments.
9. Additional fire hydrants will be needed.
10. Fire alarm and fire sprinklers are required.
11. Additional man doors are needed in the perimeter fence. Locations to be approved by Carson City Fire Department.
12. Knox box is required.
13. The access gate on Fall Street may need a Knox box.
14. The south parking lot must maintain a minimum of 20 foot clear width and minimum 30 foot inside/50 foot outside radius turns.
15. Plans for the expansion need to be submitted to Carson City Building Department and approved, prior to any work being done. Plans also need to be submitted to the appropriate State agency for review and approval. The project will need to be built in

accordance with applicable requirements set forth in Nevada Administrative Code 444 and 446.

16. Reflective, untreated roofs shall be prohibited unless painted with a flat, non-glossy paint to compliment or match the primary color of the primary exterior building material(s).
17. Any roof-top equipment on the new portion of the building shall be screened pursuant to Carson City Development Standards, Division 1.1.7.
18. The applicant shall submit exterior light fixture details for any proposed fixtures for the facility as a part of the Building Permit application. The fixtures must meet the requirements of Design Standards 1.3: Lighting.
19. As part of the construction documents, the applicant shall submit a landscape plan consistent with Carson City Development Standards, Division 3 (Landscaping). Additionally, the landscape plan shall demonstrate compliance with all required parking lot landscaping in all parking areas, and include landscaping along Park Street consistent with the landscaping on Fall Street. All landscaping must be installed or bonded for prior to issuance of a Certificate of Occupancy.

ABANDONMENT: 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 and title search materials as required by the Planning Division in order to fully complete the abandonment process.
2. 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 the applicant for signature after approval by the Board of Supervisors).
3. Public utility easements must be created along the new property lines.
4. A water main easement must be reserved.
5. A storm drain easement must be reserved.
6. A blanket drainage easement must be reserved.
7. Approval of this abandonment is dependent on approval of the Special Use Permit for the Pioneer High School Expansion (SUP-17-085).
8. A public utility easement must be created along the alignments of NV Energy, Southwest Gas, and AT & T's existing utilities.
9. The applicant must provide legal descriptions of the resulting parcels upon approval of the abandonment of the right-of-way.
10. Conditional approval for the requested abandonment shall expire four years after

Board of Supervisor approval of the original application, unless an extension of time has been granted by the Board of Supervisors.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.185 (Public Regional Uses); CCMC 17.15 (Abandonment of Right-of-Way)

MASTER PLAN DESIGNATION: High Density Residential and Public/Quasi-Public

ZONING DISTRICT: Public (P), Multi-Family Apartment (MFA), Retail Commercial (RC)

KEY ISSUES: Will the proposed 17,995 square foot addition be compatible with the surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

- NORTH: Multi-Family Duplex/Residential
- SOUTH: Retail Commercial/Commercial
- EAST: Multi-Family Duplex/Commercial
- WEST: Multi-Family Apartment/Residential

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Shaded
- SLOPE/DRAINAGE: Existing school site is relatively flat
- EARTHQUAKE: Moderate, Fault Zone within 200 feet

SITE DEVELOPMENT INFORMATION:

- PARCEL AREA: 2.57 acres (total combined parcels)
- EXISTING LAND USE: High School
- EXISTING STRUCTURES: 24,100 square feet
- PROPOSED STRUCTURES: 17,995 square feet
- PROPOSED PARKING: 67 spaces
- REQUIRED PARKING: 66 spaces
- VARIANCES REQUIRED: None

SITE HISTORY:

- SUP-13-140: 1500 square foot expansion of building
- SUP-13-140A: modification of SUP-13-140 for a 1912 square foot expansion of the building

DISCUSSION:

Pioneer High School is an accredited alternative High School within the Carson City School District system. It is a public school for which students in grades 9-12 can apply at anytime during the school year. Pioneer High School's alternative status allows it to offer many different formats to meet the diverse needs of the community. Its campus is located at the intersection of Corbett and Fall Streets in the former Corbett Elementary School facilities. The applicant estimates that the number of students at buildout will be 200, with 24 faculty and staff.

The applicant has requested approval of a Special Use Permit to expand the existing Pioneer High School building by 17,995 square feet. The remodel and expansion will accommodate the following:

- Removal of four modular buildings

- Creation of a commons area
- A multi-purpose room
- A fitness room
- Chemistry classroom
- Biology classroom
- Library / Media Room
- Kitchen
- An additional restroom
- An electrical room

At the time of submittal, the applicant did not know if the additional space would be accommodated by placing an addition on the existing building, or by building a separate building. The applicant will be pursuing a separate building, and the plans provided to the Planning Commission reflect this approach.

Of note, when the expansion was approved in 2013, the landscaping of the parking areas was deferred. This landscaping will be required as part of the subject improvements.

The applicant owns property between Corbett Street and John Street that has been improved as a parking area. The subject parking lot is separated from the main campus by Corbett Street. The applicant is requesting to abandon a portion of the Corbett Street right-of-way, and to improve the abandoned right-of-way as additional parking.

A Special Use Permit is required pursuant to Carson City Municipal Code (CCMC) because all new uses or expansions of existing uses within a Public zoning district require approval of a Special Use Permit.

Consistent with CCMC 17.15.015, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors regarding requests to abandon a right-of-way.

In both cases, the Planning Commission bases its decision on the ability to make the required findings in the affirmative.

PUBLIC COMMENTS:

Public notices regarding the Special Use Permit were mailed on July 10, 2017 to 133 property owners within 600 feet of the subject site pursuant to the provisions of NRS and CCMC, and two certified letters were mailed on July 7, 2017 regarding the abandonment. As of the date this report was completed, no comments have been received by the Planning Division. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

SPECIAL USE PERMIT: CITY DEPARTMENT COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division Comments:

1. Any site construction work must be to Carson City Development Standards and meet the requirements of the Carson City Standard Details.

2. A historic fault line is mapped on the southern portion of the new parking lot. A geotechnical investigation of the project must be obtained to determine actual fault location and, if applicable, building setback requirements.

Fire Department Comments:

1. The project must follow the 2012 International Fire Code and northern Nevada fire code amendments.
2. Additional fire hydrants will be needed.
3. Fire alarm and fire sprinklers are required.
4. Additional man doors are needed in the perimeter fence. Locations to be approved by CCFD.
5. Knox box is required.
6. The access gate on Fall Street may need a Knox box.
7. The south parking pot must maintain a minimum of 20' clear width and minimum 30' inside/50' outside radius turns

Health and Human Services Comments:

1. Plans for the expansion need to be submitted to Carson City Building Department and approved, prior to any work being done. Plans also need to be submitted to the appropriate State agency for review and approval. The project would need to be built in accordance with applicable requirements set forth in Nevada Administrative Code 444 and 446.

ABANDONMENT: CITY DEPARTMENT COMMENTS:

Engineering Department

1. A water main easement must be reserved.
2. A storm drain easement must be reserved.
3. A blanket drainage easement must be reserved.
4. Approval of this abandonment is dependent on approval of the Special Use Permit for the Pioneer High School Expansion (SUP-17-085).

SPECIAL USE PERMIT FINDINGS

Staff recommends approval of the Special Use Permit based on the findings outlined below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

1. **The use will be consistent with the objectives of the Master Plan elements.**

*The proposed project is consistent with the following applicable goal of the Master Plan:
Goal 1.5d – Coordination of Services. The City shall coordinate with internal service*

departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites.

The proposed Special Use Permit is a coordination with the City and the Carson City School District to improve the facilities at the Pioneer High School.

2. **The proposed use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no noise, vibrations, fumes, odors, dust, glare or physical activity.**

Staff would note that the profile of the buildings along E. Park Street, and, in fact, surrounding the site is low profile, single story buildings with mature landscaping, including mature trees. The existing school frontage along Park Street is comprised of a chain linked fence, with modular buildings essentially lining Park Street, and no landscaping. With the proposed plan, the modular buildings will be removed, and an attractive, primarily brick, 40 foot tall building will be constructed. Staff finds the replacement of the modular buildings will be positive for the neighborhood, but would suggest that landscaping comparable to landscaping along Fall Street be incorporated along Park Street. Staff finds this will soften the appearance of the building, and improve compatibility along Park Street.

3. **The project will have little or no detrimental effect on vehicular or pedestrian traffic.**

Engineering staff finds that the incremental increase in students and faculty associated with the school expansion will not have a detriment effect on vehicular or pedestrian traffic.

4. **The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

The school is currently served by public services and facilities. The engineering staff finds that the proposed expansion will not overburden existing facilities or services.

5. **The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

The purpose of the Public zoning district is to achieve the following objectives:

- *To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City;*
- *To organize the assemblage of specific, nonprofit and profit public facilities into efficient-functionally compatible, and attractively planned administrative centers in conformance with the Master Plan;*
- *To establish site plan approval for many uses thereby ensuring compatibility with adjacent, more restrictive zoning districts.*

Staff finds that the proposed school expansion is consistent with the objectives of the

district.

6. The project will not be detrimental to the public health, safety, convenience and welfare.

The proposed project will not be detrimental to the health, safety, convenience and welfare of the general public. The use is established, and the proposed expansion will allow for removal of four unsightly modular buildings, and enhancements to the existing school.

7. The project will not result in material damage or prejudice to other property in the vicinity.

The use is established. Staff is concerned with the interface of the two story building along Park Street, and that landscaping comparable to that found on Fall Street be incorporated along the Park Street frontage to improve compatibility with the neighborhood. Staff has included a condition of approval reflecting this.

RIGHT-OF-WAY ABANDONMENT FINDINGS

In accordance with CCMC 17.15.010, the staff recommendation is based upon the following findings.

1. Will the public be materially injured or not?

The public will not be materially injured by the abandonment. The road is a “de facto” dead end road due to a grade differential. The applicant owns property on each side of the right-of-way. There will be no landlocked parcels created as a result of the proposed abandonment.

2. Whether the street was dedicated or not?

There are no records indicating that the City ever paid for the right-of-way. Since Carson City did not pay for the right-of-way, it is staff's conclusion that no charge for the right-of-way be required.

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.

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 abandonment will accommodate increased parking for school use by allowing the creation of a parking lot.

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

A public utility easement will be required to satisfy requirements of NV Energy, AT & T, and Southwest Gas. The creation of a public utility easement has been recommended as a condition of approval.

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

Staff has included recommended conditions of approval relative to the responsibilities of the applicant in the event this application is approved.

Attachments:

SUP-17-085 application

AB-17-086 application

Carson City Planning Division
 108 E. Proctor Street, Carson City, NV 89701
 Phone: (775) 887-2180 Email: planning@carson.org

FILE # AB - 17 - 086

APPLICANT PHONE #
 Carson City School District/Mark Johnson 775-283-2000

MAILING ADDRESS, CITY, STATE, ZIP
 1402 King Street Carson City, NV 89703

EMAIL ADDRESS
 mjohnson@carson.k12.nv.us

PROPERTY OWNER PHONE #
 same

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Manhard Consulting/Brad Squelch 775-887-5214

MAILING ADDRESS, CITY, STATE, ZIP
 3476 Executive Pointe Way, Carson City NV 89706

EMAIL ADDRESS
 bsquelch@manhard.com

FOR OFFICE USE ONLY:

CCMC 17.15



ABANDONMENT OF PUBLIC RIGHT-OF-WAY

FEE*: \$2,450.00 + noticing fee
 *Due after application is deemed complete by staff

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Written Project Description
 - Justification Statement
 - Site Map/Exhibit
 - Legal Descriptions
 - Development Engineering Memo of Support
 - Utility Statements
 - Title Report
 - Documentation of Taxes Paid to Date
- CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By: _____

Submittal Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 002-138-17, 002-153-04, -09, -11	Street Address 202 E. Corbett Street
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Briefly describe the proposed right-of-way abandonment. If you are abandoning an access, explain how the parcel will be accessed:
 This ROW Abandonment is proposed as a part of the Pioneer High School Expansion and Remodel. The area proposed to be abandoned is the eastern end of Corbett Street (where it terminates at N. Stewart Street) adjacent to the PHS parking lot. Please see attachment for detailed project description.

PROPERTY OWNER'S AFFIDAVIT

I, MARK JOHNSON, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

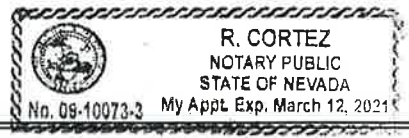
Signature: *Mark Johnson* Address: 1402 W. KING ST, CARSON CITY, NV 89703 Date: 6/7/17

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

STATE OF NEVADA)
 COUNTY)

On June 7, 2017, Mark Johnson, 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: *R. Cortez*





Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

June 15, 2017

Ms. Hope Sullivan, AICP
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: JUSTIFICATION FOR ABANDONMENT OF A PORTION OF CORBETT STREET RIGHT-OF-WAY

Dear Ms. Sullivan:

On behalf of Carson City School District, Manhard Consulting is submitting the attached Abandonment of a Public Right-of-Way application for a portion of Corbett Street right-of-way. This application is being submitted concurrent with a Special Use Permit Application to allow for the expansion and remodel of Pioneer High School.

Please accept this letter as the project description and statement of justification for a request for an abandonment of a portion of Corbett Street. This request is to abandon a portion of Corbett Street, adjacent to 202 E. Corbett Street (APN 002-138-17, Pioneer High School) and the adjacent undeveloped parcels used as a parking lot (APNs 002-153-04, -09, and -11), to improve parking availability at the school facility and eliminate an awkward turn-around at the end of Corbett Street. Corbett Street dead ends at Stewart Street. The area to be abandoned totals approximately 7,524 square feet. Please see attached Exhibit A-1.

The intention of the proposed right-of-way abandonment is to revert the property to the adjacent property owner (the applicant, Carson City School District) as this portion of the right-of-way is only used to access the parking lot for Pioneer High School.

Pursuant to Carson City Municipal Code Section 17.15.010 the required findings are addressed below:

1. Will the abandonment result in material injury to the public?

This portion of the public right-of-way is only used to access the Pioneer High School parking lot and does not have any other public use. It will not result in material injury to the public. No land locked parcels will be created as a result of this abandonment.

2. What is the history regarding the street being dedicated or not?

Record of Survey 319 documents the Rice and Peters Addition that includes the lots and blocks surrounding the portion of Corbett Street proposed to be abandoned. However, there is no

specific mention of dedication of Corbett Street on Record of Survey 319. Corbett Street is maintained by Carson City.

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

N/A

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

The abandonment does not have a public benefit so there should not be an offset against the determination of reasonable consideration.

5. What is the applicability of the parking value analysis applied to the request?

The abandonment will not result in the elimination of on-street parking (and will improve access to the parking lot). The subject area is currently used to access a parking lot. It is not applicable to apply the parking value analysis to this request.

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

Utility statements from NV Energy, Charter Communication, Southwest Gas, and AT&T are attached. The applicant will reserve utility easements requested.

7. Are any conditions of approval by the Board of Supervisors or recommendations by the planning commission or staff included?

There are no known conditions at this time.

The following information is attached to this Abandonment of Public Right-of-Way Application:

- Application
- Title Report
- Documentation of Taxes Paid to Date
- Memo of Support from Development Engineering
- Legal Descriptions of the proposed abandonment
- Site Map exhibit
- Utility Statements

Thank you for your consideration of this Abandonment of Public Right-of-Way application. Please contact me at 775-321-6538 or kdowns@manhard.com if you have any questions.

Sincerely,



Karen Downs
Land Planner