



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** April 20, 2023

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding (1) a proposed resolution: (a) adopting a provisional order to amend the ordinance establishing the Downtown Neighborhood Improvement District (“DNID”) under NRS Chapter 271; (b) reporting the City Engineer’s estimated Fiscal Year (“FY”) 2024 assessment roll for the DNID; (c) identifying the cost to be paid by the DNID for the purpose of paying for maintenance of the Downtown Streetscape Enhancement Project; (d) directing City staff to file the assessment roll with the Clerk’s office; (e) fixing the time and place to hear complaints, protests and objections regarding the assessment or the propriety and advisability of amending the DNID ordinance; and (f) directing City staff to provide notice of the public hearings pursuant to NRS Chapter 271; and (2) direction to staff regarding the DNID ordinance. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The proposed resolution initiates the process for: (a) amending the DNID ordinance; and (b) implementing the annual DNID assessment for FY 2024, both as provided in NRS Chapter 271. The proposed amendments to the DNID ordinance do not change the method of assessment but do amend the methods of calculating the assessment to be based on annual maintenance costs and includes a 10 percent administrative fee if the City administers the DNID. The base assessment for FY 2024 under Ordinance No. 2016-1 is \$106,050; however, the annual maintenance costs are \$77,597, with the proposed property owner’s assessment for FY 2024 to be \$48,604 after reducing the assessment by the City’s FY 2024 contribution, \$28,993. The assessment is distributed among the commercial property owners within the DNID as detailed in the resolution and assessment roll.

Agenda Action: Resolution **Time Requested:** 10 minutes

Proposed Motion

I move to adopt Resolution 2023-R-___.

Board's Strategic Goal

Economic Development

Previous Action

October 20, 2016 (Item 23A): The Board of Supervisors (“Board”) entered into an agreement with the Carson City Downtown Neighborhood Improvement District, a non-profit organization, relating to ongoing Downtown improvements and maintenance provisions.

January 7, 2016 (Item 19A): The Board approved an ordinance establishing the DNID. The Board subsequently enacted the DNID assessment for FY 2017 and each year thereafter.

February 20, 2014 (Item 22C): The Board enacted a one-eighth percent sales tax to help fund improvements to the City's primary commercial corridors, including the Downtown Streetscape Enhancement Project. The approved Plan of Expenditure for the sales tax included a provision that an assessment district would be formed as part of each corridor project to contribute funding annually to the City to provide for routine maintenance required for the corridors such as cleaning sidewalks, maintaining landscaping, servicing trash receptacles, etc.

Background/Issues & Analysis

NRS Chapter 271 provides for the procedure to amend a Neighborhood Improvement District ("NID") ordinance and the annual procedures for implementing a NID assessment. The resolution on this agenda initiates the actions necessary for both amending the DNID ordinance and implementing the annual assessment of properties within the DNID. Attached to this staff report are the resolution and associated exhibits and the proposed ordinance amending and replacing the existing DNID ordinance, Ordinance No. 2016-1.

The proposed ordinance amendments include the following:

- Amendment by provisional order to allow for City or DNID Board administration of the DNID;
- A 10 percent administration fee if the City administers the DNID;
- City contribution to increase or decrease with maintenance costs;
- Calculation of annual assessments based on annualized projected five-year maintenance costs, instead of on the Consumer Price Index; and
- Implementation of a 30 percent reserve requirement and accounting for multi-year maintenance needs, if any.

The following is the schedule of upcoming actions in 2023 to implement the amendment and assessment:

- Week of April 24 - Notification is sent out to all property owners via US First-Class mail, published in the newspaper and posted pursuant to the requirements of NRS Chapter 271.

- May 18 Board of Supervisors meeting:

1) Consideration of hardship determinations, which allow a deferment of the assessment based on income per the adopted policy. (NRS 271.360[3])

2) A public hearing to consider complaints, protests and objections to the assessment or the propriety and advisability of amending the DNID ordinance. (NRS 271.310, 271.380-271.385)

3) Adoption of a resolution to confirm, revise or correct the Assessment Roll. (NRS 271.325, 271.378[3] and 271.385[2])

4) Introduction, on first reading, of an ordinance to amend the DNID ordinance and levy the assessments in the Assessment Roll. (NRS 271.325, 271.390[1])

- June 15 Board of Supervisors items:

1) Adoption, on second reading, of the ordinance to amend the DNID ordinance and levy the assessments in the roll.

Notification of assessment – After second reading of the ordinance, notification of the assessment is sent to the property owners.

The Board of the DNID has requested to increase the assessments for FY 2024 to \$48,604 from the \$42,198 assessment applied in FY 2023. A copy of the DNID FY 2024 budget is also attached to this report. The City Engineer has provided the updated assessment rolls for FY 2024.

The City will contribute \$28,933 in FY 2024 to the DNID account as compensation for the maintenance of landscaping and pedestrian improvements in front of private properties that was previously the responsibility of the City.

The proposed ordinance amending the DNID is provided with this item for the Board's comment and discussion. The first reading of the ordinance will not occur at this Board meeting, but will be agendized for the May 18, 2023 Board meeting. The exhibits to the ordinance will be included for first reading. The exhibits to the ordinance are the same as the exhibits to the resolution, in the same order.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271; Ordinance No. 2016-1

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Downtown NID Fund, Property Tax Revenue 7809883-411100

Is it currently budgeted? No

Explanation of Fiscal Impact: Downtown NID Assessments of \$48,604 will be posted to 7809883-4111000 and the City will continue to pay its portion of downtown maintenance costs from Redevelopment in the amount of \$28,993 which will be budgeted for FY 2024. The Final Budget will be brought before the Board on May 18, 2023.

Alternatives

Do not initiate the process for amending the DNID ordinance or implementing the DNID assessment and/or provide alternative direction to staff.

Attachments:

[DNID Resolution Updated with Exhibits.pdf](#)

[DNID Amendment Ordinance v2.pdf](#)

[DNID Amendment Ordinance v2 redline.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

RESOLUTION NO. 2023-R-___

A RESOLUTION ADOPTING A PROVISIONAL ORDER TO AMEND THE ORDINANCE ESTABLISHING THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT; REPORTING THE CITY ENGINEER'S ESTIMATED FISCAL YEAR 2024 ASSESSMENT ROLL FOR THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT; IDENTIFYING THE COST TO BE PAID BY THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT FOR THE PURPOSE OF PAYING FOR MAINTENANCE OF THE DOWNTOWN STREETScape ENHANCEMENT PROJECT; DIRECTING CITY STAFF TO FILE THE ASSESSMENT ROLL WITH THE CLERK'S OFFICE; FIXING THE TIME AND PLACE TO HEAR COMPLAINTS, PROTESTS AND OBJECTIONS REGARDING THE ASSESSMENT; AND DIRECTING CITY STAFF TO PROVIDE NOTICE OF THE PUBLIC HEARINGS PURSUANT TO NRS CHAPTER 271.

WHEREAS, the Carson City Board of Supervisors adopted Ordinance 2016-1 creating the Downtown Neighborhood Improvement District ("DNID") on January 7, 2016, to help pay for the ongoing maintenance of the street beautification project known as the Downtown Streetscape Enhancement Project, and that ordinance provides for the baseline property assessment as well as other requirements in accordance with NRS Chapter 271; and

WHEREAS, NRS 271.280 establishes the procedures to amend a Neighborhood Improvement District ordinance by provisional order of the Board of Supervisors; and

WHEREAS, NRS 271.375 requires the City Engineer to report the DNID Assessment Roll to the Board of Supervisors prior to adopting the Assessment Roll; and

WHEREAS, NRS 271.325 and 271.375 require the Board of Supervisors to file the City Engineer's Assessment Roll with the Clerk's office; and

WHEREAS, NRS 271.305, 271.310 and 271.380 require the adoption of a resolution to fix the time and place to hear complaints, protests and objections regarding the assessment and order notice of that public hearing.

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

1. This provisional order hereby provisionally amends Ordinance No. 2016-1 establishing the DNID in accordance with the provisions of NRS Chapter 271 and this resolution. The boundaries of the DNID are as described in Exhibit A.
2. The total maintenance costs for the DNID for FY 2024 are \$77,597. The City's contribution to the DNID is \$28,993. The remaining amount to be assessed to property owners within the DNID in FY 2024 is \$48,604. This amount will be distributed among the properties within the DNID based on the frontage of the properties to the Downtown Streetscape Enhancement

Project. Those properties that directly front the Downtown Streetscape Enhancement Project improvements are assessed at a 100 percent assessment rate, and properties that are elsewhere within the NID (i.e., are located on a side or adjacent street), are assessed at a 75 percent rate. All properties within the NID that are zoned exclusively residential (e.g., private homes and all private residences included within a mixed-use property) will be excluded from the NID and the resulting NID assessments. The DNID assessment roll, which sets forth the assessment for each property within the DNID, is attached as Exhibit B.

3. The DNID assessment each year shall be equal to the actual projected maintenance cost for the DNID. Maintenance costs and revenues must be projected each year for at least five years, and maintenance costs must include projections for any periodic maintenance that does not occur annually. The annual assessment must include amounts set aside for any periodic maintenance that occurs once every two years or more to avoid sudden increases in the annual assessment when such maintenance is scheduled to occur. A reserve account must be maintained to provide a buffer against sudden increases in the annual assessments and increased maintenance costs. In FY 2024, the required reserve amount shall be equal to 20 percent of the average annual maintenance costs over five years. The required reserve amount shall increase to 30 percent in FY 2025 and following years.

4. Once the required reserve account balance has been reached, the assessment must be adjusted to an amount designed to maintain the required reserve account balance. If the cost of maintenance in any given year exceeds the assessed amount plus any available reserve account balance and the City incurs the cost to meet contractual maintenance obligations, the assessment shall be increased the following year to reimburse the City for those additional maintenance expenditures and replenish the reserve account. In no event, however, may the assessment increase more than five percent on a year-over-year basis.

5. The DNID assessment shall be paid by each property owner in conjunction with the owner's property taxes for the year, divided into quarterly payments. Penalties and interest for delinquent amounts will be calculated in the same manner as for real property taxes. The assessment amount shall constitute a lien upon an assessed property and have the same priority as a lien for property taxes;

6. The City shall prepare the annual assessment estimate to be considered by the Board of Supervisors in conformance with the requirements of NRS Chapter 271. After the assessment is confirmed, the Clerk's Office shall submit the list of parcel numbers and the assessed amount for each property to the Carson City Treasurer. The Treasurer is authorized to reduce or waive the amount for good cause pursuant to NRS 361.483 and NRS 361.4835;

7. In conjunction with the nonprofit association administering the DNID, Carson City must itemize and document any alleged increased maintenance costs, which may include actual costs of maintenance or the cost of contracting the maintenance to a private company, as applicable;

8. The City has established a procedure for obtaining a hardship determination based on a property owner's ability to pay the assessment pursuant to NRS 271.357.

9. The Project improvements that are to be maintained through the DNID assessment are shown in Exhibit C.

10. The Project improvements will be maintained in accordance with the maintenance plans described in Exhibit D.

11. The assessments to be made upon all parcels benefited by the project as described in this resolution are hereby declared to be proportional to the benefits received.

12. A hearing shall be held on May 18, 2023, at the regularly scheduled meeting of the Carson City Board of Supervisors beginning at 8:30 a.m., at 851 East William Street, Carson City, Nevada. At the hearing, owners of tracts to be assessed, or any other interested persons, may appear before the Board of Supervisors to present any complaints, protests and objections and to be heard as to the propriety and advisability of amending the DNID ordinance as provisionally ordered.

13. This provisional order and resolution provisionally amending the DNID ordinance shall be furnished to the Clerk-Recorder and filed, recorded and numbered in the office of the Clerk-Recorder.

14. City staff shall publish and provide notice of said public hearing in accordance with NRS 271.305, 271.380 and 271.390, including the provision of notice to each owner of property located within the DNID.

15. The officers and employees of Carson City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this provisional order and resolution.

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Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing resolution was passed and adopted this 20th day of April 2023 by the following vote:

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

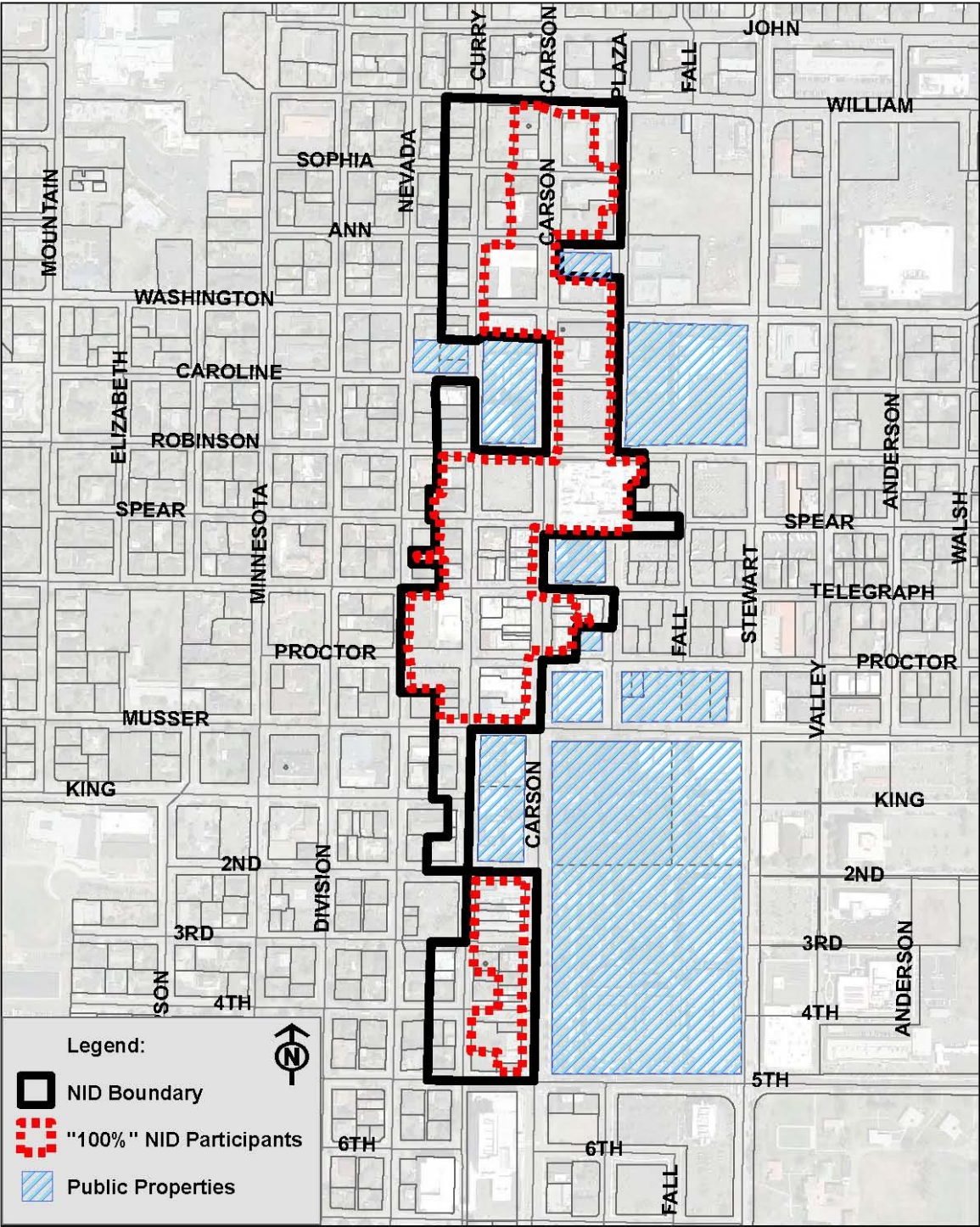
Lori Bagwell, Mayor
Carson City, Nevada

ATTEST:

William Scott Hoen, Clerk-Recorder

DOWNTOWN
NEIGHBORHOOD IMPROVEMENT DISTRICT

EXHIBIT A



Downtown Neighborhood Improvement District
FY 2024
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the Downtown Neighborhood Improvement District for the maintenance of the Downtown Streetscape Enhancement Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Randall Rice, PE, City Engineer

Dated at Carson City, Nevada, _____ April 11, 2023.

	Parcel No	Property Location	Owner Name	Non-Res. Bldg size	Specia Benefit Factor	% total bldg size	Assessment \$	48,604
WEST SIDE OF CARSON ST								
<u>W WILLIAMS AND N CARSON</u>	00118499	1020 N CARSON ST	HEIDI'S DUTCH MILL	2,259	100%	2,259	0.50%	\$ 244
	00118407	1020 N CARSON ST	ROSENTHAL, DONALD M ET AL	0	100%	-	0.00%	\$ -
	00118408	1000 N CARSON ST	TERVEER, JOHN & BELL, MICHELLE	1,500	100%	1,500	0.33%	\$ 162
<u>SOPHIA AND N CARSON</u>	00118802	922 N CARSON STREET	BROGISH LLC	516	100%	516	0.11%	\$ 56
	00118804	900 N CARSON STREET	BROOKS, BENTLEY Y & MONICA	2,100	100%	2,100	0.47%	\$ 226
<u>ANN AND N CARSON</u>	00119401	800 N CARSON STREET	MAFFI, JOE ROBERT	37,838	100%	37,838	8.39%	\$ 4,080
<u>W WASHINGTON AND N CARSON</u>	00328304	716 N CARSON ST	KAPLAN FAMILY TRUST	19,927	100%	19,927	4.42%	\$ 2,149
<u>W ROBINSON AND N CARSON</u>	00322301	500 N CARSON ST	ADAMS CARSON LLC	0	100%	-	0.00%	\$ -
<u>W SPEAR AND N CARSON</u>	00322402	420 N CARSON ST	NORTHERN NV COMSTOCK INV LLC	5,439	100%	5,439	1.21%	\$ 586
	00322403	410 N CARSON ST	DOUGLASS DEVELOPMENT LLC	2,552	100%	2,552	0.57%	\$ 275
	00322404	408 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	2,769	100%	2,769	0.61%	\$ 299
	00322409	402 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	5,951	100%	5,951	1.32%	\$ 642
<u>W TELEGRAPH AND N CARSON</u>	00322902	320 N CARSON ST	320 NORTH CARSON STREET LLC	2,690	100%	2,690	0.60%	\$ 290
	00322903	318 N CARSON ST	COLE, JEFFREY N & DENISE M	13,441	100%	13,441	2.98%	\$ 1,449
	00322904	310 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,020	100%	1,020	0.23%	\$ 110
	00322905	308 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,275	100%	1,275	0.28%	\$ 137
	00322906	306 N CARSON ST	ADAMS 302 CARSON LLC	2,053	100%	2,053	0.46%	\$ 221
	00322907	302 N CARSON ST	ADAMS 302 CARSON LLC	8,748	100%	8,748	1.94%	\$ 943
<u>W PROCTOR AND N CARSON</u>	00321301	111 W PROCTOR ST	CARSON INCUBATOR I LLC	8,390	100%	8,390	1.86%	\$ 905
	00321302	206 N CARSON ST	WARREN, RICHARD & WARREN, DC TR	11,519	100%	11,519	2.56%	\$ 1,242
	00321303	202 N CARSON ST	KNASIAK, JAMES W & BETTY TRUST	9,426	100%	9,426	2.09%	\$ 1,016
<u>SECOND AND S CARSON</u>	00311206	123 W SECOND ST	LOPICCOLO FAMILY 1998 TRUST	10,243	100%	10,243	2.27%	\$ 1,104
	00311203	210 S CARSON ST	BODIE NEVADA TRUST 12/27/11	1,924	100%	1,924	0.43%	\$ 207
	00311204	217 S CURRY ST	MERCURY CLEANERS INC	5,746	100%	5,746	1.27%	\$ 620
	00311205	224 S CARSON ST	LOPICCOLO FAMILY 1998 TRUST	5,685	100%	5,685	1.26%	\$ 613
<u>THIRD AND S CARSON</u>	00311309	310 S CARSON ST	LOPICCOLO INVESTMENTS LLC	12,906	100%	12,906	2.86%	\$ 1,392
	00311310	S CARSON ST	BERNARD LLC	0	100%	-	0.00%	\$ -
	00311311	312 S CARSON ST	BERNARD LLC	2,890	100%	2,890	0.64%	\$ 312
	00311312	314 S CARSON ST	BERNARD LLC	1,925	100%	1,925	0.43%	\$ 208
<u>FOUTH AND S CARSON</u>	00311602	400 S CARSON ST	BORTOLIN LLC	0	100%	-	0.00%	\$ -
	00311601	410 S CARSON ST	BORTOLIN LLC	4,208	100%	4,208	0.93%	\$ 454
	00311605	418 S CARSON ST	NEVADA BUILDERS ALLIANCE	2,180	100%	2,180	0.48%	\$ 235
EAST SIDE OF CARSON ST								
<u>E WILLIAMS AND N CARSON</u>	00216503	1017 N CARSON ST	MAPP ENTERPRISES, INC	1,653	100%	1,653	0.37%	\$ 178
<u>SOPHIA AND N CARSON</u>	00216502	917 N CARSON ST	B P HOTEL, LLC	31,890	100%	31,890	7.07%	\$ 3,439
	00216501	901 N CARSON STREET	B P HOTEL, LLC	0	100%	-	0.00%	\$ -
<u>ANN AND N CARSON</u>	00216402	801 N CARSON ST	CAPITAL CITY FLATS LLC	10,531	100%	10,531	2.34%	\$ 1,136
<u>E WASHINGTON AND N CARSON</u>	00426101	113 E WASHINGTON ST	CARSON LODGE #1 - MASONIC LODGE	739	100%	739	0.16%	\$ 80
	00426102	705 N CARSON ST	LAMKIN, ROBERT L & ROBERTA J	1,731	100%	1,731	0.38%	\$ 187
<u>EAST CAROLINE AND N CARSON</u>	00426301	617 N CARSON ST	ADAMS CARSON LLC	0	100%	-	0.00%	\$ -

FY 2024 Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT B

	00426302	601 N CARSON ST	PARDINI FAMILY PROPERTIES LLC	3,920	100%	3,920	0.87%	\$	423
<u>E ROBINSON AND N CARSON</u>	00421111	507 N CARSON ST	ADAMS CARSON LLC	79,378	100%	79,378	17.61%	\$	8,559
	00421402	E SPEAR ST	ADAMS CARSON LLC	0	100%	-	0.00%	\$	-
<u>E TELEGRAPH AND N CARSON</u>	00421503	319 N CARSON ST	DAVIS / BENTHAM LLC	4,320	100%	4,320	0.96%	\$	466
	00421504	315 N CARSON ST	YAPLE, JON M AND JEANNE	1,958	100%	1,958	0.43%	\$	211
	00421508	311 N CARSON ST	JOHNSON, THOMAS Y AND LINDA E	7,644	100%	7,644	1.70%	\$	824
	00421506	301 N CARSON ST	JOHNSON FAMILY REV TR 1/31/92	9,282	100%	9,282	2.06%	\$	1,001
CURRY STREET FRONTAGE - EAST									
<u>W WILLIAM AND N CURRY</u>	00118409	1007 N CURRY STREET	NDBT PROPERTIES LLC	4,506	75%	3,380	0.75%	\$	364
<u>SOPHIA AND N CURRY</u>	00118801	115 W SOPHIA	BROGISH LLC	0	75%	-	0.00%	\$	-
	00118803	110 W ANN	PROPERTY MANAGEMENT,CARSON CITY	0	75%	-	0.00%	\$	-
<u>SPEAR AND N CURRY</u>	00322401	411 N CURRY ST	NORTHERN NEVADA COMSTOCK INVEST	9,467	100%	9,467	2.10%	\$	1,021
	00322407	407 N CURRY ST	OLD GLOBE SALOON INC	1,641	100%	1,641	0.36%	\$	177
	00322406	110 W TELEGRAPH ST	JONES, K & M TRUST	6,160	100%	6,160	1.37%	\$	664
<u>W TELEGRAPH AND N CURRY</u>	00322408	108 W TELEGRAPH ST	CROWELL ENTERPRISES INC	2,311	100%	2,311	0.51%	\$	249
	00322901	111 W TELEGRAPH ST	BRUUN-ANDERSEN FAMILY EST TRUST	11,019	100%	11,019	2.44%	\$	1,188
<u>THIRD AND N CURRY</u>	00311315	S CURRY / THIRD	LOPICCOLO INVESTMENTS LLC	1,080	100%	1,080	0.24%	\$	116
	00311399	W THIRD ST	LOPICCOLO INVESTMENTS LLC	0	100%	-	0.00%	\$	-
	00311313	110 W FOURTH ST	BERNARD LLC	1,456	75%	1,092	0.24%	\$	118
	00311314	309 S CURRY ST	BERNARD LLC	0	75%	-	0.00%	\$	-
<u>W FOUTH AND N CURRY</u>	00311606	114 W FIFTH ST	NEVADA BUILDERS ALLIANCE	0	75%	-	0.00%	\$	-
<u>WILLIAM AND N CURRY</u>	00118302	1012 N CURRY ST	SHEERIN, MARY J & SHEERIN, ETAL	0	75%	-	0.00%	\$	-
	00118304	1008 N CURRY ST	FOUR WINDS, LLC	924	75%	693	0.15%	\$	75
	00118306	1002 N CURRY ST	LORENZ, ALLEN R TRUST 1/19/07	2,053	75%	1,540	0.34%	\$	166
<u>SOPHIA AND N CURRY</u>	00118707	910 N CURRY ST	C & A INVESTMENTS LLC	0	75%	-	0.00%	\$	-
	00118705	904 N CURRY ST	T C J ENTERPRISES LLC	936	75%	702	0.16%	\$	76
<u>ANN AND N CURRY</u>	00119302	812 N CURRY ST	ADAMS 800 N CURRY LLC	0	75%	-	0.00%	\$	-
	00119305	808 N CURRY ST	ADAMS 800 N CURRY LLC	0	75%	-	0.00%	\$	-
	00119306	802 N CURRY ST	ADAMS 800 N CURRY LLC	0	75%	-	0.00%	\$	-
<u>W WASHINGTON AND N CURRY</u>	00328202	714 N CURRY ST	MKR VENTURES LLC	1,433	75%	1,075	0.24%	\$	116
	00328203	710 N CURRY ST	GRAVES, BRANDI & JONES, LINDSEY	1,250	75%	938	0.21%	\$	101
<u>W CAROLINE AND N CURRY</u>	00328502	201 W CAROLINE ST	CARSON HEIGHTS LLC	11,684	75%	8,763	1.94%	\$	945
	00328503	N CURRY ST	CARSON HEIGHTS LLC	0	75%	-	0.00%	\$	-
	00328504	602 N CURRY ST	CHIM MARK H K & MARILYN M	2,446	75%	1,835	0.41%	\$	198
<u>W ROBINSON AND N CURRY</u>	00322202	512 N CURRY ST	KLETTE S & M E FAMILY TRUST	713	100%	713	0.16%	\$	77
	00322203	508 N CURRY ST	RPJ NV LLC	2,448	100%	2,448	0.54%	\$	264
	00322204	204 W SPEAR ST	BENGOCHEA LLC	3,307	100%	3,307	0.73%	\$	357
<u>W SPEAR AND N CURRY</u>	00322510	412 N CURRY ST	CAIN GARY	528	100%	528	0.12%	\$	57
	00322503	402 N CURRY ST	PRUETT FAMILY TRUST 6/10/04	2,297	100%	2,297	0.51%	\$	248
	00322506	405 N NEVADA ST	PRUETT FAMILY TRUST	1,309	100%	1,309	0.29%	\$	141
<u>W TELEGRAPH AND N CURRY</u>	00322802	308 N CURRY ST	ADAMS 308 N CURRY LLC	21,826	100%	21,777	4.83%	\$	2,348
<u>W PROCTOR AND N CURRY</u>	00321206	234 N CURRY ST	ADAMS 308 N CURRY LLC	0	100%	-	0.00%	\$	-
	00321203	208 N CURRY ST	PLATINUM QUAIL LLC SERIES A	1,853	100%	1,853	0.41%	\$	200

FY 2024 Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT B

	00321204	206 N CURRY ST	CC CONCIERGE LLC	1,333	100%	1,333	0.30%	\$	144
	00321205	202 N CURRY ST	WARREN, RICHARD AND WARREN DC TR	1,242	100%	1,242	0.28%	\$	134
<u>W MUSSER AND N CURRY</u>	00321502	112 N CURRY ST	CURRY MUSSER PROCTOR & GREEN LLC	1,303	75%	977	0.22%	\$	105
	00321504	102 N CURRY ST	NEVADA PRESS FOUNDATION	3,541	75%	2,656	0.59%	\$	286
<u>W KING AND N CURRY</u>	00321710	201 W KING ST	201 W KING STREET LLC	2,788	75%	2,091	0.46%	\$	225
	00321711	106 S CURRY ST	JOOST, KAREN	954	75%	716	0.16%	\$	77
	00321713	110 S CURRY ST	SUMMO, DONALD W & EILENE H TR	1,123	75%	842	0.19%	\$	91
<u>W SECOND AND S CURRY</u>	00311401	300 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	5,528	75%	4,146	0.92%	\$	447
	00311403	314 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	0	75%	-	0.00%	\$	-
	00311404	310 S CURRY ST	BROWN, RANDY J INVESTMENTS LLC	1,419	75%	1,064	0.24%	\$	115
<u>W FOURTH AND S CURRY</u>	00311503	201 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	0	75%	-	0.00%	\$	-
	00311505	202 W FIFTH ST	LANGSON, DON K	0	75%	-	0.00%	\$	-
	00311502	205 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	0	75%	-	0.00%	\$	-
PLAZA STREET FRONTAGE									
<u>WILLIAMS AND PLAZA</u>	00216504	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	5,239	75%	3,929	0.87%	\$	424
<u>SOPHIA AND PLAZA</u>	00216505	110 E ANN STREET	SALAS, ANGELICA	2,465	75%	1,849	0.41%	\$	199
<u>E TELEGRAPH AND PLAZA</u>	00421502	107 E TELEGRAPH	T.L.A.C.P., LLC	2,150	75%	1,613	0.36%	\$	174
	00421501	111 E TELEGRAPH	WONG FAMILY TRUST 11/22/97	2,948	75%	2,211	0.49%	\$	238
				Total	464,847	450,761	100%	\$	48,604

2021 CURRY STREET & 3RD STREET PARKING LOT IMPROVEMENTS

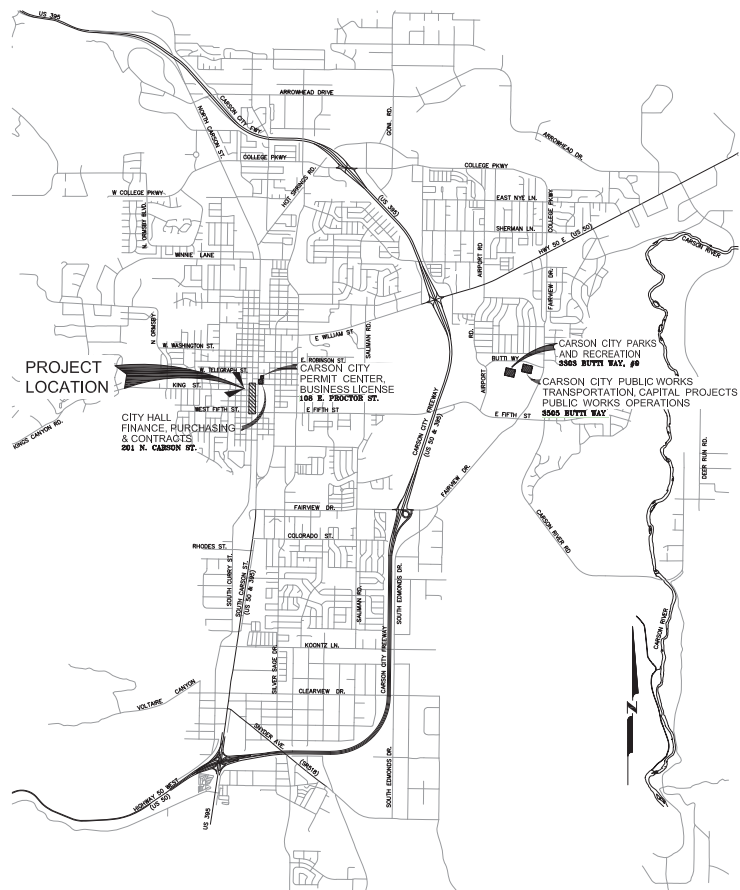
**CARSON CITY, NEVADA
PROJECT NO. P751020001**

BOARD OF SUPERVISORS

- Lori Bagwell Mayor
- Stacey Giomi Supervisor
- Maurice White Supervisor
- Stan Jones Supervisor
- Lisa Schuette Supervisor
- Aubrey Rowlett City Clerk

DESIGNED FOR:

CARSON CITY PUBLIC WORKS DEPARTMENT
3505 BUTTI WAY
CARSON CITY, NV 89701
(775) 887-2355



VICINITY MAP
N.T.S.

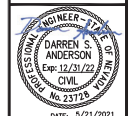
SHEET INDEX

- G1 TITLE SHEET
- G2 GENERAL CONSTRUCTION NOTES
- G3 NOTES, LEGEND & ABBREVIATIONS
- G4 SURVEY CONTROL PLAN
- G5 HORIZONTAL CONTROL PLAN
- G6 STORMWATER POLLUTION PREVENTION PLAN
- G7-G9 CURRY STREET - DEMOLITION PLAN
- G10 3RD STREET PARKING LOT - DEMOLITION PLAN
- C1-C3 CURRY STREET - SITE LAYOUT PLAN
- C4-C8 CURRY STREET - SITE GRADING PLAN
- C9 3RD STREET PARKING LOT - SITE PLAN
- C10-C11 3RD STREET PARKING LOT SITE GRADING PLAN
- C12 ENLARGED PLAN VIEW SOUTHEAST DRIVEWAY GRADING
- C13 L.I.D. INFILTRATION GALLERY SITE PLAN & DETAILS
- UT1-UT3 CURRY STREET - UTILITY IMPROVEMENTS
- D1-D5 CONSTRUCTION DETAILS
- E0-E11 ELECTRICAL PLANS
- NV1-NV4 NV ENERGY - ELECTRICAL PLANS
- CS1-CS3 CURRY STREET SIGNING & STRIPING PLAN
- CS4 3RD STREET PARKING LOT SIGNING & STRIPING PLAN
- CS5 SIGNING & STRIPING DETAILS
- LP0 LANDSCAPE & IRRIGATION NOTES
- LP1-LP4 LANDSCAPE PLANTING PLANS
- LI1-LI4 LANDSCAPE IRRIGATION PLANS
- LD1-LD2 LANDSCAPE / IRRIGATION DETAILS



DESIGNED BY: DSA/DLF
DRAWN BY: DCL/DJR
CHECKED BY: DSA/DJR
PROJECT NO.: 2020000001
SCALE (HORIZONTAL): AS SHOWN
SCALE (VERTICAL): AS SHOWN
PRINT DATE: 5/29/21

**CARSON CITY
PUBLIC WORKS DEPARTMENT**
3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112



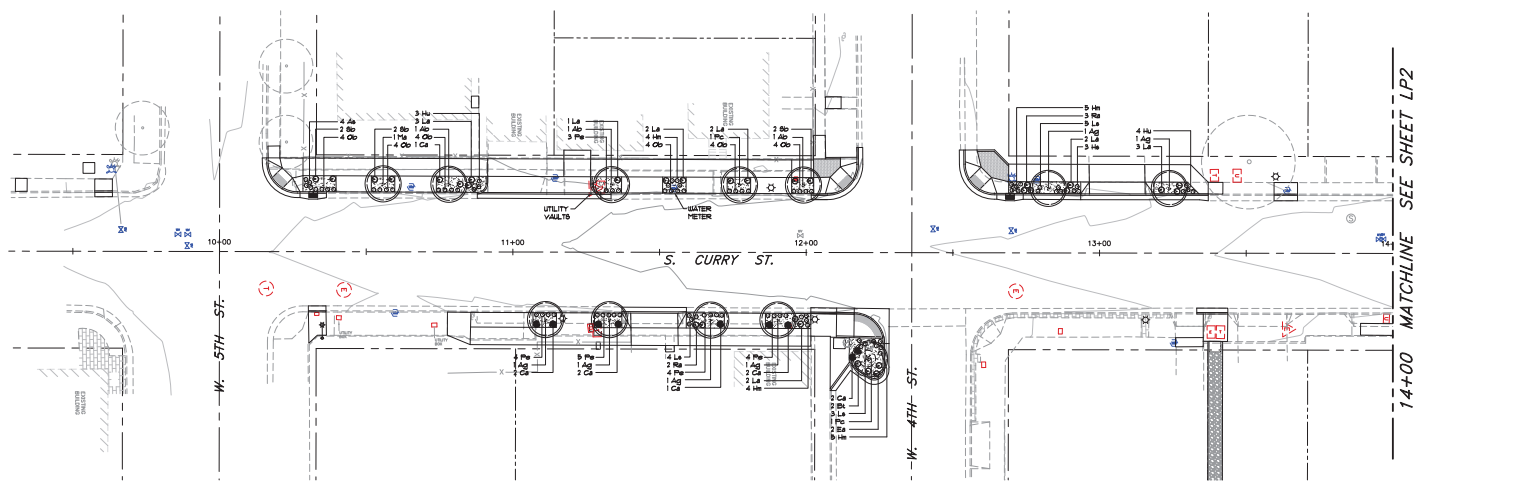
DATE: 5/21/2021

REV#	DATE	DESCRIPTION	BY	APP'D

**2021 CURRY STREET &
3RD STREET PARKING LOT IMPROVEMENTS**
PROJECT NO. P751020001
**CURRY STREET &
3RD STREET PARKING LOT**
TITLE SHEET

SHEET
G1
OF
63

CONFORMED FOR CONSTRUCTION



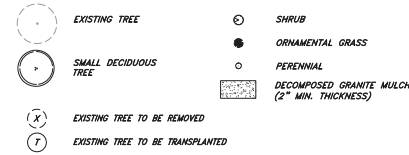
LANDSCAPE PLAN – CURRY STREET

SCALE: 1" = 20'

NOTES:

- ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF ASPHALT, COMPACTED ROAD BASE OR OTHER FOREIGN DEBRIS, TO PROMOTE WATER DRAINAGE AND TO PROMOTE PLANT GROWTH.
- ALL TREES WITHIN OR ADJACENT TO THE PROJECT AREA NOT SHOWN TO BE REMOVED ARE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER A MINIMUM OF (3) DAYS PRIOR TO WORKING WITHIN THE CORN LINE OF A TREE, OR WITHIN 1 FOOT PER INCH OF TREE TRUNK DIAMETER (EXAMPLE: 12" FOR A 12" DIAMETER TREE).

PLANT LEGEND



PLANT LIST (QUANTITY, THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SMALL DECIDUOUS TREES				
Ab	Acer buergerianum	Trident Maple	3	2" Cal
Ag	Acer ginnale	Amer Maple	6	2" Cal
Cc	Cercis canadensis	Redbud	2	2" Cal
Ma	Malus spp. (fruitless only)	Crabapple, Spring Snow Flowering	1	2" Cal
Pc	Prunus cillanensis	Flowering Pear	2	2" Cal
Pp	Carpinus caroliniana	Hornbeam	2	2" Cal
SHRUBS				
Bt	Berberis thunbergii	Japanese Barberry	2	2 Gal
Ea	Euonymus alatus "Compactus"	Dwarf Burning Bush	2	2 Gal
La	Lavandula spp.	Lavender	2	2 Gal
Ra	Ribes alpinum	Alpine Currant	2	2 Gal
Sp	Spiraea bunaiida "Anthony Waterer"	Anthony Waterer Spiraea	6	2 Gal
PERENNIALS				
Aa	Achillea spp.	Yarrow	4	1 Gal
Au	Agastache unifoliata	Nasturtium Giant Hyssop	1	1 Gal
Ha	Hemerocallis spp.	Daylily	18	1 Gal
Hu	Heuchera spp.	Coral Bells	1	1 Gal
La	Leucanthemum superbum	Shasta Daisy	12	1 Gal
Op	Oenothera bielandieri	Mexican Evening Primrose	24	1 Gal
Pa	Penstemon satonii	Firecracker Penstemon	20	1 Gal
ORNAMENTAL GRASSES				
Ca	Calamagrostis s. australis	Karl Foerster Feather Reed Grass	10	1 Gal
He	Hellebrichion spp.	Blue Oat Grass	3	1 Gal
Ma	Miscanthus sinensis	Matador Grass	1	1 Gal



DESIGNED BY: DSA, DLF
 DRAWN BY: DLZ/DR
 CHECKED BY: DGR, USA
 DWG NO.: 21000000-000
 SCALE (HORZ): 1"=20'
 SCALE (VERT): N/A
 PLOT DATE: 5/20/21

CARSON CITY PUBLIC WORKS DEPARTMENT
 3005 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 867-3335 FAX: 867-2112

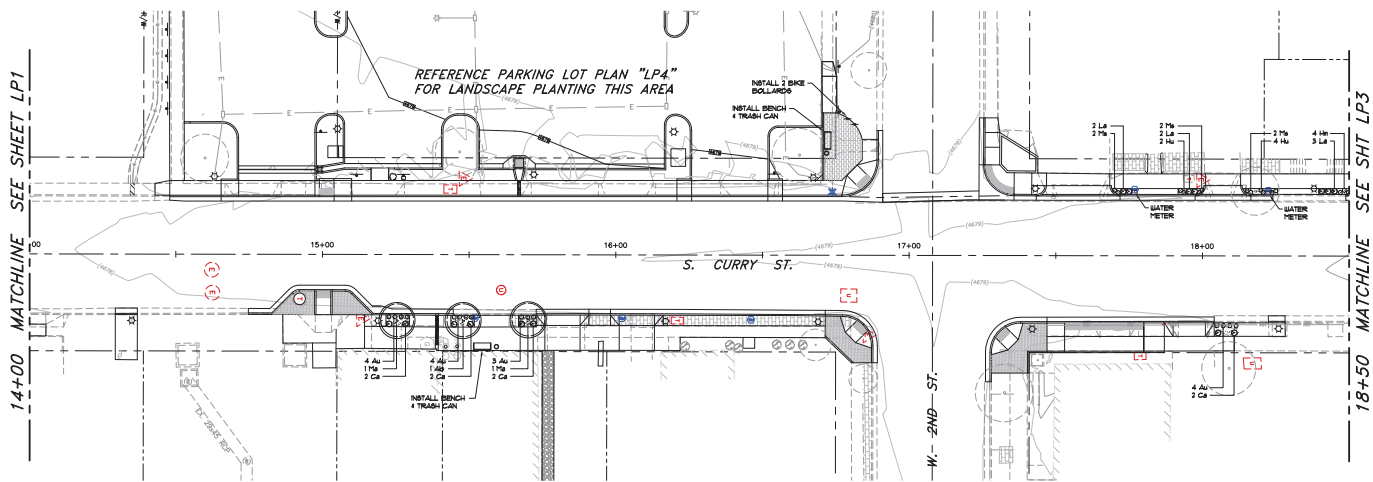


REV.	DATE	DESCRIPTION	BY	APP'D

2021 CURRY STREET & 3RD STREET PARKING LOT IMPROVEMENTS
 PROJECT NO. 1751020001
S. CURRY STREET LANDSCAPE PLANTING PLAN
 STA 10+00 TO STA 14+00

SHEET
LP1
 OF
63

CONFORMED FOR CONSTRUCTION

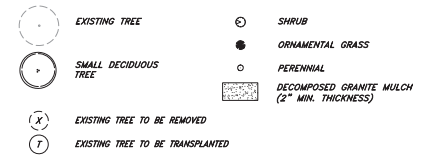


LANDSCAPE PLAN – CURRY STREET

SCALE: 1" = 20'

- NOTES:**
- ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF ASPHALT, COMPACTED ROAD BASE OR OTHER FOREIGN DEBRIS, TO PROMOTE WATER DRAINAGE AND TO PROMOTE PLANT GROWTH.
 - ALL TREES WITHIN OR ADJACENT TO THE PROJECT AREA NOT SHOWN TO BE REMOVED ARE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGERS A MINIMUM OF (3) DAYS PRIOR TO WORKING WITHIN THE DRIP LINE OF A TREE, OR WITHIN 1 FOOT PER INCH OF TREE TRUNK DIAMETER (EXAMPLE: 12' FOR A 12" DIAMETER TREE)

PLANT LEGEND



PLANT LIST (QUANTITY THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SMALL DECIDUOUS TREES				
Ab	Acer buergerianum	Trident Maple	1	2" Cal
Ag	Acer ginnale	American Maple	-	2" Cal
Cc	Cercis canadensis	Redbud	-	2" Cal
Ma	Malus spp. (fruitless only)	Crabapple, Spring Snow Flowering	2	2" Cal
Pc	Pyrus calleryana	Flowering Pear	-	2" Cal
Pp	Prunus caroliniana	Horseshoe	-	2" Cal
SHRUBS				
Bj	Berberis thunbergii	Japanese Barberry	-	2 Gal.
Ea	Euonymus alatus "Compactus"	Dwarf Burning Bush	-	2 Gal.
La	Lavandula spp.	Lavender	1	2 Gal.
Ra	Ribes alpinum	Alpine Currant	-	2 Gal.
Sp	Spiraea bunaiide "Anthony Waterer"	Anthony Waterer Spiraea	-	2 Gal.
PERENNIALS				
Aa	Achillea spp.	Yarrow	-	1 Gal.
Au	Agastache unifoliata	Nasturtium Giant Hyssop	5	1 Gal.
Ha	Hemerocallis spp.	Daylily	4	1 Gal.
Hu	Heuchera spp.	Coral Bells	6	1 Gal.
Le	Leucanthemum superbum	Shasta Daisy	-	1 Gal.
Ob	Oenothera bielandieri	Mexican Evening Primrose	-	1 Gal.
Pa	Penstemon satonii	Firecracker Penstemon	-	1 Gal.
ORNAMENTAL GRASSES				
Ca	Calamagrostis s. acutiflora	Karl Foerster Feather Reed Grass	8	1 Gal.
He	Hellebrichion spp.	Blue Oat Grass	-	1 Gal.
Ma	Miscanthus sinensis	Flamingo Grass	6	1 Gal.



DESIGNED BY: DSA, DLF
 DRAWN BY: DLZ/DSR
 CHECKED BY: DSR, DSA
 DWG NO.: 21100000-100
 SCALE (HORZ): 1"=20'
 SCALE (VERT): N/A
 PLOT DATE: 5/20/21

**CARSON CITY
 PUBLIC WORKS DEPARTMENT**
 3505 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 867-3335 FAX: 867-2112



REV.	DATE	DESCRIPTION	BY	APP'D

**2021 CURRY STREET &
 3RD STREET PARKING LOT IMPROVEMENTS**
 PROJECT NO. J751020001
**S. CURRY STREET
 LANDSCAPE PLANTING PLAN**
 STA 14+00 TO STA 18+50

SHEET
LP2
 OF
63

CONFORMED FOR CONSTRUCTION

DESIGNED BY: DSA/DSR
 DRAFTER BY: DSR
 CHECKED BY: DSA
 DWG NO.: 2751020001
 SCALE (HORZ): 1"=20'
 SCALE (VERT): N/A
 PLOT DATE: 5/20/21

CARSON CITY
 PUBLIC WORKS DEPARTMENT
 5005 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 867-2335 FAX: 867-2112

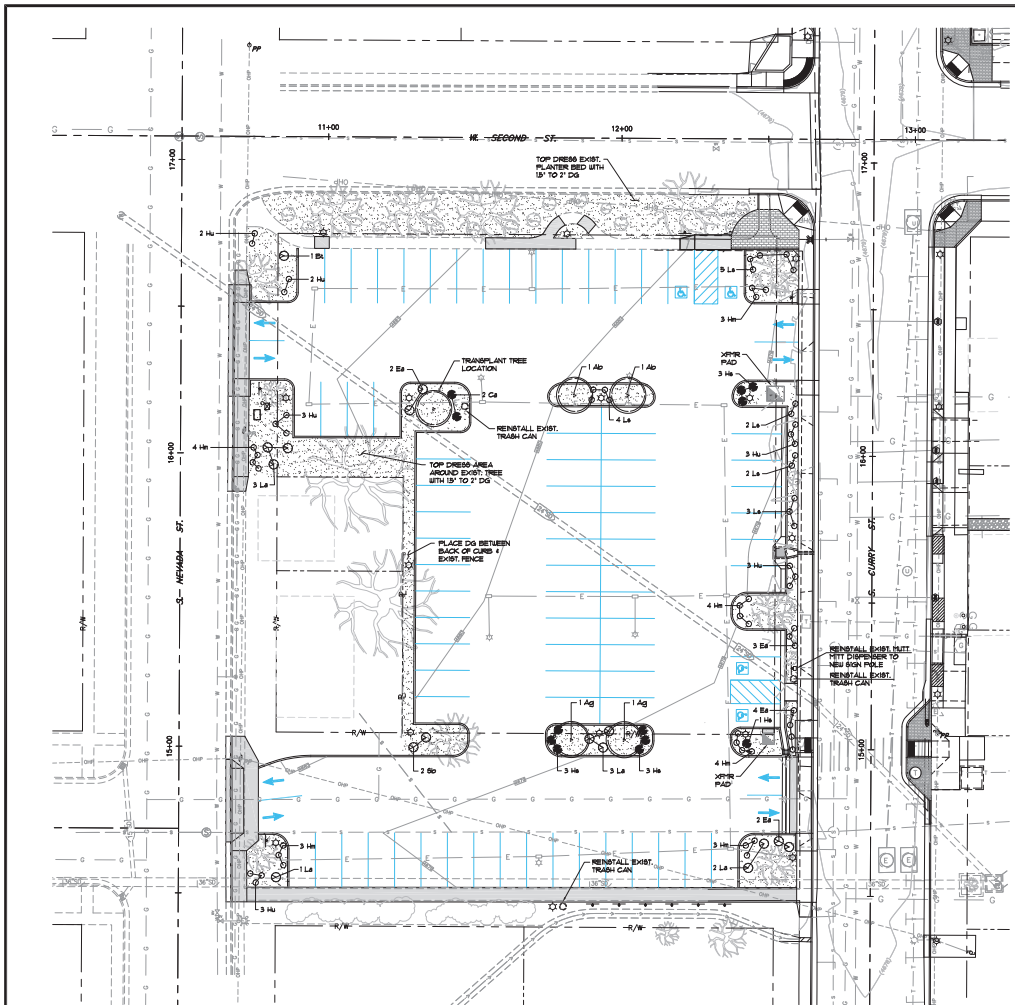


REV.	DATE	DESCRIPTION	BY	APP'D

2021 CURRY STREET &
 3RD STREET PARKING LOT IMPROVEMENTS
 PROJECT NO. 2751020001
 3RD STREET PARKING LOT
 LANDSCAPING PLANTING PLAN

SHEET
LP4
 OF
63

CONFORMED FOR CONSTRUCTION



PLANT LEGEND

- EXISTING TREE
- SMALL DECIDUOUS TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- DECOMPOSED GRANITE MULCH (2" MIN. THICKNESS)

PLANT LIST (QUANTITY THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
SMALL DECIDUOUS TREES				
Ab	Acer buergerianum	Trident Maple	2	2" Cal.
Ag	Acer ginnala	Azur Maple	2	2" Cal.
Cc	Cercis canadensis	Redbud	2	2" Cal.
Ma	Malus spp. (fruitless only)	Crabapple, Spring Snow Flowering	2	2" Cal.
Pc	Pyrus calleryana	Flowering Pear	2	2" Cal.
Pp	Carpinus caroliniana	Horseshoe	2	2" Cal.
SHRUBS				
Bt	Berberis thunbergii	Japanese Barberry	1	2 Gal.
Co	Cotoneaster lucidus	Hedge Cotoneaster	2	2 Gal.
Es	Elaeagnus alata 'Compacta'	Dwarf Burning Bush	11	2 Gal.
Ls	Levandula spp.	Lavender	9	2 Gal.
Ra	Ribes alpinum	Alpine Currant	2	2 Gal.
So	Spiraea douglasii 'Anthony Waterer'	Anthony Waterer Spiraea	2	2 Gal.
PERENNIALS				
As	Achillea spp.	Yarrow	-	1 Gal.
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	-	1 Gal.
Cr	Centranthus ruber	Jupiter's Beard	-	1 Gal.
Hm	Hemerocallis spp.	Daylily	21	1 Gal.
Hu	Heuchera spp.	Coral Bells	16	1 Gal.
La	Leucanthemum superbum	Shasta Daisy	16	1 Gal.
Od	Oenothera bielskiana	Flaming Yellow Four O'Clock	-	1 Gal.
Pa	Penstemon altonii	Firecracker Penstemon	-	1 Gal.
ORNAMENTAL GRASSES				
Ca	Calamagrostis x acutiflora	Karl Foerster Feather Reed Grass	2	1 Gal.
Ha	Hellebrichia spp.	Blue Cat Grass	10	1 Gal.
Mi	Miscanthus sinensis	Flarden Grass	-	1 Gal.

PARKING LOT
 LANDSCAPE PLAN
 SCALE: 1" = 20'

- NOTES:
- ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF ASPHALT, COMPACTED ROAD BASE OR OTHER FOREIGN DEBRIS, TO PROMOTE WATER DRAINAGE AND TO PROMOTE PLANT GROWTH.
 - ALL TREES WITHIN OR ADJACENT TO THE PROJECT AREA, NOT SHOWN TO BE REMOVED, ARE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER A MINIMUM OF (3) DAYS PRIOR TO WORKING WITHIN THE DROP LINE OF A TREE, OR WITHIN 1 FOOT PER INCH OF TREE TRUNK DIAMETER (EXAMPLE: 1" FOR A 1' DIAMETER TREE).

LANDSCAPE INSPECTIONS/APPROVALS:

- 6/2015
- ALL APPROVALS TO BE BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE.
 - FINISH GRADE OF ALL LAIN AND PLANTING BED AREAS SHALL BE REVIEWED & APPROVED BEFORE INSTALLATION OF EITHER MULCH OR SOIL.
 - ROUGH GRADE FINISH GRADE & ALL BERRY LOCATIONS/SHAPES SHALL BE REVIEWED & APPROVED BEFORE INSTALLATION OF THE IRRIGATION SYSTEM & SITE ELEMETS.
 - THE CONTRACTOR SHALL SUBMIT THE BELOW ITEMS FOR REVIEW & APPROVAL AS REQUIRED BY THE DRAWINGS:
 - SOIL MIX SEED SPECIFICATIONS
 - MULCH
 - PRE-EMERGENT HERBICIDE



TELEGRAPH STREET RECONSTRUCTION PROJECT

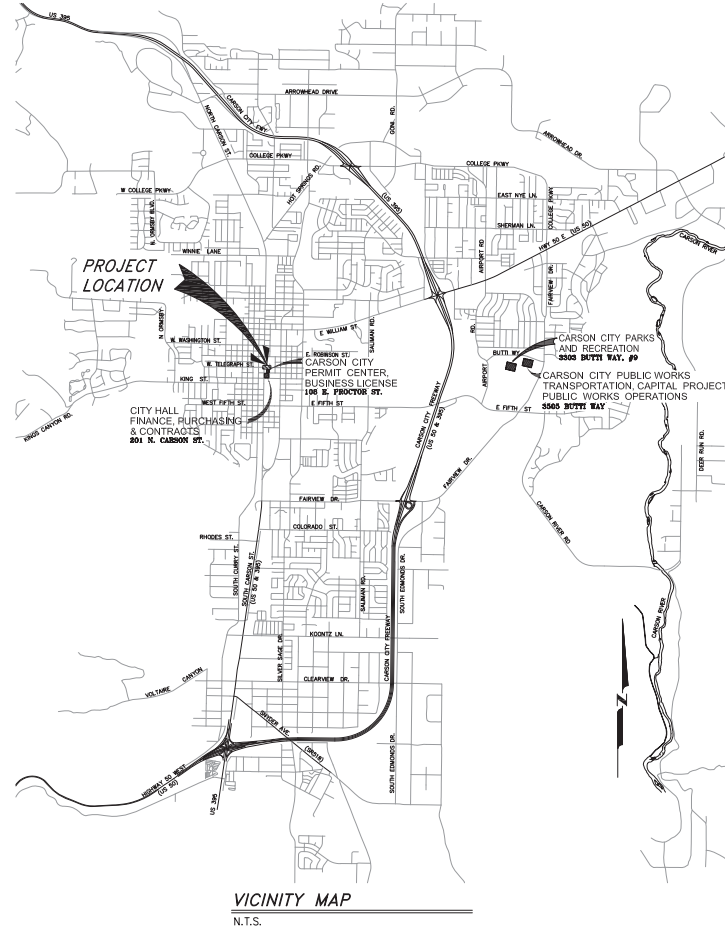
CARSON CITY, NEVADA - SECTION 17, T15N, R20E
PROJECT P303520002

BOARD OF SUPERVISORS

Robert L. Crowell	Mayor
Stacey Giomi	Supervisor
Brad Bonkowski	Supervisor
Lori Bagwell	Supervisor
John Barrette	Supervisor
Aubrey Rowlett	City Clerk

DESIGNED FOR:

CARSON CITY PUBLIC WORKS DEPARTMENT
3505 BUTTI WAY
CARSON CITY, NV 89701
(775) 887-2355



SHEET INDEX

- G1 TITLE SHEET
- G2 LEGEND, ABBREVIATIONS & NOTES
- G3 GENERAL CONSTRUCTION NOTES
- G4 HORIZONTAL AND VERTICAL CONTROL PLAN
- C1 SITE LAYOUT PLAN
- C2 SITE GRADING PLAN
- C3-C4 UTILITY PLANS & PROFILES
- C5 SIGNING & STRIPING PLAN
- D1-D4 CONSTRUCTION DETAILS
- L1-L6 LANDSCAPE & IRRIGATION PLANS
- E1-E3 ELECTRICAL PLANS

DESIGNED BY: DSA/DFE
DRAWN BY: DCF
CHECKED BY: DSA/DGB
DATE: 12/23/20
SCALE (HORIZ): AS SHOWN
SCALE (VERT): 1/2"=1'
DATE: 11/2/21

**CARSON CITY
PUBLIC WORKS DEPARTMENT**
3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355



REV#	DATE	DESCRIPTION	BY	APP'D
001	11-11-21	AS-BUILT CONSTRUCTION	DSF	DSF

TELEGRAPH STREET
RECONSTRUCTION PROJECT
PROJECT NO. P303520002
TITLE SHEET



SHEET
G1
OF
22

RECORD DRAWINGS

CURRY STREETSCAPE IMPROVEMENT PROJECT

CARSON CITY, NEVADA

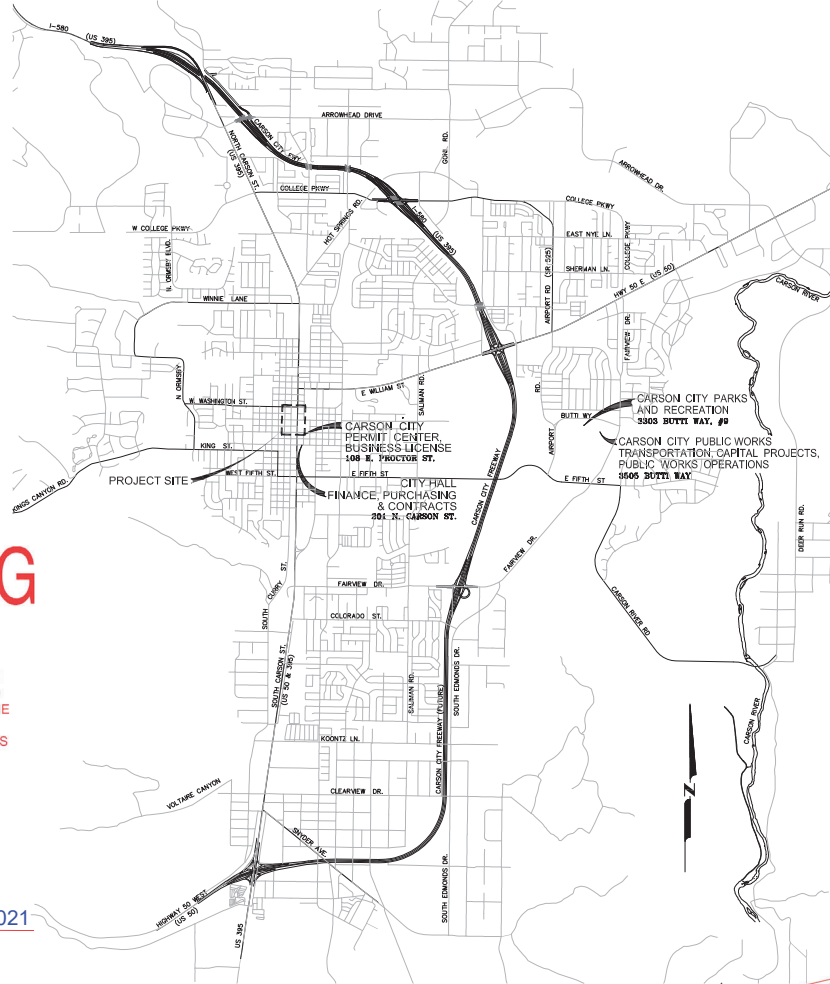
PROJECT 031805 PWP CC-2018-131

BOARD OF SUPERVISORS

Bob Crowell	Mayor
Karen Abowd	Supervisor
Brad Bonkowski	Supervisor
Lori Bagwell	Supervisor
John Barrette	Supervisor
Susan Merriwether	City Clerk

DESIGNED FOR

CARSON CITY PUBLIC WORKS DEPARTMENT
3505 BUTTI WAY
CARSON CITY, NV 89701
887-2355



VICINITY MAP
N.T.S.

SHEET INDEX

- 1.0 TITLE SHEET
- 2.0 INDEX MAP, NOTES, LEGEND & ABBREVIATIONS
- 3.0-3.2 DEMOLITION PLAN
- HC1-HC3 HORIZONTAL CONTROL
- U1-U8 UTILITY PLAN & PROFILES
- E0-E5 ELECTRICAL PLANS
- C1-C2 SURFACE IMPROVEMENT PLAN
- LM1-LM2 LANDSCAPE MATERIALS
- LP1-LP2 LANDSCAPE PLANTING
- LF1-LF2 LANDSCAPE FURNISHINGS
- I1-I3 IRRIGATION PLANS
- CS1-CS5 STRIPING & SIGNAGE
- D1.X TYPICAL DETAILS AND ROADWAY SECTIONS
- D2.X UTILITY DETAILS
- D3.X ELECTRICAL DETAILS
- D4.X LANDSCAPE DETAILS
- D5.X IRRIGATION DETAILS
- D6.X STRUCTURAL DETAILS

REVIEWED FOR CARSON CITY REQUIREMENTS

DAN STUCKY, P.E. - CITY ENGINEER	DATE
DEVELOPMENT ENGINEERING	DATE
DARREN SCHULZ, P.E. - PUBLIC WORKS DIRECTOR	DATE

RECORD DRAWING NOTICE

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Date: 01/27/2021

RECORD
DRAWINGS



DESIGNED BY: JDB
DRAWN BY: SCN
CHECKED BY: JTB
DWG NO.: 01/27/2021
SCALE (HORIZ):
SCALE (VERT):
PLOT DATE: 3-22-18

**CARSON CITY
PUBLIC WORKS DEPARTMENT**

3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-3355 FAX: 887-2112

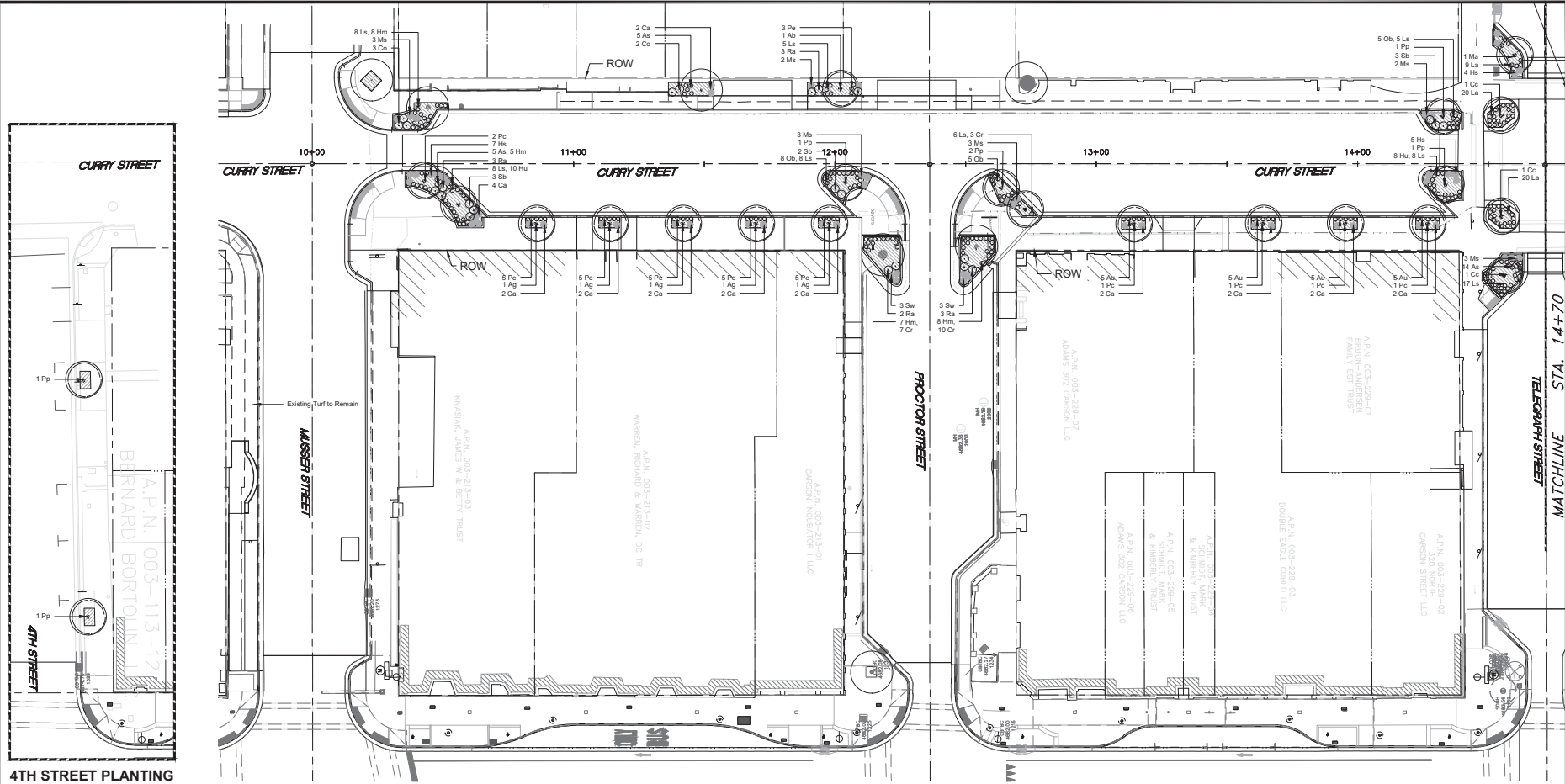


REV#	DATE	DESCRIPTION	BY	APP'D

CURRY STREETSCAPE
IMPROVEMENT PROJECT
PROJECT NO. 031805

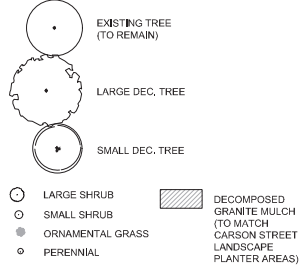
TITLE SHEET

SHEET
1.0
OF



4TH STREET PLANTING

PLANT LEGEND



PLANT LIST (QUANTITY, THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
SMALL DECIDUOUS TREES					
Ab	Acer buergerianum	Trident Maple	1	3" Cal.	
Ag	Acer ginnala	Amur Maple	5	3" Cal.	
Cc	Cercis canadensis	Redbud	3	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple / Spring Snow Flowering	1	3" Cal.	
Pc	Pinus calleryana	Flowering Pear	6	3" Cal.	
Pp	Carpinus caroliniana	Hornbeam	7	3" Cal.	
SMALL SHRUB					
Co	Cotoneaster lucidus	Hedge Cotoneaster	5	5 Gal.	
La	Lavandula spp.	Lavender	49	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	11	5 Gal.	
Sb	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	8	5 Gal.	

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	Achillea spp.	Yarrow	16	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	28	1 Gal.	
Cr	Centaurea ruber	Jupiter's Beard	20	1 Gal.	
Hm	Hemerocallis spp.	Daylily	28	1 Gal.	
Hu	Heuchera spp.	Coral Bells	18	1 Gal.	
La	Leucanthemum superbum	Shasta Daisy	65	1 Gal.	
Ob	Oenothera bielandieri	Mexican Evening Primrose	18	1 Gal.	
Pe	Penstemon eschoni	Fleischer Penstemon	28	1 Gal.	
ORNAMENTAL GRASSES					
Ca	Calamagrostis x acutiflora	Karl Foerster Feather Reed Grass	24	1 Gal.	
Hs	Helictotricha spp.	Blue Oat Grass	16	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	16	1 Gal.	
Sw	Sporobolus virginicus	Claw Sacaton	6	1 Gal.	



RECORD DRAWINGS

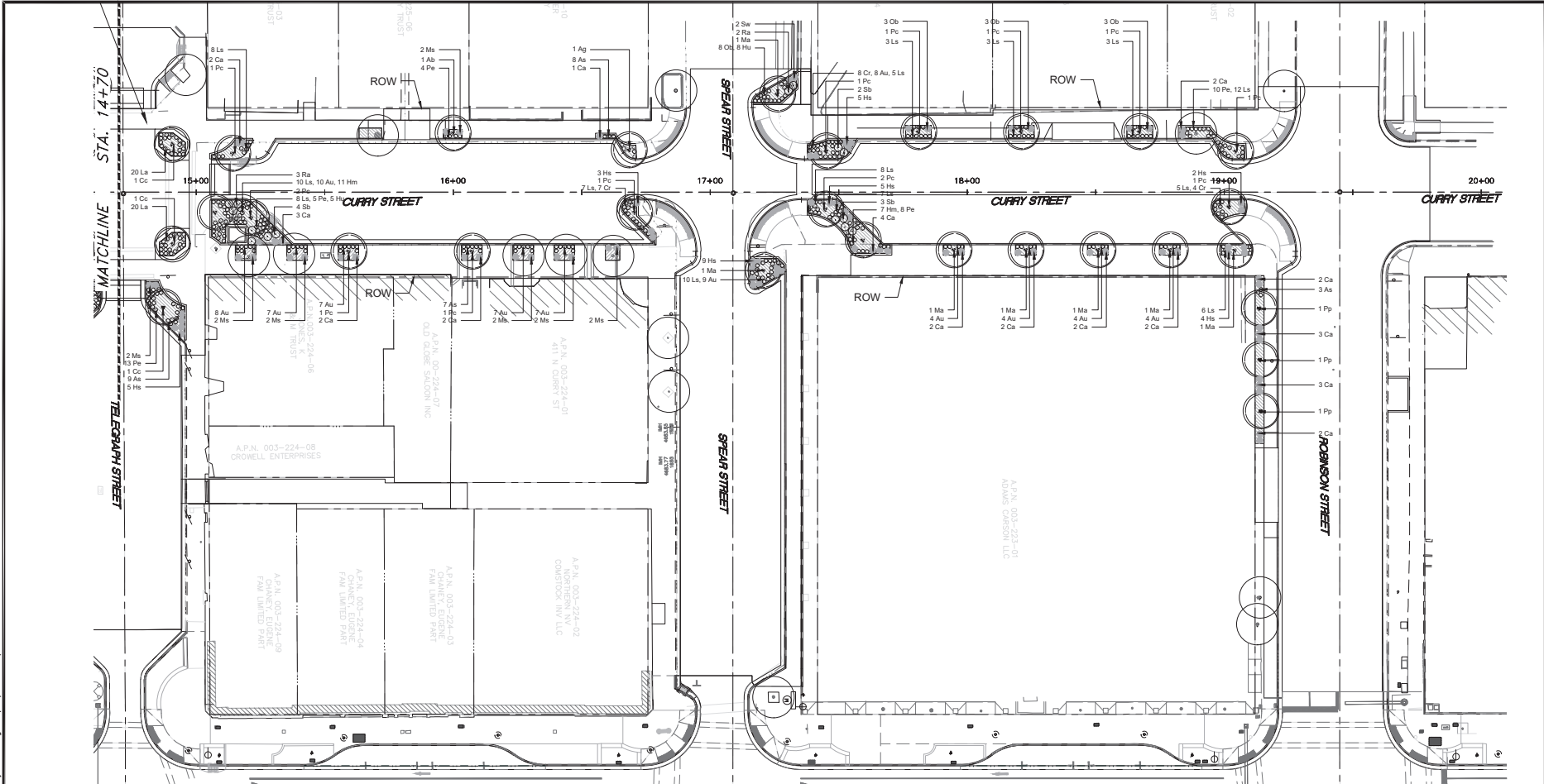
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Landscape Architecture • Land Planning • Urban Design • Tourism Planning
PO Box 5666 • 128 Market Street, Suite 3E
Stateline, NV 89449-5666 • 775-588-5929

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1-800-227-2600

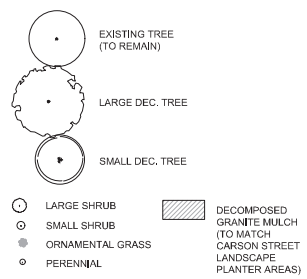
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DWG NO.:	SCALE (VERT):	PLOT DATE:
CARSON CITY DEPARTMENT PUBLIC WORKS DEPARTMENT					
3505 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 887-3355					
REVISION	DATE	DESCRIPTION	BY	APP'D	
CURRY STREETSCAPE IMPROVEMENT PROJECT PROJECT NO. 031805					
CURRY STREET - LANDSCAPE PLAN STA. 9+00 TO STA. 14+50					
SHEET LP1 OF 01					

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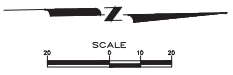
PLANT LEGEND



PLANT LIST (QUANTITY, THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
SMALL DECIDUOUS TREES					
Ab	Acer buergerianum	Trident Maple	1	3" Cal.	
Ag	Acer ginnala	Amur Maple	1	3" Cal.	
Cc	Cercis canadensis	Redbud	3	3" Cal.	
Me	Malus spp. (fruitless only)	Crabapple, Spring Snow Flowering	7	3" Cal.	
Pc	Pyrus calleryana	Flowering Pear	13	3" Cal.	
Pp	Carpinus caroliniana	Hornbeam	3	3" Cal.	
SMALL SHRUB					
Co	Cotoneaster lucidus	Hedge Cotoneaster	7	5 Gal.	
La	Lavandula spp.	Lavender	40	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	5	5 Gal.	
Sb	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	9	5 Gal.	


ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	Achillea spp.	Yarrow	20	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	79	1 Gal.	
Cr	Centranthus ruber	Jupiter's Beard	19	1 Gal.	
Hm	Hemerocallis spp.	Daylily	19	1 Gal.	
Hu	Heuchera spp.	Coral Bells	13	1 Gal.	
Ls	Leucanthemum superbum	Shasta Daisy	95	1 Gal.	
Ob	Oenothera bielandieri	Mexican Evening Primrose	17	1 Gal.	
Pe	Penstemon exoni	Firecracker Penstemon	40	1 Gal.	
ORNAMENTAL GRASSES					
Ca	Calamagrostis x acutiflora	Karl Foerster Feather Reed Grass	34	1 Gal.	
Hs	Heliopsis spp.	Blue Oat Grass	32	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	14	1 Gal.	
Sw	Sporobolus wrightii	Giant Sacaton	2	1 Gal.	



RECORD DRAWINGS

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<p>DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DWG NO.: _____ SCALE (HORIZ): _____ SCALE (VERT): _____ PLOT DATE: _____</p>	<p>CARSON CITY PUBLIC WORKS DEPARTMENT</p> <p style="text-align: center;"></p> <p>3506 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 867-3355 FAX: 867-2112</p>
<p>CURRY STREETScape IMPROVEMENT PROJECT PROJECT No. 031805</p>	
<p>CURRY STREET - LANDSCAPE PLAN STA. 14+50 TO STA. 20+00</p>	
<p>SHEET LP2 OF</p>	

DOWNTOWN STREETSCAPE IMPROVEMENT PLANS

CARSON CITY, NEVADA PROJECT 03-1407

RECORD DRAWING NOTICE

THESE MODIFIED OR RECORD DRAWINGS HAVE BEEN PREPARED, IN WHOLE OR IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS UNDER AGREEMENT WITH THE OWNER OF THE PROJECT. LINDS & ASSOCIATES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. CAREFUL EXAMINATION OF DOCUMENTED CONSTRUCTION SHOULD BE UNDERTAKEN PRIOR TO EXCAVATION, CUTTING, MODIFICATION, OR CONNECTION OF SUBSEQUENT CONSTRUCTION.

Michael Bennett
LINDS & ASSOCIATES, INC. 08/15/2018 DATE

SHEET INDEX

1.0	TITLE SHEET
2.0	INDEX MAP, NOTES, LEGEND & ABBREVIATIONS
3.0-3.3	DEMOLITION PLANS
HC1-HC5	HORIZONTAL CONTROL
U1-U8	UTILITY PLAN & PROFILES
E0-E8	ELECTRICAL PLANS
C1-C8	SURFACE IMPROVEMENTS PLAN & PROFILES
LM1-LM8	LANDSCAPE MATERIALS
LP0-LP8	LANDSCAPE PLANTING
LF1-LF8	LANDSCAPE FURNISHINGS
I1-I8	IRRIGATION PLANS
CS1-CS5	STRIPING & SIGNAGE
D1.X	TYPICAL DETAILS AND ROADWAY SECTIONS
D2.X	UTILITY DETAILS
D3.X	ELECTRICAL DETAILS
D4.X	LANDSCAPE DETAILS
D5.X	IRRIGATION DETAILS
	WAY FINDING AND STREET SIGNING SUMMARY

REVIEWED FOR CARSON CITY REQUIREMENTS

DANIEL ROTTER, P.E. - ENGINEERING MANAGER	DATE
DEVELOPMENT ENGINEERING	DATE
DARREN SCHULZ, P.E. - PUBLIC WORKS DIRECTOR	DATE

RECORD DRAWINGS

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BOARD OF SUPERVISORS

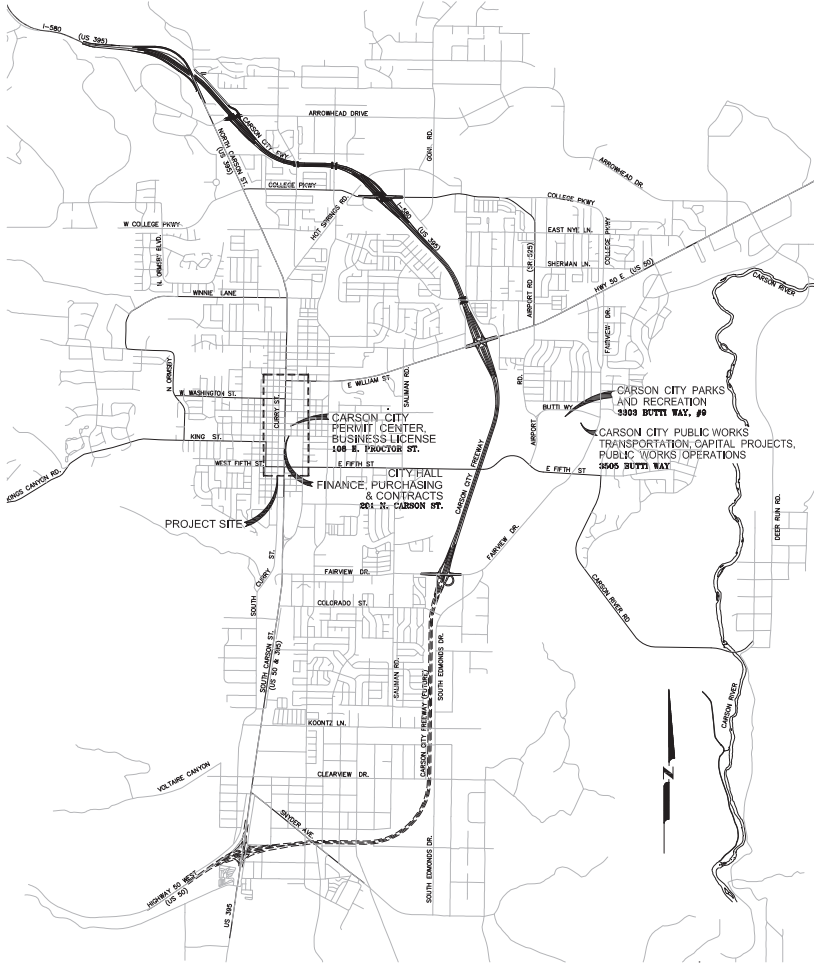
Bob Crowell	Mayor
Karen Abowd	Supervisor
Brad Bonkowski	Supervisor
Lori Bagwell	Supervisor
Jim Shirk	Supervisor
Susan Merriwether	City Clerk

DESIGNED FOR

CARSON CITY PUBLIC WORKS DEPARTMENT
3505 BUTTI WAY
CARSON CITY, NV 89701
887-2355

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (SSPC) AND THE "STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" (SDPW) AS ADOPTED BY CARSON CITY. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM THE CARSON CITY PERMIT CENTER PRIOR TO THE START OF CONSTRUCTION.
- ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL CONFORM TO SECTION 103.33, 332.04 AND 332.05 OF THE STANDARD SPECIFICATIONS, PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE LANE 12 CENTER, TEMPORARY TRAFFIC CONTROL GUIDELINES, LATEST EDITION. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CARSON CITY ENGINEERING DIVISION PRIOR TO ANY STREET CLOSURE.
- THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (811) OR (1-800-227-2600) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND COMPLY WITH THE REQUIREMENTS OF MGS AND MAC 455 THROUGHOUT THE COURSE OF THE WORK. SENIOR SERVICE LATERALS ARE NOT OWNED OR MARKED BY CARSON CITY.
- THE CONTRACTOR SHALL CALL THE CARSON CITY ENGINEERING DIVISION (887-2300) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL ONE (1) WORKING DAY PRIOR TO REQUIRED INSPECTIONS AND TESTING. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE INSPECTION RECORD ISSUED WITH EACH PERMIT. THE CONTRACTOR MUST HAVE THE PERMIT NUMBER AND THE DESCRIPTION LISTED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING FOR CITY CONTRACTED PROJECTS. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS PER THE CONTRACT DOCUMENTS.
- FINAL INSPECTIONS WILL BE PERFORMED BY CARSON CITY ENGINEERING DIVISION ACCORDING TO THE CARSON CITY INSPECTIONS AND TESTING PROCEDURES. NOTE: THESE PROCEDURES REQUIRE SUBMITTAL OF RECORD DRAWING PRINTS BY THE CONTRACTOR AND 10 WORKING DAYS TO PREPARE A FINAL PUNCH LIST. ALL CONDITIONS OF THE FINAL INSPECTION MUST BE COMPLETED PRIOR TO FINAL ACCEPTANCE OR ANY APPROVAL OF A CERTIFICATE OF OCCUPANCY BY THE CARSON CITY ENGINEERING DIVISION.
- MODIFICATIONS TO THE APPROVED PLANS REQUIRES REVIEW AND APPROVAL BY THE CARSON CITY ENGINEERING DIVISION. WORK PERFORMED WITHOUT WRITTEN APPROVAL BY CARSON CITY ENGINEERING WILL REQUIRE REMOVAL AT THE CONTRACTOR'S EXPENSE.
- THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.
- PLAN APPROVAL FOR SEWER AND WATER CONSTRUCTION SHALL EXPIRE ONE YEAR FROM DATE OF APPROVAL UNLESS CONSTRUCTION HAS BEEN INITIATED. (CCMC 12.06.180F, 12.01.1400)
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ACQUIRING A STORMWATER DISCHARGE PERMIT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) INCLUDING DEVELOPING, SUBMITTING AND IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL DEVELOP, PLACE AND MAINTAIN STORM WATER PROTECTION DEVICES IN COMPLIANCE WITH THE NEVADA CONTRACTORS FIELD GUIDE FOR CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (JUNE 2008).
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTIONS AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION, PRIOR TO BEGINNING CONSTRUCTION. POTHOLING IS REQUIRED. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- ALL WATERLINE AND RISERS SHALL BE DISINFECTED IN ACCORDANCE WITH STATE HEALTH DEPT. REQUIREMENTS AND MUST BE TESTED PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING ALL REQUIRED SAMPLES AND THE COST OF ANALYSIS AT A NEVADA-APPROVED LABORATORY.
- CONTACT THE BUREAU OF WATER POLLUTION CONTROL AT (775)-887-9418 PRIOR TO SYSTEM DISINFECTION TO COORDINATE THE DISPOSAL OF HEAVILY CHLORINATED WATER.
- ALL WATER PIPE SHALL BE PRESSURE TESTED PER ANNA C605.
- AN AIR QUALITY PERMIT AND STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.
- ANY AND ALL OPENINGS IN UNFINISHED PIPING OR APPURTENANCES MUST BE SEALED AT THE END OF EACH WORKING DAY IN SUCH A MANNER AS TO PREVENT THE ENTRY OF BIRDS AND OTHER ANIMALS, DIRT, BRUSH-WATER AND OTHER SOURCES OF POLLUTION OR CONTAMINATION.
- ALL MATERIALS IN CONTACT WITH POTABLE WATER MUST BE NSF 61 CERTIFIED AND LEAD FREE.



VICINITY MAP
N.T.S.

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PUBLIC WORKS DEPARTMENT**

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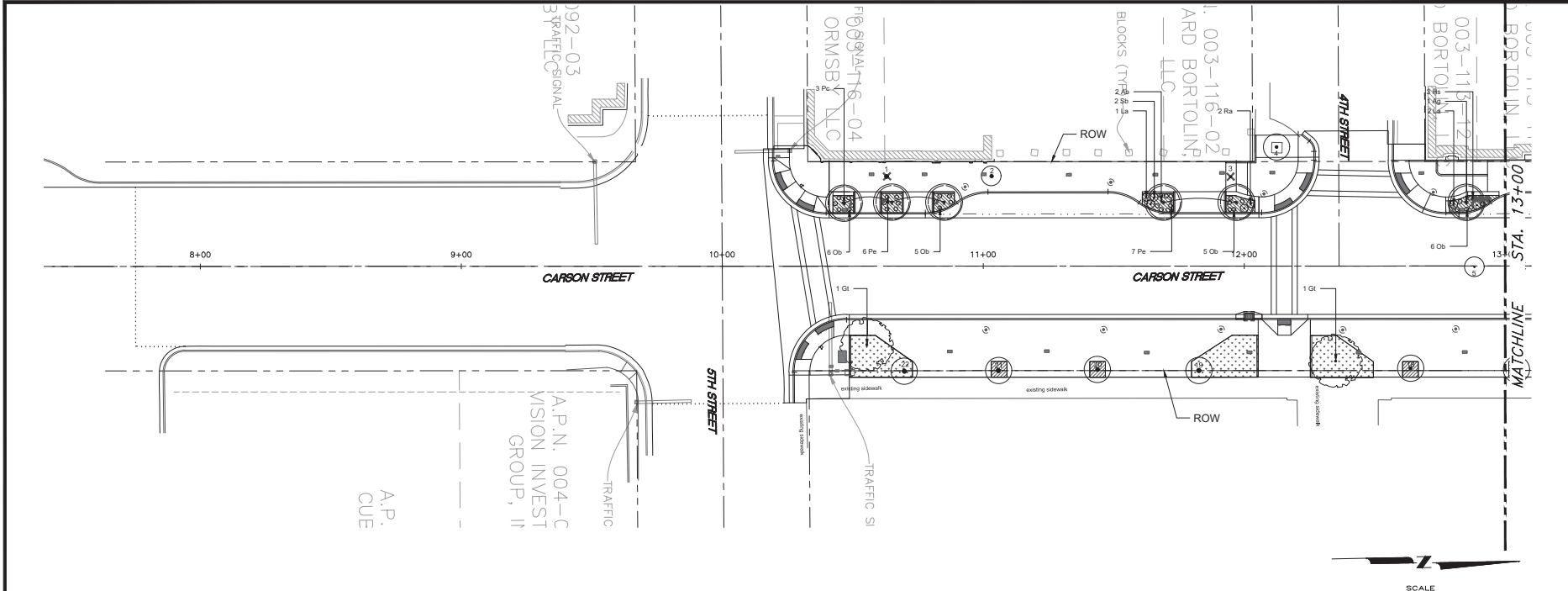
SEAL
MICHAEL BENNETT
REGISTERED PROFESSIONAL ENGINEER
NO. 021916
CIVIL
02/19/18

REV.	DATE	DESCRIPTION	BY	APP'D
1	6/7/15	60% SUBMITTAL	DR	
1	9/7/15	90% SUBMITTAL FOR CONSTRUCTION	DR	
1	12/7/15	90% SUBMITTAL FOR CONSTRUCTION	DR	
1	3/5/16	GRADING REVISIONS	MB	
RD	6/7/18	RECORD DRAWINGS	MB	

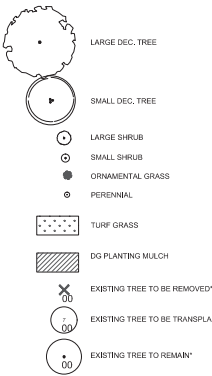
DOWNTOWN STREETSCAPE IMPROVEMENT PROJECT
PROJECT No. 03-1407

TITLE SHEET

SHEET
1.0
OF



PLANT LEGEND



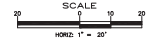
NOTE: REFER TO ASSUMED REPORT PREPARED BY BIRNBAUM AND DATE OCTOBER 10, 2013 FOR ALL EXISTING TREES. THE NUMBER ON THE PLAN CORRESPONDS TO THE NUMBER ON THE REPORT. LOCATION OF TRANSPLANT TREES ARE NOT INDICATED BY CARSON CITY STAFF.

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES (This Sheet Only)					
Gt	Gleditsia trianthos 'Inermis Sunburst'	Thornless Honey Locust	2	3" Cal.	
SMALL DECIDUOUS TREES					
Ad	Acer buergerianum	Tidbit Maple	2	3" Cal.	
Ag	Acer ginnala	Amur Maple	1	3" Cal.	
Ci	Chilopsis linearis	Chitalpa	0	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple	0	3" Cal.	
Pc	Pyrus calleryana	Callery Pear	3	3" Cal.	SEE RFI #058, #056, #051 AND #050
LARGE SHRUB					
Cs	Caryopteris clandonensis	Blue Mist Spirea	-	5 Gal.	
Ea	Euonymus alatus	Burning Bush	-	5 Gal.	
SMALL SHRUB					
Co	Coloneaster lucidus	Hedge Coloneaster	-	5 Gal.	
La	Lavandula spp.	Lavender	-	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	-	5 Gal.	
Sb	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	-	5 Gal.	

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS (This Sheet Only)					
As	Achillea spp.	Yarrow	-	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	-	1 Gal.	
Cr	Ceanothus ruber	Juglens' Beard	-	1 Gal.	
Hm	Hemerocallis spp.	Daylily	-	1 Gal.	
Hs	Heuchera spp.	Coral Bells	-	1 Gal.	
Ls	Leucanthemum superbum	Shasta Daisy	-	1 Gal.	
Dp	Denothera biflanderti	Mexican Evening Primrose	22	1 Gal.	
Pn	Penstemon sativus	Fiascocker Penstemon	13	1 Gal.	
ORNAMENTAL GRASSES					
Hs	Hellebrion spp.	Blue Oat Grass	3	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	-	1 Gal.	
Sw	Sporobolus wrightii	Giant Sacaton	-	1 Gal.	
GROUND COVER					
Ar	Auga reptans	Blue Bugle	6" Pot		Located in Movable Planters
Rb	Rosmarinus officinalis 'Prostatas'	Dwarf Rosemary	6" Pot		Located in Movable Planters
Sc	Santolina chamaecyparissus	Lavender Cotton	6" Pot		Located in Movable Planters

SEE RFI #059



DESIGNED BY: _____
 DRAWN BY: _____
 DWG NO.: _____
 SCALE (HORIZ): _____
 SCALE (VERT): _____
 PLOT DATE: Feb. 2, 2016

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 PUBLIC WORKS DEPARTMENT
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 PH: 887-2355 FAX: 887-2112



REV#	DATE	DESCRIPTION	BY	APP'D
1	2/2/16	FOR CONSTRUCTION	MB	
2	8/27/16	RECORD DRAWINGS		

DOWNTOWN STREETScape
 IMPROVEMENT PROJECT
 PROJECT No. 03-1407
 CARSON STREET - LANDSCAPE PLAN
 STA. 7+50 TO STA. 13+00



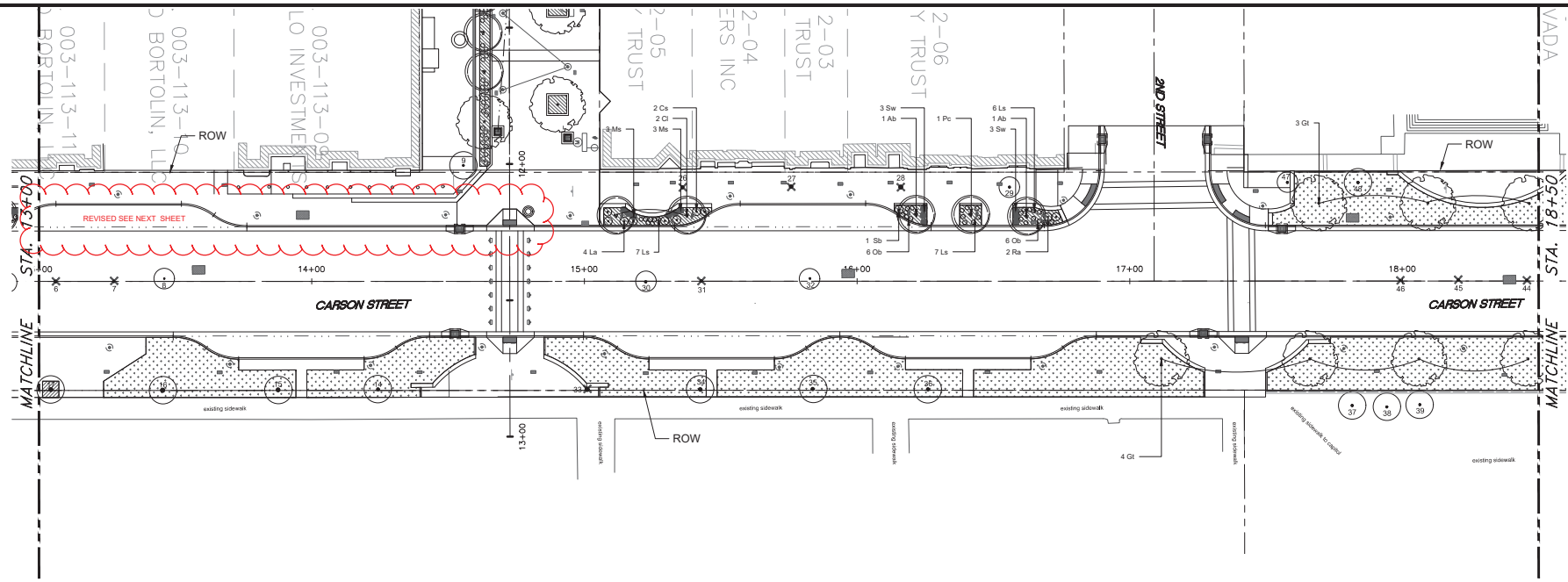
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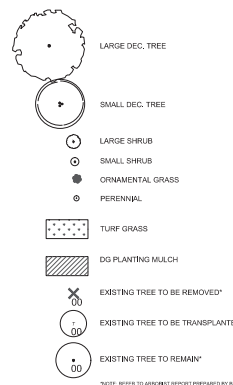


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 1

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PLANT LEGEND



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES					
Gt	Gleditsia trianthos 'nervis Sunburst'	Thornless Honey Locust	7	3" Cal.	(This Sheet Only)
SMALL DECIDUOUS TREES					
Ab	Acer buergerianum	Trident Maple	2	3" Cal.	
Ag	Acer ginnala	Amur Maple	-	3" Cal.	
Ci	Chitalpa linearis	Chitalpa	2	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple	-	3" Cal.	SEE RFI #056, #051 AND #050
Pc	Pyrus calleryana	Callery Pear	1	3" Cal.	
LARGE SHRUB					
Cs	Caryopteris dandonensis	Blue Mist Spirea	-	5 Gal.	
Ea	Euonymus alatus	Burning Bush	-	5 Gal.	
SMALL SHRUB					
Co	Colostea lucidus	Hedge Colostea	-	5 Gal.	
La	Lavandula spp.	Lavender	4	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	2	5 Gal.	
Sb	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	1	5 Gal.	

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	Achillea spp.	Yarrow	-	1 Gal.	
Au	Agastache urticifolia	Nuttall's Giant Hyssop	-	1 Gal.	
Cr	Centranthus ruber	Jupiter's Beard	-	1 Gal.	
Hm	Hemerocallis spp.	Daylily	-	1 Gal.	
Hs	Heuchera spp.	Coral Bells	-	1 Gal.	
Ls	Leucanthemum superbum	Shasta Daisy	20	1 Gal.	
Jo	Demothera berlandieri	Mexican Evening Primrose	12	1 Gal.	
Pe	Penstemon eatonii	Firecracker Penstemon	-	1 Gal.	
ORNAMENTAL GRASSES					
Hs	Helictichon spp.	Blue Oat Grass	-	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	6	1 Gal.	
Sw	Sporobolus wrightii	Giant Sacaton	6	1 Gal.	
GROUNDCOVER					
Ar	Alysa reptans	Blue Bugle	-	6" Pot	Located in Movable Planters
Rb	Roumrius officinalis 'Prostratus'	Dwarf Rosemary	-	6" Pot	Located in Movable Planters
Sc	Santolina chamaecyparissus	Lavender Cotton	-	6" Pot	Located in Movable Planters

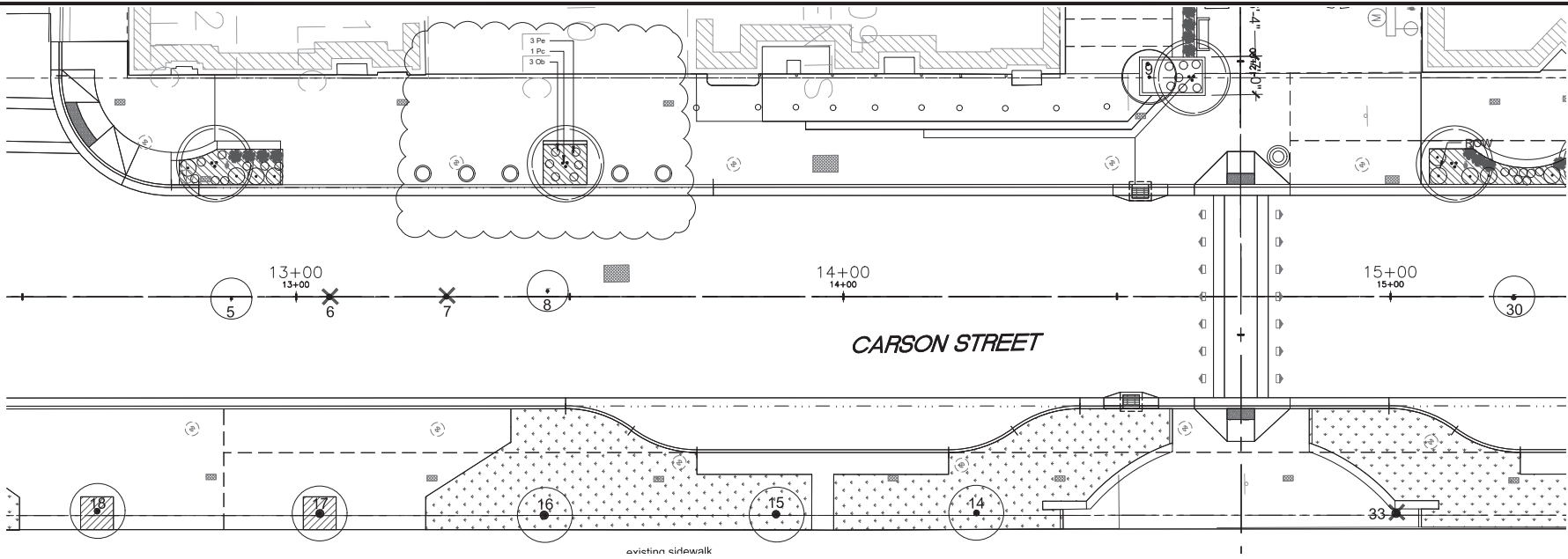


RECORD DRAWINGS

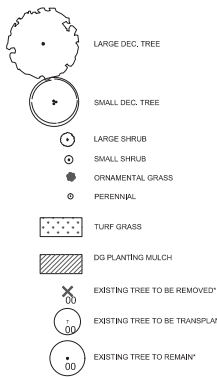
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REV. DATE 1 2.2.16 RD 8/9/16	DOWNTOWN STREETSCAPE IMPROVEMENT PROJECT PROJECT No. 03-1407 CARSON STREET - LANDSCAPE PLAN STA. 13+00 TO STA. 18+50		
SHEET LP2 OF			1-800-227-2800

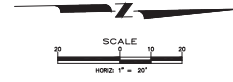


PLANT LEGEND



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS	ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES						PERENNIALS					
Gt	Gleditsia trianthos 'nervis Sunburst'	Thornless Honey Locust	3	3" Cal.		As	Achillea spp.	Yarrow	1	Gal.	
SMALL DECIDUOUS TREES						Au	Agastache urtifolia	Nuttall's Giant Hyssop	1	Gal.	
Ab	Acer buergerianum	Trident Maple	3	3" Cal.		Cr	Centranthus ruber	Jupiter's Beard	1	Gal.	
Ag	Acer ginnala	Amur Maple	3	3" Cal.		Hm	Hemerocallis spp.	Daylily	1	Gal.	
Cl	Chilopsis linearis	Chitalpa	3	3" Cal.		Hs	Heuchera spp.	Coral Bells	1	Gal.	
Ma	Malus spp. (fruitless only)	Crabapple	3	3" Cal.		Ls	Leucantherum superbum	Shasta Daisy	1	Gal.	
Pc	Pyrus calleryana	Callery Pear	1	3" Cal.		Ob	Oenothera bielandii	Mexican Evening Primrose	3	1 Gal.	
LARGE SHRUB						Pe	Penstemon eatonii	Firecracker Penstemon	3	1 Gal.	
Cs	Caryopteris dandonensis	Blue Mist Spirea	5	Gal.		ORNAMENTAL GRASSES					
Ea	Euonymus alatus	Burning Bush	5	Gal.		Hs	Helictichon spp.	Blue Oat Grass	1	Gal.	
SMALL SHRUB						Ms	Miscanthus sinensis	Maiden Grass	1	Gal.	
Co	Coleoneaster lucidus	Hedge Coleoneaster	5	Gal.		Sw	Sporobolus wrightii	Giant Sacaton	1	Gal.	
La	Lavandula spp.	Lavender	5	Gal.		GROUND CO ER					
Ra	Ribes alpinum	Alpine Currant	5	Gal.		Ar	Alysa reptans	Blue Bugle	6"	Pot	Located in Movable Planters
Sb	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5	Gal.		Ro	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	6"	Pot	Located in Movable Planters
						Sc	Santolina chamaecyparissus	Lavender Cotton	6"	Pot	Located in Movable Planters



DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DWG NO.: _____
 SCALE (HORIZ): _____
 SCALE (VERT): _____
 PLOT DATE: Feb. 2, 2016

CARSON CITY
 PUBLIC WORKS DEPARTMENT
 3505 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 867-2355 FAX: 867-2112



REV.	DATE	DESCRIPTION	BY	APP'D
1	2.2.16	Confirmed for Construction	MB	
2	2.17.16	Revised for Construction	MB	
3	2.17.16	RECORD DRAWINGS	MB	

DOWNTOWN STREETScape
 IMPROVEMENT PROJECT
 PROJECT No. 03-1407
 CARSON STREET - LANDSCAPE PLAN
 STA. 13+00 TO STA. 18+50

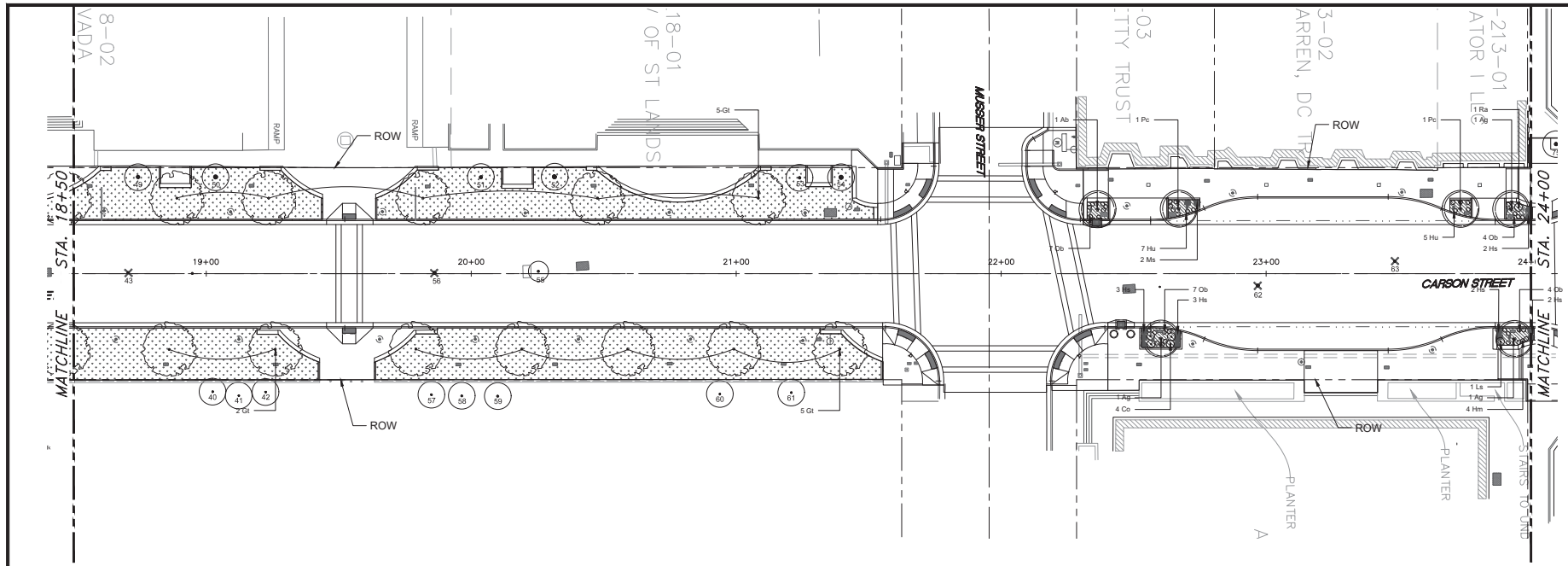
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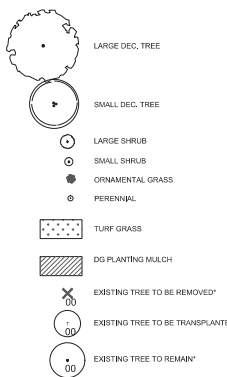


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PLANT LEGEND



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES					
Gt	Gleditsia trianthos 'Inermis Sunburst'	Thornless Honey Locust	12	3" Cal.	
SMALL DECIDUOUS TREES					
Ab	Acer buergerianum	Trident Maple	1	3" Cal.	
Ag	Acer ginnala	Amur Maple	3	3" Cal.	
Ci	Chitalpa linearis	Chitalpa	-	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple	-	3" Cal.	SEE RFI #058, #056, #051 AND #050
Pc	Pyrus calleryana	Callery Pear	2	3" Cal.	
LARGE SHRUB					
Cs	Caryopteris dandonensis	Blue Mist Spirea	-	5 Gal.	
Ea	Euconymus alatus	Burning Bush	-	5 Gal.	
SMALL SHRUB					
Co	Colomeaster lucidus	Hedge Colomeaster	4	5 Gal.	
La	Lavandula spp.	Lavender	-	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	1	5 Gal.	
Sb	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	-	5 Gal.	

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	Achillea spp.	Yarrow	-	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	-	1 Gal.	
Cr	Centranthus ruber	Jupiter's Beard	-	1 Gal.	
Hm	Hemerocallis spp.	Daylily	-	1 Gal.	
Hu	Heuchera spp.	Coral Bells	12	1 Gal.	
Ls	Leucanthemum superbum	Shasta Daisy	1	1 Gal.	
Ob	Oenothera bielandieri	Mexican Evening Primrose	22	1 Gal.	
Pe	Penstemon eatonii	Firecracker Penstemon	-	1 Gal.	
ORNAMENTAL GRASSES					
Hs	Helictotrichon spp.	Blue Oat Grass	12	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	2	1 Gal.	
Sp	Sporobolus wrightii	Giant Sacaton	-	1 Gal.	
GROUNDCOVER					
Ar	Alysa reptans	Blue Bugle	-	6" Pot	Located in Movable Planters
Ro	Romarinus officinalis 'Prostratus'	Dwarf Rosemary	-	6" Pot	Located in Movable Planters
Sc	Santolina chamaecyparissus	Lavender Cotton	-	6" Pot	Located in Movable Planters



DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DWG NO.: _____
 SCALE (HORIZ): _____
 SCALE (VERT): _____
 PLOT DATE: Feb. 8, 2018

CARSON CITY DEPARTMENT
 PUBLIC WORKS DEPARTMENT
 3505 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 887-2355 FAX: 887-2112

510
 2.2.2018

BY APP'D _____
 DESCRIPTION: _____
 DATE: _____
 REV. 1 2.2.18 Confirmed for Construction MB
 2 8/9/18 RECORD DRAWINGS

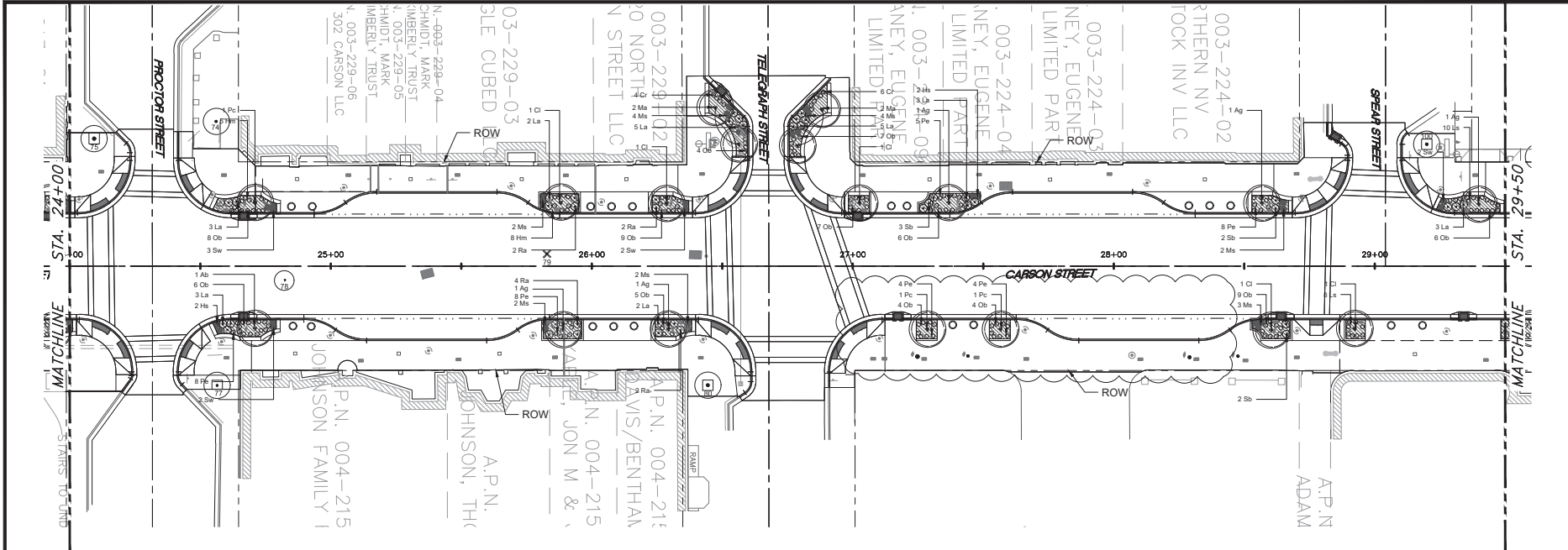
DOWNTOWN STREETSCAPE
 IMPROVEMENT PROJECT
 PROJECT No. 03-1407

CARSON STREET - LANDSCAPE PLAN
 STA. 18+50 TO STA. 24+00

SHEET LP3 OF

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 DWG NO.: _____
 SCALE (HORIZ): _____
 SCALE (VERT): _____
 PLOT DATE: Feb. 2, 2016

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 PUBLIC WORKS DEPARTMENT
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 PH: 867-3355 FAX: 867-2112

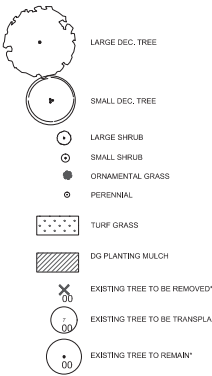


REV#	DATE	DESCRIPTION	BY	APP'D
1	7/2/16	Confirmed for Construction	MB	
2	8/9/18	RECORD DRAWINGS	MB	

DOWNTOWN STREETScape
 IMPROVEMENT PROJECT
 PROJECT No. 03-1407
 CARSON STREET - LANDSCAPE PLAN
 STA. 24+00 TO STA. 29+50

SHEET
 LP4
 OF

PLANT LEGEND

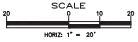


NOTE: REFER TO ASSUMED REPORT PREPARED BY BIRNBAUM AND DATE OCTOBER 20, 2014 FOR ALL EXISTING TREES. THE NUMBER ON THE PLAN CORRESPONDS TO THE NUMBER IN THE REPORT. LOCATION OF TRANSPLANTING SITES ARE IDENTIFIED BY CARSON CITY STAFF.

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES					
Gt	Gleditsia trianthos Ternis Sunburst	Thornless Honey Locust	-	3" Cal.	
SMALL DECIDUOUS TREES					
Ad	Acer buergerianum	Tidest Maple	1	3" Cal.	
Ag	Acer ginnala	Amur Maple	5	3" Cal.	
Cl	Chilopsis linearis	Chitalpa	5	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple	4	3" Cal.	
Pc	Pyrus calleryana	Callery Pear	3	3" Cal.	SEE RFI #050, #056, #051 AND #050
LARGE SHRUB					
Cs	Caryopteris clandonensis	Blue Mist Spirea	-	5 Gal.	
Ea	Euonymus alatus	Burning Bush	-	5 Gal.	
SMALL SHRUB					
Co	Coloneaster lucidus	Hedge Coloneaster	-	5 Gal.	
La	Lavandula spp.	Lavender	28	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	10	5 Gal.	
Sb	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	7	5 Gal.	

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	Achillea spp.	Yarrow	-	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	-	1 Gal.	
Ce	Centranthus ruber	Juglans Beard	10	1 Gal.	
Hm	Hemerocallis spp.	Daylily	13	1 Gal.	
Hu	Heuchera spp.	Coral Bells	-	1 Gal.	
Ls	Leucanthemum superbum	Shasta Daisy	18	1 Gal.	
Db	Denothera befandieri	Mexican Evening Primrose	75	1 Gal.	
Pe	Penstemon cubensis	Fiascocker Penstemon	29	1 Gal.	
ORNAMENTAL GRASSES					
Hs	Hellebrion spp.	Blue Oat Grass	4	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	19	1 Gal.	
Sw	Sporobolus wrightii	Giant Sacaton	5	1 Gal.	
GROUND COVER					
Ar	Ailga reptans	Blue Bugle	6" Pot		Located in Movable Planters
Rb	Rosmarinus officinalis 'Prostatas'	Dwarf Rosemary	6" Pot		Located in Movable Planters
Sc	Santolina chamaecyparissus	Lavender Cotton	6" Pot		Located in Movable Planters

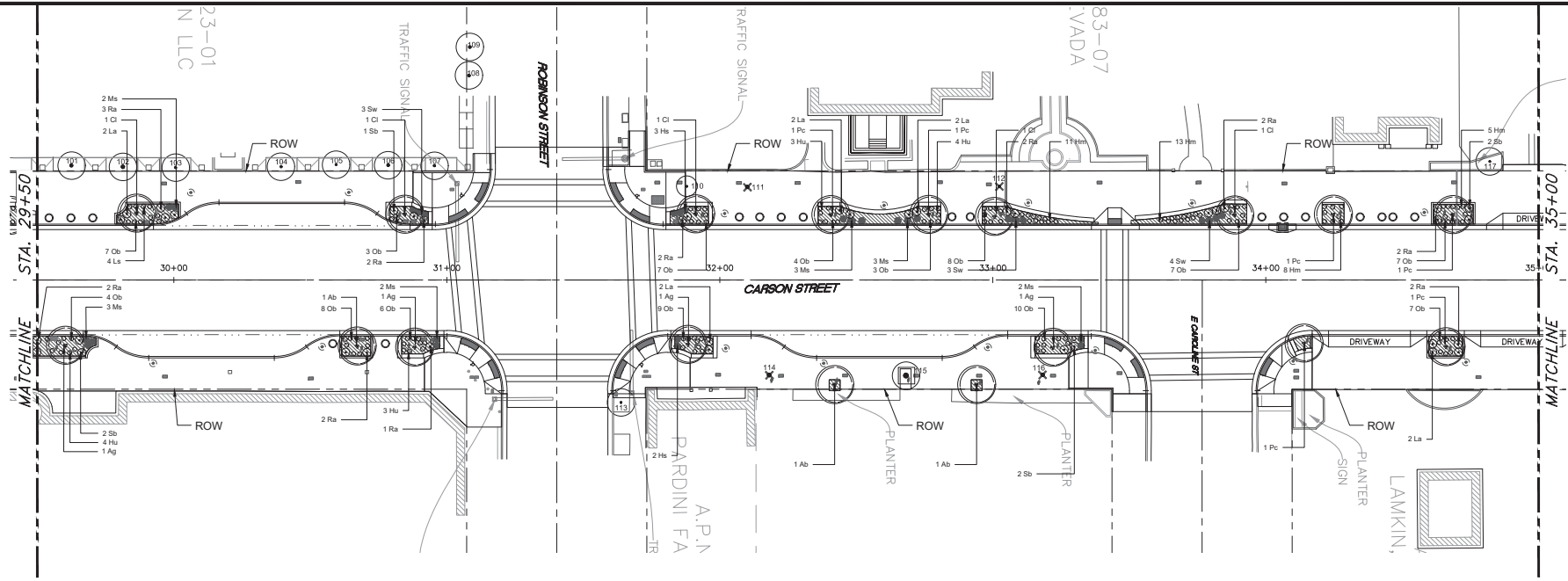


RECORD DRAWINGS

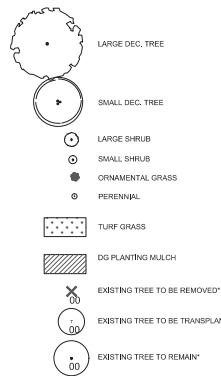
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PLANT LEGEND



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES					
Gt	Gleditsia trianthos 'nervis Sunburst'	Thornless Honey Locust	-	3" Cal.	
SMALL DECIDUOUS TREES					
Ab	Acer buergerianum	Trident Maple	3	3" Cal.	
Ag	Acer ginnala	Amur Maple	4	3" Cal.	
Ci	Chitalpa linearis	Chitalpa	5	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple	-	3" Cal.	SEE RFI #058, #056, #051 AND #050
Pc	Pyrus calleryana	Callery Pear	6	3" Cal.	
LARGE SHRUB					
Cs	Caryopteris dandonensis	Blue Mist Spirea	-	5 Gal.	
Ea	Euonymus alatus	Burning Bush	-	5 Gal.	
SMALL SHRUB					
Co	Cotoneaster lucidus	Hedge Cotoneaster	-	5 Gal.	
La	Lavandula spp.	Lavender	10	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	20	5 Gal.	
Sb	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	7	5 Gal.	

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	Achillea spp.	Yarrow	-	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	-	1 Gal.	
Cr	Centranthus ruber	Jupiter's Beard	-	1 Gal.	
Hm	Hemerocallis spp.	Daylily	37	1 Gal.	
Hu	Heuchera spp.	Coral Bells	14	1 Gal.	
La	Leucanthemum superbum	Shasta Daisy	4	1 Gal.	
Ob	Oenothera bielandieri	Mexican Evening Primrose	89	1 Gal.	
Pe	Penstemon eatonii	Firecracker Penstemon	-	1 Gal.	
ORNAMENTAL GRASSES					
Hs	Helictichon spp.	Blue Oat Grass	5	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	15	1 Gal.	
Sp	Sporobolus wrightii	Giant Sacaton	6	1 Gal.	
GROUND COVER					
Ar	Alysa reptans	Blue Bugle	-	6" Pot	Located in Movable Planters
Ro	Romarinus officinalis 'Prostratus'	Dwarf Rosemary	-	6" Pot	Located in Movable Planters
Sc	Santolina chamaecyparissus	Lavender Cotton	-	6" Pot	Located in Movable Planters

RECORD DRAWINGS

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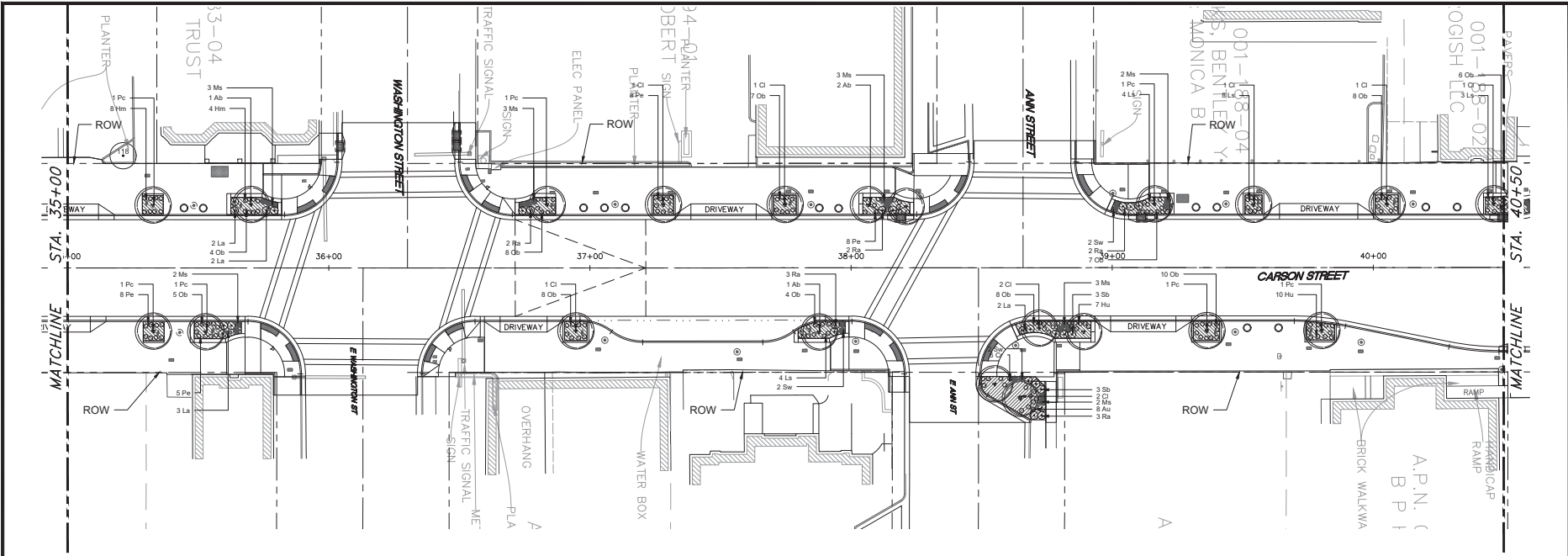
DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DFG NO.: _____
 SCALE (HORIZ): _____
 SCALE (VERT): _____
 PLOT DATE: Feb. 2, 2016

CARSON CITY
 PUBLIC WORKS DEPARTMENT
 3505 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 887-2355 FAX: 887-2112

BY APP'D _____
 DESCRIPTION: Confirmed for Construction
 DATE: 2.2.16
 REV. 1: RD 6/9/18 RECORD DRAWINGS

DOWNTOWN STREETSCAPE
 IMPROVEMENT PROJECT
 PROJECT No. 03-1407
 CARSON STREET - LANDSCAPE PLAN
 STA. 29+50 TO STA. 35+00

SHEET
 LP5
 OF



DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DFG NO.: _____
 SCALE (HORIZ): _____
 SCALE (VERT): _____
 PLOT DATE: Feb. 8, 2018

CARSON CITY
 PUBLIC WORKS DEPARTMENT

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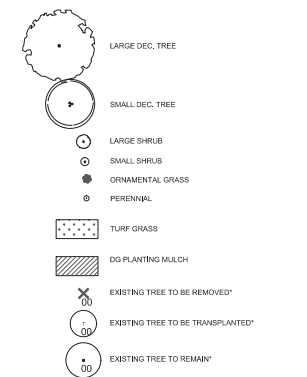
REV.	DATE	DESCRIPTION	BY	APP'D
1	2.2.18	Confirmed for Construction	MS	
2	6/9/18	RECORD DRAWINGS		

DOWNTOWN STREETSCAPE
 IMPROVEMENT PROJECT
 PROJECT No. 03-1407

CARSON STREET - LANDSCAPE PLAN
 STA. 35+00 TO STA. 40+50

SHEET
 LP6
 OF

PLANT LEGEND



PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES					
Gt	<i>Gleditsia trianthos 'nervis Sunburst'</i>	Thornless Honey Locust	-	3" Cal.	
SMALL DECIDUOUS TREES					
Ab	<i>Acer buergerianum</i>	Trident Maple	4	3" Cal.	
Ag	<i>Acer ginnala</i>	Amur Maple	3	3" Cal.	
Cl	<i>Chitalpa linearis</i>	Chitalpa	10	3" Cal.	
Ma	<i>Malus spp. (fruitless only)</i>	Crabapple	-	3" Cal.	SEE RFI #058, #056, #051 AND #053
Pc	<i>Pyrus calleryana</i>	Callery Pear	7	3" Cal.	
LARGE SHRUB					
Cs	<i>Caryopteris dandoniensis</i>	Blue Mist Spirea	-	5 Gal.	
Ea	<i>Euonymus alatus</i>	Burning Bush	-	5 Gal.	
SMALL SHRUB					
Co	<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	-	5 Gal.	
La	<i>Lavandula spp.</i>	Lavender	9	5 Gal.	
Ra	<i>Ribes alpinum</i>	Alpine Currant	12	5 Gal.	
Sb	<i>Spiraea bumalda 'Anthony Waterer'</i>	Anthony Waterer Spirea	6	5 Gal.	

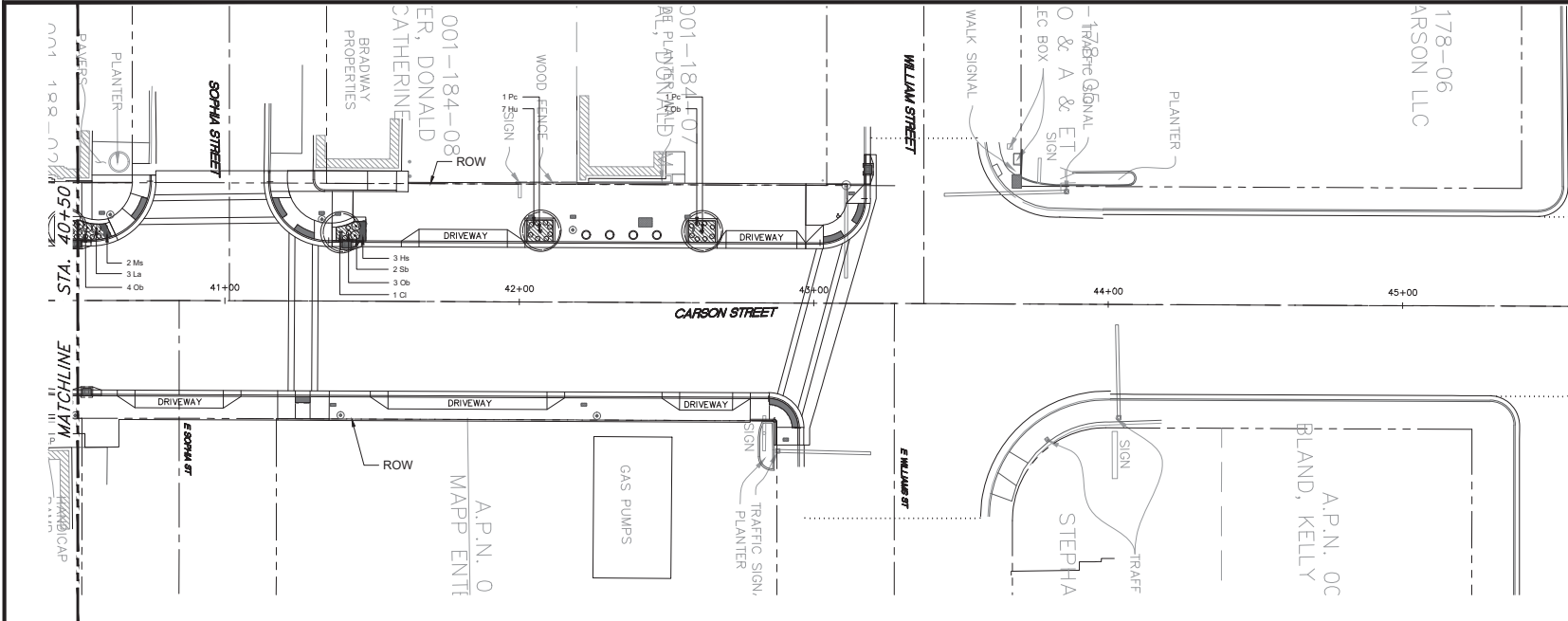
ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	<i>Achillea spp.</i>	Yarrow	8	1 Gal.	
Au	<i>Agastache urticifolia</i>	Nettleleaf Giant Hyssop	6	1 Gal.	
Ct	<i>Centranthus ruber</i>	Jupiter's Beard	6	1 Gal.	
Hm	<i>Hemerocallis spp.</i>	Daylily	12	1 Gal.	
Hu	<i>Heuchera spp.</i>	Coral Bells	17	1 Gal.	
La	<i>Leucanthemum superbum</i>	Shasta Daisy	19	1 Gal.	
Ob	<i>Oenothera bielandii</i>	Mexican Evening Primrose	75	1 Gal.	
Pe	<i>Penstemon eatonii</i>	Firecracker Penstemon	29	1 Gal.	
ORNAMENTAL GRASSES					
Hs	<i>Helictotrichon spp.</i>	Blue Oat Grass	-	1 Gal.	
Ms	<i>Miscanthus sinensis</i>	Maiden Grass	18	1 Gal.	
Sw	<i>Sporobolus wrightii</i>	Giant Sacaton	6	1 Gal.	
GROUND COVER					
Ar	<i>Alysa reptans</i>	Blue Bugle	6" Pot		Located in Movable Planters
Ro	<i>Romarinus officinalis 'Prostratus'</i>	Dwarf Rosemary	6" Pot		Located in Movable Planters
Sc	<i>Santolina chamaecyparissus</i>	Lavender Cotton	6" Pot		Located in Movable Planters

RECORD DRAWINGS

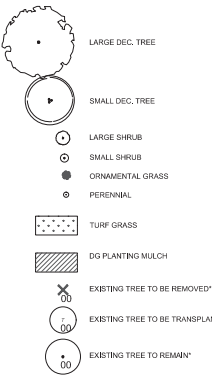
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PLANT LEGEND



NOTE: REFER TO ANNOTATED REPORT PREPARED BY BRINK DEAN AND DATE OCTOBER 15, 2015 FOR ALL TREE AND SHRUB SPECIES. THE INFORMATION ON THIS PLAN CORRESPONDS TO THE TRANSPORTS IN THE REPORT. LOCATION OF TRANSPORTS ARE REFERENCED BY CARSON CITY DATA.

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES					
Gt	Gleditsia trianthos 'nemris Sunburst'	Thornless Honey Locust	-	3" Cal.	
SMALL DECIDUOUS TREES					
Ad	Acer buergerianum	Trident Maple	-	3" Cal.	
Ag	Acer ginnala	Amur Maple	-	3" Cal.	
Cl	Chilopsis linearis	Chitalpa	1	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple	-	3" Cal.	SEE RFI #058, #056, #051 AND #050
Pc	Pyrus calleryana	Callery Pear	2	3" Cal.	
LARGE SHRUB					
Cs	Caryopteris clandronensis	Blue Mist Spirea	-	5 Gal.	
Ea	Euonymus alatus	Burning Bush	-	5 Gal.	
SMALL SHRUB					
Co	Cotoneaster lucidus	Hedge Cotoneaster	-	5 Gal.	
La	Lavandula spp.	Lavender	3	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	-	5 Gal.	
Sp	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2	5 Gal.	

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
PERENNIALS					
As	Achillea spp.	Yarrow	-	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	-	1 Gal.	
Cr	Cerastium ruber	Jugler's Beard	-	1 Gal.	
Hm	Hemerocallis spp.	Daylily	-	1 Gal.	
Hu	Heuchera spp.	Coral Bells	7	1 Gal.	
Ls	Leucanthemum superbum	Shasta Daisy	-	1 Gal.	
Ob	Oenothera bielandieri	Mexican Evening Primrose	14	1 Gal.	
Pe	Penstemon sativa	Fiscrocker Penstemon	-	1 Gal.	
ORNAMENTAL GRASSES					
Hs	Heterochloa spp.	Blue Oat Grass	-	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	2	1 Gal.	
Sw	Sporobolus wrightii	Giant Sacaton	-	1 Gal.	
GROUND COVER					
Ar	Ajuga reptans	Blue Bugle	6" Pot		Located in Movable Planters
Rr	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	6" Pot		Located in Movable Planters
Sc	Santolima dumaleucocarpus	Lavender Cotton	6" Pot		Located in Movable Planters

SEE RFI #059

RECORD DRAWINGS

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SCALE (OVER): 1" = 20'
SCALE (UNDER): _____
PLOT DATE: Feb. 2, 2010

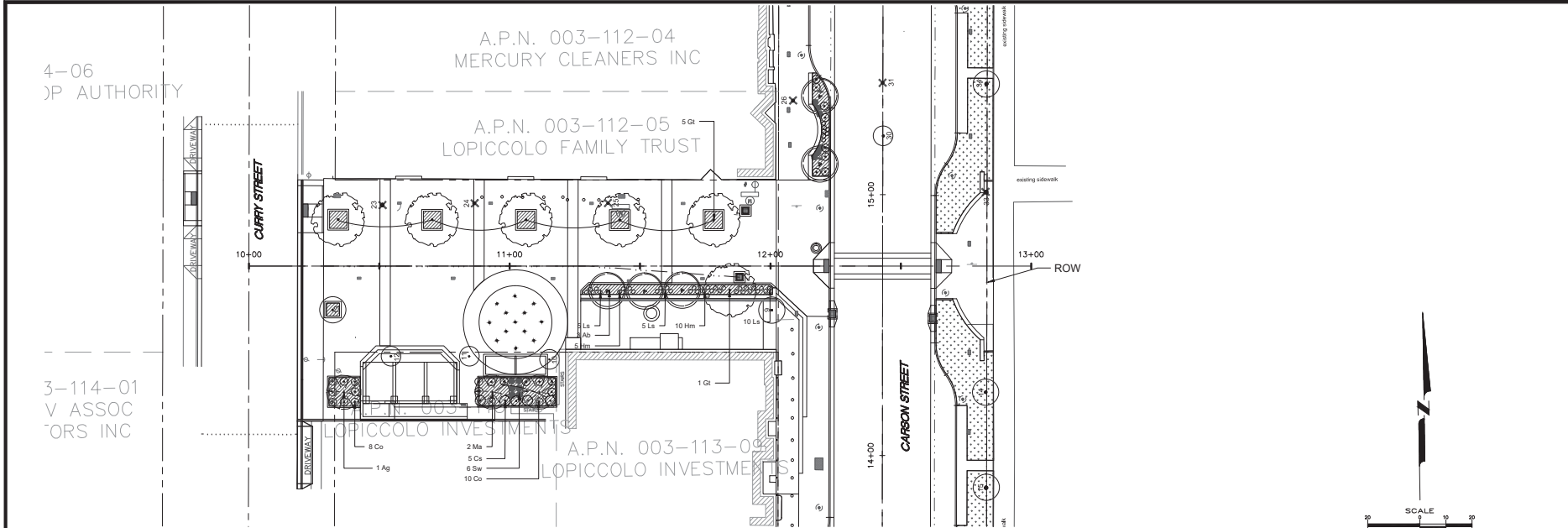
CARSON CITY PUBLIC WORKS DEPARTMENT
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PH: 867-2355 FAX: 867-2112

REVISIONS

REV#	DATE	DESCRIPTION	BY	APP'D
01	02/02/16	RECORD DRAWINGS	MB	

DOWNTOWN STREETScape IMPROVEMENT PROJECT PROJECT No. 03-1407
CARSON STREET - LANDSCAPE PLAN STA. 40+50 TO STA. 45+50

SHEET LP7 OF

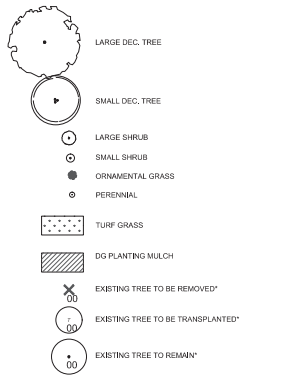


DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DWG NO.: _____
 SCALE (HORIZ): _____
 SCALE (VERT): _____
 PLOT DATE: Feb. 2, 2010

CARSON CITY PUBLIC WORKS DEPARTMENT

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PLANT LEGEND



NOTE: REFER TO ARCHITECT'S REPORT PREPARED BY BRINK DEAN AND DATE OCTOBER 15, 2010 FOR ALL TREE REMOVALS. THE LOCATION OF THE PLANT CORRESPONDING TO THE NUMBER IN THE REPORT, LOCATION OF TRANSPLANT TREES ARE REFERENCED BY CARSON CITY DATA.

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
LARGE DECIDUOUS TREES					
Gt	Gleditsia trianthos 'nervis Sunburst'	Thornless Honey Locust	6	3" Cal.	
SMALL DECIDUOUS TREES					
Ad	Acer buergerianum	Trident Maple	3	3" Cal.	
Ag	Acer ginnala	Amur Maple	1	3" Cal.	
Cl	Chilopsis linearis	Chitalpa	-	3" Cal.	
Ma	Malus spp. (fruitless only)	Crabapple	2	3" Cal.	SEE RFI #058, #056, #051 AND #050
Pc	Pyrus calleryana	Callery Pear	-	3" Cal.	
LARGE SHRUB					
Cs	Caryopteris clandestina	Blue Mist Spirea	5	5 Gal.	
Ea	Euonymus alatus	Burning Bush	0	5 Gal.	
SMALL SHRUB					
Co	Cotoneaster lucida	Hedge Cotoneaster	18	5 Gal.	
Ls	Lavandula spp.	Lavender	-	5 Gal.	
Ra	Ribes alpinum	Alpine Currant	-	5 Gal.	
Ss	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	-	5 Gal.	
PERENNIALS					
As	Achillea spp.	Yarrow	-	1 Gal.	
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	-	1 Gal.	
Cr	Cerastium ruber	Jugger's Beard	-	1 Gal.	
Hm	Hemerocallis spp.	Daylily	15	1 Gal.	
Hu	Heuchera spp.	Coral Bells	-	1 Gal.	
Ls	Leucanthemum superbum	Shasta Daisy	20	1 Gal.	
Db	Denrothera berlandieri	Mexican Evening Primrose	-	1 Gal.	
Pe	Pendleton sativa	Fascinator Penstemon	-	1 Gal.	
ORNAMENTAL GRASSES					
Hs	Heterochloa spp.	Blue Oat Grass	-	1 Gal.	
Ms	Miscanthus sinensis	Maiden Grass	-	1 Gal.	
Sw	Sporobolus wrightii	Giant Sacaton	5	1 Gal.	
GROUND CO ER					
Ar	Auga reptans	Blue Bugle	-	6" Pot	Located in Movable Planters
Rb	Romarinus officinalis 'Prostratus'	Dwarf Rosemary	-	6" Pot	Located in Movable Planters
Sc	Santolina chamaecyparissus	Lavender Cotton	-	6" Pot	Located in Movable Planters

RECORD DRAWINGS

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01	8/27/16	RECORD DRAWINGS	MB	

DOWNTOWN STREETScape IMPROVEMENT PROJECT
 PROJECT No. 03-1407

CARSON STREET - LANDSCAPE PLAN
 STA. 10+00 TO STA. 12+43

SHEET 08 OF 08

CARSON CITY DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT MAINTENANCE LEVEL OF SERVICE STANDARDS

Owner: Carson City, acting by and through its parks and recreation and public works departments. All owner items are noted in grey.

NID: Neighborhood Improvement District [will direct and manage maintenance contract, authorize invoices, submit billing to City for payment]

Contractor: Third-party independent provider for landscaping, trash removal, and other related services as required.

Effective Date: This agreement will be effective upon the approval of the NID Agreement by the Board of Supervisors and the date of acceptance of bids by the NID for work under these standards.

Level of service standards outlined in this document are to guide regular maintenance tasks for the NID and are not intended for special events. Not all tasks in this document are the responsibility of the contractor, but are incorporated with the intent to ensure clear roles and responsibilities between owner, NID and contractor. *Exclusions: Graffiti removal will be the responsibility of the owner; all plant material will be under warranty for up to one year after installation and project acceptance from the owner. It is anticipated that plant material will be under warranty through the 2017 growing season unless otherwise determined by contract documents.* Plant replacements during the warranty period should be coordinated through the owner’s representative. Plant replacements or additions of plant material shall be conducted in good faith and mutual cooperation between the owner and the NID.

TASK 1: Planter Beds

Guidelines: Bedding areas will contain healthy, attractive plants that lend variety, color and interest to the landscape. These areas will be litter, weed and pest free. Planter beds will be maintained to provide secondary functions such as barriers, animal habitat, and dust and erosion control. All trees, shrubs and other plants will be trimmed, pruned or otherwise maintained to achieve natural form and enhance aesthetics.

Planter Beds Tasks

Task	Description	Frequency	Season
Pruning	Prune according to International Society of Arboriculture (ISA) standards. Shrubs 1’ minimum clearance to curbs/sidewalks. Branch height of trees to provide clearance consistence on sidewalks/streets in accordance with city codes for safety. Be sure utility boxes and other areas needing accessibility are cleared for servicing.	Shrubs 1/yr Flowers 4-6/season	Shrubs: spring or fall Flowers: April 15- November 1
Irrigation	Adequate irrigation to sustain healthy, vigorous plant growth	As needed	April 15-November 1

Pest control	Correct identification and proper control methods. Use of Chemical, mechanical, cultural or biological when appropriate, determined by supervisor. Chemical applications according to ordinance as defined on label.	Typical: Inspections weekly peak season one/month off season	Year round
Fertilize	Use appropriate fertilizer according to plant needs.	2/ year for herbaceous perennials and annuals 1/year for woody plants	April 15-November 1
Clean-up	Rake leaves, weeds, add mulch	Initial spring clean-up and as needed throughout the year	April 15-November 1
Litter removal	Pick-up all debris when visible	As needed	Year round
Tree stakes	Maintenance and removal of tree stakes.	Check as needed for proper operation. Remove all tree stakes after 1 year or as determined by owner.	Yearly

TASK 2: Flower Baskets

Guidelines: Flower baskets purchased and placed through the Greenhouse Project will contain healthy, attractive plants that lend variety, color and interest to the landscape. These areas will be litter, weed and pest free. All flower baskets will be cleaned or otherwise maintained to achieve natural form and enhance aesthetics.

Flower Basket Tasks

Flower Baskets	Watering, clean up and removal of dead petals/flowers to achieve a healthy plant and maintain a consistent and aesthetic product throughout the NID. Fertilize every 2-weeks, fertilizer provided by others (Greenhouse); maintain hangars and replace as needed.	Daily or as needed	June-October
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Task 3: Irrigation Systems Standards

Guidelines: Irrigation systems will deliver optimum water to each plant type at the lowest cost and with maximum water resource conservation. All systems will comply with legal requirements and will protect safety of the public water system.

Irrigation Systems Tasks

Task	Description	Frequency	Season
Repair & Replace Irrigation valves	Contractor responsibility begins at the location of the valve. Valve to point of connection is the owner responsibility. Contractor to coordinate with owner regarding controls/timers. Repair of irrigation control valves and main line leaks/breaks with specified materials within 4 hours for main breaks and within 24 hours for other leaks are the responsibility of owner.	As needed	Spring + fall
Repair & Replace Heads	Broken heads and lateral line leaks/breaks to be repaired or replaced before next watering cycle by contractor, includes material failures, vandalism etc. All repairs performed by contractor. On a preventative basis, replace all heads at each site with new or reconditioned sprinkler heads.	Based on system inspections.	April 15-November 1
Monitor & Adjust system	Observe the system in operation. Make adjustments. Call owner for major items.	As needed	April 15-November 1
Adjust Controller	Owner responsibility. Contractor to advise owner of changes or adjustments requested to watering schedules.	Spring, peak heat periods, fall and with significant weather changes	April 15-November 1
Start-up	Owner responsibility. Following site specific procedures, restore water service to each site upon owner inspection/coordination.	Once per year	Spring
Shut-down & winterize	Owner responsibility.	Once per year	Fall and as determined by freezing temps.
Backflow	Owner responsibility. Complete standard backflow test and submit test report. Responsibility of owner.	At system startup each spring.	Spring
Drains	Owner responsibility. Check drains at site shut down, repair or replace as needed and coordinate with owner.	Once per year	Fall

Task	Description	Frequency	Season
Valves	Repair valves, solenoids and decoder when indicated by inspection. Replace according to manufacturer specifications.	As needed	April 15-November 1
Central Computer Control System	Responsibility of owner. Download and observe data, adjust program according to irrigation needs. Owner to trouble shoot system with contractor when necessary. Upgrade software and system.	Daily during irrigation season.	April 15-November 1
Valve Boxes	Maintain visible lids, replace if broken or missing, insure proper grade in the field and secure bolts.	Weekly in season; monthly off season	Year round
Quick Couplers	Insure proper seating, and placement in valve box, clean from debris	As needed	April 15-November 1
Drip Systems	Inspect operation of emitters and replace as needed. Inspect placement of distribution tubing, check and clean filter and pressure regulator. Flush end lines. Check, replace and repair lines & fittings. Expand emitters out to drip line of tree as needed.	Inspect, adjust and repair as needed. In season, observe plant stress or lack of fwater.	April 15-November 1

Task 4: Paved/Concrete and Unpaved Surfaces Standard

Guidelines: Paved pathways, parking lots, concrete sidewalks and other paved areas will have smooth surfaces, be properly marked or signed and, where night use is intended, be adequately lighted. Pathways and parking lots will be free of litter. Contractor will provide a cleaning/power washing schedule to assist NID in coordination with business owners and scheduling of activities. Unpaved surfaces will be clean, graded and compacted for its intended use. This task also includes regular maintenance of the Bob McFadden Plaza, *excluding the splash pad*.

Paved/Concrete Surfaces Tasks

Task	Description	Frequency	Season
Clean walks	Keep free of hazards and debris by sweeping, washing or blowing	Clean as necessary	Year round
Litter Removal	Pick up all debris in designated areas	As necessary	Year round
Clean stairs, shelters and stage structure	Keep free of hazards and debris by sweeping, washing or blowing. Sweep or blow off, user proper cleaning agent when needed, wash down, keep free from food/gum/standing water. Dry clean/pressure wash in off-season. Dispose of debris. Notify owner of vandalism, graffiti or safety concerns.	Inspect regularly and clean as necessary	Year round
Clean benches/seat walls	Use proper cleaning agent, scrub seats, wash down, and remove standing water. Notify owner of vandalism or safety concerns.	Inspect regularly and clean as necessary	April 15-November 1
Trash containers	Dispose if over ½ full, clean barrels when necessary.	In season: 1/day minimum/7-days per week. Off season: Fridays and Mondays only	In season: April 15-November 1 Off season: November 2-April 14
Weed control	Remove all invasive vegetation chemically or mechanically. Maintain 3' set back off roads and sidewalks/pathways to be clear for ADA access.	As needed	April 15-November 1

Task 4 continued: Unpaved Surfaces Tasks

Task	Description	Frequency	Season
Grade	Maintain smooth surfaces as necessary by mechanical means	As needed	April 15-November 1
Rake	Hand raking for small obstructions and debris	As needed	Year round
Weed Removal	Remove by Chemical (pre-and post-emergence) physical or mechanical means. Maintain 3-foot set back or as site requires.	Twice annually	April 15-November 1
Litter Removal	Pick up all debris	As needed	Year round
Leaf Removal	Rake or blow off as needed	As needed	April 15-November 1

Task 5: Splash Pad Standards

Guidelines: Splash pad will be operated and maintained in accordance with Nevada Administrative Code and in a manner acceptable to national, state and local health department regulations for the safety and enjoyment of the general public. Graffiti and vandalism must be reported to owner within 24 hours and owner will be responsible for replacement/removal associated with any acts of vandalism. Contractor is required to have a Certified Pool and Spa Operator as part of team providing service with proof of certification to be provided to owner and NID.

Splash Pad Tasks

Task	Description	Frequency	Season
Graffiti removal and vandalism mitigation	Owner responsibility. Replacement items due to vandalism are the responsibility of owner, upon notification of contractor or NID.	Remove Graffiti within 24-48 hours	June - October
Splash Pad Regular Maintenance	Checks plumbing and system operation for defects, leaks, vandalism, blockages etc. Clean out all drains/hair catches, removes debris to ensure an efficiently operating system including on pad surface. Cleans filtration system as needed. Contractor to monitor and make adjustments to water chemistry, add chemicals to maintain NAC and health department chemical levels as needed. Contractor to purchase and transport chemicals as no chemical storage is on site. Contractor to close splash pad when safety issues arise and post accordingly. Should a closure occur, contractor will notify NID and owner accordingly with a timeline and plan of action to resolve issues. Contractor will provide an inspection/testing log on-site for health department inspections.	Daily or as needed.	June- October
Splash Pad Emergency Maintenance	Contractor to provide minor system/plumping repairs as needed and notifies owner to address all mainline or major issues including vandalism.	As needed	June – October
Splash Pad System Start Up	Owner responsibility. Upon owner inspection, start up system, flush lines, check	1 x Beginning of season	End of May, beginning of June

Task	Description	Frequency	Season
	plumbing for leaks, inspect chemical feeders, fittings, parts etc.		
Splash Pad System Shut Down	Owner responsibility. Upon owner inspection, winterize system, flush and blow lines to ensure system protection during winter.	1 x End of Season	October

Task 6: Snow Removal Standards

Guidelines: Snow removal will be provided to ensure safety within a reasonable timeframe and manner in high traffic areas within the NID boundaries (see map). NID will work cooperatively with contractor to negotiate thresholds to reduce duplication of efforts and maximize time frames for ease of the contractor if providing service to others in the vicinity, especially adjacent property owners.

Snow Removal Tasks

Task	Description	Frequency	Season
Snow removal – McFadden Plaza	Remove mechanically, physically or chemically as available, in designated locations, with priorities set by NID, but general guideline will be after a 2” snow accumulation. Provide ice melt product (product must be pre-approved by owner) to reduce slips and falls in high traffic areas.	As needed in response to 2” snow accumulation.	October-June
Snow removal- Sidewalks	Remove mechanically, physically or chemically as available, in designated locations, with priorities set by NID, but general guideline will be after a 4” snow accumulation. Provide ice melt product (product must be pre-approved by owner) to reduce slips and falls in high traffic areas. Contractor to identify problem areas and notify NID accordingly	As needed in response to 4” snow accumulation.	October-June

SUMMARY: An ordinance amending provisions of the Downtown Neighborhood Improvement District.

BILL NO. ____

ORDINANCE NO. 2023-_____

AN ORDINANCE RELATING TO IMPROVEMENT DISTRICTS; AMENDING THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT UNDER CHAPTER 271 OF THE NEVADA REVISED STATUTES; AND OTHER MATTERS PROPERLY RELATING THERETO.

The Carson City Board of Supervisors of do ordain:

SECTION I:

1. The Downtown Neighborhood Improvement District ("NID") was created by the Carson City Board of Supervisors ("Board") on January 7, 2016, through Ordinance No. 2016-1, pursuant to Chapter 271 of the Nevada Revised Statutes ("NRS"). The NID's sole purpose is to cover that portion of the cost of ongoing maintenance for those off-street improvements constructed along the frontages of private properties within the NID as part of the Downtown Streetscape Enhancement Project (e.g. sidewalks, landscaping, benches, etc.) that exceeds the maintenance costs already borne by Carson City ("City") for the frontages of those private properties.

2. In 2019, 2020, and 2021, subsequent to the enactment of the NID, additional off-streets improvements surrounding the NID were improved and accepted into the NID, extending the NID's area, for the NID to maintain those improvements. The complete area of the NID is depicted in EXHIBIT A.

3. This ordinance amends and replaces in its entirety Ordinance No. 2016-1 establishing the NID pursuant to Chapter 271 of the NRS. The NID's sole purpose remains to cover that portion of the cost of ongoing maintenance for those off- street improvements constructed along the frontages of private properties within the NID (e.g. sidewalks, landscaping, benches, etc.) that exceeds the maintenance costs already borne by the City for the frontages of those private properties.

4. Pursuant to NRS 271.325, the Board has determined that public convenience and necessity require the NID's amendment, and that its amendment is economically sound and feasible.

SECTION II:

1. The NID was originally created through the petition process under Chapter 271 of the NRS. This amendment is being made through the provisional order process under Chapter 271 of the NRS.

2. The City may contract with a nonprofit association to administer the NID and provide for the maintenance of the improvements specified in the plans for the NID, as provided by NRS 271.322.

3. If the City contracts with a nonprofit association, the Board of Directors or other governing body of the nonprofit association must present an annual report, including the NID's activities, work accomplished, future plans and budget reconciliation, to the Board. The nonprofit association must make a reasonable effort to present the annual report at the meeting when the Board considers the first reading of the ordinance establishing the annual assessment.

4. If the City administers the NID, an administration fee of 10 percent of the anticipated annual maintenance budget shall be included in the annual budget and paid to the City. If the City does not administer the NID, the City's policies will govern any administrative fee. The administration fee is solely to offset the costs of the City to administer the NID, if applicable, and to administratively prepare and process the annual assessments.

SECTION III:

The NID comprises only the area depicted on EXHIBIT A, including only the Assessor's Parcel Numbers ("APN's") set forth on EXHIBIT B.

SECTION IV:

The improvements that are to be maintained, in part, through NID-derived funds are graphically shown on EXHIBIT C, all of which front private properties within the NID's geographical boundaries. Maintenance of improvements fronting the public properties identified on EXHIBIT A are hereby expressly excluded from the NID and any NID-funded maintenance obligation.

SECTION V:

Assessment amount and maintenance plan.

1. The property owners within the NID shall respectively be assessed for fiscal tax year 2023–2024 the amounts shown on EXHIBIT B for each such property.

2. At the time the Downtown Streetscape Enhancement Project’s improvements were constructed, the City spent approximately \$37,284 per year on maintenance of the areas where Downtown Streetscape Enhancement Project's improvements were constructed. For Fiscal Year (“FY”) 2023, the City contributed \$28,833 to the NID for the City’s portion of the maintenance costs in the NID. The total cost for FY 2023 was \$71,031 and the amount assessed to the owners of property in the NID was \$42,198. Future amounts paid by Carson City to the NID for the City’s portion of the maintenance costs will maintain this ratio and increase or decrease in the same manner as provided for the annual assessment. The City’s contribution will not increase, however, if the NID Board of Directors requests an increase in the amount of the assessment, as provided in this Ordinance.

3. Properties owned by the government of the United States (“Federal properties”) are exempt from the NID. The NID area includes improvements that front properties owned by the State of Nevada ("State") and the City, respectively. The State and City will continue to maintain all improvements along their building frontages (as they do currently). The property owners in the area of the NID will not be assessed for the maintenance of improvements that front properties owned by the State and City.

4. For FY 2024, the “base assessment” using the formula in Ordinance 2016-1 was \$106,050. However, the annual maintenance costs are \$77,597, the City’s contribution is \$28,993, and the amount assessed to the property owners is \$48,604.

5. The NID Maintenance Plan, attached to this ordinance as EXHIBIT D, details the improvements to be maintained, the anticipated schedule and levels of maintenance of those improvements, and the estimated time and expense of that maintenance.

SECTION VI:

Assessment methodology and general provisions.

1. The NID's purpose is to assess the owners of property within the NID area an amount equal to Carson City's increased maintenance costs for the portions of the off-streets improvements that are constructed within the NID's geographic boundaries. No portion of any funds received from the NID, through assessment or otherwise, shall be used to pay all or any portion of an expense previously obligated for, or which has traditionally been borne by, the City.

2. The NID's geographic boundaries will include all non-excluded real property depicted on EXHIBIT A, with those included properties being assessed based upon the commercial building square footage of a property relative to the total commercial building square footage of all properties included within the NID. Generally, properties that directly front the Downtown Streetscape Enhancement Project improvements are assessed at a 100 percent assessment rate, and properties that are elsewhere within the NID (i.e., are located on a side or adjacent street), are assessed at a 75 percent rate. All properties within the NID that are zoned exclusively residential (e.g., private homes and all private residences included within a mixed-use property) will be excluded from the NID and the resulting NID assessments. Where a change in use occurs for a property within the NID from commercial to residential or residential to commercial and that change becomes effective in the Assessor's records, the assessment will be adjusted with the next full assessment year as established at the time the Board confirms the assessment. No pro-ration by the City will be required for assessed NID properties sold during a tax year; rather, all such pro-rations will be privately addressed, if at all, by the buyer and seller to each such respective transaction. A Notice of NID Annual Assessment will be recorded against title to each and every assessed NID property.

3. The NID assessment shall be paid by each property owner in conjunction with the owner's property taxes for the year, divided into quarterly payments. Penalties and interest for delinquent amounts will be calculated in the same manner as for real property taxes. The assessment amount shall constitute a lien upon an assessed property and have the same priority as a lien for property taxes.

4. The total FY 2024 assessment to all non-excluded property owners within the NID shall be \$48,604, collectively. The assessment shall be calculated each year and pro-rated among the NID's property owners based on the methods described in this Ordinance.

5. Prior to the end of each fiscal year, the City, or the contracted nonprofit association if the City has contracted for the administration of the NID, must itemize and document maintenance costs, which may include actual costs of maintenance or the cost of contracting the maintenance to a private company, as applicable. Maintenance costs and revenues must be projected each year for at least five years, and maintenance costs must include projections for any periodic maintenance that does not occur annually. The annual assessment must include amounts set aside for any periodic maintenance that occurs once every two years or more to avoid sudden increases in the annual assessment when such maintenance is scheduled to occur. Such amounts must be identified in the prepared budget and set aside in designated roll-forward accounts.

6. A reserve account must be maintained to provide a buffer against sudden increases in the annual assessments and increased maintenance costs. In FY 2024, the required reserve amount shall be equal to 20 percent of the average annual maintenance

costs over five years. The required reserve amount shall increase to 30 percent in FY 2025 and following years. The percentage or amount required to be maintained in a reserve account may be changed by the Board not more than once a year during the process to set the annual assessment. The roll-forward amounts for periodic maintenance may not be designated as part of the reserve account.

7. Except as provided in the following two paragraphs, the assessment shall be equal to the actual projected maintenance cost for the NID; plus additional amounts necessary to maintain or establish the roll-forward accounts and reserve accounts and pay any administrative fees and other incurred costs; less the City's contribution to the NID.

8. Once the required reserve account balance has been reached, the assessment must be adjusted to an amount designed to maintain the required reserve account balance. If the cost of maintenance in any given year exceeds the assessed amount plus any available reserve account balance and the City incurs the cost to meet contractual maintenance obligations, the assessment shall be increased the following year to reimburse the City for those additional maintenance expenditures and replenish the reserve account.

9. In no event, however, may the assessment increase more than five percent on a year-over-year basis. The assessment may not decrease from the prior year, except as otherwise provided in this Ordinance and approved by the Board.

10. The City shall prepare the annual assessment estimate to be considered by the Board at or prior to its first meeting in June each year, at which time the Board may confirm the assessment by resolution and levy the assessment for the following tax year. In confirming the assessment, the Board shall direct the Carson City Clerk-Recorder to submit the list of parcel numbers and the assessed amount for each property to the Carson City Treasurer. The Board authorizes the Treasurer to reduce or waive the assessment for good cause pursuant to NRS 361.483 and NRS 361.4835.

11. All NID assessments shall be allocated, and all NID member voting shall be weighted, in the proportion to the square footage of each Member's NID building(s) bear(s) to the total square footage of all buildings within the NID, reduced by 25 percent for each 75 percent-assessed NID Member, as detailed above and on Exhibit C. Square footage will be determined based upon the Carson City Assessor's Records.

12. The Board may decrease the base assessment based upon an actual reduction in services or maintenance costs or for other special considerations. The Board may further consider a request from the non-excluded property owners within the NID or the NID's Board of Directors for an increase in the base assessment to pay for other improvements or activities, such as marketing and advertising, or requests to increase the levels of maintenance or modify the assessment percentages, as permitted by law, so long as such a

request is approved in writing by no less than those property owners within the NID that collectively represent at least 66 2/3 percent of the basis for assessment.

13. The City shall establish a procedure for obtaining a hardship determination on the basis of a property owner's ability to pay the assessment pursuant to NRS 271.357.

SECTION VII:

1. Pursuant to NRS 271.325(6), upon adoption of this Ordinance, the Board shall cause to be recorded in the office of the Carson City Clerk-Recorder a certified copy of a list of the tracts to be assessed and the amount of maximum benefits estimated to be assessed against each tract in the assessment area, as shown on the assessment plat, as revised and approved by the governing body pursuant to NRS 271.320 (the area and the list of assessed properties). Neither the failure to record that list nor any defect or omission in that list shall affect the validity of any assessment, the lien for the payment thereof, or the priority of that lien.

2. In addition to the specific provisions of this ordinance, the NID shall be subject to all applicable requirements of Chapter 271 of NRS.

SECTION VIII:

EXHIBIT LIST. This ordinance contains the following exhibits:

- A. NID Map
- B. NID Property List and FY 2024 Assessment
- C. Project improvement plan
- D. NID Maintenance Plan and Cost Estimate

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PROPOSED on _____, 2023.

PROPOSED by Supervisor _____.

PASSED on _____, 2023.

VOTE: AYES: SUPERVISORS: _____

 NAYS: SUPERVISORS: _____

 ABSENT: SUPERVISORS: _____

Lori Bagwell, Mayor

ATTEST:

William Scott Hoen, Clerk-Recorder

 This ordinance shall be in force and effect from the _____ day of the month
of _____ of the year 2023.

SUMMARY: An ordinance amending provisions of the Downtown Neighborhood Improvement District.

BILL NO. ~~145~~ _____

ORDINANCE ~~No. 2016-~~ NO. 2023- _____

AN ORDINANCE ~~CREATING~~ RELATING TO IMPROVEMENT DISTRICTS; AMENDING THE DOWNTOWN NEIGHBORHOOD IMPROVEMENT DISTRICT ~~PURSUANT TO~~ UNDER CHAPTER 271 OF THE NEVADA REVISED STATUTES ~~FOR THE PURPOSE OF PAYING FOR A PORTION OF THE COSTS REQUIRED TO MAINTAIN THE DOWNTOWN STREETScape ENHANCEMENT PROJECT, WHICH INCLUDES IMPROVEMENTS TO CARSON STREET BETWEEN FIFTH STREET ; AND WILLIAM STREET, IMPROVEMENTS TO THIRD STREET BETWEEN CARSON STREET AND CURRY STREET, AND IMPROVEMENTS TO CURRY STREET BETWEEN MUSSER STREET AND ROBINSON STREET~~ OTHER MATTERS PROPERLY RELATING THERETO.

_____ The Carson City Board of Supervisors of Carson City do ~~hereby~~ ordain:

SECTION I:

_____ 1:

1. ~~This ordinance creates the~~ The Downtown ~~Neighborhood Improvement~~ District ~~(hereinafter ("NID"))~~ was created by the Carson City Board of Supervisors ("Board") on January 7, 2016, through Ordinance No. 2016-1, pursuant to Chapter 271 of the Nevada Revised Statutes (hereinafter ("NRS")) based upon a petition submitted by property owners representing at least fifty percent of the assessed valuation of the properties within the NID. The NID's sole purpose is to cover that portion of the cost of ongoing maintenance for those off-street improvements ~~first~~ constructed along the frontages of private properties within the NID as part of the Downtown Streetscape Enhancement Project (e.g. sidewalks, landscaping, benches, etc.) that exceeds the maintenance costs already borne by Carson City ("City") for the frontages of those private properties.

2. —In 2019, 2020, and 2021, subsequent to the enactment of the NID, additional off-streets improvements surrounding the NID were improved and accepted into the NID, extending the NID’s area, for the NID to maintain those improvements. The complete area of the NID is depicted in EXHIBIT A.

3. This ordinance amends and replaces in its entirety Ordinance No. 2016-1 establishing the NID pursuant to Chapter 271 of the NRS. The NID's sole purpose remains to cover that portion of the cost of ongoing maintenance for those off- street improvements constructed along the frontages of private properties within the NID (e.g. sidewalks, landscaping, benches, etc.) that exceeds the maintenance costs already borne by the City for the frontages of those private properties.

4. Pursuant to NRS 271.325, the Board of ~~Supervisors~~ has determined that public convenience and necessity require the NID's ~~creation~~amendment, and that its ~~creation~~amendment is economically sound and feasible.

SECTION II:

1. The NID was originally created through the petition process under Chapter 271 of the NRS. This amendment is being made through the provisional order process under Chapter 271 of the NRS.

2. The City may contract with a nonprofit association to administer the NID and provide for the maintenance of the improvements specified in the plans for the NID, as provided by NRS 271.322.

3. If the City contracts with a nonprofit association, the Board of Directors or other governing body of the nonprofit association must present an annual report, including the NID’s activities, work accomplished, future plans and budget reconciliation, to the Board. The nonprofit association must make a reasonable effort to present the annual report at the meeting when the Board considers the first reading of the ordinance establishing the annual assessment.

4. If the City administers the NID, an administration fee of 10 percent of the anticipated annual maintenance budget shall be included in the annual budget and paid to the City. If the City does not administer the NID, the City’s policies will govern any administrative fee. The administration fee is solely to offset the costs of the City to administer the NID, if applicable, and to administratively prepare and process the annual assessments.

SECTION III:

_____ The NID comprises only the area depicted on EXHIBIT A, including only the Assessor's Parcel Numbers ("APN's") set forth on EXHIBIT ~~CB~~.

SECTION IV:

The

~~SECTION III:~~

~~The Downtown Streetscape Enhancement Project~~ improvements that are to be maintained, in part, through NID-derived funds are graphically shown on ~~Exhibit B~~ EXHIBIT C, all of which front private properties within the NID's geographical boundaries. Maintenance of improvements fronting the public properties identified on ~~Exhibit~~ EXHIBIT A are hereby expressly excluded from the NID and any NID-funded maintenance obligation.

SECTION V:

SECTION IV:

Assessment amount and maintenance plan.

1. — The property owners within the NID shall respectively be assessed for fiscal tax year ~~2016-2017 ("Year One")~~ 2023-2024 the amounts shown on ~~Exhibit C~~ EXHIBIT B for each such property.

2. — ~~The~~ At the time the Downtown Streetscape Enhancement Project's improvements were constructed, the City ~~currently spends~~ spent approximately \$37,284 per year on maintenance of the areas where Downtown Streetscape Enhancement Project's improvements ~~will be constructed~~ were constructed. For Fiscal Year ("FY") 2023, the City contributed \$28,833 to the NID for the City's portion of the maintenance costs in the NID. The total cost for FY 2023 was \$71,031 and the amount assessed to the owners of property in the NID was \$42,198. Future amounts paid by Carson City to the NID for the City's portion of the maintenance costs will maintain this ratio and increase or decrease in the same manner as provided for the annual assessment. The City's contribution will hereafter continue to contribute at least that amount toward the maintenance of those improvements ~~not increase, however, if the NID Board of Directors requests an increase in the amount of the assessment, as provided in this Ordinance.~~

3. — ~~Properties owned by the government of the United States ("Federal properties") are exempt from the NID. The present annual maintenance cost estimate for the Downtown Streetscape Enhancement Project's improvements, including those on Carson Street, Curry Street, and the Third Street Plaza, is \$107,335. That estimate~~ NID area includes improvements that front properties owned by the State of Nevada ("State") and ~~Carson City ("the City"),~~ respectively. The State and City will continue to maintain all improvements along their building frontages (as they do currently). ~~The State and City properties occupy 29% (2,600 feet of a total of 8,950 feet) of the property frontage where Downtown Streetscape Enhancement Project improvements~~ The property owners in the area of the NID will be constructed. The difference between the current maintenance expenditure by the City (\$37,284) and the Year One estimated ~~not be assessed for the maintenance cost (\$107,335) is \$70,051. The private property owners' of improvements that front properties owned by the State and City.~~

4. For FY 2024, the "base assessment" using the formula in Ordinance 2016-1 was \$106,050. However, the annual maintenance cost share (71% of \$70,051) is therefore estimated to be ~~costs are \$77,597, the City's contribution is \$28,993, and the amount assessed to the property owners is \$48,604.~~

~~\$49,736. This is the amount that will be assessed to property owners in Year One, as further detailed below in Section V of this Ordinance.~~

~~4. — The Curry Street improvements under the Downtown Streetscape Enhancement Project are scheduled for construction two years after the Carson Street and Third Street improvements. It is the intent of this Ordinance to hereby establish a maintenance assessment for all of those improvements under the Downtown Streetscape Enhancement Project, including those made to Curry Street.~~

5. — The NID Maintenance Plan, attached to this ordinance as ~~Exhibit~~EXHIBIT D, details the improvements to be maintained, the anticipated schedule and levels of maintenance of those improvements, and the estimated time and expense of that maintenance. ~~The NID Maintenance Plan further provides for the power washing of sidewalks, garbage removal, general cleanup, landscape maintenance, and sidewalk snow removal.~~

SECTION VI:

SECTION V:

Assessment methodology and general provisions.

~~1. —~~ The NID's purpose is to ~~have the City~~ assess ~~its members in the owners of~~ property within the NID area an amount equal to Carson City's increased maintenance costs for the portions of the ~~Downtown Streetscape Enhancement Project~~off-streets improvements that are constructed within the NID's geographic boundaries. No portion of any funds received from the NID, through assessment or otherwise, shall be used to pay all or any portion of an expense previously obligated for, or which has traditionally been borne by, the City.

~~2. — This~~The NID's geographic boundaries will include all non-excluded real property depicted on ~~Exhibit~~EXHIBIT A, with those included properties being assessed based upon the commercial building square footage of a property relative to the total commercial building square footage of all properties included within the NID. Generally,

properties that directly front ~~on~~ the Downtown Streetscape Enhancement Project improvements are assessed at a 100% percent assessment rate, and properties that are elsewhere within the NID (i.e., are located on a side or adjacent street), are assessed at a 75% percent rate. All properties within the NID that are zoned exclusively residential (e.g., private homes and all private residences included within a mixed-use property) will be excluded from the NID and the resulting NID assessments. Where a change in use occurs for a property within the NID from commercial to residential or residential to commercial and that change becomes effective in the Assessor's records, the assessment will be adjusted with the next full assessment year as established at the time the Board ~~of Supervisors~~ confirms the assessment. No pro-ration by ~~Carson~~ the City will be required for assessed NID properties sold during a tax year; rather, all such pro-rations will be privately addressed, if at all, by the buyer and seller to each such respective transaction. A Notice of NID Annual Assessment will be recorded against title to each and every assessed NID property.

3. — The NID assessment shall be paid by each property owner in conjunction with ~~such~~ the owner's property taxes for the year, divided into quarterly payments. Penalties and interest for delinquent amounts will be calculated in the same manner as for real property taxes. The assessment amount shall constitute a lien upon an assessed property and have the same priority as a lien for property taxes.

4. — The total ~~Year One~~ FY 2024 assessment to all non-excluded property owners within the NID shall be \$~~49,736~~48,604, collectively. The assessment shall be ~~pro-rated~~ calculated each year and pro-rated among the NID's property owners based on the ~~distribution method~~ methods described in ~~detail below~~ this Ordinance.

5. — Prior to the end of each fiscal year, the City, or the contracted nonprofit association if the City has contracted for the administration of the NID, must itemize and document maintenance costs, which may include actual costs of maintenance or the cost of contracting the maintenance to a private company, as applicable. Maintenance costs and revenues must be projected each year for at least five years, and maintenance costs must include projections for any periodic maintenance that does not occur annually. The ~~assessment~~ annual assessment must include amounts set aside for any periodic maintenance that occurs once every two years or more to avoid sudden increases in the annual assessment when such maintenance is scheduled to occur. Such amounts must be identified in the prepared budget and set aside in designated roll-forward accounts.

6. A reserve account must be maintained to provide a buffer against sudden increases in the annual assessments and increased maintenance costs. In FY 2024, the required reserve amount shall be equal to 20 percent of the average annual maintenance

~~costs over five years. The required reserve amount shall increase each year by the Consumer Price Index for All Urban Consumers ("CPI") All Items (1982-1984=100), as published by the U.S. Department of Labor, Bureau of Labor Statistics for the twelve month period ending December 31 next preceding the year for which the increase is being calculated, but in no event to 30 percent in FY 2025 and following years. The percentage or amount required to be maintained in a reserve account may be changed by the Board not more than 5% on a year-over-year basis. An assessment shall not decrease from the prior year if the CPI goes negative for an evaluated period; once a year during the process to set the annual assessment. The roll-forward amounts for periodic maintenance may not be designated as part of the reserve account.~~

~~7. Except as provided, however, that once a credit balance of twenty percent (20%) above the projected cost of maintenance is established in the maintenance account for unexpected expenses (e.g. unanticipated heavy snow removal), the City in the following two paragraphs, the assessment shall reduce the assessment amount be equal to the actual projected maintenance cost (if that cost is less than the base assessment amount plus CPI increases). If the credit balance decreases below 20% of the projected cost of maintenance for the NID; plus additional amounts necessary to maintain or establish the roll-forward accounts and reserve accounts and pay any administrative fees and other incurred costs; less the City's contribution to the NID.~~

~~8. Once the required reserve account balance has been reached, the assessment shall be increased that year to cover the projected cost of maintenance plus the additional cost to reestablish the 20% credit balance, but in no case shall the assessment be more than the base assessment plus CPI increases described above. must be adjusted to an amount designed to maintain the required reserve account balance. If the cost of maintenance in any given year exceeds the assessed amount plus any available credit reserve account balance and the City incurs the cost to meet contractual maintenance obligations, the assessment shall be increased the following year to reimburse the City for those additional maintenance expenditures and replenish the credit balance but in no case shall the assessment be more than the base assessment plus CPI increases described above. reserve account.~~

~~6. — 9. In no event, however, may the assessment increase more than five percent on a year-over-year basis. The assessment may not decrease from the prior year, except as otherwise provided in this Ordinance and approved by the Board.~~

~~10. The City shall prepare the annual assessment estimate to be considered by the Board of Supervisors at or prior to its first meeting in June each year, at which time the Board of Supervisors may confirm the assessment by resolution and levy the assessment for the following tax year. In confirming the assessment, the Board of Supervisors shall~~

direct the Carson City Clerk-Recorder to submit the list of parcel numbers and the assessed amount for each property to the Carson City Treasurer. The Board of Supervisors authorizes the Treasurer to reduce or waive the assessment for good cause pursuant to NRS 361.483 and NRS 361.4835.

~~7. — In Year One and all subsequent years, Carson City must itemize and document the alleged increased maintenance costs by spreadsheet and corroborating documentation, which may include actual costs of maintenance or the cost of contracting the maintenance to a private company, as applicable.~~

~~8. —~~ 11. All NID assessments shall be allocated, and all NID member voting shall be weighted, in the proportion to the square footage of each Member's NID building(s) bear(s) to the total square footage of all buildings within the NID, ~~as~~ reduced by 25% percent for each ~~75% percent~~-assessed NID Member, as detailed above and on Exhibit C. Square footage will be determined based upon the Carson City Assessor's Records.

~~9. — Carson City and the State are not a part of the NID, and will be solely responsible for the maintenance of all improvements fronting their respective properties.~~

~~10. — Upon request from the NID's board of directors, the Board of Supervisors~~ 12. The Board may decrease the base assessment based upon an actual reduction in services or maintenance costs or for other special considerations. The Board of Supervisors may further consider a request from the NID's board of directors non-excluded property owners within the NID or the NID's Board of Directors for an increase in the base assessment to pay for other improvements or activities, such as marketing and advertising, or requests to increase the levels of maintenance or modify the assessment percentages, as permitted by law, so long as such a request is approved in writing by no less than those property owners within the NID that collectively represent at least ~~66-~~ 2/3% percent of the basis for assessment.

~~11. —~~ 13. The City shall establish a procedure for obtaining a hardship determination on the basis of a property owner's ability to pay the assessment pursuant to NRS 271.357.

SECTION VI:

SECTION VII:

____ 1. — Pursuant to NRS 271.325(6), upon adoption of this Ordinance, the Board ~~of Supervisors~~ shall cause to be recorded in the office of the Carson City Clerk-Recorder a certified copy of a list of the tracts to be assessed and the amount of maximum benefits estimated to be assessed against each tract in the assessment area, as shown on the assessment plat, as revised and approved by the governing body pursuant to NRS 271.320 (the area and the list of assessed properties). Neither the failure to record that list nor any defect or omission in that list shall affect the validity of any assessment, the lien for the payment thereof, or the priority of that lien.

____ 2. — In addition to the specific provisions of this ordinance, the NID shall be subject to all applicable requirements of ~~NRS Chapter 271, Local Improvements of NRS.~~

SECTION VIII:

EXHIBIT LIST. This ordinance contains the following exhibits:

- A. NID Map
- B. NID Property List and FY 2024 Assessment
- C. Project improvement plan
- D. NID Maintenance Plan and Cost Estimate

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PROPOSED on _____, 2023.

PROPOSED by Supervisor _____.

PASSED on _____, 2023.

VOTE: AYES: SUPERVISORS:

NAYS: SUPERVISORS: _____

ABSENT: SUPERVISORS: _____

Lori Bagwell, Mayor

ATTEST:

William Scott Hoen, Clerk-Recorder

This ordinance shall be in force and effect from the _____ day of the month
of _____ of the year 2023.