



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** March 19, 2020

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a request for an Order of Abandonment for the abandonment of a public right-of-way totaling approximately 39,385 square feet in the following three specific areas: all of West Willow Street right-of-way, being approximately 63 feet wide by 600 feet long, between Voltaire Street on the west and Cochise Street on the east; a portion of Voltaire street three feet wide by approximately 263 feet long on the east side of the public right-of-way, from the northern area of West Willow Street to West Overland Street; and two sections of Cochise Street three feet wide by approximately 132 feet long on the west side of the public right-of-way, from West Overland Street to the northern area of the abandonment of West Willow Street. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The area of abandonment is currently vacant property. If approved, the portion of Voltaire Street and Cochise Street would be narrowed from 63 feet to 60 feet wide, and West Willow Street would be abandoned completely. Per CCMC 17.15, the Board of Supervisors is authorized to abandon right-of-way areas.

Agenda Action: Formal Action / Motion **Time Requested:** 10 Minutes

Proposed Motion

I move to approve the Order of Abandonment based on the findings and subject to the conditions of approval contained in the staff report.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

At its meeting of April 24, 2019, the Planning Commission recommended approval of AB-18-157 by a vote of 7-0, subject to the conditions of approval contained in the staff report with the following modification to condition #5:

The Order shall state that the Nevada Energy easement will be retained. Abandonment may not occur until Nevada Energy states there is no need for the easement.

Background/Issues & Analysis

Pursuant to NRS 278.480 and CCMC Title 17, the Board of Supervisors takes final action on right-of-way abandonments.

At its meeting of April 24, 2019, the Planning Commission recommended approval of AB-18-157 subject to six conditions of approval. Three of the conditions of approval required the applicant to provide additional information or corrections prior to the Abandonment being considered by the Board of Supervisors. The

applicant has provided the necessary documentation for the abandonment to be considered for final action. Please see attached staff report to the Planning Commission for further explanation and additional information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.480 and CCMC Title 17.15

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

1. Modify the Conditions of Approval
2. Deny the application
3. Refer back to staff and the Planning Commission for further review

Attachments:

[Order with exhibits.pdf](#)

[PC Minutes 4-24-19.pdf](#)

[PC Staff Report packet with application.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

APN(s): 009-265-01, 009-265-02, 009-265-03, 009-267-06 and 009-267-07

AN ORDER ABANDONING ALL OF WEST WILLOW STREET RIGHT-OF-WAY, BEING APPROXIMATELY 63 FEET WIDE BY 600 FEET LONG, BETWEEN VOLTAIRE STREET ON THE WEST AND COCHISE STREET ON THE EAST; ABANDONING A PORTION OF VOLTAIRE STREET THREE FEET WIDE BY APPROXIMATELY 263 FEET LONG ON THE EAST SIDE OF THE PUBLIC RIGHT-OF-WAY, FROM THE NORTHERN AREA OF THE ABANDONMENT OF WEST WILLOW STREET TO WEST OVERLAND STREET; ABANDONING TWO SECTIONS OF COCHISE STREET THREE FEET WIDE BY APPROXIMATELY 132 FEET LONG ON THE WEST SIDE OF THE PUBLIC RIGHT-OF-WAY, FROM WEST OVERLAND STREET TO THE NORTHERN AREA OF THE ABANDONMENT OF WEST WILLOW STREET; ALL WITHIN A PORTION OF THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, CARSON CITY, STATE OF NEVADA, ON PROPERTIES LOCATED ADJACENT TO 4539 VOLTAIRE STREET, 4580 COCHISE STREET, 4530 COCHISE STREET, 449 WEST WILLOW STREET AND WEST WILLOW STREET/COCHISE STREET, ASSESSOR'S PARCEL NUMBERS 009-265-01, 009-265-02, 009-265-03, 009-267-06 AND 009-267-07, IN CARSON CITY, NEVADA.

WHEREAS, on October 18, 2018, Places CSI duly filed a written application seeking vacation and abandonment of 39,385 square feet of public right-of-way including all of West Willow Street located between the westerly right-of-way of Voltaire Street and the easterly right-of-way of Cochise Street; three feet of the easterly right-of-way of Voltaire Street between the northern public right-of-way of West Willow Street and southern public right-of-way of West Overland Street; and three feet of the westerly public right-of-way of Cochise Street between the southern public right-of-way of West Overland Street and the northern public right-of-way of West Willow Street, within a portion of the North and South halves of the Southwest quarter of the Northeast quarter of the Northeast quarter of Section 31, Township 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, adjacent to properties

located at 4539 Voltaire Street, 4580 Cochise Street, 4530 Cochise Street, 449 West Willow Street and West Willow Street/Cochise Street, Assessor's Parcel Numbers 009-265-01, 009-265-02, 009-265-03, 009-267-06 and 009-267-07, 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 April 24, 2019. At the public hearing testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way areas to the Carson City Board of Supervisors, subject to six conditions of approval, and finding that the public would not be materially injured by the vacations; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of March 19, 2020, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way areas 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 areas are more particularly described on the attached Exhibit(s) "A" of written descriptions of the right-of-way abandonments, and maps are shown as the Exhibit(s) "B", and the resultant parcels are described in Exhibit(s) "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way areas are hereby abandoned according to the provisions of NRS 278.480.

2. The NV Energy easement shall be retained.
3. 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.

ORDERED this ___ day of _____, 2020, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

EXHIBIT A

LEGAL DESCRIPTION
Right-of-Way Abandonment of portions of Voltaire Street
and West Willow Street, Carson City, Nevada,
to Parcel I, File No. 373515

Exhibit "A" – APN 009-265-01

Being the Easterly 3.00 feet of Voltaire Street and all of West Willow Street within a 33-foot-wide right-of-way reserved for roadway and public utilities purposes along the boundaries of the land conveyed pursuant to United States Patent No. 1185694, situate within the North half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point 33.00 feet southerly of the North-North 1/64th line of said Section 31, said North-North 1/64th line also being the centerline of West Overland Street, and 30.00 feet easterly of the East 1/16th line of said Section 31, said East 1/16th line also being the centerline of Voltaire Street, from which point Carson City GPS Control Point No. "CC035" bears S 47°32'08" E, 897.20 feet, more or less;

Thence, along a line 33.00 feet southerly of and parallel to said North-North 1/64th line of Section 31, S 89°07'00" E, 3.00 feet, more or less, to a line 33.00 feet easterly of and parallel to said East 1/16th line of Section 31;

Thence, along a line 33.00 feet easterly of and parallel to said East 1/16th line of Section 31, S 00°46'02" W, 263.38 feet, more or less to a line 33.00 feet northerly of and parallel to the South-North-North 1/256th line of said Section 31, said South-North-North 1/256th line also being the centerline of West Willow Street;

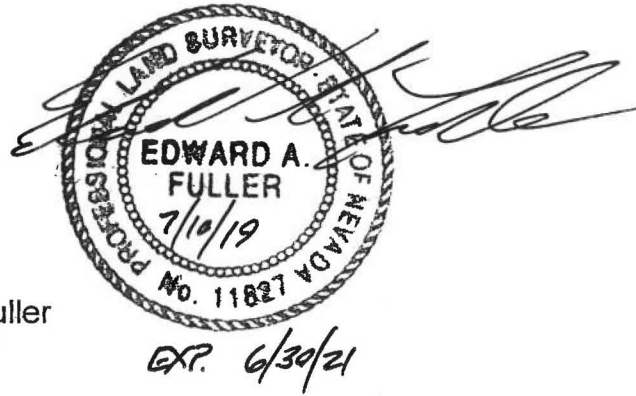
Thence, along a line 33.00 feet northerly of and parallel to said South-North-North 1/256th line of Section 31, S 89°06'38" E, 262.98 feet, more or less, to the easterly line of said Parcel I;

Thence, along the easterly line of said Parcel I, S 00°43'01" W, 33.00 feet, more or less, to said South-North-North 1/256th line of Section 31;

Thence, along said South-North-North 1/256th line of Section 31, N 89°06'38" W, 266.01 feet, more or less, to a line 30.00 feet Easterly of and parallel to said East 1/16th line of Section 31;

Thence, along a line 30.00 feet easterly of and parallel to said East 1/16th line of Section 31, N 00°46'02" E, 296.38 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 9,568 square feet of land, more or less.



Edward A. Fuller
P.L.S. 11827

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8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

LEGAL DESCRIPTION
Right-of-Way Abandonment of portions of
West Willow Street and Cochise Street Carson City, Nevada,
to Parcel II, File No. 373515

Exhibit “A” – APN 009-265-02

Being the Northerly 33.00 feet of West Willow Street and Westerly 3.00 feet of Cochise Street within a 33-foot-wide right-of-way reserved for roadway and public utilities purposes along the boundaries of the land conveyed pursuant to United States Patent No. 1185694, situate within the North half (N½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point on the South-North-North 1/256th line of said Section 31, said South-North-North 1/256th line also being the centerline of West Willow Street, and the westerly line of Parcel II, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada, from which point Carson City GPS Control Point No. “CC035” bears S 52°38'33” E, 503.04 feet, more or less;

Thence, along the westerly line of said Parcel II, N 00°43'01” E, 33.00 feet, more or less, to a line 33.00 feet northerly of and parallel to said South-North-North 1/256th line of Section 31;

Thence, along a line 33.00 feet northerly of and parallel to said South-North-North 1/256th line of Section 31, S 89°06'38” E, 331.10 feet, more or less, to a line 33.00 feet westerly of and parallel to the East-East 1/64th line of said Section 31, said East-East 1/64th line also being the centerline of Cochise Street;

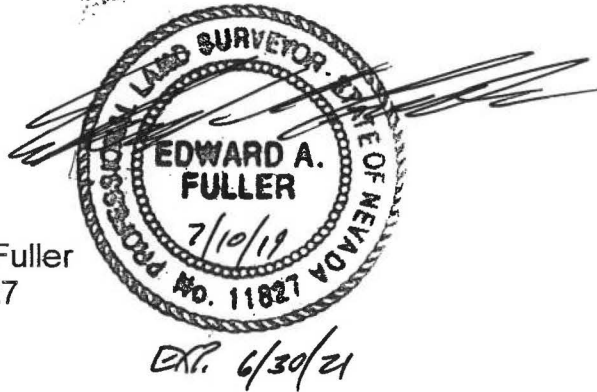
Thence, along a line 33.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, N 00°48'06” E, 131.72 feet, more or less, to a point on the northerly line of said Parcel II;

Thence, along the northerly line of said Parcel II, S 89°06'49” E, 3.00 feet, more or less, to a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31;

Thence, along a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, S 00°48'06” E, 164.72 feet, more or less, to said South-North-North 1/256th line of Section 31;

Thence, along said South-North-North 1/256th line of Section 31, N 89°06'38" W, 334.05 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 11,420 square feet of land, more or less.



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LEGAL DESCRIPTION
Right-of-Way Abandonment of a portion
of Cochise Street, Carson City, Nevada,
to Parcel III, File No. 373515

Exhibit "A" – APN 009-265-03

Being the Westerly 3.00 feet of Cochise Street within a 33-foot-wide right-of-way reserved for roadway and public utilities purposes along the boundaries of the land conveyed pursuant to United States Patent No. 1185694, situate within the North half (N½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point 30.00 feet westerly of the East-East 1/64th line of said Section 31, said East-East 1/64th line also being the centerline of Cochise Street, and the southerly line of Parcel III, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada, from which point Carson City GPS Control Point No. "CC035" bears S 07°47'06" E, 469.08 feet, more or less;

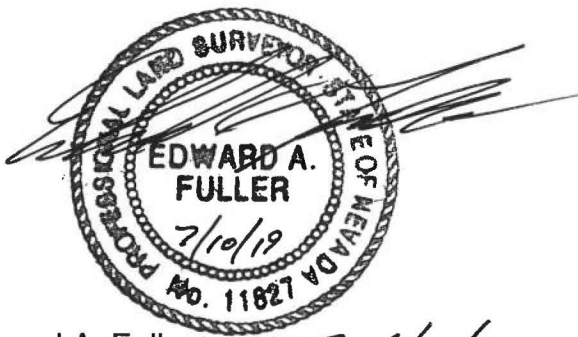
Thence, along the southerly line of said Parcel III, N 89°06'49" W, 3.00 feet, more or less, to a line 33.00 feet westerly of and parallel to said East-East 1/64th line of Section 31;

Thence, along a line 33.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, N 00°48'06" E, 131.72 feet, more or less, to a line 33.00 feet southerly of and parallel to the North-North 1/64th line of said Section 31, said North-North 1/64th line also being the centerline of West Overland Street;

Thence, along a line 33.00 feet southerly of and parallel to said North-North 1/64th line of Section 31, S 89°07'00" E, 3.00 feet, more or less, to a line 30.00 feet westerly of and parallel to the East-East 1/64th line of said Section 31;

Thence, along a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, S 00°48'06" W, 131.72 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 395 square feet of land, more or less.



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EXC. 6/30/21

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Page 2

LEGAL DESCRIPTION
Right-of-Way Abandonment of West Willow Street,
Carson City, Nevada, to Parcel IV, File No. 373515

Exhibit "A" – APN 009-267-06

Being a portion of the Southerly 30.00 feet of West Willow Street as shown on Parcel Map No. 610, File No. 074563, recorded October 27, 1977, Official Records of Carson City, Nevada, situate within the South half (S½), of the Southwest Quarter (SW¼), of the Northeast Quarter (NE¼), of the Northeast Quarter (NE¼), of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point on the South-North-North 1/256th line of said Section 31, said South-North-North 1/256th line also being the centerline of West Willow Street, and the prolongation of the westerly line of Parcel A as shown on said Parcel Map No. 610, also being the westerly line of Parcel IV, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada, from which point Carson City GPS Control Point No. "CC035" bears S 50°10'36" E, 475.79 feet, more or less;

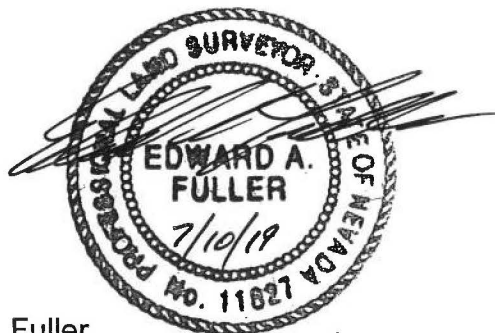
Thence, along said South-North-North 1/256th line of Section 31, S 89°06'38" E, 299.61 feet, more or less, to a line 30.00 feet westerly of and parallel to the East-East 1/64th line of Section 31, said East-East 1/64th line also being the centerline of Cochise Street;

Thence, along a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, S 00°48'06" E, 30.00 feet, more or less, to a line 30.00 feet southerly of and parallel to said South-North-North 1/256th line of said Section 31, said point also being the northeast corner of Parcel A as shown on said Parcel Map No. 610;

Thence, along a line 30.00 feet southerly of and parallel to said South-North-North 1/256th line of Section 31, said line also being the northerly line of Parcel A as shown on said Parcel Map No. 610, N 89°06'38" W, 299.63 feet, more or less, to the westerly line of said Parcel IV, said point also being the northwest corner of Parcel A as shown on said Parcel Map No. 610;

Thence, along the prolongation of the westerly line of said Parcel IV, N 00°50'25" E, 30.00 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 8,989 square feet of land, more or less.



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Exp. 6/30/21

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LEGAL DESCRIPTION
Right-of-Way Abandonment of West Willow Street,
Carson City, Nevada, to Parcel V, File No. 373515

Exhibit "A" – APN 009-267-07

Being a portion of the Southerly 30.00 feet of West Willow Street as shown on Parcel Map No. 610, File No. 074563, recorded October 27, 1977, Official Records of Carson City, Nevada, situate within the South half (S½), of the Southwest Quarter (SW¼), of the Northeast Quarter (NE¼), of the Northeast Quarter (NE¼), of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point 30.00 feet easterly of the East 1/16th line of said Section 31, said East 1/16th line also being the centerline of Voltaire Street, and the South-North-North 1/256th line of said Section 31, said South-North-North 1/256th line also being the centerline of West Willow Street, from which point Carson City GPS Control Point No. "CC035" bears S 65°04'43" E, 743.20 feet, more or less;

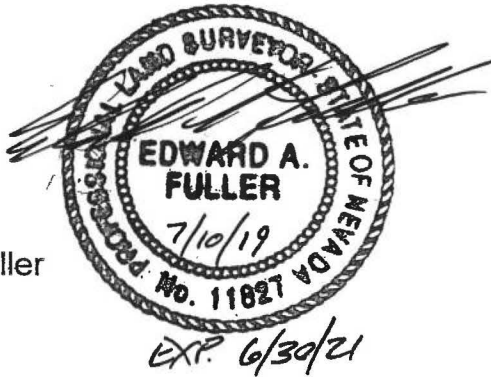
Thence, along said South-North-North 1/256th line of Section 31, S 89°06'38" E, 300.45 feet, more or less, the prolongation of the easterly line of Parcel B as shown on said Parcel Map No. 610, also being the easterly line of Parcel V, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada;

Thence, along the prolongation of the easterly line of Parcel B as shown on said Parcel Map No. 610, S 00°50'25" E, 30.00 feet, more or less, to a line 30.00 feet southerly of and parallel to said South-North-North 1/256th line of said Section 31, said point also being the northeast corner of Parcel B as shown on said Parcel Map No. 610;

Thence, along a line 30.00 feet southerly of and parallel to said South-North-North 1/256th line of Section 31, said line also being the northerly line of Parcel B as shown on said Parcel Map No. 610, N 89°06'38" W, 300.41 feet, more or less, to a line 30.00 feet easterly of and parallel to said East 1/16th line of Section 31, said point also being the northwest corner of Parcel B as shown on said Parcel Map No. 610;

Thence, along a line 30.00 feet easterly of and parallel to said East 1/16th line of Section 31, N 00°46'02" E, 30.00 feet, more or less, to the POINT OF BEGINNING.

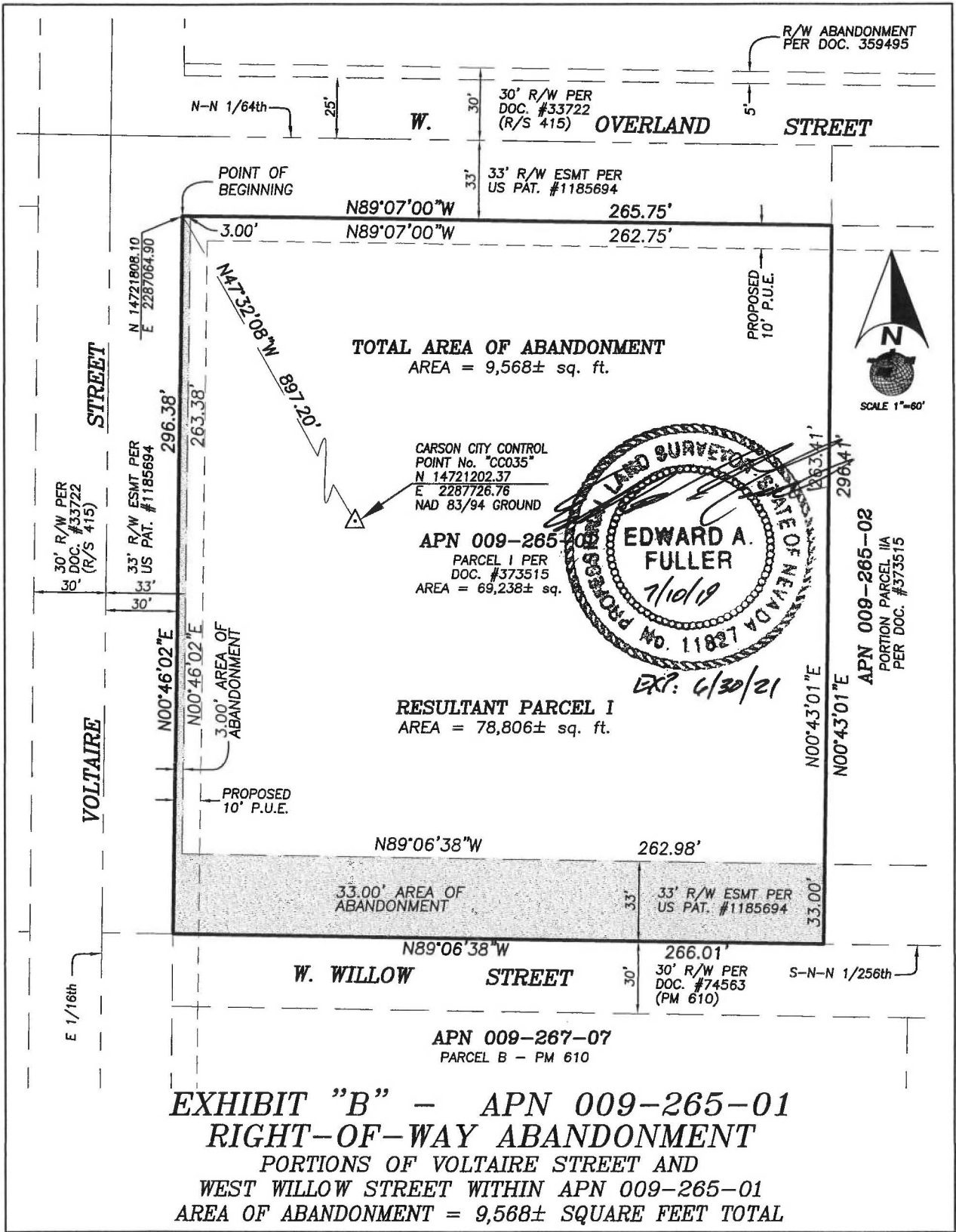
CONTAINING: 9,013 square feet of land, more or less.



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EXHIBIT B



**EXHIBIT "B" - APN 009-265-01
 RIGHT-OF-WAY ABANDONMENT
 PORTIONS OF VOLTAIRE STREET AND
 WEST WILLOW STREET WITHIN APN 009-265-01
 AREA OF ABANDONMENT = 9,568± SQUARE FEET TOTAL**

APN: 009-265-01
 PORTION NE-1/4 Sec. 31, T15N, R20E
 CARSON CITY, NV

SCALE: 1" = 60'
 PAGE 3



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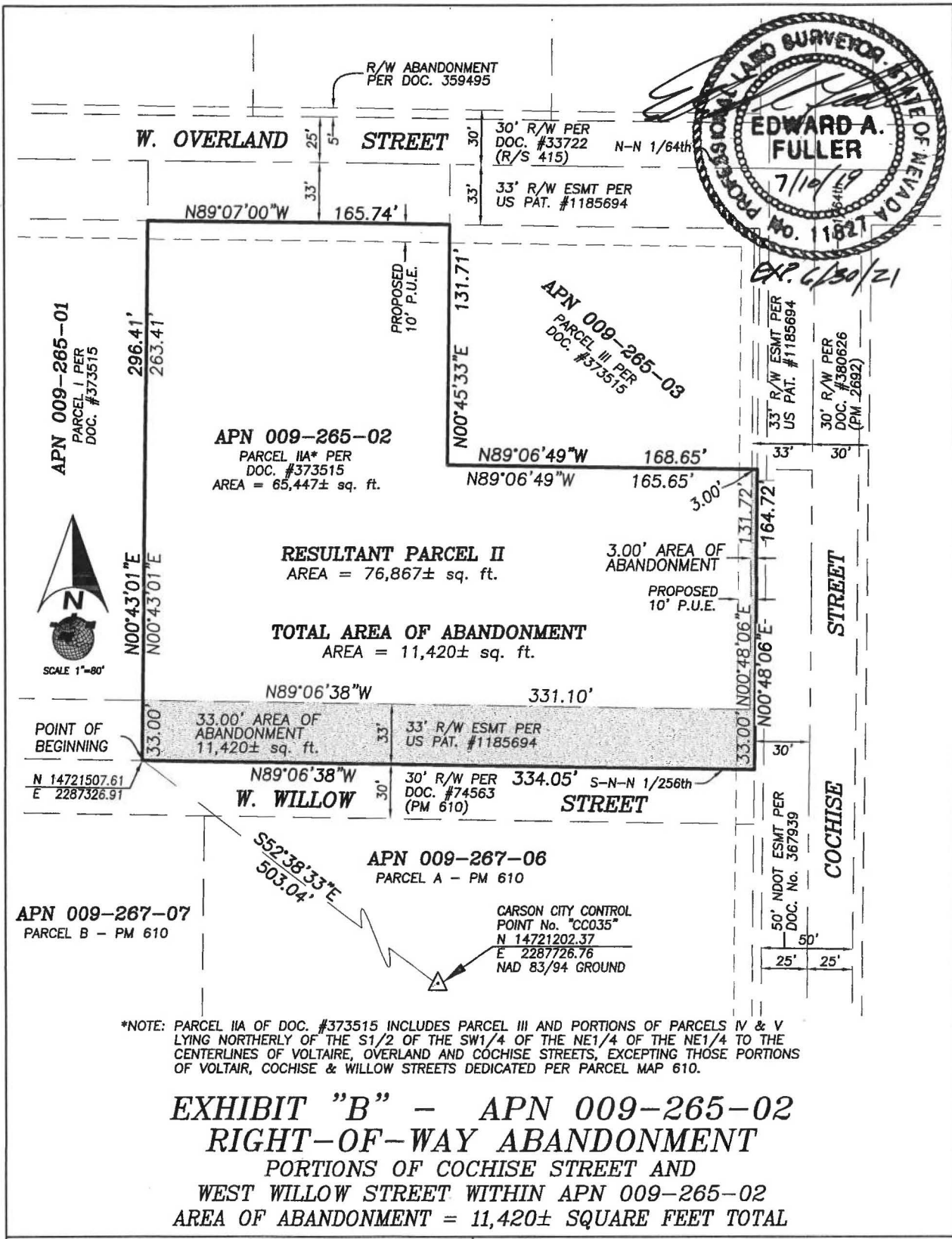
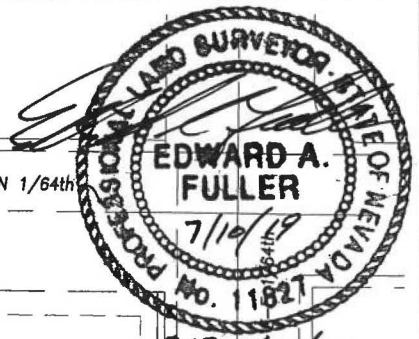


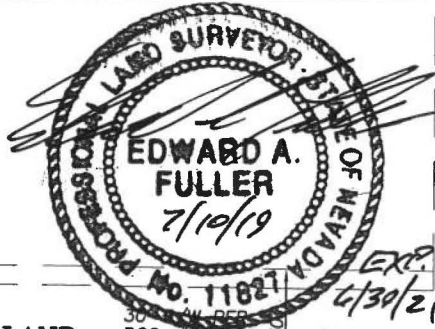
EXHIBIT "B" - APN 009-265-02
RIGHT-OF-WAY ABANDONMENT
 PORTIONS OF COCHISE STREET AND
 WEST WILLOW STREET WITHIN APN 009-265-02
 AREA OF ABANDONMENT = 11,420± SQUARE FEET TOTAL

APN: 009-265-02
 PORTION NE-1/4 Sec. 31, T15N, R20E
 CARSON CITY, NV

SCALE: 1" = 80'
 PAGE 3



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R/W ABANDONMENT PER DOC. 359495

W. OVERLAND STREET

STREET

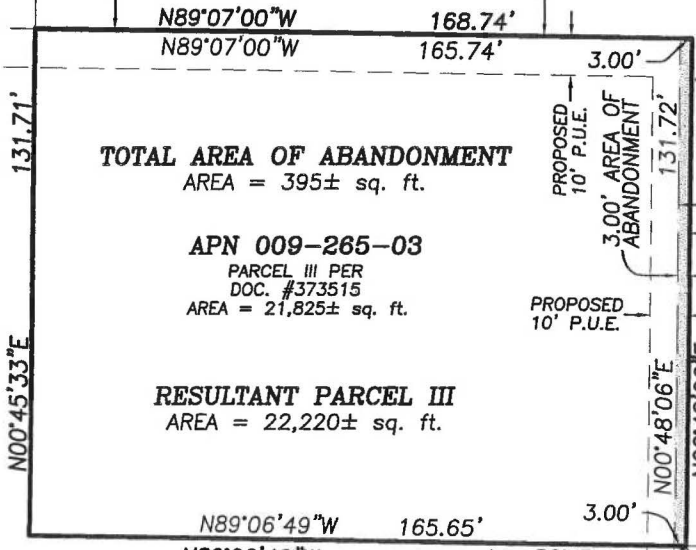
E-E 1/64th

N-N 1/64th

33' R/W ESMT PER US PAT. #1185694

33' R/W ESMT PER US PAT. #1185694

30' R/W PER DOC. #380626 (PM 2692)



TOTAL AREA OF ABANDONMENT
AREA = 395± sq. ft.

APN 009-265-03
PARCEL III PER
DOC. #373515
AREA = 21,825± sq. ft.

RESULTANT PARCEL III
AREA = 22,220± sq. ft.

POINT OF BEGINNING
N 14721667.13
E 2287663.22

CARSON CITY CONTROL POINT No. "CC035"
N 14721202.37
E 2287726.76
NAD 83/94 GROUND



APN 009-265-02
PORTION PARCEL I/A
PER DOC. #373515

EXHIBIT "B" - APN 009-265-03
RIGHT-OF-WAY ABANDONMENT
PORTION OF COCHISE STREET
WITHIN APN 009-265-03
AREA OF ABANDONMENT = 395± SQUARE FEET TOTAL

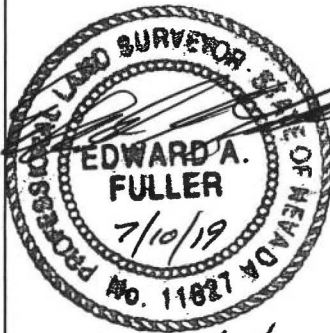
APN: 009-265-03
PORTION NE-1/4 Sec. 31, T15N, R20E
CARSON CITY, NV

SCALE: 1" = 50'

PAGE 3



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APN 009-265-02
 PORTION PARCEL 1/A
 PER DOC. #373515



EXP. 6/30/21

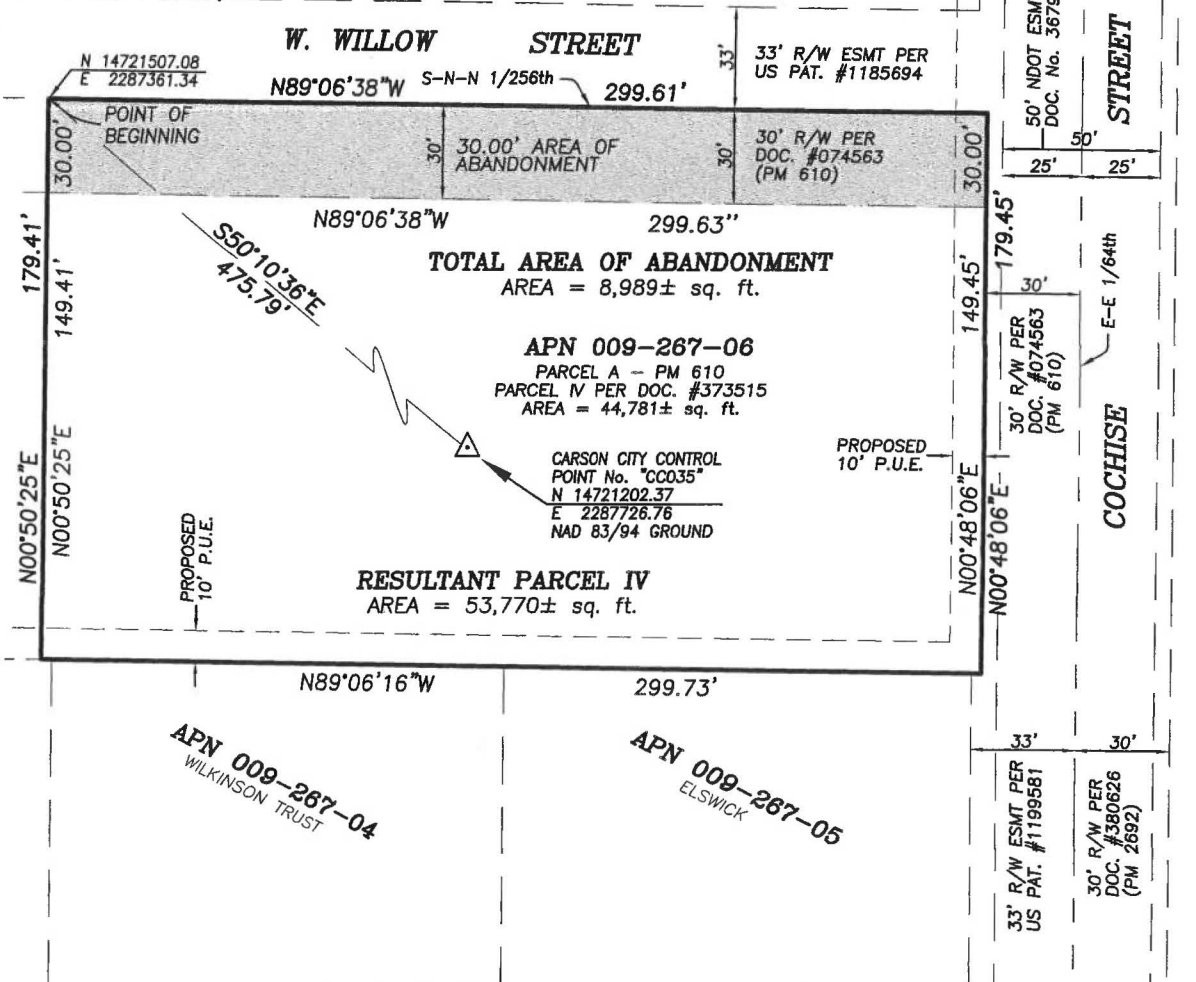


EXHIBIT "B" - APN 009-267-06
RIGHT-OF-WAY ABANDONMENT
 PORTION OF WEST WILLOW STREET
 WITHIN APN 009-267-06
 AREA OF ABANDONMENT = 8,989± SQUARE FEET

APN: 009-267-06
 PORTION NE-1/4 Sec. 31, T15N, R20E
 CARSON CITY, NV

Page 3
 SCALE: 1" = 60'

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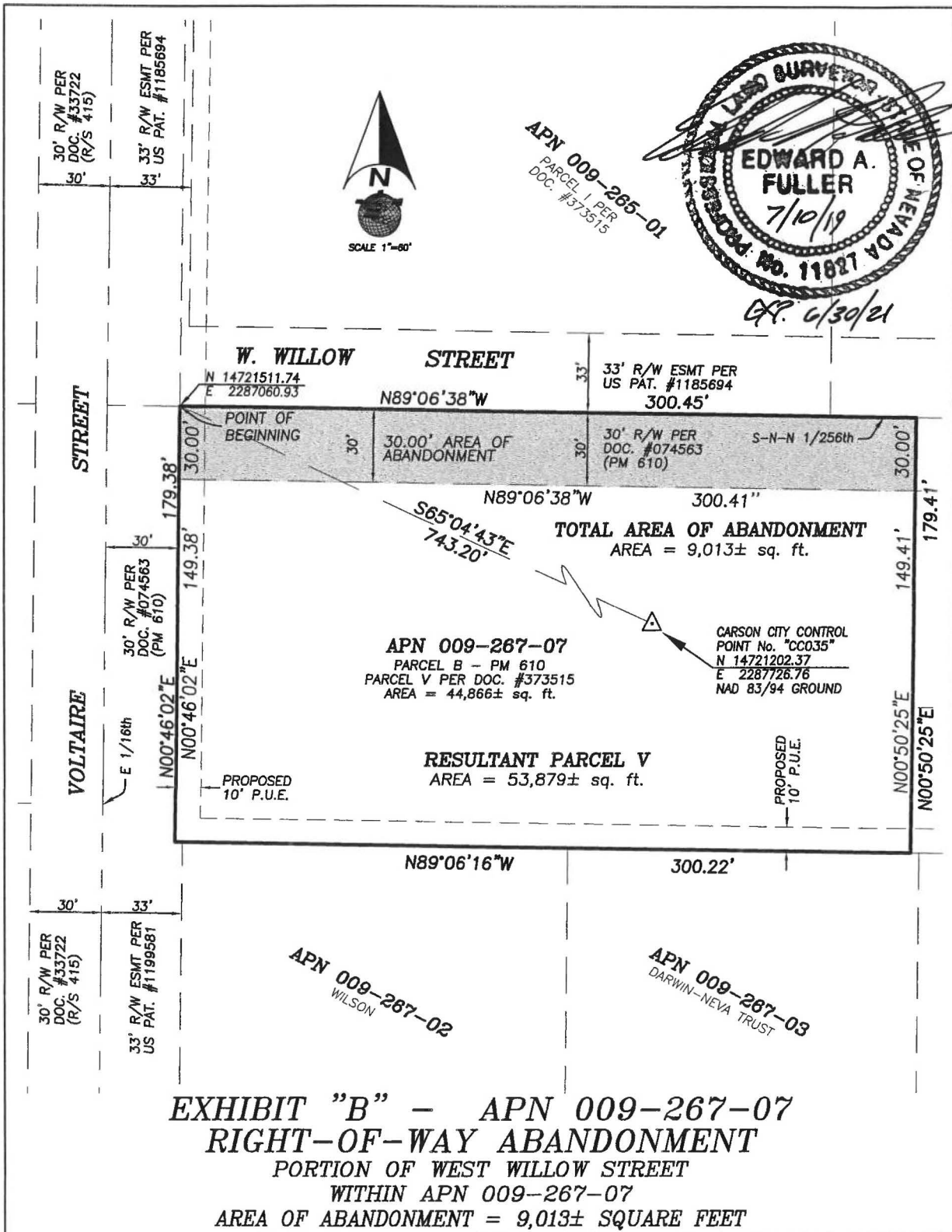


EXHIBIT "B" - APN 009-267-07
RIGHT-OF-WAY ABANDONMENT
 PORTION OF WEST WILLOW STREET
 WITHIN APN 009-267-07
 AREA OF ABANDONMENT = 9,013± SQUARE FEET

APN: 009-267-07
 PORTION NE-1/4 Sec. 31, T15N, R20E
 CARSON CITY, NV

Page 3
 SCALE: 1" = 60'



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EXHIBIT C

**LEGAL DESCRIPTION
Resultant Parcel I**

Exhibit "C"

Being all that certain real property situate within the North half (N½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point 33.00 feet southerly of the North-North 1/64th line of said Section 31, said North-North 1/64th line also being the centerline of West Overland Street, and 30.00 feet easterly of the East 1/16th line of said Section 31, said East 1/16th line also being the centerline of Voltaire Street, from which point Carson City GPS Control Point No. "CC035" bears S 47°32'08" E, 897.20 feet, more or less;

Thence, along a line 33.00 feet southerly of and parallel to said North-North 1/64th line of Section 31, S 89°07'00" E, 265.75 feet, more or less, to the easterly line of Parcel I, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada;

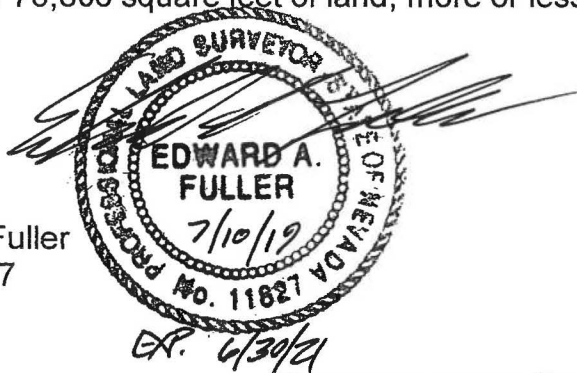
Thence, along the easterly line of said Parcel I, S 00°43'01" W, 296.41 feet, more or less, to the South-North-North 1/256th line of said Section 31;

Thence, along said South-North-North 1/256th line of Section 31, N 89°06'38" W, 266.01 feet, more or less, to a point 30.00 feet easterly of said East 1/16th line of Section 31;

Thence, along a line 30.00 feet easterly of and parallel to said East 1/16th line of Section 31, N 00°46'02" E, 296.38 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 78,806 square feet of land, more or less.

Edward A. Fuller
P.L.S. 11827



PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

APN: 009-265-02

**LEGAL DESCRIPTION
Resultant Parcel II**

Exhibit "C"

Being all that certain real property situate within the North half (N½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point on the South-North-North 1/256th line of said Section 31, said South-North-North 1/256th line also being the centerline of West Willow Street, and the westerly line of Parcel II, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada, from which point Carson City GPS Control Point No. "CC035" bears S 52°38'33" E, 503.04 feet, more or less;

Thence, along the westerly line of said Parcel II, N 00°43'01" E, 296.41 feet, more or less, to a line 33.00 feet southerly of and parallel to the North-North 1/64th line of said Section 31, said North-North 1/64th line also being the centerline of West Overland Street;

Thence, along a line 33.00 feet southerly of and parallel to said North-North 1/64th line of Section 31, S 89°07'00" E, 165.74 feet, more or less, to the easterly line of said Parcel II;

Thence, along the easterly line of said Parcel II, S 00°45'33", 131.71 feet, more or less, to the northerly line of said Parcel II;

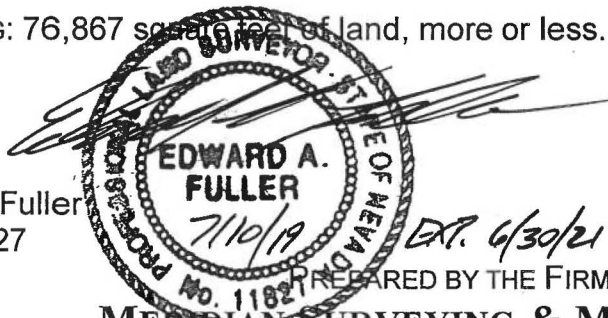
Thence, along the northerly line of said Parcel II, S 89°06'49" E, 168.65 feet, more or less, to a line 30.00 feet westerly of and parallel to the East-East 1/64th line of said Section 31, said East-East 1/64th line also being the centerline of Cochise Street;

Thence, along a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, S 00°48'06" E, 164.72 feet, more or less, to said South-North-North 1/256th line of Section 31;

Thence, along said South-North-North 1/256th line of Section 31, N 89°06'38" W, 334.05 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 76,867 square feet of land, more or less.

Edward A. Fuller
P.L.S. 11827



PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

**LEGAL DESCRIPTION
Resultant Parcel III**

Exhibit "C"

Being all that certain real property situate within the North half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point 30.00 feet westerly of the East-East 1/64th line of said Section 31, said East-East 1/64th line also being the centerline of Cochise Street, and the southerly line of Parcel III, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada, from which point Carson City GPS Control Point No. "CC035" bears S 07°47'06" E, 469.08 feet, more or less;

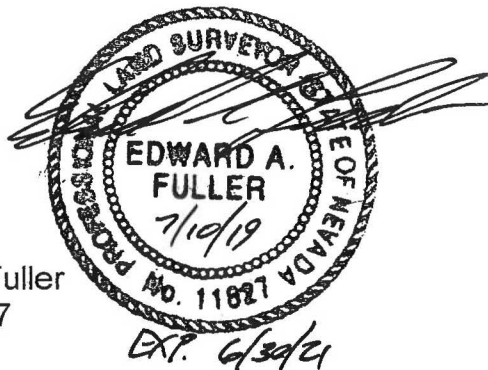
Thence, along the southerly line of said Parcel III, N 89°06'49" W, 168.65 feet, more or less, to the westerly line of said Parcel III;

Thence, along the westerly line of said Parcel III, N 00°45'33" E, 131.71 feet, more or less, to a line 33.00 feet southerly of and parallel to said North-North 1/64th line of Section 31, said North-North 1/64th line also being the centerline of West Overland Street;

Thence, along a line 33.00 feet southerly of and parallel to said North-North 1/64th line of Section 31, S 89°07'00" E, 168.74 feet, more or less, to a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31;

Thence, along a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, S 00°48'06" W, 131.72 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 22,220 square feet of land, more or less.



Edward A. Fuller
P.L.S. 11827

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

**LEGAL DESCRIPTION
Resultant Parcel IV**

Exhibit "C"

BEGINNING at a point on the South-North-North 1/256th line of said Section 31, said South-North-North 1/256th line also being the centerline of West Willow Street, and the prolongation of the westerly line of Parcel A as shown on Parcel Map No. 610, File No. 074563, recorded October 27, 1977, Official Records of Carson City, Nevada, also being the westerly line of Parcel IV, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada, from which point Carson City GPS Control Point No. "CC035" bears S 50°10'36" E, 475.79 feet, more or less;

Thence, along said South-North-North 1/256th line of Section 31, S 89°06'38" E, 299.61 feet, more or less, to a line 30.00 feet westerly of and parallel to the East-East 1/64th line of Section 31, said East-East 1/64th line also being the centerline of Cochise Street;

Thence, along a line 30.00 feet westerly of and parallel to said East-East 1/64th line of Section 31, S 00°48'06" E, 179.45 feet, more or less, to the southerly line of Parcel A as shown on said Parcel Map No. 610, said point also being the southeast corner of Parcel A as shown on said Parcel Map No. 610;

Thence, along the southerly line of Parcel A as shown on said Parcel Map No. 610, N 89°06'16" W, 299.73 feet, more or less, to the westerly line of said Parcel IV, said point also being the southwest corner of Parcel A as shown on said Parcel Map No. 610;

Thence, along the westerly line of Parcel A as shown on said Parcel Map No. 610, N 00°50'25" W, 179.41 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 53,770 square feet of land, more or less.



Edward A. Fuller
P.L.S. 11827

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

**LEGAL DESCRIPTION
Resultant Parcel V**

Exhibit "C"

Being all that certain real property situate within the South half (S½), of the Southwest Quarter (SW¼), of the Northeast Quarter (NE¼), of the Northeast Quarter (NE¼), of Section 31, Township, 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

BEGINNING at a point 30.00 feet easterly of the East 1/16th line of said Section 31, said East 1/16th line also being the centerline of Voltaire Street, and the South-North-North 1/256th line of said Section 31, said South-North-North 1/256th line also being the centerline of West Willow Street, from which point Carson City GPS Control Point No. "CC035" bears S 65°04'43" E, 743.20 feet, more or less;

Thence, along said South-North-North 1/256th line of Section 31, S 89°06'38" E, 300.45 feet, more or less, to the prolongation of the easterly line of Parcel B as shown on Parcel Map No. 610, File No. 074563, recorded October 27, 1977, Official Records of Carson City, Nevada, also being the easterly line of Parcel V, as described in File No. 373515, recorded November 1, 2007, Official Records of Carson City, Nevada;

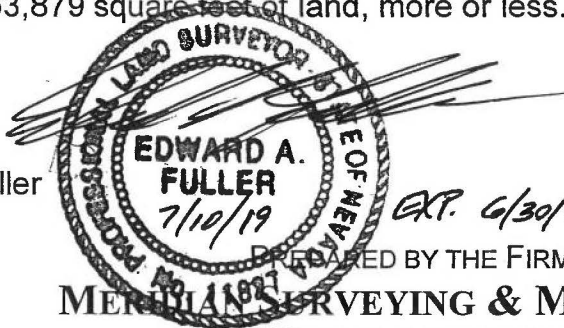
Thence, along the prolongation of and easterly line of Parcel B as shown on said Parcel Map No. 610, S 00°50'25" E, 179.41 feet, more or less, to the southerly line of Parcel B as shown on said Parcel Map No. 610, said point also being the southeast corner of Parcel B as shown on said Parcel Map No. 610;

Thence, along the southerly line of Parcel B as shown on said Parcel Map No. 610, N 89°06'16" W, 300.22 feet, more or less, to a line 30.00 feet easterly of and parallel to said East 1/16th line of Section 31, said point also being the southwest corner of Parcel B as shown on said Parcel Map No. 610;

Thence, along a line 30.00 feet easterly of and parallel to said East 1/16th line of Section 31, N 00°46'02" E, 179.38 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 53,879 square feet of land, more or less.

Edward A. Fuller
P.L.S. 11827



PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

E.2 AB-18-157 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR AN ABANDONMENT OF A PUBLIC RIGHT-OF-WAY OF SPECIFICALLY FOUR AREAS: THE EASTERLY 3.0 FEET OF VOLTAIRE STREET AT THE AREA NORTH OF WEST WILLOW STREET AND SOUTH OF WEST OVERLAND STREET; THE SOUTHERLY 8.0 FEET OF WEST OVERLAND STREET BETWEEN VOLTAIRE STREET AND COCHISE STREET; THE WESTERLY 3.0 FEET OF COCHISE STREET AT THE AREA NORTH OF WEST WILLOW STREET AND WEST OVERLAND STREET; AND ALL OF THE 63 FEET WIDE RIGHT-OF-WAY OF WEST WILLOW STREET BETWEEN VOLTAIRE STREET AND COCHISE STREET BEING 44,187 SQUARE FEET, MORE OR LESS, ADJACENT TO PROPERTIES LOCATED AT 4539 VOLTAIRE STREET, 4580 COCHISE STREET, 4530 COCHISE STREET, 449 WEST WILLOW STREET, AND WEST WILLOW STREET AT COCHISE STREET, APNS 009-265-01, 009-265-02, 009-265-03, 009-267-06 AND 009-267-07.

(5:14:27) – Chairperson Sattler introduced the item. Ms. Sullivan gave background and presented the Staff Report with accompanying photographs, all of which are incorporated into the record. She also suggested deleting the second sentence in the condition of approval number five and have it read: *The Order shall state that the Nevada Energy easement will be retained. Abandonment may not occur until Nevada Energy states there is no need for the easement.* Ms. Sullivan also noted the presence of the applicant Steve Dontcho in the audience. Mr. Dontcho informed the Commission that he had read and was in agreement with the Staff Report, including the conditions of approval. There were no public comments.

(5:21:38) – MOTION: I move to recommend that the Board of Supervisors approve AB-18-157, an abandonment of only three of the four requested public right-of-way areas, removing Overland Street from the request, based on seven findings and subject to the conditions of approval contained in the staff report, with the modified condition of approval number five.

RESULT:	APPROVED (7-0-0)
MOVER:	Esswein
SECONDER:	Dawers
AYES:	Sattler, Borders, Dawers, Esswein, Preston, Tingle, Wiggins
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

E.3 SUP-19-030 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT TO CONTINUE THE USE OF AN EXISTING OFF-PREMISE (BILLBOARD) SIGN LOCATED IN GENERAL COMMERCIAL (GC) ZONING AT 2794 HIGHWAY 50 EAST, APN 008-161-07.

(5:22:38) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report and introduced applicant Jason Ripp of Stott Outdoor Advertising. Mr. Ripp noted his agreement with the Staff Report. There were no public comments. Chairperson Sattler entertained a motion.

(5:24:42) – MOTION: I move to approve SUP-19-030, based on the findings and subject to the conditions of approval contained in the staff report.

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 24, 2019

FILE NO.: AB-18-157

AGENDA ITEM: E.2

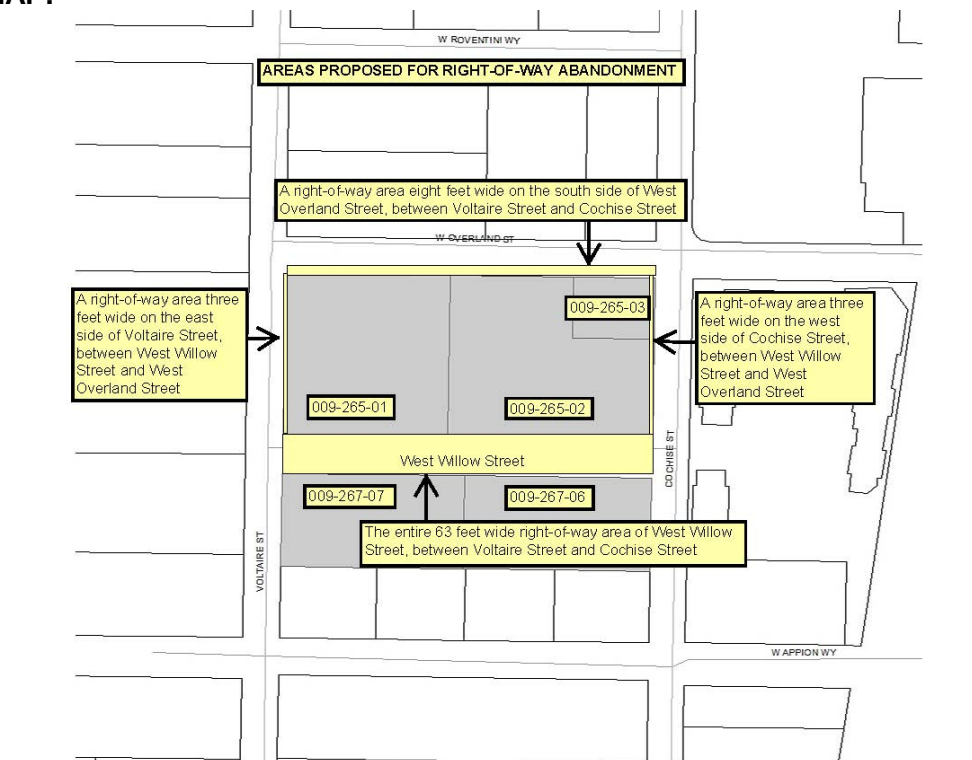
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: Discussion and possible action regarding a request for an Abandonment of a Public Right-of-Way of specifically four areas: the Easterly 3.0 feet of Voltaire Street at the area north of West Willow Street and south of West Overland Street; the Southerly 8.0 feet of West Overland Street between Voltaire Street and Cochise Street; the Westerly 3.0 feet of Cochise Street at the area north of West Willow Street and West Overland Street; and all of the 63 feet wide right-of-way of West Willow Street between Voltaire Street and Cochise Street being 44,187 square feet, more or less, adjacent to properties located at 4539 Voltaire Street, 4580 Cochise Street, 4530 Cochise Street, 449 West Willow Street, and West Willow Street at Cochise Street, APNs 009-265-01, 009-265-02, 009-265-03, 009-267-06 and 009-267-07. (Kathe Green kgreen@carson.org)

STAFF SUMMARY: The applicant is seeking to abandon four sections of right-of-way. If approved, three roadway areas would be narrowed and one would be abandoned completely. Voltaire Street would become 60 feet wide north of the existing West Willow Street to West Overland Street, West Overland Street would become 50 feet wide between Voltaire Street and Cochise Street, Cochise Street would become 60 feet wide north of West Willow Street and West Overland Street, and West Willow Street would be abandoned entirely between Voltaire Street and Cochise Street. Per CCMC 17.15, the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.

RECOMMENDED MOTION: "I move to recommend that the Board of Supervisors approve AB-18-157, an abandonment of only three of the four requested public right-of-way areas, removing Overland Street from the request, based on seven findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to consideration by the Board of Supervisors, the applicant shall modify the documentation that will be part of the Order of Abandonment to remove the abandonment of a portion of Overland Drive.
2. 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.
3. 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 may 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).
4. Prior to consideration by the Board of Supervisors, the applicant must modify the documentation to provide exhibits clarifying the areas of abandonment, particularly along Cochise Street and Voltaire Street.
5. The Order shall state that the Nevada Energy easement will be retained. Abandonment may not occur until Nevada Energy states there is no need for the easement.
6. Conditional approval for the requested abandonment shall expire one year after Board of Supervisors approval of the original application, unless an extension of time has been granted by the Board of Supervisors.

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.

Adjacent MASTER PLAN DESIGNATION: Community/Regional Commercial (C/RC)

Adjacent ZONING: Single Family 1 Acre (SF1A) and Retail Commercial (RC)

KEY ISSUES: Will the City or public be materially injured by the approval of the abandonment of the ingress/egress easement?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre (SF1A)/vacant

SOUTH: Single Family 1 Acre and Retail Commercial (SF1A/RC)/residences

WEST: Single Family 1 Acre (SF1A)/residence and vacant

EAST: Retail Commercial and General Commercial (RC/GC)/shopping center

PREVIOUS REVIEWS: None

DISCUSSION:

The requested area of abandonment totals approximately 44,187 square feet, more or less. This easement abandonment pertains to four areas of proposed abandonment of public right-of-way locations as described below:

- First, an area three feet wide on the eastern side of the public right-of-way, adjacent to the

western boundary of Assessor's Parcel Number 009-265-01, addressed as 4539 Voltaire Street.

- Second, an area eight feet wide on the south side of the public right-of-way, adjacent to the north boundary of Assessor's Parcel Numbers 009-265-01, 009-265-02 and 009-265-03, and addressed as 4539 Voltaire Street, 4580 Cochise Street and 4530 Cochise Street.
- Third, an area three feet wide on the western side of the public right-of-way, adjacent to the eastern boundary of Assessor's Parcel Numbers 009-265-03, 009-265-02 and 009-267-06, and addressed as 4530 Cochise Street, 4580 Cochise Street and West Willow Street/Cochise Street.
- Fourth, an area 63 feet wide and approximately 600 feet long of the public right-of-way, adjacent to the south boundary of Assessor's Parcel Numbers 009-265-01 and 009-265-02, addressed as 4539 Voltaire Street and 4580 Cochise Street and also adjacent to the north boundary of Assessor's Parcel Numbers 009-267-07 and 009-267-06, addressed as 449 West Willow and West Willow Street/Cochise Street

West Willow Street is a one block length of public right-of-way that has never been fully improved as a street for the public to use. It had been utilized in the past as a driveway for the parcel to the southwest of West Willow Street. The current owner of the property has recently obtained a Special Use Permit for multifamily residential development on the parcels adjacent to the street and is requesting the right-of-way be abandoned to facilitate this development.

The ownership of all of the properties adjacent to the areas of the proposed public right-of-way abandonments is the same. In conjunction with the proposed public right-of-way abandonments, the owners are proposing by a separate application a reversion to acreage of all the property within the areas under review, including Assessor's Parcel Numbers 009-265-01, 009-265-02, 009-265-03, 009-267-06 and 009-265-07. The deletion of these parcel lines would be processed after the addition of the public right-of-way areas to the existing parcels and the issuance of new parcel numbers.

The West Willow Street public right-of-way proposed to be abandoned is only one block long. It cannot be extended to the east, due to existing commercial development. On the west, across Voltaire Street, parcels have been created without extension of the public right-of-way, and the street cannot therefore be continued in that direction. The parcel to the southwest of the proposed right-of-way abandonment has been developed as a residence. The parcel to the northwest across Voltaire Street is vacant.

The proposed right-of-way abandonment of a three feet wide section of Voltaire Street is requested on the west side of the public right-of-way, north of the proposed area of abandonment of the entire West Willow Street, to West Overland Street and would reduce the width of the right-of-way area from 63 feet to 60 feet. There are currently no curbs, gutters or sidewalks in this area. These improvements are required with multifamily development, and the proposed reduced roadway width of 60 feet will be adequate to serve traffic and improvements in this area.

The proposed right-of-way abandonment of an eight feet wide section of West Overland Street is proposed on the south side of the public right-of-way area, between Voltaire Street and Cochise Street and would reduce the width of the right-of-way area to 50 feet. However, on-street parking is required along this street in support of developments approved in this vicinity. Therefore, staff does not recommend abandonment of this area. There are currently no curbs, gutters or sidewalks in this area. The proposed reduced roadway width of 50 feet would not meet City standards for a local road with one street parking and sidewalks. In 2006, the City abandoned a five foot section on the north side of this block as the roadway standard at that time was 50 feet for a local road with sidewalks on each side. Overland Street is only two blocks long, starting at Carson Street and terminating at Voltaire Street. A reduction to 50 feet in width would not accommodate the required on-street parking. The narrowing of

this section of roadway is therefore not recommended for approval.

The proposed right-of-way abandonment of three feet of Cochise Street, on the west side of the public right-of-way, north of the proposed area of abandonment of the entire West Willow Street to West Overland Street would reduce the width of the right of way area from 63 feet to 60 feet. There are currently no curbs, gutters or sidewalks in this area. These improvements are required with multifamily development, and the proposed reduced roadway width of 60 feet would still be adequate to serve traffic and development in this area.

Pursuant to NRS 278.480 Vacation or Abandonment of a Street or Easement: If upon public hearing by the Board of Supervisors, the Board is 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 if it is determined based on the findings 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 three of the requested right-of-way abandonments, all of West Willow Street, a portion of Voltaire, and a portion of Cochise as described in AB-18-157, subject to the recommended conditions of approval, while the requested abandonment of an eight foot wide section of Overland Street is not recommended for approval.

Carson City Engineering has provided detail regarding the Chain of Title. The right-of-way areas were created as follows:

- Voltaire Street, Overland Street, Appion Street and Willow Street were created when the Bureau of Land Management (BLM) issued patents in 1958 and 1959. The original patent easement for right-of-way and utilities was 33-feet on each side of the centerline (Patent #'s 1185694, 1199581).
- Record of Survey 221 in 1965 shows the right-of-way easement being 33-feet on either side of the centerlines.
- Record of Survey 415 in 1974 shows show the right-of-way easement being 30-feet on either side of the centerline of Voltaire Street and Overland Street.
- Record of Survey 481 in 1975 shows the right-of-way easement on either side of the centerline being 33 feet on Appion and 33 feet right of way easement west of the Voltaire Street centerline.
- Map 610 recorded in 1977 shows a right-of-way easement on Willow Street between Voltaire Street and Cochise Street of 30 feet south of the centerline of Willow. Along Voltaire between Willow and Appion Street shows a varying right-of-way easement west of centerline of 30 feet and 33 feet. Along Cochise Street between Willow Street and Appion Street show a varying right-of-way easement east of centerline of 30 feet and 33 feet.
- Parcel Map 1954 in 1992 shows the right-of-way easement on either side of the centerline being 30 feet.
- File no. 359495 in 2006 shows a 5 feet right-of-way abandonment along parcels fronting Overland Street between Cochise and Voltaire Street.
- Record of survey 2671 shows the right-of-way easement on either side of the centerline being 30 feet on Overland east of Cochise Street.

As noted in the chain of title, right-of-way widths have varied between 30 foot half street widths and 33 foot half street widths. The United States patent, issued in 1958, states "This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land." In 1965, Ormsby County Commissioners adopted Ordinance 1965-11 which stated "All county roads, streets or highways, unless designated on the Master Plan for streets and highways as primary or secondary arterial streets or highways, shall be sixty (60) feet in width between right-of-way lines, unless a different width is presently established of record." Overtime, some surveyors have utilized Ordinance 1965-11 to declare the right-of-way 60 feet despite the patent stating "not exceeding 33 feet in width." Staff has obtained an opinion from the District Attorney's office that

Ordinance 1965-11 establishes a standard, but does not transfer land. In this case, the surveyor has utilized the 33 foot width of the patent as the basis of the street width, and demonstrated the evolution of the road with the patent as a starting point.

PUBLIC COMMENTS: A public notice was sent by certified mail to the adjacent property owner per Nevada Revised States on April 4, 2019. At the writing of this report, there have been no comments received in opposition or 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: Recommends APPROVAL of the proposed abandonment, with the following conditions of approval:

- The eight feet abandonment along Overland Street is to be removed from the application.
- The exhibit is revised so that the extent of the three feet proposed abandonments are able to be read more clearly.

RIGHT-OF-WAY ABANDONMENT FINDINGS: In accordance with Title 17.15.010, the staff recommendation is based upon the following findings, which are substantiated in the public record.

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

The requested abandonment, as conditioned, will yield roadways that meet the City standards with respect to width. These standards are intended to provide sufficient width for a sidewalk and vehicular traffic. As development projects on each side of Overland Street are relying on on-street parking to meet parking demand, the requested eight foot abandonment of Overland Street is not recommended by staff.

The requested abandonment will not create any landlocked parcels. As conditioned, the requested abandonment will not result in material injury to the public.

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

The rights-of-way being considered for abandonment were created through a patent from the United States government in 1958.

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

There is no indication that the City of Carson City ever paid for the right-of-way areas in question. It is recommended that there be no financial consideration.

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

The proposed abandonment will not compromise the public benefit of the rights-of-way. Therefore, no consideration to offset the public benefit is recommended.

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

Staff is recommending that the City retain the full right-of-way on Overland Street as on-street parking is required to meet the parking demand of developments on both sides of the street. Both approved developments, Cochise Apartments and Clearview Ridge, were approved with no parking on Cochise. Abandonment of a portion of Voltaire will not preclude on-street parking.

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

There is an active Nevada Energy easement on the site to provide service to the existing residence on the parcel southwest of the proposed abandonment of Willow Street. Nevada Energy has requested that this easement be retained. The Order of Abandonment will indicate retention of this easement, and all exhibits must demonstrate retention of this easement. When Nevada Energy no longer needs the easement, it may be vacated at that time administratively. No other utilities have advised of a need to retain easements.

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

Staff has included within this staff report conditions of approval necessary to address the findings

Attachments:
Engineering Division comments
Application (AB-18-157)



MEMORANDUM

DATE: 4/17/2019
TO: Hope Sullivan – Planning Division
FROM: Guillermo Munoz E.I.– Development Engineering Division
RE: AB-18-157 4530 & 4580 Cochise St (French & Dontcho) Willow Street abandonment
Engineering Division 1st Submittal Review Comments

The Development Engineering Division has completed a review of the above referenced project. Based on our review, the following recommendation and conditions of approval are offered:

RECOMMENDATION:

The Engineering Division recommends APPROVAL of the proposed abandonment.

CONDITIONS OF APPROVAL:

- The 8' abandonment along Overland Street is removed from the application.
- The exhibit is revised so that the extents of the 3' proposed abandonments are able to be read more clearly.

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. What is the chain of title of the right-of-way?

- Voltaire Street, Overland Street, Appion Street and Willow Street were created when the Bureau of Land Management (BLM) issued patents in 1958 and 1959. The original patent easement for right-of-way and utilities was 33-feet on each side of the centerline (Patent #'s 1185694, 1199581) .
- Record of Survey 221 in 1965 shows the right-of-way easement being 33-feet on either side of the centerlines.
- Record of Survey 415 in 1974 shows show the right-of-way easement being 30-feet on either side of the centerline of Voltaire Street and Overland Street.
- Record of Survey 481 in 1975 shows the right-of-way easement on either side of the centerline being 33' on Appion and 33' right of way easement west of the Voltaire Street centerline.
- Map 610 recorded in 1977 shows a right-of-way easement on Willow Street between Voltaire Street and Cochise Street of 30' south of the centerline of Willow. Along Voltaire between Willow and Appion Street shows a varying right-of-way easement west of centerline of 30' and 33'. Along Cochise

Street between Willow Street and Appion Street show a varying right-of-way easement east of centerline of 30' and 33'.

- Parcel Map 1954 in 1992 shows the right-of-way easement on either side of the centerline being 30'.
- File no. 359495 in 2006 shows a 5' right-of-way abandonment along parcels fronting Overland Street between Cochise and Voltaire Street.
- Record of survey 2671 shows the right-of-way easement on either side of the centerline being 30' on Overland east of Cochise Street.

There are no records indicating that the City ever paid for the right of way.

2. Will the abandonment result in material injury to the public?
The right-of-way is unimproved and there has been no plan to improve it for public use.
3. What is the history regarding the street being dedicated or not?
Aspen, Willow, Overland, Cochise and Voltaire Streets were created in the late 1950's by US patent.
4. What should the reasonable consideration be if the street was not dedicated?
Development Engineering has no comment on this finding.
5. If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?
Development Engineering has no comment on this finding.
6. What is the applicability of the parking value analysis applied to this request?
On-street parking is needed for the recently approved Special Use Permit on the subject parcel. A condition of approval has been proposed to accommodate the necessary street section width within the right-of-way.
7. Should utilities easements be reserved, continued or vacated?
Public utility easements (PUE) and a private access easement must be created as shown in the descriptions and exhibits.
8. Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?
Please see above.

COCHISE STREET MULTI-FAMILY COMMUNITY

Abandonment
Carson City, Nevada



Prepared for:
Robert French & Steve Dontcho

Submittal Date: December, 2018

Job Number 24232-01

Prepared by:

PLACES Consulting
Services, Inc.
PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING SURVEYING

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2	MAPPING & TOPOGRAPHY	
3	PRELIMINARY DEVELOPMENT PLAN	

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Abandonment

Utility Statements

Development Engineering Memo

Title Report

Legal Descriptions

Documentation of Taxes Paid

Cochise Street Multi Family Summary Description
Abandonment Justification Statement

General Vicinity Map

Location Map

Adjacent Land Uses

Cochise Street Multi-Family Community
Abandonment Request
24232-01
Decemberr, 2018

Carson City Planning Division 108 E. Proctor Street, Carson City, NV 89701 Phone: (775) 887-2180 Email: planning@carson.org	
FILE # AB - 18 -	
APPLICANT	PHONE #
Steve Dontcho	
MAILING ADDRESS, CITY, STATE, ZIP	
PO Box 6315, Incline Village, NV 89450	
EMAIL ADDRESS	
sdontcho@gmail.com	
PROPERTY OWNER	PHONE #
Steve Dontcho & Robert French	
MAILING ADDRESS, CITY, STATE, ZIP	
PO Box 6315, Incline Village, NV 89450	
EMAIL ADDRESS	
sdontcho@gmail.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Edward Fuller, PLS	(775) 842-3690
MAILING ADDRESS, CITY, STATE, ZIP	
8725 Technology Way C-2, Reno, NV 89521	
EMAIL ADDRESS	
edward.fuller@frontier.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):	Street Address
009-265-01,02,03 & 009-267-06,07	4580 Cochise Street

Briefly describe the proposed right-of-way abandonment. If you are abandoning an access, explain how the parcel will be accessed:

West Willow Street and the excess roadway right-of-way within Voltaire Street,
West Overland Street and Cochise Street reserved in U.S. Patent No. 1185694
& all that portion of West Willow Street dedicated per Parcel Map No. 610.

PROPERTY OWNER'S AFFIDAVIT

I, Steve Dontcho, 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: [Signature] Address: PO Box 6315, Incline Village, NV 89450 Date: 8/10/18

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

STATE OF NEVADA, County of Washoe,
 On October 8, 2018, Steve Dontcho, 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.

[Signature]
 Notary Public



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

FOR OFFICE USE ONLY:

CCMC 17.15

FILE # AB - 18 -

ABANDONMENT OF PUBLIC RIGHT-OF-WAY

APPLICANT PHONE #

Robert French

MAILING ADDRESS, CITY, STATE, ZIP

PO Box 6315, Incline Village, NV 89450

EMAIL ADDRESS

bfrenchconstruction@gmail.com

PROPERTY OWNER PHONE #

Robert French & Steve Dontcho

MAILING ADDRESS, CITY, STATE, ZIP

PO Box 6315, Incline Village, NV 89450

EMAIL ADDRESS

bfrenchconstruction@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #

Edward Fuller, PLS (775) 842-3690

MAILING ADDRESS, CITY, STATE, ZIP

8725 Technology Way C-2, Reno, NV 89521

EMAIL ADDRESS

edward.fuller@frontier.com

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
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CD or USB DRIVE with complete application in PDF

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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):

009-265-01,02,03 & 009-267-06,07

Street Address

4580 Cochise Street

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West Overland Street and Cochise Street reserved in U.S. Patent No. 1185694
& all that portion of West Willow Street dedicated per Parcel Map No. 610.

PROPERTY OWNER'S AFFIDAVIT

I, Robert French, 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.

Robert French
Signature

PO Box 6315, Incline Village, NV 89450
Address

10/19/18
Date

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

STATE OF NEVADA)
COUNTY)

On _____, 20____, _____, 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

Please See Attached CA ACK

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

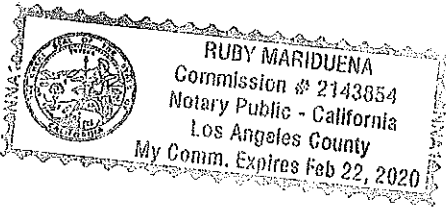
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)
On 10/19/2018 before me, RUBY MARIDUENA, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared Robert French
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:

Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Public Right-of-Way Abandonment Checklist

Each complete application packet shall contain:

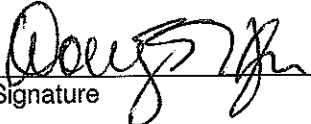
- A completed application form, signed by the affected property owner(s) and notarized. If more than one property owner is affected, use additional copies of the application form for the Owner's Affidavit.
- A written project description describing the proposed abandonment and how access to the parcel(s) will be obtained if an access is proposed to be abandoned. There is a section on the application form for this information, but provide additional sheets if necessary.
- A statement of justification explaining the purpose of the project and pertinent details of the proposed abandonment. Per Carson City Municipal Code (CCMC) Section 17.15.035(5), this justification must include the following information:
 - (a) If the subject right-of-way was ever dedicated. If so, documentation is mandatory regarding the street's dedication.
 - (b) How all adjacent parcels will have access, should the abandonment be approved.
 - (c) How the public at large will benefit from and not be injured from the proposed abandonment.
- An 8.5"x11" Site Map/Exhibit:
 - Drawn to scale, including date, north arrow and scale.
 - Include name address and phone number of the Professional Land Surveyor, licensed in the state of Nevada, who is responsible for the exhibit.
 - Include the stamp, signature, date and license expiration date of the surveyor.
 - Indicate all parcels, rights-of-way and easements or reservations that abut the proposed abandonment.
 - The exhibit (or supplemental documentation) shall indicate any parcel(s) of land that may rely upon access of any sort over the proposed abandonment. Alternative access to the same parcels may be indicated, but note shall be made as to whether they exist or are proposed.
 - Maintain a one-inch margin on all sides.
- Legal descriptions of the proposed abandonment AND the resulting abutting parcel(s).
- A Memo of Support from Development Engineering. To obtain this memo, a pre-submittal conference is required with Development Engineering per CCMC Section 17.15.005(1). Please contact Development Engineering at (775) 887-2300.
- A Utility Statement signed by each utility company as indicated on the Utility Statement form.
- Title Report (current within the last 12 months).
- Documentation of property taxes paid to date on affected parcels.
- If available, a copy of the document(s) that dedicated/established the right-of-way originally, or a report of the document references approved by Development Engineering. Contact Development Engineering at (775) 887-2300 for assistance with this item.

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APN 009-265-01,02 APN 009-267-06,07 4530/4580 Cochise St.

(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.

	<u>Doug Keller</u>	<u>Charter Comm.</u>	<u>12/4/18</u>
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): _____

_____ 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: APN 009-265-01,02 APN 009-267-06,07 4530/4580 Cochise St.

(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): AT&T does not have any facilities within the Willow St abandonment area. The proposed PUEs will suffice for existing facilities.

_____ Signature	<u>Cliff Cooper</u> Print Name	<u>Nevada Bell Telephone Co. d/b/a AT&T Nevada</u> Company	<u>10/03/18</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: APN 009-265-01,02 APN 009-267-06,07 4530/4580 Cochise St.

(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.

<u><i>Amanda Marucci</i></u>	<u>Amanda Marucci</u>	<u>Southwest Gas</u>	<u>10/31/18</u>
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): _____

_____ 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

Randy Walter

From: Dan Stucky <DStucky@carson.org>
Sent: Wednesday, October 24, 2018 3:07 PM
To: Stephen Pottéy
Subject: RE: W Willow St Aboandonment

Stephen,

Public works supports the abandonment of W Willow St between Voltaire St and Cochise St. There are no Carson City utilities located within the right-of-way and the road is not currently improved. While all four parcels located along the right-of-way are owned by the same property owner, the abandonment will result in driveway access crossing parcel boundaries. It is our recommendation that the applicant ensure access to all properties is maintained after the abandonment.

Thanks,

Dan Stucky, P.E. | City Engineer
Public Works Department | Carson City



3505 Buttl Way, Carson City, NV 89701 | Office: 775-887-2355 | Direct: 775-283-7084
Email: dstucky@carson.org | Web: www.carson.org

From: Stephen Pottéy
Sent: Tuesday, October 23, 2018 8:29 AM
To: Dan Stucky
Subject: W Willow St Aboandonment

Dan,

Will public works support the abandonment of W Willow St between Voltaire St and Cochise St? They will include your response to this email as part of their submittal, which is required to have a statement of support from PW. Here is the location: <https://carsoncitynv.mapgeo.io/properties/01005140?basemap=google-satellite&latlng=39.125713%2C-119.774599&panel=themes&themes=%5B%22stormwater-system%22%2C%22water-system%22%2C%22sanitary-sewer-system%22%5D&zoom=18>

Stephen Pottéy P.E.
Senior Project Manager, Development Engineering
Direct: 775.283.7079
spottey@carson.org

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

- 1450 RIDGEVIEW DR., SUITE 100 * RENO, NV 89519 (775) 689-8510
- 800 SOUTHWOOD BLVD., SUITE 107 * INCLINE VILLAGE, NV 89451 (775) 831-8200
- 3700 LAKESIDE DR., SUITE 110 * RENO, NV 89509 (775) 689-1810
- 4870 VISTA BLVD., SUITE 110, SPARKS, NV 89436 (775) 689-8551
- 896 WEST NYE LANE, SUITE 104 * CARSON CITY, NV 89703 (775) 841-6580
- 3255 SOUTH VIRGINIA STREET SUITE B * RENO, NV 89502 (775) 800-1981
- 3748 LAKESIDE DRIVE, SUITE 100, RENO NV 89509 (775) 689-8235
- 500 DAMONTE RANCH PARKWAY, SUITE 820 RENO, NV 89521 (775) 737-5090

Issuing Policies Of
First American Title Insurance Company

Today's Date:
November 16, 2018

PRELIMINARY REPORT

Proposed Borrower: **Robert French and Steve Dontcho**
Property Address: **4539 Voltaire Street, 4530 and 4580 Cochise Street, W. Willow Street
and Cochise Street
Carson City, NV 89703**

**The Entrust Group Inc dba Daniel Burke
Acct #7230012917
555 12th Street #120
Oakland, CA 94607**

Your No.: /

Escrow Officer: **Lynne Toy**

Our No.: **241195-LT**

**The information contained in this report is through the date of
November 9, 2018 at 7:30 A.M.**

In response to the above referenced application for a policy of title insurance, First Centennial Title Company of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, an American Land Title Association Standard Coverage Policy of Title Insurance describing the land and the estate or interest therein set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.



by: _____
Tamara Pruzzo, Title Officer

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

Robert French, an unmarried man and Steve Dontcho, a married man as his sole and separate property, together as joint tenants

The land referred to in this Report is situate in the State of **NEVADA**, County of **Carson City**.

See Exhibit "A" Attached Hereto And Made A Part Hereof

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. General and Special Taxes for the fiscal year 2018-2019, including any secured personal property taxes and any district assessments, a lien due and payable.
Total Tax Amount for this fiscal year: \$685.23
First Installment due on or before August 20, 2018: \$172.23, Paid
Second Installment due on or before October 1, 2018: \$171.00, Paid
Third Installment due on or before January 7, 2019: \$171.00, Unpaid
Fourth Installment due on or before March 4, 2019: \$171.00, Unpaid
Assessors Parcel No.: 009-265-01

2. General and Special Taxes for the fiscal year 2018-2019, including any secured personal property taxes and any district assessments, a lien due and payable.
Total Tax Amount for this fiscal year: \$685.23
First Installment due on or before August 20, 2018: \$172.23, Paid
Second Installment due on or before October 1, 2018: \$171.00, Paid
Third Installment due on or before January 7, 2019: \$171.00, Unpaid
Fourth Installment due on or before March 4, 2019: \$171.00, Unpaid
Assessors Parcel No.: 009-265-02

3. General and Special Taxes for the fiscal year 2018-2019, including any secured personal property taxes and any district assessments, a lien due and payable.
Total Tax Amount for this fiscal year: \$354.57
First Installment due on or before August 20, 2018: \$90.57, Paid
Second Installment due on or before October 1, 2018: \$88.00, Paid
Third Installment due on or before January 7, 2019: \$88.00, Unpaid
Fourth Installment due on or before March 4, 2019: \$88.00, Unpaid
Assessors Parcel No.: 009-265-03

4. General and Special Taxes for the fiscal year 2018-2019, including any secured personal property taxes and any district assessments, a lien due and payable.
Total Tax Amount for this fiscal year: \$632.78
First Installment due on or before August 20, 2018: \$158.78, Paid
Second Installment due on or before October 1, 2018: \$158.00, Paid
Third Installment due on or before January 7, 2019: \$158.00, Unpaid
Fourth Installment due on or before March 4, 2019: \$158.00, Unpaid
Assessors Parcel No.: 009-267-06

SCHEDULE B
(Continued)

5. General and Special Taxes for the fiscal year 2018-2019, including any secured personal property taxes and any district assessments, a lien due and payable.
Total Tax Amount for this fiscal year: \$2,124.03
First Installment due on or before August 20, 2018: \$534.03, Paid
Second Installment due on or before October 1, 2018: \$530.00, Paid
Third Installment due on or before January 7, 2019: \$530.00, Unpaid
Fourth Installment due on or before March 4, 2019: \$530.00, Unpaid
Assessors Parcel No.: 009-267-07
6. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
7. Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the land is located within said district.
8. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
9. Except all water, claims or rights to water, in or under said land.
10. Discrepancies, conflicts in boundary lines, shortages in area and/or encroachments and/or other facts which a correct survey would disclose and which are not shown by the public record.
11. Easements for any and all ditches, pipe and pipe lines, conduits, transmission lines, poles, roads, trails, and fences on or traversing said land which would be disclosed and located by an accurate survey.
12. Any Liens, Assessments, Bonds, or Charges levied by South Carson Redevelopment #2, by reason of said land lying within its boundaries.
13. Provisions contained in the Patent from the United States of America, recorded October 1958, in Book 78 Deeds, Page 277, Ormsby County, Nevada, reading as follows:

"...Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land."

Affects Parcels 1, 2 and 3, herein.

SCHEDULE B
(Continued)

14. Provisions contained in the Patent from the United States of America, recorded October 9, 1959, in Book 81 Deeds, Page 562, Ormsby County, Nevada, reading as follows:

"...Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land."

Affects Parcels 4 and 5, herein.

15. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Parcel Map referenced in the legal description contained herein. Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Affects Parcels 4 and 5, herein.

16. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Department of Transportation, for transporting material, recorded May 18, 2007, as Document No. 367939, Official Records, Carson City, Nevada.

Affects Parcels 2, 3 and 4, herein.

17. Rights of the public City and/or the County in and to those portions of said land commonly referred to as Voltaire Street, West Overland Street, Cochise Street and West Willow Street.

18. A Deed of Trust to secure an original principal amount of \$580,000.00, and any other amounts as therein provided, recorded November 3, 2017, as Document No. 480113, Official Records, Carson City, Nevada.

Dated:	October 31, 2017
Trustor:	Robert French, an unmarried man and Steve Dontcho, a married man as his sole and separate property, together as joint tenants
Trustee:	First Centennial Title Company of Nevada
Beneficiary:	The Entrust Group, Inc., FBO Daniel Burke

Said Deed of Trust contains an acceleration clause.

SCHEDULE B
(Continued)

19. Prior to the issuance of an ALTA Extended form policy of title insurance, it shall be required that this company be furnished with an accurate legal description prepared by a Licensed Surveyor.

Affects Parcel 2, herein

20. Until such time as an accurate legal description is recorded as to Parcel 2, herein, no form of ALTA Extended coverage Policy will be issued by this Company.

NOTE: This is preparatory to the issuance of an ALTA Extended 2006 Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 116 attached.

There is located on said land a single family dwelling designated as 449 W. Willow Street, Carson City, Nevada.

Affects Parcel 5, herein

NOTE: APPLICABLE RATE – BASIC.

NOTE:

According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

NONE

EXHIBIT "A"
Legal Description

All that certain real property situate in the County of **Carson City**, State of **NEVADA**, described as follows:

Parcel 1:

A parcel or lot of land located in the North ½, Southwest ¼, Northeast ¼, Northeast ¼, Section 31, Township 15 North, Range 20 East, M.D.B. & M., in Ormsby County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of the parcel from which the Northeast corner of said Section 31 bears North 55°50'37" East, 1235.72 feet, thence North 89°52' West, 261.76 feet; thence South 0°00'54" West, 264.00 feet; thence South 89°52' East, 262.11 feet; thence North 0°03' East, 264.00 feet to the Point of Beginning, in Carson City, Nevada.

NOTE: The above metes and bounds legal description previously appeared in that certain Grant, Bargain and Sale Deed recorded November 1, 2007, as Document No. 373515, Official Records, Carson City, Nevada.

APN: 009-265-01

Parcel 2:

A parcel of land situate in the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 31, Township 15 North, Range 20 East, M.D.B.&M., Ormsby County, and being more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 31, Township 15 North, Range 20 East, M.D.B.&M., thence South 0°03' West along the East line of said Southwest Quarter a distance of 495.50 feet to a point; thence North 89°38'50" West a distance of 658.50 feet to a point in the West line of said Southwest Quarter, thence North 0°09'54" East along said West line a distance of 162.82 feet to a point; thence South 89°52' East a distance of 295.11 feet to a point; thence North 0°03' East a distance of 330.00 feet to a point; thence South 89°52' East a distance of 363.06 feet to the Point of Beginning.

Excepting Therefrom Parcel A of Parcel Map No. 610, entitled "Parcel Map for Woodrow W. & Roberta E. Cave", according to the map thereof, filed in the Office of the County Recorder of Carson City, State of Nevada, on October 17, 1977, as File No. 74563, Official Records, Carson City, Nevada.

Further Excepting Therefrom Parcel B of Parcel Map No. 610, entitled "Parcel Map for Woodrow W. & Roberta E. Cave", according to the map thereof, filed in the Office of the County Recorder of Carson City, State of Nevada, on October 17, 1977, as File No. 74563, Official Records, Carson City, Nevada.

Further Excepting Therefrom a parcel or lot of land located in the North ½, Southwest ¼, Northeast ¼, Northeast ¼, Section 31, Township 15 North, Range 20 East, M.D.B. & M., in Ormsby County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of the Parcel from which the Northeast corner of said Section 31 bears North 44°55'05" East, 980.87 feet, thence North 89°52' West, 165.00 feet, thence South 0°03' West, 132.00 feet; thence south 89°52' East, 165.00 feet, thence North 0°03' East, 132.00 feet to the Point of Beginning.

Further Excepting Therefrom those portions lying within Overland Street, West Willow Street, Voltaire Street and Cochise Street.

NOTE: The above metes and bounds legal description previously appeared in that certain Grant, Bargain and Sale Deed recorded November 1, 2007, as Document No. 373515, Official Records, Carson City, Nevada.

THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO AMENDMENT UPON RECEIPT OF AN ACCURATE LEGAL DESCRIPTION PREPARED BY A LICENSED SURVEYOR.

APN: 009-265-02

Parcel 3:

A parcel or lot of land located in the North ½, Southwest ¼, Northeast ¼, Northeast ¼, Section 31, Township 15 North, Range 20 East, M.D.B. & M., in Ormsby County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of the Parcel from which the Northeast corner of said Section 31 bears North 44°55'05" East, 980.87 feet, thence North 89°52' West, 165.00 feet, thence South 0°03' West, 132.00 feet; thence south 89°52' East, 165.00 feet, thence North 0°03' East, 132.00 feet to the Point of Beginning.

Excepting therefrom those portions lying within Overland Street and Cochise Street.

NOTE: The above metes and bounds legal description previously appeared in that certain Grant, Bargain and Sale Deed recorded November 1, 2007, as Document No. 373515, Official Records, Carson City, Nevada.

APN: 009-265-03

Parcel 4:

Parcel A of Parcel Map No. 610, entitled "Parcel Map for Woodrow W. & Roberta E. Cave", according to the map thereof, filed in the Office of the County Recorder of Carson City, State of Nevada, on October 17, 1977, as File No. 74563, Official Records, Carson City, Nevada.

APN: 009-267-06

Parcel 5:

Parcel B of Parcel Map No. 610, entitled "Parcel Map for Woodrow W. & Roberta E. Cave", according to the map thereof, filed in the Office of the County Recorder of Carson City, State of Nevada, on October 17, 1977, as File No. 74563, Official Records, Carson City, Nevada.

APN: 009-267-07

End of Report

**JLM TITLE, LLC, a Nevada Limited Liability Company, dba FIRST
CENTENNIAL TITLE COMPANY**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

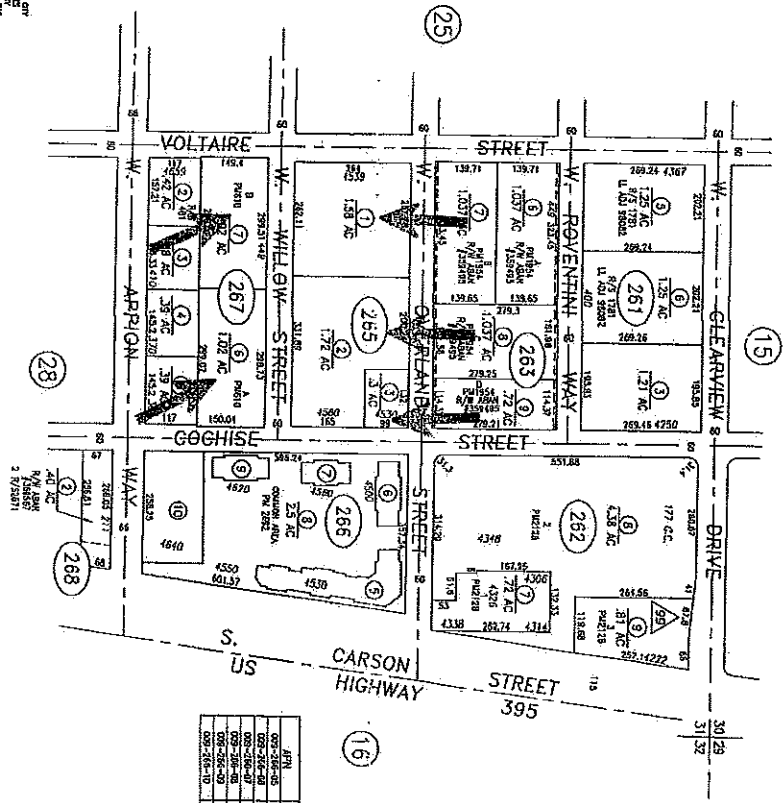
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy and the ability to opt out (as required by law) before the new policy becomes effective.

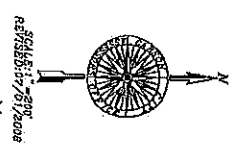
PARCELS 5-144-3-6, 5-144-3-7, 5-144-3-8, 5-144-3-9, 5-144-3-10, 5-144-3-11, 5-144-3-12, 5-144-3-13, 5-144-3-14, 5-144-3-15, 5-144-3-16, 5-144-3-17, 5-144-3-18

THESE PARCELS SONT ENREGISTRES EN VERTU DE LA LOI SUR LE REGISTRE FONCIER DU QUÉBEC. LES PROPRIÉTAIRES SONT RESPONSABLES DE LA VÉRIFICATION DES DÉTAILS DE LEUR PROPRIÉTÉ. LES DÉTAILS DES PROPRIÉTÉS SONT DISPONIBLES AU BUREAU DES PROPRIÉTÉS FONCIÈRES, 1000, AVENUE DES PROPRIÉTÉS FONCIÈRES, QUÉBEC (QUÉ.) G1M 2P2.



APN	PLACER. INFO.	ACRES
000-246-00	1 PA 2091	31.000
000-246-01	1 PA 2091	7.45
000-246-02	1 PA 2091	31.7
000-246-03	1 PA 2091	31.7
000-246-04	1 PA 2091	31.7
000-246-05	1 PA 2091	31.7
000-246-06	1 PA 2091	31.7
000-246-07	1 PA 2091	31.7
000-246-08	1 PA 2091	31.7
000-246-09	1 PA 2091	31.7
000-246-10	1 PA 2091	31.7

▲ BUILDING ON LEASED LAND



PORTION NE 1/4 NE 1/4 SEC. 31, T.15 N., R.20 E., M.D.B. & M.

APN: 009-265-01
APN: 009-265-02
APN: 009-265-03

LEGAL DESCRIPTION

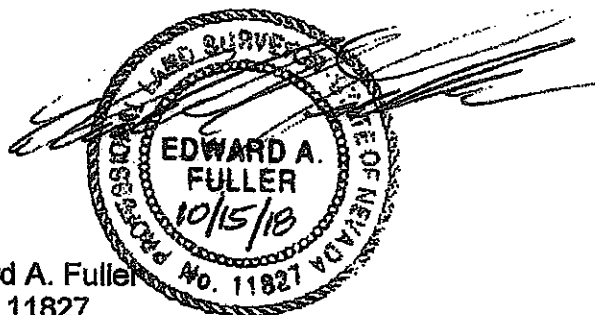
Abandonment of portions of Voltaire Street, West Overland Street, Cochise Street and West Willow Street, Carson City, Nevada

(33 foot right-of-way for roadway and public utilities reserved in US Patent No. 1185694)

Being all that certain real property situate within the North half (N½), of the Southwest Quarter (SW¼), of the Northeast Quarter (NE¼), of the Northeast Quarter (NE¼), of Section 31, Township 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

Being the Easterly 3.00 feet of Voltaire Street, the Southerly 8.00 feet of West Overland Street, the Westerly 3.00 feet of Cochise Street, and all of West Willow Street, reserved as a 33 foot wide right-of-way, for roadway and public utilities purposes, along the boundaries of the land conveyed pursuant to US Patent No. 1185694.

CONTAINING: 26,185 square feet of land, more or less.



Edward A. Fuller
P.L.S. 11827

EXP: 6/30/19

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521

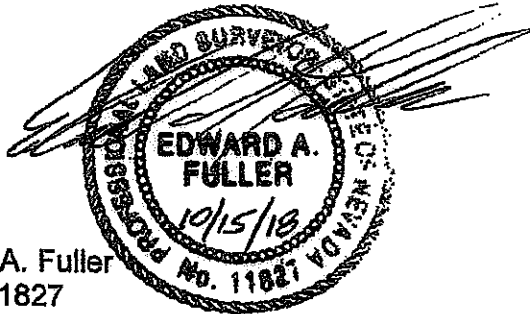
APN: 009-267-06
APN: 009-267-07

LEGAL DESCRIPTION
Abandonment of a portion of West Willow Street, Carson City, Nevada
(30 foot right-of-way dedicated per Parcel Map 610)

Being all that certain real property situate within the South half (S $\frac{1}{2}$), of the Southwest Quarter (SW $\frac{1}{4}$), of the Northeast Quarter (NE $\frac{1}{4}$), of the Northeast Quarter (NE $\frac{1}{4}$), of Section 31, Township 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

Being all of West Willow Street, dedicated as a 30 foot wide public access, as shown on that certain Parcel Map for Woodrow W. & Roberta E. Cave, filed for record, October 27, 1977, as File No. 74563, Official Records of Carson City, Nevada.

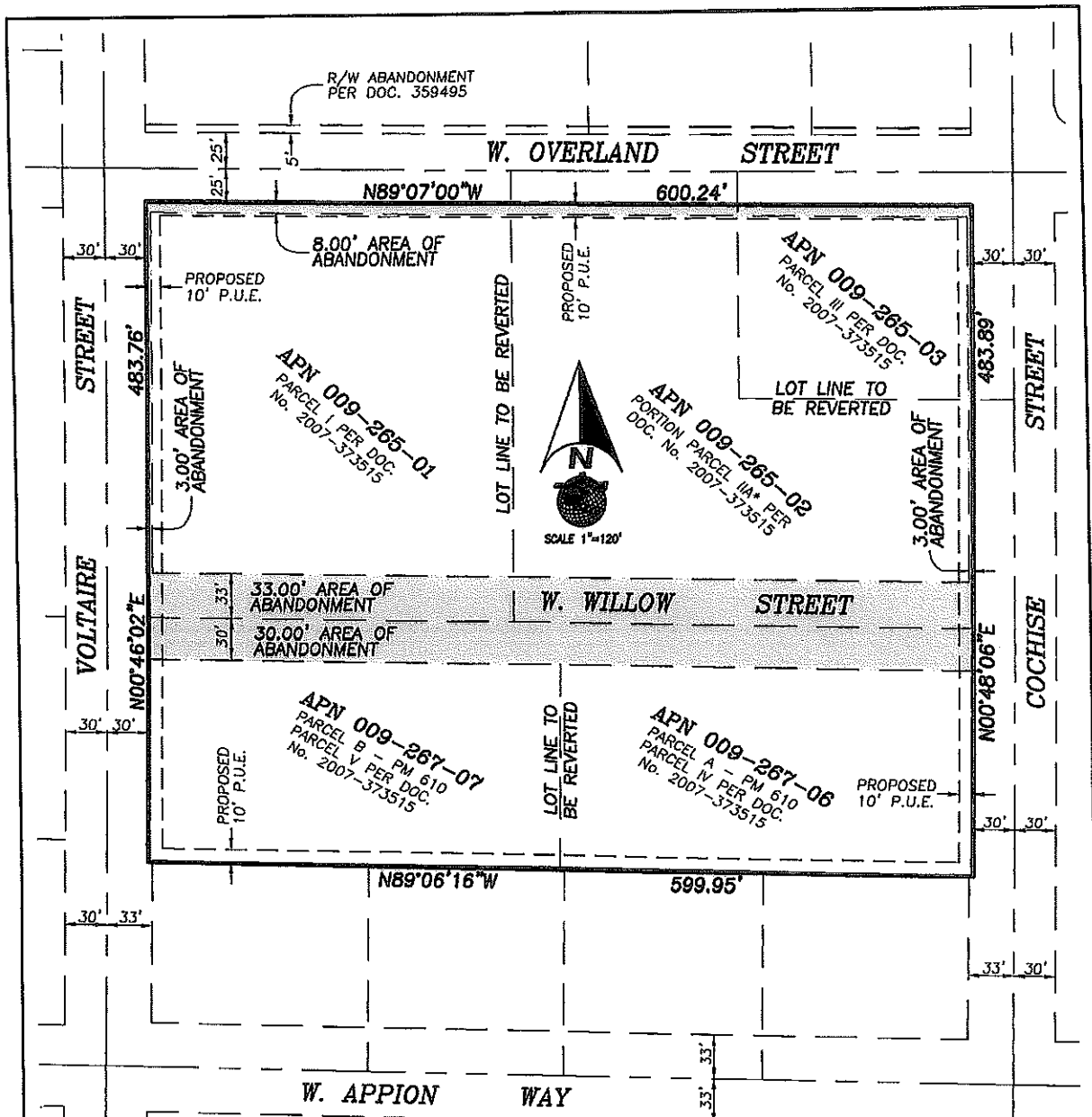
CONTAINING: 18,002 square feet of land, more or less.



Edward A. Fuller
P.L.S. 11827

EXP: 6/30/19

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, SUITE C2
RENO, NV. 89521



*NOTE: PARCEL IIA INCLUDES PARCEL III AND PORTIONS OF PARCELS IV & V LYING NORTHERLY OF THE S1/2 OF THE SW1/4 OF THE NE1/4 OF THE NE1/4 TO THE CENTERLINES OF VOLTAIRE, OVERLAND AND COCHISE STREETS, EXCEPTING THOSE PORTIONS OF VOLTAIRE, COCHISE & WILLOW STREETS DEDICATED PER PARCEL MAP 610.

RIGHT-OF-WAY ABANDONMENT
PORTIONS OF VOLTAIRE STREET, WEST OVERLAND STREET,
COCHISE STREET AND WEST WILLOW STREET
AREA OF ABANDONMENT = 44,187± SQUARE FEET TOTAL

APN: 009-265-01, 02, 03 & 009-267-06, 07
 PORTION NE-1/4 Sec. 31, T15N, R20E
 CARSON CITY, NV

SCALE: 1" = 120'



Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194

[Assessor Data Inquiry](#)

[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-265-01

Property Location: 4539 VOLTAIRE ST	Tax Year: 2018-19
Billed to: FRENCH, ROBERT & DONTCHO, STEVE	Roll #: 006211
P O BOX 6315	District: 1.7
INCLINE VILLAGE, NV 89450-0000	Tax Service:
	Land Use Code: 120

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
No Prior Year Taxes					
Current Year					
08/20/18	172.23		172.23	172.23	.00
10/01/18	171.00		171.00	171.00	.00
01/07/19	171.00		171.00	.00	171.00
03/04/19	171.00		171.00	.00	342.00
Totals:	685.23	.00	685.23	343.23	

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[History](#)

Additional Information					
	<u>2018-19</u>	<u>2017-18</u>	<u>2016-17</u>	<u>2015-16</u>	<u>2014-15</u>
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	514.64	542.26	308.02	192.28	

[Assessor Data Inquiry](#)

[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-265-02

Property Location: 4580 COCHISE ST	Tax Year: 2018-19
Billed to: FRENCH, ROBERT & DONTCHO, STEVE	Roll #: 006212
P O BOX 6315	District: 1.7
INCLINE VILLAGE, NV 89450-0000	Tax Service: Land Use Code: 120

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

08/20/18	172.23		172.23	172.23	.00	
10/01/18	171.00		171.00	171.00	.00	
01/07/19	171.00		171.00	.00	171.00	<-Pay
03/04/19	171.00		171.00	.00	342.00	<-Pay
Totals:	685.23	.00	685.23	343.23		

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[History](#)

Additional Information

	<u>2018-19</u>	<u>2017-18</u>	<u>2016-17</u>	<u>2015-16</u>	<u>2014-15</u>
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	514.64	542.26	308.02	192.28	

[Assessor Data Inquiry](#)

[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-265-03

Property Location: 4530 COCHISE ST	Tax Year: 2018-19
Billed to: FRENCH, ROBERT & DONTCHO, STEVE	Roll #: 006213
P O BOX 6315	District: 1.7
INCLINE VILLAGE, NV 89450-0000	Tax Service:
	Land Use Code: 140

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
No Prior Year Taxes					
Current Year					
08/20/18	90.57		90.57	90.57	.00
10/01/18	88.00		88.00	88.00	.00
01/07/19	88.00		88.00	.00	88.00
03/04/19	88.00		88.00	.00	176.00
Totals:	354.57	.00	354.57	178.57	

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[Payment Cart](#)

[History](#)

Additional Information					
	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	860.62	874.89	554.16	554.83	570.12

[Assessor Data Inquiry](#)

[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-267-06						
Property Location: W WILLOW ST / COCHISE ST			Tax Year:	2018-19		
Billed to: FRENCH, ROBERT & DONTCHO, STEVE			Roll #:	006214		
P O BOX 6315			District:	1.7		
INCLINE VILLAGE, NV 89450-0000			Tax Service:			
			Land Use Code:	120	Code Table	
Outstanding Taxes:						
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due	
No Prior Year Taxes						
Current Year						
08/20/18	158.78		158.78	158.78	.00	
10/01/18	158.00		158.00	158.00	.00	
01/07/19	158.00		158.00	.00	158.00	<--Pay
03/04/19	158.00		158.00	.00	316.00	<--Pay
Totals:	632.78	.00	632.78	316.78		
			Payment Cart	History		

Additional Information					
	<u>2018-19</u>	<u>2017-18</u>	<u>2016-17</u>	<u>2015-16</u>	<u>2014-15</u>
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	567.09	592.60	357.09	241.23	47.44

[Assessor Data Inquiry](#)

[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-267-07

Property Location: 449 W WILLOW ST	Tax Year: 2018-19
Billed to: FRENCH, ROBERT & DONTCHO, STEVE	Roll #: 006215
P O BOX 6315	District: 1.7
INCLINE VILLAGE, NV 89450-0000	Tax Service:
	Land Use Code: 200

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
No Prior Year Taxes					
Current Year					
08/20/18	534.03		534.03	534.03	.00
10/01/18	530.00		530.00	530.00	.00
01/07/19	530.00		530.00	.00	530.00
03/04/19	530.00		530.00	.00	1,060.00
Totals:	2,124.03	.00	2,124.03	1,064.03	

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[<--Pay](#)

[Payment Cart](#)

[History](#)

Additional Information					
	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	482.03	482.32	311.78	152.67	12.34

COCHISE STREET MULTI-FAMILY SUMMARY DESCRIPTION

Market Need

This proposed project is intended to serve the growing need for more affordable work force housing in the Carson City area. It is located in an area with significant employment opportunities within walking distance of the site. (Figure 1A, 1B and 1C) The proposed community also has direct connections to transportation corridors that provide access to employment throughout Carson City, Lake Tahoe, Minden Gardnerville and the larger region.

Based on this need, it is not surprising the property owners have had continued interest from multi-family builders willing to purchasing their property for Multi-family development. This Abandonment Request submittal is the third step by the owners to help address this community need.

Development Program

This proposal is for 143 Apartment Units, 27 One Bedroom, 100 Two Bedroom and 16 Three Bedroom units. Refer to Section 6 for floor plans. Nine buildings are proposed, stepping up the slope in a hillside adaptive manner, with garages on the lower level and two floors of units above. Refer to elevations in Section 6. There are 76 garages and 196 surface parking spaces proposed, in a stepping, hillside adaptive fashion, up the slope. Refer to Preliminary Site Plan in Section 4 for details.

Opportunities and Constraints

Section 2 of the application illustrates how the site mapping can be modified to provide a single parcel for development, and abandons an existing ROW that would have no purpose after development of the site. Refer to proposed Parcel Map.

Abandonment Justification Statement

The Abandonment of W. Willow St. is necessary to allow a well planned development of the adjoining properties at the density proposed and encouraged in the Master Plan. Providing for a density to support affordable by design workforce housing on this site would not be possible without the abandonment of the ROW of W. Willow St.

From the government perspective, this ROW would not provide any level of vehicular circulation as it is only one block long, with no potential to be extended east (existing development) or west (steep terrain). No public utilities exist in the ROW and only an unimproved storm drain outfall exists as an eroded ditch in the ROW.

Section 3 contains the Preliminary Site Plan, noting the proposed setbacks, drive isle and parking dimensions, sidewalks, landscaping and open space areas proposed.

44

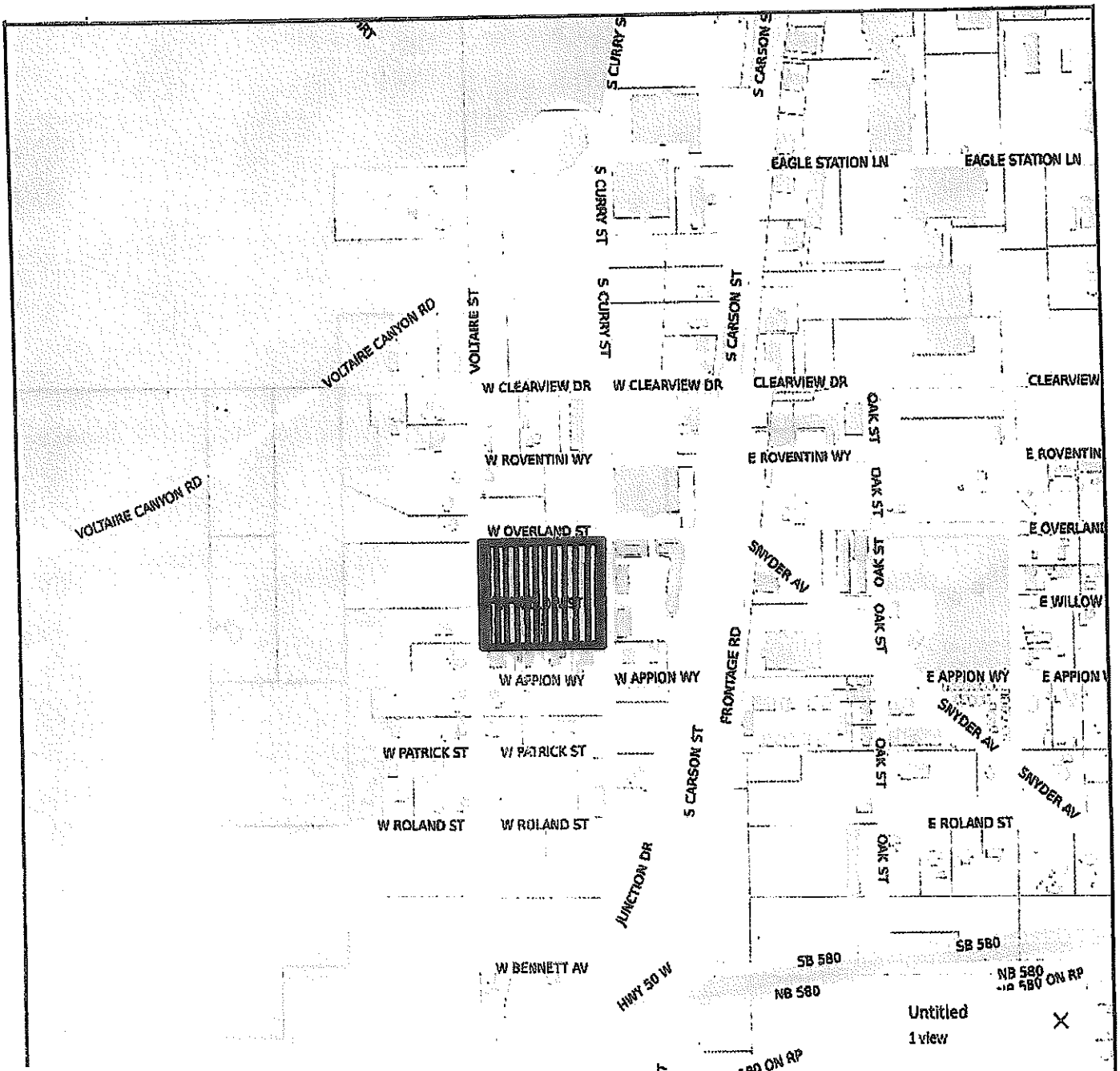
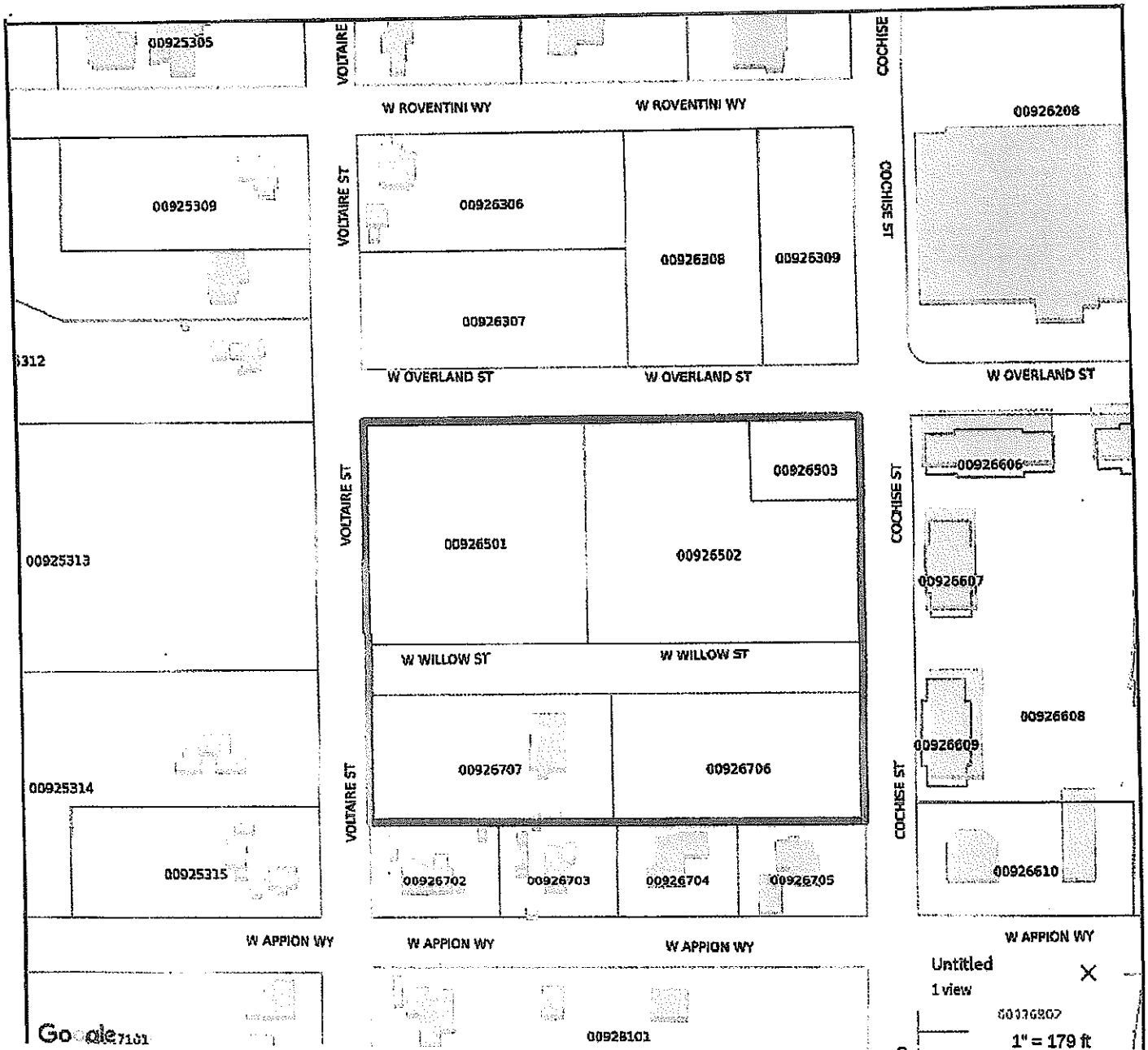


FIGURE 1-A
GENERAL VICINITY MAP

Cochise Street Multi-Family Community
Abandonment Request
24232-01
December, 2018



**FIGURE 1-B
LOCATION MAP**

**Cochise Street Multi-Family Community
Abandonment Request
24232-01
Decemberr, 2018**

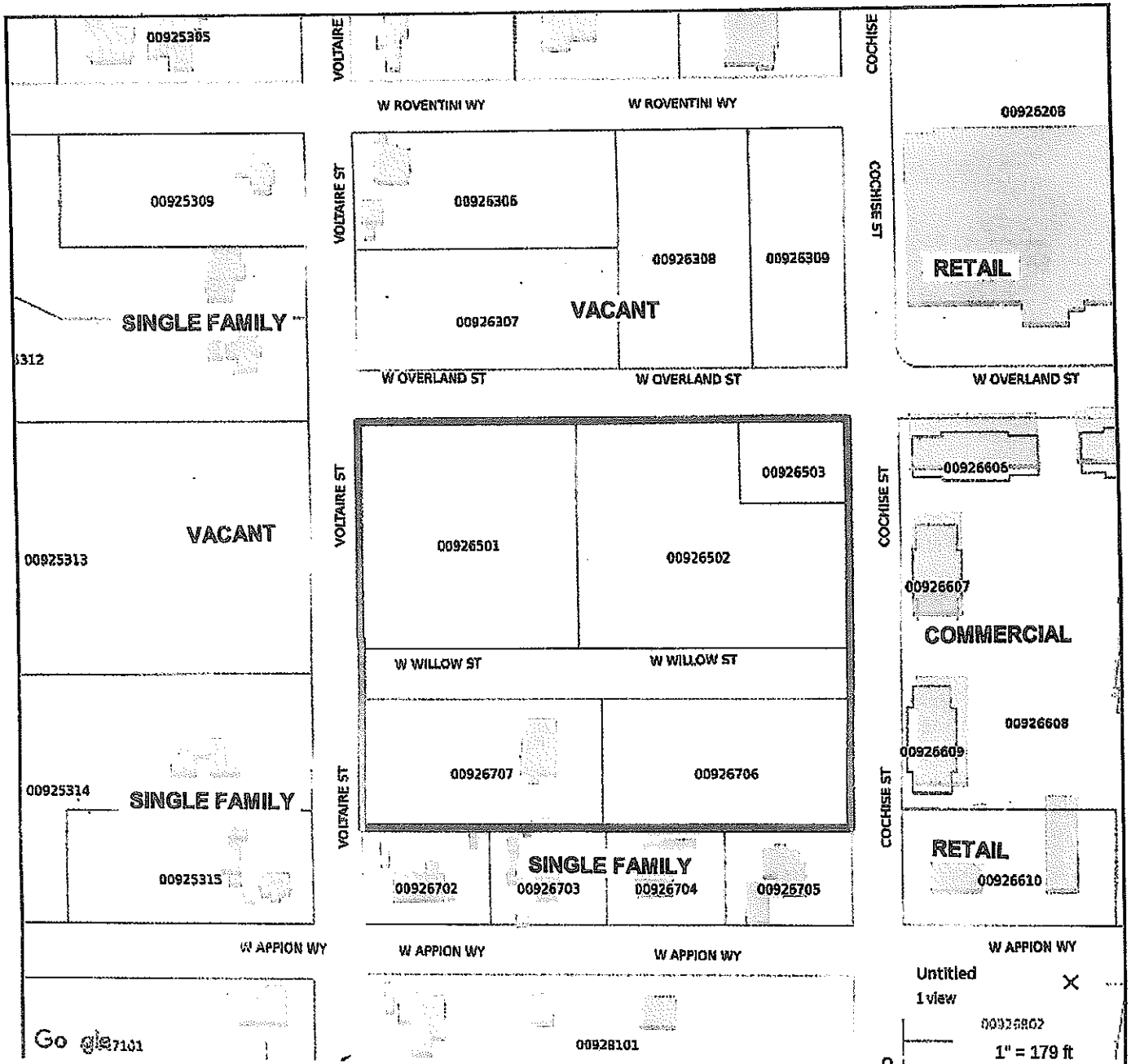


FIGURE 1C
ADJACENT LAND USES

Cochise Street Multi-Family Community
Abandonment Request
24232-01
Decemberr, 2018

Mapping and Topography -2

Proposed Parcel Map

Granting of ROW to Cochise St., Overland St. and Voltaire St.

Abandoning W. Willow St. ROW

Topographic and Boundary Survey

**Cochise Street Multi-Family Community
Abandonment Request
24232-01
Decemberr, 2018**

MAPPING AND TOPOGRAPHY

Proposed Parcel Map - Reversion to Acreage

The attached draft map is intended to accomplish three things:

Eliminate existing parcel lines that currently will not allow the proposed development, establishing a single parcel to support the planned project. (Refer to Section 1 Legal Description).

Dedicates ROW to Cochise, Overland and Voltaire Streets. Document # 2007-373515 noted that the existing parcels of record included roadway right of way to the center line of adjacent Cochise, Overland and Voltaire streets. This Reversion Map is proposed to resolve that discrepancy in Title.

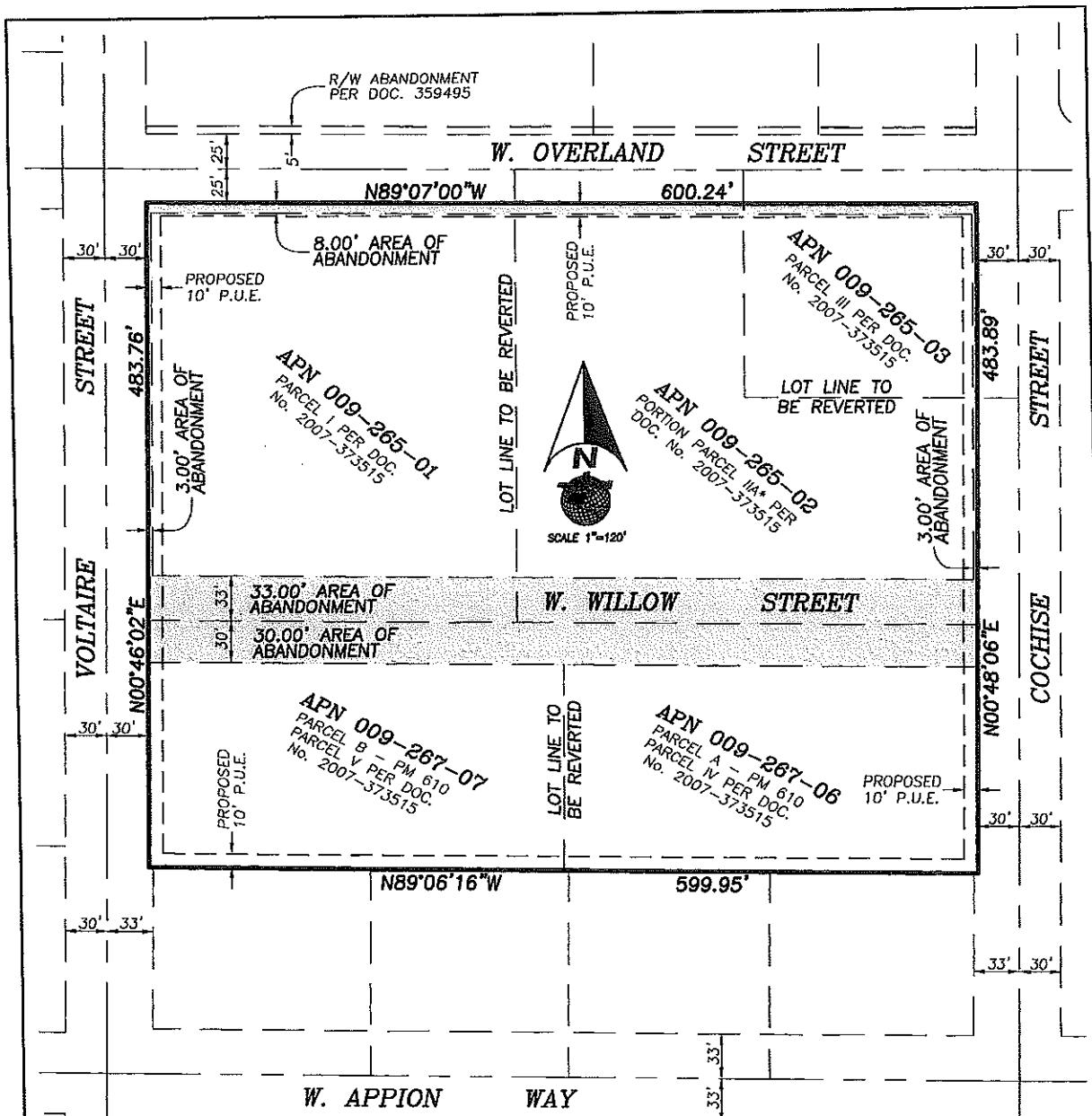
Abandon the existing ROW for W. Willow St. This ROW was originally plotted as W. Willow Street and was granted as public ROW with Parcel Map 610. It has historically been used for access to the home on Parcel B, pm 610. The only other current use of this ROW is an outfall for public storm drainage coming from a catch basin and 12" pipe in Voltaire St. This storm drain pipe will be connected to the future storm drain system for the project. There are no other public utilities within this ROW. (Refer to Utility Company Statements Section 1)

Boundary Survey.

The attached boundary survey identifies the parcel as containing 6.67 net acres of land. It establishes the property lines based on research, field verification and field located property corners, if found.

Topographic Survey

The topographic survey was performed in the field. It located existing utilities, paving and private improvements as they currently exist. Refer to Impact Report for more details on existing utilities



*NOTE: PARCEL IIA INCLUDES PARCEL III AND PORTIONS OF PARCELS IV & V LYING NORTHERLY OF THE S1/2 OF THE SW1/4 OF THE NE1/4 OF THE NE1/4 TO THE CENTERLINES OF VOLTAIRE, OVERLAND AND COCHISE STREETS, EXCEPTING THOSE PORTIONS OF VOLTAIRE, COCHISE & WILLOW STREETS DEDICATED PER PARCEL MAP 610.

RIGHT-OF-WAY ABANDONMENT
PORTIONS OF VOLTAIRE STREET, WEST OVERLAND STREET,
COCHISE STREET AND WEST WILLOW STREET
AREA OF ABANDONMENT = 44,187± SQUARE FEET TOTAL

APN: 009-265-01, 02, 03 & 009-267-06, 07
 PORTION NE-1/4 Sec. 31, T15N, R20E
 CARSON CITY, NV

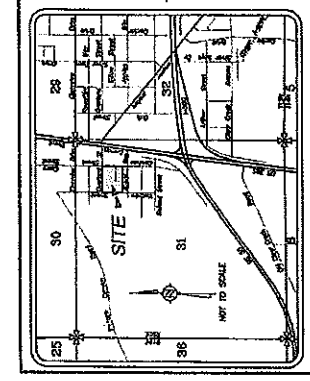
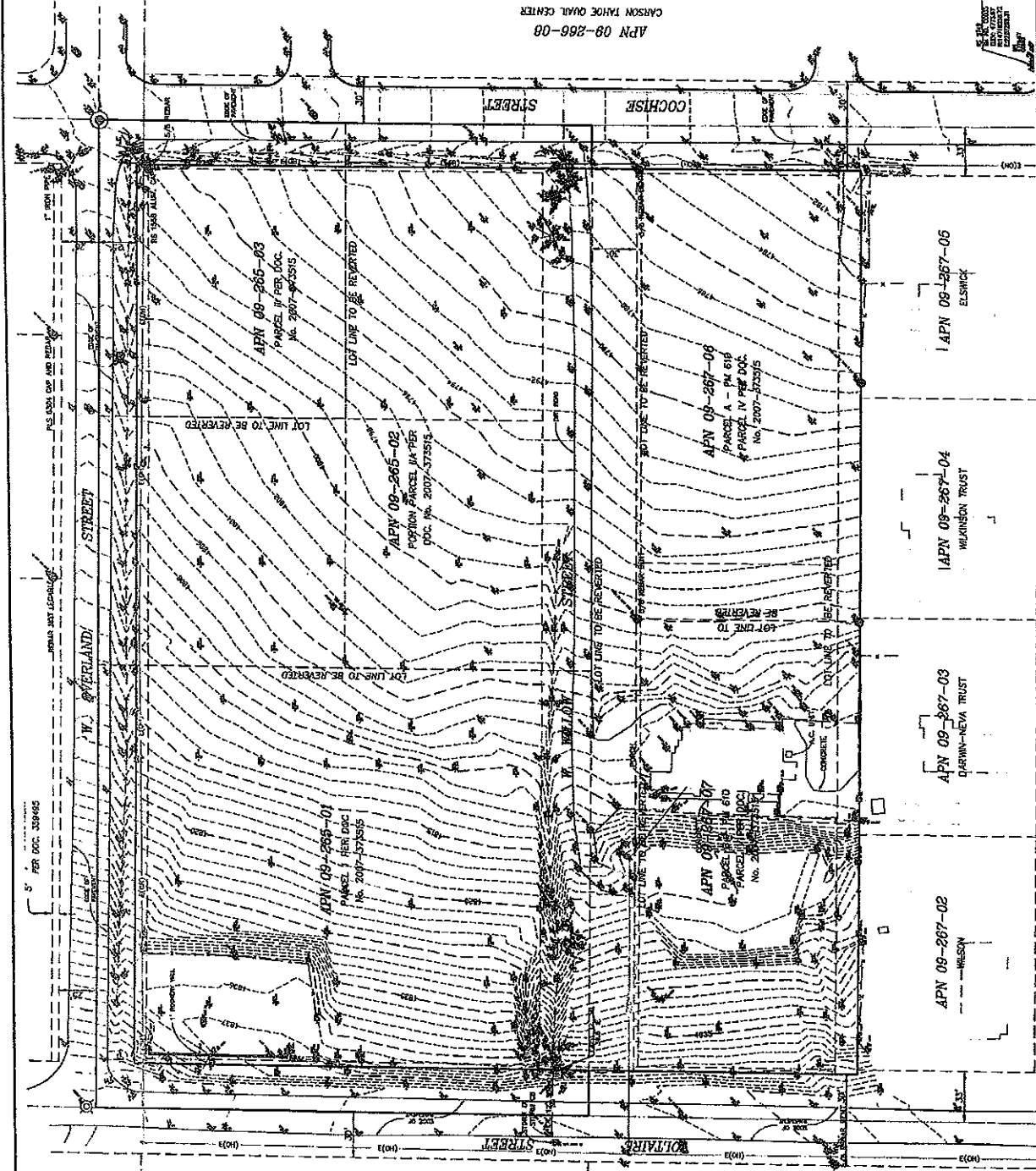
SCALE: 1" = 120'



Meridian Surveying & Mapping, Inc.

Land, Construction and Boundary Surveys

8725 Technology Way C2, Reno, NV 89521 - (775) 690-4194



JAMES S. SMILEY, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 12829
 1/14/2017

- LEGEND**
- EXISTING PROPERTY CORNER AS NOTED
 - BENCH MARK
 - WATER METER
 - FIRE HYDRANT
 - UTILITY POLE
 - STRENGTHENED MANHOLE
 - GAS METER
 - ELECTRIC POLE
 - SIGNAGE
 - BENCH MARK
 - CONCRETE
 - FENCE

BENCHMARK

1. BENCH MARK 2010, CHICOEN CITY COUNCIL, NETWORK, BEING THE TOP 12.5" STAKE, ONE OF THE TOP OF CORNER AT THE CORNER OF CORNER AND DOWNS, WITHIN A FOUR-CORNER OF 'OUTPOST' PLOT, TOWN OF SOUTH CARSON, CALIFORNIA, ESTABLISHED BY SURVEYOR J. SMILEY, JR. ON 07/20/09.

BASIS OF BEARINGS

BY THE SURVEYOR'S MEASUREMENTS, WEST CORNER, AND 82.974, PER SURVEYOR'S MEASUREMENTS AS SHOWN.

Development Plan -3

Site Plan

Existing Conditions, Topography, existing structures.

**Cochise Street Multi-Family Community
Abandonment Request
24232-01
Decemberr, 2018**

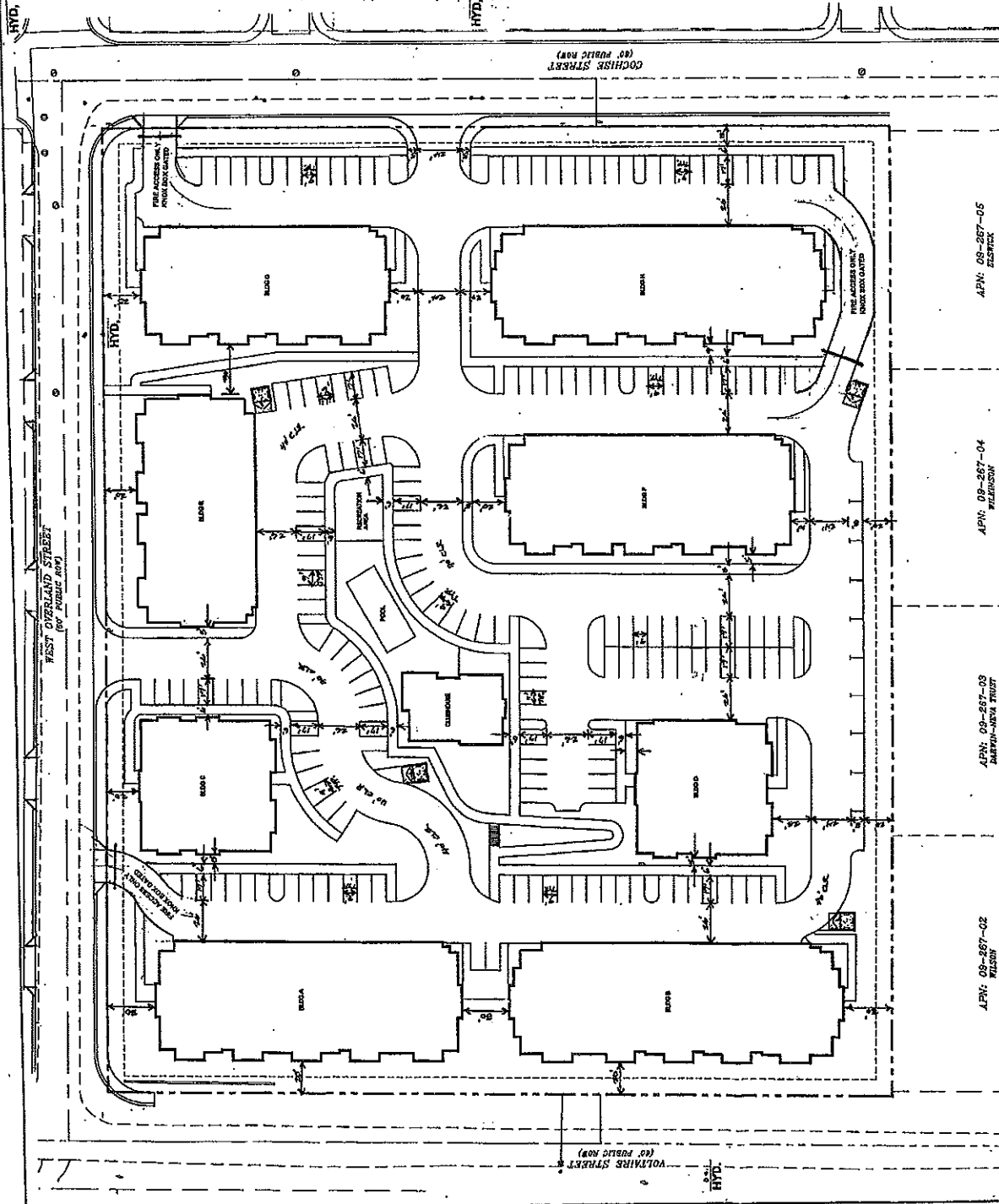
GRAPHIC SCALE
1" = 20'-0"



COCHISE STREET MULTI-FAMILY COMMUNITY

PRELIMINARY SITE PLAN

- 76 GARAGE PARKING SPACES
- 265 SURFACE PARKING SPACES
- 17,700 SQ.FT. PUBLIC STREET PAVING
- 72,500 SQ.FT. PRIVATE DRIVE ISLE PAVING
- 31,400 SQ.FT. PARKING SPACE PAVING



APN: 09-287-05
ELSWICK

APN: 09-287-04
WILSON

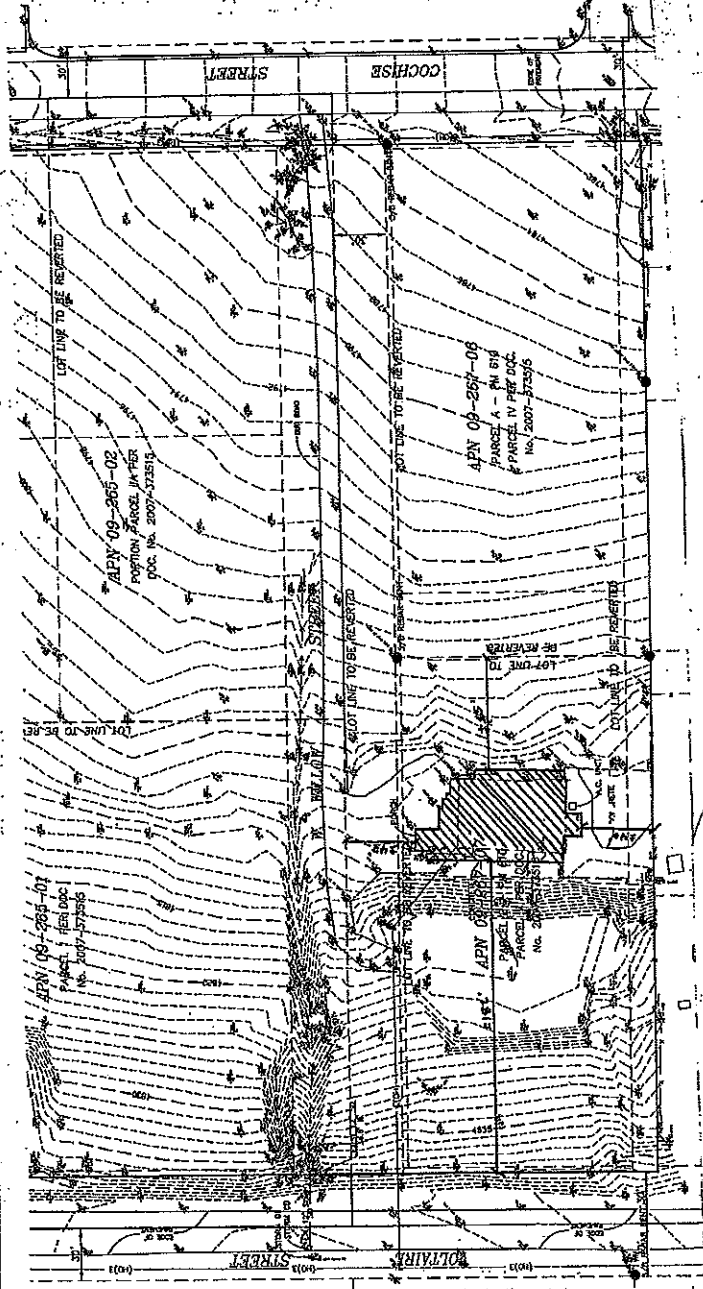
APN: 09-287-03
BARWIN-ANVA TRUST

APN: 09-287-02
WILSON

Prepared by: _____
 Date: _____
 Checked by: _____
 Approved by: _____
 PLACES

EXISTING STRUCTURES
 NEW/VA

APN 09-265-01, 02, 03, 009-267-06, 07
 APPLICANT AND RECORD OWNERS
 STEVE DONTCHO & BOB FRENCH
 3428 Ocean View Blvd.
 E. Granada CA 91238
 (916) 580-7776
 REPRESENTATIVE
 Randy Vidler AICP
 PLACES Consulting Services Inc.
 7225 Longfield Dr., Reno NV 89502
 (775) 745-5064 or (775) 355-7721



**COCHISE STREET MULTI-FAMILY
 COMMUNITY**
 ZONING MAP AMEND.

