

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF THE MEETING OF THE
PLANNING COMMISSION**

Day: Wednesday
Date: August 27, 2025
Time: Beginning at 5:00 pm
Location: Community Center, Robert 'Bob' Crowell Board Room
851 East William
Carson City, NV 89701

AGENDA

NOTICE TO THE PUBLIC:

Members of the public who wish to view the meeting may watch the livestream of the Planning Commission meeting at www.carson.org/granicus and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt, or render unavailable continuous livestream capability.

The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carson.org or via mail to the Planning Division of the Carson City Community Development Department (“Planning Division”) at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public Comment****

The public is invited at this time to comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

5. **For Possible Action: Approval of the Minutes – July 30, 2025**

5.A July 30, 2025
[Click Here for Staff Report](#)

6. **Meeting Items**

6.A **AB-2025-0190** For Possible Action: Discussion and possible action regarding a

recommendation to the Board of Supervisors concerning an application from CC Nevada, LLC – Glen Powles (“Applicant”) for the abandonment of a 60-foot-wide public access easement, approximately 78,359 square feet in size, to allow for the realignment of the future extension of North Lompa Lane from Airport Road through a 23.94-acre parcel within the Lompa Ranch North Specific Plan Area (“SPA”) and zoned Multifamily Apartment (“MFA-SPA”) located at 899 North Lompa Lane, Assessor’s Parcel Number (“APN”) 010-741-04. (Heather Manzo, hmanzo@carson.org)

[Click Here for Staff Report](#)

- 6.B **LU-2025-0310** For Possible Action: Discussion and possible action regarding an application from Maximillian Newman (“Applicant”) for a special use permit (“SUP”) to allow for a fence to be located within the street side yard setback which exceeds the allowable fence height on a property zoned Single-Family 6,000 (“SF6”), located at 1102 Armory Lane, Assessor’s Parcel Number (“APN”) 009-351-06. (Heather Manzo, hmanzo@carson.org)

[Click Here for Staff Report](#)

- 6.C **LU-2025-0309** For Possible Action: Discussion and possible action regarding an application from DR Horton (“Applicant”) for a special use permit (“SUP”) to allow a 92-unit single-family residential townhome project within a commercial zoning district on a property within the Silver Oak Planned Unit Development and zoned Retail Commercial (“RC-P”), located on the southeast corner of Silver Oak Drive and GS Richards Boulevard, Assessor’s Parcel Number (“APN”) 007-461-19. (Heather Manzo, hmanzo@carson.org)

[Click Here for Staff Report](#)

- 6.D **SUB-2025-0308** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from DR Horton (“Applicant”) for a tentative subdivision map known as Silver Oak Townhomes for a 92-lot single-family attached residential subdivision on a property within the Silver Oak Planned Unit Development and zoned Retail Commercial (“RC-P”), located on the southeast corner of Silver Oak Drive and GS Richards Boulevard, Assessor’s Parcel Number (“APN”) 007-461-19. (Heather Manzo, hmanzo@carson.org)

[Click Here for Staff Report](#)

Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days of the Commission’s action. To be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Hope Sullivan, Community Development Director, at 775-887-2180, or via e-mail at hsullivan@carson.org.

7. Staff Reports (non-action items)

- 7.A Staff Reports (non-action items)
- Director's report to the Commission. (Hope Sullivan)
 - Future agenda items.
 - Commissioner reports/comments.
- [Click Here for Staff Report](#)

8. Public Comment**

The public is invited at this time to comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

9. For Possible Action: Adjournment

****PUBLIC COMMENT LIMITATIONS** – The Planning Commission will provide at least two public comment periods prior to adjournment in compliance with the minimum requirements of the Open Meeting Law. In addition, it is the Planning Commission’s aspirational goal to also provide for item specific public comment. In order for members of the public to participate in the Planning Commission’s consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair or Vice-Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. **Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak.** Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the Chair or Vice-Chair in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact planning@carson.org if you would like copies of supporting materials for an agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting.

This agenda and supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carson.org/agendas.

This agenda has been posted at the following locations:
City Hall, 201 North Carson Street
Community Development Department, 108 E. Proctor Street
Community Center, 851 E. William Street
Carson City Website - <https://carson.org/agendas>
State Website - <https://notice.nv.gov>



STAFF REPORT

Report To: _____ **Meeting Date:** August 27, 2025

Staff Contact: _____

Agenda Title: July 30, 2025

Agenda Action: Formal Action / Motion **Time Requested:** _____

Proposed Motion

"I move to approve the minutes of July 30, 2025."

Board's Strategic Goal

Previous Action

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Attachment(s):

[Late Material - 7.30.2025 Minutes](#)

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

(Vote Recorded By)

LATE MATERIAL

7-30-2025

PC MEETING MINUTES

DRAFT MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, July 30, 2025 ● 3:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chairperson Chair – Charles Borders, Jr.
Commissioner – Greg Brooks
Commissioner – Greg Petersen
Commissioner – Rob Pyzel

Vice Chair – Vern Krahn
Commissioner – Ellen DeChristopher
Commissioner – Teri Preston

Staff

Heather Ferris, Planning Manager
Lucas Burr, Deputy District Attorney
Heather Manzo, Associate Planner
Tamar Warren, Senior Deputy Clerk

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office and are available for review during regular business hours.

The approved minutes of all meetings are available at <https://www.carson.org/government/city-meetings>.

1. CALL TO ORDER

(3:00:04) – Chair Borders called the meeting to order at 3:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(3:00:06) – Roll was called, and a quorum was present. Commissioner DeChristopher was absent.

Attendee Name	Status	Arrived
Chair Charles Borders, Jr.	Present	
Vice Chair Vern Krahn	Present	
Commissioner Greg Brooks	Present	
Commissioner Ellen DeChristopher	Absent	
Commissioner Greg Petersen	Present	
Commissioner Teri Preston	Present	
Commissioner Rob Pyzel	Present	

3. PLEDGE OF ALLEGIANCE

(5:00:48) – Commissioner Petersen led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(3:01:10) – Chairperson Borders welcomed Deputy District Attorney Burr and entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – JUNE 25, 2025

(5:02:01) – Chairperson Borders introduced the item and entertained comments, changes, and/or a motion.

(5:02:26) – Commissioner Brooks moved to approve the minutes of the June 25, 2025, Planning Commission meeting as presented. The motion was seconded by Commissioner Pyzel.

RESULT:	APPROVED (5-0-1)
MOVER:	Brooks
SECONDER:	Pyzel
AYES:	Borders, Brooks, Krahn, Petersen, Pyzel
NAYS:	None
ABSTENTIONS:	Preston
ABSENT:	DeChristopher

6. MEETING ITEMS

6.A LU-2020-0027 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REVIEW OF LU-2020-0027, A PREVIOUSLY APPROVED SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE PLACEMENT OF A METAL STORAGE CONTAINER AT THE MULTI-USE ATHLETIC CENTER (“MAC”) ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 1860 RUSSELL WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 002-101-91.

(3:02:52) – Chair Borders introduced the item. Ms. Ferris provided background and reviewed the Staff Report and accompanying documents, all of which are incorporated into the record, including the original Conditions of Approval, with the deletion of Condition No. 11. She also responded to clarifying questions. Chair Borders reminded the Commission that the project was originally approved as a temporary storage area; hence, the two-year review. Ms. Ferris clarified for Vice Chair Krahn that the City’s code allowed for the container to be a permanent storage place.

(3:10:02) – Applicant representative and Carson City Recreation Superintendent Dan Earp noted his agreement to the Conditions of Approval. Chair Borders recommended painting the container to match the colors of “the top of the MAC, instead of the bottom of the MAC.” Commissioner Preston was informed that should a container become non-compliant with a Special Use Permit, it will be brought back to this Commission for possible revocation. There were no public comments. Chair Borders entertained a motion.

(3:12:01) – Vice Chair Krahn moved to approve the review of LU-2020-0027 based on the ability to make the required findings and subject to the amended Conditions of Approval included in the Staff Report with the removal of Condition No. 11 and the addition that the container would now be used as a permanent storage solution for the MAC. The motion was seconded by Commissioner Brooks.

RESULT:	APPROVED (6-0-0)
MOVER:	Krahn
SECONDER:	Brooks
AYES:	Borders, Krahn, Brooks, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	DeChristopher

6.B LU-2025-0248 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MEARS PIPELINE (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS AND THE PERMANENT PLACEMENT OF A METAL STORAGE CONTAINER ON TWO ABUTTING PARCELS ZONED AIR INDUSTRIAL PARK (“AIP”), LOCATED AT 2451 AND 2501 ARROWHEAD DRIVE, ASSESSOR’S PARCEL NUMBERS (“APNS”) 005-062-04 AND 005-062-05.

(3:13:16) – Chairperson Borders introduced the item. Ms. Manzo reviewed the Staff Report and accompanying documents, all of which are incorporated into the record. She also noted that the proposed storage was within the 30-foot rear setback and 20-foot side setback and complied with outside storage requirements. Ms. Manzo pointed out that no public comments were received regarding the item and recommended approval. Commissioner Brooks was informed by engineering that a drainage study would be done “to the amount of impervious service that they are adding.”

(3:16:02) – The meeting was interrupted due to the loss of power to the microphones.

(3:22:06) – Chair Borders reconvened the meeting once the power was restored.

(3:22:26) – Ms. Manzo clarified for Commissioner Brooks that the Special Use Permit was for outside storage only; however, the plan would be modified because the outside storage would be relocated. She also stated that the applicant was aware that the area where vehicles would be parked or moved would have to be paved. Commissioner Preston was informed that some of the Conditions of Approval were removed because they were “under previously adopted code,” adding that the applicant planned to “bring this site into compliance based on today’s proposal.”

(3:25:16) – Applicant Chris Foster explained to Chair Borders that the additional paving had not taken place in 2022 because “there was a level of ambiguity between the Special Use Permit, our landlord, and what we’re there to do.” He also explained that Mears Pipeline fully understood the Special Use Permit requirements and that the paving would be completed. Mr. Foster inquired about the requirement to remove signage on the container, noting that it was their logo and instructions. Ms. Manzo recommended removing

the instructions and posting them elsewhere. Vice Chair Krahn was informed that the paving construction would commence within six months of receiving the permit. Commissioner Preston was concerned that the project had one entrance for construction and employees reporting to work. Public Works Director Darren Schulz noted that the number of expected vehicles would not be enough to trigger a traffic study. Mr. Foster was amenable to removing the instructions posted on the container. He also noted that they were waiting for the City to issue the permit to begin construction. There were no public comments.

(3:33:50) – Commissioner Pyzel moved to approve the special use permit [LU-2025-0248], based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Vice Chair Krahn.

RESULT:	APPROVED (6-0-0)
MOVER:	Pyzel
SECONDER:	Krahn
AYES:	Borders, Krahn, Brooks, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	DeChristopher

6.C LU-2025-0249 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEPHEN AND ANGELITA PERRY (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE ESTABLISHMENT OF A COMMERCIAL CHILDCARE FACILITY ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”) AND LOCATED AT 644 HOT SPRINGS ROAD, ASSESSOR’S PARCEL NUMBER (“APN”) 002-062-02.

(3:34:30) – Chair Borders introduced the item. Ms. Manzo reviewed the Staff Report and accompanying documents, including the Conditions of Approval. She also responded to clarifying questions, noting that the switch from a single-family residence to commercial property would require meeting parking and landscape requirements as well. Chair Borders was informed that obtaining a State License would precede the application for a City License.

(3:38:40) – Applicant Angelita Romero Perry specified that the current structure accommodated up to 27 children; however, an expansion would allow an additional 23 or 24 children. Ms. Manzo confirmed that the State license would be issued for 27 children for now, adding that the planned parking would accommodate the future needs as well as the current ones. Ms. Perry noted that she had read and agreed with the Conditions of Approval in the Staff Report. There were no public comments.

(3:43:29) – Commissioner Preston moved to approve Special Use Permit LU-2025-0249 based on the ability to make the required findings, and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Brooks.

RESULT:	APPROVED (6-0-0)
MOVER:	Preston
SECONDER:	Brooks
AYES:	Borders, Krahn, Brooks, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	DeChristopher

6.D LU-2025-0250 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE CARSON MONTESSORI CHARTER SCHOOL (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ESTABLISH A SCHOOL FOR A MAXIMUM OF 89 STUDENTS AT BOYS AND GIRLS CLUB OF WESTERN NEVADA (“BOYS AND GIRLS CLUB”) ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 1840 AND 1870 RUSSELL WAY, ASSESSOR’S PARCEL NUMBERS (“APNS”) 002-101-92 AND 002-101-90.

(3:44:13) – Chairperson Borders introduced the item. Ms. Ferris gave background, reviewed the Staff Report and accompanying documentation, and responded to clarifying questions. She also noted that a written public comment was included in the agenda materials. Ms. Ferris highlighted Condition of Approval No. 6, which states: *Montessori bus will be responsible for transportation for approximately 84 children and 1-2 staff members. The Bus will pick up in the morning from the Mouton site and bus to the Boys and Girls Club. In the afternoon, the bus will take the staff members and approximately 69 students back to the Mouton site.* Chair Borders expressed concern that the specified number of 89 students might be too restrictive and was in favor of a not-to-exceed number instead.

(3:49:55) – Montessori School Vice Principal Sarah Lobsinger noted that some of the students spend the morning or afternoon at the Boys and Girls Club; therefore, there would not be a need for busing them. She also explained that they currently have around 284 students, and around 200 would remain at the Mouton site. Discussion ensued regarding specifically citing 89 students to be bused, and Project Manager Chris Gonzales clarified that another bus would not trigger a traffic study; however, if fewer students are bused, more parents would drop off and pick up the students. Chair Borders entertained public comments.

(4:06:03) – Rick Clemmens introduced himself as the owner of the property north of the current Montessori School. He believed that another location should not be approved until the school cleans up its current location. He attributed the decline of the property values in the area to the Montessori School and wished to see better signage. Mr. Clemmens stated that the building was designed for 60 people; however, that

number had grown to house 289 students. He believed that the overcrowding would continue even after moving 89 students to the Boys and Girls Club. Ms. Ferris clarified that when the school was established at its current site, it was allowed to exist in an Industrial zoning district; however, since it is no longer allowed, the use has changed to non-conforming. There were no additional public comments.

(4:11:47) – Vice Chair Krahn moved to approve special use permit LU-2025-0250 based on the ability to make the required findings, and subject to the Conditions of Approval contained in the Staff Report, and with the removal of Condition No. 5. The Motion Was Seconded By Commissioner Preston.

RESULT:	APPROVED (6-0-0)
MOVER:	Krahn
SECONDER:	Preston
AYES:	Borders, Krahn, Brooks, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	DeChristopher

6.E LU-2025-0254 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM WINGMAN MEDICAL LLC, C/O KEITH ROXO (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF FIVE BUILDINGS TOTALING APPROXIMATELY 34,895 SQUARE FEET AND CONSISTING OF FOUR AIRCRAFT HANGAR BUILDINGS, A STORAGE BUILDING AND COMMERCIAL SPACE TO ACCOMMODATE RESTAURANT, CLINIC AND RETAIL USES ACCESSORY TO THE AIRPORT ON A 2.48-ACRE PORTION OF THE CARSON CITY AIRPORT PROPERTY ZONED PUBLIC REGIONAL (“PR”), LOCATED AT 2600 COLLEGE PARKWAY TO THE EAST OF CARSON CITY FIRE STATION NO. 52, ASSESSOR’S PARCEL NUMBER (“APN”) 005-011-71.

(4:12:50) – Chairperson Borders introduced the item. Ms. Manzo introduced the subject property and reviewed the Staff Report, with accompanying documents, all of which are incorporated into the record. She highlighted that the proposal would include eight new aircraft hangars, a storage building, medical and retail uses geared toward pilots, and a restaurant (the primary traffic generator, remedied by additional parking spaces and a large parking lot adjacent to the proposed location, open to airport users and the general public). Ms. Manzo referenced a public comment, incorporated into the record, regarding traffic concerns, which had been addressed by Development Engineering and noted in the Staff Report. Ms. Manzo also responded to clarifying questions.

(4:16:47) – Airport Counsel Steve Tackes gave background on the former restaurants on the Airport property and informed Vice Chair Krahn that the new buildings would be architecturally compatible with the existing ones. Karen Downs, Senior Land Planner/Project Manager at Manhard Consulting, explained that building number five would be used for equipment storage. Mr. Tackes then informed Commissioner Petersen that the applicant (Wingman Medical, LLC) would lease the proposed hangars, but they would not be used for Medevac purposes. Ms. Manzo noted that Condition No. 5 *“Prior to the approval of any building or site improvement permit, the Applicant must demonstrate that the landscaping plan has been approved by the Carson City Airport Manager,”* would ensure appropriate landscaping to avoid issues such as trees that attract birds. Ms. Downs stated that the Conditions of Approval were acceptable to the applicant. Chair Borders entertained public comments; however, none were forthcoming.

(4:29:05) – Commissioner Pyzel moved to approve special use permit LU-2025-0254 based on the ability to make the required findings, and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Petersen.

RESULT:	APPROVED (6-0-0)
MOVER:	Pyzel
SECONDER:	Petersen
AYES:	Borders, Krahn, Brooks, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	DeChristopher

6-F LU-2025-0251 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM BUILDING CONCEPTS, INC. (“APPLICANT”) FOR AN AMENDMENT TO SPECIAL USE PERMIT (“SUP”) LU-2024-0239, MODIFYING CONDITION NO. 8 AS IT RELATES TO THE MINIMUM ACCESS ROAD WIDTH FROM HWY 50 WEST TO THE APPROVED SINGLE FAMILY RESIDENCE IN ORDER TO REDUCE THE IMPACTS OF GRADING AND TO PRESERVE MATURE TREES LOCATED ALONG THE ACCESS EASEMENT ON PROPERTY LOCATED WITHIN THE SKYLINE RESTRICTED AREA, CONSIDERED A HILLSIDE DEVELOPMENT AND ZONED CONSERVATION RESERVE (“CR”) AND SINGLE FAMILY – 5 ACRE (“SF5A”), LOCATED TO THE NORTH OF HWY 50 WEST, ON PORTIONS OF ASSESSOR’S PARCEL NUMBERS (“APNS”) 007-051-84, 007-051-82, 007-051-09, AND 007-051-70.

(4:29:47) – Chairperson Borders introduced the item. Ms. Manzo reviewed the Staff Report and the incorporated agenda materials. She recommended approval based on the very low traffic flow and responded to clarifying questions, noting that Condition No. 11 would not be impacted. Applicant Representative Joe Cacioppo of Resource Concepts, Inc. (RCI) informed Vice Chair Krahn that the runoff

would be controlled by an improved roadside ditch and elaborated on how the parcel consolidation would save the cutting of over 40 trees. Ms. Manzo clarified that the driveway was not addressed in the Conditions of Approval because “the driveway standards are actually in a separate section of code,” and because of the remote location; however, she noted that it would meet the fire code requirements. Mr. Cacioppo agreed to all the Conditions of Approval, including the changed Condition 8 from the previous SUP, but wished to be ensured that the driveway being discussed would serve two parcels. There were no public comments.

(4:26:24) – Vice Chair Krahn moved to approve the amendment to the conditions of approval associated with special use permit LU-2025-0251 based on the ability to make the required findings, and subject to the Conditions of Approval contained in the Staff Report, specifically with the changed Condition 8. The motion was seconded by Commissioner Pyzel.

RESULT:	APPROVED (6-0-0)
MOVER:	Krahn
SECONDER:	Pyzel
AYES:	Borders, Krahn, Brooks, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	DeChristopher

6.G LU-2025-0252 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE STATE OF NEVADA, LEGISLATIVE COUNSEL BUREAU (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF A NEW 89,250 SQUARE FOOT, THREE-STORY OFFICE BUILDING; A FOUR-LEVEL PARKING GARAGE TO ACCOMMODATE 609 PARKING STALLS; AND A 13,262 SQUARE FOOT, TWO-STORY FACILITIES AND OPERATIONS BUILDING, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 333 E FIFTH STREET AND 201 E SIXTH STREET, ASSESSOR’S PARCEL NUMBERS (“APNS”) 004-062-08 AND 004-065-01.

(4:48:10) – Chairperson Borders introduced the item. Ms. Ferris reviewed the Staff Report and noted that Conditions 10 and 11 are redundant and recommended removing Condition 10. She also referenced the public comments that are incorporated into the record. Applicant Dirk Goering introduced himself and the other members of the Nevada Legislative Council Bureau (LCB) and highlighted the fact that the project would complement the Capitol complex. Tectonics Design Group’s Land Use Planner, Veronica Bardhan, reviewed the project proposal, incorporated into the record, and responded to clarifying questions.

(4:59:49) – Chair Borders was pleased to see the consolidated parking and suggested a pedestrian bridge instead of using a crosswalk, and Mr. Goering noted that both the bridge and an underground walkway

were considered but not pursued due to their high costs. The Chair believed that the proposed 14-foot screen looked like “an eyesore” and “two stories taller than the parking garage.” He suggested lowering it, and Mr. Goering offered to look into that. Commissioner Brooks was informed that the parking garage would be available to the public, and Commissioner Preston was told the project funding had been allocated by the last legislative session. Mr. Goering stated that the sidewalks would be eight or 10 feet wide on Fifth Street, and Ms. Ferris explained that the landscaping and irrigation plans would be consistent with the City’s Development Standards. Vice Chair Krahn addressed the public comments relating to the “pedestrian aspect of the project,” and Mr. Goering assured the Commission that safety was a “top priority” for the LCB and that those comments would be addressed. Chairperson Borders believed that pedestrians exiting 600 cars and crossing the street to the Legislative Building would become an issue during the legislative sessions.

(5:06:52) – Vice Chair Krahn was pleased to see “the State investing into the Carson City complex.” He also inquired about the area residents, and Mr. Goering noted that the “residents to the south have been part of the design conversation from the beginning,” especially by addressing the minimized light pollution. He also stated that they planned to break ground on the parking garage building this fall and on the annex in the upcoming winter. Project Architect Dan Ballard [of Ethos Three] noted that they would look into resizing the aforementioned screen to make it “as small as possible.” He also informed Commissioner Petersen that the building would be compatible with the newly remodeled Legislative Building. Ms. Bardhan stated that the (revised) 10 Conditions of Approval were acceptable to the applicants. Commissioner Preston inquired about the street closures for construction staging, and Mr. Goering explained that their goal was to minimize the impact of the construction on the local businesses.

(5:17:36) – Mr. Ballard reassured the Commission that the project would be compatible with the Legislative Building. Mr. Goering explained to Commissioner Petersen that the Sedway Office Building would eventually be demolished. Commissioner Preston believed having a “skyway” was very important. Ms. Ferris explained that Condition 11 (which will now become Condition 10) required the applicants to revise the crosswalks and mitigate the potential pedestrian issues. Chair Borders entertained public comments.

(5:26:58) – Ed Skudlarek complimented the Commissioners for their professionalism and read into the record a prepared statement and recommended having a childcare facility on site for parents working for the State. He also suggested having solar panels to reduce the strain on the electrical grid, ground source heat pumps, improvements to Little Lane and to the drainage ditch by Governor’s Field. Mr. Skudlarek wished to caution about unsafe crossings and cited a personal experience, getting hit by a car. Mike Rodgick inquired whether it would be easier to purchase the Ormsby House at a lower cost. Ms. Ferris deferred to the applicants for replies to public comment. The Board was informed that stormwater issues “will be addressed during site improvement.”

(5:35:26) – Commissioner Pyzel moved to approve special use permit LU-2025-0252, based on the findings and subject to the Conditions of Approval (with the removal of Condition 10) contained in the Staff Report. The motion was seconded by Commissioner Preston.

RESULT:	APPROVED (6-0-0)
MOVER:	Pyzel
SECONDER:	Preston
AYES:	Borders, Krahn, Brooks, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	DeChristopher

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

(5:36:32) – Ms. Ferris presented a PowerPoint presentation prepared by staff member Mackenzi Ray, incorporated into the record, on the activities of the Community Development Department, and responded to clarifying questions.

- FUTURE AGENDA ITEMS

- COMMISSIONER REPORTS/COMMENTS

(5:45:45) – Commissioner Pyzel announced that the Carson Area Metropolitan Planning Organization was in the process of updating its Regional Transportation Plan titled CAMPO 2050, which includes a bicycle and pedestrian comment map, and encouraged everyone to look at the interactive map and make comments.

8. PUBLIC COMMENT

None.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(5:46:30) – Chair Borders adjourned the meeting at 5:46 p.m.

The Minutes of the July 30, 2025, Carson City Planning Commission meeting are so approved on this 27th day of August, 2025.



STAFF REPORT

Report To: Planning Commission **Meeting Date:** August 27, 2025

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **AB-2025-0190** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from CC Nevada, LLC – Glen Powles (“Applicant”) for the abandonment of a 60-foot-wide public access easement, approximately 78,359 square feet in size, to allow for the realignment of the future extension of North Lompa Lane from Airport Road through a 23.94-acre parcel within the Lompa Ranch North Specific Plan Area (“SPA”) and zoned Multifamily Apartment (“MFA-SPA”) located at 899 North Lompa Lane, Assessor’s Parcel Number (“APN”) 010-741-04. (Heather Manzo, hmanzo@carson.org)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to recommend that the Board of Supervisors approve the abandonment of the public access easement, based on the findings and subject to the conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for any pertinent previous actions.

Background/Issues & Analysis

See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.480; CCMC 17.15

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Recommend that the Board approve the abandonment with modified conditions of approval.

Attachment(s):

AB-2025-0190 (North Lompa Lane Abandonment) - SR - 8-27-2025

Draft Order of Abandonment - AB-2025-0190 - 8-27-2025

Order of Abandonment Exhibits - AB-2025-0190 - 8-27-2025

AB-2025-0190 Application

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 27, 2025

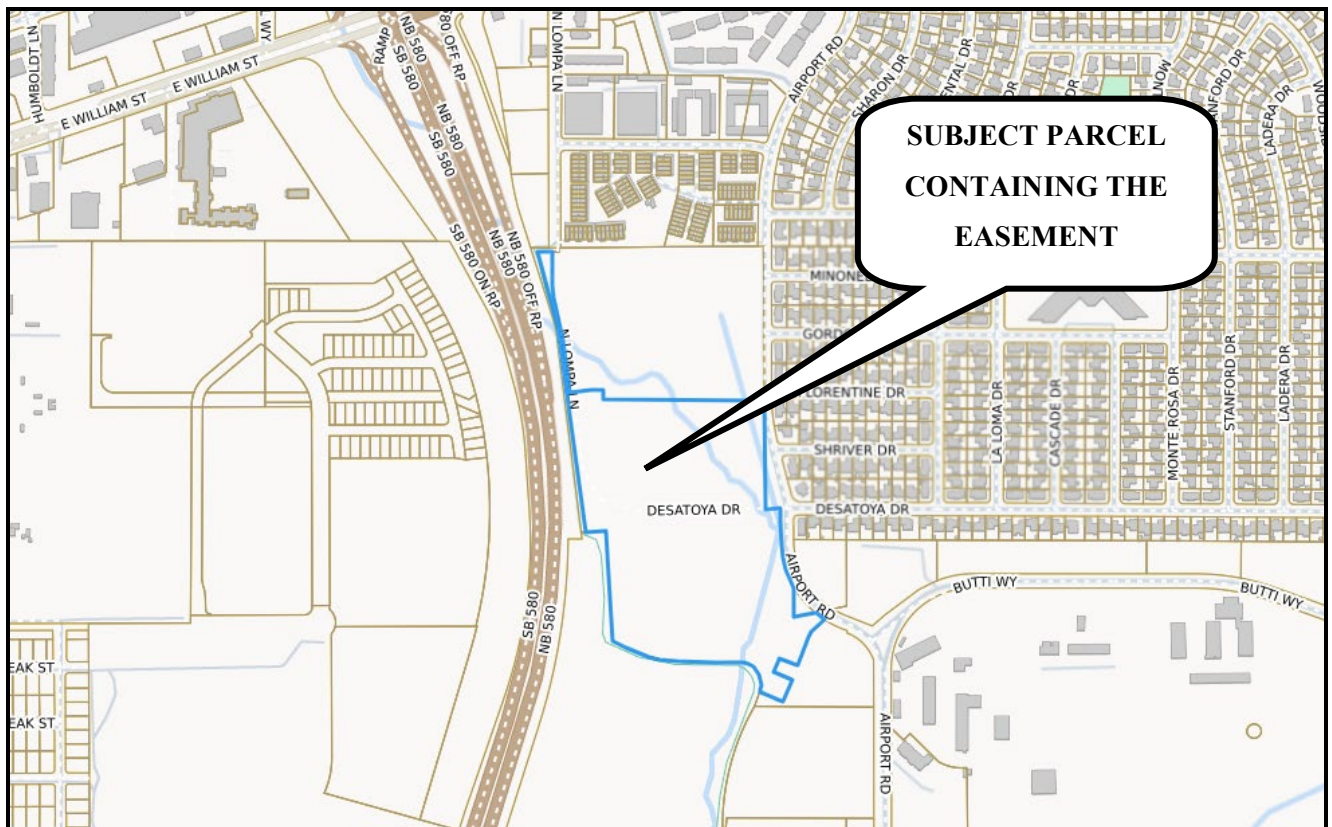
FILE NUMBER: AB-2025-0190

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from CC Nevada, LLC – Glen Powles (“Applicant”) for the abandonment of a 60-foot-wide public access easement, approximately 78,359 square feet in size, to allow for the realignment of the future extension of North Lompa Lane from Airport Road through a 23.94-acre parcel within the Lompa Ranch North Specific Plan Area (“SPA”) and zoned Multifamily Apartment (“MFA-SPA”) located at 899 N. Lompa Lane, Assessor’s Parcel Number (“APN”) 010-741-04. (Heather Manzo, hmanzo@carson.org)

RECOMMENDED MOTION: “I move to recommend that the Board of Supervisors approve the abandonment of the public access easement, based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials, to the extent that the materials have not yet been provided, as required by the Planning Division to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration. This Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisors.
3. Conditional approval for the requested abandonment shall expire one year after the Board of Supervisors' approval of the original application unless an extension of time has been granted by the Board of Supervisors.
4. Prior to, or concurrent with, the recordation of the abandonment order, the Applicant must demonstrate that an offer of dedication for the future North Lompa Lane right of way from Airport Road to the northwest terminus of the subject site has been recorded either on a merger and resubdivision parcel map, or other acceptable means of dedication.
5. Prior to the recordation of the abandonment order, the Applicant must update the abandonment exhibits to reflect any mapping changes that have recorded after this abandonment has been approved by the Board of Supervisors.

LEGAL REQUIREMENTS: Nevada Revised Statutes ("NRS") 278.480 (Vacation or Abandonment of Street or Easement) and Carson City Municipal Code ("CCMC") Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way.

MASTER PLAN DESIGNATION: High Density Residential

ZONING: MFA-SPA

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

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: SF6 / single family residential and vacant land
- WEST: Agricultural ("A"), PC-SPA and MFA-SPA / I-580 and Carson City Multi Use Path
- NORTH: MFA-SPA / vacant
- SOUTH: A and PN-SPA / stormwater features, vacant future park site

DISCUSSION:

The subject abandonment area is a public access easement intended to provide connectivity on North Lompa Lane from HWY 50 East to Airport Road. North Lompa Lane terminates at Modoc Court and transitions to a public access easement which runs from the terminus in a curve to Airport Road across from Desatoya Drive. The proposed abandonment will eliminate the existing public access easement. The Applicant has submitted a parcel map application that offers for dedication a realigned North Lompa Lane from the northwest portion of APN 010-741-04 to the southeast portion of the property. The proposed offer for dedication on the parcel map does not provide connectivity of the right of way to Airport Road as there is another parcel which separates the subject property from Airport Road. The Applicant has coordinated with the adjacent property owner of APN 010-741-01 for a lot line adjustment and subsequent right of way dedication offer that will establish a continuous

right of way segment from Airport Road across from its intersection with Butti Way to the northwest area of the subject property.

The subject property is located within the Lompa Ranch North SPA. The Applicant has submitted a series of applications and met with City staff to discuss next steps to facilitate future development of the property. A Major Project Review (“MPR”) application (MPR-2025-0171) was submitted showing a design concept that would consist of 384 apartment units, a realignment of North Lompa Lane to align with Butti Way at Airport Road, and a concept for the three-acre park site that is required as part of the SPA Handbook. The Applicant has submitted permit applications for the buildings; however any site improvement permit application will rely on this abandonment and other applications still in process. It is worth noting that the park concept was approved by the Parks, Recreation and Open Space Commission on April 1, 2025. The subject property was previously split zoned. A zoning map amendment (ZA-2025-0149) revising the zoning designation to MFA across the entire site was adopted by the Board of Supervisors on August 7, 2025.

To prepare the site for development, the Applicant team provided a series of process steps noted in the application materials dated May 19, 2025, however much progress has been made since the information was submitted. At this time, all anticipated applications have been submitted and several items have been approved and are pending recordation. The following summarizes the steps that have been taken as of the writing of this report to facilitate future development of the subject site:

4/1/2025	The three-acre park plan was approved by the Parks, Recreation and Open Space Commission.
5/23/2025	MPR-2025-0171 – MPR comment letter issued for a multifamily residential project.
6/25/2025	LLA-2025-0272 – Lot line adjustment to modify property lines between the subject property and the future three-acre park site, now pending recordation.
7/2/2025	Submittal of an offer for right of way dedication of N. Lompa Lane where the dedication area is adjacent to the three-acre park site.
7/9/2025	PM-2025-0306 – Application for a merger and resubdivision parcel map which includes an offer for dedication of the new N. Lompa Lane right of way alignment.
8/7/2025	ZA-2025-0149 – Zoning map amendment adopted by the Board of Supervisors
8/7/2025	AB-2025-0189 – Airport Road Abandonment approved by the Board of Supervisors and is pending recordation.

The following summarizes the processes related to this abandonment request and where each of the actions are in the process:

Lot Line Adjustment - The Applicant has submitted a lot line adjustment to modify the shape of the southern project boundary where it abuts the future three-acre park site. The current shared boundary is puzzle-piece shaped making plans for a usable park site difficult. The adjustment will smooth the boundary between the subject site and the three-acre park site to make both parcels more usable. At the time this report was prepared, the lot line adjustment has been approved and is pending recordation.

Merger and Resubdivision Parcel Map – A merger and resubdivision map has been submitted that offers for dedication the portion of the new North Lompa Lane right of way that is located within the subject site. The proposed parcel map also brings all of the anticipated preceding actions together on one map for reference. As Condition No. 4 states, the recordation of the offer for dedication of the new alignment of North Lompa Lane will need to be recorded prior to, or concurrent with the recordation of the abandonment to ensure connectivity between Airport Road and Modoc Court is available at the time the subject site is developed. The remaining portion of the new North Lompa Lane right of way is located on an adjacent property which will be developed with a three-acre park

when development triggers are met.

Dedication offer for North Lompa Lane through the three-acre park site – Since a portion of the proposed realignment of North Lompa Lane is located on the future park parcel, the Applicant has coordinated with the abutting property owner and has submitted a separate offer of dedication for the portion of the new North Lompa Lane alignment which is not located within the Applicant's property. Condition No. 4 is recommended to require the offer of dedication for the offsite right-of-way to be recorded prior to, or concurrently with the Order of Abandonment.

CCMC 17.15 identifies the approval process for right-of-way abandonments. The Planning Commission reviews the abandonment and makes their recommendation to the Board of Supervisors. The Board of Supervisors has the authority to approve the abandonment. Per NRS 278.480(5) if, upon public hearing by the Board of Supervisors, the Board of Supervisors is satisfied that the public will not be materially injured by the proposed vacation it shall order the street or easement vacated.

PUBLIC COMMENTS: A public notice was sent by mail to the abutting property owners per NRS 278.480 on August 13, 2025. As of the writing of this report, there have been no public comments received regarding the proposed abandonment. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on August 27, 2025, depending upon their submittal date to the Planning Division.

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

Development Engineering Division:

The Public Works Department, Development Engineering Division ("Development Engineering") recommends approval of the proposed abandonment and offers the following condition of approval:

- Prior to, or concurrent with, the recordation of the abandonment order, the Applicant must demonstrate that the offers of dedication for the future right-of-way for the North Lompa Lane extension from Airport Road to the northwest terminus of the subject site have been recorded either on a merger and re-subdivision parcel map, or other acceptable document of dedication.

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

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

The easement is undeveloped, and abandonment of the easement will not result in material injury to the public. All the parcels that touch the easement have available access through existing streets. If the proposed condition is met, the future extension of Lompa Lane will not be precluded by this abandonment, which would be a future benefit to the public.

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

A 60-foot-wide access, drainage, and utility easement was granted per map 2959 in March of 2019. No payment was made for this easement. The subject abandonment is for a portion of this easement.

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

Development Engineering has no comment on this finding.

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

The easement benefits the public by providing a legal right to extend North Lompa Lane from West Modoc Court to Airport Road, as shown in the 2050 Regional Transportation Plan ("RTP"), however, no reasonable consideration has been determined since the access was granted without cost to the City. Therefore, none of the public benefit should be offset against the determination of reasonable consideration.

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

There is no existing parking value of this easement.

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

There is a utility and drainage component of this easement. There are no drainage or utility improvements within the easement. The drainage and utility components of the easement are proposed to be adjusted to the future road alignment with a forthcoming merger and re-subdivision map.

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

A condition of approval has been proposed above for consideration by the Planning Commission and the Board of Supervisors.

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

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

The subject area proposed for abandonment consists of a 78,359 square foot access easement that has been identified as a future roadway in the 2050 RTP. The Applicant has requested abandonment of the existing public access easement and submitted a parcel map relocating the intersection of North Lompa Lane from Desatoya Drive to Butti Way at Airport Road. The right of way realignment will set the stage for contiguous acreage for the development of a future project. Since the requested abandonment is associated with a right of way dedication offer resulting in a new alignment of the North Lompa Lane extension, there is no material injury to the public and this finding can be made.

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

A 60-foot-wide access, drainage, and utility easement was granted per map 2959 in March of 2019. An offer for dedication of the access easement was made, but acceptance was deferred per recorded map 2959.

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

The access easement was granted by parcel map 2959, no fee was exchanged, and no financial consideration is required as part of the abandonment.

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

The proposed realignment of the extension of North Lompa Lane to align with Butti Way rather than Desatoya Drive will be a public benefit as the connectivity will be located at a point further away from local residential streets. The subject public access easement was offered for dedication on map No. 2959 and no financial exchange occurred. If abandoned, the abandonment area will revert to the parcel that the easement is located on. To ensure connectivity will be provided with future development, Condition No. 4 is recommended to require recordation of the offer of dedication for the new North Lompa Lane alignment prior to or concurrent with the recordation of the abandonment order.

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

Since the parcel on which the access easement exists is undeveloped, there is no parking value associated with the abandonment area.

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

There are utility and drainage easements contained within the abandonment area. However, there is no utility nor drainage infrastructure located within the abandonment area so these easements are not necessary at this time. The Applicant has noted that utility easements will be reserved with the recordation of the merger and resubdivision parcel map associated with application No. PM-2025-0306.

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

Staff has included within this staff report conditions of approval required by CCMC 18.02.0460 and as summarized below:

This abandonment request is reliant upon offers for dedication which will realign North Lompa Lane. Condition No. 4 is recommended to require recordation of the offers of dedication for the new North Lompa Lane alignment prior to or concurrent with the recordation of the abandonment order.

The exhibits that accompany the abandonment order contain references to documents that will need to be recorded prior to the abandonment. Condition No. 5 is recommended to require the Applicant to update the abandonment order exhibits to reflect any change to mapping or easements that are recorded before the abandonment order for this request is recorded.

Assessor's Parcel Number ("APN"): 010-741-04

AN ORDER ABANDONING A ±78,359 SQUARE FOOT PORTION OF A PUBLIC ACCESS EASEMENT LOCATED WITHIN THE SUBJECT AND RESULTANT PARCEL, APN 010-741-04, COMMENCING AT THE NORTHWESTERLY CORNER OF SAID SUBJECT AND RESULTANT PARCEL AND TERMINATING AT THE EAST PROPERTY LINE AT THE INTERSECTION OF AIRPORT ROAD AND DESATOYA DRIVE.

WHEREAS, on May 8, 2025, CC Nevada LLC – Glen Powles, ("APPLICANT") duly filed a written application seeking vacation and abandonment of a public access easement, totaling approximately ±78,359 square feet in size; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on August 27, 2025. At the public hearing testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject public access easement to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of September 18, 2025, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public access easement in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Clerk-Recorder; and

WHEREAS, the vacation and abandonment of the subject public access easement is more particularly described on the attached Exhibit A and depicted on attached Exhibit A-1 and the abandonment area will be reverted to the parcel on which the access easement is located within (APN 010-741-04).

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described public access easement is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued or reserved and shall not be affected by the abandonment.
3. That prior to or concurrent with the recordation of this abandonment order, an offer of dedication for the new alignment of the future North Lompa Lane right of way from the northwest terminus of the subject parcel to Airport Road be recorded.
4. That all exhibits or references pertinent to this abandonment order be updated to reflect any mapping or easement changes that have recorded after the abandonment has been approved.

ORDERED this ____ day of _____, 2025, by the Carson City Board of Supervisors.

LORI BAGWELL, MAYOR

ATTEST:

WILLIAM SCOTT HOEN, Clerk-Recorder

**EXHIBIT A
LEGAL DESCRIPTION FOR
ROADWAY ACCESS EASEMENT
ABANDONMENT**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, M.D.M., Carson City, State of Nevada, being a portion of the Resultant Parcel per Reversion to Acreage Map No. 3063, recorded on December 5, 2022, as File No. 537119, filed in the Official Records of Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Northeasterly corner of said Resultant Parcel;

THENCE departing said Northeasterly corner and along the Easterly line of said Resultant Parcel, South 00°53'33" West a distance of 465.00 feet to the POINT OF BEGINNING;

THENCE continuing along said Easterly line the following four arcs, courses and distances:

1. South 00°53'33" West a distance of 25.00 feet;
2. South 89°03'21" East a distance of 69.31 feet to the beginning of a non-tangent curve to the right;
3. from a radial line which bears South 85°57'53" West, 30.15 feet along the arc of a 370.00 foot radius curve through a central angle of 04°40'08";
4. South 00°38'01" West a distance of 4.89 feet;

THENCE departing said Easterly line, North 89°03'33" West a distance of 680.14 feet to the beginning of a tangent curve to the right;

THENCE 353.74 feet along the arc of a 245.00 foot radius curve through a central angle of 82°43'29" to the Westerly line of said resultant parcel;

THENCE along said Westerly line, North 06°20'04" West a distance of 345.20 feet;

THENCE departing said Westerly and along the prolongation of the line common to Parcel 3 and Parcel 4 per Parcel Map No. 2959, recorded on March 19, 2019, as File No. 493058, filed in said Official Records, North 83°39'55" East a distance of 60.00 feet;

THENCE departing said common line, South 06°20'04" East a distance of 345.20 feet to the beginning of a tangent curve to the left;

THENCE 267.11 feet along the arc of a 185.00 foot radius curve through a central angle of 82°43'29";

THENCE South 89°03'33" East a distance of 609.39 feet to the POINT OF BEGINNING;

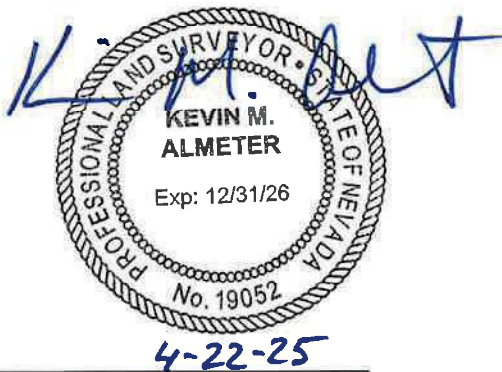
Containing 78,359 square feet of land, more or less.

The Basis of Bearings for this description is identical to that as shown on said Reversion to Acreage Map No. 3063.

**EXHIBIT A
LEGAL DESCRIPTION FOR
ROADWAY ACCESS EASEMENT
ABANDONMENT**

See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.

Prepared by:
Wood Rodgers, Inc.
1361 Reno Corporate Dr.
Reno, NV 89502
(775) 823-4068

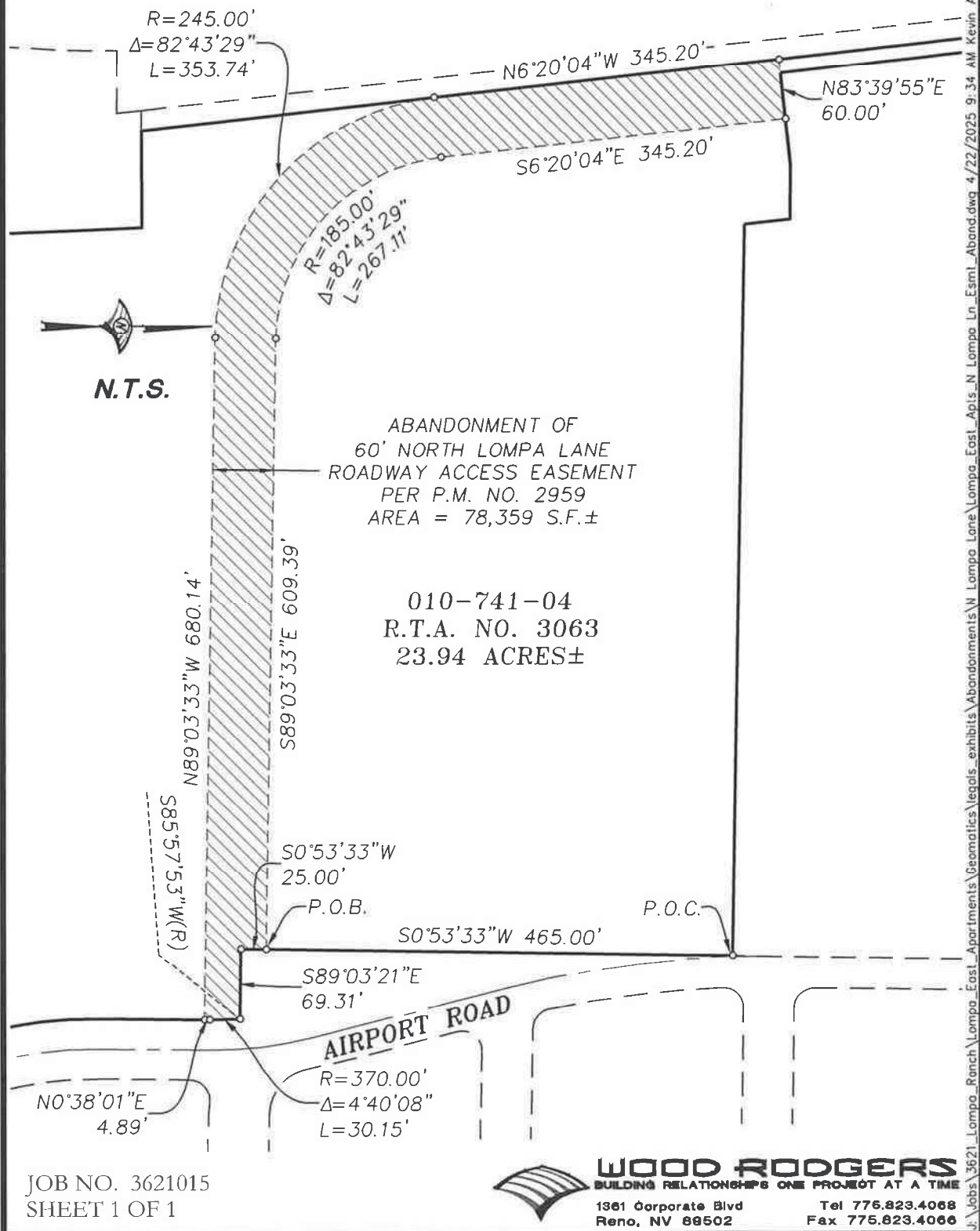


Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT A-1

PLAT TO ACCOMPANY

ABANDONMENT OF ROADWAY EASEMENT BEING A PORTION OF THE NE 1/4 OF SECTION 16 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M. CARSON CITY NEVADA



JOB NO. 3621015
SHEET 1 OF 1

For Review 29/

04/28/2025 11:19:20 AM

Lompa Lane and APN 010-741-04

Abandonment of Public Access Easement

Submitted to Carson City

May 8, 2025

Prepared for

CC Nevada LLC

5780 Fleet Street, Suite 225

Carlsbad, CA 92008

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

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 - Aerial Map
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Section 1

Carson City Planning Division 108 E. Proctor Street, Carson City, NV 89701 Phone: (775) 887-2180 Email: planning@carson.org		FOR OFFICE USE ONLY: CCMC 17.15 <h2 style="margin: 0;">ABANDONMENT OF PUBLIC RIGHT-OF-WAY</h2>	
FILE #		FEE*: \$2,450.00 + noticing fee *Due after application is deemed complete by staff <input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Justification Statement <input type="checkbox"/> Site Map/Exhibit <input type="checkbox"/> Legal Descriptions <input type="checkbox"/> Development Engineering Memo of Support <input type="checkbox"/> Utility Statements <input type="checkbox"/> Title Report <input type="checkbox"/> Documentation of Taxes Paid to Date <input type="checkbox"/> CD or USB DRIVE with complete application in PDF Application Reviewed and Received By: <hr/> Submittal Deadline: Planning Commission application submittal schedule. Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.	
APPLICANT PHONE # CC Nevada LLC (Glen Powles) (760)780-7167			
MAILING ADDRESS, CITY, STATE, ZIP 5780 Fleet St #225, Carlsbad, CA 92008			
EMAIL ADDRESS GPowles@guardian-capital.com			
PROPERTY OWNER PHONE # CC Nevada LLC			
MAILING ADDRESS, CITY, STATE, ZIP 5780 Fleet St #225, Carlsbad, CA 92008			
EMAIL ADDRESS			
APPLICANT AGENT/REPRESENTATIVE PHONE # Wood Rodgers (Stacie Huggins) 775-250-8213			
MAILING ADDRESS, CITY, STATE, ZIP 1367 Corporate Blvd, Reno, NV 86502			
EMAIL ADDRESS <div style="text-align: center; font-size: 1.2em; font-weight: bold;">shuggins@woodroddgers.com</div>			
Project's Assessor Parcel Number(s): 010-741-04		Street Address 899 N Lopma	

Briefly describe the proposed right-of-way abandonment. If you are abandoning an access, explain how the parcel will be accessed:
 The applicant is requesting abandonment of a 78,359 sf portion of the subject parcel previously dedicated as N Lopma Lane for access, drainage and public utility easement per PM 2959. The abandonment area is no longer needed for access with alternate access being designed for the site consistent with the current development concept for the site.
 The abandonment will be recorded concurrent with the merger and subdivision map that will dedicate the realignment of North Lopma Lane for the project.

PROPERTY OWNER'S AFFIDAVIT

I, Neil M. Miller, being duly deposed, do hereby affirm that I am the Authorized Representative for the Owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application


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

5780 Fleet Street ST 225, Carlsbad, CA 92008
 Address

May 8, 2025
 Date

STATE OF NEVADA
 COUNTY }

SEE ATTACHED CALIFORNIA ACKNOWLEDGEMENT

On _____, 20____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

CALIFORNIA ACKNOWLEDGEMENT

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

State of California }
County of San Diego }

On May 8, 2025, before me, Christina D. Shoop Notary Public, personally appeared Neil M. Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


Notary Public Signature



Notary Public Seal

**EXHIBIT A
LEGAL DESCRIPTION FOR
ROADWAY ACCESS EASEMENT
ABANDONMENT**

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3. from a radial line which bears South 85°57'53" West, 30.15 feet along the arc of a 370.00 foot radius curve through a central angle of 04°40'08";
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THENCE 267.11 feet along the arc of a 185.00 foot radius curve through a central angle of 82°43'29";

THENCE South 89°03'33" East a distance of 609.39 feet to the POINT OF BEGINNING;

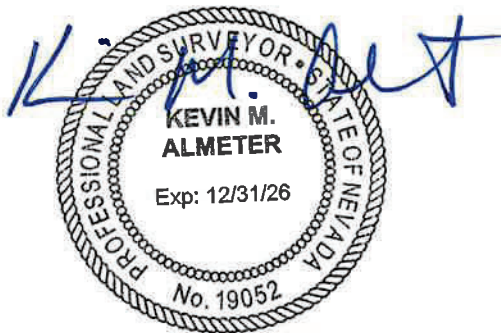
Containing 78,359 square feet of land, more or less.

The Basis of Bearings for this description is identical to that as shown on said Reversion to Acreage Map No. 3063.

**EXHIBIT A
LEGAL DESCRIPTION FOR
ROADWAY ACCESS EASEMENT
ABANDONMENT**

See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.

Prepared by:
Wood Rodgers, Inc.
1361 Reno Corporate Dr.
Reno, NV 89502
(775) 823-4068



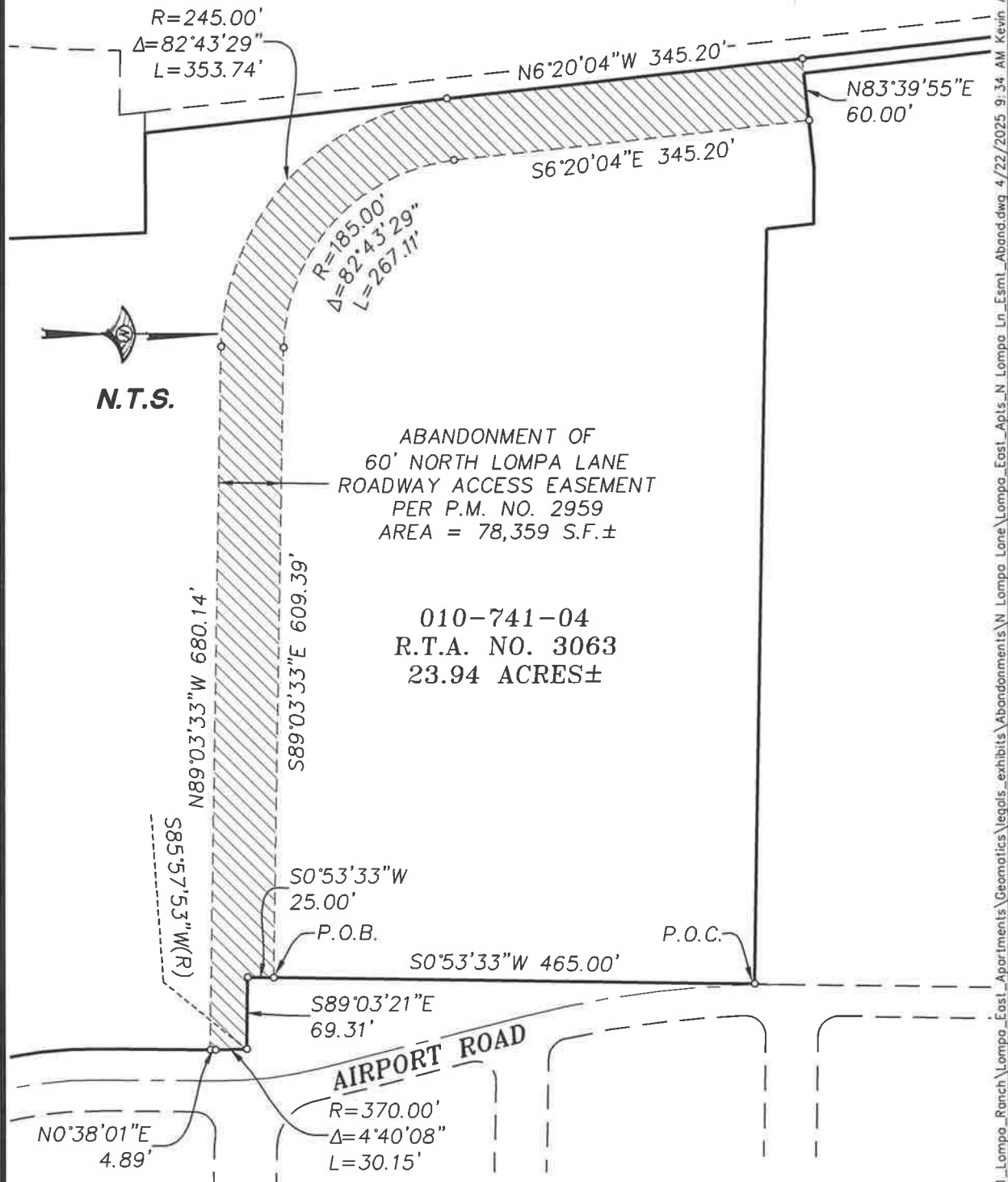
4-22-25

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT A-1

PLAT TO ACCOMPANY

ABANDONMENT OF ROADWAY EASEMENT BEING A PORTION OF THE NE 1/4 OF SECTION 16 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M. CARSON CITY NEVADA



JOB NO. 3621015
SHEET 1 OF 1



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

J:\Jobs\3621_Lompa_Ranch\Lompa_East_Apartments\Geomatics\legals_exhibits\Abandonments\N_Lompa_Lane\Lompa_East_Apts_N_Lompa_Ln_Esm1_Aband.dwg 4/22/2025 9:34 AM Kevin Almeter

For Review 37

04/28/2025 11:19:20 AM

From: [Stephen Pottéy](#)
To: [Stacie Huggins](#); [Heather Manzo](#)
Cc: [Millisa Smith](#); [Mark Cendagorta](#); [Kevin Almeter](#)
Subject: RE: East Lompa - Abandonment Application question
Date: Monday, April 28, 2025 10:46:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ok, that makes sense. Carson City Engineering is in support of the proposed easement and right-of-way abandonments.



Stephen Pottéy, PE | Senior Project Manager
Public Works Department | Carson City
108 E. Proctor Street, Carson City, NV 89701
Direct: 775-283-7079 | Email: spottey@carson.org
   #CarsonProud

From: Stacie Huggins <shuggins@WoodRodgers.com>
Sent: Thursday, April 24, 2025 5:39 PM
To: Stephen Pottéy <SPottey@carson.org>; Heather Manzo <HManzo@carson.org>
Cc: Millisa Smith <mismith@WoodRodgers.com>; Mark Cendagorta <mcendagorta@WoodRodgers.com>; Kevin Almeter <kalmeter@WoodRodgers.com>
Subject: [EXTERNAL] RE: East Lompa - Abandonment Application question

Stephen – after talking with our Team, the area in yellow is the easement that will be abandoned, there will be a right of way dedication placed over the top of the roadway that will remain. It would be inaccurate not to include that section as highlighted, that portion of the easement will be abandoned in favor of the dedication.

I've included both the engineer (Mark Cendagorta) and surveyor (Kevin Almeter) on this response in case you have more questions or need something else.

Thanks!

Stacie Huggins | Principal Planner

Wood Rodgers, Inc. | www.woodrodgers.com |
775.823.5258 Direct
775.250.8213 Mobile
shuggins@WoodRodgers.com

From: Stephen Pottéy <SPottey@carson.org>
Sent: Thursday, April 24, 2025 4:56 PM
To: Stacie Huggins <shuggins@WoodRodgers.com>; Heather Manzo <HManzo@carson.org>
Cc: Millisa Smith <mismith@WoodRodgers.com>
Subject: RE: East Lompa - Abandonment Application question

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Stacie,

Can you send me a revised exhibit that doesn't highlight the portion of Airport Road that will not be abandoned? Thanks much.

Stephen Pottéy, PE | Senior Project Manager
Public Works Department | Carson City
108 E. Proctor Street, Carson City, NV 89701



Direct: 775-283-7079 | Email: spottey@carson.org



From: Stacie Huggins <shuggins@WoodRodgers.com>

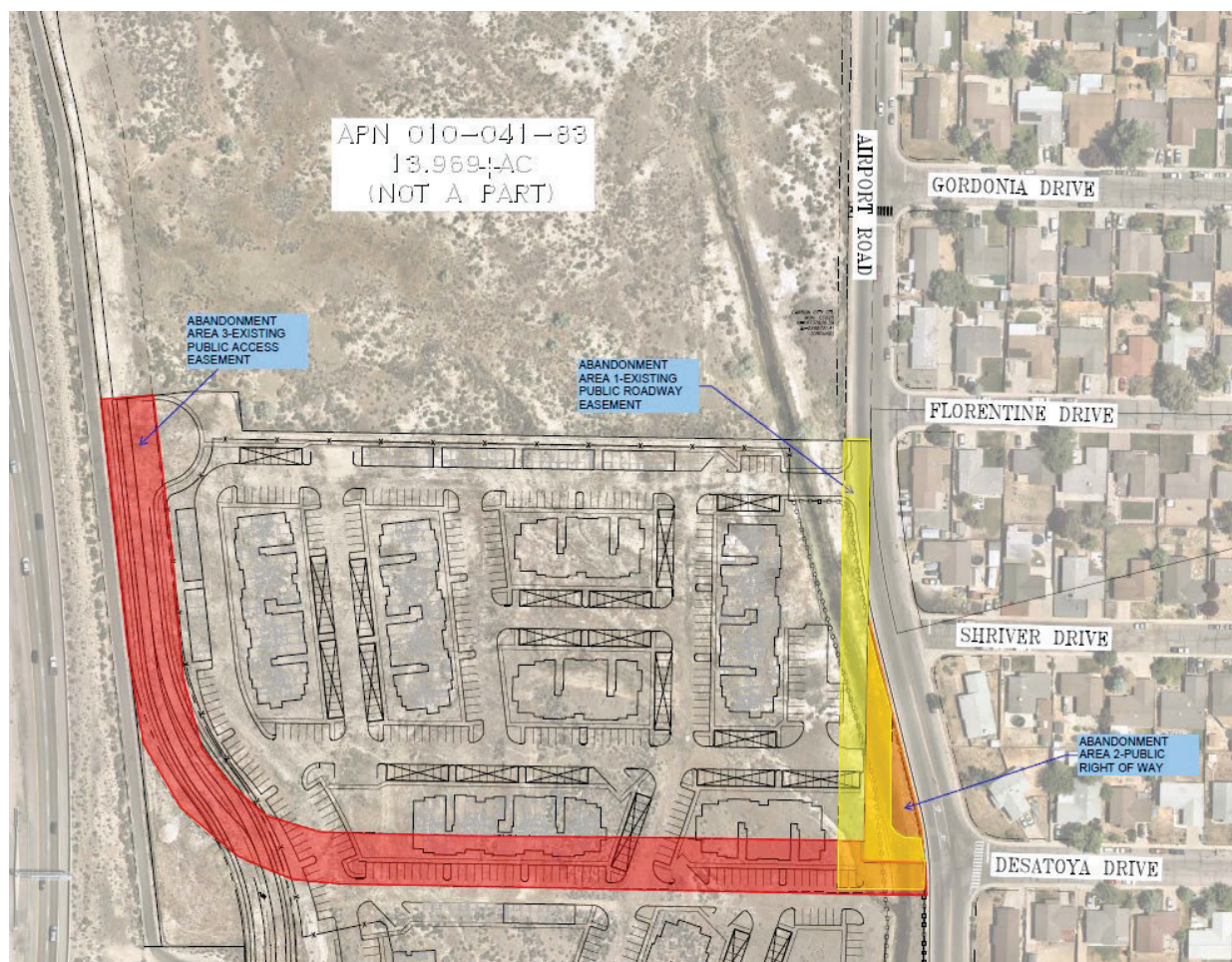
Sent: Wednesday, April 16, 2025 7:39 AM

To: Stephen Pottey <SPottey@carson.org>; Heather Manzo <HManzo@carson.org>

Cc: Millisa Smith <mismith@WoodRodgers.com>

Subject: [EXTERNAL] RE: East Lompa - Abandonment Application question

Good morning Stephen – there are going to be two separate abandonment applications as shown in the exhibit below; one for segments along Airport Road (Areas 1 and 2 below) and another for a segment along Lompa (Area 3). We will have a more formal exhibit with the application but we're not quite there yet. If you need a more formalized exhibit that separates the two abandonment areas, let me know and we'll get something together so you can review and provide the memo.



Feel free to reach out if you have any questions or need something else. Thanks!

Stacie Huggins | Principal Planner

Wood Rodgers, Inc. | www.woodrodgers.com |

775.823.5258 Direct

775.250.8213 Mobile

shuggins@WoodRodgers.com

From: Stephen Pottey <SPottey@carson.org>
Sent: Wednesday, April 16, 2025 5:27 AM
To: Heather Manzo <HManzo@carson.org>; Stacie Huggins <shuggins@WoodRodgers.com>
Cc: Millisa Smith <mismith@WoodRodgers.com>
Subject: Re: East Lompa - Abandonment Application question

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Stacie,

I know we've discussed this in a meeting, but just so our records are clear, can you send me an exhibit showing the land that is proposed to be abandoned, then I can reply with a memo of support. Thanks!



Stephen Pott  y, PE | Senior Project Manager
Public Works Department | Carson City
108 E. Proctor Street, Carson City, NV 89701
Direct: 775-283-7079 | Email: spottey@carson.org



From: Heather Manzo <HManzo@carson.org>
Sent: Tuesday, April 15, 2025 3:47 PM
To: Stacie Huggins <shuggins@WoodRodgers.com>; Stephen Pottey <SPottey@carson.org>
Cc: Millisa Smith <mismith@WoodRodgers.com>
Subject: RE: East Lompa - Abandonment Application question

Hey Stacie,

You can direct the request with pertinent information to Stephen and use his email supporting the request as evidence that the requirement has been met as part of the application. He is out of the office for the remainder of today, but should be able to answer your questions on process tomorrow.

Heather Manzo
Associate Planner
108 E. Proctor Street
Carson City, NV 89701
(775) 283-7075
hmanzo@carson.org



[How did we do?](#)

WARNING! WIRE FRAUD ALERT! WE WILL NEVER ASK YOU TO WIRE MONEY! Wire fraud and email hacking/phishing attacks are on the rise. If you receive an email requesting payment via Wire Transfer or containing Wiring Instructions, DO NOT RESPOND TO THE EMAIL! Instead, please contact our office at 775-887-2180 or via email at planning@carson.org to determine if fees are due. DO NOT respond to the potentially fraudulent email.

From: Stacie Huggins <shuggins@WoodRodgers.com>
Sent: Tuesday, April 15, 2025 3:38 PM
To: Heather Manzo <HManzo@carson.org>; Stephen Pottey <SPottey@carson.org>
Cc: Millisa Smith <mismith@WoodRodgers.com>
Subject: [EXTERNAL] East Lompa - Abandonment Application question

Hi Heather and Stephen – We’re working on the abandonment application(s) associated with the East Lompa Apartments site (Airport Road and Lompa Lane) and noticed on the application a requirement that we include a “Development Engineering Memo of Support”. I’m not sure who to ask for that or what it takes to get this memo so I thought I’d start with you guys. If the memo doesn’t come from either of you, can you please tell us who we should contact for this document. Thanks for your help!

ABANDONMENT OF PUBLIC RIGHT-OF-WAY

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

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

Stacie Huggins | Principal Planner

Wood Rodgers, Inc. | www.woodrodders.com |

775.823.4068 Main

775.823.5258 Direct

775.250.8213 Mobile

775.823.4066 Fax

shuggins@WoodRodgers.com

Follow Us @WoodRodgersInc

| Check what's happening on our [News Blog!](#)|

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 899 N LOMPA LN (010-741-04)

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

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

	<u>CLIFF COOPER</u>	<u>AT&T NEVADA</u>	<u>4/24/25</u>
Signature	Print Name	Company	Date

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

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

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

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

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

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

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

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

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

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

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 899 N LOMPA LN (010-741-04)

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

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

<u>Armando Grajeda</u>	<u>Armando Grajeda</u>	<u>Spectrum</u>	<u>4/25/25</u>
Signature	Print Name	Company	Date

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

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

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

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

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

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

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

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

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

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

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
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Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 899 N LOMPA LN (010-741-04)

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

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

	<u>CHRIS ROBINSON</u>	<u>NV ENERGY</u>	<u>5/7/25</u>
Signature	Print Name	Company	Date

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

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

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

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

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

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

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

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

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

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 899 N LOMPA LN (010-741-04)

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

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

<u>Frank Lee</u>	Frank Lee	Southwest Gas Corporation	5/7/2025
Signature	Print Name	Company	Date

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

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

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

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

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

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

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

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

Southwest Gas Corporation
AT&T Nevada

DISCLAIMER

HISTORICAL DOCUMENTS ARE CURRENTLY UNDER CONSTRUCTION AND MAY NOT BE SHOWN.
DISCREPANCIES ARE BEING CORRECTED.

Property Information

Parcel ID	010-741-04	Parcel Acreage	23.9400
Tax Year	2024	Assessed Value	1,368,709
Land Use Group	VAC	Tax Rate	3.5700
Land Use	120 - Vacant - Single Family	Tax Cap	High Cap
Zoning	Residential	Tax Cap Returned	
Tax District	MFA/SF6/PR	Total Tax Fiscal Year (2024 - 2025)	\$42,219.11
Site Address	024	Total Unpaid All Years	\$0.00
Neighborhood	899 N LOMPA LN		
	88 - Available		Pay Taxes

No Photos & Sketches

<div> <div></div> Assessments </div>				
Taxable Value	Land	Building	Per. Property	Totals
Residential	3,910,598	0	0	3,910,598
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	3,910,598	0	0	3,910,598
Assessed Value	Land	Building	Per. Property	Totals
Residential	1,368,709	0	0	1,368,709
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	1,368,709	0	0	1,368,709
	New Land	New Const.	New P.P.	
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

<div> <div></div> Assessor Descriptions </div>						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2025						
2025	PARCEL 3, PM 2959		16	15N	20E	
2025	PARCEL 2 & 3, PM 2959 REVERSION TO ACREAGE #3063 DOC. #537118 & 537119		16	15N	20E	
Selected Parcel Year 2024						
2024	PARCEL 3, PM 2959		16	15N	20E	
2024	PARCEL 2 & 3, PM 2959 REVERSION TO ACREAGE #3063 DOC. #537118 & 537119		16	15N	20E	

No Personal Exemptions

⊖ Billing Fiscal Year (2024 - 2025)

Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/19/2024	\$10,555.94	\$0.00	\$0.00	\$10,555.94	\$10,555.94	\$0.00
2	10/7/2024	\$10,554.39	\$0.00	\$0.00	\$10,554.39	\$10,554.39	\$0.00
3	1/6/2025	\$10,554.39	\$0.00	\$0.00	\$10,554.39	\$10,554.39	\$0.00
4	3/3/2025	\$10,554.39	\$0.00	\$0.00	\$10,554.39	\$10,554.39	\$0.00
Total		\$42,219.11	\$0.00	\$0.00	\$42,219.11	\$42,219.11	\$0.00

⊖ Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
⊕	(2024 - 2025)	\$42,219.11	\$42,219.11	\$0.00
⊕	(2023 - 2024)	\$39,092.21	\$39,092.21	\$0.00

⊖ Related Names

CURRENT Mail To FOR 2025 (2025 - 2026)

Name CC NEVADA, LLC
Mailing Address 5780 FLEET ST #225
CARLSBAD, CA, 92008
Status Current

CURRENT OWNER FOR 2025 (2025 - 2026)

Name CC NEVADA, LLC
Mailing Address
Status Current

Mail To FOR 2024 (2024 - 2025)

Name CC NEVADA, LLC
Mailing Address 5780 FLEET ST #225
CARLSBAD, CA, 92008
Status Current

OWNER FOR 2024 (2024 - 2025)

Name CC NEVADA, LLC
Mailing Address
Status Current

No Personal Property

No CAMA

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

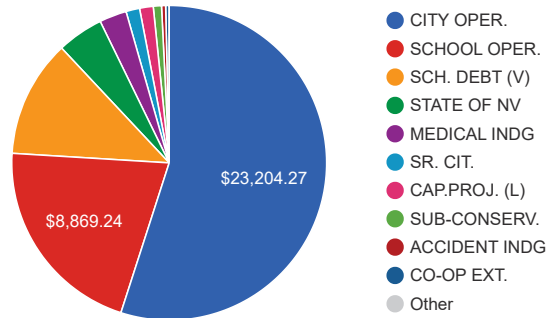
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2024	540960	GRANT BARGAIN SALE DEED	7/14/2023	LOMPA LAND INVESTORS LLC	CC NEVADA, LLC	\$7,500,000
2023	537229	RE-RECORDED DOCUMENT	12/13/2022			\$0
2023	537119	REVERSION TO ACREAGE MAP	12/5/2022	LOMPA LAND INVESTORS LLC		\$0
2023	537118	REVERSION TO ACREAGE MAP	12/5/2022			\$0

Genealogy

Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	01074102	Combination	2023	2023	Yes
Parent Parcel	01074103	Combination	2023	2023	Yes

Taxing Bodies

Tax Entity	Tax Rate	Amount
CITY OPER.	1.9622	\$23,204.27
SCHOOL OPER.	0.7500	\$8,869.24
SCH. DEBT (V)	0.4300	\$5,085.03
STATE OF NV	0.1700	\$2,010.36
MEDICAL INDG	0.1000	\$1,182.57
SR. CIT.	0.0500	\$591.28
CAP.PROJ. (L)	0.0500	\$591.28
SUB-CONSERV.	0.0300	\$354.77
ACCIDENT INDG	0.0150	\$177.39
CO-OP EXT.	0.0128	\$151.36
Tax Entity Total	3.5700	\$42,217.55
EAGLE VLY GRND WTR	0.0000	\$1.56
Special Assessment Total	0.0000	\$1.56
Year Total	3.5700	\$42,219.11



Section 2

PROJECT DESCRIPTION

Executive Summary

Applicant: CC Nevada LLC

APN Number: 010-741-04

Request: This project includes requests for:

- 1) **Abandonment of Public Access Easement (Public Right-of-Way).** A request has been made to abandon a portion of the North Lompa Lane 60-foot-wide access easement granted per Parcel Map (PM) Number 2959. The subject abandonment area consists of approximately 78,359 square feet (sf) contained within the boundary of APN 010-741-04. The parcel has a master plan designation of High Density Residential (HDR) and a Zoning Map Amendment currently under review (separate application) to amend the zoning of the site to Multi-Family Apartments, Specific Plan Area (MFA-SPA).

Location: 899 North Lompa Lane

Background

The area to be abandoned (Abandonment Area) is a 78,359-sf area contained within one ±23.94-acre parcel (subject parcel) located approximately 0.23 miles (mi) south of Highway 50 East, with Interstate 580 (I-580) abutting the site to the west, and Airport Road abutting the site to the east. The subject parcel is located between North Lompa Lane and Airport Road, approximately 500 feet (ft) south of Menlo Drive and 0.25 mi north of East Fifth Street (refer to the *Vicinity Map* in *Section 3* of this submittal packet).

The 78,359-sf Abandonment Area is an L-shaped portion of North Lompa Lane granted per Parcel Map (PM) 2959 as *"Access, Drainage, and Public Utility Easement."* The easement extends past the subject parcel's northern boundary and traverses the parcel to the north. The portion of the easement contained within the subject parcel's boundaries is being requested for abandonment, with any portion of the easement extending beyond the parcel boundary remaining. The existing access easement to be abandoned was to support an old development concept for the subject parcel which had North Lompa Lane extending east bisecting the center of the parcel. The easement does not support the current development concept and abandonment is being requested to support future development of the site. It is anticipated that a future parcel map action (separate application) will be recorded concurrent with the proposed abandonment request that will dedicate the newly proposed realignment of North Lompa Lane to Carson City.

Proposed Request

The proposed request is for an abandonment of approximately 78,359-sf of access easement identified as North Lompa Lane and contained within the parcel boundaries of APN 010-741-04, a privately owned parcel (refer to *Exhibit A-1* of the *Legal Description* in *Section 1* of this submittal packet). The applicant is seeking approval to abandon the area to resolve any inconsistencies with the previously intended location for North Lompa Lane and the future planned development for the subject parcel. The proposed request will effectively create a more usable project area on the subject parcel. The remaining drainage and utility easement will be requested to be abandoned with the future parcel map action that will dedicate the newly proposed realignment of North Lompa Lane.

Project Benefit (Justification Statement)

Abandoning the existing easement can offer several benefits, especially when the original development concept has changed and the easement is no longer needed in its current location. Specifically, removing the easement can free up land than can be used for other purposes that add more value to the development and the city as a whole, like additional residential dwelling units, open space, or parking.

Summary of Site

Existing Site Characteristics

The Abandonment Area was recorded on PM 2959. The Abandonment Area is vacant and is not necessary to provide access to the subject parcel. If approved the area will be abandoned and the parcel will no longer be encumbered by the easement. It is anticipated that a future concurrent parcel map action will dedicate a realigned North Lompa Lane to the city.

The area requested for abandonment is contained within the Lompa Ranch North Specific Plan Area (Lompa SPA/SPA), which was adopted in 2016 by Carson City Board of Supervisors (MPA-15-162). The Lompa SPA is ±251.33 acres in size and is located on both the east and west side of I-580, south of Highway 50 East and north of East Fifth Street. The policies contained in the Lompa SPA Handbook apply to the properties located within the SPA, including the subject parcel.

Master Plan and Zoning

The subject parcel containing the Abandonment Area, or APN 010-741-04, is undergoing a Zoning Map Amendment (ZMA). Upon approval, APN 010-741-04 will be designated as Multi-Family Apartments, Specific Plan Area (MFA-SPA), aligning with the High Density Residential (HDR) land use designation for the site.

Currently, APN 010-741-04 has split zoning. The majority of the parcel, approximately ±18.54 acres, is zoned Single-Family – 6,000, Specific Plan Area (SF6-SPA), while the remaining ±5.4 acres are zoned Multi-Family Apartments, Specific Plan Area (MFA-SPA). To eliminate the split zoning and conform to the HDR land use designation, the applicant has submitted a separate application for a ZMA to change the existing zoning to MFA-SPA. This ZMA application is currently under review. Upon approval, the area proposed for abandonment will be zoned MFA-SPA.

Utilities

There are no public utilities located within the Abandonment Area.

Public Services

The area is within Carson City and is adequately served by city services including fire and sheriff. Carson City is served by four fire stations, with the closest fire station to the area being Fire Station 52 located at 2400 College Parkway, approximately 1.5 miles north of the site. Fire Station 55, approximately 0.5 miles east, is currently under construction and upon completion in summer of 2025 will be the primary station serving the site, which is estimated to reduce emergency vehicle response times substantially. The area to be abandoned will not impede fire service or circulation through this area.

Abandonment Findings

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

Response: The abandonment will not result in material injury to the public. The request is for the abandonment of a 78,359-sf area. Parcel Map 2959 dedicated the L-shaped portion of the Abandonment Area in 2019. The current development concept in place for the subject parcel includes primary access to the site via the newly proposed extension of North Lompa Lane from Airport Road and abandonment of the subject area will not affect access to the subject parcel or adjacent parcels. The current development concept includes extending North Lompa lane west through the site from Airport Road and extending north through the site to a cul-de-sac with a turning radius adequate for fire and emergency response vehicles. Development of the parcel to the north will more than likely require connection of North Lompa Lane from the subject parcel through the parcel to the north to the existing terminus of North Lompa Lane.

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

Response: Parcel Map 2959 dedicated this easement to Carson City, with no specific consideration denoted. It is anticipated that development of the subject parcel (APN 010-741-04) will not require the easement at this location and alternative access, drainage, and utility easements for the site will be developed and eventually dedicated to the city once constructed.

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

Response: The access easement was recorded on Parce Map 2959 with no fee exchange; therefore, no financial consideration is necessary in association with this abandonment request.

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

Response: The public will not be impacted by the approval of this abandonment as the easement is located on private property and would not serve as access to surrounding areas. The access easement area is unimproved and was designated on map with no financial exchange. If abandoned, the easement area will revert to the parcel in which the easement is located. No reasonable consideration or fee exchange is necessary for the proposed abandonment.

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

Response: The area for abandonment does not provide for any parking or access to the adjacent parcels. Therefore, no negative impact is anticipated as a result of the abandonment.

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

Response: There are no public utilities located within the abandonment area. Therefore, there is no need to reserve, continue, or vacate utility easements.

7. *Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?*

Response: The applicant and applicant's agent are unaware of any conditions of approval anticipated for the abandonment area at the time of this application submittal.

Section 3



Vicinity Map

APN 010-741-04 Public Utility Easement Abandonment

May 2025



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823
 Fax: 775.823



Legend

 APN 010-741-04



0 320 640
FEET

Aerial Map

APN 010-741-04 Public Utility Easement Abandonment

May 2025



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Boulevard Tel: 775.823

Reno, NV 89502 Fax: 775.823

PORTION NW 1/4 SECTION 15 &
THE NE 1/4 SECTION 16, TOWNSHIP 15 NORTH,
RANGE 20 EAST, M.D.B. & M.

3

AIRPORT ROAD

42

54

1

3.00AC
1
PM2959

4

2
PM2959

741

4

23.94AC
REV. TO AC #637119
MAP #30653

4

3
PM2959

899 N LOMPA LN

N. LOMPA LANE

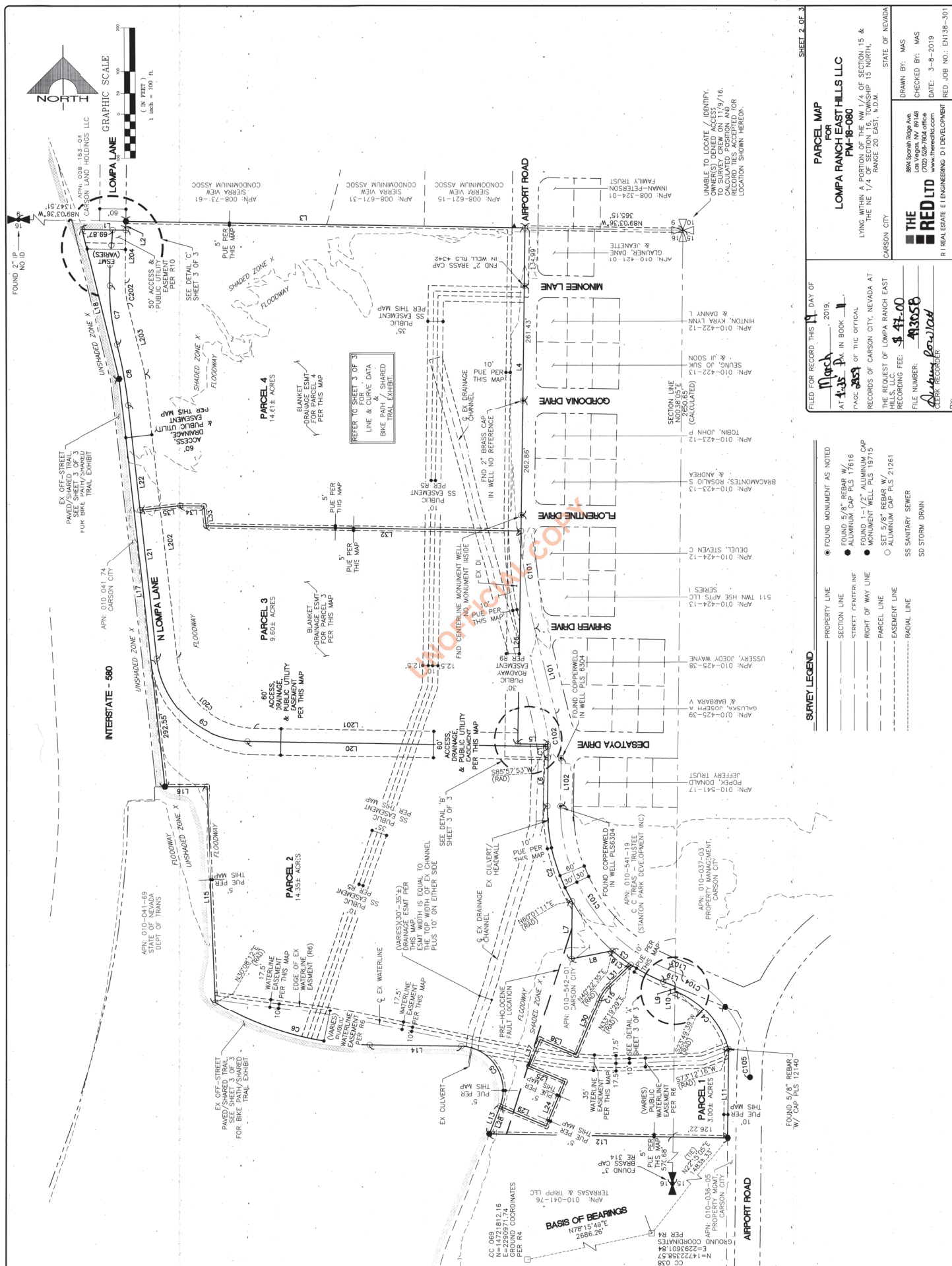
BK4
44

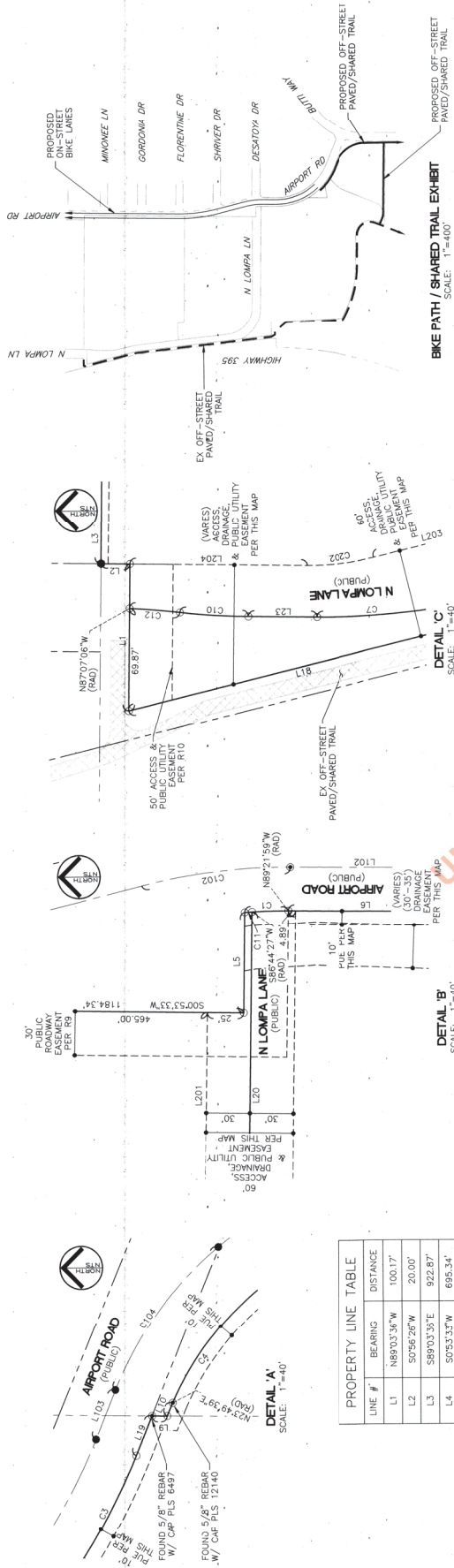


SCALE: 1"=300'

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 02/26/2025





EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L201	N89°03'33\"W	609.39'
L202	N62°01'4\"W	653.21'
L203	S13°41'22\"E	167.11'
L204	S0°05'23\"W	122.36'

EASEMENT CURVE TABLE		
CURVE #	DELTA	RADIUS
C201	82°43'29\"	185.00'
C202	14°38'08\"	185.00'
C203	82°43'29\"	185.00'

AIRPORT RD C LINE TABLE		
LINE #	BEARING	DISTANCE
L101	S14°11'05\"E	201.79'
L102	S0°38'01\"W	109.23'
L103	S67°54'21\"E	36.33'

AIRPORT RD C CURVE TABLE		
CURVE #	DELTA	RADIUS
C101	15°04'38\"	1000.00'
C102	144°09'06\"	400.00'
C103	68°32'22\"	400.00'
C104	28°06'19\"	250.00'
C105	40°19'50\"	250.00'

PROPERTY CURVE TABLE		
CURVE #	DELTA	RADIUS
C1	44°09'08\"	370.00'
C2	30°36'50\"	430.00'
C3	18°16'56\"	430.00'
C4	49°23'37\"	208.71'
C5	11°03'33\"	100.00'
C6	29°25'40\"	730.00'
C7	15°24'29\"	505.00'
C8	8°07'59\"	995.00'
C9	82°43'27\"	215.00'
C10	5°44'03\"	470.00'
C11	0°46'34\"	370.00'
C12	3°47'34\"	530.00'
C13	NOT USED	NOT USED
C14	NOT USED	NOT USED
C15	23°31'46\"	95.00'
C16	7°03'06\"	430.00'

PROPERTY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°03'33\"W	100.17'
L2	S0°26'26\"W	20.00'
L3	S89°03'37\"E	922.87'
L4	S0°53'33\"W	695.34'
L5	S89°03'21\"E	69.31'
L6	N0°38'01\"E	110.33'
L7	S0°38'06\"W	131.01'
L8	N79°08'23\"E	97.10'
L9	S0°38'02\"W	10.79'
L10	S87°16'49\"E	9.68'
L11	N0°32'35\"E	201.83'
L12	N89°02'33\"W	551.12'
L13	N21°20'05\"E	67.86'
L14	N89°17'23\"W	210.14'
L15	S2°29'14\"E	495.73'
L16	N89°47'11\"E	98.45'
L17	S6°20'04\"E	941.91'
L18	S13°41'42\"E	353.70'
L19	N67°54'21\"W	29.27'
L20	N89°03'33\"W	695.28'
L21	N6°20'05\"W	343.16'
L22	N8°20'03\"W	242.13'
L23	N0°56'24\"E	47.48'
L24	N22°53'06\"E	110.28'
L25	N67°08'54\"W	90.00'
L26	S0°53'31\"W	490.00'
L27	S13°41'42\"E	167.11'
L28	N21°20'05\"E	67.60'
L29	S87°06'54\"E	116.12'
L30	N22°53'06\"E	138.13'
L31	N46°24'32\"E	70.78'
L32	N89°03'33\"W	730.55'
L33	N6°20'01\"W	45.21'
L34	N89°03'31\"W	54.14'
L35	S83°39'15\"W	92.22'
L36	S0°56'23\"W	122.36'
L37	N22°53'06\"E	65.74'
L38	S67°06'54\"E	90.00'

SURVEY LEGEND

- PROPERTY LINE
 - SECTION LINE
 - STREET CENTERLINE
 - RIGHT OF WAY LINE
 - PARCEL LINE
 - EASEMENT LINE
 - RADIAL LINE
- FOUND MONUMENT AS NOTED
- FOUND 5/8\" REBAR W/ ALUMINUM CAP PLS 1/16
 - FOUND 1-1/2\" ALUMINUM CAP MONUMENT W/ PLS 1/16
 - SET 5/8\" REBAR W/ ALUMINUM CAP PLS 21/64
 - SS SANITARY SEWER
 - SS STORM DRAIN

FILED FOR RECORD THIS 11 DAY OF March 2019, AT 4:35 P.M. IN BOOK 11 PAGE 359 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF LOMPA RANCH EAST HILLS, LLC.

RECORDING FEE: \$400

FILE NUMBER: 43058

CLEAR RECORDER: Audrey Lawlor

PARCEL MAP FOR LOMPA RANCH EAST HILLS LLC PM-18-080

LYING WITHIN A PORTION OF THE NW 1/4 OF SECTION 15 & THE NE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, 103N.

CARSON CITY, STATE OF NEVADA

THE RED LTD

880 South State Ave.
Las Vegas, NV 89148
(702) 526-7804 office
www.theredltd.com

DRAWN BY: MAS
CHECKED BY: MAS
DATE: 3-8-2019
RED JOB NO.: EN138-301

Section 4

**Real Advantage Title Insurance Company**

3536 Concours, Suite 120
 Ontario, CA 91764
 (909) 987-5433

	PRELIMINARY REPORT	
--	---------------------------	--

Guardian Capital
 5780 Fleet Street, Suite 225
 Carlsbad, CA 92008

Attention: Glen L Powles
Property address: 1: No Situs, Carson City, NV 89701
 2: No Situs, Carson City, NV 89701
 3: No Situs, Carson City, NV 89701

Your no.: Lompa - Park Site
Order no.: 555-2427680-73

Dated: March 28, 2025

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

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of January 22, 2025 at 7:30 AM

A handwritten signature in black ink that reads "Ranny Harper".

Ranny Harper, Title Officer
 Email: rannyh@octitle.com
 Ph: 909-987-5433

The form of policy of title insurance contemplated by this report is:

Schedule "A"

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

A fee

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

Agua Fria Insurance Services LLC, an Arizona LLC, as to Parcel 1, CC Nevada, LLC, a Delaware Limited Liability Company, as to Parcel 2, and Carson City, a consolidated municipality and a political subdivision of the State of Nevada, as to Parcel 3

The land referred to in this report is situated in the City of Carson City, the County of Carson City, State of Nevada, and is described as follows:

Parcel 1:

Parcel 1 of Parcel Map 2959 for Lompa Ranch East Hills LLC PM-18-080, according to the Map thereof, filed in the Office of the Recorder of Carson City, Nevada, on March 19, 2019, in Book 11 of Maps, Page 2959, as File No. 493058.

Parcel 2:

A parcel of land situate within the Northwest One-Quarter (NW1/4) of the Northeast One-Quarter (NE1/4) of Section 16, Township 15 North, Range 20 East, Mount Diablo Meridian Parcels 2 and 3 of Parcel Map for Lompa Ranch East Hills LLC (PM-18-080) file in Book 11, Page 2959, of Official Records of Carson City, Nevada, File No. 493058, filed March 19, 2019, being more particularly described as follows:

Beginning at the Northwest corner of the above-mentioned Parcel 2, being on the East right-of-way line of Interstate – 580 as shown on said Parcel Map, from which the North One-Quarter corner of said Section 16, bears, South 88° 08' 29" East, 1247.50 feet;

Thence, along the North line of said Parcel 2, South 89° 03' 36" East, 69.87 feet, to the most Northeast corner of said Parcel 2, to the beginning of a non-tangent curve to the right of which the radius point bears North 87° 07' 07" West;

Thence, along the East line of said Parcel 2, the following five (5) courses:

- 1) Southerly, 35.08 feet along the arc of a curve having a radius of 530.00 feet and through a central angle of 03° 47' 34", to the beginning of a reverse curve;
- 2) Southerly, a distance of 47.04 feet along a reverse curve to the left having a radius of 470.00 feet and a central angle of 05° 44' 03";
- 3) South 00° 56' 24" West, 47.48 feet, to the beginning of a non-tangent curve to the left of which the radius point bears South 89° 03' 35" East;
- 4) Southerly, 135.81 feet along the arc of a curve having a radius of 505.00 feet through a central angle of 15° 24' 29" to the beginning of a reverse curve;
- 5) Southerly, 141.24 feet along the arc of a curve having a radius of 995.00 feet, through a central angle of 08° 07' 59";
- 6) South 06° 20' 05" East, 242.13 feet, to the Northwest corner of said Parcel 3;

Thence, along the North line of said Parcel 3, the following four (4) courses:

- 1) North 83° 39' 55" East, 92.22 feet;
- 2) South 89° 03' 31" East, 54.13 feet;
- 3) South 06° 20' 04" East, 45.21 feet;
- 4) South 89° 03' 33" East, 730.55 feet, to the Northeast corner of said Parcel 3;

Thence, along the East line of said Parcel 3, South 00° 53' 33" West, 490.00 feet;

Thence, continuing along the East line of said Parcel 3, South 89° 03' 21" East, 69.31 feet, to the beginning of a non-tangent curve to the right of which radius point bears South 85° 57' 53" West;

Thence, Southerly, 5.01 feet along the arc of a curve having a radius of 370.00 feet and through a central angle of 00° 46' 34", to the Southwest corner of said Parcel 3 also being the Northeast corner of said Parcel 2, also being the beginning of a compound curve;

Thence, Southerly, along the Easterly line of said Parcel 3, the following six (6) courses:

- 1) Southerly 25.14 feet along the arc of a curve having a radius of 370.00 feet and through a central angle of 03° 53' 34";
- 2) South 00° 38' 01" West, 110.33 feet, to the beginning of a tangent curve to the left;
- 3) Southerly, 229.75 feet along the arc of a curve having a radius of 430.00 feet and through a central angle of 30° 36' 50";
- 4) South 00° 38' 06" West, 131.01 feet;
- 5) North 79° 08' 28" East, 97.10 feet, to the beginning of a non-tangent curve to the left of which the radius point bears North 40° 22' 35" East, to the most Southeast corner of said Parcel 2;
- 6) Southeasterly, 52.92 feet along the arc of a tangent curve to the left having a radius of 430.00 feet and through a central angle of 07° 03' 03";

Thence, along the Southeasterly line of said Parcel 2, the following eight (8) courses:

- 1) South 46° 24' 52" West, 70.78 feet, to the beginning of a tangent curve to the left,
- 2) Southwesterly, 39.01 feet along the arc of a curve to the left having a radius of 95.00 feet and through a central angle of 23° 31' 46";
- 3) South 22° 53' 06" West, 138.13 feet;
- 4) North 67° 06' 54" West, 90.00 feet;
- 5) South 22° 53' 06" West, 65.74 feet;
- 6) South 67° 06' 54" East, 90.00 feet;
- 7) South 22° 53' 06" West, 110.28 feet;
- 8) North 67° 06' 54" West, 116.12 feet, to the most Southerly corner of said Parcel 2:

Thence, along the Southerly line of said Parcel 2, the following four (4) courses:

- 1) North 21° 20' 05" East, 0.28 feet, to the beginning of a tangent curve to the left;
- 2) Northwesterly, 193.08 feet along the arc of a curve having a radius of 100.00 feet and through a central angle of 110° 37' 33";
- 3) North 89° 17' 28" West, 210.14 feet, to the beginning of a tangent curve to the right;
- 4) Westerly, 374.94 feet along the arc of a curve having a radius of 730.00 feet and through a central angle of 29° 25' 40", the Southwest corner of said Parcel 2;

Thence, along the West line of said Parcel 2, the following four (4) courses:

- 1) North 02° 29' 16" West, 495.73 feet;
- 2) South 89° 47' 11" West, 96.45 feet, to the above-mentioned East right-of-way line of Interstate – 580;
- 3) Along the East right-of-way line of Interstate – 580, North 06° 20' 04" West, 941.91 feet;
- 4) Along the East right-of-way line of Interstate – 580, North 13° 41' 42" West, 353.70 feet, to the point of beginning.

Note: Said legal description was recorded in Grant, Bargain, Sale Deed recorded July 14, 2023, as Document No. 540960, Official Records, Carson City, Nevada.

Parcel 3:

All that certain real property situate in a portion of the NE ¼ of Section 16, T. 15 N., R. 20 E., M.D.B.M., Carson City, State of Nevada, further described as a portion of Parcel 3, as shown on the Parcel Map filed in Book 7, Page 1861, Document No. 113235, Official Records of Carson City, State of Nevada, more particularly described as follows:

Commencing at the East ¼ corner of said Section 16; thence N 07° 39' 15" W, a distance of 1,006.27 feet to the true point of beginning; thence S 79° 08' 23" W, a distance of 96.89 feet; thence N 00° 38' 01" E, a distance of 130.74 feet to the beginning of a

non-tangent curve to the left; thence along a curve having a radius of 430.00 feet, arc length of 147.12 feet, delta angle of $19^{\circ} 36' 10''$, a chord bearing of S $39^{\circ} 47' 56''$ E, and a chord length of 146.40 feet to the true point of beginning.

Note: Said legal description was previously recorded in Deed recorded March 24, 1998, as Document No. 215192, Official Records of Carson City, Nevada.

Assessor's Parcel Numbers(s):

- 1: 010-741-01
- 2: 010-741-04
- 3: 010-542-01

Schedule "B"

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

1	Tax Parcel: 010-741-01		
	Tax Type: County		
	Installment	Amount	Last Day to Pay Without Penalty
	1st Installment	\$1,913.28	8/19/2024
	2nd Installment	\$1,911.74	10/7/2024
	3rd Installment	\$1,911.74	1/6/2025
	4th Installment	\$1,911.74	3/3/2025

NOTE: Taxes above mentioned have all been paid and are reported for proration purposes only.

The above taxes cover Parcel 1.

	Tax Parcel: 010-741-04		
	Tax Type: County		
	Installment	Amount	Last Day to Pay Without Penalty
	1st Installment	\$10,555.94	8/19/2024
	2nd Installment	\$10,554.39	10/7/2024
	3rd Installment	\$10,554.39	1/6/2025
	4th Installment	\$10,554.39	3/3/2025

The above taxes cover Parcel 2.

- 3 Tax and bond report to follow.
- 4 The herein described property appears to contain assessments and/or bonds, further information has been ordered and will be reported later.

The above taxes cover Parcel 3.

- 5 Prior to close this company will require the Tax Collector's Office be contacted to verify open and delinquent taxes.

THE FOLLOWING MATTERS AFFECT Parcel 1

- 6 Provisions as contained in a Deed recorded September 13, 1960, [in Book 89, Page\(s\) 158, of Deeds](#) as Document No. 34996, Official Records, Carson City, Nevada
- 7 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded August 31, 1978, in [in Book 3, Page\(s\) 678, of Maps](#) as File No. 82033.
- Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.
- 8 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded June 27, 1983, [in Book 4, Page\(s\) 974](#), as File No. 19350.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

- 9 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded June 29, 1983, [in Book 4, Page\(s\) 975](#), as File No. 19422.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

- 10 An Oil and Gas Lease affecting this and other property executed by the owner of said land and by others as owners of other land, for the term and upon the terms, covenants and provisions therein provided
Recorded: 8/26/2011, as Instrument No. [2011-414956](#), Official Records.
Dated: 08/13/2011
Term: as provided therein years from date hereof and any other term as provided for therein
Lessor: D & S L V, LLC, a Nevada Limited Liability Company as to a one-third (1/3) interest and
L/C Holdings, LLC, a Nevada Limited Liability Company
Lessee: Carson City, Nevada, a Consolidated Municipality

The present ownership of said leasehold and other matters affecting the interest of the lessee are not shown herein.

- 11 An Oil and Gas Lease affecting this and other property executed by the owner of said land and by others as owners of other land, for the term and upon the terms, covenants and provisions therein provided
Recorded: 9/27/2011, as Instrument No. [415804](#), Official Records.
Dated: 08/18/2011
Term: as provided therein years from date hereof and any other term as provided for therein
Lessor: D & S L V, LLC, a Nevada Limited Liability Company as to a one-third (1/3) interest and
L/C Holdings, LLC, a Nevada Limited Liability Company
Lessee: Carson City, Nevada, a Consolidated Municipality

The present ownership of said leasehold and other matters affecting the interest of the lessee are not shown herein.

- 12 An instrument, upon the terms and conditions contained therein
Entitled: Deed
Dated: 08/18/2011
Executed by and between: D & S L V, LLC, a Nevada Limited Liability Company as to a one-third (1/3) interest and
L/C Holdings, LLC, a Nevada Limited Liability Company and Carson City, Nevada, a
Consolidated Municipality
Recorded: 9/27/2011, as Instrument No. [415807](#) of Official Records.

- 13 Matters, rights or boundary discrepancies that may exist or be disclosed by a Record of Survey filed [01/09/2015 in Book 10, Page\(s\) 2829, of Record of Survey](#) in the office of the County Recorder of said County.

- 14 Matters, rights or boundary discrepancies that may exist or be disclosed by a Record of Survey filed [09/27/2016 in Book 10, Page\(s\) 2890, of Record of Survey](#) in the office of the County Recorder of said County.

- 15 Matters, rights or boundary discrepancies that may exist or be disclosed by a Parcel Maps filed [03/19/2019 in Book 11, Page\(s\) 2959, of Parcel Maps](#) in the office of the County Recorder of said County.

- 16 The requirement that we be provided:

- (1) A copy of the filed articles of organization of Agua Fria Insurance Services LLC, an Arizona LLC
- (2) A current list of the names of said limited liability company members
- (3) A copy of said limited liability company's operating agreement, with a verified certificate that the operating agreement is a true and correct copy of the agreement now in effect.

- 17 Subject to requirements and particulars of California Senate Bill 1079, including but not limited to, giving a 45-day first right of refusal to purchase a 1-to-4 unit foreclosed family dwelling property to tenants, buyers intending to occupy the property as a primary residence, local governments intending to use the property as affordable housing, and certain other eligible buyers or bidders.

- 18 "NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review".

THE FOLLOWING MATTERS AFFECT Parcel 2

- 19 Rights of the public City and/or the County in and to those portions of said land commonly referred to as Airport Road.
- 20 An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of East Carson General Improvement District, for an outfall sewer line, recorded May 28, 1965 in Book 37, Page 106, as Document No. [91097](#), Official Records, Carson City, Nevada.
- 21 An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes, for utility facilities, recorded May 10, 2006, as Document No. [2006-353535](#), Official Records, Carson City, Nevada.
- 22 Terms, conditions and provisions, as set forth and contained in a document entitled "Agreement", recorded August 26, 2011, as Document No. [414956](#), of Official Records, Carson City, Nevada.
- 23 An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Carson City, Nevada, a consolidated municipality, for a non-exclusive water line easement and any appurtenances thereto, recorded September 27, 2011, as Document No. [415804](#), Official Records, Carson City, Nevada.
- 24 Terms and Conditions as set forth and contained in a document entitled "Ordinance No. 2017-25: Development Agreement Lompa Ranch North Specific Plan", recorded May 24, 2018, as Document No. [485378](#), of Official Records, Carson City, Nevada.
- 25 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded March 19, 2019, in Book 11 of Maps, Page 2959, as File No. [2019-493058](#), referenced in the legal description contained herein.

Reference is hereby made to the above document for full particulars.

- 26 "NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review".
- 27 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Reversion to Acreage Map recorded December 5, 2022, in Book 11, Page 3063, as File No. [2022-537119](#).

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Reference is hereby made to the above document for full particulars.

THE FOLLOWING MATTERS AFFECT Parcel 3

- 28 Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
- 29 Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 30 Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
- 31 All reservations recited in the patent from the United States, including but not limited to as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and a right of way for ditches or canals constructed by authority of the United States".

- 32 Easements for any and all ditches, pipe and pipe lines, conduits, transmission lines, poles, roads, trails, and fences on or traversing said land which would be disclosed and located by an accurate survey.
- 33 Discrepancies, conflicts in boundary lines, shortages in area and/or encroachments and/or other facts which a correct survey would disclose and which are not shown by the public record.
- 34 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded February 3, 1977, [in Book 3 of Maps, Page 546, as Document No. 68249](#), Official Records of Carson City, Nevada.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Reference is hereby made to the above document for full particulars.

- 35 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded August 31, 1978, [in Book 3 of Maps, Page 678, as File No. 182033](#).

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Reference is hereby made to the above document for full particulars.

- 36 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded June 27, 1983, in Book 4 of Maps, Page 974, as File No. [1983-19350](#).

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Reference is hereby made to the above document for full particulars.

- 37 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded June 29, 1983, in Book 4 of Maps, Page 975, as File No. [1983-19422](#).

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Reference is hereby made to the above document for full particulars.

- 38 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded March 21, 1991, in Book 9 of Maps, Page 1861, as Document No. [113235](#) Official Records of Carson City, Nevada.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Reference is hereby made to the above document for full particulars.

- 39 Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map recorded January 10, 1997, in Book 8 of Maps, Page 2196, as Document No. [1997-197971](#), Official Records of Carson City, Nevada.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

Reference is hereby made to the above document for full particulars.

- 40 Any rights, interest or claims by reason of unrecorded leases, if any, which are not disclosed by the public records.

- 41 "NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review".

THE FOLLOWING MATTERS AFFECT Parcel 1-2 and 3

- 43 (A) (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- (B) Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- (C) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- (D) Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- (E) (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- (F) Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
- (G) Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Exceptions A-G will be omitted on extended coverage policies.

- 44 Any facts, rights, interest or claims which may be shown by an inspection of the land or which may be disclosed by inquiry of persons in possession of said land.
- 45 Please note: This transaction will require the notarization of any documentation be performed by an approved notary of this company. If the escrow is unable to perform the notary services, please contact the Title Officer.
- 46 Applicant has requested Real Advantage Title Insurance Company (The Company) to issue a preliminary report of the property described herein. Applicant is aware that Title Insurance may be available for the contemplated transaction, but may not request the company to issue or cause to be issued a policy therein. Applicant agrees that this report is issued for the exclusive use of applicant and that said preliminary report is issued pursuant to section 12340.11 of the insurance code of the State of California. By acceptance of this report, applicant understands and agrees that said report is not an abstract of title, nor are any of the rights, duties or responsibilities applicable to the preparation and issuance of an abstract of title applicable to the issuance of this report. This report shall not be construed as, nor constitute, a representation as to the condition of the title to real property, but shall contribute a statement terms and conditions upon which the issuer is willing to issue a title policy, if requested to do so.
- 47 The requirement that we be provided:
- (1) A copy of the filed articles of organization of Agua Fria Insurance Services, LLC, a limited liability company.
 - (2) A current list of the names of said limited liability company members.
 - (3) A copy of said limited liability company's operating agreement, with a verified certificate that the operating agreement is a true and correct copy of the agreement now in effect.

Note: This company will require certification by the proper manager(s) or if none, by one of the current members of Agua Fria Insurance Services, LLC that the operating agreement and amendments thereto, if any, is currently in full force and effect and has not been revoked or terminated

48 The requirement that we be provided:

(1) A copy of the filed articles of organization of CC Nevada, LLC, a limited liability company.

(2) A current list of the names of said limited liability company members.

(3) A copy of said limited liability company's operating agreement, with a verified certificate that the operating agreement is a true and correct copy of the agreement now in effect.

Note: This company will require certification by the proper manager(s) or if none, by one of the current members of CC Nevada, LLC that the operating agreement and amendments thereto, if any, is currently in full force and effect and has not been revoked or terminated

49 Prior to closing this transaction we require the attached "Owner's Affidavit" be completed and returned to this office. The completed "Owner's Affidavit" will have to be reviewed and approved by Underwriting prior to the issuance of any Title Policy.

50 Rights of any party in possession of the land, if any, and rights of all parties claiming by, through or under said party(s).

End of Schedule B

“NOTES AND REQUIREMENTS SECTION”**NOTE NO. 1**

Note does not apply to this transaction.

NOTE NO. 2 PAYOFF INFORMATION:

Note: this company does require current beneficiary demands prior to closing.

If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

- A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.
- B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.
- C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

NOTE NO. 3

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow.

Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed. That legal description page immediately follows this page.

Thank you for your support of **Real Advantage Title Insurance Company**. We hope that this makes your job a little easier.

Exhibit "A"

Parcel 1:

Parcel 1 of Parcel Map 2959 for Lompa Ranch East Hills LLC PM-18-080, according to the Map thereof, filed in the Office of the Recorder of Carson City, Nevada, on March 19, 2019, in Book 11 of Maps, Page 2959, as File No. 493058.

Parcel 2:

A parcel of land situate within the Northwest One-Quarter (NW1/4) of the Northeast One-Quarter (NE1/4) of Section 16, Township 15 North, Range 20 East, Mount Diablo Meridian Parcels 2 and 3 of Parcel Map for Lompa Ranch East Hills LLC (PM-18-080) file in Book 11, Page 2959, of Official Records of Carson City, Nevada, File No. 493058, filed March 19, 2019, being more particularly described as follows:

Beginning at the Northwest corner of the above-mentioned Parcel 2, being on the East right-of-way line of Interstate – 580 as shown on said Parcel Map, from which the North One-Quarter corner of said Section 16, bears, South 88° 08' 29" East, 1247.50 feet;

Thence, along the North line of said Parcel 2, South 89° 03' 36" East, 69.87 feet, to the most Northeast corner of said Parcel 2, to the beginning of a non-tangent curve to the right of which the radius point bears North 87° 07' 07" West;

Thence, along the East line of said Parcel 2, the following five (5) courses:

- 1) Southerly, 35.08 feet along the arc of a curve having a radius of 530.00 feet and through a central angle of 03° 47' 34", to the beginning of a reverse curve;
- 2) Southerly, a distance of 47.04 feet along a reverse curve to the left having a radius of 470.00 feet and a central angle of 05° 44' 03";
- 3) South 00° 56' 24" West, 47.48 feet, to the beginning of a non-tangent curve to the left of which the radius point bears South 89° 03' 35" East;
- 4) Southerly, 135.81 feet along the arc of a curve having a radius of 505.00 feet through a central angle of 15° 24' 29" to the beginning of a reverse curve;
- 5) Southerly, 141.24 feet along the arc of a curve having a radius of 995.00 feet, through a central angle of 08° 07' 59";
- 6) South 06° 20' 05" East, 242.13 feet, to the Northwest corner of said Parcel 3;

Thence, along the North line of said Parcel 3, the following four (4) courses:

- 1) North 83° 39' 55" East, 92.22 feet;
- 2) South 89° 03' 31" East, 54.13 feet;
- 3) South 06° 20' 04" East, 45.21 feet;
- 4) South 89° 03' 33" East, 730.55 feet, to the Northeast corner of said Parcel 3;

Thence, along the East line of said Parcel 3, South 00° 53' 33" West, 490.00 feet;

Thence, continuing along the East line of said Parcel 3, South 89° 03' 21" East, 69.31 feet, to the beginning of a non-tangent curve to the right of which radius point bears South 85° 57' 53" West;

Thence, Southerly, 5.01 feet along the arc of a curve having a radius of 370.00 feet and through a central angle of 00° 46' 34", to the Southwest corner of said Parcel 3 also being the Northeast corner of said Parcel 2, also being the beginning of a compound curve;

Thence, Southerly, along the Easterly line of said Parcel 3, the following six (6) courses:

- 1) Southerly 25.14 feet along the arc of a curve having a radius of 370.00 feet and through a central angle of 03° 53' 34";
- 2) South 00° 38' 01" West, 110.33 feet, to the beginning of a tangent curve to the left;
- 3) Southerly, 229.75 feet along the arc of a curve having a radius of 430.00 feet and through a central angle of 30° 36' 50";
- 4) South 00° 38' 06" West, 131.01 feet;
- 5) North 79° 08' 28" East, 97.10 feet, to the beginning of a non-tangent curve to the left of which the radius point bears North 40° 22' 35" East, to the most Southeast corner of said Parcel 2;
- 6) Southeasterly, 52.92 feet along the arc of a tangent curve to the left having a radius of 430.00 feet and through a central angle of 07° 03' 03";

Thence, along the Southeasterly line of said Parcel 2, the following eight (8) courses:

- 1) South 46° 24' 52" West, 70.78 feet, to the beginning of a tangent curve to the left,

- 2) Southwesterly, 39.01 feet along the arc of a curve to the left having a radius of 95.00 feet and through a central angle of $23^{\circ} 31' 46''$;
- 3) South $22^{\circ} 53' 06''$ West, 138.13 feet;
- 4) North $67^{\circ} 06' 54''$ West, 90.00 feet;
- 5) South $22^{\circ} 53' 06''$ West, 65.74 feet;
- 6) South $67^{\circ} 06' 54''$ East, 90.00 feet;
- 7) South $22^{\circ} 53' 06''$ West, 110.28 feet;
- 8) North $67^{\circ} 06' 54''$ West, 116.12 feet, to the most Southerly corner of said Parcel 2:

Thence, along the Southerly line of said Parcel 2, the following four (4) courses:

- 1) North $21^{\circ} 20' 05''$ East, 0.28 feet, to the beginning of a tangent curve to the left;
- 2) Northwesterly, 193.08 feet along the arc of a curve having a radius of 100.00 feet and through a central angle of $110^{\circ} 37' 33''$;
- 3) North $89^{\circ} 17' 28''$ West, 210.14 feet, to the beginning of a tangent curve to the right;
- 4) Westerly, 374.94 feet along the arc of a curve having a radius of 730.00 feet and through a central angle of $29^{\circ} 25' 40''$, the Southwest corner of said Parcel 2;

Thence, along the West line of said Parcel 2, the following four (4) courses:

- 1) North $02^{\circ} 29' 16''$ West, 495.73 feet;
- 2) South $89^{\circ} 47' 11''$ West, 96.45 feet, to the above-mentioned East right-of-way line of Interstate – 580;
- 3) Along the East right-of-way line of Interstate – 580, North $06^{\circ} 20' 04''$ West, 941.91 feet;
- 4) Along the East right-of-way line of Interstate – 580, North $13^{\circ} 41' 42''$ West, 353.70 feet, to the point of beginning.

Note: Said legal description was recorded in Grant, Bargain, Sale Deed recorded July 14, 2023, as Document No. 540960, Official Records, Carson City, Nevada.

Parcel 3:

All that certain real property situate in a portion of the NE $\frac{1}{4}$ of Section 16, T. 15 N., R. 20 E., M.D.B.M., Carson City, State of Nevada, further described as a portion of Parcel 3, as shown on the Parcel Map filed in Book 7, Page 1861, Document No. 113235, Official Records of Carson City, State of Nevada, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 16; thence N $07^{\circ} 39' 15''$ W, a distance of 1,006.27 feet to the true point of beginning; thence S $79^{\circ} 08' 23''$ W, a distance of 96.89 feet; thence N $00^{\circ} 38' 01''$ E, a distance of 130.74 feet to the beginning of a non-tangent curve to the left; thence along a curve having a radius of 430.00 feet, arc length of 147.12 feet, delta angle of $19^{\circ} 36' 10''$, a chord bearing of S $39^{\circ} 47' 56''$ E, and a chord length of 146.40 feet to the true point of beginning.

Note: Said legal description was previously recorded in Deed recorded March 24, 1998, as Document No. 215192, Official Records of Carson City, Nevada.

CLTA Preliminary Report Form – Exhibit B (06-03-11)

CLTA STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
- Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02/03/10)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of those portions of any law or government regulation concerning: a. building, b. zoning, c. land use d. improvements on the Land, e. land division; and f. environmental protection. This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- Risks: a. that are created, allowed, or agreed to by You, whether or not they recorded in the Public Records; b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e, 25, 26, 27, or 28.
- Failure to pay value for Your Title.
- Lack of a right: a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

• For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1 % of Policy Amount shown in Schedule A or \$ 2,500 (whichever is less)	\$ 10,000
Covered Risk 18:	1 % of Policy Amount shown in Schedule A or \$ 5,000 (whichever is less)	\$ 25,000
Covered Risk 19:	1 % of Policy Amount shown in Schedule A or \$ 5,000 (whichever is less)	\$ 25,000
Covered Risk 21:	1 % of Policy Amount shown in Schedule A or \$ 2,500 (whichever is less)	\$ 5,000

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
- The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
- Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- Failure to pay value for your title.
- Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state in which the Land is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b):

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (IV) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer; or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of the land; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(d), 14, and 16. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(b), 14, and 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 26); or (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth in lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Real Advantage Title Insurance Company

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

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

Applicability

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

Types of Information

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

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

Your California Rights (immediately following this Privacy Policy) or you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. Only applies to CA residents

Use of Information

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

Former Customers

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

Confidentiality and Security

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

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy before the new policy becomes effective.

Last Revision 12/26/2019
Effective on 1/01/2020

Your California Rights

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act ("CCPA"). All phrases used herein shall have the same meaning as those phrases used under relevant California law, including but not limited to the CCPA.

Right to Know

You have the right to know:

- The categories of personal information we have collected about or from you;
- The categories of sources from which we collected your personal information;
- The business or commercial purpose for collecting or sharing your personal information;
- The categories of third parties with whom we have shared your personal information; and
- The specific pieces of your personal information we have collected.

Process to Submit a Request. To submit a verified request for this information you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by visiting our website <https://www.titleadvantage.com/privacypolicy.htm> or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle.com.

Verification Method. In order to ensure your personal information is not disclosed to unauthorized parties, and to protect against fraud, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right of Deletion

You have a right to request that we delete the **personal information** we have collected from or about you.

Process to Submit a Request. To submit a verified request to delete you information you may visit our website at <https://www.titleadvantage.com/privacypolicy.htm> or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by clicking here or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle.com.

Verification Method. In order to ensure we do not inadvertently delete your **personal information** based on a fraudulent request, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the **personal information** requested to be deleted, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out

We do not sell your **personal information** to third parties, and do not plan to do so in the future.

Right of Non-Discrimination

You have a right to exercise your rights under the CCPA without suffering discrimination. Accordingly, OC Title & family of Companies will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

California Minors

If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Applications or Websites. To make such a request, please send an email with a detailed description of the specific content or information to dataprivacy@octitle.com. Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

Collection Notice

The following is a list of the categories of **personal information** we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the

categories of sources from which we may have collected the **personal information**, and the categories of third parties with whom we may have shared the **personal information**:

Categories of Personal Information Collected

The categories of **personal information** we have collected include, but may not be limited to:

- real name
- Signature
- Alias
- SSN
- physical characteristics or description, including protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number
- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

Categories of Sources

Categories of sources from which we've collected **personal information** include, but may not be limited to:

- the consumer directly
- public records
- governmental entities
- non-affiliated third parties
- affiliated third parties

Business Purpose for Collection

The business purposes for which we've collected **personal information** include, but may not be limited to:

- completing a transaction for our Products
- verifying eligibility for employment
- facilitating employment
- performing services on behalf of affiliated and non-affiliated third parties
- protecting against malicious, deceptive, fraudulent, or illegal activity

Categories of Third Parties Shared

The categories of third parties with whom we've shared **personal information** include, but may not be limited to:

- service providers
- operating systems and platforms
- non-affiliated third parties
- affiliated third parties

Sale Notice

We have not sold the **personal information** of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated, and we have no plans to sell such information in the future. We also do not, and will not sell the **personal information** of minors under sixteen years of age without affirmative authorization.

Disclosure Notice

The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the twelve months preceding the date this Privacy Notice was last updated.

- real name
- Signature
- Alias
- SSN
- physical characteristics or description, including protected characteristics under federal or state law
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- bank account number
- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

- address
- employment history

If you have any questions and/or comments you may contact us:

Call Us at our toll free number (866) 241-7373

Email Us at dataprivacy@octitle.com

Mail:

Orange Coast Title

Attn: Privacy Officer

1551 N. Tustin Ave., Ste. 300

Santa Ana, CA 92705

Effective on 1/1/2019

Revised on 12/23/2019



Real Advantage Title Insurance Company

3536 Concourses, Suite 120

Ontario, CA 91764

(909) 987-5433

March 28, 2025

Guardian Capital
Attn: Glen L Powles
5780 Fleet Street, Suite 225
Carlsbad, CA 92008

Congratulations on your recent listing. On behalf of Real Advantage Title Insurance Company, I would like to take this opportunity to thank you for allowing us to provide you with the attached report.

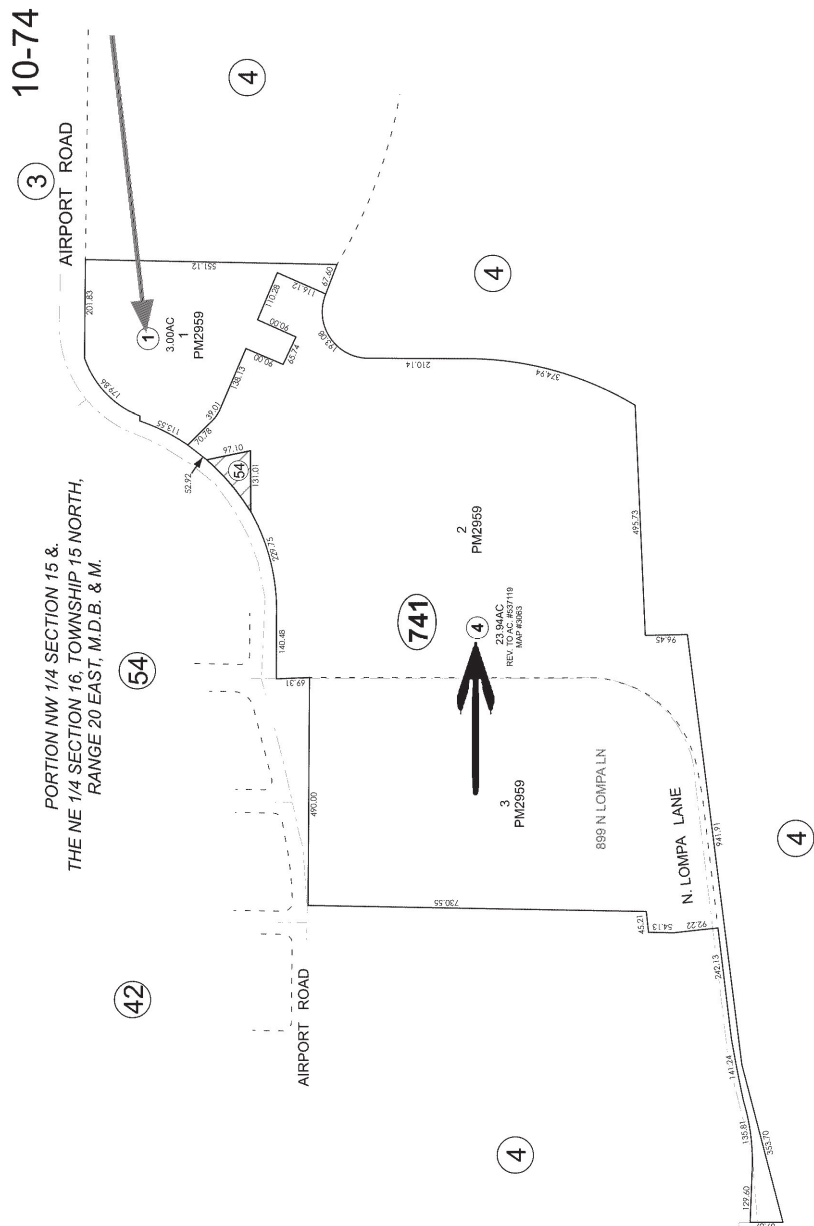
To offer the best service you and your client deserve, please reference the order number below when an offer has been accepted and you are ready to open escrow:

555-2427680-73

Should you need anything, please do not hesitate to contact me at:

A handwritten signature in black ink that reads "Ranny Harper".

Ranny Harper, Title Officer
Ph: 909-987-5433
Email: rannyh@octitle.com



NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
PRECISELY REPRESENT ACTUAL SURVEY DATA
DUE TO DISCREPANCIES BETWEEN LOT LINES

Revised: 09/07/2023



CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE
AND IS ASSUMED TO BE THE BEST AVAILABLE DATA.
DATA RECEIVED HEREON YOU CAN VIEW AND PRINT OUR
MAPS. NO CHARGE. VISIT OUR WEBSITE AT
WWW.CARSON.ORG/HOME

ADD ADDRESS FOR PARCEL 010-741-04 @2/25/2023

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY
IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY
WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



May 19, 2025

Carson City Community Development

ATTN: Heather Manzo

108 E. Proctor Street

Carson City, NV 89701

RE: AB-2025-0190 (Lompa Lane)

Heather,

The following is a response to comments received via email on May 16, 2025 regarding the above mentioned case:

1. The abandonment request will eliminate a future road segment. It is my understanding after speaking with you and Kevin that a merger and resubdivision application is forthcoming. Staff will need to have the application information in order to make the necessary findings. Please provide a timeline for submittal and any supporting material that will assist staff in our review of the request.

RESPONSE: The realigned North Lompa Lane extension will be offered for dedication on a Merger and Resubdivision Parcel Map and deed of dedication for the park site (draft attached) that will be submitted to Carson City within the next 60 days. Based on discussions with Carson City Planning and Engineering staff, we understand that this abandonment request will be recorded concurrently with the Merger and Resubdivision Parcel Map.

2. Please provide the notarized application page for the right of way abandonment application.

RESPONSE: Noted. The corrected application form has been included in the updated application package.

3. Please provide legal descriptions and associated exhibits for the resultant parcel(s). If the plan is to record a merger and resubdivision and the abandonment concurrently, please be sure to include the appropriate references on the documents that will be recorded first.

RESPONSE: To clarify, this abandonment request eliminates the 60' North Lompa Lane access easement as granted on PM 2959 and further noted on RTA 3036 (both attached for reference). The resultant parcel continues to be the "resultant parcel" per RTA 3063.

Resultant parcel legals and associated exhibits are not applicable to this roadway easement abandonment. The appropriate references for each mapping action will be documented on subsequent mapping actions with fill-in's for dates and document numbers.

For reference the anticipated recording order is as follows:

- 1) ***Airport Road Dedication (NE corners of CC Nevada LLC parcel)***
- 2) ***Lot Line Adjustment between CC Nevada and Auga Fria***
- 3) ***Airport Road Abandonment***
- 4) ***North Lompa Lane Dedication through future park site***
- 5) ***North/South Park Parcels dedication***
- 6) ***North Lompa Lane Roadway Easement Abandonment***
- 7) ***Merger and Resubdivision Parcel Map***

4. Please provide documentation that shows where utility easements are located, if they are to be relocated or eliminated as they relate to the abandonment request.

RESPONSE: The existing 60 foot public utility and drainage easement through the site is anticipated to be abandoned by separate application and processed concurrent with the merger and resubdivision parcel map.

5. Once the above items have been addressed, please submit application and noticing fees in the amount of \$2,480.30.

RESPONSE: See attached receipt confirming payment of application and noticing fees.

6. Please submit 12 sets of the updated application and a PDF with the updated application.

RESPONSE: Noted. Full copies of the application packet are included with this memo.

We believe this addresses all initial comments received from City departments, however, please do not hesitate to reach out if you have any questions or need additional information.

Sincerely,

Wood Rodgers, Inc.



Stacie Huggins
Principal Planner

J:\Jobs\3621_Lompa_Ranch_East_Apartments\Geomatics\mapping\PM_Lompa_East_Apts_Tentative_PM.dwg 5/16/2025 2:06 PM Kevin Almeter

OWNER’S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CC NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT THE STREETS, AVENUES, PUBLIC PLACES AND AREAS OF DEDICATION AS SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND CARSON CITY UTILITIES, THEIR SUCCESSORS AND ASSIGNS. I DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAME AND CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

CC NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

NOTARY CERTIFICATE:

STATE OF _____ } SS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202____, .
BY _____ AS _____ OF CC NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____ DATE _____
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT CC NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

REAL ADVANTAGE TITLE INSURANCE COMPANY

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

TAX CERTIFICATE:

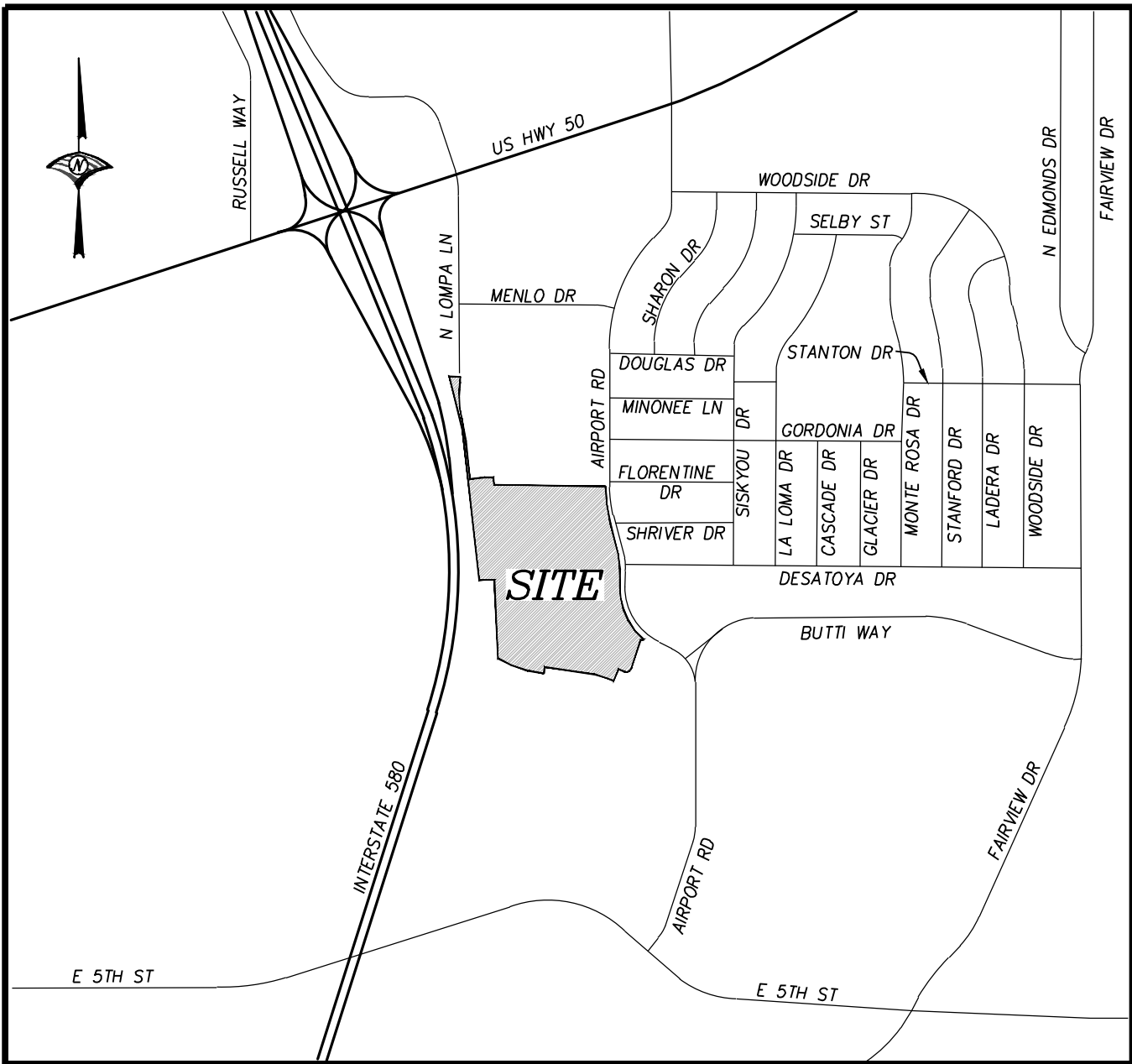
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID.

APN: 010-741-04

CARSON CITY TREASURER

BY: _____ DATE _____

NAME/TITLE (PRINT) _____



VICINITY MAP
NOT TO SCALE

CITY ENGINEER’S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THE PLAT HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE CENTERLINE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDATION DATE OF THIS MAP.

BY: _____ DATE _____

NAME/TITLE (PRINT) _____

PARCEL MAP COMMITTEE CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT CONFORMS TO THE TENTATIVE PARCEL MAP PM-2025-00____ REVIEWED AND APPROVED ON JANUARY 25, 2024. THIS PLAT IS IN SUBSTANTIAL COMPLIANCE WITH ALL CONDITIONS OF APPROVAL.

BY: _____ DATE _____
HOPE SULLIVAN, AICP
CARSON CITY COMMUNITY DEVELOPMENT DIRECTOR

CARSON CITY CLERK

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS BEING DEFERRED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.390.

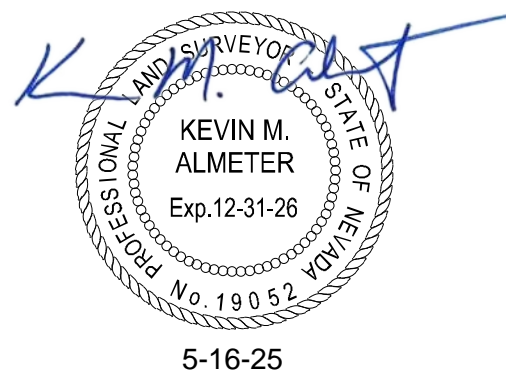
BY: _____ DATE _____
CITY CLERK

NAME (PRINT) _____

SURVEYOR’S CERTIFICATE:

I, KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CC NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 15 AND THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., CARSON CITY, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 4, 2025.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



5-16-25
KEVIN M. ALMETER P.L.S.
NEVADA CERTIFICATE NO. 19052

UTILITY COMPANIES’ CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TELEVISION, PUBLIC UTILITY COMPANIES AND CARSON CITY UTILITIES.

CHARTER COMMUNICATIONS _____ DATE _____

NAME/TITLE (PRINT) _____

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA _____ DATE _____

NAME/TITLE (PRINT) _____

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____

NAME/TITLE (PRINT) _____

CARSON CITY UTILITIES _____ DATE _____

NAME/TITLE (PRINT) _____

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

SOUTHWEST GAS CORPORATION _____ DATE _____

NAME/TITLE (PRINT) _____

RECORDER’S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF CC NEVADA, LLC ON THIS _____ DAY OF _____, 2025 AT _____ MINUTES PAST ____ O’CLOCK _____ M., IN BOOK _____, PAGE _____, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____ CARSON CITY RECORDER

FILE NO. _____ BY: _____

PM-2025-00__

TENTATIVE PARCEL MAP
FOR
CC NEVADA, LLC
A MERGER & RESUBDIVISION OF THE PARCEL DESCRIBED IN
QUITCLAIM DOCUMENT NO. 564316 & PARCEL A PER
LOT LINE ADJUSTMENT RECORD OF SURVEY NO. _____
SITUATE WITHIN THE NW 1/4 OF SEC. 15 & THE NE 1/4 OF SEC. 16
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITYNEVADA
JOB NO. 3621015

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

SHEET 1
OF 3

FOR REVIEW ONLY





DEDICATION OF LAND FOR PUBLIC RIGHT OF WAY PURPOSES

APN#: A portion of 010-741-01

GRANTOR: AGUA FRIA INSURANCE SERVICES LLC,
an Arizona LLC

GRANTEE: CARSON CITY, NEVADA, a Consolidated
Municipality

A portion of the Northwest One-Quarter (NW 1/4) of Section Fifteen (15) and the Northeast One-Quarter (NE 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, M.D.M

We, the **GRANTOR**, hereby offers to dedicate in fee to the **GRANTEE**, a Consolidated Municipality of the State of Nevada, for public purposes, lands owned by us or in which we have vested interest, more particularly described as follows, to wit:

That area offered for dedication containing 28,796 square feet of land, more or less as described in EXHIBIT A, and depicted on EXHIBIT A-1, attached hereto and made part of.

TOGETHER WITH a public utility easement hereby granted 10 feet in width coincident with offer of dedication as described in EXHIBIT A, and depicted on EXHIBIT A-1, attached here to and made part of. The public utility easement shall include cable television, Southwest Gas and Carson City Utilities.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions, remainders, rents, issues, and profits thereof unto the **GRANTEE** and to its assigns, forever.

THE OFFER OF DEDICATION is hereby deferred at this time by the **GRANTEE** with the offer to remain open indefinitely in accordance with the provisions of NRS 278.390.

FOR REVIEW ONLY

IN WITNESS WHEREOF said **GRANTOR** has hereunto signed on the day and year acknowledged below.

GRANTOR:

AGUA FRIA INSURANCE SERVICES LLC, an Arizona LLC

BY: _____

Name / Title (print): _____

STATE OF _____

S.S.

COUNTY OF _____

On this _____ day of _____, 202__, before me, the undersigned, a Notary Public in
and for said State, personally appeared _____, as
_____ of AGUA FRIA INSURANCE SERVICES LLC, an Arizona
LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the person who
executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

NOTARY PUBLIC

FOR REVIEW ONLY

EXHIBIT A
LEGAL DESCRIPTION FOR
DEDICATION OF PUBLIC RIGHT-OF-WAY
FOR NORTH LOMPA LANE

All that certain real property situate within the Northwest One-Quarter (NW 1/4) of Section Fifteen (15) and the Northeast One-Quarter (NE 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, M.D.M., Carson City, State of Nevada, being a portion of Parcel B as described in the Lot Line Adjustment Quitclaim Deed Document No. _____ and as shown on Record of Survey No. _____, File No. _____, both recorded on _____, 2025, filed in the Official Records of Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Southeasterly corner of said Parcel B, also being on the Westerly right-of-way of Airport Road as dedicated per Document No. 191690, recorded on July 16, 1996, Document No. 276885, recorded on April 19, 2002 and Document No. 492599, recorded on March 1, 2019, filed in said Official Records;

THENCE departing said corner and along said Westerly right-of-way, North 00°32'35" East a distance of 201.83 feet to the beginning of a non-tangent curve to the left;

THENCE continuing along said Westerly right-of-way, from a radial line which bears South 73°12'16" West, 51.59 feet along the arc of a 208.71 foot radius curve through a central angle of 14°09'46" to the POINT OF BEGINNING, also being the beginning of a non-tangent curve to the left;

THENCE departing said Westerly right-of-way, from a radial line which bears South 13°19'05" West, 20.77 feet along the arc of a 23.00 foot radius curve through a central angle of 51°44'59";

THENCE South 51°34'07" West a distance of 128.70 feet to the beginning of a tangent curve to the right;

THENCE 246.14 feet along the arc of a 230.00 foot radius curve through a central angle of 61°18'59";

THENCE North 67°06'54" West a distance of 92.85 feet to the parcel line common to Parcel A and SAID Parcel B per said Record of Survey No. _____;

THENCE along said common line, North 22°53'06" East a distance of 60.00 feet;

THENCE departing said common line, South 67°06'54" East a distance of 92.85 feet to the beginning of a tangent curve to the left;

THENCE 181.93 feet along the arc of a 170.00 foot radius curve through a central angle of 61°18'59";

THENCE North 51°34'07" East a distance of 111.82 feet to the beginning of a tangent curve to the left;

THENCE 44.39 feet along the arc of a 23.00 foot radius curve through a central angle of 110°34'11" to the beginning of a compound curve;

THENCE 32.33 feet along the arc of a 208.00 foot radius curve through a central angle of 08°54'16";

THENCE North 67°54'21" West a distance of 61.64 feet to the beginning of a tangent curve to the right;

THENCE 31.64 feet along the arc of a 57.00 foot radius curve through a central angle of 31°48'02" to the beginning of a reverse curve;

THENCE 32.94 feet along the arc of a 93.00 foot radius curve through a central angle of 20°17'27" to the Southwesterly right-of-way of said Airport Road, also being the beginning of a non-tangent curve to the left;

THENCE along said Southwesterly right-of-way the following five (5) arcs, courses and distances:

FOR REVIEW ONLY

EXHIBIT A
LEGAL DESCRIPTION FOR
DEDICATION OF PUBLIC RIGHT-OF-WAY
FOR NORTH LOMPA LANE

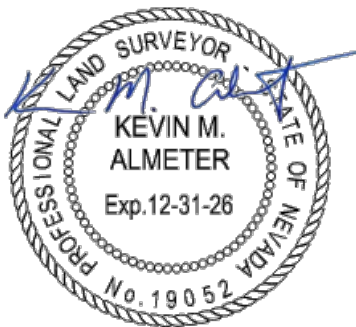
1. from a radial line which bears North 33°36'14" East, 86.38 feet along the arc of a 430.00 foot radius curve through a central angle of 11°30'34";
2. South 67°54'21" East a distance of 29.27 feet;
3. South 00°38'05" West a distance of 10.79 feet;
4. South 67°16'40" East a distance of 9.68 feet to the beginning of a non-tangent curve to the right;
5. from a radial line which bears South 23°49'39" West, 128.27 feet along the arc of a 208.71 foot radius curve through a central angle of 35°12'51" to the POINT OF BEGINNING;

Containing 28,769 square feet of land, more or less.

See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.

The Basis of Bearings for this description is identical to that as shown on said Record of Survey Map No. _____ .

Prepared by:
Wood Rodgers, Inc.
1361 Reno Corporate Dr.
Reno, NV 89502
(775) 823-4068



5-19-25

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

FOR REVIEW ONLY

PLAT TO ACCOMPANY

-DEDICATED PER
DOC. NO. 191690

DEDICATED PER
DOC. NO. 492599
BUTTI WAY

AIRPORT ROAD

DEDICATED PER DOC. NO. 276885-

SEE SHEET 2 P.M. NO. 2959

10' P.U.E. PER P.M. NO. 2959

10' P.U.E. GRANTED HEREON

10' P.U.E. GRANTED HEREON

10' P.U.E. GRANTED HEREON

10' P.U.E. PER P.M. NO. 2959

DEDICATED PER DOC. NO. 492599

DEDICATED PER DOC. NO. 191690

DEDICATED PER DOC. NO. 492599

DEDICATED PER DOC. NO. 276885

1 1/2" ALMN. CAP PLS 19715 IN MON. WEL'

1" = 60'

P.O.C. - 5/8" REBAR & ALMN. CAP PLS 17616

PARCEL B
L.L.A. R.O.S. NO.

RESULTANT PARCEL
AREA = 43,136 S.F.±

RESULTANT PARCEL
AREA = 91,445 S.F.±

60' R/W DEDICATION
AREA = 28,769 S.F.±

AIRPORT ROAD

BUTTI WAY

NORTH LOMPA LANE

P.O.B.

C1, C2, C3, C4, C5, C6, C7, C8, C9

L1, L2, L3

N33°36'14"E(R)

N67°54'21"W 61.64'

N51°34'07"E 111.82'

N51°34'07"E 185.26'

S51°34'07"W 128.70'

S13°19'05"W(R)

S73°12'16"W(R)

N0°32'35"E 201.83'

L=181.93'
Δ=61°18'59"
R=170.00'

R=200.00'
Δ=61°18'59"
L=214.04'

R=230.00'
Δ=61°18'59"
L=246.14'

S23°49'39"W(R)

40.09'

$$1'' = 60'$$

P.O.C. - 5/8" REBAR &
ALMN. CAP PLS 17616

JOB NO. 3621015
SHEET 1 OF 3



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4066

FOR REVIEW ONLY

PLAT TO ACCOMPANY

PARCEL A
B.L.A. R.O.S. NO. _____

RESULTANT PARCEL
AREA = 43,136 S.F.±

10' P.U.E. PER.
P.M. NO. 2959

MATCHLINE
SEE SHEET 1

10' P.U.E.
- GRANTED
HEREON

$L = 181.93'$
 $\Delta = 61^\circ 18' 59''$
 $R = 170.00'$

NORTH LOM
LANE

$$\frac{R=200.00'}{\Delta=61^{\circ}18'59'' \quad L=214.04'}$$

60' R/W DEDICATION
AREA = 28,769 S.F.±

10 P.U.E.
GRANTED HEREON

PARCEL B
L.L.A. R.O.S. NO. _____

RESULTANT PARCEL
AREA = 91,445 S.F.±


$$1'' = 60' /$$

JOB NO. 3621015
SHEET 2 OF 3



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

**1361 Corporate Blvd
Reno, NV 89502**

Tel 775.823.4068
Fax 775.823.4066

FOR REVIEW ONLY

EXHIBIT A-1
PLAT TO ACCOMPANY

DEDICATION OF PUBLIC RIGHT-OF-WAY
PORTIONS OF THE NW 1/4 OF SEC. 15 & NE 1/4 OF SEC. 16
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.
CARSON CITY NEVADA

LINE TABLE		
NO.	BEARING	LENGTH
L1	S67°54'21"E	29.27'
L2	S0°38'05"W	10.79'
L3	S67°16'40"E	9.68'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	208.71'	14°09'46"	51.59'
C2	23.00'	51°44'59"	20.77'
C3	23.00'	110°34'11"	44.39'
C4	208.00'	8°54'16"	32.33'
C5	57.00'	31°48'02"	31.64'
C6	93.00'	20°17'27"	32.94'
C7	430.00'	11°30'34"	86.38'
C8	208.71'	35°12'51"	128.27'
C9	208.71'	26°11'57"	95.44'
C10	208.71'	9°00'54"	32.84'

JOB NO. 3621015
SHEET 3 OF 3



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

FOR REVIEW ONLY

J:\Jobs\3621\Lompa_Ranch\Lompa_East_Apartments\Geomatics\legals_exhibits\Road_Dedications\N Lompa Ln\Lompa_East_Apts_N Lompa Ln_Dedication.dwg 5/19/2025 12:19 PM Kevin Almeter

CALIFORNIA ACKNOWLEDGEMENT

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

State of California }
County of San Diego }

On May 8, 2025, before me, Christina D. Shoop Notary Public, personally appeared Neil M. Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


Notary Public Signature



Notary Public Seal

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LOMPA RANCH EAST HILLS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT ALL RIGHT OF WAYS ARE DEDICATED AND EASEMENTS SHOWN HEREON ARE GRANTED FOR THE STATED PURPOSES. I DECLARE THAT I EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS NAME. I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL PARCEL MAP.

LOMPA RANCH EAST HILLS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: JAMIEE M. YOSHIZAWA DATE: 3/8/19
TITLE: MANAGER

STATE OF Nevada } S.S.
COUNTY OF Clark

ON THIS 8 DAY OF March, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMIEE M. YOSHIZAWA, AS MANAGER OF LOMPA RANCH EAST HILLS, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME ON THIS BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Michele Fillman
NOTARY PUBLIC
MICHELE FILLMAN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-4032-1
MY APPT. EXPIRES OCTOBER 11, 2022

TITLE COMPANYS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LOMPA RANCH EAST HILLS, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNER OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE PARCEL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED, EXCEPTING THEREFROM THOSE ENTITIES SHOWN IN THE SECURITY INTEREST HOLDER'S CERTIFICATE(S) ON THIS MAP; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A TITLE COMMITMENT DATED FEBRUARY 14, 2019, FOR THE BENEFIT OF THE COUNTY OF CARSON CITY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

BY: Vickie Taylor DATE: 3/11/2019
TITLE: COMMERCIAL TITLE OFFICER
2560170-MR

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CP DEBT, LLC, A SERIES 2 LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

BY: Corinne Gordon, Manager DATE: 3/8/19

CITY ENGINEER APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THE PARCEL MAP AS SHOWN HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Daniel L. Stock, P.E. DATE: 3/19/19
CARSON CITY ENGINEER

TREASURER CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS PARCEL MAP.

A.P.N. 010-041-75

Angie Robertson DATE: 3/19/19
TREASURER

PARCEL MAP REVIEW COMMITTEE

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP REVIEWED AND APPROVED ON 2/28, 2019 AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

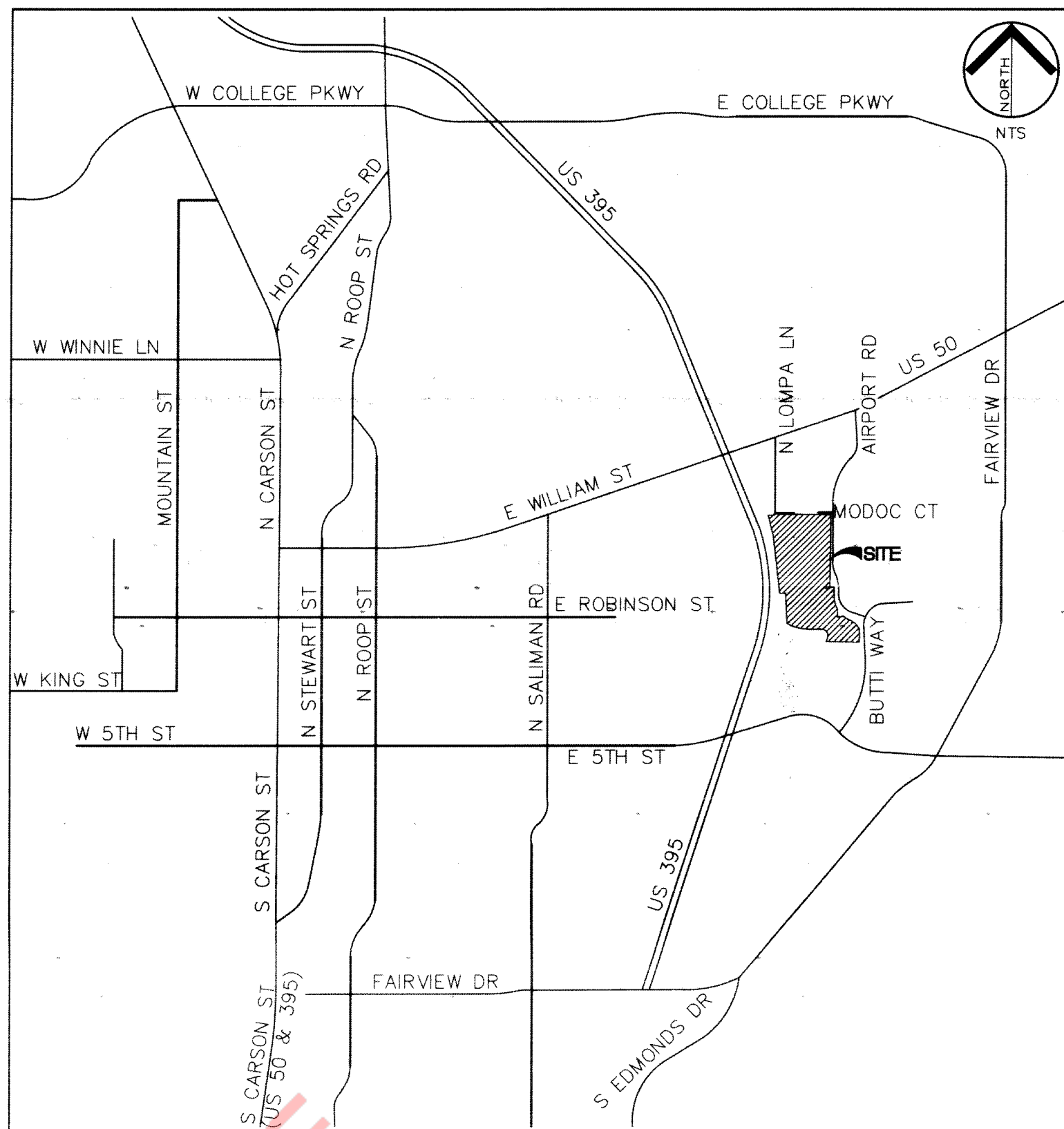
Lee Plemel DATE: 3/19/19
CARSON CITY COMMUNITY DEVELOPMENT DEPT.
LEE PLEMEL, AICP
COMMUNITY DEVELOPMENT DIRECTOR

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS PARCEL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A PUBLIC SEWER SYSTEM FOR DISPOSAL OF SEWAGE.

REJ DATE: 3/18/19
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,
BUREAU OF WATER POLLUTION CONTROL

VICINITY MAP NTS



CLERK CERTIFICATE

THE CITY HAS APPROVED AND DEFERRED ACCEPTANCE, ON BEHALF OF THE PUBLIC, ANY PARCELS OF LAND OFFERED FOR DEDICATION, FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

Aubrey Rowlett DATE: 3-19-19
CITY CLERK

UTILITY COMPANIES CERTIFICATES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

Matt Augenstein DATE: 3-12-19
SOUTHWEST GAS CORPORATION
D/B/A NV ENERGY
BY: MATT AUGENSTEIN
MANAGER LAND RESOURCES

Cliff Cooper DATE: 3/12/19
NEVADA BELL TELEPHONE COMPANY
D/B/A AT&T NEVADA
BY: CLIFF COOPER

Elia Ruiz DATE: 3/12/19
TITLE: CONSTRUCTION
CHARTER COMMUNICATIONS
BY: ELIAS RUIZ

Evelyn Cruz DATE: 3/12/19
TITLE: ENGINEER
SOUTHWEST GAS CORPORATION
BY: EVELYN CRUZ

Stephen M. Pottey DATE: 3/19/2019
CARSON CITY UTILITY DEPARTMENT
BY: STEPHEN M. POTTEY

SR. PROJECT MANAGER

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Makela Wilson, P.E. DATE: 3/18/19
DIVISION OF WATER RESOURCES

NAME/TITLE (PRINT):

SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, J & D COMMERCIAL, LLC, A NEVADA LIMITED LIABILITY COMPANY, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

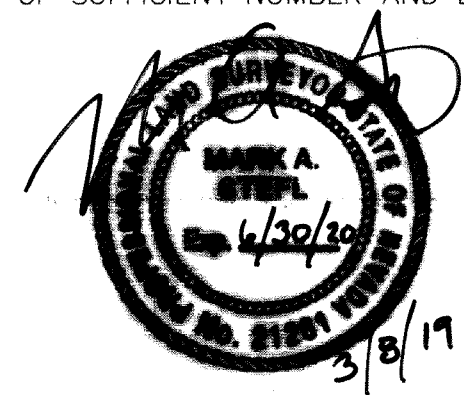
Manfred Munk DATE: 3/17/19
BY: Manfred Munk
TITLE: Manfred Munk

SURVEYOR'S CERTIFICATE

I, MARK A. STEFL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR THE RED LTD., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LOMPA RANCH EAST HILLS, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15 & THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 6TH, 2017.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

MARK A. STEFL, PE, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 21261



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94).
BEARINGS AND DISTANCES HEREON REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED REF TO GROUND FACTOR OF 1.0002 (ALSO KNOWN AS CARSON CITY MODIFIED).

REFERENCES

- (R1) RECORD OF SURVEY, FILE NO. 450239, MAP NO. 2829.
- (R2) NOT USED
- (R3) GRANT, BARGAIN, SALE, DEED, FILE NO. 429831.
- (R4) RECORD OF SURVEY, FILE NO. 403435, MAP NO. 2749.
- (R5) SEWER EASEMENT, FILE NO. 91097, BOOK 37, PAGE 106.
- (R6) WATERLINE EASEMENT DEED, FILE NO. 415804.
- (R7) DEED, FILE NO. 415807.
- (R8) FINAL ORDER OF CONDEMNATION, FILE NO. 353535.
- (R9) PARCEL MAP, FILE NO. 82033, MAP NO. 678.
- (R10) PARCEL MAP, FILE NO. 19422, MAP NO. 975.
- (R11) RECORD OF SURVEY, FILE NO. 429214, MAP NO. 2784.

ALL OFFICIAL RECORDS OF CARSON CITY, STATE OF NEVADA.

NOTES

1. THERE ARE NO STRUCTURES, WELLS, OR SEPTIC ON THE SITE.
2. THE EXISTING 30' PUBLIC ROADWAY EASEMENT AND EXISTING 10' PUBLIC SEWER EASEMENT CROSS THE PROPOSED PROPERTY LINE. ANY IMPROVEMENTS THAT WOULD COMPROMISE THE FUNCTIONALITY OF THESE IMPROVEMENTS ARE NOT ALLOWED.
3. THE MAJORITY OF THE SITE IS LOCATED IN AN EXISTING FLOODWAY. THE CHANNEL AND THE ADJACENT LAND AREA THAT MUST BE RESERVED IN ORDER TO DISCHARGE THE BASE FLOOD WITHOUT CUMULATIVELY INCREASING THE WATER SURFACE ELEVATION MORE THAN 0.99 FEET. EFFECTIVE FIRM PANEL 3200010111G.

THE REMAINING AREA IS LOCATED IN ZONE X (SHADED). AREAS OF 500-YEAR FLOOD; AREAS SUBJECT TO THE ONE-HUNDRED YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH CONTRIBUTING DRAINAGE AREA LESS THAN ONE (1) MILE; AND AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. EFFECTIVE FIRM PANEL 3200010111G.

PER RESOURCE CONCEPTS, INC (RCI) "LOMPA RANCH EAST PROJECT PRELIMINARY GEOTECHNICAL INVESTIGATION ADDENDUM NO. 1, CARSON CITY, NEVADA", DATED AUGUST 30TH, 2018, THE NEAREST ACTIVE FAULTS (HOLOCENE AGE) ARE LOCATED APPROXIMATELY ONE-HALF MILE WEST OF THE SITE. A SINGLE PRE-HOLOCENE FAULT HAS BEEN MAPPED ACROSS THE SOUTHEAST PORTION OF THIS SITE AS SHOWN ON THIS MAP.
4. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE, AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
5. ALL PARCELS WILL BE REQUIRED TO HAVE CITY WATER AND SANITARY SEWER UNLESS WAIVED BY THE UTILITIES DIRECTOR.
6. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGES AND A 5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES SHALL BE GRANTED PER THIS MAP UNLESS OTHERWISE SHOWN. INCLUDES CABLE TV.
7. THESE PARCELS ARE SUBJECT TO THE LOMPA RANCH NORTH SPECIFIC PLAN DEVELOPMENT AGREEMENT, FILE NO. 485378, RECORDS OF CARSON CITY, NEVADA.
8. THESE PARCELS ARE SUBJECT TO THE CONDITIONS OF APPROVAL OF THE LOMPA RANCH EAST TENTATIVE PLANNED UNIT DEVELOPMENT, TPUD-18-010.
9. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
10. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORP. WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING, AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. RIGHTS ARE ALSO GRANTED TO USE EXISTING PUBLIC RIGHT-OF-WAYS FOR THE PURPOSE OF MAINTAINING, INSTALLING, INSPECTING, AND REPAIRING SAID UTILITY FACILITIES.

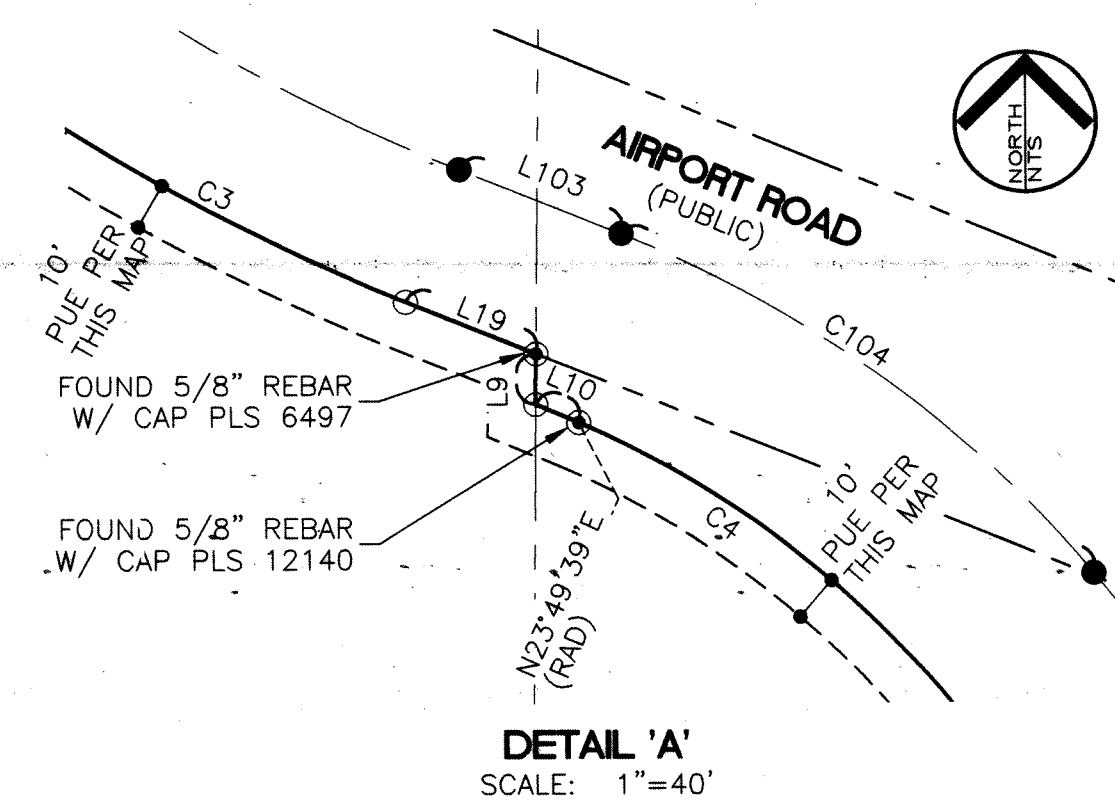
FILED FOR RECORD THIS <u>19</u> DAY OF <u>March</u> , 2019, AT <u>4:35 PM</u> IN BOOK <u>11</u> , PAGE <u>2959</u> OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF LOMPA RANCH EAST HILLS, LLC. RECORDING FEE: <u>\$44.00</u> FILE NUMBER: <u>43058</u> BY: <u>Aubrey Rowlett</u>	PARCEL MAP FOR LOMPA RANCH EAST HILLS LLC PM-18-080 LYING WITHIN A PORTION OF THE NW 1/4 OF SECTION 15 & THE NE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M. CARSON CITY STATE OF NEVADA DRAWN BY: MAS CHECKED BY: MAS DATE: 3-8-2019 RED JOB NO.: EN138-301
--	--

SHEET 1-OF 3

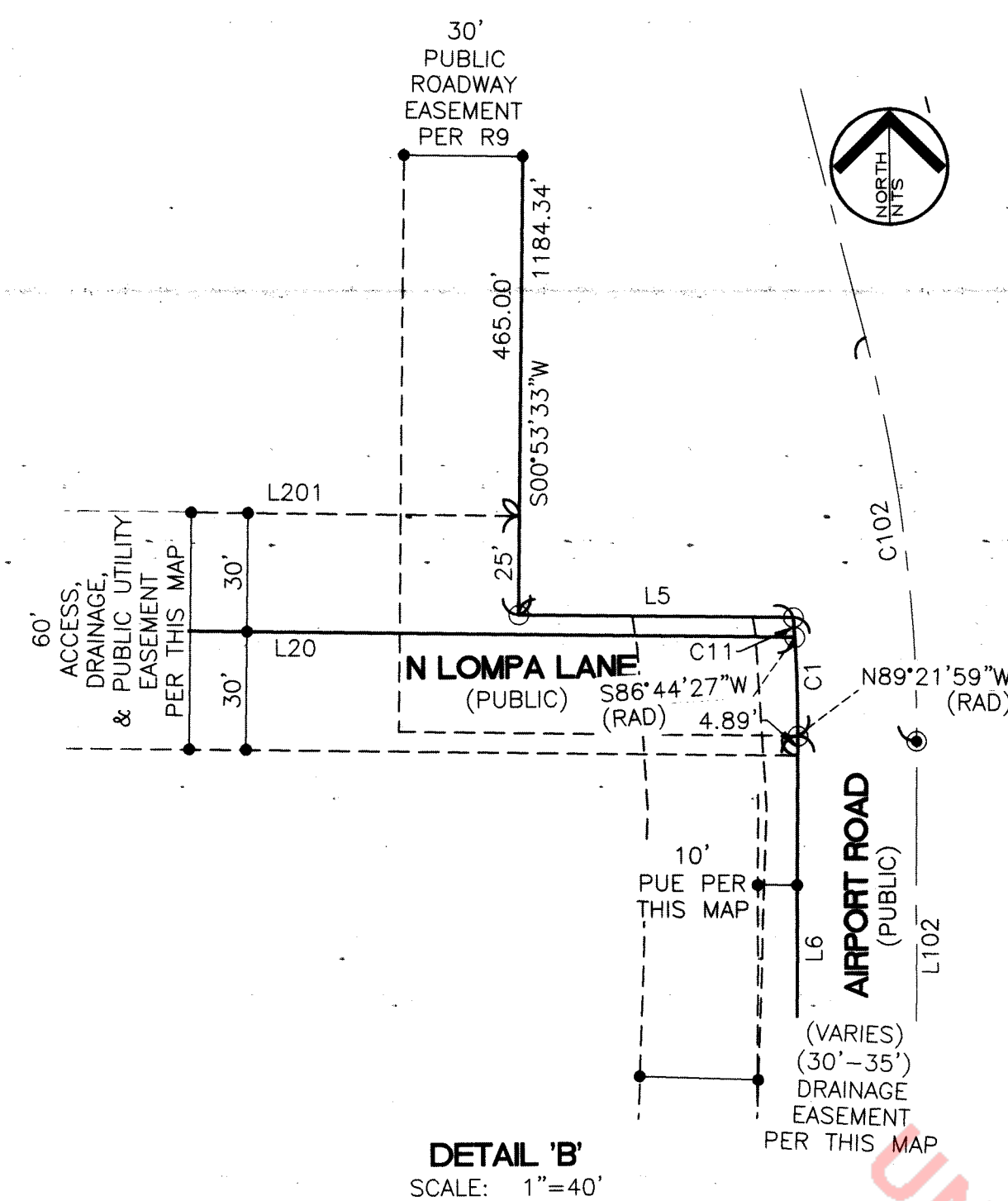
2959-A

2959-A





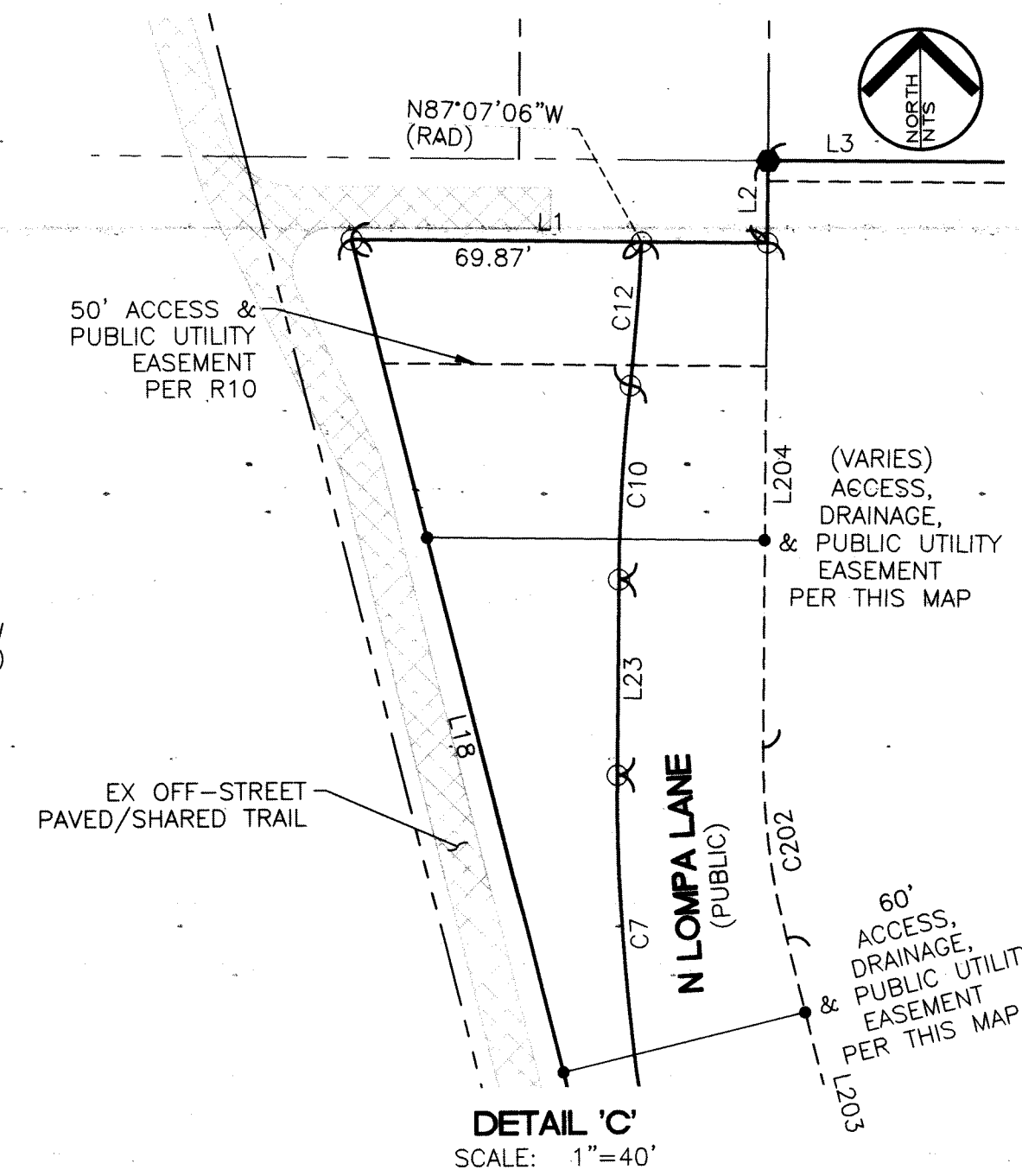
LINE #	BEARING	DISTANCE
L1	N89°03'36\"W	100.17'
L2	S0°56'26\"W	20.00'
L3	S89°03'36\"E	922.87'
L4	S0°53'33\"W	695.34'
L5	S89°03'21\"E	69.31'
L6	N0°38'01\"E	110.33'
L7	S0°38'06\"W	131.01'
L8	N79°08'28\"E	97.10'
L9	S0°38'05\"W	10.79'
L10	S67°16'40\"E	9.68'
L11	N0°32'35\"E	201.83'
L12	N89°02'38\"W	551.12'
L13	N21°20'05\"E	67.88'
L14	N89°17'28\"W	210.14'
L15	S2°29'16\"E	495.73'
L16	N89°47'11\"E	96.45'
L17	S6°20'04\"E	941.91'
L18	S13°41'42\"E	353.70'
L19	N67°54'21\"W	29.27'
L20	N89°03'33\"W	695.28'
L21	N6°20'05\"W	343.16'
L22	N6°20'05\"W	242.13'
L23	N0°56'24\"E	47.48'
L24	N22°53'06\"E	110.28'
L25	N67°06'54\"W	90.00'
L26	S0°53'33\"W	490.00'
L27	S13°41'42\"E	167.11'
L28	N21°20'05\"E	67.60'
L29	S67°06'54\"E	116.12'
L30	N22°53'06\"E	138.13'
L31	N46°24'52\"E	70.78'
L32	N89°03'33\"W	730.55'
L33	N6°20'04\"W	45.21'
L34	N89°03'31\"W	54.14'
L35	S83°39'55\"W	92.22'
L36	S0°56'26\"W	122.36'
L37	N22°53'06\"E	65.74'
L38	S67°06'54\"E	90.00'



CURVE #	DELTA	RADIUS	LENGTH
C1	4°40'08\"	370.00'	30.15'
C2	30°36'50\"	430.00'	229.75'
C3	18°16'56\"	430.00'	137.21'
C4	49°22'37\"	208.71'	179.86'
C5	110°37'33\"	100.00'	193.08'
C6	29°25'40\"	730.00'	374.94'
C7	15°24'29\"	505.00'	135.80'
C8	8°07'59\"	995.00'	141.24'
C9	82°43'27\"	215.00'	310.42'
C10	5°44'03\"	470.00'	47.04'
C11	0°46'34\"	370.00'	5.01'
C12	3°47'34\"	530.00'	35.08'
C13	NOT USED	NOT USED	NOT USED
C14	NOT USED	NOT USED	NOT USED
C15	23°31'46\"	95.00'	39.01'
C16	7°03'06\"	430.00'	52.92'

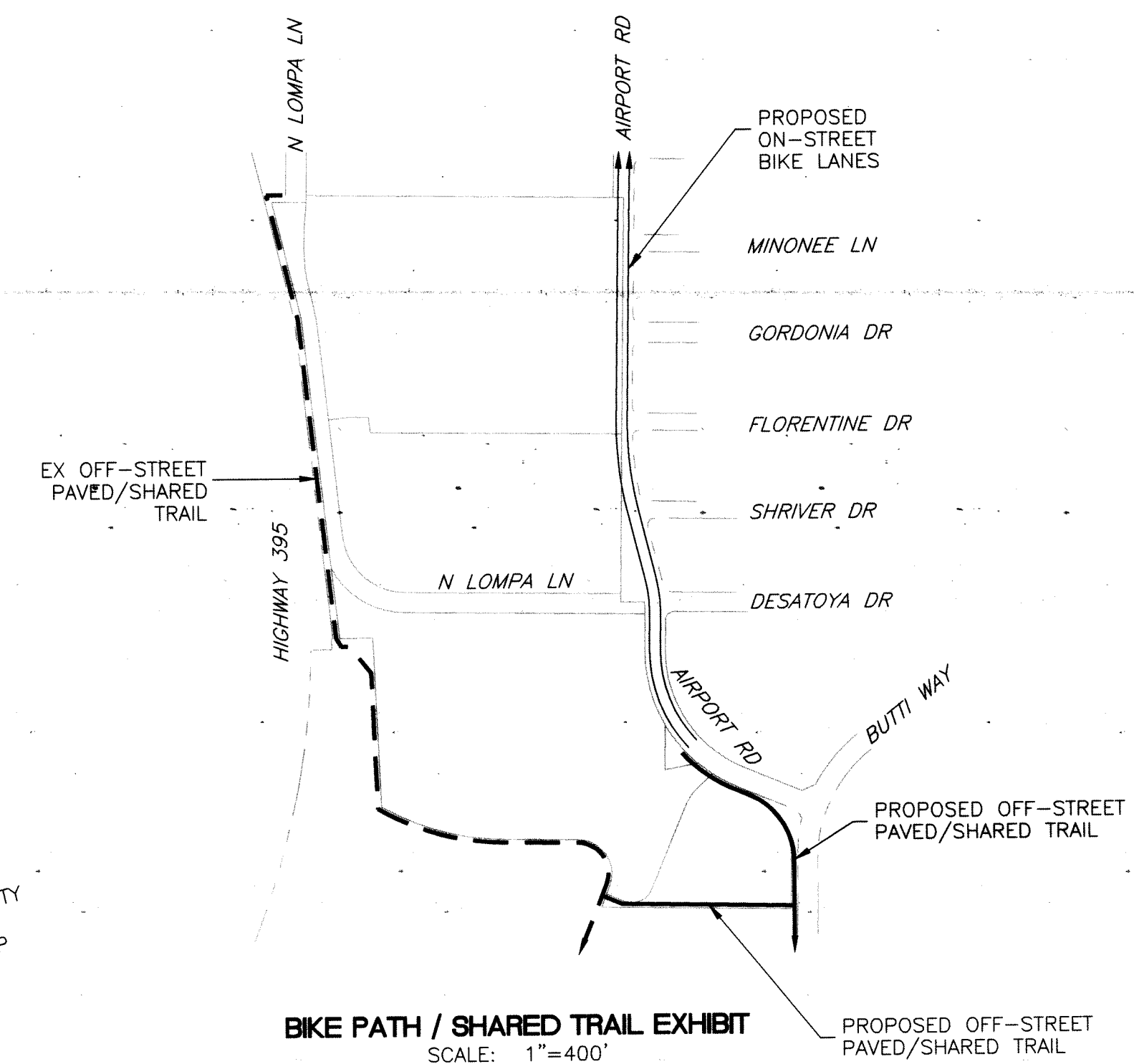
SURVEY LEGEND

—	PROPERTY LINE	●	FOUND MONUMENT AS NOTED
---	SECTION LINE	●	FOUND 5/8\" REBAR W/ ALUMINUM CAP PLS 17616
---	STREET CENTERLINE	●	FOUND 1-1/2\" ALUMINUM CAP MONUMENT WELL PLS 19715
---	RIGHT OF WAY LINE	○	SET 5/8\" REBAR W/ ALUMINUM CAP PLS 21261
---	PARCEL LINE	SS	SANITARY SEWER
---	EASEMENT LINE	SD	STORM DRAIN
---	RADIAL LINE		



LINE #	BEARING	DISTANCE
L101	S14°11'05\"E	201.79'
L102	S0°38'01\"W	109.23'
L103	S67°54'21\"E	36.33'

CURVE #	DELTA	RADIUS	LENGTH
C101	15°04'38\"	1000.00'	263.15'
C102	14°49'06\"	400.00'	103.45'
C103	68°32'22\"	400.00'	478.50'
C104	28°06'19\"	250.00'	122.63'
C105	40°19'50\"	250.00'	175.98'



LINE #	BEARING	DISTANCE
L201	N89°03'33\"W	609.39'
L202	N6°20'04\"W	653.21'
L203	S13°41'42\"E	167.11'
L204	S0°56'26\"W	122.36'

CURVE #	DELTA	RADIUS	LENGTH
C201	82°43'29\"	185.00'	267.11'
C202	14°38'08\"	185.00'	47.26'

SHEET 3 OF 3

FILED FOR RECORD THIS 19 DAY OF March, 2019,
AT 4:35 PM IN BOOK 11,
PAGE 289 OF THE OFFICIAL
RECORDS OF CARSON CITY, NEVADA AT
THE REQUEST OF LOMPA RANCH EAST HILLS, LLC.
RECORDING FEE: \$4700
FILE NUMBER: 493058
CLERK RECORDER Dubey Rowlett
BY:

PARCEL MAP
FOR
LOMPA RANCH EAST HILLS LLC
PM-18-080
LYING WITHIN A PORTION OF THE NW 1/4 OF SECTION 15 &
THE NE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH,
RANGE 20 EAST, M.D.M.
CARSON CITY STATE OF NEVADA
THE RED LTD 8894 Spanish Ridge Ave.
Las Vegas, NV 89148
(702) 528-7804 office
www.theredltd.com
DRAWN BY: MAS
CHECKED BY: MAS
DATE: 3-8-2019
RED JOB NO.: EN138-301

289-C

289-C

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT LOMPA LAND INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE OWNER DECLARES THAT HE/SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS/ HER NAME.

BY: Kevin J. Manager 11/28/22
(NAME/TITLE) DATE

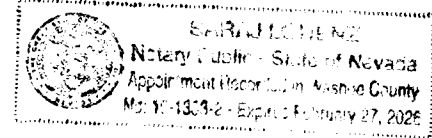
NOTARY CERTIFICATE:

STATE OF Nevada } ss
COUNTY OF Washoe

ON THIS 28 DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME, Kara Rowe, Manager OF LOMPA LAND INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Sarah Lorenz
NOTARY PUBLIC



Sarah Lorenz
PRINT NAME

COMMISSION NO. 10-1383-2, EXPIRES ON 2/27/24

TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

APN'S: 010-741-03 & 010-741-02

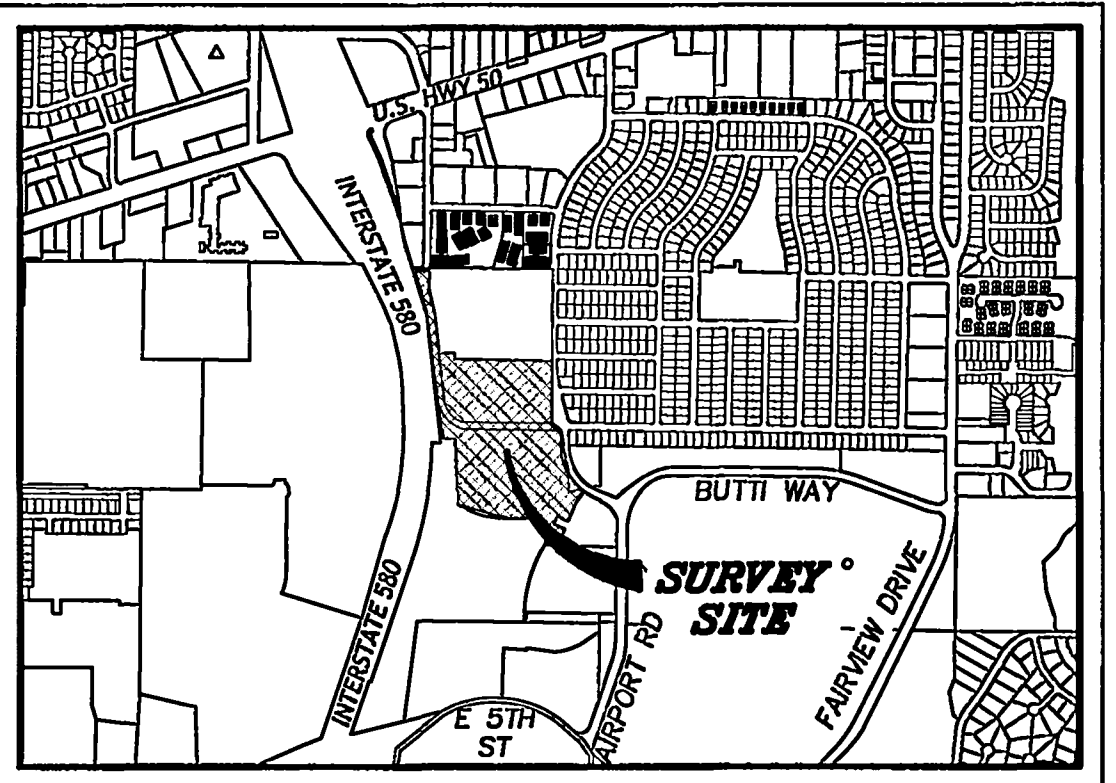
CARSON CITY TREASURER

BY: Heather V. Kerr
FOR Andrew Lasso

PRINT NAME: Heather V. Kerr

PRINT TITLE: Acct Tech III

December 1, 2022
DATE



LOCATION MAP
NOT TO SCALE

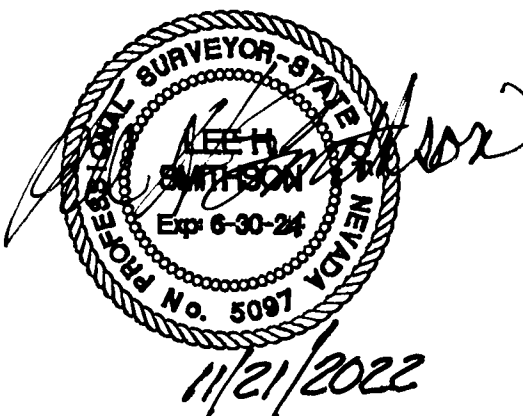
SURVEYOR'S CERTIFICATE:

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR MANHARD CONSULTING, LTD., DO HEREBY CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LOMPA LAND INVESTORS, LLC.

1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 15 & THE NE 1/4 OF SECTION 16, T15N, R20E., M.D.M, CARSON CITY, NEVADA AND THAT THE SURVEY WAS COMPLETED ON MAY 6, 2022 .
2. THIS REVERSION TO ACREAGE MAP HAS BEEN PREPARED FROM INFORMATION ON RECORDED MAPS AND ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM THE DOCUMENTS
3. THE BOUNDARY LINES BEING TERMINATED ON THIS MAP ARE SHOWN ON THE PARCEL MAP FOR LOMPA RANCH EAST HILLS LLC, FILED MARCH 19, 2019 AS FILE NO. 493058 AND MAP NO. 2959, OFFICIAL RECORDS OF CARSON CITY, NEVADA
4. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATA THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL

LEE H. SMITHSON, P.L.S.
NEVADA CERTIFICATE NO. 5097



CITY ENGINEER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THE REVERSION TO ACREAGE SHOWN HEREON. THAT THIS MAP IS TECHNICALLY CORRECT AND THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO THE REVERSION TO ACREAGE PROCEDURE HAVE BEEN COMPLIED WITH.

R. M. Rice 12/15/22
CITY ENGINEER DATE
RANDALL RICE, MSc, P.E.
STEPHEN POTTEN ON BEHALF OF R. RICE

COMMUNITY DEVELOPMENT DEPARTMENT

THE REVERSION TO ACREAGE MAP (LLD-2022-0399) WAS REVIEWED BY THE CARSON CITY COMMUNITY DEVELOPMENT DIRECTOR APPROVED ON THE 30 DAY OF November, 2022.

Hope Sullivan 11-30-22
COMMUNITY DEVELOPMENT DIRECTOR DATE
HOPE SULLIVAN, AICP

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF,
Manhard Consulting
ON THIS 8th DAY OF December, 2022.
AT 110 MINUTES PAST 4 O'CLOCK P.M.
IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: \$45.00

BOOK: 11

PAGE: 3063

FILE No: 537119

Aurey Rowlett
COUNTY RECORDER
By: C. Samaniego

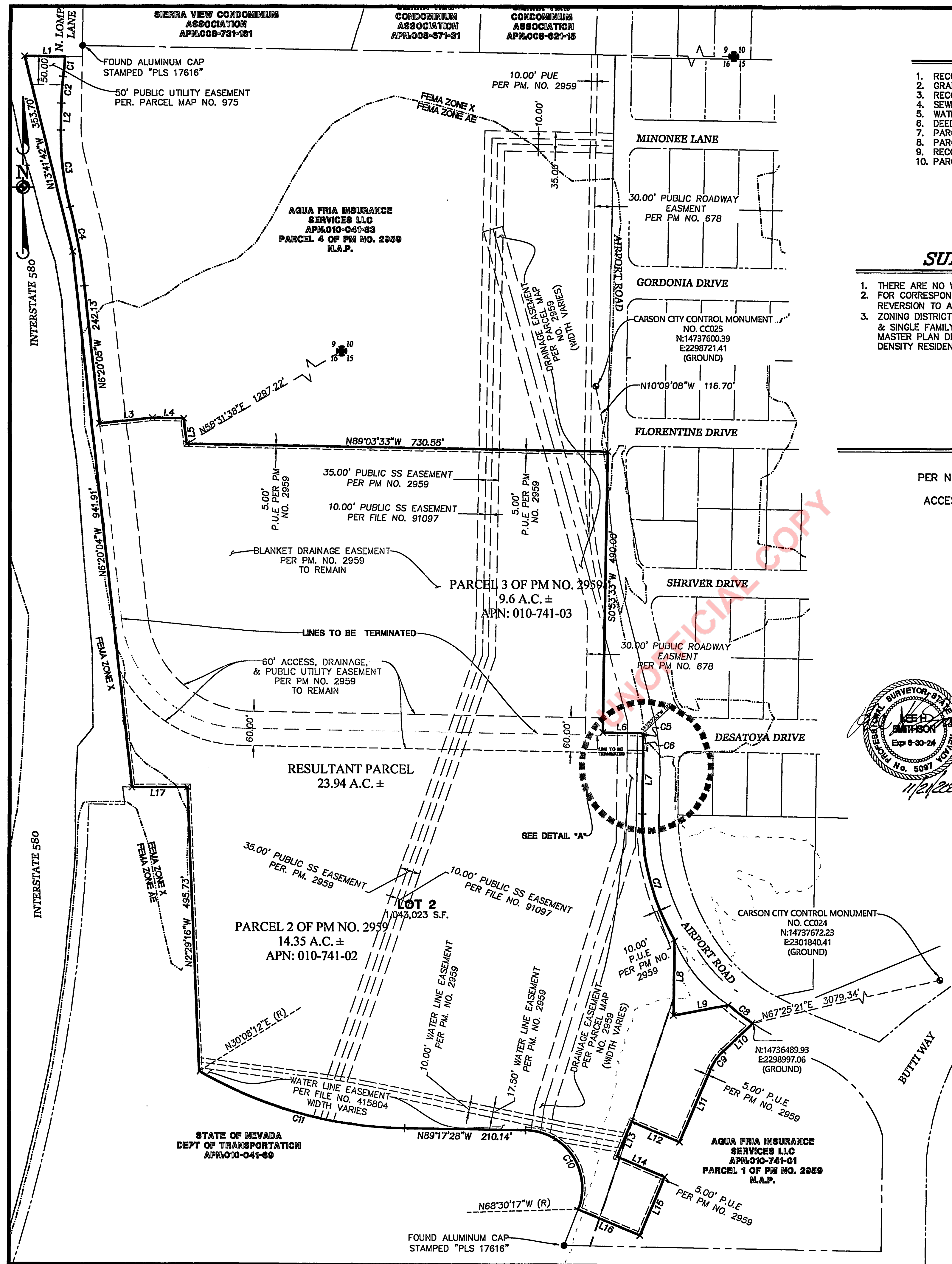
© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

REVERSION TO ACREAGE FOR
LLD-2022-0399

LOMPA LAND INVESTORS LLC
PARCELS 2 & 3 OF PARCEL MAP NO. 2959
BEING A PORTION OF THE NW 1/4 OF SECTION 15 AND THE
NE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH RANCH 20 EAST M.D.M
CARSON CITY NEVADA

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-8500 fx: 775-748-8580 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: HMF	DATE: SEPT 2022
PROJ. CODE: TANCCNV	PROJ. #: 01
SHEET 1	OF 2



MAP REFERENCES

- 1. RECORD OF SURVEY, FILE NO. 450239, MAP NO. 2829
- 2. GRANT, BARGAIN, SALE, DEED, FILE NO. 429831
- 3. RECORD OF SURVEY, FILE NO. 403435, MAP NO. 2749
- 4. SEWER EASEMENT, FILE NO. 91097, BOOK 37 PAGE 106.
- 5. WATERLINE EASEMENT DEED, FILE NO. 415804
- 6. DEED FILE NO. 415807
- 7. PARCEL MAP, FILE NO. 82033, MAP NO. 678
- 8. PARCEL MAP, FILE NO. 19422 MAP NO. 975
- 9. RECORD OF SURVEY, FILE NO. 429214, MAP NO. 2784
- 10. PARCEL MAP, FILE NO. 493058, MAP NO. 2959

SURVEYOR'S NOTES

- 1. THERE ARE NO WELLS, SEPTIC TANKS, OR LEACH FIELDS ON THE PROPERTY.
- 2. FOR CORRESPONDING WRITTEN DESCRIPTION DEPICTING THE MAP OF REVERSION TO ACREAGE, SEE RECORDER'S DOCUMENT NO. 537119/ Re-Recording Doc#537229
- 3. ZONING DISTRICT IS MULTI-FAMILY APARTMENTS SPECIFIC PLAN (MFA-SPA), & SINGLE FAMILY RESIDENTIAL 6,000 S.F. SPECIFIC PLAN (SF6-SPA). THE MASTER PLAN DESIGNATIONS ARE MEDIUM DENSITY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL.

FLOOD ZONE(S)

FEMA ZONE = X & AE
PER NFHL PANEL NO. 3200010111H HAVING A EFFECTIVE DATE OF JUNE 20, 2019
ACCESSED NATIONAL FLOOD HAZARD LAYER OCTOBER 16, 2022.

BASIS OF BEARINGS

MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC025 AND CC024 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

PROPERTY AREA

(23.94 ± ACRES)

LEGEND

- = EX. PROPERTY LINE
- - - = EX. EASEMENT LINE
- = EX. ADJACENT PROPERTY LINE
- - - = EX. PROPERTY LINE TO BE DELETED
- - - = EX. FEMA FLOOD ZONE BOUNDARY

MONUMENT LEGEND

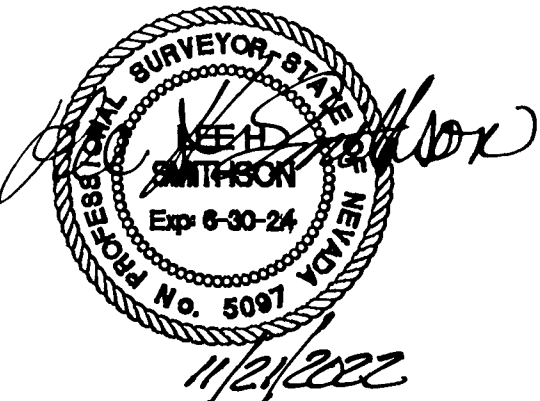
- = FOUND SURVEY MONUMENT AS NOTED
- ⊙ = CARSON CITY CONTROL POINT
- ⊙ = FOUND CENTERLINE MONUMENT
- X = COMPUTED POINT - NOTHING FOUND OR SET

PARCEL AREAS

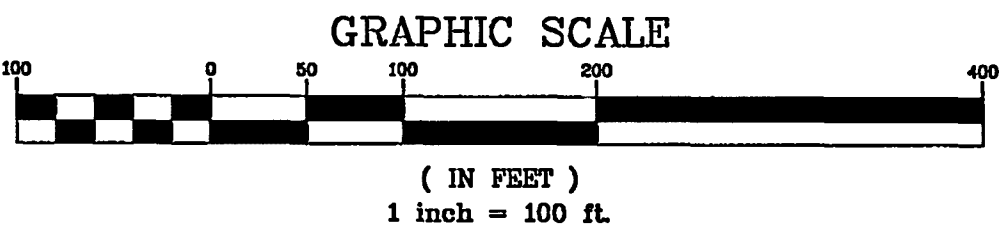
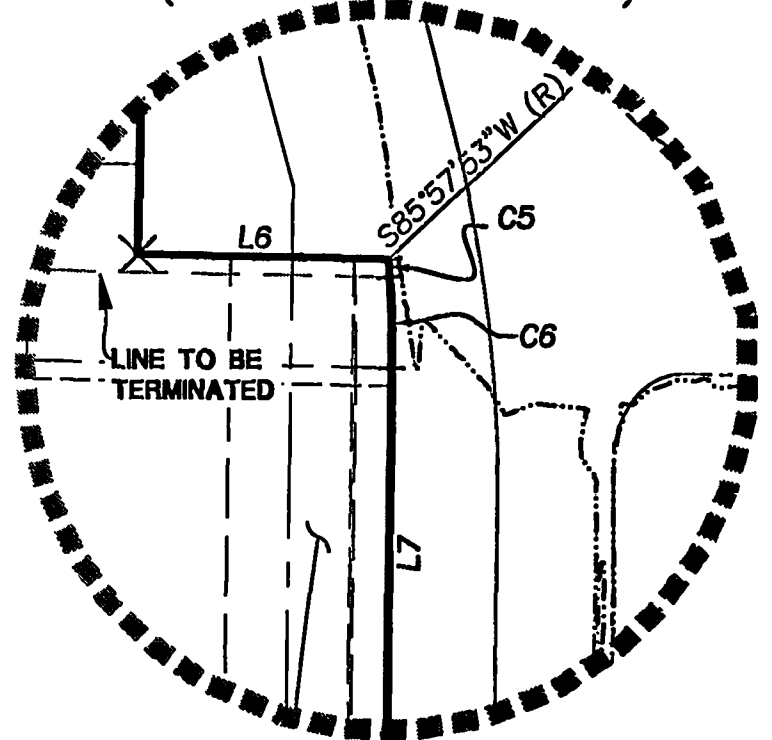
PARCEL 2 ORIGINAL AREA = 9.60 ACRES ±
PARCEL 3 ORIGINAL AREA = 14.35 ACRES ±
ADJUSTED AREA = 23.95 ACRES ±

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°03'36"E	69.87'
L2	N00°56'24"E	47.48'
L3	S83°39'55"W	92.22'
L4	N89°03'31"W	54.13'
L5	N06°20'04"W	45.21'
L6	S89°03'21"E	69.31'
L7	S00°38'01"W	110.33'
L8	S00°38'06"W	131.01'
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L10	N46°24'52"E	70.78'
L11	N22°53'06"E	138.13'
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L13	N22°53'06"E	65.74'
L14	N87°06'54"W	90.00'
L15	N22°53'06"E	110.28'
L16	S87°06'54"E	116.12'
L17	S89°47'11"W	98.45'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°47'34"	530.00'	35.08'
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C3	15°24'28"	505.00'	135.81'
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C5	0°46'34"	370.00'	5.01'
C6	3°53'34"	370.00'	25.14'
C7	30°36'50"	430.00'	228.75'
C8	7°03'03"	430.00'	52.92'
C9	23°31'46"	95.00'	39.01'
C10	11°07'33"	100.00'	193.08'
C11	28°25'40"	730.00'	374.94'



DETAIL "A"
(NOT TO SCALE)



REVERSION TO ACREAGE FOR LLD-2022-0399

LOMPA LAND INVESTORS LLC

PARCELS 2 & 3 OF PARCEL MAP NO. 2959
BEING A PORTION OF THE NW 1/4 OF SECTION 15 AND THE NE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH RANCH 20 EAST M.D.M. CARSON CITY NEVADA

Manhard CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-8900 fax: 775-748-8900 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: HMF
DATE: SEPT 2022
PROJ. CODE: TANCONV
PROJ. #: 01

SHEET 2 OF 2



STAFF REPORT

Report To: Planning Commission **Meeting Date:** August 27, 2025

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **LU-2025-0310** For Possible Action: Discussion and possible action regarding an application from Maximillian Newman (“Applicant”) for a special use permit (“SUP”) to allow for a fence to be located within the street side yard setback which exceeds the allowable fence height on a property zoned Single-Family 6,000 (“SF6”), located at 1102 Armory Lane, Assessor’s Parcel Number (“APN”) 009-351-06. (Heather Manzo, hmanzo@carson.org)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

"I move to approve LU-2025-0310 based on the ability to make the required findings and subject to the conditions of approval included in the staff report."

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for any pertinent previous actions.

Background/Issues & Analysis

See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.0452 (Special use permits); and CCDS 1.13 (Fences, wall, and hedges).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Approve the special use permit subject to modified conditions of approval.

Attachment(s):

[LU-2025-0310 \(1102 Armory Lane\) PC_SR 8-27-2025](#)

LU-2025-0310 Application

Late Material - Item 6.B

Late Material RCVD at Meeting - 6.B Public Comment

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 27, 2025

FILE NOS: LU-2025-0310

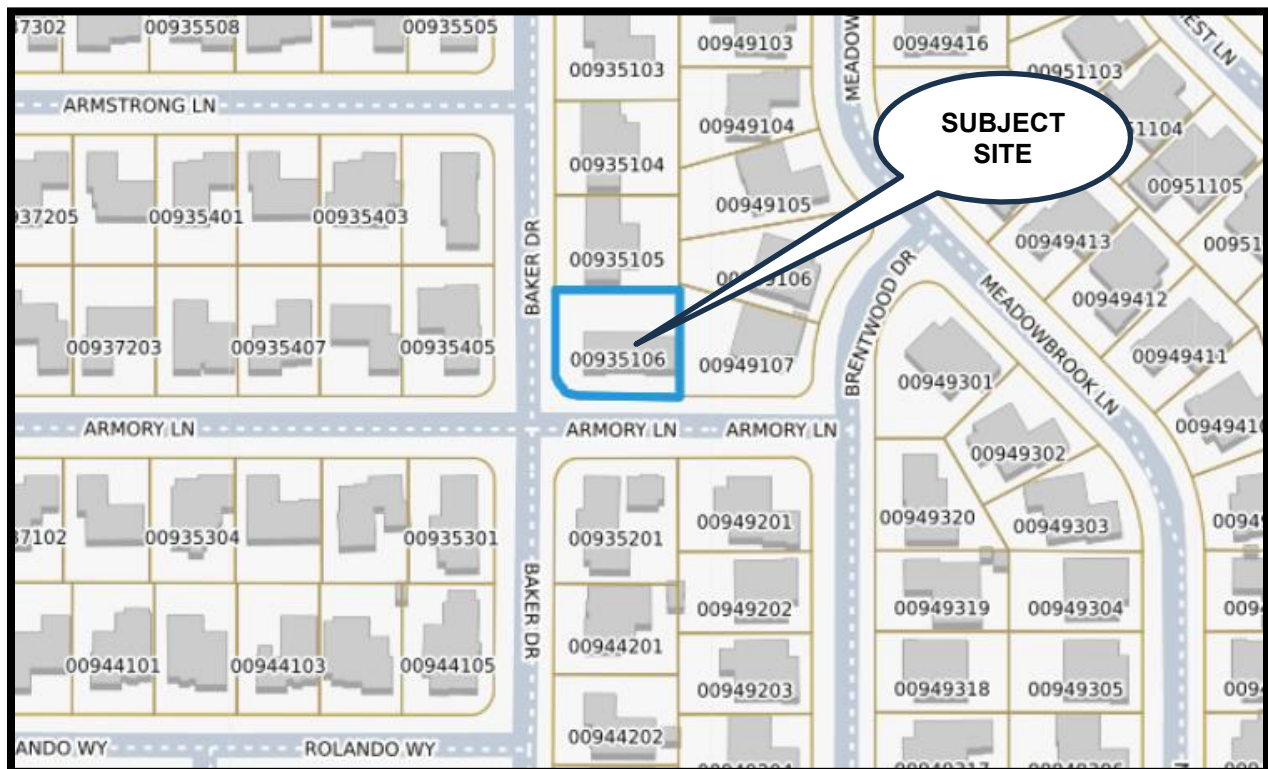
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Maximillian Newman (“Applicant”) for a special use permit (“SUP”) to allow for a fence to be located within the street side yard setback which exceeds the allowable fence height on a property zoned Single-Family 6,000 (“SF6”), located at 1102 Armory Lane, Assessor’s Parcel Number (“APN”) 009-351-06. (Heather Manzo, hmanzo@carson.org)

RECOMMENDED MOTION:

“I move to approve LU-2025-0310 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

The following are applicable conditions of approval as they relate to special use permits per CCMC 18.02.0452

1. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.
2. The project shall conform to any other applicable provision of Nevada Revised Statutes (“NRS”) or CCMC.
3. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department (“Planning Division”) 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. Within 90 days of the approval of the SUP the Applicant must complete the following to the approval of the City Engineer or their designee or the SUP shall become null and void:
 - a. Provide evidence that the fence has been modified in a manner that complies with the sight-distance requirements.
 - b. the Applicant must provide evidence that the fence has been modified to comply with the required clearance around the water meter based upon Carson City Standard Detail C-3.2.1 and CCMC 12.01.240.

LEGAL REQUIREMENTS: CCMC 18.02.0452 (Special use permits); and CCDS 1.13 (Fences, wall, and hedges).

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 8,712 square feet

EXISTING LAND USE: Single family residence

MASTER PLAN DESIGNATION: Medium Density Residential (“MDR”)

ZONING: Single-Family 6,000 (“SF-6”)

KEY ISSUES: Will the proposed fence have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: SF6 / Single family residence

SOUTH: SF6 / Single family residence

EAST: SF6 / Single family residence

WEST: SF6 / Single family residence

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X

SLOPE: Generally flat

FAULT: Beyond 500 feet

DISCUSSION:

The subject site is a corner lot with the street side property line located on the Baker Drive frontage. This SUP application is the result of a code enforcement case as the subject six-foot-tall fence was constructed in a manner that did not comply with code. The applicant is seeking an SUP to allow for a six-foot tall wood privacy fence to be located on the street side property line along Baker Drive. Per CCDS 1.13(5)(a), a sight obscuring fence may not exceed three feet in height when it is located within five feet of the property line on the street side; however, per CCDS 1.13(7), fences within setbacks may be permitted in excess of height limitations subject to the approval of an SUP. It is worth noting that CCDS 1.13(4) states that the height of a fence is measured from the highest adjacent ground. The fence has been constructed on top of a retaining wall giving it the appearance of exceeding six feet tall, however the fence height measurement is taken from adjacent ground on the interior of the fence. If approved, with recommended conditions of approval, the fence will be code compliant. The Planning Commission is authorized to approve the SUP.

PUBLIC COMMENTS: Public notices were mailed to 49 property owners within 300 feet of the subject site on August 15, 2025, pursuant to the provisions of NRS and CCMC. As of the completion of this staff report no public comments have been received. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on August 27, 2025, depending upon their submittal date to the Planning Division.

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

Development Engineering:

The Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the special use request provided that the following conditions are met:

- The project must, within 90 days, provide evidence that the fence is not obstructing sight distances to the approval of the City Engineer or their designee.
- The project must, within 90 days, provide evidence that the fence is not obstructing access to the water meter to Carson City Standard Details C-3.2.1 and CCMC 12.01.240.

FINDINGS:

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.0452, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.0452(5)(a) - Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter:

The request is not in conflict with any Engineering Master Plans.

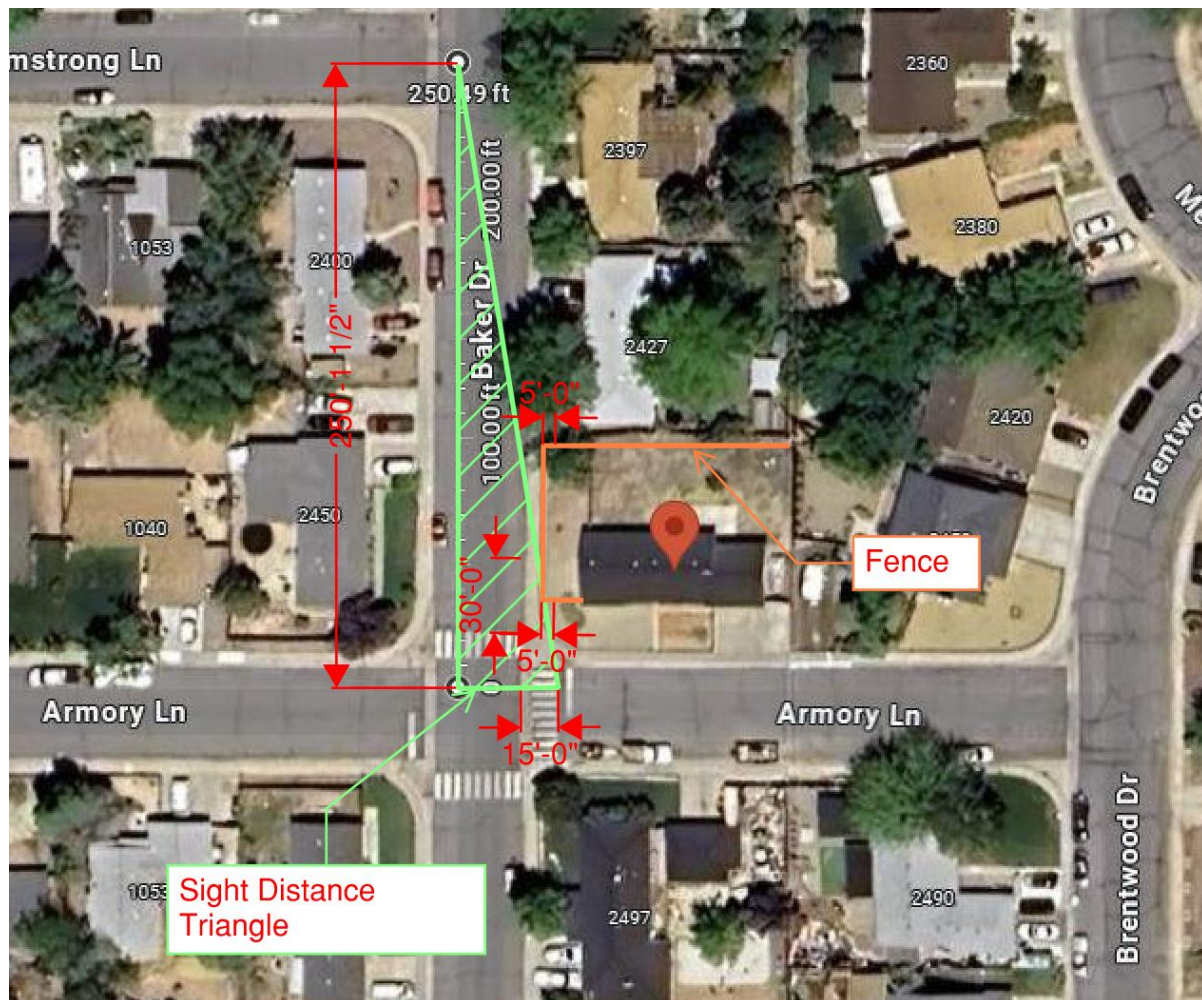
CCMC 18.02.0452(5)(b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the

public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:

Development Engineering has no comment on this finding.

CCMC 18.02.0452(5)(c) - Will have little to no detrimental effect on vehicular or pedestrian traffic:

Local intersections: The fence is currently obstructing the sight distance required at the intersection of Baker Drive and Armory Lane as depicted below. To mitigate these impacts, staff is recommending a condition of approval requiring the applicant to provide evidence that the fence has been modified to meet sight distance requirements to the approval of the City Engineer or their designee within 90 days of approval of the SUP.



CCMC 18.02.0452(5)(d) Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general:

Development Engineering has no comment on this finding.

CCMC 18.02.0452(5)(e) - Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements:

Sanitary Sewer: No impact.

Water: The fence currently restricts access to a city water meter. The existing fence must be modified to demonstrate that the water meter can be accessed from the right of way and has a two-foot clear zone around the meter.

Storm Drain: No impact

CCMC 18.02.0452(5)(f) – Will not adversely affect the health, safety and welfare of the public:

As proposed and with recommended conditions, the project meets engineering standards for health and safety.

SPECIAL USE PERMIT FINDINGS: The staff's recommendation is based upon the findings as required by CCMC 18.02.0452 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter.

The single-family residential use of the property is consistent with the Medium Density Residential Master Plan land use and the requested fence is not in conflict with the residential character of the neighborhood.

2. Compatible with and preserves the character and integrity of adjacent properties and neighborhoods or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare.

The fence is compatible with preserving the single-family character of the surrounding neighborhood. The intent of the code standard requiring a minimum five-foot setback for a six-foot-tall fence along the street side yard is to avoid the appearance of a solid wall at the back of the sidewalk. Because the property is on a corner lot, there is not an opportunity for continued six-foot-tall fences adjacent to this fence. Approval of the request will not create adverse impacts such as noise, vibrations, fumes, odors, dust or glare.

3. Will have little to no detrimental effect on vehicular or pedestrian traffic.

The fence was constructed in a manner that locates the southwest corner of the fence within the sight distance triangle. Per CCDS 1.13.5(a), sight obscuring material may not exceed three feet in height. This measurement is taken from the top of curb as the measurement is relative to visibility by the driving public. As proposed with recommended conditions to remove the portion of the fence located within the sight distance triangle, the fence will not have a detrimental impact on vehicular and pedestrian traffic.

4. Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general.

The fence is consistent with preserving the single-family character of the property and surrounding neighborhood. The intent of the code standard requiring a minimum five-foot setback for a six-foot-tall fence along the street side yard is to avoid the appearance of a solid wall at the back of the sidewalk. Because the property is on a corner lot, there is not an opportunity for continued six-foot-tall fences adjacent to this fence. With the recommended condition of approval to protect sight distances by requiring the fence to be modified to remove portions of the fence located within the sight distance triangle, the fence will not result in a detrimental impact to the use, peaceful

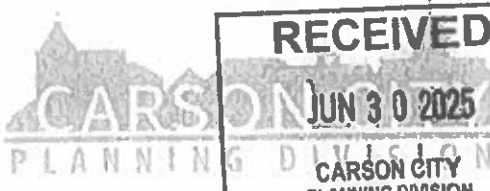
enjoyment, economic value, or development of adjacent properties or the neighborhood in general.

5. Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements.

The subject site is in an area where services and utilities currently exist, and the proposed fence will not require additional services or facilities. The fence was constructed in a manner that locates a public water meter behind the fence. A condition is recommended to require the Applicant to modify the fence so there is a minimum two-foot clear zone around, and full access from the right of way to the water meter. As proposed, with recommended conditions of approval, the requested fence will not result in a burden to public services or facilities.

6. Will not adversely affect the health, safety and welfare of the public:

The fence has been constructed of acceptable materials and the height of the fence may be approved by special use permit. With the recommended conditions of approval to address obstructions within the sight visibility triangle and access to public water infrastructure, the project will not adversely affect the health, safety and welfare of the public.

SPECIAL USE PERMIT (CCMC 18.02.0452)		 <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 150px;"> RECEIVED JUN 30 2025 CARSON CITY PLANNING DIVISION </div> <p>108 E. Proctor Street, Carson City, NV 89701 Phone: (775) 887-2180 Email: planning@carson.org</p> <p>FEE: \$2450 (Major)/\$2200 (Minor) plus Noticing Fees</p> <p>SUBMITTAL PACKET – Email completed packet to planning@carson.org or submit one unbound original and a CD or USB drive with complete application in PDF:</p> <ul style="list-style-type: none"> Application Form Detailed Written Project Description Site Plan Building Elevation Drawings and Floor Plans Special Use Permit Findings Master Plan Policy Checklist Engineering Project Impact Reports <p>Meeting Date: <u>05/22/25</u></p> <p>Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.</p>
FILE # <u>CODE-2024-0707</u>		
APPLICANT <u>MAXIMILLIAN NEWMAN</u>	PHONE # <u>(559) 936-6647</u>	
MAILING ADDRESS, CITY, STATE, ZIP <u>1102 ARMORY LN CARSON CITY, NV 89701</u>		
EMAIL ADDRESS <u>Maximillian1202@yahoo.com</u>		
PROPERTY OWNER <u>SAME</u>	PHONE # <u>SAME</u>	
MAILING ADDRESS, CITY, STATE, ZIP <u>SAME</u>		
EMAIL ADDRESS <u>SAME</u>		
APPLICANT AGENT/REPRESENTATIVE <u>N/A</u>	PHONE # <u>N/A</u>	
MAILING ADDRESS, CITY, STATE, ZIP <u>N/A</u>		
EMAIL ADDRESS <u>N/A</u>		
PROJECT'S ASSESSOR PARCEL NUMBER(S): <u>009-351-06</u>	STREET ADDRESS <u>1102 ARMORY LN</u>	
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.		
<u>ALLOWING US TO KEEP OUR FENCE REMAINING 6FT ON BAKER STREET</u>		
PROPERTY OWNER'S AFFIDAVIT		
I, <u>Maximillian Newman</u> , being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.		
Signature <u>[Signature]</u>	Address <u>1102 Armory Ln, Carson City, NV 89701</u>	Date <u>6.28.25</u>
Use additional page(s) if necessary for additional owners.		
ACKNOWLEDGMENT OF APPLICANT		
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.		
Applicant's Signature <u>[Signature]</u>	Print Name <u>Maximillian Newman</u>	Date <u>6.28.25</u>

Maximillian Newman & Michela Morillo

1102 Armory Lane

Carson City, NV 89701

(559) 936-6647

Maximillian1202@yahoo.com

June 30, 2025**Carson City Planning Division**

108 E. Proctor Street

Carson City, NV 89701

Subject: Special Use Permit Request – Fence Height Exception at 1102 Armory Lane

Dear Planning Commission Members,

We, Maximillian Newman and Michela Morillo, respectfully request a Special Use Permit to maintain a 6-foot wood privacy fence within the street-side setback at our residence located at 1102 Armory Lane, Carson City, NV. As outlined in Carson City Development Standards, fences in this area are generally limited to a height of 3 feet. We request an exception to allow our existing fence to remain at 6 feet, measured from the highest adjacent grade, for the following reasons:

1. Privacy and Child Safety

As parents of a one-year-old child, our primary concern is safety. Our corner-lot home is exposed to heavy foot and vehicle traffic. The 6-foot fence provides a crucial physical barrier, preventing our child from wandering near the street, while offering essential privacy and security.

2. Traffic Hazards and Stop Sign Behavior

Although a stop sign is present at the corner of our property, drivers regularly failed to make complete stops before our fence was installed. Since the construction of our updated 6-foot fence, we've observed a noticeable change—drivers are now coming to full stops at the sign. The fence clearly reinforces awareness of the intersection and enhances compliance.

3. Serious Traffic Incident – May 27, 2025

On this date, a drunk driver collided with a parked vehicle in front of our home, totaling it and damaging others along Armory Lane. This event highlights the ongoing risk we face. The fence provides a necessary buffer between street activity and our home.

- *Photo 1:* Damaged Ford SUV from the collision scene (night of May 27, 2025).
- *Photo 2:* Close-up of the vehicle's front-end damage following the crash.

4. Noise and Light Mitigation

Our location experiences traffic day and night. Since building the fence, we've experienced a meaningful reduction in intrusive headlights and vehicle

noise—particularly during nighttime hours—greatly improving our family's rest and quality of life.

5. No Visual Obstruction

During a prior Planning Commission discussion, it was acknowledged by the Carson City Building Department that our fence does not pose a visibility obstruction at the intersection.

6. Neighborhood Compatibility and Aesthetic Value

Our fence has inspired nearby residents to improve their own properties. It complements surrounding homes and contributes positively to the streetscape.

- *Photo 3:* Example of another 6-foot fence on a corner lot at Silver Sage Drive.
- *Photo 4:* Long, continuous 6-foot fences on a Carson City residential street.
- *Photo 5:* Similar style fence near a pedestrian and bike lane.

7. Property Value and Livability

The fence has increased the curb appeal, privacy, and overall livability of our home. It provides long-term value not just for us, but also for the neighborhood.

We sincerely appreciate your time and consideration. Enclosed with this request are photographs of the incident and examples of similar fencing in Carson City to illustrate context and compatibility. Please let us know if additional documentation is required.

Sincerely,

Maximillian Newman & Michela Morillo



Inside



Outside

Maximillian Newman & Michela Morillo

1102 Armory Lane
 Carson City, NV 89701
 (559) 936-6647
 Maximillian1202@yahoo.com

June 30, 2025

Carson City Planning Division

108 E. Proctor Street
 Carson City, NV 89701

Subject: Special Use Permit Request – Fence Height Exception at 1102 Armory Lane

Dear Planning Commission Members,

We, Maximillian Newman and Michela Morillo, respectfully submit this request for a Special Use Permit to maintain a 6-foot tall, wood privacy fence within the street-side setback at our residence located at 1102 Armory Lane in Carson City. As referenced in the Carson City Development Standards, fencing within this setback is typically limited to a height of 3 feet. We kindly request an exception to allow our existing 6-foot fence to remain, measured from the highest adjacent grade, based on the following considerations:

1. Community Safety (Carson City Master Plan Alignment)

This request aligns with the Carson City Master Plan's guiding principles—specifically, the vision for safe, family-friendly neighborhoods. The proposed fence is consistent with the Carson City Master Plan by enhancing safety, maintaining the neighborhood's residential character, and promoting community compatibility. It contributes to visual continuity while supporting principles of well-planned infill development, walkability, and safe streets.

As parents of a one-year-old, safety is our highest priority. The 6-foot fence serves as a critical buffer between our home and busy street traffic. In doing so, it directly supports the plan's objectives under the "**Livable Neighborhoods**" and "**Safety and Services**" elements by enhancing the safety, usability, and enjoyment of our home and surrounding area.

2. Neighborhood Compatibility and Property Value

Our fence complements surrounding homes and contributes positively to the streetscape. Its design, scale, and neutral coloring style and quality are consistent with other nearby properties, including several with 6-foot fences along street corners. The fence does not obstruct views or disrupt neighborhood aesthetics, and is in line with community standards. Since its installation, neighbors have expressed appreciation and some have undertaken improvements to their own fencing, reflecting a broader community benefit. Additionally, the fence enhances curb appeal,

privacy, and overall livability—strengthening both our home’s value and the neighborhood’s visual cohesion.

Photo 3: Similar 6-foot fence on a corner lot (Silver Sage Drive).

Photo 4: Long stretch of 6-foot fencing on a residential Carson City street.

Photo 5: Matching fence style near pedestrian and bike infrastructure.

3. Will Not Be Detrimental to Public Health, Safety, Convenience, or Welfare

As confirmed during a prior Planning Commission discussion, the Carson City Building Department determined that our fence does not obstruct intersection visibility, preserving safety for both pedestrians and vehicles. The fence improves safety by acting as a barrier between our home and the adjacent roadway, discouraging foot traffic from cutting across the property and reducing the potential for accidents. It also encourages vehicles to fully stop at the nearby stop sign, improving public safety. There is no impact on pedestrian access, noise, or emergency services.

4. Will Not Result in Material Damage or Prejudice Enjoyment of Surrounding Properties

The fence enhances privacy and does not block light, views, or access to adjacent properties. It improves the enjoyment and safety of our home without compromising the rights of neighboring residents. Nearby properties have similar fencing, and our addition has not resulted in any reported complaints or conflicts.

The events of May 27, 2025 — when a drunk driver collided with a parked vehicle in front of our home, totaling it and damaging others — highlight the very real and ongoing risks posed by nearby traffic. Our 6-foot fence now serves as a critical physical and psychological buffer between our home and the street. Beyond this specific incident, the fence represents a prime example of how thoughtful residential design can mitigate hazards in exposed, high-traffic areas. It promotes peace of mind, reduces vulnerability, and shows how residents can proactively contribute to safer neighborhoods. Requiring the fence to be reduced would undo these benefits and contradict the very outcomes the City seeks to foster through its safety and livability policies.

Photo 1: Damaged Ford SUV from the collision scene (night of May 27, 2025). Photo 2: Close-up of the vehicle’s front-end damage following the crash.

5. Will Not Overburden Existing Public Services

- A. The fence does not affect school district operations or student populations.
- B. No impact on police or fire services; emergency access remains unobstructed.

- C. Water supply is unaffected; the fence does not impact usage or service quality.
- D. No paving or impervious surface is being added—no changes to stormwater drainage.
- E. Sewage services are not impacted.
- F. No road improvements are needed.
- G. No public works coordination is required, but fence enhances compliance with traffic behavior near the stop sign.

6. No Adverse Effect on Health, Safety, or Welfare

This fence promotes neighborhood safety by providing a secure enclosure for our family and discouraging trespassing. It helps calm traffic by visually reinforcing the stop sign at the intersection. There are no negative effects on the public, and the structure supports a safer, more peaceful neighborhood environment.

Noise and Light Reduction

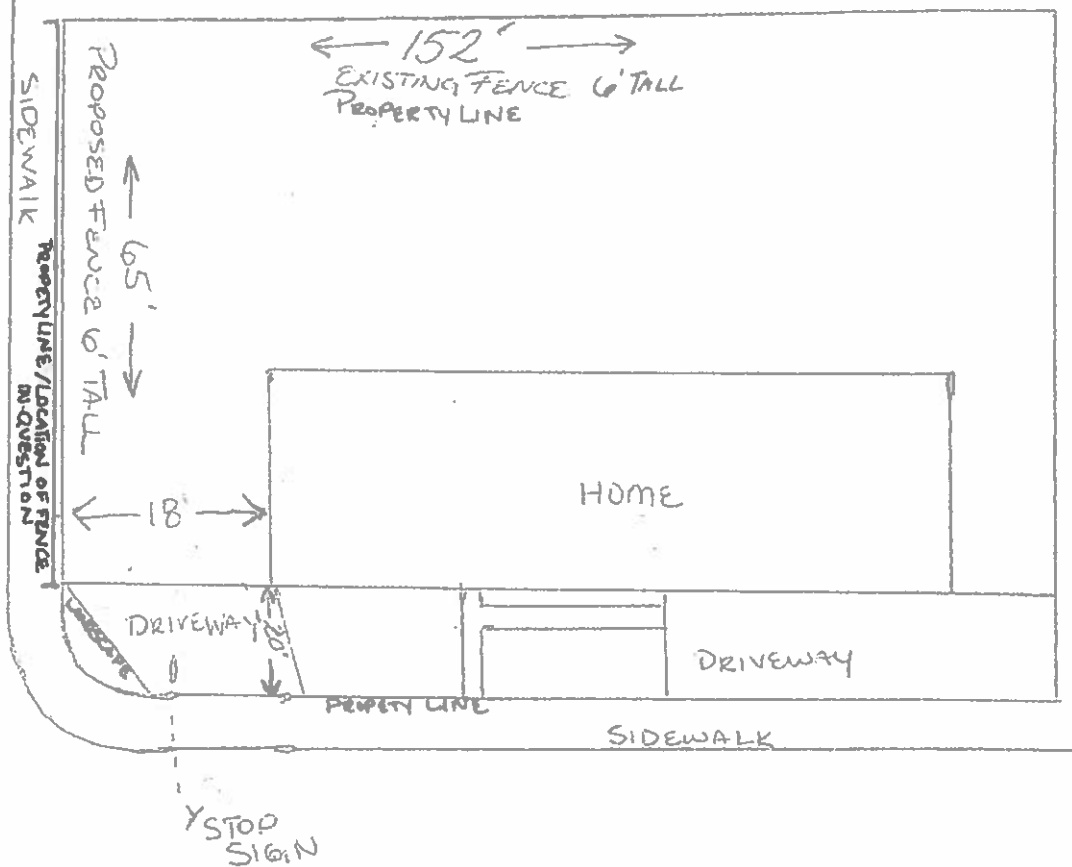
Our home is exposed to consistent day and nighttime traffic. Since constructing the fence, we've experienced a notable reduction in headlight glare and road noise, particularly during late hours—improving rest, comfort, and overall quality of life.

We sincerely appreciate your time and thoughtful consideration of our request. Enclosed are the referenced photos to illustrate the necessity and appropriateness of the fence. Please let us know if any further information is needed to support this application.

Sincerely,

Maximillian Newman & Michela Morillo

BAKER DRIVE

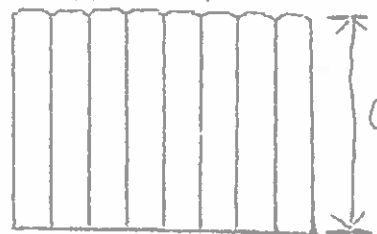


ARMORY LANE

NO SCALE DIMENSIONS SHOWN

SITE, CORNER OF BAKER DR & ARMORY LN

FENCE DETAIL

WOOD
FENCE
BOARDS

MAXIMILLIAN NEWMAN & MICHELA MORILLO
1102 ARMORY LN
CARSON CITY, NV 89701
(559) 936-6647
Maximillian

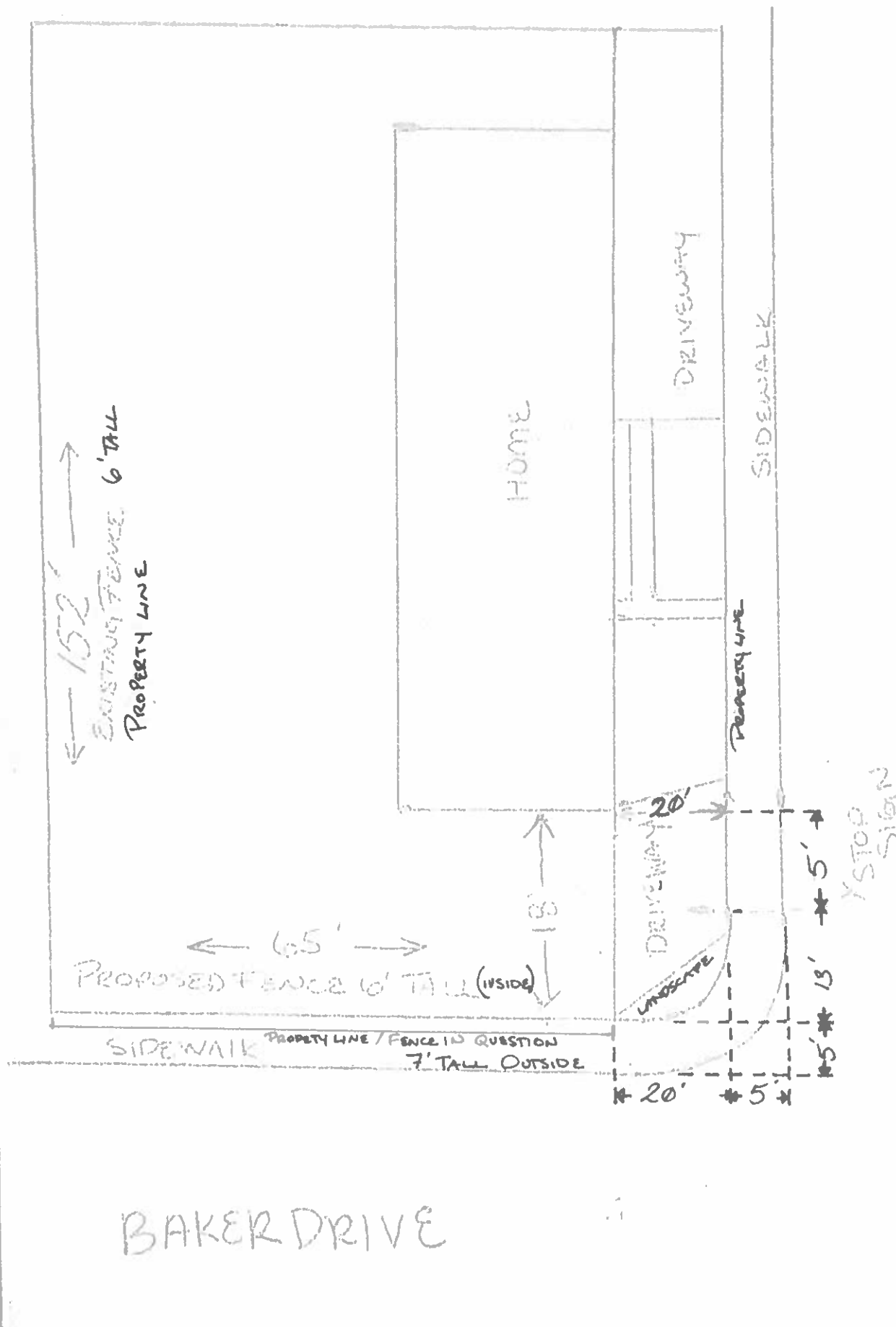
LOCATION: 1102 ARMORY LN
SINGLE FAMILY 6000 (SF6)
MEDIUM DENSITY RESIDENTIAL
APN: 009-351-06

SITE PLAN PREPARED BY MAXIMILLIAN NEWMAN
& MICHELA MORILLO



LOCATION SKETCH NO SCALE





Appendix: Supporting Photos

Photo 1: 6-foot privacy fence along Armory Lane at our residence



Additional Context: Similar Fences in Our Neighborhood

Photo 4: Example of a similar privacy fence located at a corner lot in our neighborhood (Carson City, NV).



Photo 5: Long stretch of similar fence styles lining residential roads nearby in Carson City, NV.



Photo 6: Another example of common fencing in our area, providing privacy and visual consistency.



Photos: May 27, 2025 Drunk Driving Incident

Appendix: Supporting Photos

Photo 1: Vehicle collision aftermath from May 27, 2025, taken in front of 1102 Armory Lane.



Photo 2: Front view of the same damaged vehicle showing the extent of impact.



ADMINISTRATIVE APPEAL HEARING MEETING
Minutes of the Thursday, March 27, 2025 Meeting
Carson City Community Development Conference Room A
108 East Proctor Street, Room A, Carson City, Nevada

An Administrative Appeal Hearing meeting was scheduled for 10 a.m. on Thursday, March 27, 2025, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

PROPERTY OWNERS: Max Newman, Mikayla Murillo, Tom Newman, 1102 Armory Lane, Carson City, NV.

STAFF: Heather Ferris, Planning Manager
 Richard Perry, Administrative Hearing Officer
 Tabitha Allen, Code Enforcement Officer
 Briana Munoz, Public Meetings Clerk

NOTE: A recording of these proceedings and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours. The hearing materials are on file in the Planning Division and are available for review during regular business hours.

1. CALL TO ORDER

Mr. Perry called the meeting to order at 10:00 a.m.

2. AGENDA ITEMS

2.A CODE-2024-0707: Hearing regarding a notice of violation under Carson City Municipal Code ("CCMC"), Title 18 Appendix (Carson City Development Standards), Division 1.13 Fences, walls, and hedges, for a property located at 1102 Armory Lane, Carson City, NV.

Mr. Perry introduced the item and asked who owned the property. Max Newman clarified that he and Mikayla Murillo owned the property. Mr. Perry asked Ms. Ferris to provide a synopsis on the matter.

Ms. Ferris provided background on the Notice of Violation regarding the subject property. She stated that a complaint was made on July 29, 2024 regarding a fence over 7 feet tall at the northeast corner of Armory Lane and Baker Drive. Ms. Ferris added that the compliance officer conducted a site visit on September 23, 2024 and confirmed that the fence was over 7 feet in height when measured from the sidewalk, adding that the fence is located on the street side of the property line

at the back of the sidewalk. She stated that a courtesy letter was sent to the property owners on September 25, 2024 informing them that the fence was in violation of Carson City Development Standards 1.13, which limits fences that are constructed of site obscuring materials to a maximum of 3 feet in height when located closer than 5 feet to the street side of the ordered property line. Ms. Ferris added that the code section provides an opportunity for the property owner to apply for a special use permit to increase the height in the location.

Ms. Ferris noted that a follow-up inspection was conducted and a notice of violation, outlining the same issues that appeared in the courtesy letter, was mailed on October 17, 2024, providing the property owner with 14 days to comply.

Ms. Ferris stated that on November 27, 2024, the property owner contacted the Planning Division via email to discuss the process for getting approval of the location and the height of the fence. Staff provided the following three options: lowering the fence to three feet in overall height, moving the fence back five feet, or applying for a special use permit. She mentioned that an application was not submitted and the fence was not lowered or moved.

Ms. Ferris noted that on January 30, 2025, a notice of intent to record the notice of violation was sent to the property owner, which provided them until February 13, 2025 to come into compliance. On February 13, 2025, staff received a request for an appeal, with the property owner noting that there were numerous properties in their area that had similar fences.

Ms. Ferris stated that the new Title 18 became effective on December 1, 2024. She noted that while some allowances have been made, there were no changes in the new Title 18 to fencing standards.

Tom Newman referenced photos of the property's fence and similar fences in the neighborhood, noting that some were more obstructive.

Ms. Ferris clarified that the administrative appeal hearing wouldn't change the code or grant a special use permit, it could only review whether City staff followed proper procedure or if unique circumstances applied.

Mr. Perry informed the property owners that they could apply for a special use permit through the Planning Commission, though it would cost approximately \$2,300 and approval wasn't guaranteed.

Max Newman commented that some of the fences that were compliant looked "absolutely trashy" because they were not maintained and asked if this is what the City preferred.

Tom Newman referred to a previous approval of a fence issue from a Planning Commission meeting on January 7, 2024. Mr. Perry clarified that the matter involved the approval of a special use permit. He encouraged the property owners to apply for a special use permit but explained that the current appeal process was not the same as applying for a special use permit. Mr. Perry noted

that only extenuating circumstances, such as unusual topography, would justify the non-compliance.

Tom Newman explained that the backyard was elevated due to a small stem wall made of two concrete blocks, which raised the fence height from the sidewalk level. Mr. Perry acknowledged the explanation and reminded the property owners of their options. He added that he personally doubted that a permit could be approved without extenuating circumstances. Mr. Perry clarified that six-foot fences are allowed in the backyard but regulations only apply to areas facing the street where visibility and setbacks are a concern. Tom Newman acknowledged the concern but argued that the specific fence was already set back and not creating a hazard. Mr. Perry emphasized that the code's intent is prioritize public safety and that he couldn't exempt the property from City ordinance.

Ms. Murillo asked Mr. Perry how many times he had visited the property and Mr. Perry stated that he visited one time. She and Max Newman expressed concerns regarding safety due to traffic conditions on their street.

Ms. Murillo noted that she had seen an improvement in traffic speed in their neighborhood after raising the fence. Mr. Perry clarified that while safety concerns were valid, the hearing was limited to code compliance and their options were to apply for a special use permit, lower the fence to 3 feet, or argue that the base height counts towards compliance.

In response to Tom Newman's question, Ms. Ferris explained that the fence is measured from the highest adjacent grade, which would be the homeowner's side, making it six feet tall, which is not allowed in the street side yard without a special use permit or moving the fence back five feet. She added that other similar fence code compliance cases in the City were under review.

In response to Ms. Murillo's question, Ms. Ferris stated that providing photos of other properties in the neighborhood wouldn't necessarily help the specific case but would assist the City in pursuing additional possible code enforcement violations.

Mr. Perry reminded the property owners of their options and stated that he would issue a formal ruling in a letter with a deadline to comply or apply for a special use permit. Tom Newman agreed to wait for the letter. He expressed concerns that reducing the fence height would devalue the property and wouldn't provide necessary safety.

Ms. Murillo encouraged Mr. Perry and staff to witness the traffic at the intersection near their property. She explained that she and her family would like to go through the correct legal process but want their concerns to be heard. Mr. Perry acknowledged her comments and reminded the property owners that they could move the fence back by five feet. Ms. Murillo stated that the family was looking to maximize the use of their backyard space.

Max Newman commented that moving the fence would reveal the condition of neighboring properties and questioned if that was preferred to a well-maintained fence. Mr. Perry responded that the condition of neighboring properties was immaterial to the code violation.

Mr. Perry stated that the residents would receive a formal letter by both email and mail and explained that applying for a special use permit through the Planning Commission would cost approximately \$2,300. He commented that there weren't any clear extenuating circumstances that would justify approval. Mr. Perry thanked the property owners for attending.

3. FOR POSSIBLE ACTION: ADJOURNMENT

Mr. Sandage adjourned the meeting at 10:33 a.m.

The Minutes of the March 27, 2025, Administrative Appeal Hearing meeting are respectfully submitted on this 22nd day of May 2025.

William Scott Hoen, Clerk-Recorder

By: 
Briana Munoz, Public Meetings Clerk

Name Spelled
incorrectly
MICHELA MORILLO

ADMINISTRATIVE APPEAL HEARING MEETING
Minutes of the Thursday, May 22, 2025 Meeting
Carson City Community Development Conference Room A
108 East Proctor Street, Room A, Carson City, Nevada

An Administrative Appeal Hearing meeting was scheduled for 10 a.m. on Thursday, May 22, 2025, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

ATTENDEE: Mikayla Murillo, Tom Newman, 1102 Armory Lane, Carson City, NV.

STAFF: Heather Ferris, Planning Manager
 Richard Perry, Administrative Hearing Officer
 Tabitha Allen, Code Enforcement Officer
 Briana Munoz, Public Meetings Clerk

NOTE: A recording of these proceedings and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours. The hearing materials are on file in the Planning Division and are available for review during regular business hours.

1. CALL TO ORDER

Mr. Perry called the meeting to order at 10:00 a.m.

2. AGENDA ITEMS

2.A CODE-2024-0707: Hearing regarding a notice of violation under Carson City Municipal Code ("CCMC"), Title 18 Appendix (Carson City Development Standards), Division 1.13 Fences, walls, and hedges, for a property located at 1102 Armory Lane, Carson City, NV.

Mr. Perry introduced the item and noted that a previous meeting was held on March 27, 2025. He stated that he issued an administrative order after the last hearing and recently revisited the property but did not observe any changes.

Ms. Murillo stated that they had requested a transcript of the discussion during the last hearing but did not receive it. Ms. Murillo noted that she and her family did not want to make any decisions until reviewing the transcripts.

Mr. Newman stated that they only received the hearing notice for the May 22, 2025 meeting, not the administrative order.

Ms. Ferris explained that the order was sent April 1, 2025 but agreed to resend it along with the minutes from the March 27, 2025 and May 22, 2025 meetings.

Ms. Ferris recommended providing the property owners with 30 more days to comply. She noted that Mr. Perry could modify the order to include fines if there was no compliance within 30 days. Mr. Perry agreed to issue a new administrative order, providing until the end of June 2025 to comply.

In response to Ms. Murillo's question regarding a neighborhood petition, Mr. Perry clarified that it wouldn't affect the current process and would only apply for a special use permit through the Planning Commission.

Mr. Newman asked why their fence must comply if other fences in the neighborhood were not in compliance. Mr. Perry explained that if he made expectations based on others' violations, then codes would be undermined. He reminded the property owners that their administrative order offered three options: lowering the fence to three feet, moving the fence back five feet, or applying for a special use permit.

Ms. Ferris added that the City was looking into the other fences submitted at the last hearing. She noted that some may be legal non-conforming fences, meaning they were built legally under an older code. Ms. Ferris stated that the family's fence was not legally constructed under any code.

In response to Ms. Murillo's question, Ms. Allen explained that she took over the code enforcement case from another officer. Ms. Ferris added that most cases are complaint-based but officers could act independently when they observe a violation.

Mr. Perry reminded the property owners of their options, including lowering the fence to three feet, measured from the highest adjacent grade. Ms. Ferris asked to work with the property owners offline to discuss specific measurements. Mr. Perry thanked the property owners for attending.

3. FOR POSSIBLE ACTION: ADJOURNMENT

Mr. Perry adjourned the meeting at 10:19 a.m.

The Minutes of the May 22, 2025, Administrative Appeal Hearing meeting are respectfully submitted on this 22nd day of May 2025.

William Scott Hoen, Clerk-Recorder

By: Brian Munoz
Briana Munoz, Public Meetings Clerk

Name Spelled
incorrectly

MICHELA MORILLO

**LATE
MATERIAL
ITEM
6.B**

Mackenzi Ray

From: Mackenzi Ray
Sent: Wednesday, August 27, 2025 1:04 PM
To: Mackenzi Ray
Subject: FW: Fence 1102 Armory

From: Ken Furlong <KFurlong@carson.org>
Sent: Wednesday, August 27, 2025 12:20 PM
To: Hope Sullivan <HSullivan@carson.org>
Subject: Re: Fence 1102 Armory

Agree. I have reviewed this challenge, along with the departments Traffic Management supervision and concur that the visibility at the intersection is limited by the structural design and placement of the fence,

From: "Hope Sullivan" <HSullivan@carson.org>
Subject: Fence 1102 Armory
Date: 27 August 2025 12:00
To: "Ken Furlong" <KFurlong@carson.org>
Cc: "Heather Ferris" <HFerris@carson.org>

Sheriff:

As a follow up to our conversation, I understand that you have observed the unlawful fence at the above referenced address and find that it compromises safety as it compromises visibility.

I will put your concerns on the record consistent with the above sentence.

Please advise if I have misunderstood your concern.

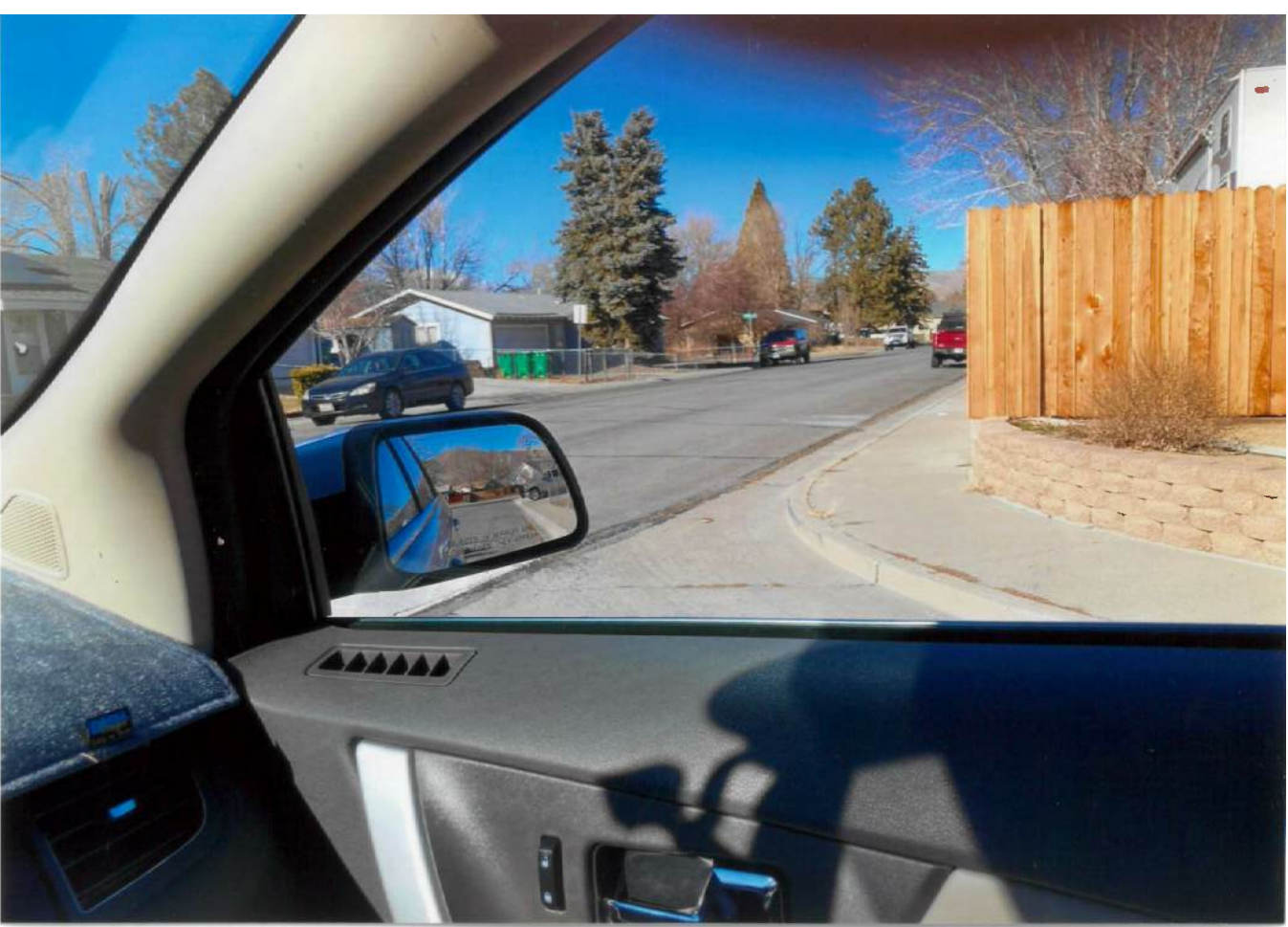
[How did we do?](#)

Hope Sullivan, AICP
Community Development Director
Carson City, NV
775-283-7922 (direct)





The stop sign on E. Armory & Baker
southbound - a legal stop at the
sign & behind the white lines



Pulling into Northbound Baker
to see if any vehicle is headed
South on Baker



Southbound on Baker at Armoury
intersection



STAFF REPORT

Report To: Planning Commission **Meeting Date:** August 27, 2025

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **LU-2025-0309** For Possible Action: Discussion and possible action regarding an application from DR Horton ("Applicant") for a special use permit ("SUP") to allow a 92-unit single-family residential townhome project within a commercial zoning district on a property within the Silver Oak Planned Unit Development and zoned Retail Commercial ("RC-P"), located on the southeast corner of Silver Oak Drive and GS Richards Boulevard, Assessor's Parcel Number ("APN") 007-461-19. (Heather Manzo, hmanzo@carson.org)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to approve LU-2025-0309 based on the ability to make the required special use permit findings and subject to the conditions of approval included in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for any pertinent previous actions.

Background/Issues & Analysis

See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.330; CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); CCMC 18.02.0452 (Special use permits); and CCDS 1.18 (Residential development standards in non-residential districts).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Approve the SUP request with modified conditions of approval.

Attachment(s):

SUB-2025-0308 and LU-2025-0309 (GS Richards Townhomes) PC_SR 8-27-2025

Silver Oak Townhomes Application - No Reports

Late Material RCVD at Meeting - 6.C & 6.D Public Comment

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

(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 27, 2025

FILE NO: SUB-2025-0308 & LU-2025-0309

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE:

LU-2025-0309 For Possible Action: Discussion and possible action regarding an application from DR Horton ("Applicant") for a special use permit ("SUP") to allow a 92-unit single-family residential townhome project within a commercial zoning district on a property within the Silver Oak Planned Unit Development and zoned Retail Commercial ("RC-P"), located on the southeast corner of Silver Oak Drive and GS Richards Boulevard, Assessor's Parcel Number ("APN") 007-461-19. (Heather Manzo, hmanzo@carson.org)

SUB-2025-0308 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from DR Horton ("Applicant") for a tentative subdivision map known as Silver Oak Townhomes for a 92-lot single-family attached residential subdivision on a property within the Silver Oak Planned Unit Development and zoned Retail Commercial ("RC-P"), located on the southeast corner of Silver Oak Drive and GS Richards Boulevard, Assessor's Parcel Number ("APN") 007-461-19. (Heather Manzo, hmanzo@carson.org)

RECOMMENDED MOTIONS:

"I move to approve LU-2025-0309 based on the ability to make the required special use permit findings and subject to the conditions of approval included in the staff report."

"I move to recommend approval of SUB-2025-0308 to the Board based on the ability to make the required tentative subdivision map findings and subject to the conditions of approval included in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following are applicable conditions of approval as they relate to an SUP per CCMC 18.02.0452

1. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.
2. The project shall conform to any other applicable provision of Nevada Revised Statutes (“NRS”) or Carson City Municipal Code (“CCMC”).
3. The Applicant must sign and return the Notice of Decision for conditions of approval within twenty-one (21) days of receipt of notification. If the Notice of Decision is not signed and returned within twenty-one (21) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
4. The entitlement previously granted by LU-2022-0492 shall be superseded by the approval of this townhome project.
5. Prior to the issuance of a site improvement permit for the project, the Applicant must submit an updated open space exhibit demonstrating that the project has provided at least 23,000 square feet of qualifying open space as required by CCDS 1.18(6).
6. The SUP shall remain valid and expire with the tentative subdivision map approval.

The following are applicable conditions of approval as they relate to a subdivision map per CCMC 18.02.0461

7. A final map must be substantially the same as the previously approved tentative map.
8. Before a final map may be submitted for approval, the applicant must submit all construction plans to the Development Engineering Division of the Carson City Department of Public Works (“Development Engineering”) for the review and approval of proposed onsite and offsite improvements. The construction plans must be in compliance with any recommendations contained in the applicable soils and geotechnical report and any other applicable condition of approval.
9. Any lot that is not planned for immediate development must be left undisturbed with no grading or clearing of natural vegetation. Any grading that is authorized by the Public Works Department must comply with City standards. A violation of this subsection shall be grounds for the immediate issuance of an order to cease and desist any further grading and any other remedy available under CCMC.
10. The area and width of any lot must satisfy the applicable zoning requirements that are approved as part of the tentative map.
11. The submittal of a final map must include:
 - a. Written verification from the Carson City Department of Health and Human Services and the Carson City Fire Department (“Fire Department”) that all applicable department requirements have been satisfied. Written verification from the Fire Department must contain approval of all fire hydrant locations.
 - b. Written conditions of approval required by any other department of the City.

12. All final maps must contain the following statement:
“These parcels are subject to Carson City’s growth management ordinance and all property owners shall comply with provisions of the ordinance.”
13. The placement of all utilities within a subdivision must be made underground and any existing overhead facility must be relocated before the submittal of a final map.
14. Hours of construction must be limited to the periods of 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on weekends. The Department may, in addition to any other remedy available under NRS or CCMC:
 - a. For a first violation of this subsection, issue a written notice of warning.
 - b. For a second violation of this subsection, order the immediate discontinuation of all work on the site.
15. All water and sewer systems, grading and drainage and street improvements must comply with applicable City standards.
16. The Applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection of the Department of Conservation and Natural Resources for site grading. Any site grading must incorporate the applicable dust and erosion control measures.
17. A detailed storm drainage analysis, water system analysis and sewer system analysis must be submitted to and approved by the Development Engineering Division before approval of any final map.
18. Before the recordation of the final map for any phase of a project, the improvements associated with each phase must be fully constructed and approved by the City or secured by providing the City with a proper surety in the amount of 150 percent of the engineer’s cost estimate for the improvements. Upon acceptance, the developer must provide the City with a proper surety in the amount of 10 percent of the engineer’s cost estimate to secure the developer’s obligation to repair defects in workmanship and materials which appear in the work not more than 1 year after the date of acceptance by the City.
19. Before the approval of a final map, an applicant must provide a “will serve” letter from the water and wastewater utilities to the required state governmental entities.
20. Unless a longer period is established by a development agreement or by an action of the Board of Supervisors before the expiration of a tentative map approval:
 - a. The final map for an entire subdivision or the first final map for any phase must be recorded not more than 4 years from the date of final approval of the tentative map; and
 - b. Any final map for a subsequent phase of the subdivision must be recorded not more than 2 years from the date of recordation for the previous phase.
 - c. The applicant shall be responsible for ensuring that plans are submitted to the City with adequate time for review and recordation before the expiration of any tentative map.

Specific Conditions to be included in the Design of the Improvement Plans and Building Permit, to be met prior to the issuance of the site improvement permit:

21. Prior to the issuance of a site improvement permit with new streets, the plans shall demonstrate that new streets will be private as proposed.
22. Prior to the issuance of a site improvement permit, electric and communication easements shown on Sheet S-1 as easement legend callouts 4 and 5 must be relinquished.
23. Prior to the issuance of a site improvement permit, public utility easements must be in place over the on-site public water main alignments.
24. Prior to the issuance of a site improvement permit, the Applicant shall enter into a pro-rata share agreement and pay the pro-rata share cost for the required sewer main improvements in College Parkway. Based on the estimated sewer demand for the project, the Applicant must contribute a pro-rata share in an amount not to exceed \$68,483.49.
25. Prior the issuance of a site improvement permit, the Applicant shall enter into a pro-rata share agreement and pay the pro-rata share cost for the required intersection improvements at North Carson Street and Silver Oak Drive in an amount not to exceed \$75,200.00.
26. Prior the issuance of a site improvement permit, the project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - The right-of-way widths must meet the minimum widths set forth in CCDS 12.6.
 - Water, Sewer and Storm drain utilities are to have 10ft of clearance from trees.
 - The drainage study must be updated to address Low Impact Development (LID) features.
 - All existing sewer and water laterals will be required to be abandoned at the mains.
27. Prior the issuance of a site improvement permit, the Applicant must submit an open space plan that excludes any landscape areas otherwise required by code, including the required frontage landscaping, to demonstrate the project includes at least 23,000 square feet of open space.

LEGAL REQUIREMENTS: NRS 278.330; CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); CCMC 18.02.0452 (Special use permits); and CCDS 1.18 (Residential development standards in non-residential districts).

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 6.2 +/- acres

EXISTING LAND USE: Vacant land

MASTER PLAN DESIGNATION: Corridor Mixed-Use ("CMU")

ZONING: RC-P

KEY ISSUES: Is the tentative subdivision map consistent with the required findings? Does the proposal meet the tentative map requirements and other applicable requirements?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: RC-P / vacant
SOUTH: RC-P / Single Family Residences
EAST: RC / Restaurant and vacant land
WEST: RC-P / Offices and vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X Shaded
SLOPE: Generally flat
FAULT: Beyond 500 feet

BACKGROUND AND DISCUSSION:

The subject property is located within the Silver Oak PUD. Commercially zoned properties within the PUD are limited to those uses and development standards for base zoning districts as outlined in CCMC.

A request for a 178-unit multifamily development with a density of 27.8 dwelling units per acre (du/ac) was previously approved at the site (LU-2022-0492), however there have not been any permits submitted to establish the use and the site remains undeveloped. Should the proposed townhome subdivision be approved, it is recommended that the entitlement previously granted by LU-2022-0492 be superseded by the approval of this townhome project.

This request is for a tentative subdivision map resulting in the development of a 92-unit single family attached project with a proposed density of 14.84 du/ac. Additionally, since the property is located within the RC zoning district, an SUP to allow for residential development within a non-residential zoning district is required. Per CCDS 1.18, the following requirements must be met by the development in addition to other code requirements. An analysis of CCDS 1.18 is as follows:

1.18 Residential development standards in non-residential districts.

The provisions set forth in this section are intended to establish minimum standards and special use permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. *Permitted uses. Residential uses are only allowed as permitted by chapter 18.04 of CCMC as a primary or conditional use in the applicable zoning districts.*

Staff Response: Residential development is a listed allowable use within the RC district upon approval of an SUP. The applicant has requested an SUP in addition to the proposed tentative subdivision map.

2. *Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter. For the purpose of allowing flexibility in design, minimum lot size does not apply.*

Staff Response: There is no maximum density established within the RC zoning district. The Applicant is proposing a 92-unit project with a density of 14.84 du/ac. The project will comply with the site development standards as discussed in the following responses to CCDS 1.18 requirements.

3. *Maximum building height must be the maximum height established by the zoning district in which the project is located.*

Staff Response: The maximum height within the RC district is 45 feet unless a taller height is approved by SUP. The project proposes two-story buildings approximately 29 feet in height which is well below the maximum height for the zoning district.

4. *Setbacks. Minimum setbacks must be those established by the zoning district in which the project is located, subject to the following:*
 - a. *In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.*

Staff Response: The project is surrounded by RC and RC-P zoning and is not adjacent to any single-family residential zones. The setback standards from all property lines is 0 feet within the RC zoning district. This setback standard lends itself to an attached housing product when an SUP is approved to allow a residential use within a non-residential district.

The project proposes a minimum of 10 feet of separation between buildings, and project periphery setbacks are proposed to be: East = 20 feet, South = 146 feet, West = 11 feet, North = 7.5 feet. Since the project is a townhome development, the proposed internal building setbacks are 0 feet. The project will need to be designed to meet building code requirements for development with shared walls.

- b. *A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the Transportation Master Plan, as adopted by the City, excluding the Downtown Mixed-Use area.*

Staff Response: The project is located along GS Richards Boulevard and Silver Oak Drive and both roadways are classified as local streets. The Applicant has proposed building fronts and landscape areas are located between the project and the public rights of way. Vehicle access and parking are located internal to the site and the proposed internal streets will be privately owned and maintained.

5. *Required parking: Parking spaces must comply with the standards and conditions set forth in Division 2 of this Title 18 Appendix.*

Staff Response: Per Division 2, Since on-street parking is available both within the project and along GS Richards, parking for the project is two parking spaces for each dwelling unit. Each residence will have a two-car garage, sufficient to meet code requirements. To ensure sufficient parking is provided for the development, there is on-street parking available to accommodate 20 parking spaces along a portion of GS Richards Boulevard and an additional 26 spaces are located throughout the development. With the provided onsite parking and on-street parking, the project exceeds the number of parking spaces required for the project.

6. *Open Space.*

- a. *For multi-family residential developments, a minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include, without limitation, picnic areas, sports courts, softscape surfaces covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.*
- b. *For multi-family residential developments, a minimum of 100 square feet of additional open space must be provided for each unit as private open space or common open space.*
- c. *For single-family residential or two-family residential developments, a minimum of 250 square feet of open space must be provided for each unit as private open space or common open space.*
- d. *Front and street side yard setback areas may not be included toward meeting the open space requirements.*

Staff Response: Single family residential developments are required to provide a minimum of 250 square feet of open space per unit and can be provided as common open space or private open space. For a 92-unit subdivision, the required open space is 23,000 square feet. The proposal includes approximately 14,298 square feet of private open space and 44,725 square feet of common open space. The project calculations include the frontage along Silver Oak Drive. CCMC requires a six-foot-wide landscape area along frontages that are not designated as arterial streets. Since this frontage landscaping is required for all projects, it cannot be counted toward the open space requirements per CCDS 1.18. However, the project exceeds the minimum amount of open space required for the project and when this area is excluded, the project will still exceed the minimum open space requirements. A condition is recommended to provide an updated open space exhibit that demonstrates the project complies with the open space requirements at the time of site improvement permit submittal.

7. *Landscaping. Landscaping must comply with the standards and condition set forth in Division 3 of this Title 18 Appendix.*

Staff Response: Landscaping is required at a minimum of 20 percent of the site's impervious surface, excluding building coverage. The project will require a minimum of 18,611 square feet of landscaped area. As designed, the project provides approximately 64,289 square feet of landscaped area, far exceeding the minimum requirements.

8. *Special Use Permit review standards. If a residential use is a conditional in a zoning district, the Commission must make not less than two of the following findings in the affirmative, in addition to the required findings set forth in CCMC 18.02.0452, to approve the issuance of a special use permit:*

- a. *The development is not situated on a primary commercial arterial street frontage.*

Staff Response: The project site is located on Silver Oak Drive and GS Richards Boulevard. Both streets are designated as local streets. The request meets this finding.

- b. The development is integrated into a mixed-use development that includes commercial development.*

Staff Response: The project is within an area immediately surrounded by a range of commercial uses. While the project site is not proposing mixed use, the parcel in the greater context of its surroundings does create a mix of uses which include residential, retail, restaurants and medical offices. The request meets this finding.

- c. The applicant has provided evidence that the site is not a viable location for commercial uses.*

Staff Response: Staff was unable to make this finding based on the materials provided with the application.

- d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed- Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.*

Staff Response: The site is designated Corridor Mixed-Use which encourages primary uses such as commercial, retail and office type uses, but also encourages inclusion of higher density residential uses to provide a true mixed-use character within the land use designation. The site is surrounded by commercial, retail and office uses and would introduce a mixed-use element to the immediate surrounding area. The proposal has a density of 14.84 du/ac, which would be considered a medium/high density project and is consistent with the Master Plan designation. The request meets this finding.

The Board has the authority to approve the tentative subdivision map, after receiving a recommendation from the Planning Commission. The Planning Commission is authorized to approve the SUP.

PUBLIC COMMENTS: Public notices were mailed to 33 property owners within 750 feet of the subject site on August 15, 2025, pursuant to the provisions of NRS and CCMC for the tentative subdivision map and SUP applications. As of the completion of this staff report no public comments have been received. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on August 27, 2025, depending upon their submittal date to the Planning Division.

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

Development Engineering:

The Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the request and offers the following conditions of approval:

- The new streets must be private as proposed.
- Prior to the Site Improvement permit being issued, the electric and communication easements shown on Sheet S-1 as easement callouts 4 and 5 must be relinquished as buildings are proposed over these easements.

- Prior to the site improvement permit being issued, public utility easements must be in place over the on-site public water main alignments.
- Prior to the Site Improvement permit being issued, this development will be required to enter into a pro-rata share agreement for the required sewer main improvements in College Parkway. The estimated pro-rata share contribution based on the current sewer demand estimate not to exceed \$68,483.49.
- Prior to the Site Improvement permit being issued, the developer is required to pay a pro-rata share towards improvements to intersection control at N Carson Street and Silver Oak Drive not to exceed \$75,200.00.
- Before a site improvement permit is issued, the project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - The right-of-way widths must meet the minimum widths set forth in CCDS 12.6.
 - Water, Sewer and Storm drain utilities are to have 10ft of clearance from trees.
 - The drainage study must be updated to address Low Impact Development (LID) features.
 - All existing sewer and water laterals will be required to be abandoned at the mains.

FINDINGS FOR SUB-2025-0308: These comments are based on the tentative subdivision map plans and reports submitted. All applicable code requirements will apply whether mentioned or not.

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 17.07.005. The following tentative map findings by Development Engineering are based on approval of the above conditions of approval:

1. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.*

Water: The existing water main is 12-inch PVC on the west side of the property and 12-inch PVC on the northside of the property. Water mains through the primary access loop will be public. The laterals/mains that extend up the side alleys will be private. There is sufficient capacity to serve the project. Onsite sewer will need to be privately owned and maintained.

Sewer: There is approximately 1,216 feet of sewer main downstream on College Parkway that is above capacity. This development will be required to enter into a pro-rata share agreement to upsize and replace this section of sewer prior to the site improvement permit being issued. The estimated pro rata share contribution based on the current sewer demand estimate is \$68,483.49

There are three (3) 4-inch stubs to the property that will not appear to be utilized. The stubs will need to be abandoned at the main.

2. *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.*

The City has sufficient system capacity and water rights to meet the required water allocation for the subdivision.

3. *The availability and accessibility of utilities.*

Water and sanitary sewer utilities are available and accessible.

4. *The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.*

The road network necessary for the subdivision is available and accessible.

5. *Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.*

There are no public lands adjacent to this project.

6. *Conformity with the zoning ordinance and land use element of the city's master plan.*

Development engineering has no comment on this finding.

7. *General conformity with the city's master plan for streets and highways.*

The development is in conformance with the city's master plan for streets and highways.

8. *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.*

Local intersections: The traffic impact study shows that this development will impact the intersection of North Carson Street and Silver Oak Drive. The developer is required to pay a pro-rata share towards improvements to intersection controls at North Carson Street and Silver Oak Drive in an amount not to exceed \$75,200. Other intersections will be adequate for additional traffic from the proposed development.

Parking and internal circulation: Internal streets must be private as proposed. In accordance with Carson City development standards and standard details, the drive aisles between parking spaces, including garages, must be 26 feet wide. Some of the proposed drive aisles do not meet this requirement, however there appears to be sufficient space to meet the standards by making adjustments to the common area or driveway depths. Driveways that are intended to accommodate parking must meet the required dimensions for parking spaces, so a driveway intended to accommodate two cars must be 18 feet wide and 18.5 feet long.

Adjacent Streets On-Street Parking: On-street parking will only be permitted on one side of GS Richards Boulevard.

Proposed and/or necessary improvements: Developer is required to provide a 5-foot-wide ADA compliant sidewalk along parcel frontage of GS Richards Boulevard. The developer is required to provide half street crack sealing and resurfacing along the parcel frontage of GS Richards Blvd in accordance with CCMC 11.12.081.

9. *The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.*

Earthquake faults: There are no known fault lines within 500 feet of the project.

FEMA flood zones: The project is in FEMA zone X Shaded with no special requirements.

Site slope: The site is level.

Soils: The soil on site is silty sand and poorly graded sand with silt, interspersed with occasional non-expansive clayey sand; with the groundwater table about 10 to 14.5 feet deep according to the geotechnical report provided.

Drainage: Some corrections to the drainage study will be required prior to the issuance of a site improvement permit. These changes may result in increased detention and treatment volumes. The Application materials note that there appears to be sufficient space for the increased drainage volume in the existing open spaces and, if necessary, through utilizing underground detention. As there are multiple avenues to address this topic with the current design, staff is satisfied that this can be addressed at the time of site improvement submittal.

10. *The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.*

Development Engineering has no comment on this finding.

11. *The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.*

The subdivision has sufficient secondary access, and sufficient fire water flows.

12. *Recreation and trail easements.*

Development Engineering has no comment on this finding.

The Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the special use request provided that all conditions of approval of SUB-2025-0308 are met.

FINDINGS FOR LU-2025-0309: Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.0452, Special Use Permits. Development Engineering offers the following discussion:

CCMC 18.02.0452(5)(a) - Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter:

The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.0452(5)(b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:

Development Engineering has no comment on this finding.

CCMC 18.02.0452(5)(c) - Will have little to no detrimental effect on vehicular or pedestrian traffic:

Development Engineering finds no detrimental effects on vehicular or pedestrian traffic with the proposed special use request.

CCMC 18.02.0452(5)(d) - Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general:

Development Engineering has no comment on this finding.

CCMC 18.02.0452(5)(e) - Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements:

Development Engineering finds no detrimental effects on existing public services and facilities with the proposed special use request.

CCMC 18.02.0452(5)(f) – Will not adversely affect the health, safety and welfare of the public:

The project meets engineering standards for health and safety.

Earthquake faults: There are no known fault lines within 500 feet of the project.

FEMA flood zones: The project is in FEMA zone X Shaded with no special requirements.

Site slope: The site is level.

Soils and Groundwater: The soil on site is silty sand and poorly graded sand with silt, interspersed with occasional non-expansive clayey sand; with the groundwater table about 10 to 14.5 feet deep according to the geotechnical report provided.

SPECIAL USE PERMIT FINDINGS: The staff's recommendation is based upon the findings as required by CCMC 18.02.0452 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter.

The project is in substantial compliance with the objectives and policies of the Carson City Master Plan. The single-family residential use of the property is consistent with the Corridor Mixed-Use Master Plan land use designation which encourages neighborhoods to be developed in a manner where housing and services are within proximity to one another.

2. Compatible with and preserves the character and integrity of adjacent properties and neighborhoods or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare.

The Silver Oak PUD has an established residential, recreation and non-residential character. The proposed townhomes are compatible with the PUD. The potential impacts of the development are mitigated by proposed improvements or pro-rata share contributions commensurate to the project's impact. Approval of the request will not create adverse impacts such as noise, vibrations, fumes, odors, dust or glare.

3. Will have little to no detrimental effect on vehicular or pedestrian traffic.

As proposed with recommended conditions of approval, the project will not have a detrimental effect on vehicle or pedestrian traffic. Staff is recommending a condition of approval requiring the applicant to enter into a pro-rata share agreement for the required intersection improvements at North Carson Street and Silver Oak Drive. The improvements are estimated to be a total cost of \$1,459,800, and the Applicant's pro-rata contribution is estimated to be \$75,200. Other intersections will be adequate for additional traffic from the proposed development. The project will be required to install five foot wide sidewalk along the project frontage where sidewalk does not currently exist.

4. Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general.

The project is located in a PUD which is currently served by the existing public services including schools, sheriff, transportation facilities and parks. The site is surrounded by non-residential uses or properties yet to be developed. As proposed, the project will not result in a detrimental impact to the use, peaceful enjoyment, economic value, or development of adjacent properties or the neighborhood in general.

5. Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements.

The project is located in a PUD which is currently served by the existing public services including schools, fire and sheriff protection, transportation and utility infrastructure and facilities, and parks. As proposed, with recommended conditions of approval (Condition Nos. 7, 10, 12, 14 through 18, and 22 through 25), the subdivision will not result in a burden to public services or facilities.

6. Will not adversely affect the health, safety and welfare of the public:

The use is appropriate at this location, supports the mixed-use character encouraged by the Corridor Mixed-Use Master Plan land use designation and has been designed to meet code requirements. As proposed with recommended conditions, the development will not adversely affect the health, safety and welfare of the public.

TENTATIVE SUBDIVISION MAP FINDINGS: Staff recommends approval of the tentative subdivision map based on the findings below and the information contained in the attached reports and documents, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. In making findings for approval, the Planning Commission and Board of Supervisors must consider:

Section 17.07.005 (Findings):

1. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.*

The project is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. The development will be served by municipal sewer and water. The plan proposes public water infrastructure and private sewer out to the public main. The City's water system has sufficient capacity to serve the project. The downstream sewer on College Parkway is at capacity. A condition of approval is recommended requiring the

developer to enter into an agreement to contribute a pro-rata share, not to exceed \$68,483.49, to upsize and replace this section of sewer prior to the issuance of a site improvement permit for the project. The developer will be required to meet all applicable development standards related to sewer and water design.

2. *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.*

The City's water system has sufficient capacity to serve the project.

3. *The availability and accessibility of utilities.*

All utilities are available in the area to serve the development. The property is located in the service area for water and sewer.

4. *The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.*

The project is located within a planned area that is served by existing schools, sheriff protection, transportation network, and existing parks and recreational opportunities including a golf course. The project has access to various parts of the City primarily from North Carson Street.

5. *Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.*

The project is not adjacent to public lands.

6. *Conformity with the zoning ordinance and land use element of the City's Master Plan.*

As proposed with recommended conditions, the project is consistent with the Master Plan as well as in compliance with the applicable sections of the Municipal Code.

7. *General conformity with the City's Master plan for streets and highways.*

The proposed subdivision conforms to the City's master plan for streets and highways.

8. *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.*

The impacts of the proposed subdivision have been addressed and will be mitigated by the following:

Local intersections: The traffic impact study shows that this development will impact the intersection of North Carson Street and Silver Oak Drive. The developer is required to pay a pro-rata share towards improvements to intersection controls at North Carson Street and Silver Oak Drive, in an amount not to exceed \$75,200. Other intersections will be adequate for additional traffic from the proposed development.

Parking and internal circulation: Internal streets must be private as proposed. In accordance with Carson City development standards and standard details, the drive aisles between parking spaces, including garages, must be 26 feet wide. Some of the proposed drive aisles do not meet this requirement, however there appears to be sufficient space to meet the standards by making adjustments to the common area or driveway depths. Driveways that are intended to

accommodate parking must meet the required dimensions for parking spaces, so a driveway intended to accommodate two cars must be 18 feet wide and 18.5 feet long.

Adjacent Streets On-Street Parking: On-street parking will only be permitted on one side of GS Richards Boulevard.

Proposed and/or necessary improvements: Developer will need to provide five-foot-wide, ADA compliant sidewalk along parcel frontage of GS Richards Boulevard. The developer will be required to provide half street crack sealing and resurfacing along the parcel frontage of GS Richards Blvd in accordance with CCMC 11.12.081.

9. *The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.*

The physical characteristics of the land do not preclude the development as proposed. There are no known faults within 500 feet of the project, and the project is located in the X-shaded FEMA Zone with no special requirements. The soils are comprised of silty sand and poorly graded sand with silt, interspersed with occasional non-expansive clayey sand. According to the geotechnical report provided with the application, groundwater is 10-14.5 feet deep.

The project site is generally level and will require drainage improvements with this project. The developer will be required to submit corrections to the drainage study prior to the issuance of a site improvement permit. The final drainage study may indicate a need for increased detention and treatment volumes; however, there appears to be sufficient space within the proposed open space areas to accommodate these volumes, or if necessary, volumes may be accommodated using underground detention.

10. *The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.*

The proposed tentative map application was routed to the Nevada Department of Wildlife (NDOW), Nevada Division of Environmental Protection (NDEP) and the Nevada Division of Water Resources. At the time this staff report was prepared, comments had not been received from these reviewing agencies, however NDEP and the Nevada Division of Water Resources must approve and sign the final map prior to recordation.

11. *The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.*

The Fire Department will provide fire protection services to the project location. The Fire Department has reviewed the project and did not have any comments related to the request. The buildings are proposed to have structures that are 29 feet tall, below the threshold to provide for Fire Department ladder truck access to buildings. The development requires fire hydrants consistent with the International Fire Code (2018) Appendix C. Additionally, the project is required to comply with the currently adopted edition of the International Fire Code amendments. The Fire Department will review for compliance with these requirements at the time construction plans are submitted.

12. *Recreation and trail easements.*

The site is located in an area primarily developed with non-residential uses. Sidewalks will provide connectivity from the project to other areas within the Silver Oak PUD. The Silver Oak Golf Course is in close proximity to the proposed project as well. The project proposes a passive amenity area that will be landscaped to include trees and an area of lawn for its residents.

Prepared for

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

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Section 1

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

FILE

APPLICANT PHONE #
DR Horton (Bobbie Merrigan) 775-624-4931

MAILING ADDRESS, CITY, STATE, ZIP
5190 Neil Rd, Ste 310, Reno, NV 89502

EMAIL
RSMerrigan@drhorton.com

PROPERTY OWNER PHONE #
Silver Oak Apartments LC

MAILING ADDRESS, CITY, STATE, ZIP
14320 Ventura Blvd, Ste 431; Sherman Oaks, CA 91423

EMAIL

APPLICANT AGENT/REPRESENTATIVE PHONE #
Wood Rodgers (Stacie Huggins) 775-250-8213

MAILING ADDRESS, CITY, STATE, ZIP
1361 Corporate Blvd, Reno, NV 89502

EMAIL
shuggins@woodrodgers.com

Project's Assessor Parcel Number(s)
007-461-19

Project's Street Address
0 GS Richards Blvd

Nearest Major Cross Street(s)
Silver Oak Dr.

Project's Master Plan Designation
Mixed Use Commercial (MUC)

Project's Current Zoning
Retail Commercial-PUD (RC-P)

Project Name
Silver Oak Townhomes

<u>Total Project Area</u>	<u>Number of Lots</u>	<u>Smallest Parcel Size</u>
6.2 acres	92	1,224 sqft

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.
The proposed project is a 92 lot single family attached townhome subdivision on an undeveloped parcel within the Silver Oak PUD. The project includes a mix of unit types and lot sizes with a common open space element for residents.

Refer to Project Description in Section 2 for additional information.

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statements are true and correct to the best of my knowledge and belief; (b) I agree to fulfill all conditions established by the Board of Supervisors.

Applicant's Signature

FOR OFFICE USE ONLY:

CCMC 17.06 and 17.07

TENTATIVE SUBDIVISION MAP

FEE*: \$3,500.00 + noticing fee

*Due after application is deemed complete by staff

☐ **SUBMITTAL PACKET – 5 Complete Packets (1 Unbound Original and 4 Copies) including:**

- ☐ Application Form including Applicant's Acknowledgment
- ☐ Property Owner Affidavit
- ☐ Copy of Conceptual Subdivision Map Letter
- ☐ Detailed Written Project Description
- ☐ Proposed Street Names
- ☐ Master Plan Policy Checklist
- ☐ Wet Stamped Tentative Map (24" x 36")
- ☐ Reduced Tentative Map (11" x 17")
- ☐ Conceptual Drainage Study
- ☐ Geotechnical Report
- ☐ Traffic Study (if applicable)
- ☐ Documentation of Taxes Paid to Date

☐ **CD or USB DRIVE with complete application in PDF**

☐ **STATE AGENCY SUBMITTAL including:**

- ☐ 2 Wet-stamped copies of Tentative Map (24" x 36")
- ☐ Check made out to NDEP for \$400.00 + \$3/lot
- ☐ Check made out to Division of Water Resources for \$180.00 + \$1/lot

Application Reviewed and Received By:

Submission Deadline: Planning Commission application submittal [schedule](#).

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

July 2, 2025

Date

PROPERTY OWNER'S AFFIDAVIT

I, ELISHA GILBOA, being duly deposed, do hereby affirm that I am the authorized representative of Silver Oak Apartments, LLC, the record owner of the subject property located at _____, and that I have
(Property Address and APN)
knowledge of, and I agree to, the filing of this Tentative Subdivision Map application.

Silver Oak Apartments, LLC

ELISHA GILBOA

310 FORTH HILL RD

By: EG Ground Management, Inc., Manager
By: Elisha Gilboa, President

Address

Gardendale 89460

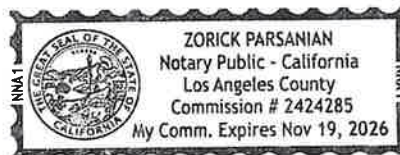
Date

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

California
STATE OF ~~NEVADA~~)
COUNTY OF Los Angeles)

On July 01st, 2025, personally appeared before me, a notary public, ELISHA GILBOA, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document in his capacity as the president of EG Ground Management, Inc., in its capacity as the manager of Silver Oak Apartments, LLC.

Zorick Parsanian
Notary Public





FRANCISCO V. AGUILAR
Secretary of State
401 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application



ANNUAL



AMENDED (check one)

List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

SILVER OAK APARTMENTS, LLC

NV20212278826

NAME OF ENTITY

Entity or Nevada Business
Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- ☐ Corporation
☐ This corporation is publicly traded, the Central Index Key number is:
- ☐ Nonprofit Corporation (see nonprofit sections below)
- ☒ Limited-Liability Company
- ☐ Limited Partnership
- ☐ Limited-Liability Partnership
- ☐ Limited-Liability Limited Partnership
- ☐ Business Trust
- ☐ Corporation Sole

Filed in the Office of	Business Number
<i>F. Aguilar</i>	E18897872021-4
Secretary of State	Filing Number
State Of Nevada	20244500587
	Filed On
	11/29/2024 15:42:17 PM
	Number of Pages
	2

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- ☐ 001 - Governmental Entity
- ☐ 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

- ☐ Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee.
Exemption Code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

- ☐ Unit-owners' Association
- ☐ Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

- ☐ No - no additional form is required
- ☐ Yes - the "Charitable Solicitation Registration Statement" is required.
- ☐ The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

****Failure to include the required statement form will result in rejection of the filing and could result in late fees.****



FRANCISCO V. AGUILAR
Secretary of State
401 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE Manager:

EG Ground Management, Inc.

USA

Name

Country

3773 Howard Hughes Pkwy, 500S

Las Vegas

NV

89169

Address

City

State Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X Elisha Gilboa for EG Ground Management Inc

**Signature of Officer, Manager, Managing Member,
General Partner, Managing Partner, Trustee,
Subscriber, Member, Owner of Business,
Partner or Authorized Signer** FORM WILL BE RETURNED IF


Manager

Title

11/29/2024

Date

UNSIGNED

SPECIAL USE PERMIT (CCMC 18.02.0452)		 <p>108 E. Proctor Street, Carson City, NV 89701 Phone: (775) 887-2180 Email: planning@carson.org</p> <p>FEE: \$2450 (Major)/\$2200 (Minor) plus Noticing Fees</p> <p>SUBMITTAL PACKET – Email completed packet to planning@carson.org or submit one unbound original and a CD or USB drive with complete application in PDF:</p> <ul style="list-style-type: none"> Application Form Detailed Written Project Description Site Plan Building Elevation Drawings and Floor Plans Special Use Permit Findings Master Plan Policy Checklist Engineering Project Impact Reports <p>Meeting Date: _____</p> <p>Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.</p>
FILE #		
APPLICANT	PHONE #	
MAILING ADDRESS, CITY, STATE, ZIP		
EMAIL ADDRESS		
PROPERTY OWNER	PHONE #	
MAILING ADDRESS, CITY, STATE, ZIP		
EMAIL ADDRESS		
APPLICANT AGENT/REPRESENTATIVE	PHONE #	
MAILING ADDRESS, CITY, STATE, ZIP		
EMAIL ADDRESS		
PROJECT'S ASSESSOR PARCEL NUMBER(S):	STREET ADDRESS	
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.		
<u>PROPERTY OWNER'S AFFIDAVIT</u>		
I, _____, being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.		
Signature _____	Address _____	Date _____
Use additional page(s) if necessary for additional owners.		
<u>ACKNOWLEDGMENT OF APPLICANT</u>		
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.		
Applicant's Signature _____	Print Name _____	Date _____

PROPERTY OWNER'S AFFIDAVIT

I, ELISHA GILBOA, being duly deposed, do hereby affirm that I am the authorized representative of Silver Oak Apartments, LLC, the record owner of the subject property located at _____, and that I have
(Property Address and APN)
knowledge of, and I agree to, the filing of this Tentative Subdivision Map application.

Silver Oak Apartments, LLC

ELISHA GILBOA

310 FORTH HILL RD

By: EG Ground Management, Inc., Manager
By: Elisha Gilboa, President

Gardendale 89460

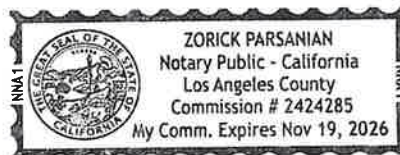
Date

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

California
STATE OF ~~NEVADA~~)
COUNTY OF Los Angeles)

On July 01st, 2025, personally appeared before me, a notary public, ELISHA GILBOA, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document in his capacity as the president of EG Ground Management, Inc., in its capacity as the manager of Silver Oak Apartments, LLC.

Zorick Parsanian
Notary Public





FRANCISCO V. AGUILAR
Secretary of State
401 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application



ANNUAL



AMENDED (check one)

List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

SILVER OAK APARTMENTS, LLC

NV20212278826

NAME OF ENTITY

Entity or Nevada Business
Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- ☐ Corporation
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- ☐ Limited-Liability Limited Partnership
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- ☐ Corporation Sole

Filed in the Office of	Business Number
<i>F. Aguilar</i>	E18897872021-4
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- ☐ 001 - Governmental Entity
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- ☐ Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee.
Exemption Code 002

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- ☐ Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

- ☐ No - no additional form is required
- ☐ Yes - the "Charitable Solicitation Registration Statement" is required.
- ☐ The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

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FRANCISCO V. AGUILAR
Secretary of State
401 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Annual or Amended List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE Manager:

EG Ground Management, Inc.

USA

Name

Country

3773 Howard Hughes Pkwy, 500S

Las Vegas

NV

89169

Address

City

State Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X Elisha Gilboa for EG Ground Management Inc

Signature of Officer, Manager, Managing Member,
General Partner, Managing Partner, Trustee,
Subscriber, Member, Owner of Business,
Partner or Authorized Signer FORM WILL BE RETURNED IF

Manager

Title

11/29/2024

Date

UNSIGNED



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

June 6, 2025

D R Horton
Attn: Bobbie Merrigan
5190 Neil Road, Ste 310
Reno, NV 89502

Digital distribution to rmerrigan@drhorton.com

Major Project Review: CSM-2025-0019

Project Description: The proposed project includes a 92-lot single family attached townhome subdivision on 6.2 acres located within the Silver Oak Planned Unit Development (PUD) and zoned Retail Commercial (RC-P). The Silver Oak PUD specifies that the base zoning applies to development on commercially zoned properties.

Review Date: May 20, 2025

Major Project Review Comments

The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review/Conceptual Subdivision Map application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: 0 GS Richards Blvd
APNs: 007-461-19
Site Size: 6.2 acres
Master Plan Designation: Corridor Mixed-Use
Zoning: RC-P

PLANNING DIVISION**Heather Manzo, Associate Planner****1. Allowable Uses - CCMC 18.04.187**

Residential uses within the RC zoning district require approval of a special use permit (SUP). An application for a single-family townhome project will also require approval of a tentative subdivision map, followed by approval of a final subdivision map. The tentative subdivision map and SUP applications may be processed concurrently.

The application will need to comply with the standards and meet the findings for a residential use in a non-residential zoning district contained in Carson City Development Standards ("CCDS") Section 1.18.

It is worth noting that the CSM application utilized the 2006 Master Plan. The Board of Supervisors adopted an updated Master Plan on May 1, 2025. Please analyze future requests utilizing the updated Master Plan policies.

2. Height, Lot Dimensions and Setbacks - CCMC 18.04.195 (Non-Residential)

The maximum height within the RC zoning district is 45 feet, unless additional height is approved through the SUP process.

Since there is no residentially zoned property adjacent to the subject site, the setbacks are (in feet): Front = 0, Side = 0, Street Side = 0, and Rear = 0

3. Landscaping - Carson City Development Standards, Division 3

- Landscaping must be consistent with Division 3 of the Development Standards.
- The project provides 69,666 square feet of landscaped area, equal to 25.6% of the site.

4. Architectural Design - Carson City Development Standards, Division 1

Proposed structures must meet the architectural standards outlined in the Development Standards, Division 1.

5. Lighting - Carson City Development Standards, Division 1

Lighting must meet the standards outlined in Development Standards 1.3.

6. Roof-Mounted Equipment - Carson City Development Standards, Division 1

Roof mounted equipment must meet the standards outlined in CCDS 1.1.7.

7. Trash Storage - Carson City Development Standards, Division 1

Trash storage must meet the standards outlined in Carson City Development Standards 1.2.6. Please be sure to address how the trash storage standards are being met with the entitlement application.

8. Residential Development in a Non-Residential District - CCDS Section 1.18

The following summarizes some of the CCMC standards contained in Division 1.18:

- There is no maximum density and no minimum lot size. A table identifying the density calculations based on the proposal should be provided with the SUP.
- The Maximum height is 45 feet. From plans that have been presented, it appears the project has been designed with buildings that are 43 feet tall. Site plans will need to depict distances from property lines with the SUP application.
- For non-arterial roadways, a minimum 6-foot-wide landscape area is required along all frontages.
- Code required parking is equal to 2.0 parking stalls per unit if on-street parking is available adjacent to the site. The proposed plan identifies a proposal to provide 230 parking spaces, equal to 2.5 parking spaces per unit. The application states that parking is provided by 184 garage spaces plus an additional 46 guest parking spaces located throughout the project. In reviewing the conceptual site plan, it appears the project is providing a minimum of 2 parking spaces per residence, utilizing on-street parking, and providing approximately 14 on-site guest parking spaces located primarily on the south side of the project site adjacent to an amenity area.
- The open space requirement for a single-family use in a non-residential zoning district is 250 square feet of public or private open space per unit. For a 92-unit project, 23,000 square feet of open space will need to be provided. Based on the conceptual site plan, it appears amenities are planned, but it was unclear how the project complied with the open space requirements.
- With the subdivision map and SUP application, please submit a plan identifying areas that fall under: 1) general required landscape area, 2) private common open space (if any), and 3) common open space which meets the minimum code requirements for Division 3 and for CCDS 1.18. As noted in CCMC, landscaping along street frontages may not be counted toward the common open space requirements.
- CCDS 18.18(8) requires 2 of the 4 findings to be met by the requested development. Please be sure to identify which findings can be met with the SUP application.

9. Growth Management - CCMC 18.12

Growth Management applies to all residential, commercial, and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.

ENGINEERING AND UTILITIES

Stephen Pottey, Development Engineering

Site Constraints:

1. The 10-foot electric and communication easement must be abandoned prior to final inspection approval for the site improvement permit.

Transportation:

2. Internal streets will be private.
3. The drive aisles must be 26' wide where parking spaces will back up into them and must be 24' wide where spaces do not back into them. Driveways that are intended to count for parking must meet the required dimensions for parking spaces, so a driveway intended to accommodate two cars must be 18' wide and 18.5' long.
4. GS Richards is only wide enough for parking on one side. The other side must be signed for no parking.
5. With the next application to Carson City, a traffic impact study signed by a professional engineer must be provided, meeting the requirements of CCDS 12.13. Please contact Casey Sylvester for traffic impact study scoping at 775-283-7431.
6. The City requests that traffic impact studies be submitted to the transportation division for review and approval prior to submitting for any application to the planning commission to avoid additional delays.
7. Prior to recording the first final map, a pro rata share contribution must be paid for improvements to the intersection of Silver Oak Drive and North Carson Street. The improvements will be a traffic signal or other improvements as approved by the Transportation Division and the City Engineer. The total estimated cost of signal improvements is \$1,459,800, and the project's share will be calculated based on the traffic impact study.
8. Per CCMC 11.12.081 the project must provide half street crack sealing and resurfacing along the parcel frontage of GS Richards Blvd.
9. A 5' sidewalk must be installed along parcel frontages of GS Richards Blvd and Silver Oak Drive.

Water:

10. Water mains through the primary access loop will be public. The laterals/mains that extend up the side alleys will be private.
11. With the next application to Carson City, a water main analysis signed by a professional engineer must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact the Brian Elder at (775) 283-7586 or belder@carson.org to schedule a fire hydrant flow test.
 - a. Location of project is near a water zone split which may have pressure issues during peak demands. The water main analysis must determine if off-site upgrades will be required.
12. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
13. The project must either use the existing water service stub-outs on the existing water main or abandon the stub-outs at the main by removing the valves and installing a blind flange.
14. All water services need to be perpendicular to mains.

Sewer:

15. There is approximately 1,216 feet of sewer main downstream on College Parkway that is at or above capacity. This development will be required to enter into a pro-rata share agreement to upsize and replace this section of sewer. The estimated pro rata share contribution based on the current sewer demand estimate is \$68,483.49
16. With the next application, a sewer main analysis signed by a professional engineer must be submitted that includes addressing the effect of flows on the existing City system. See section 15.3.2 of CCDS.
17. Onsite sewer will need to be privately owned and maintained.

Storm Drainage and Flooding:

18. With the next application to the City a drainage study must be provided which meets the requirements of the Carson City Drainage Manual. The drainage manual includes Low Impact Development (LID) design requirements. The manual is available here: <https://www.carson.org/home/showpublisheddocument/76280/637624691903200000>
19. The site is in an X Shaded FEMA flood zone which has no special construction requirements, and no required mitigation.

General Comments:

20. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
21. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
22. Addresses for units will be provided during the building permit review process.
23. Fresh water must be used for Dust control. Contact the Water Operations Supervisor Public Works at 283-7382 for more information.
24. A Construction Stormwater Permit from the Nevada Division of Environmental Protection (NDEP) will be required for the construction of projects 1 acre or greater.
25. A Dust Control Permit from NDEP will be required for any project 5 acres or greater.
26. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
27. An erosion control plan meeting section 13 of CCDS will be required in the plan set.
28. New electrical service must be underground.
29. Please show sufficient utility information to ensure that minimum spacing is met between water meters and dry utilities.
30. Any work performed in the street right of way will require a traffic control plan and a timeline type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.

FIRE DEPARTMENT

Casey Drews, Fire Inspector

1. The project will need to meet or exceed the 2018/2024 International Fire Code (IFC) requirements. CCMC Title 8
2. The project shall meet or exceed the 2018/2024 Northern Nevada International Fire Code Amendments – CCMC Title 8
3. Two approved access points shall be provided that meet or exceed the IFC
4. Carson City is in the process of adopting the 2024 International Fire Code with local amendments and Northern Nevada Fire Code Amendments. It is anticipated that the code will be adopted within the next six months. CCMC Title 8
5. Where vertical distance between the grade plane and the lightest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet. One access point shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building
6. Fire Flow and fire hydrant placement shall meet or exceed city standards and the Fire Code
7. If the structures are connected and fire sprinklers required, the Fire Department connection shall be within 100 feet of an approved fire hydrant
8. All access gates shall be Knox controlled meeting the International Fire Code
9. Addressing shall meet or exceed the international fire code and Carson City Municipal code.

Conclusion

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this CSM information will expire and may need to be updated with a new CSM if the developer has not applied for a tentative subdivision map within one year of the date of the CSM meeting. Please provide a copy of this MPR letter with any submittal in relation to the proposed project.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Heather Manzo, Associate Planner
(775) 283-7075
Email: hmanzo@carson.org

Engineering Division –

Stephen Pottey, Development Engineering
(775) 283-7079
Email: spottey@carson.org

Fire Prevention –

Casey Drews, Fire Inspector
(775) 283-7160
Email: cadrews@carson.org

Sincerely,
Community Development Department, Planning Division



Heather Manzo
Associate Planner

cc: CSM-2025-0019
Stacie Huggins shuggins@woodrogers.com

Section 2

PROJECT DESCRIPTION

Executive Summary

Applicant: DR Horton
APN Numbers: 007-461-19
Request: This packet includes a request for a Tentative Subdivision Map to develop a 92-lot single-family attached townhouse project on a site within the Silver Oak Planned Unit Development (PUD)
Location: 0 GS Richards Blvd

Location and Existing Conditions

The project site consists of one parcel, APN 007-461-19, which is located south of Silver Oak Drive and between GS Richards Boulevard (Blvd) and U.S. 395 in north Carson City. The parcel is 6.20 acres (*refer to the Vicinity Map in Section 3 of this submittal packet*). The site is surrounded by a variety of land uses that includes an undeveloped, Retail Commercial – PUD to the north, the Silver Oak Golf Course and other commercial and medical businesses to the west, additional medical, commercial, and retail services to the south, and an undeveloped, Retail Commercial lot, food, and parking lot services to the east (*refer to Aerial map in Section 3 of this submittal package*).

The project site is currently undeveloped but was previously approved for a multi-family project (LU-2022-0492) in January 2023. Since that time, the property owner has extended the approval, however, to date no improvement plans have been submitted for review. Discussions with the property owner have indicated that they are supportive of developing the site with this current development concept and understand that if this current project is approved, the previous project will no longer be valid.

Land Use and Zoning

The property has a master plan designation of Corridor Mixed Use (CMU) and conforming zoning designation of Retail Commercial – Planned Unit Development (RC-P). The site is surrounding with parcels zoned Retail Commercial and Retail Commercial – Planned Unit Development (RC-P) (*refer to Master Plan and Zoning maps in Section 3*).

As designed, the proposed townhome development supports a compact development pattern through efficient use of land and resources that encourage urban growth in a cost-effective manner. Although this may be the only higher density residential project in Silver Oak, the existing master plan encourages densities between 8 and 36 du/ac so the proposed project, at 14.84 du/ac, would be consistent with residential development within the Corridor Mixed Use (CMU) Master Plan designation. It is also worth noting that development of townhomes at this location will allow residents to live near an active economic area that will also benefit from having more people in the area.

Request

A Conceptual Subdivision Map (CSM) was submitted in May 2025 and reviewed with Carson City Staff in June 2025. A copy of the CSM letter is included in Section 1 of this application packet for reference.

Included with this submittal are applications and associated materials for the following:

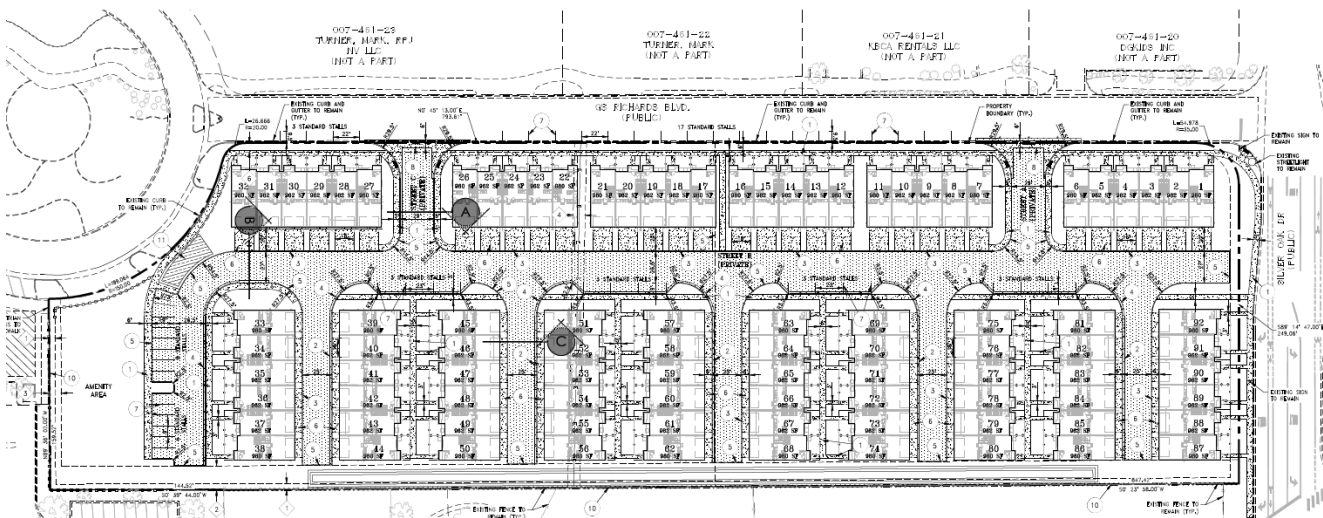
- **Tentative Subdivision Map** to develop a 92-lot single-family attached townhome project with approximately 59,023 square feet (1.35 acres) of common area/landscaping. As designed, the minimum lot size is 1,224 square feet (sqft), with an average lot size of 1,230 sqft. The gross density is 14.84 dwelling units per acre (du/ac) which conforms with the existing regulatory zoning and Master Plan land use designations, and
- **Special Use Permit** to allow a residential use in a non-residential district on a parcel zoned Retail Commercial – Planned Unit Development (RC-P).

Project Details

The proposed project is a residential development in the Retail Commercial-PUD (RC-P) zoning district subject to Carson City Municipal Code (CCMC), including Division 1.18. The land plan was designed as an infill project that aims to create a unique community providing single-family attached townhomes with a mix of five- and six-unit two-story townhome buildings while providing common open space throughout for the residents.

Specifically, the project proposes a 92-lot subdivision on ± 6.2 acres with private internal streets/alleys and common areas strategically located throughout the project (*see Figure 1 [Tentative Subdivision Map] and refer to Conceptual Subdivision Map in Section 3 of this submittal packet*). The project includes two points of access from GS Richards Blvd, where the entry points will connect to a private internal street and alleys providing access to garages (*refer to Conceptual Subdivision Map in Section 3*).

Figure 1 Tentative Subdivision Map



As noted in the Retail Commercial zoning district, the project has been designed with the following lot standards:

Minimum Setbacks:

Front Yard Setback = 0 ft
Side Yard Setback = 0 ft
Rear Yard Setback = 0 ft

As this is designed as a townhome project, the lots include two frontages with the front building entrance orientated towards the internal paseo or toward GS Richards Blvd. and rear garage entrance accessed from internal streets or alleys. All units include two-car garages with options for a 20-foot-deep driveway or 5-foot-deep driveway (intended to discourage vehicles from parking in the driveway).

Access and Circulation

As noted previously, the project includes two points of vehicular access from GS Richards Blvd, where the entry points will connect to a private internal street and alleys providing access to garages.

The entry points are strategically located along the western parcel boundary with one on the north end and one on the south end of the site. Both access points are designed to provide a 28-ft wide entry/exit driveway with a 5-foot-wide sidewalk on both sides. The internal streets within the project are planned to be private and measure approximately 26-ft wide from face of curb. The project also includes units accessed via private alleys which are designed as 24-ft wide from face of curb.

Pedestrian access is provided throughout the project. Specifically, the project includes a 5-ft wide sidewalk with a 6-ft wide landscape parkway extending along GS Richards Blvd from the north edge of the project at Silver Oak Blvd down to the existing round-about, where the existing sidewalk connects to College Parkway. In addition to pedestrian access along GS Richards Blvd, internally the project also includes 5-ft wide sidewalks providing accessways to each dwelling unit as well as private and shared landscaped areas throughout the development.

Traffic

A Traffic Impact Study (TIS) was prepared by Wood Rodgers, Inc., to determine any significant impacts the proposed Project may cause on surrounding transportation facilities and identify potential improvements. According to the ***Traffic Impact Study*** (TIS), the proposed development is expected to generate approximately 651 average daily trips, including 42 trips during the a.m. peak hour and 51 trips during the p.m. peak hour. The surrounding roadway network, including GS Richards Blvd, is projected to operate at acceptable levels of service (LOS) under all study scenarios. The segment of GS Richards Blvd adjacent to the site, between Silver Oak Drive and West College Parkway, is also expected to maintain acceptable LOS (***refer to Traffic Impact Study in Section 4 of this submittal packet***).

As mentioned previously, the proposed 92-unit townhome-style single-family subdivision will be served by GS Richards Blvd. with two vehicular access points strategically positioned at the northern and southern ends. Internally, the subdivision includes a network of private streets and alleys. The primary internal street will be approximately 26 feet wide (measured from face of curb), while the alleys providing garage access will be 24 feet wide. These dimensions are consistent with local standards for private residential circulation and are designed to ensure safe and efficient vehicle movement throughout the site.

The intersection of North Carson Street and Silver Oak Drive, located just east of the project site's northeast corner, currently operates at an unacceptable LOS and is projected to continue doing so under future conditions. While current traffic volumes do not warrant a signal, the TIS indicates that the installation of a traffic signal would improve the intersection to an acceptable LOS under future demand scenarios with or without the addition of this Project trips. The TIS suggests the project make a fair share contribution toward installing a traffic signal at this location in the future. All other nearby intersections are expected to operate acceptably with the addition of project traffic.

The TIS further concludes that the project will not result in adverse impacts to pedestrian, bicycle, or transit facilities. Vehicle queuing at project driveways is expected to be accommodated without spillback onto GS Richards Blvd. Additionally, the design of driveway corner distances, emergency access routes, on-site parking, and internal circulation patterns are all considered adequate to support the proposed development.

For specific details regarding traffic conditions and improvements, refer to the ***Traffic Impact Study in Section 4*** of this submittal packet.

Parking

In terms of parking, pursuant to Carson City Municipal Code (CCMC) §18.2.2 (*Number of spaces required*), all single-family residential dwellings are required to provide a minimum of two vehicle parking spaces per unit. Additionally, in developments where internal or abutting public streets are reduced to less than the standard street width, thereby prohibiting on-street parking, one additional off-street parking space per two units must be provided and designated as guest parking. Thus, the proposed development is required to provide 230 parking spaces.

In terms of parking, the Project includes 230 parking spaces with 184 garage spaces (2/unit in the garage), 26 guest parking spaces strategically located in parking pockets throughout the project plus an additional 20 spaces along GS Richards Blvd.

Open Space

Single family residential projects in non-residential districts are required to provide a minimum of 250 square feet of open space per unit either as private open space or common open space. Based on the proposed 92 units, a minimum of 23,000 square feet of open space is required. As designed, the project includes a minimum of 59,023 square feet of open space located throughout the site. Specifically, the project includes 14,298 square feet of private open space and 44,725 square feet of public open space (***refer to Open Space exhibit in Section 3 of this submittal packet***).

As seen on the Open Space exhibit, the public open space includes areas between the lots, areas along the main internal street, and a small passive park located in the southern portion of the site. This park area will include turf with columnar trees strategically planted around the perimeter providing screening between the proposed project and the existing adjacent shopping center. In terms of amenities for the residents, the park will include picnic tables, benches, and a dog waste station. The park area will be fenced with semi-open view fencing around the southern and eastern perimeter to further define the edge of the project.

Note that all public open space areas, including the park, as well as internal sidewalks and paths will be maintained by an HOA.

Landscaping

Landscape requirements specify a minimum of 20 percent of the site's impervious surfaces excluding the building coverage must be pervious areas of landscape material and the minimum number of trees shall be one (1) tree per 400 sqft of landscape area.

As designed, the project includes 93,054 sqft of impervious surface, requiring a minimum of 18,611 sqft of pervious area. As designed, the project includes approximately 64,289 sqft of landscape/open space/common area with trees strategically planted throughout. As depicted on the landscape plan, a mix of trees and shrubs provide an aesthetically pleasing landscape across the development with plenty of screening and buffering provided (***refer to Landscape Plan in Section 3 of this submittal packet***). All open space and/or amenities will be accessible via sidewalks and paths which will also connect to existing pedestrian infrastructure on GS Richards Blvd and Silver Oak Drive.

All landscaping/common areas and parking areas will be maintained by a Homeowners Association (HOA).

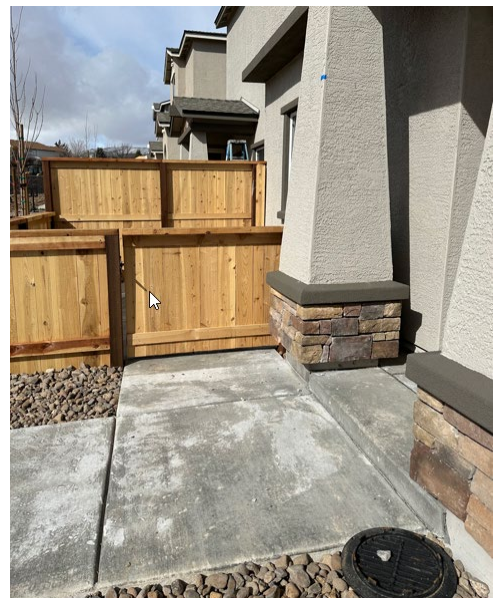
Fencing

In order to establish the project boundary, a 6-foot tall "good neighbor" fence will be installed along the eastern property boundary. The fencing will transition from "good neighbor" to a semi-open view fence (3' tall solid on bottom with 3' wrought iron on top) around the perimeter of the park area.



In addition, where lots abut GS Richards Blvd, a 4-foot-tall solid wood fence will be constructed with 6-foot-tall solid wood fence constructed between the units/yards as shown.

A preliminary fencing exhibit has been included in Section 3 of this submittal packet.



Architecture

As previously noted, the project is designed with a mix of five- and six-unit buildings which will all be two-story (~29 ft tall) townhomes with varying vertical and horizontal articulation (Development Standards Division 1.1.3). Architecturally, buildings will be a mixture of stucco and siding with a mix of desert neutral colors designed to blend with the natural hues of the area (Development Standards Division 1.1.6) (***refer to Preliminary Building Elevations in Section 3 of this submittal packet***). As this is designed as a townhome project, the lots include two frontages, with the front building entrance orientated towards an internal paseo or common areas and rear garage entrance accessed from internal streets or alleys. Individual units will range in floor area from ±1,347 sf to ±1,409 sf and will include three-bedroom, 2.5 bath units with two-car garages.

Utilities

Utilities to serve the project are available and currently located adjacent to or in close proximity of the site. (***refer to Tentative Subdivision Map Sheets U-1 [Preliminary Utility Plan] in Section 3 of this submittal packet***). In order to serve the project, utilities will be extended and sized to serve the project in its entirety. The development, as designed, contains a variety of either five-unit or six-unit structures, with each single-family attached dwelling unit (townhome) contained on an individual lot under separate ownership from the other units in the same five/six-plex. As such, the development is designed with separate water, power, gas, and sewer services to each dwelling unit. As required, all new utilities are planned to be located underground and installed prior to street paving. A detailed utility plan will be provided with construction plans submitted with the building permit for development.

- Water – The project will be served by Carson City Public Works Water Division. Water rights to accommodate the project will be dedicated prior to the issuance of building permit. A water report prepared by Shaw Engineering provides hydraulic analysis of the development and potential impacts to the Carson City Water System (***refer to Hydraulic Modeling in Section 4 of this Submittal Packet***).
- Sewer – Treatment will be provided by Carson City Public Works Sewer Division. As discussed in the Preliminary Sanitary Sewer report (***refer to Preliminary Sanitary Sewer Report in Section 4 of this application***), the anticipated sewer flow is within the available capacity of the proposed on-site private system. The project is expected to increase capacity within the downstream system but plans to mitigate potential impacts are in place.
- Gas and Electricity – Natural gas is provided by Southwest Gas and electricity is provided by NV Energy.
- Telephone, Cable and Fiber Optic – Telephone, cable, and fiber optic services are provided by AT&T, Charter Communications, Dish Network, and DirecTV.
- Solid Waste – Solid waste service will be provided by Waste Management through the use of individual totes (***refer to Waste Management Will Serve letter in Section 4 of this application***). To ensure totes are accessible to Waste Management and do not impede traffic flow within the project, the parking spaces at the end of each alleyway will be utilized as the “trash tote” location and signed for “no parking on trash day”. Units that have 20’ deep driveways and direct access to the main street will be able to place trash totes next to the driveway.

Drainage

The project site is currently undeveloped land covered in brush and native grasses. The site generally slopes west to east with the northern half sloping to the northeast and the southern half sloping southeast. The site currently drains onto the adjacent parcels to the east and south and onto Silver Oak Drive.

In the proposed condition, the site will continue the west to east drainage pattern but will be directed to a detention basin along the eastern property line. The basin will detain runoff to pre-development levels and

discharge to the existing storm drain within Silver Oak Drive. The proposed grading for the project is intended to produce an on-site cut to fill balance (*refer to Preliminary Drainage Study in Section 4 of this submittal packet*).

Development Statistics

The following is a summary of the development statistics of the site:

Total Site Area:	±6.2 acre
Total Dwelling Units:	92 units
Density:	±14.84 du/acre
Building Area:	±93,054 sqft (34.4%)
Paved/Impervious Area:	±54,150 sqft (20.1%)
Landscape Area:	±64,289 sqft (23.8%)
Required Open Space:	±23,000 sqft
Provided Open Space:	±59,023 sqft (21.8%)
Required Parking:	230 spaces
Provided Parking:	230 spaces

MASTER PLAN POLICY ANALYSIS

Carson City requires applicants to review policies that address whether a development proposal is in conformance with the goals and objectives of the Carson City Master Plan (Master Plan) that are related to an application.

The following five themes appear in the 2025 Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. The project complies with the Master Plan and further accomplishes the associated Master Plan Policy Checklist goals and objectives listed below:

Chapter 3: Well-Managed Growth

Goal 3.1: Promote the efficient use of Land, Water, and Infrastructure

Policy 3.1a – Growth Management

Policy 3.1c – Range of Land Use Opportunities

Policy 3.1d – Infill, Redevelopment, and Adaptive Reuse

Policy 3.1e – Infrastructure Improvements

Policy 3.1f – Mixed-Use Development

Response: The subject site is master planned Corridor Mixed-Use (CMU) which encourages a mix of uses, including higher density residential uses. The proposed use for the parcel provides a transition from the existing commercial along N. Carson Street and the nearby golf course. Development of the site with a higher density residential project in close proximity to existing utility infrastructure aligns with the above goals and policies.

Chapter 4: Access to Open Lands and Recreational Opportunities

Response: The subject site is part of the Silver Oak PUD, which consists largely of an active golf course open to the public. Although the proposed project includes a small common area with amenities for the residents, the project will not produce additional access to open lands or recreational opportunities.

Chapter 5: Economic Vitality

Goal 5.1: Promote a collaborative approach to economic development

Goal 5.2: Maintain and enhance Carson City's primary job base

Response: The subject site is appropriate for residential development and offers alternative housing options with access to existing retail and commercial establishments nearby. Future development at higher densities will provide various dwelling units to accommodate different household sizes and socio-economic needs, serving both labor-force and non-labor force populations in the city. Future development of the site will contribute to a diverse housing mix, essential to retaining knowledge-workers in the area.

Chapter 6: Vibrant Gateway Corridors and Downtwon

Goal 6.2 – Facilitate the Revitalization of Vacant and Underutilized Properties

Policy 6.2a – Mix of Uses

Policy 6.2c – Infill and Redevelopment

Policy 6.2e – Infrastructure and Service Improvements

Response: The site has a land use designation of Corridor Mixed Use (CMU) and is located along a major corridor of Carson City (US 395) and within the Silver Oak PUD. This site is a quintessential example of infill development within a major corridor of the city and will provide residential dwelling units amongst a mix of varying land uses, consistent with the above policies for gateway corridors. Further, the proposed subdivision will provide all necessary infrastructure and service improvements required to serve the proposed development. Analysis has been undertaken to ensure the existing water and sewer services can accommodate development resulting from the proposed subdivision. The proposed TSM will facilitate the development of this vacant infill corridor site with a compatible residential land use amongst other non-residential sites and uses of the Silver Oak PUD, consistent with the applicable goals and policies of Chapter 6.

Chapter 7: Livable Neighborhoods

Goal 7.1: Expand housing options to meet the needs of existing and future residents and workers of all ages, abilities, and income levels

Policy 7.1a – Lifestyle and Stage-of-Life Options

Policy 7.1b – Mix of Housing Types

Policy 7.1c – Higher Density Housing Types

Policy 7.1f – Neighborhood Design

Policy 7.3b – Infill and Redevelopment Compatibility

Response: The proposed project concept allows the site to provide a better mix of housing types and densities within an urbanized area in close proximity to numerous city services (7.1a, 7.1b, 7.1c). The proposed project design complies with setbacks, landscaping, open space, and other development standards outlined in CCMC (7.1f). Future development is anticipated to use durable building materials and incorporate defined entrances, pedestrian connections, landscaping, and other features consistent with city standards (7.1f). Future development will ensure appropriate height, density, and setback transitions for compatibility with surrounding areas and compliance with CCMC (7.1f and 7.3b).

Chapter 9: A Connected City

Goal 9.1: Provide a safe and efficient, multi-modal transportation system for all users

Goal 9.3: Establish a city-wide system of sidewalks, multi-use pathways and bike lanes by identifying and closing gaps in connectivity.

Response: The project site is located at the intersection of Silver Oak Drive and GS Richards Blvd, two streets that are fully developed and provide connection to the surrounding developed area. Future residential development will likely integrate pedestrian connectivity to existing sidewalks and include an internal network of roadways and pathways, linking residents to the surrounding transportation network (9.1, 9.2b, and 9.3a).

Chapter 10: Land Use Plan

MU 1.2—Horizontal Mixed-Use

CMU 1.3 – Location

CMU 1.4 – Mix of Uses

CMU 1.5 – Mix of Housing Types

Response: Although the current requested TSM does not include non-residential uses within the submitted site plan, this residential development is part of the Silver OAK PUD. The site has a CMU land use designation and thus all CMU policies in Chapter 10 are applicable to the site. Analysis found the proposed project is not in conflict with any of the proposed policies and specifically furthers the CMU policies listed above. The site is surrounded by a variety of uses that includes an undeveloped, Retail Commercial – P lot to the north, the Silver Oak Golf Course and other commercial and medical businesses to the west, additional medical, commercial, and retail services to the south, and an undeveloped, Retail Commercial lot, food, and parking lot services to the east (*refer to Aerial map in Section 3 of this submittal package*). As intended for the PUD, the proposed residential development shall contribute to a diverse and cohesive mix of land uses within the PUD, consistent with Policy MU 1.2, all CMU policies, and the vision for mixed-use corridors in Carson City.

Tentative Subdivision Map Findings

CCMC §17.07, as well as NRS §278A.500 establish findings for Tentative Subdivision applications, all of which are found below with responses below each. In considering parcel maps, planned unit developments, and tentative subdivision maps the Director shall consider the following:

CCMC §17.07.005 – Findings

- 1) ***Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.***

Response: All 92 dwelling units will connect to city sewer and no sewage disposal systems (septic) will be installed. As discussed in the Preliminary Sewer Report, the project will be served by a new private sewer network connected to an existing 8-inch main within GS Richards Blvd via a new manhole and main. The new network will extend throughout the private streets and into the alleys to receive flow from all townhomes via a 4-inch private sewer lateral serving each townhome. All sewer-related site improvements proposed in conjunction with the project are in compliance with all standards of CCMC §12.05 et seq.

Solid waste service will be provided by Waste Management through the use of individual totes. To ensure totes are accessible to Waste Management and do not impede traffic flow within the project, the parking spaces at the end of each alleyway will be utilized as the “trash tote” location and signed for “no parking on trash day.” Units that have 20 foot deep driveways and direct access to the main street will be able to place trash totes next to the driveway. This concept has been reviewed with Waste Management, and they have agreed with this approach.

- 2) ***The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.***

Response: As outlined in detail in the *Hydraulic Modeling (NAC 445A Report)* prepared by Shaw Engineering, the nearest water line is an 8-in PVC line in GS Richards Blvd. The project will use 8-in water lines to connect to the existing water system at two points within GS Richards Blvd.

Proposed improvements for the development include 8-inch PVC water mains and 92 individual service connections to serve the individual townhome units. Additionally, four hydrants are proposed within the development. For details regarding utility hook-ups refer to the ***Preliminary Utility Plan*** on Sheet U-1 of the submitted plan set.

Analysis concludes the estimated average daily demand (ADD) for the proposed development will be approximately 26,000 gallons per day (gpd), or approximately 18 gallons per minute (gpm), with peak hour demands (PHD) estimated at approximately 125 gpm. Following analysis of the estimated average daily demand of water for the development compared with the capacity limitations of the city water system at the two proposed tie-in locations, it was determined the development meets the applicable requirements set forth in NAC 445A and CCMC.

Analysis shows that the existing water system, with the addition of the proposed development, will not adversely affect the overall water system. The existing system can meet the pressure and velocity requirements according to CCMC and NAC §445A (***refer to Hydraulic Modeling [NAC 445A Report] in Section 4 of this submittal packet***).

3) The availability and accessibility of utilities.

Response: Utilities to serve the project are available and currently located adjacent to or in close proximity to the site (***refer to Tentative Subdivision Map Sheets U-1 and U-2 [Preliminary Utility Plan] in Section 3 of this submittal packet***). In order to serve the project, utilities will be extended and sized to serve the project in its entirety. The development, as designed, contains a variety of five- and six-unit structures, with each single-family attached dwelling unit (townhome) contained on an individual lot under separate ownership from the other units in the same plex. As such, the development is designed with separate water, power, gas, and sewer services to each dwelling unit. As required, all new utilities are planned to be located underground and installed prior to street paving. A detailed utility plan will be provided with construction plans submitted with the building permit for development.

- **Water** – The project will be served by Carson City Public Works Water Division. Water rights to accommodate the project will be dedicated prior to the issuance of building permit. A water report prepared by Shaw Engineering provides hydraulic analysis of the development and potential impacts to the Carson City Water System (***refer to Hydraulic Modeling in Section 4 of this Submittal Packet***).
- **Sewer** – Treatment will be provided by Carson City Public Works Sewer Division. As discussed in the Preliminary Sanitary Sewer report (***refer to Preliminary Sanitary Sewer Report in Section 4 of this application***), the anticipated sewer flow is within the available capacity of the proposed on-site private system. The project is expected to increase capacity within the downstream system but plans to mitigate potential impacts are in place.
- **Gas and Electricity** – Natural gas is provided by Southwest Gas and electricity is provided by NV Energy.
- **Telephone, Cable and Fiber Optic** – Telephone, cable, and fiber optic services are provided by AT&T, Charter Communications, Dish Network, and DirecTV.
- **Solid Waste** – Solid waste service will be provided by Waste Management through the use of individual totes (***refer to Waste Management Will Serve letter in Section 4 of this application***). To ensure totes are accessible to Waste Management and do not impede traffic flow within the project, the parking spaces at the end of each alleyway will be utilized as the “trash tote” location and signed for “no parking on trash day”. Units that have 20’ deep driveways and direct access to the main street will be able to place trash totes next to the driveway.

4) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.

Response:

Schools: The Carson City School District approximates 30 students per 100 dwelling units, across all schools. The site plan includes 92 dwelling units, for an anticipated approximate student count of less than 30 students (~28) across all schools at full build out. Students from the development will likely attend Fritsch Elementary School, Carson Middle School, and Carson High School.

Police: The site is served by Carson City Sheriff's Office, with a station approximately 2.6 miles southeast of the site.

Transportation: Jump Around Carson (JAC) provides public transit service within Carson City. The closest bus stops to the Project are located on northbound North Carson Street north of Silver Oak Drive (roughly 0.17 miles from the Project site) and on eastbound and westbound West College Parkway between GS Richards Blvd and North Carson Street (roughly 0.35 miles from the Project site). New sidewalks associated with the project will improve access to these nearby bus stops.

Recreation and Parks: The primary recreation amenity that compliments the site is Silver Oak Golf Course west of the site. There are several neighborhood parks in close proximity to the site including John Mankins Park (0.5 miles south), Ronald D. Wilson Memorial Park (1.5 miles east), Carriage Square Park (1.6 miles south), Lone Mountain Hiking Trail (1.5 miles east), and Imus Park (1.3 miles north). Additionally, the site is bordered to the north by a designated bike path along Silver Oak Drive, the site is bordered to the west by a paved path along GS Richards Blvd, and there is a bike lane along West College Parkway just south of the site, making the site incredibly well connected for non-motorized transportation and further promoting the use and improvement of outdoor recreation amenities.

5) Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.

Response: This finding is not applicable as the site is not adjacent to any public lands.

6) Conformity with the zoning ordinance and land use element of the city's Master Plan.

Response: As discussed above in depth under Project Details, the development was specifically designed to meet the development standards of CCMC Title 18. The proposed 92-unit residential subdivision does not request any deviation from the existing development standards of the Carson City Zoning Ordinance (CCMC Title 18). The proposed development complies with all existing development standards including building heights, setbacks, density, landscaping, and open space. As designed, the minimum lot size is 1,224 square feet (sqft), with an average lot size of 1,230 sqft. The gross density is 14.84 dwelling units per acre (du/ac) which conforms with the existing regulatory zoning and Master Plan land use designations. The site has a zoning designation of Retail Commercial, and single-family residential dwelling units are an allowed land use in the RC zoning district with a special use permit (SUP).

The site has a Master Plan land use designation of Corridor Mixed Use (CMU) which is supported by the RC zoning designation. CMU designated sites are intended for a mix of commercial, retail, and medium- to high-density residential uses located along arterial and collector streets. The residential density proposed for the site is approximately 14.84 dwelling units per acre (du/ac), fitting into the definition of high density residential for the City of Carson (8-36 du/ac). With the site situated within the PUD and surrounded by varying land uses, the proposed residential development is consistent with the purpose and intent of the CMU land use designation.

7) General conformity with the city's Master Plan for streets and highways.

Response: As designed the site includes an internal network of roadways to serve residents. A detailed *Traffic Impact Study* was conducted, and all existing and proposed roadways are anticipated to adequately serve the required level of service for the proposed development and surrounding uses, with minimal improvements necessary (*refer to Traffic Impact Study Update in Section 4 of this submittal packet*). As detailed in the response below for TSM finding eight (8), the proposed subdivision is designed to integrate seamlessly with the existing transportation network. It provides sufficient vehicular and pedestrian infrastructure to accommodate projected traffic volumes, enhances connectivity for non-motorized users, and does not necessitate the construction of new public streets or highways, consistent with the city's Master Plan.

8) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Response: The proposed 92-unit townhome-style single-family subdivision will be served by two vehicular access points located along the western boundary of the site, connecting directly to GS Richards Blvd. These access points are strategically positioned at the northern and southern ends of the project frontage and are designed as 28-foot-wide entry/exit driveways, each accompanied by 5-foot-wide sidewalks on both sides to support pedestrian movement.

Internally, the subdivision will feature a network of private streets and alleys. The primary internal streets will be approximately 26 feet wide (measured from face of curb), while the alleys providing garage access will be 24 feet wide. These dimensions are consistent with local standards for private residential circulation and are designed to ensure safe and efficient vehicle movement throughout the site.

A continuous 5-foot-wide sidewalk, paired with a 6-foot-wide landscaped parkway, will be constructed along the project's GS Richards Blvd frontage. This sidewalk will extend from Silver Oak Drive to the existing roundabout at West College Parkway, where it will connect to the existing pedestrian network. Internally, 5-foot-wide sidewalks will provide direct access to each dwelling unit and connect to common open space areas, including a park located in the southern portion of the site.

According to the *Traffic Impact Study* (TIS), the proposed development is expected to generate approximately 651 average daily trips, including 42 trips during the a.m. peak hour and 51 trips during the p.m. peak hour. The surrounding roadway network, including GS Richards Blvd, is projected to operate at acceptable levels of service (LOS) under all study scenarios. The segment of GS Richards Blvd adjacent to the site, between Silver Oak Drive and West College Parkway, is also expected to maintain acceptable LOS (*refer to Traffic Impact Study in Section 4 of this submittal packet*).

The intersection of North Carson Street and Silver Oak Drive, located just east of the project site's northeast corner, currently operates at an unacceptable LOS and is projected to continue doing so under future conditions. While current traffic volumes do not warrant a signal, the TIS indicates that the installation of a traffic signal would improve the intersection to an acceptable LOS under future demand scenarios. All other nearby intersections are expected to operate acceptably with the addition of project traffic.

The TIS further concludes that the project will not result in adverse impacts to pedestrian, bicycle, or transit facilities. Vehicle queuing at project driveways is expected to be accommodated without spillback onto GS Richards Blvd. Additionally, the design of driveway corner distances, emergency access routes, on-site parking, and internal circulation patterns are all considered adequate to support the proposed development.

In summary, the proposed subdivision is designed to integrate seamlessly with the existing transportation network. It provides sufficient vehicular and pedestrian infrastructure to accommodate projected traffic volumes, enhances connectivity for non-motorized users, and does not necessitate the construction of new public streets or highways.

9) *The physical characteristics of the land such as flood plains, earthquake faults, slope, and soil.*

Response: The physical characteristics of the site are ideally suited for development. The site is not in the 100-year flood plain. The site is not located in a FEMA flood zone, and relevant FEMA flood maps define the area as outside the 0.2% annual chance flood. There are limited environmental constraints and topographic constraints, and no earthquake faults within the project property to restrict development. The majority of the site is relatively flat and optimal for development with slopes generally ranging from 0% to 15%.

10) *The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS §279.330 through §278.348, inclusive.*

Response: Comments provided during the Conceptual Subdivision Map (CSM) review process have been incorporated into this project and a copy of the CSM letter is included in *Section 1* of this submittal packet. Any additional recommendations and comments provided during the review of this project will be incorporated where applicable.

11) *The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.*

Response: Fire protection services will be provided by Fire Station 54, located on West College Parkway approximately 0.9 miles west of the site. The site has no relationship to wildlands.

12) *Recreation and trail easements.*

Response: There are no recreation areas or trails immediately abutting the site that require easements.

Special Use Permit Findings

Below is a summary of the required findings for a Special Use Permit (CCMC §18.02.080 of the Carson City Municipal Code). Except where specifically noted, the Planning Commission shall find that all of the following findings be met, as applicable.

Finding 1: Will be consistent with the objectives of the Master Plan elements.

Response: The proposed project implements the existing Master Plan designation on the properties. The development supports a compact and efficient pattern of growth (Guiding Principle 1) by making efficient use of the limited land area and water resources available. Infrastructure and services will be provided in a cost-effective manner due to the location of the proposed development.

The project is also consistent with creating a balanced land use mix (Guiding Principle 2) by proposing alternative housing options in an area developed primarily with single family detached housing, built with commercial, retail, and medical uses nearby. Placing people near existing economic centers encourages mixed-use activity and new mixed-use development in the area.

The project also promotes quality design and development (Guiding Principle 6). The architectural renderings display a high standard of design and the use of durable long-lasting materials, enhances the surrounding development context and promotes a high standard for future infill development.

The project supports the City's goal of stable, cohesive neighborhoods offering a mix of housing types (Guiding Principle 9) by incorporating an attached townhome option amongst existing single-family homes and mixed uses in the nearby commercial and medical centers. Impacts on the existing neighborhood are minimized by the project's walkability, access to public transportation, and decreased parking need.

Finding 2: Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

Response: The subject property is not adjacent to any existing residential development. In fact, the site is located in an area of Silver Oak that has always been identified for higher intensity uses which is reflected in the Retail Commercial zoning district. Consistent with the Retail Commercial zoning, the general area surrounding the site includes a grocery store, restaurants, the Silver Oak Golf Course and Clubhouse, and the nearby Carson Tahoe Hospital and Medical Campus. Given the long standing vision for higher intensity uses on this property and the mix of existing uses surrounding the site, the proposed project will not be detrimental to the general neighborhood.

Finding 3: Will have little or no detrimental effect on vehicular or pedestrian traffic.

Response: Based on the Traffic Impact Analysis included in Section 4 of this application, the proposed project will have minimal effects on vehicular traffic in the area. As discussed throughout this document, the surrounding roadway network is projected to operate at acceptable levels of service under all study scenarios. While current traffic volumes do not warrant signal improvements, the TIS prepared for this

project indicated the installation of a traffic signal would improve the intersection of North Carson Street and Silver Oak Drive under future demand scenarios.

With respect to pedestrian traffic, the proposed project will incorporate a sidewalk system to enhance pedestrian movement. New sidewalk along the east side of GS Richards Blvd will be constructed to connect to existing sidewalks and provide circulation within the existing neighborhood and opportunities for alternative, healthy modes of transportation like walking and bicycling. Internal pathways will connect buildings to the open space park area in the southern corner of the site.

The proposed development is anticipated to generate 651 average daily trips with 42 a.m. peak hour trips and 51 p.m. peak hour trips. The roadways surrounding the development are equipped to accommodate this level of additional traffic and will not experience any significant adverse impacts to traffic or nearby available parking. The project location is in close proximity to multiple amenities, encouraging residents to utilize existing and new pedestrian infrastructure to access basic necessities and increase opportunities for physical activity.

Finding 4: Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

Response: As noted previously, the subject site has been designated as RC, an appropriate zoning district for higher intensity uses, since the Silver Oak PUD was originally adopted in 1993. In keeping with the planned development approach for the area, the proposed project is not anticipated to overburden public services or facilities. Specifically, as this area is already partially developed, utilities are within close proximity and have capacity to serve the proposed project.

As noted in the Preliminary sewer analysis included in Section 4, the flows generated by this project are estimated to be 86,250 GPD. Existing sewer infrastructure consisting of two diverging sanitary sewer mains in GS Richards Blvd will be utilized to serve the proposed project. Based on information provided by the Carson City Public Works Department, the existing main in GS Richards Blvd that flows north has no flow in it. The existing main in Silver Oak Drive is at 35% capacity (d/D) and the existing main in College Parkway is at 50% capacity (d/D). The Carson City Public Works Department is requiring a pro rata share for the sanitary sewer impact of this project and to upsize the existing sewer main in College Parkway.

To address recreation, the proposed project includes a common area parklet in the southeast corner that will offer residents a variety of amenities including picnic tables, benches, pedestrian path, and dog waste stations. Provided recreational amenities will reduce demand on existing public parks and recreation in the general area.

Finding 5: Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

Response: The proposed development meets standards set forth in Carson City Municipal Code, Title 18 (18.04.130): Retail Commercial (RC), which allows multifamily development with approval of an SUP and subject to required findings. The request to allow a residential use in a non-residential district supports the ongoing need for additional housing options in the Carson City area.

Specifically, the proposed townhome project improves the land use mix in the area and provides an appropriate transition from the nearby Silver Oak community to the west to the existing higher intensity

commercial uses along N. Carson Street. The proposed project has been designed to preserve the character of the surrounding neighborhoods by incorporating similar architectural features. Creating a sustainable mix of uses that are self-supporting over time reinforces the purpose of the RC zoning district. The project's goal to provide another housing option within Silver Oak that is complimentary to and supportive of other uses in the area, including Carson Tahoe Hospital, adds a housing option while fulfilling the need for the "missing middle" affordable housing stock.

The Site Plan demonstrates compliance with minimum required design standards. There is no maximum residential density within non-residential zoning districts subject to meeting height, setback, parking and open space requirements. The project proposes a maximum building height of 29 feet, which is below the maximum allowable height (45 feet) in RC zoning.

Section 1.18 Open space requirements for single family residential development require a minimum of 250 square feet of open space per dwelling unit as either private open space or common open space. As designed, the project includes 59,023 square feet of common open space throughout the site which includes 14,298 square feet of private open space and 44,725 square feet of public open space which includes the park area at the south end of the project.

Landscape requirements specify a minimum of 20 percent of the site's impervious surfaces excluding the building coverage must be pervious areas of landscape material and the minimum number of trees shall be one (1) tree per four hundred (400) square feet of landscape area. As designed, the project includes 64,289 square feet of the site in landscape treatments, which includes trees strategically planted throughout the site. The proposed landscape plan demonstrates compliance with Landscaping and Open Space requirements in accordance with Division 3 Development Standards and is included with the plan set provided with this submittal.

Finding 6: Will not be detrimental to the public health, safety, convenience, and welfare.

Response: The proposed development is not anticipated to have negative impacts on public health, safety, convenience, and welfare. The project has been designed with attached townhome units that are compatible with the underlying master plan and the surrounding uses. The location provides residents access to nearby jobs as well as surrounding amenities within walking distance. Pedestrian infrastructure will be provided onsite which will connect to existing sidewalks and public transportation stops located approximately 1,000 feet (.2 miles) from the site, improving convenience and access for residents.

Finding 7: Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Response: The development is not anticipated to negatively impact surrounding properties. Construction activities will be carried out in a manner which is sensitive to surrounding residences in terms of noise and disturbance.

Supplemental Findings

CCDS 1.18(8): Residential development standards in non-residential districts states that in the case of a residential use in a non-residential district, the Planning Commission shall make two (2) of the given findings in the affirmative in the review of the Special Use Permit in addition to the required findings of CCMC §18.02.080. Affirmative findings applicable to this project are given below:

- A. *The development is not situated on a primary commercial arterial street frontage.*

Response: Carson City GIS identifies the adjacent roadways (GS Richards Blvd and Silver Oak Drive) as Local Streets. Nearby commercial development is situated on North Carson Street, identified as a Minor Arterial roadway. According to the Carson City GIS, there are no primary commercial arterial roads in proximity to the project site.

- B. *The development is integrated into a mixed-use development that includes commercial development.*

Response: The proposed project site is surrounded by a variety of commercial and retail uses including an office plaza directly west, Carson Tahoe Hospital to the north, a grocery store and restaurant to the immediate east, and a large retail establishment with a mix of retail uses to the south. The proposed development enhances the land use mix in the area by providing a logical transition between the nearby Silver Oak Community and nearby commercial uses, supporting the expansion of a mixed-use neighborhood while preserving the character of the surrounding neighborhoods. Furthermore, creating a sustainable mix of uses that are self-supporting over time reinforces the purpose of the RC zoning district. The location of the project site integrates housing opportunities with office, retail, commercial, and medical uses while providing a transition and separation between commercial and single-family development while providing amenities and employment opportunities to residents of the proposed development.

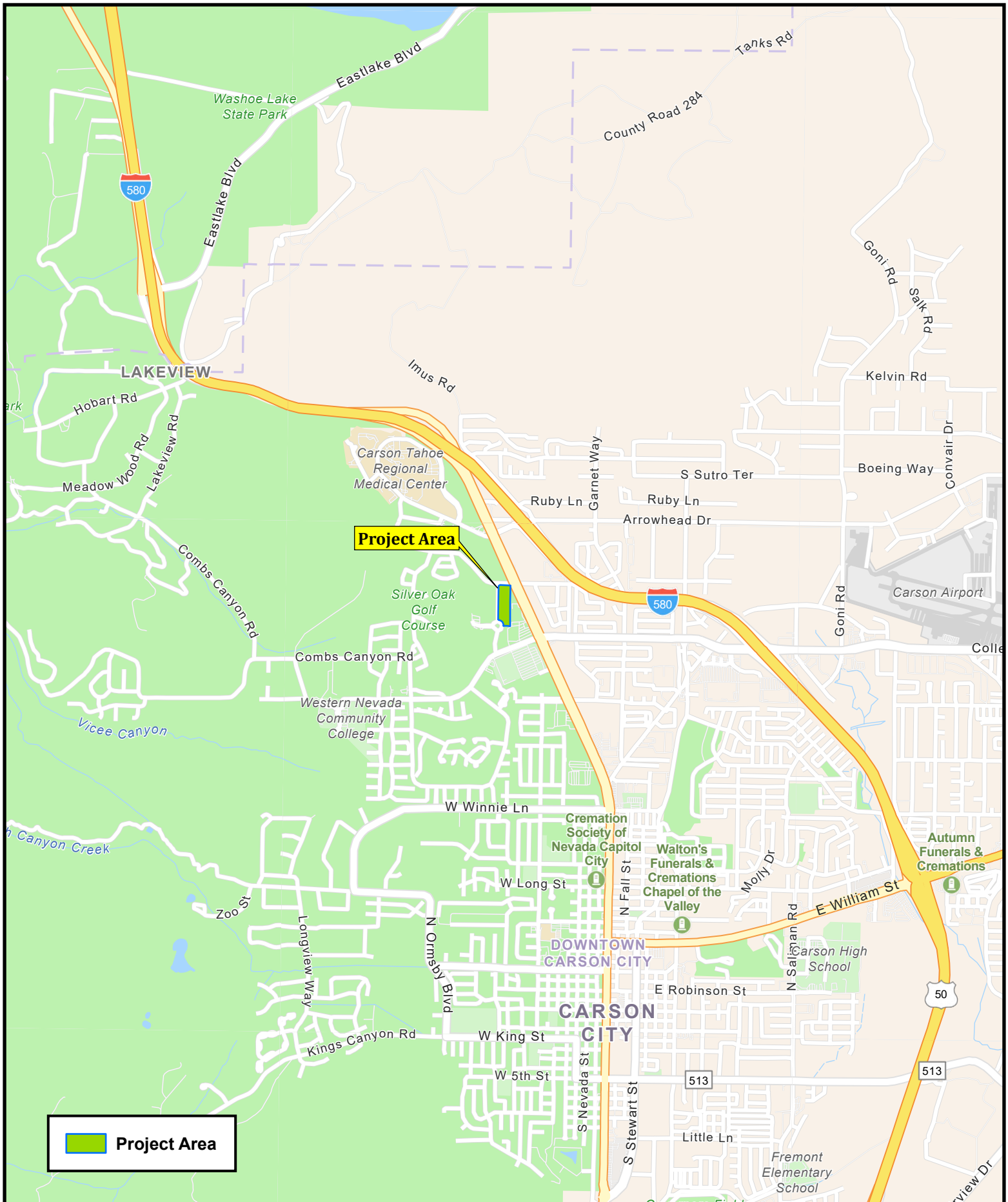
- C. *The applicant has provided evidence that the site is not a viable location for commercial uses.*

Response: The project site is located in an area that has been identified for commercial development for years and is reflected in the zoning designation of Retail Commercial (RC). Despite these factors, the parcel has remained vacant while surrounding parcels have been developed over the years with office, retail, commercial, and medical uses.

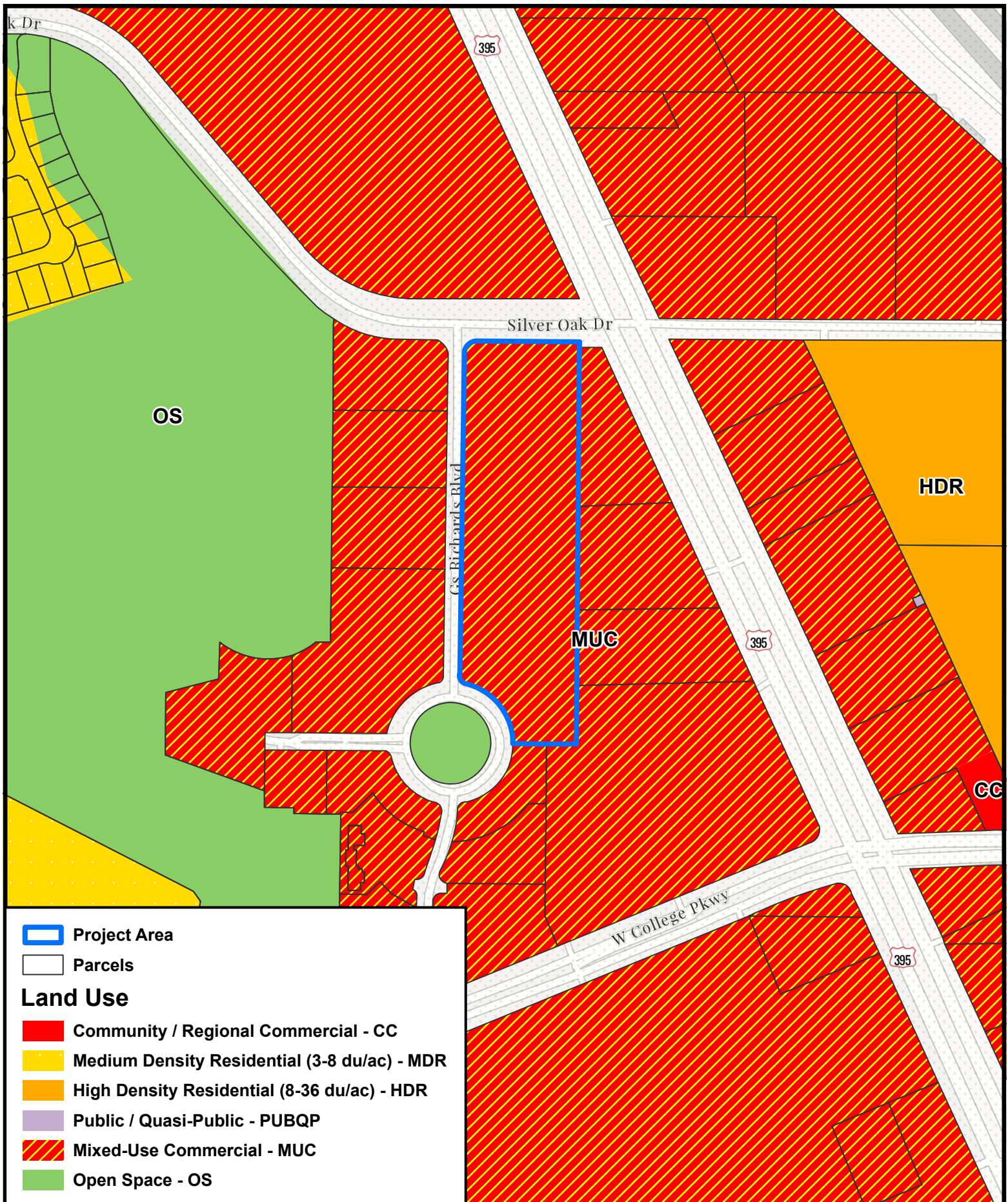
- D. *The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.*

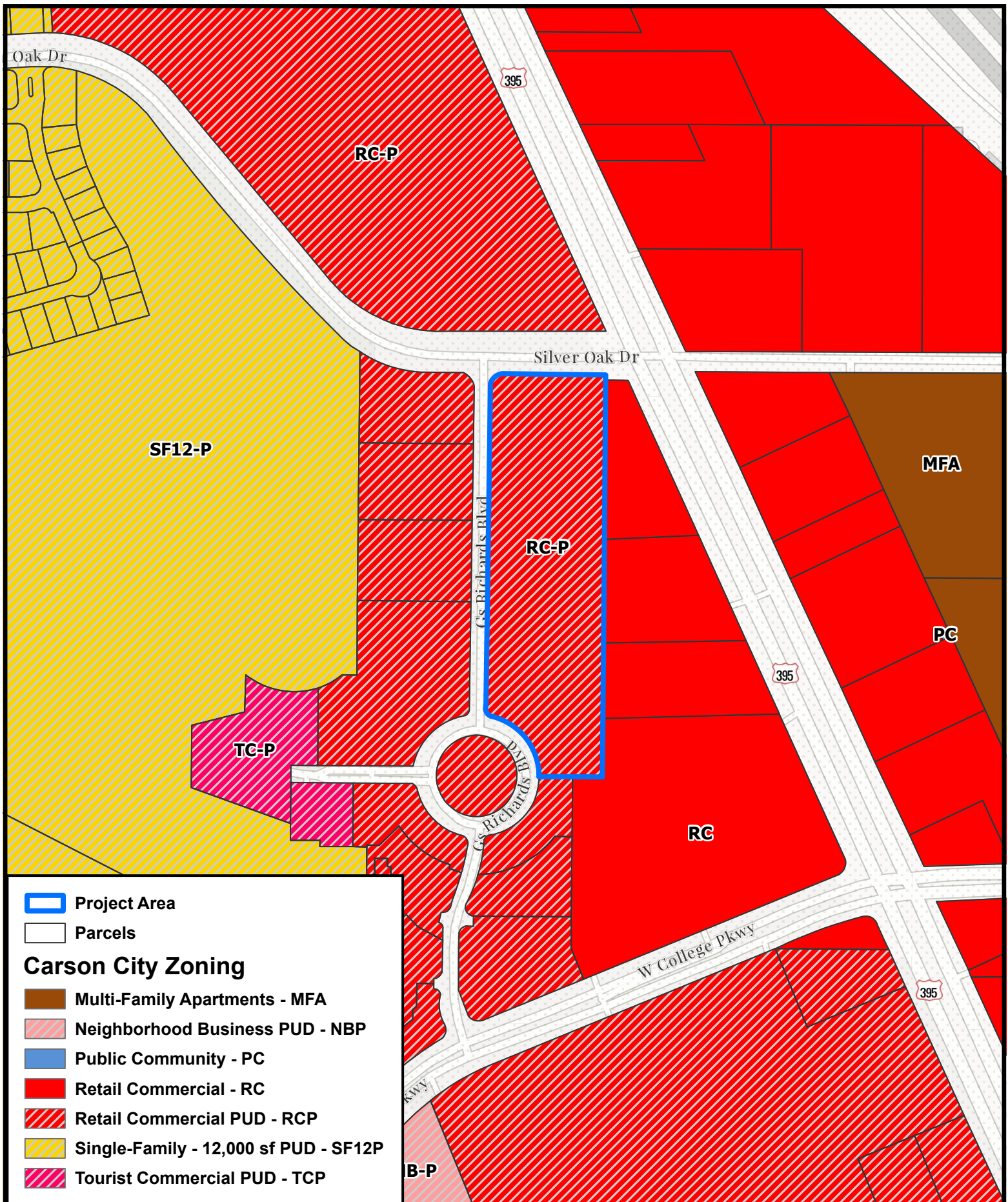
Response: The subject site is designated Corridor Mixed-Use (CMU) per the Carson City Master Plan and is designed to meet all applicable mixed-use criteria and standards. It is worth noting that per the Master Plan, characteristics of the Corridor Mixed-Use land use category include higher density residential typically situated along higher traffic corridors creating a diverse mix of uses that make it possible to live and/or work in a single neighborhood. Development in these corridors are also encouraged to include clear connections to surrounding development and transit stops. Note there are two bus stops, one to the north and another to the south, both approximately 1,000 feet (.2 miles) from the site. The proposed site design incorporates new sidewalk that connects to existing pedestrian infrastructure on adjacent roadways, providing connections to the nearby commercial, restaurant, and medical uses, as well as connections to the nearby transit stops.

Section 3









OPEN SPACE EXHIBIT

SILVER OAK TOWNHOMES

DR HORTON

CARSON CITY

NEVADA

MAY, 2025

LEGEND:



PUBLIC OPEN SPACE AREA



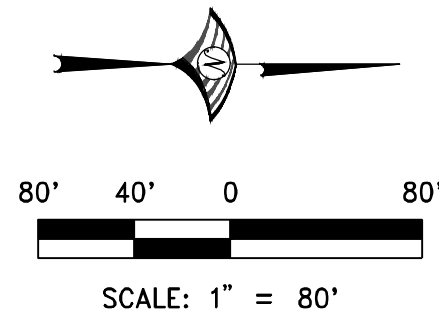
PRIVATE OPEN SPACE AREA

SITE INFORMATION:

SITE AREA: 6.2 AC

REQUIRED OPEN SPACE
23,000 SF (250 SF/UNIT)

PROVIDED OPEN SPACE
14,298 SF (PRIVATE)
44,725 SF (PUBLIC)
TOTAL= 59,023 SF



SILVER OAK TOWNHOMES

TENTATIVE MAP
PRELIMINARY LANDSCAPE PLAN



LANDSCAPE SITE DATA

SITE AREA: 6.2AC
JURISDICTION: CARSON CITY
APN: 007-461-19
AN S A E AREA:

RESIDENTIAL STREET FRONTAGE - CCDS - DIV3 3.7.2
(1 tree for every 30 feet of frontage)
REQUIRED: 28 PROVIDED: 29

TOTAL SITE TREES - CCDS - DIV3 3.7.1
(1 tree for every 400 sq/ft of landscape space)
REQUIRED: 160 PROVIDED: 161

REQUIRED SHRUBS
(6 shrubs per tree)
REQUIRED: 960 PROVIDED: 966

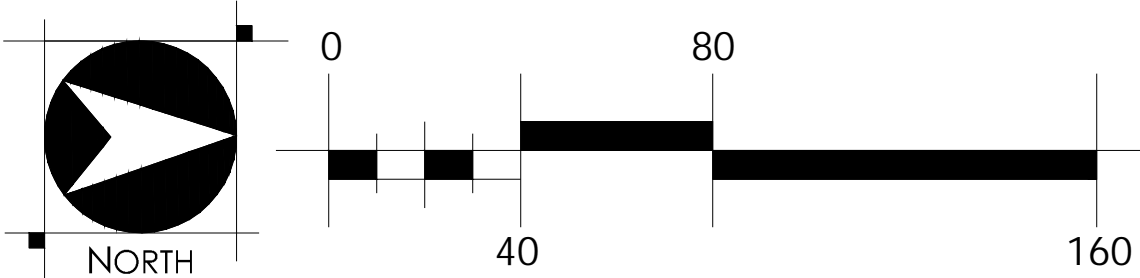
LANDSCAPE NOTE:
TREES SHALL BE A MINIMUM TWO-INCH CALIPER FROM THE CITY'S PERMITTED STREET TREE LIST.

PLANTING & IRRIGATION NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURE PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK.
- 3) ALL PLANTER BEDS WILL RECEIVE 4" TOP-DRESSING OF MULCH (RIVER ROCK, DECOMPOSED GRANITE, ETC.)
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/ OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURE REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE BASED ON A THREE-DAY WEEKLY WATERING SCHEDULE. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER (RPB) WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRES PER CODE.

CONCEPT PLANT SCHEDULE

- EVERGREEN - CONIFERS LARGE
- DECIDUOUS TREES LARGE
- STREET TREE
- ACCENT TREE
- EVERGREEN - CONIFER NARROW
- PATIO TREE - NARROW
- COMMON AREA LANDSCAPE
- SHRUBS
- SURFACE MATERIAL (DG/FRACTURED ROCK/ETC)
- REVEGETATIVE SEED MIX



SILVER OAK TOWNHOMES PRELIMINARY LANDSCAPE PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 4430002 JULY 2025
SHEET L01 OF 6

FENCE LEGEND:

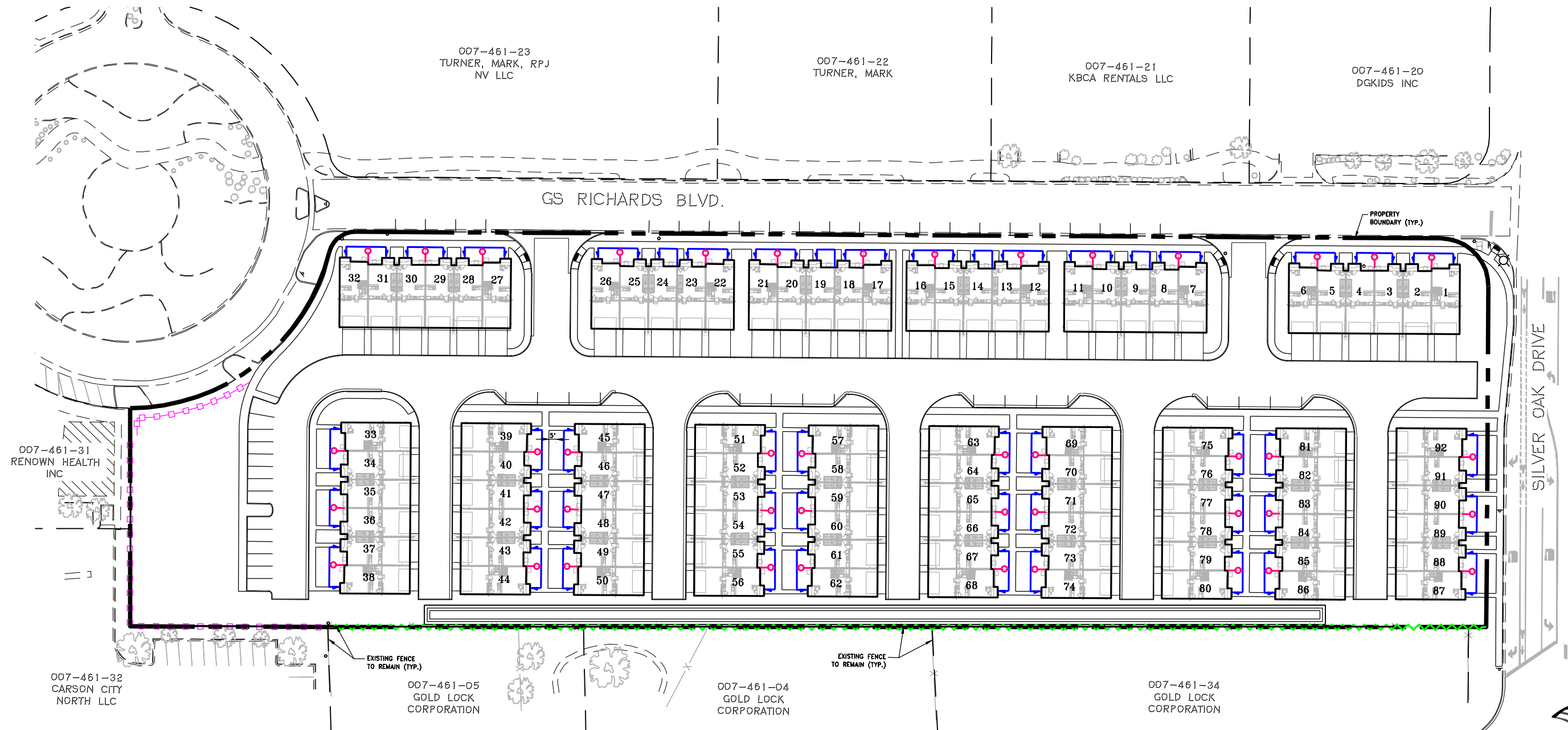
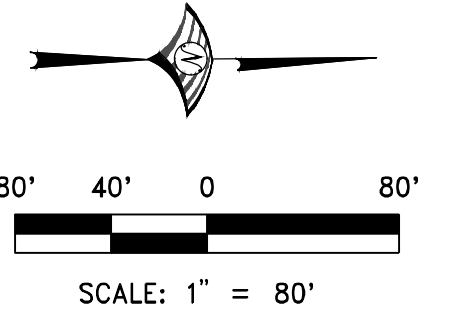
- 72" WOOD FENCE
- 48" WOOD FENCE
- GOOD NEIGHBOR FENCE
- SEMI-OPEN VIEW (3' SOLID ON BOTTOM, 3' OPEN ON TOP)

FENCE EXHIBIT
SILVER OAK TOWNHOMES
DR HORTON

CARSON CITY

NEVADA

JULY, 2025



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4068

SILVER OAK TOWNHOMES

TENTATIVE MAP

TITLE SHEET

OWNER:
SILVER OAK APARTMENTS LLC
14320 VENTURA BLVD #431
SHERMAN OAKS, CA 91423

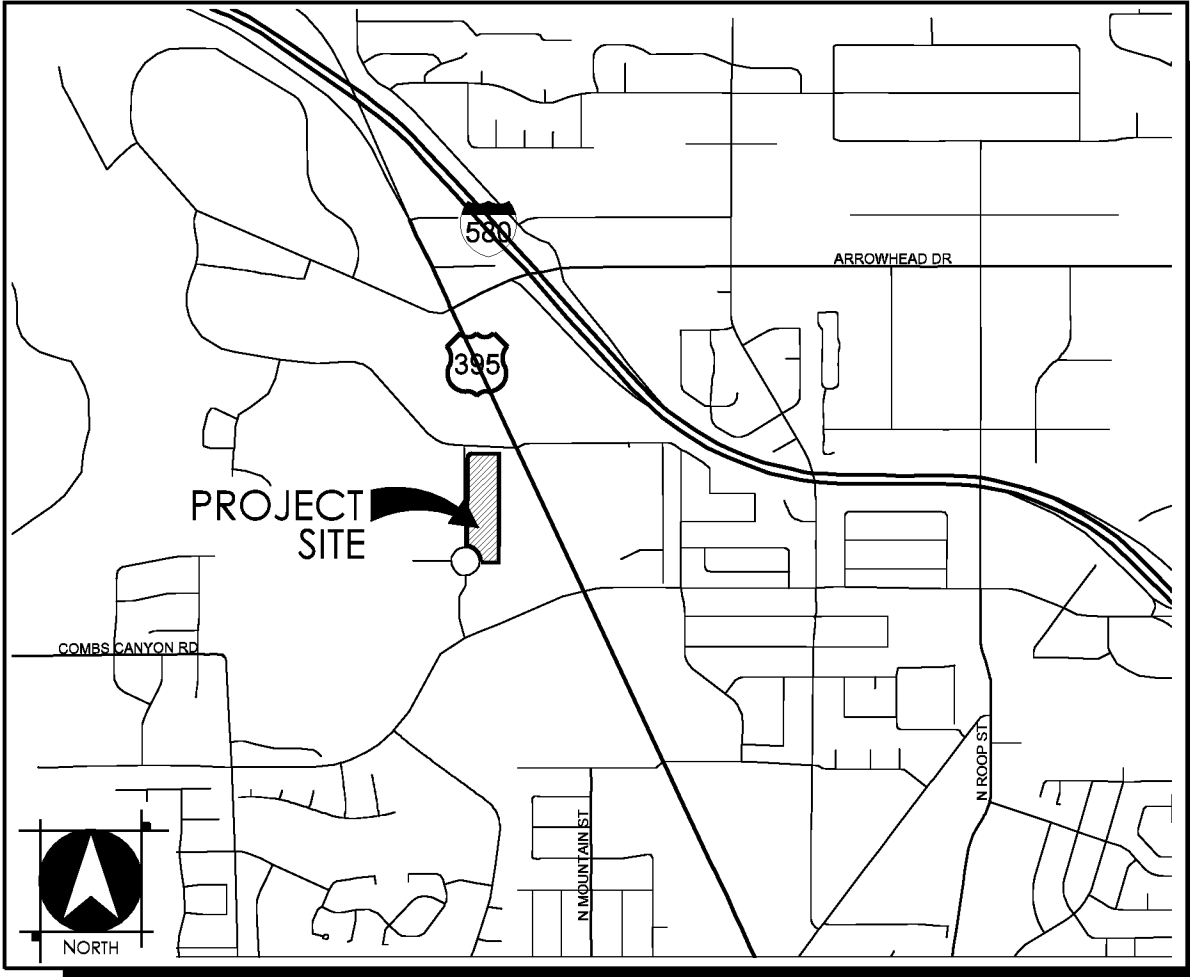
DEVELOPER:
D.R. HORTON - NNV
5190 NEIL ROAD, SUITE 310
RENO, NV 89502
775.856.8450

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS "CC015" AND "CC075". THE BEARING BETWEEN CARSON CITY CONTROL MONUMENT "CC015" AND "CC075" IS TAKEN AS NORTH 31°41'38.4" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.0002000.

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CARSON CITY CONTROL MONUMENT "CC015", WITH A PUBLISHED ELEVATION OF 4739.52 FT. BENCHMARK "CC015" IS DESCRIBED AS BEING 2" BRASS DISK STAMPED "CC015" LOCATED IN SOUTH SIDE OF SILVER OAKS DRIVE IN THE EAST SIDE OF THE INTERSECTION OF NORTH CARSON STREET AND SILVER OAKS DRIVE.



VICINITY MAP
NOT TO SCALE

SITE INFORMATION:

SITE PLAN STATISTICS
UNITS: 92 TOWNHOMES
SITE AREA: 6.2 AC
BUILDING AREA: 93,054± SF
PARKING/PAVING AREA: 54,150± SF
LANDSCAPE AREA: 64,289± SF

PARKING STATISTICS
TOTAL PARKING REQUIRED: 230 STALLS (2/UNIT PLUS 0.5 GUEST PARKING/UNIT)
TOTAL PARKING PROVIDED: 230 STALLS
GARAGE SPACES: 184
SURFACE STALLS: 26
PARALLEL PARKING ON GS RICHARDS: 20

OPEN SPACE STATISTICS
TOTAL OPEN SPACE REQUIRED: 23,000 SF (250 SF/UNIT)
TOTAL OPEN SPACE PROVIDED: 59,023 SF
(44,725 SF - PUBLIC, 14,298 SF - PRIVATE)

ASSESSOR PARCEL NUMBER
007-461-19

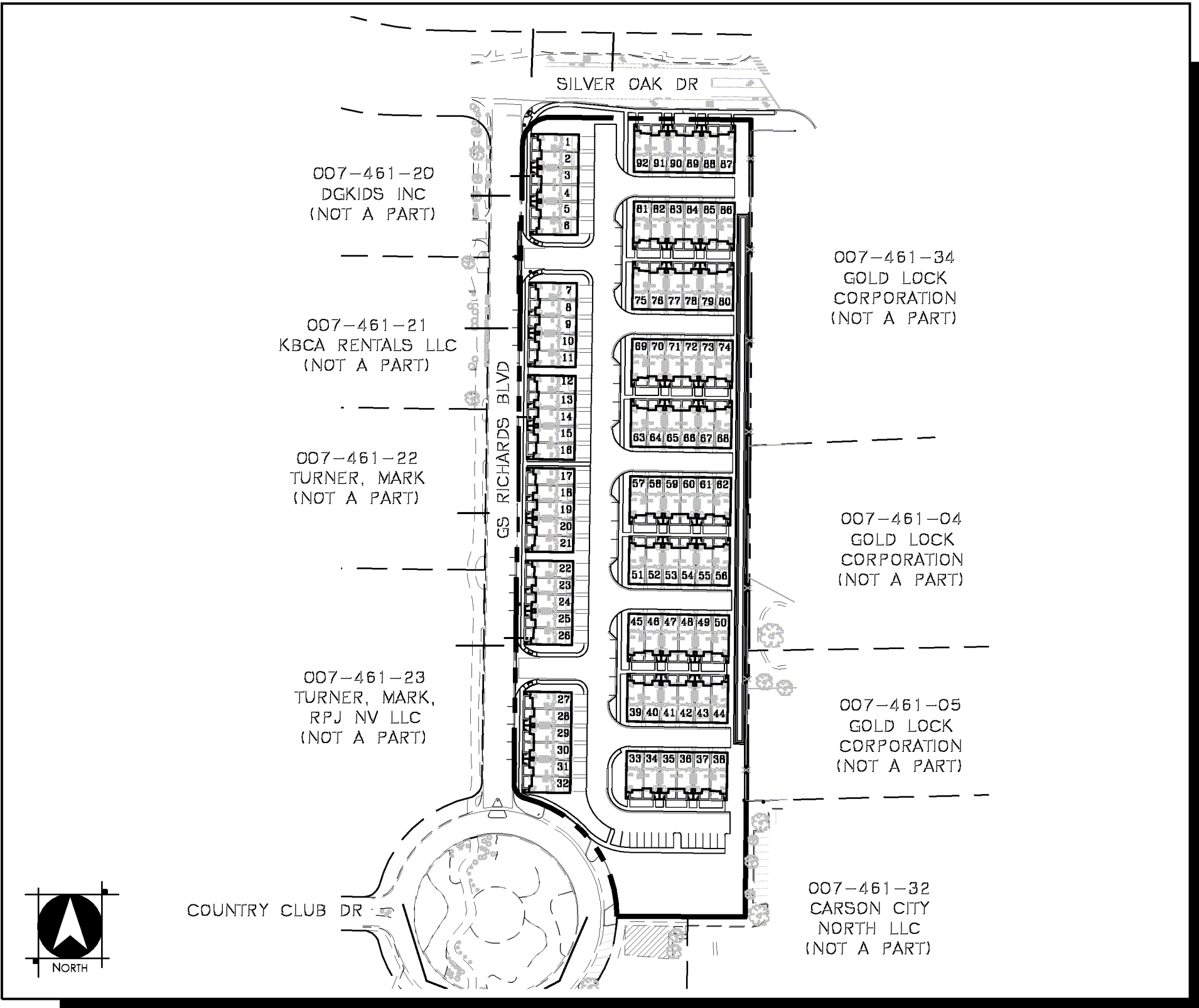
ENGINEERS STATEMENT:

I, MEGAN R. SULEZICH, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 10th DAY OF JULY, 2025.

MEGAN R. SULEZICH, P.E. #025203

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	LB-1	PRELIMINARY LOT AND BLOCK PLAN
3	U-1	PRELIMINARY UTILITY PLAN
4	G-1	PRELIMINARY GRADING PLAN
5	EC-1	PRELIMINARY EROSION CONTROL PLAN
6	LS-1	LANDSCAPE PLAN



SITE PLAN
NOT TO SCALE

SILVER OAK TOWNHOMES

TITLE SHEET

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 4430002 JULY 2025
SHEET T-1 OF 6

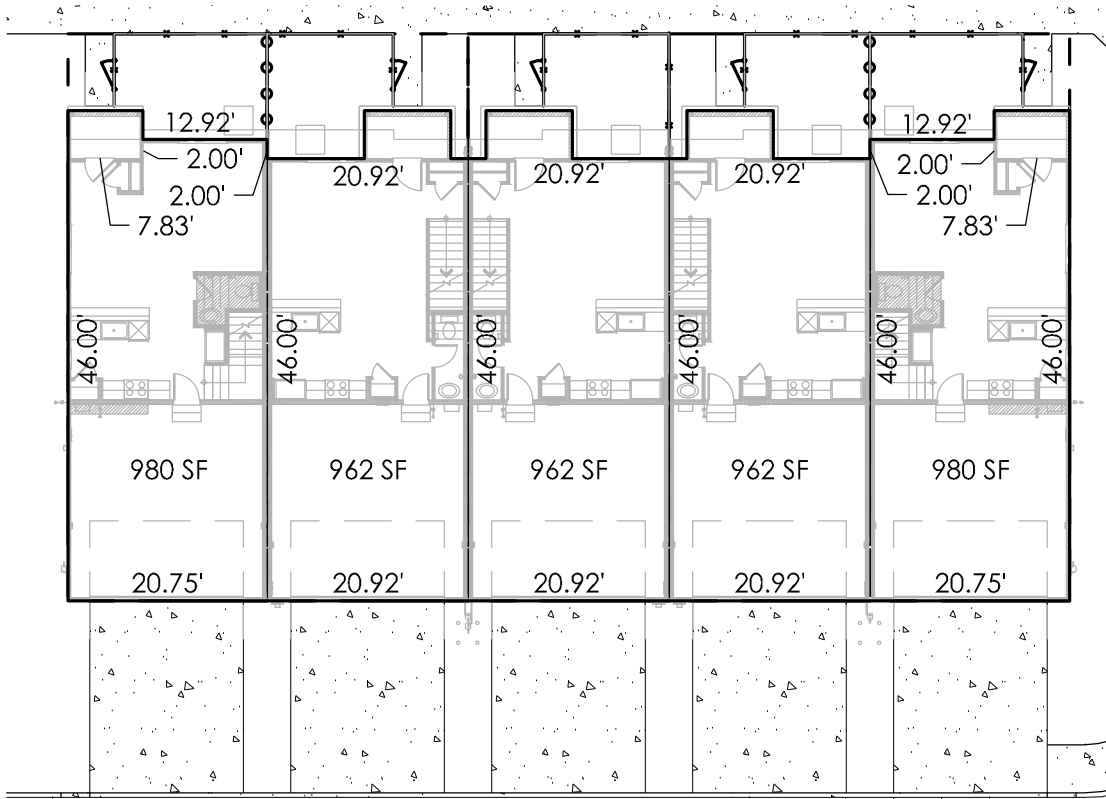
SILVER OAK TOWNHOMES

TENTATIVE MAP

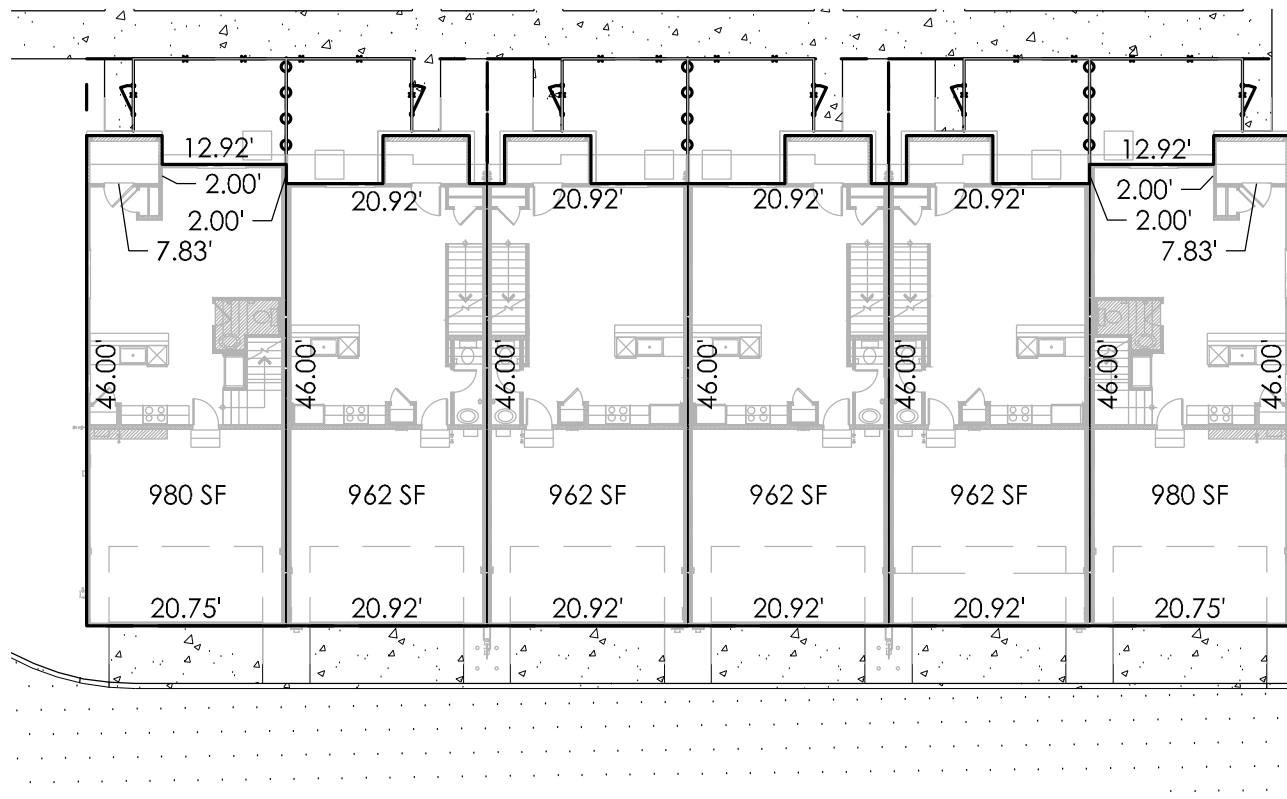
PRELIMINARY LOT AND BLOCK PLAN

NOTES:

- DIMENSIONS ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.
- SITE SETBACKS ARE 0' ON ALL SIDES.



TYPICAL 5-PLEX LOT DIMENSIONS



TYPICAL 6-PLEX LOT DIMENSIONS

LEGEND:

- A.C. PAVING
- P.C.C. CONCRETE
- P.C.C. CONCRETE

FENCE LEGEND:

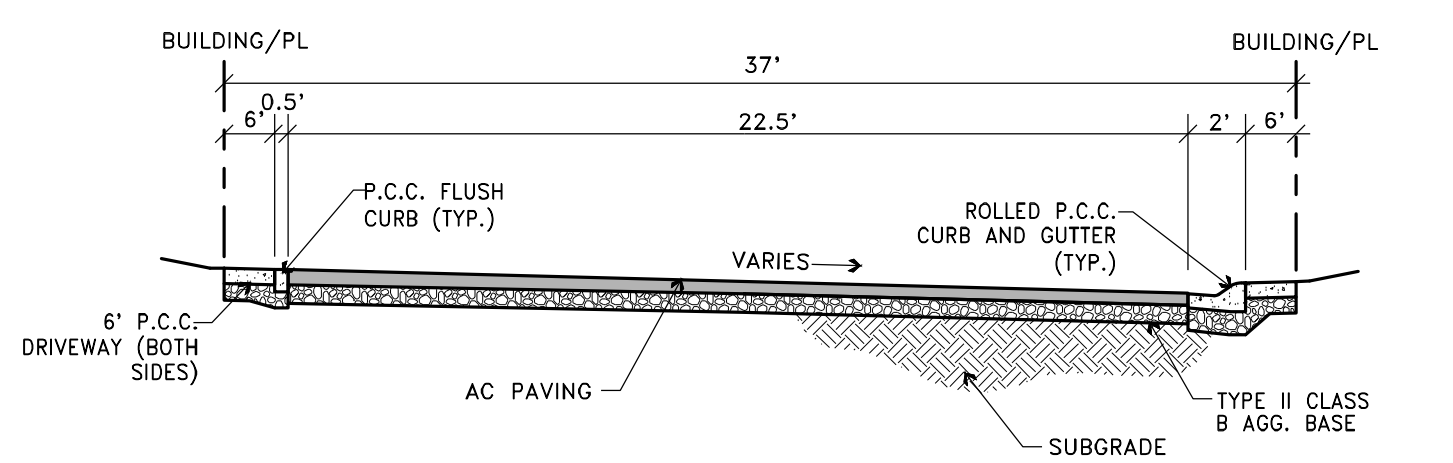
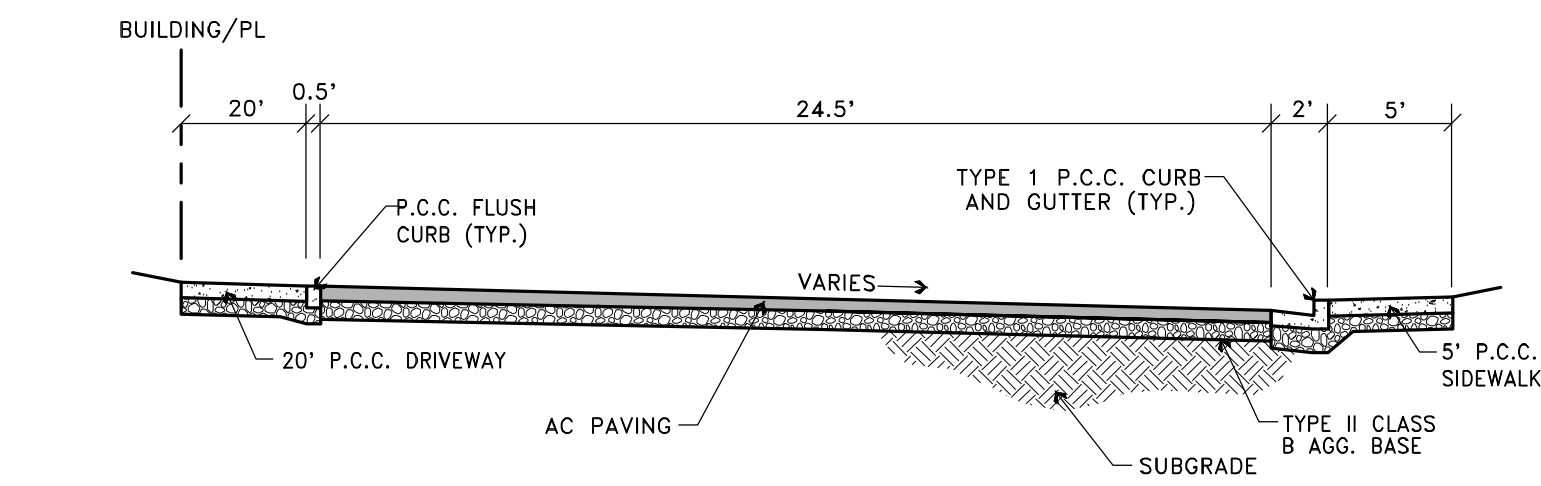
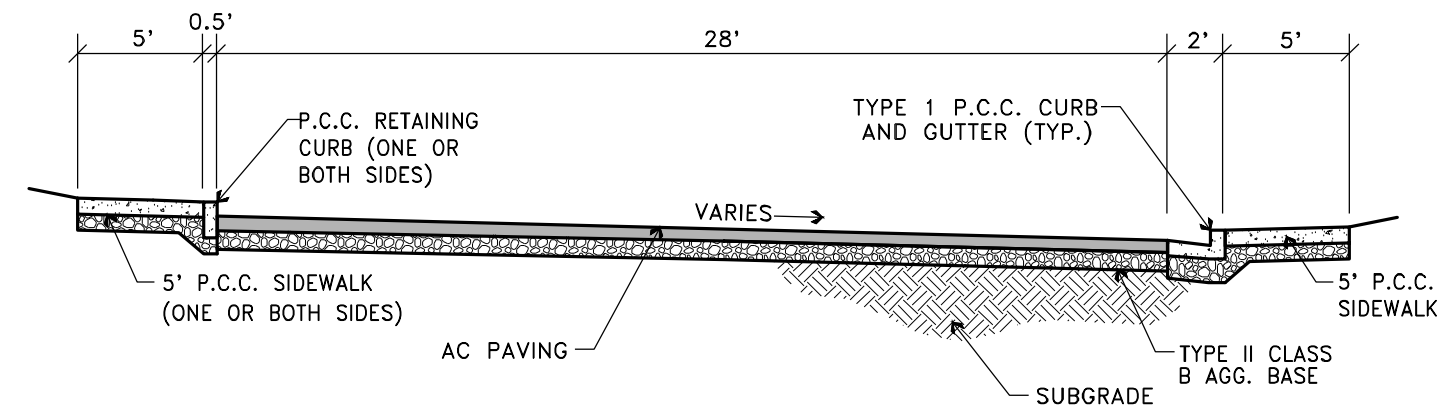
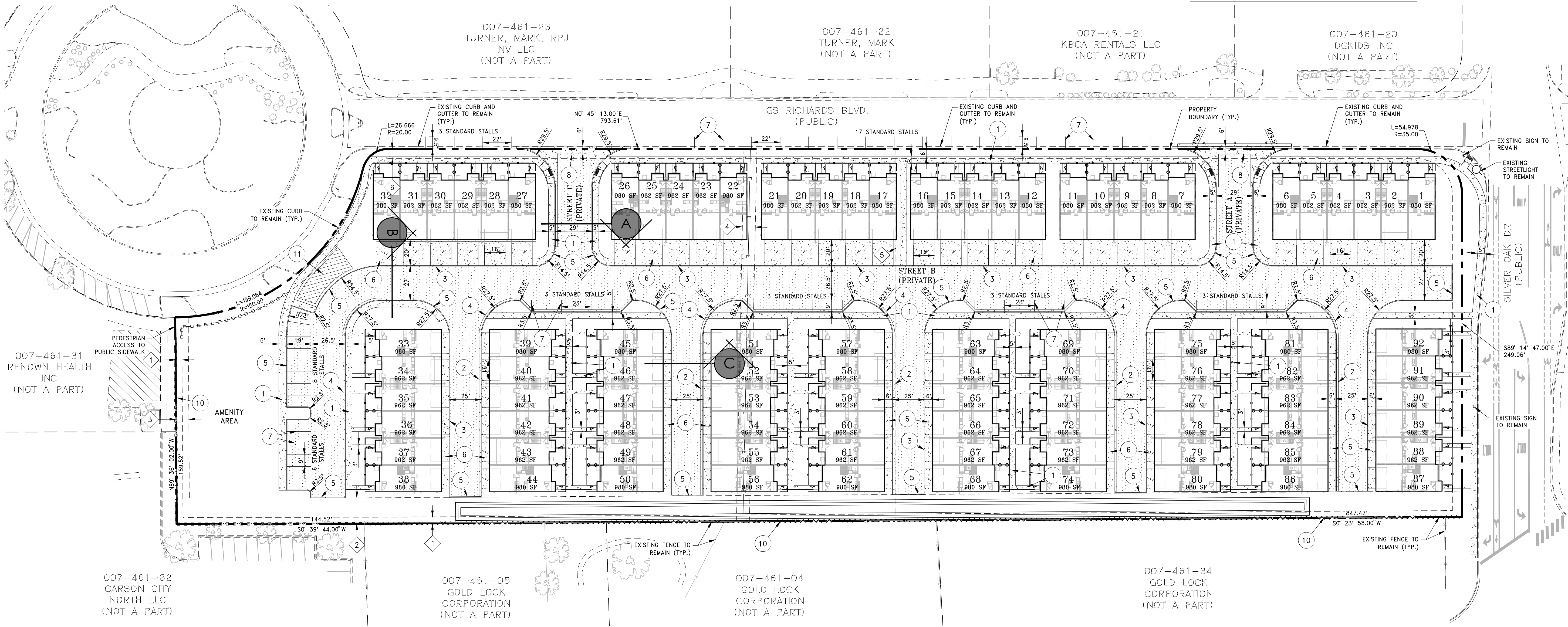
- 72" WOOD FENCE
- 48" WOOD FENCE
- 72" PERIMETER FENCE
- 72" SEMI-OPEN VIEW FENCE (36" SOLID ON BOTTOM, 36" OPEN ON TOP)

SITE KEY NOTES:

- P.C.C. SIDEWALK/FLATWORK (TYP.)
- P.C.C. ROLLED CURB AND GUTTER (TYP.)
- FLUSH CURB (TYP.)
- TYPE I P.C.C. CURB AND GUTTER (TYP.)
- P.C.C. RETAINING CURB (TYP.)
- P.C.C. DRIVEWAY (TYP.)
- PARKING STALL PAVEMENT MARKINGS (TYP.)
- P.C.C. VALLEY GUTTER (TYP.)
- PEDESTRIAN RAMP (TYP.)
- LANDSCAPE WALL
- SNOW STORAGE AREA

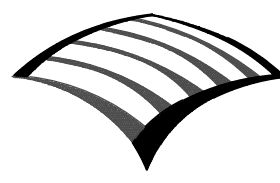
EASEMENT LEGEND:

- 5' P.U.E.
- 20' DRAINAGE EASEMENT
- 10' DRAINAGE EASEMENT
- 10' ELECTRIC AND COMMUNICATION EASEMENT RELINQUISHED INCORRECTLY PER DOC #355322. NEW EASEMENT TO BE GRANTED BY OWNER.
- ELECTRIC AND COMMUNICATION EASEMENT TO BE RELINQUISHED
- 7.5' P.U.E.



SILVER OAK TOWNHOMES

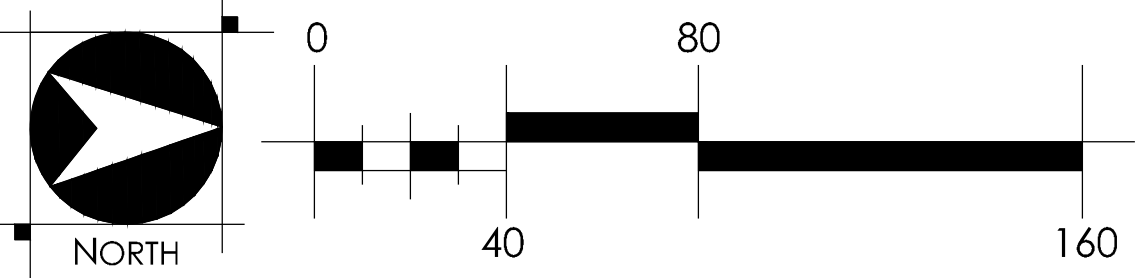
PRELIMINARY LOT AND BLOCK PLAN



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JOB NO. 4430002 JULY 2025

SHEET S-1 OF 6



SILVER OAK TOWNHOMES

TENTATIVE MAP

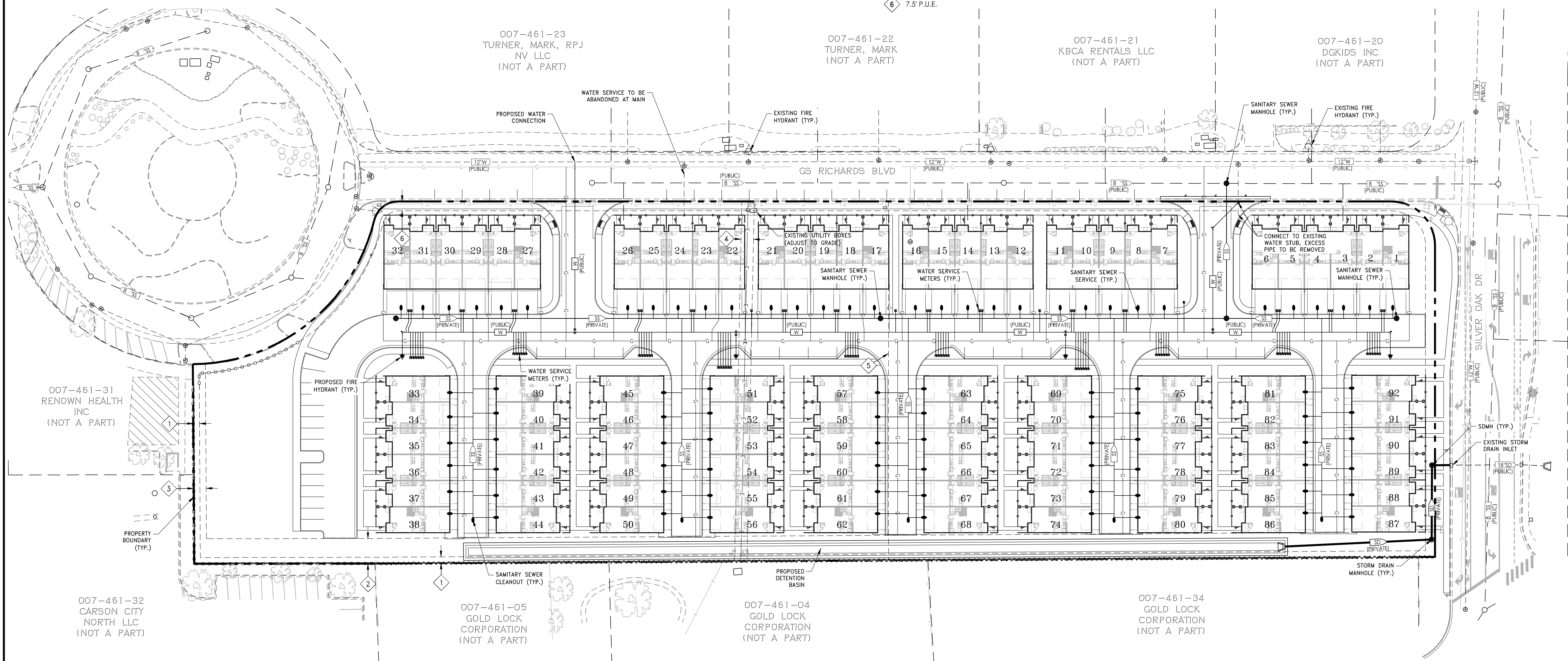
PRELIMINARY UTILITY PLAN

EASEMENT LEGEND:

- 1 5' P.U.E.
- 2 20' DRAINAGE EASEMENT
- 3 10' DRAINAGE EASEMENT
- 4 10' ELECTRIC AND COMMUNICATION EASEMENT RELINQUISHED INCORRECTLY PER DOC #355322. NEW EASEMENT TO BE GRANTED BY OWNER.
- 5 ELECTRIC AND COMMUNICATION EASEMENT TO BE RELINQUISHED
- 6 7.5' P.U.E.

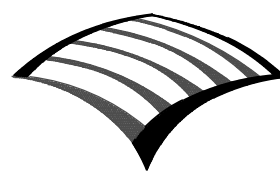
NOTES:

- 1. SANITARY SEWER AND STORM DRAIN ARE PRIVATE UNLESS NOTED OTHERWISE



SILVER OAK TOWNHOMES

PRELIMINARY UTILITY PLAN



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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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JOB NO. 4430002 JULY 2025

SHEET U-1 OF 6

SILVER OAK TOWNHOMES

TENTATIVE MAP

PRELIMINARY GRADING PLAN

GRADING KEY NOTES:

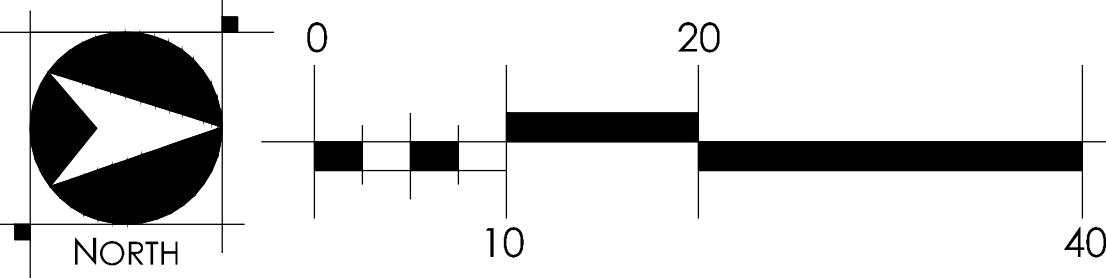
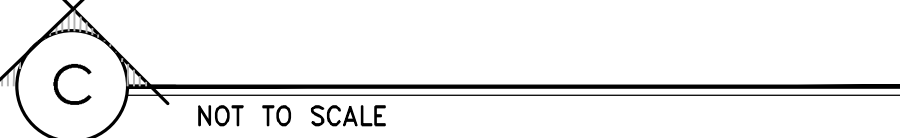
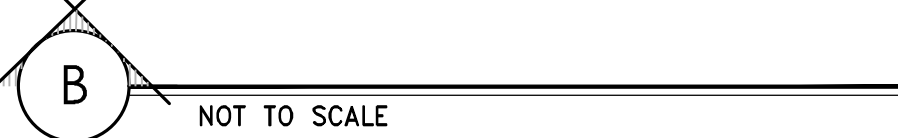
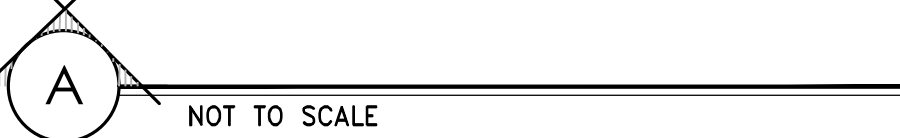
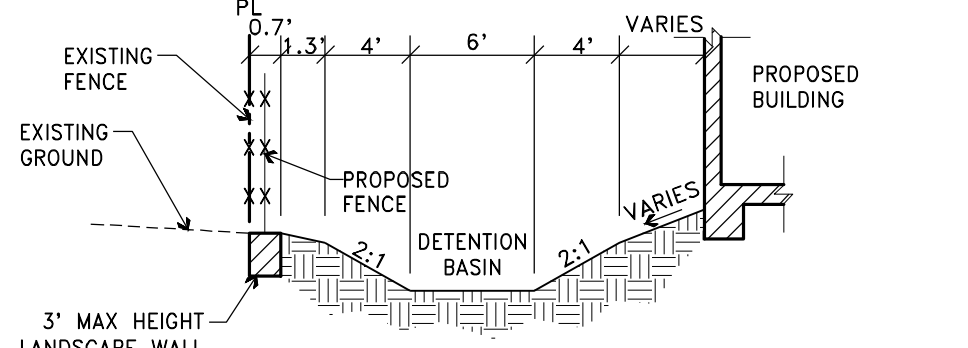
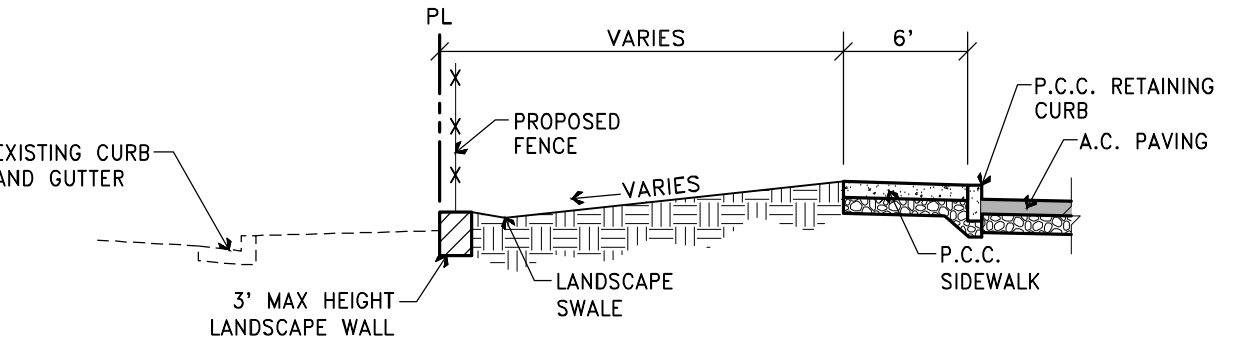
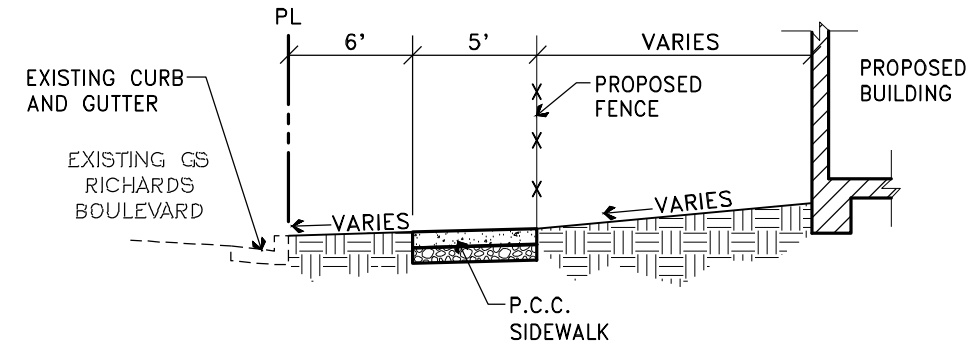
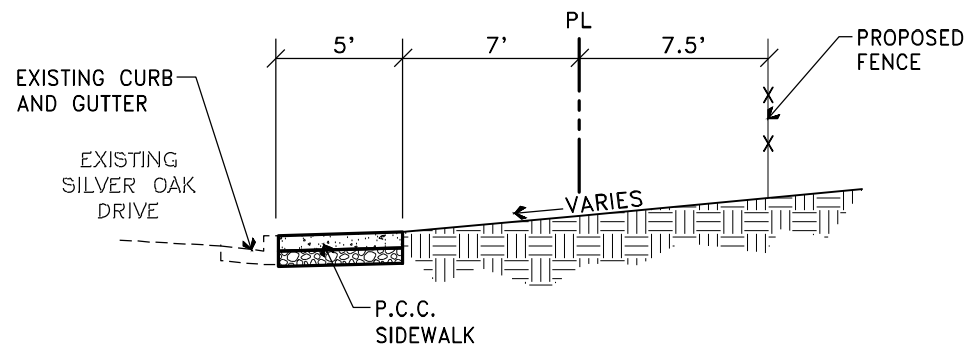
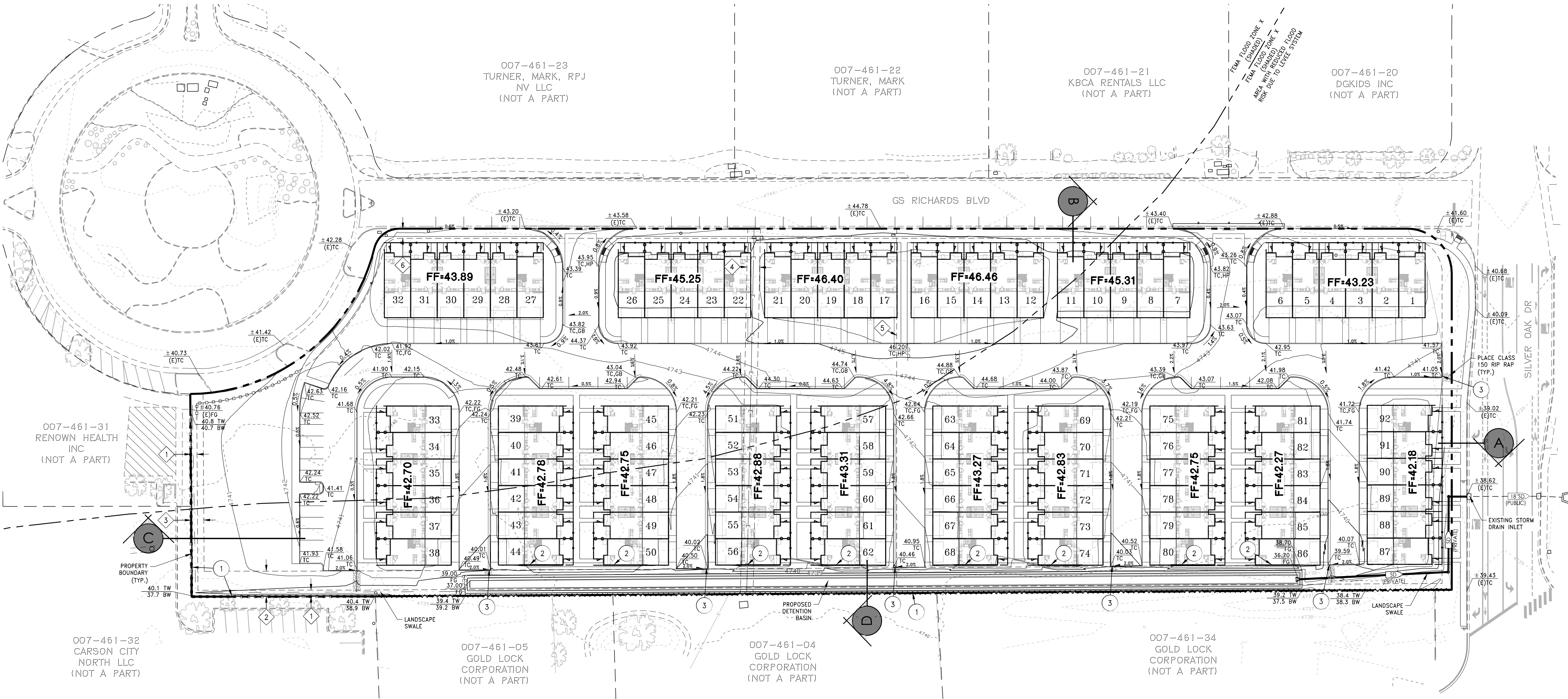
- 1 3' MAX HEIGHT LANDSCAPE WALL
- 2 DEEPEMED FOOTING
- 3 CURB CUT

NOTES:

- 1. PROPOSED STORM DRAIN IS PRIVATE UNLESS NOTED OTHERWISE.
- 2. CONTOURS SHOWN AT 1' AND 5' INTERVALS.
- 3. ADD 4700 TO SPOT ELEVATIONS.
- 4. RETAINING WALL ELEVATIONS REPRESENT THE TOP AND BOTTOM FINISH GRADES AT THE WALL, AND DO NOT REFLECT FOOTING GRADES OR ELEVATIONS.

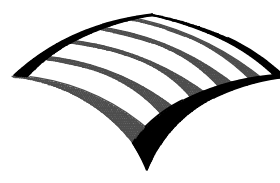
EASEMENT LEGEND:

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- 2 20' DRAINAGE EASEMENT
- 3 10' DRAINAGE EASEMENT
- 4 10' ELECTRIC AND COMMUNICATION EASEMENT RELINQUISHED INCORRECTLY PER DOC #355322. NEW EASEMENT TO BE GRANTED BY OWNER.
- 5 ELECTRIC AND COMMUNICATION EASEMENT TO BE RELINQUISHED
- 6 7.5' P.U.E.



SILVER OAK TOWNHOMES

PRELIMINARY GRADING PLAN



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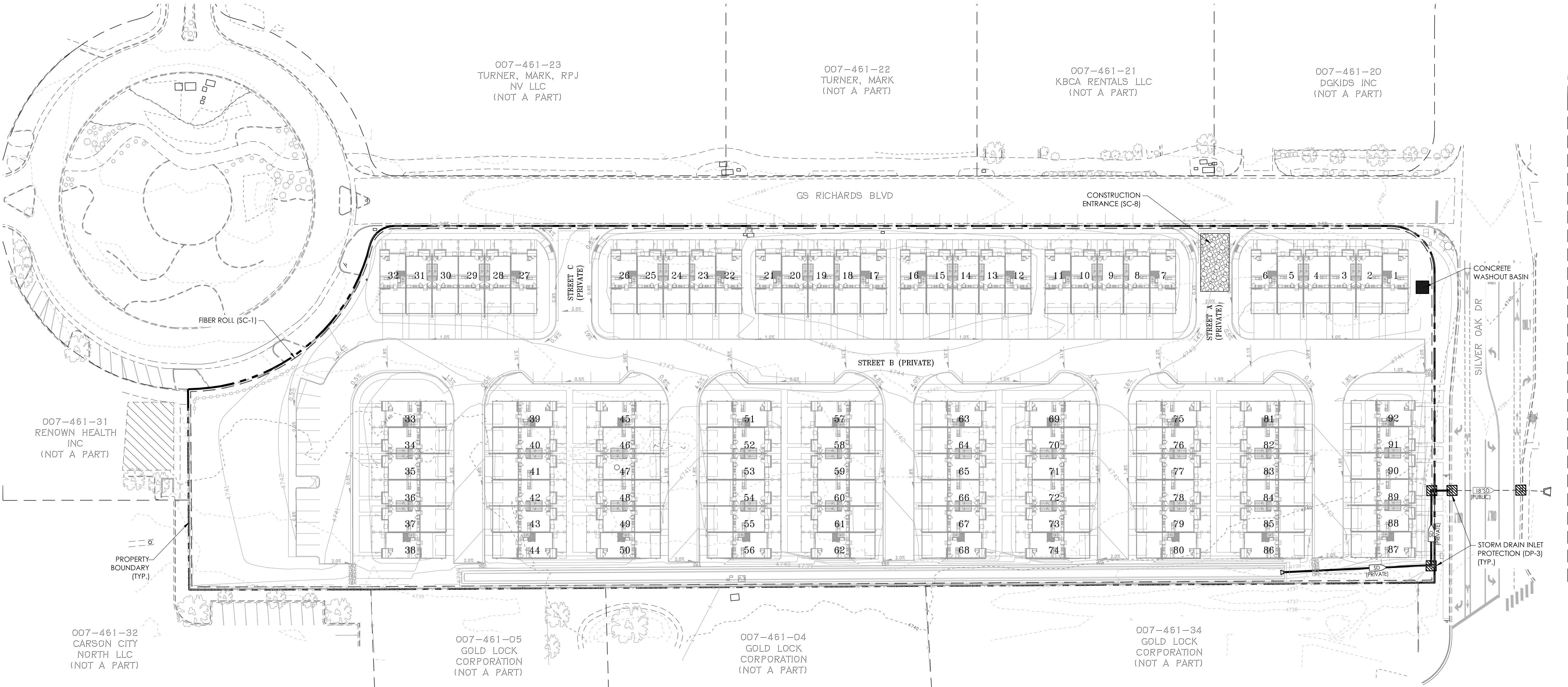
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SHEET G-1 OF 6

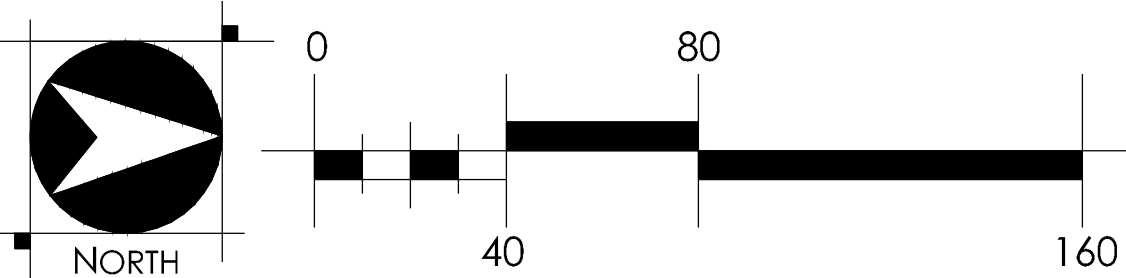
SILVER OAK TOWNHOMES

TENTATIVE MAP
PRELIMINARY EROSION CONTROL PLAN

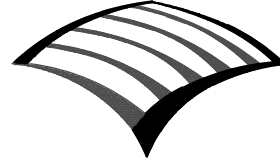


LEGEND:

- FIBER ROLL (SC-1)
- CONSTRUCTION SITE ENTRANCE (SC-8)
- STORM DRAIN INLET PROTECTION (DP-3) (AT ALL CATCH BASINS)
- CONCRETE WASHOUT BASIN



SILVER OAK TOWNHOMES PRELIMINARY EROSION CONTROL PLAN



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JOB NO. 4430002 JULY 2025
SHEET EC-10 OF 6

SILVER OAK TOWNHOMES

TENTATIVE MAP
PRELIMINARY LANDSCAPE PLAN



LANDSCAPE SITE DATA

SITE AREA: 6.2AC
JURISDICTION: CARSON CITY
APN: 007-461-19
LANDSCAPE AREA: 64,289±

RESIDENTIAL STREET FRONTAGE - CCDS - DIV3 3.7.2
(1 tree for every 30 feet of frontage)
REQUIRED: 28 PROVIDED: 29

TOTAL SITE TREES - CCDS - DIV3 3.7.1
(1 tree for every 400 sq/ft of landscape space)
REQUIRED: 160 PROVIDED: 161

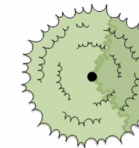
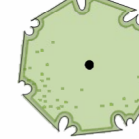

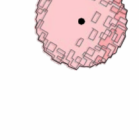
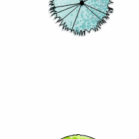



REQUIRED SHRUBS
(6 shrubs per tree)
REQUIRED: 960 PROVIDED: 966

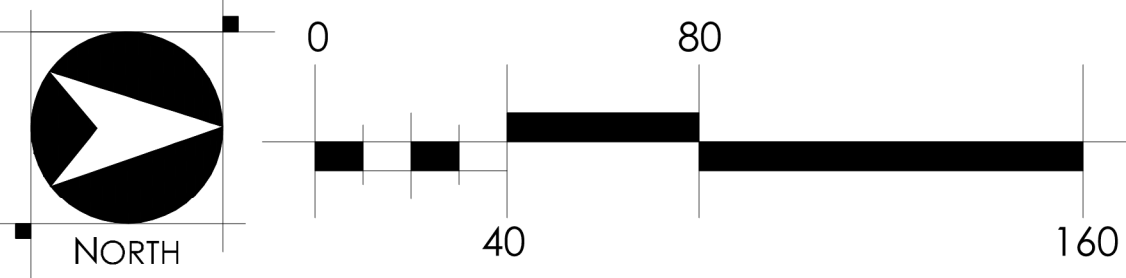
LANDSCAPE NOTE:
TREES SHALL BE A MINIMUM TWO-INCH CALIBER FROM THE CITY'S PERMITTED STREET TREE LIST.

PLANTING & IRRIGATION NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURE PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK.
- 3) ALL PLANTER BEDS WILL RECEIVE 4" TOP-DRESSING OF MULCH (RIVER ROCK, DECOMPOSED GRANITE, ETC.)
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/ OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURE REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE BASED ON A THREE-DAY WEEKLY WATERING SCHEDULE. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER (RPB) WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRES PER CODE.

CONCEPT PLANT SCHEDULE

-  EVERGREEN - CONIFERS LARGE
-  DECIDUOUS TREES LARGE
-  STREET TREE
-  ACCENT TREE
-  EVERGREEN - CONIFER NARROW
-  PATIO TREE - NARROW
-  COMMON AREA LANDSCAPE
- SHRUBS
- SURFACE MATERIAL (DG/FRACTURED ROCK/ETC)
-  REVEGETATIVE SEED MIX



SILVER OAK TOWNHOMES PRELIMINARY LANDSCAPE PLAN



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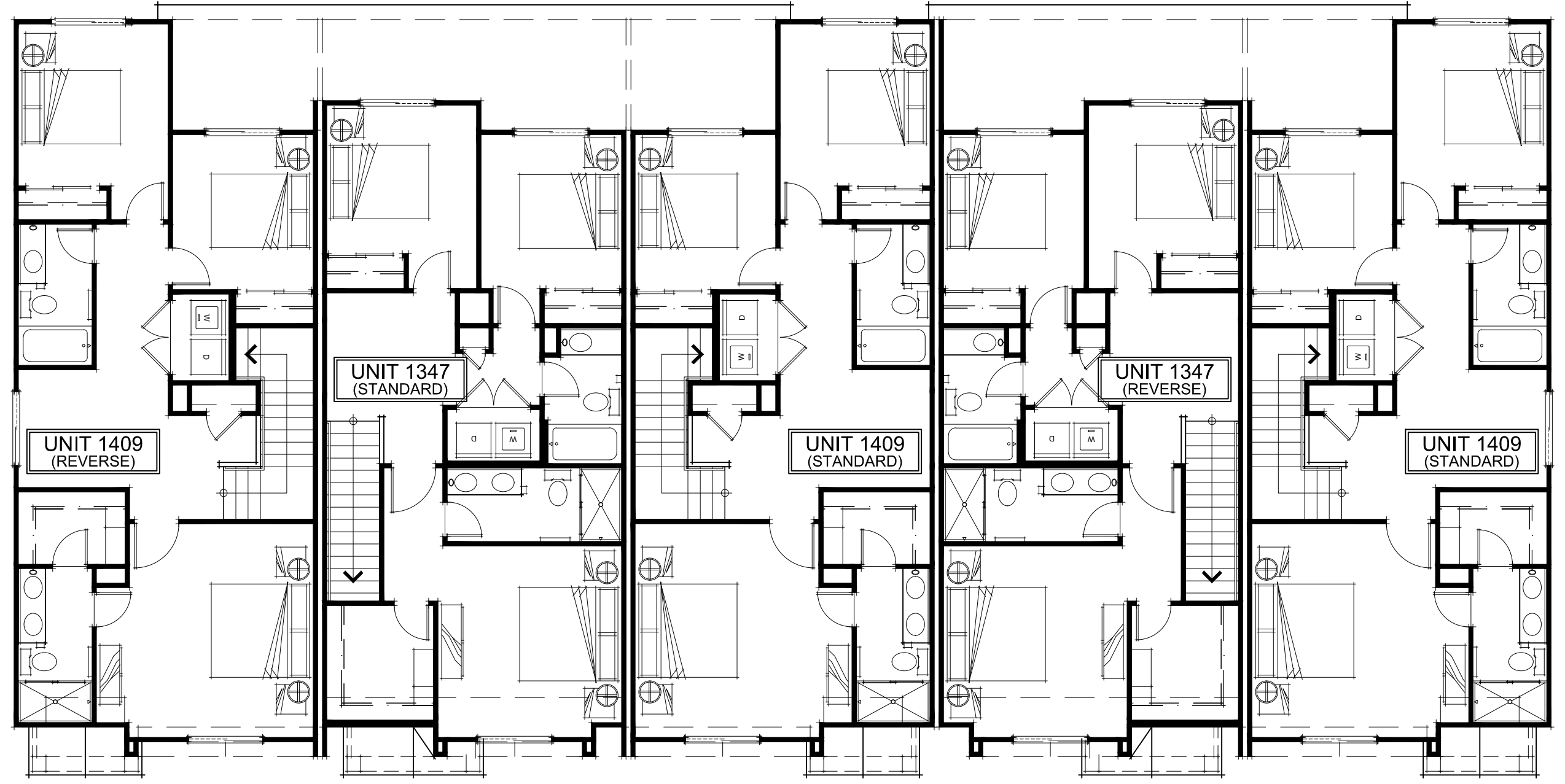
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SHEET L01 OF 6

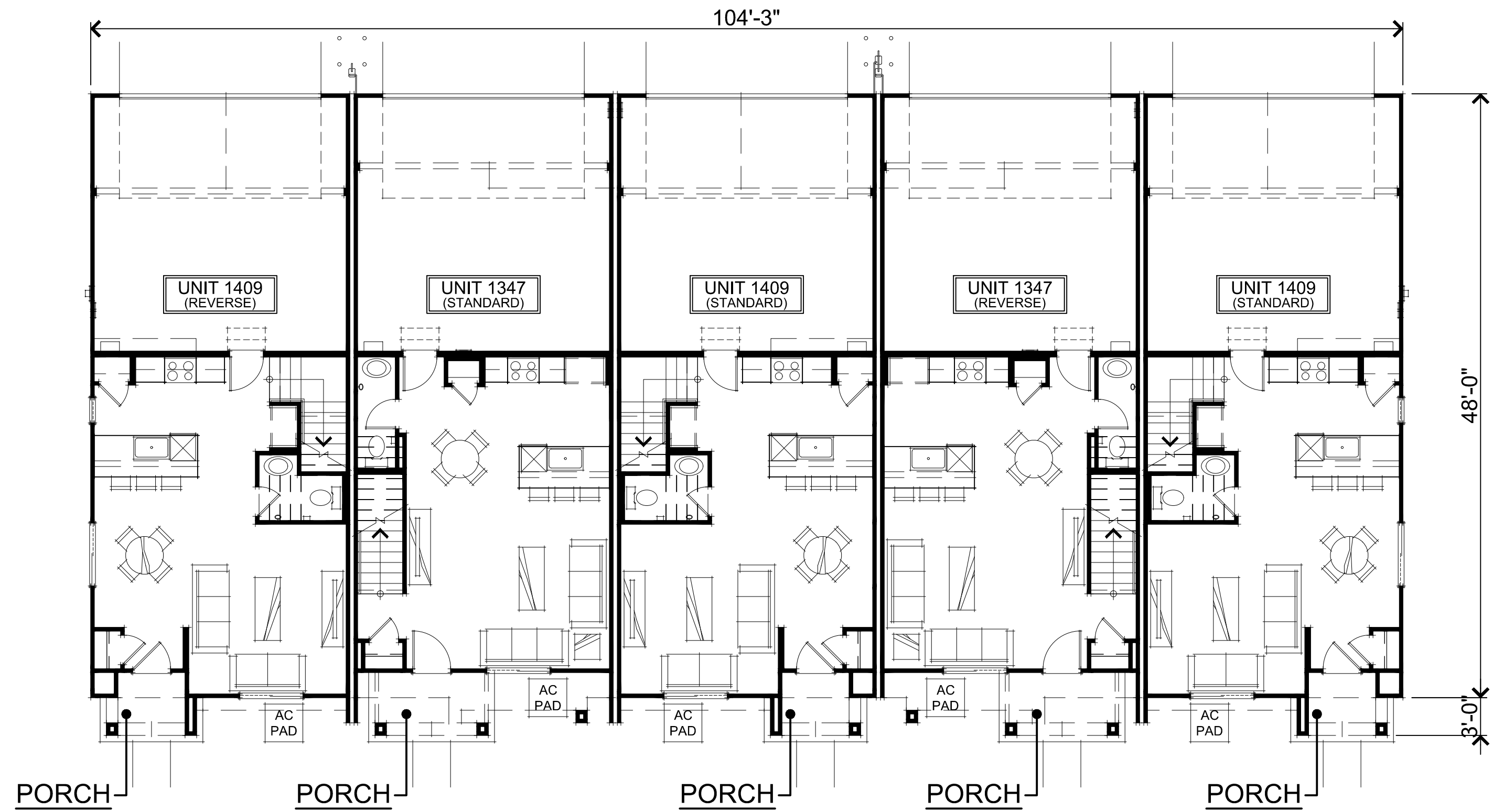
SILVER OAKS

CARSON CITY, NV | JULY 9, 2025

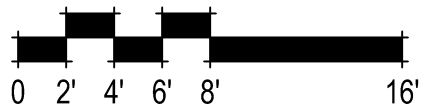




SECOND FLOOR PLAN



FIRST FLOOR PLAN



5-UNIT 'A' FIRST AND SECOND FLOOR PLAN
A1

372.246 Silver Oaks
Carson City, NV
July 9, 2025

D.R. HORTON
America's Builder

D.R. HORTON
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SUITE 310
RENO, NV 89502

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3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





REAR ELEVATION 'A'



RIGHT ELEVATION 'A'



LEFT ELEVATION 'A'



FRONT ELEVATION 'A'



5-UNIT 'A' ELEVATIONS
A2

372.246 Silver Oaks
Carson City, NV
July 9, 2025

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America's Builder

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SUITE 310
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REAR ELEVATION 'B'



RIGHT ELEVATION 'B'



LEFT ELEVATION 'B'



FRONT ELEVATION 'B'



5-UNIT 'B' ELEVATIONS
A3

372.246 Silver Oaks
Carson City, NV
July 9, 2025

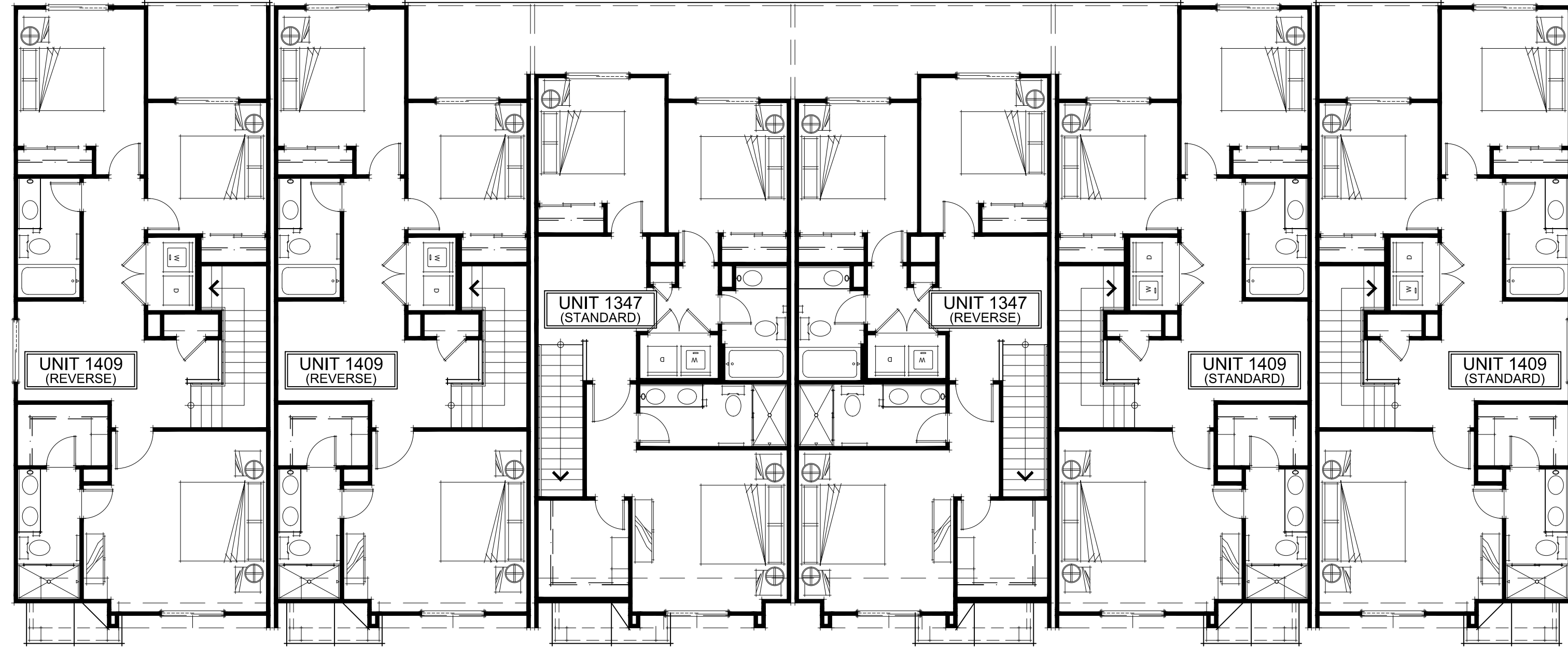
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5190 NEIL RD.,
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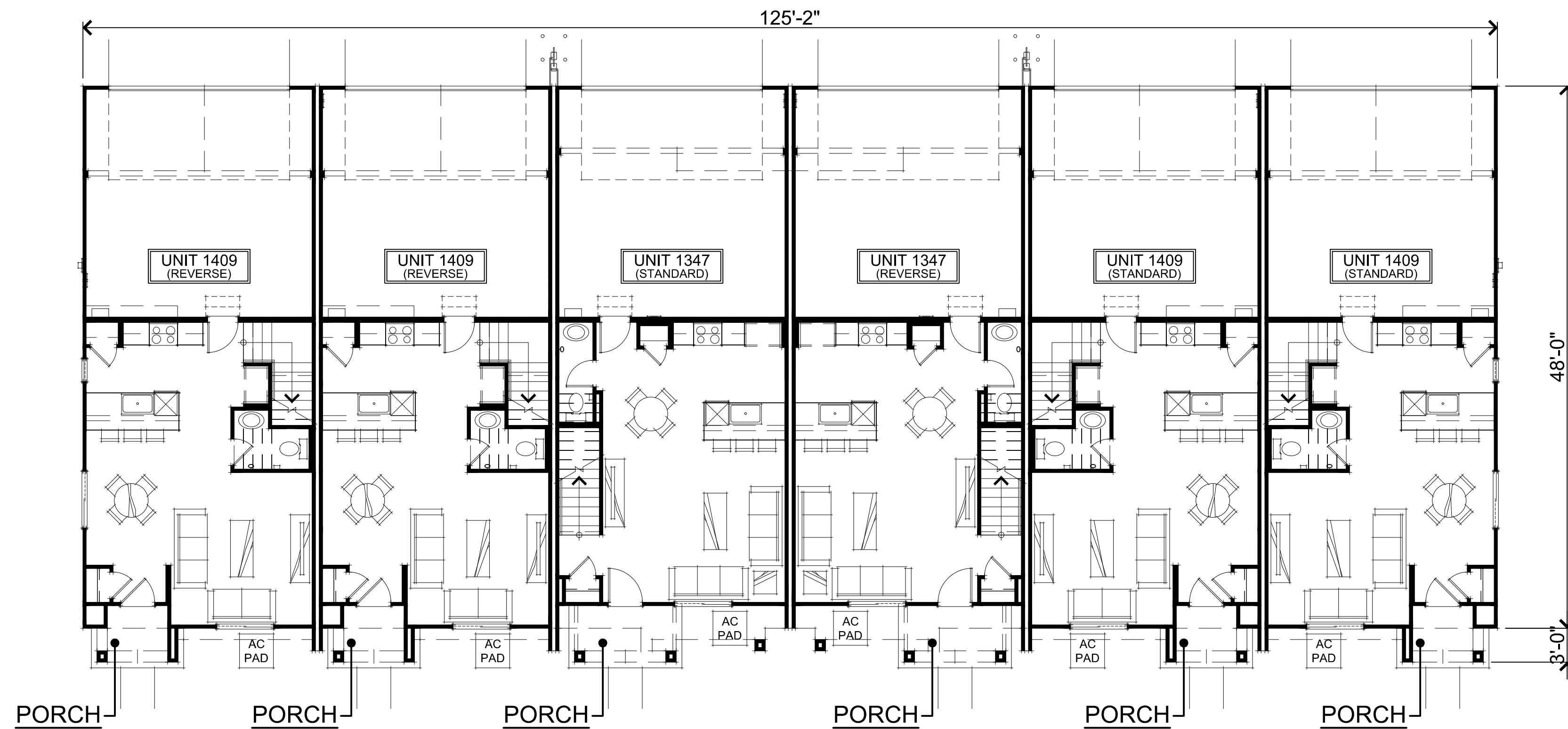
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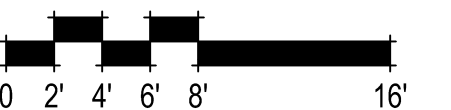




SECOND FLOOR PLAN



FIRST FLOOR PLAN



6-UNIT 'A' FIRST AND SECOND FLOOR PLAN

A4

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Carson City, NV
July 9, 2025

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REAR ELEVATION 'A'



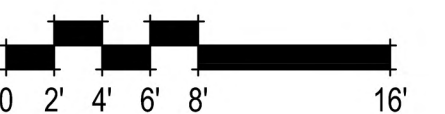
RIGHT ELEVATION 'A'



LEFT ELEVATION 'A'



FRONT ELEVATION 'A'



6-UNIT 'A' ELEVATIONS
A5

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REAR ELEVATION 'B'



RIGHT ELEVATION 'B'



LEFT ELEVATION 'B'



FRONT ELEVATION 'B'



6-UNIT 'B' ELEVATIONS

A6

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Carson City, NV
July 9, 2025

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Nevada is known for its beautiful landscape, but did you know that it also has a significant radon problem? Radon is a colorless, odorless and tasteless gas that is the leading cause of lung cancer among nonsmokers. In this brochure, we will provide you with essential information on radon and how to protect yourself and your family from its harmful effects.

What is Radon?

Radon is a naturally occurring radioactive gas that comes from the breakdown of uranium in soil, rocks and water. It can seep into buildings through cracks in the foundation, walls and floors. Radon can be found in all types of buildings, including homes, schools, and workplaces. It can accumulate to high levels in enclosed spaces, especially in areas with poor ventilation.

According to Experts, Radon Levels Pose Same Risk as Smoking

According to the Environmental Protection Agency (EPA), radon exposure is responsible for about 21,000 lung cancer deaths each year in the United States. The EPA estimates that the risk of lung cancer from radon exposure is about 10 times greater for smokers than for nonsmokers. However, even nonsmokers can develop lung cancer from radon exposure.

Contact Us

Phone: 775-336-0252

Radon Program Officer

Chris Kelly, chrisk@unr.edu

Website: extension.unr.edu/radon

An EEO/AA Institution



Nevada Radon

Protecting Your Home and Your Health



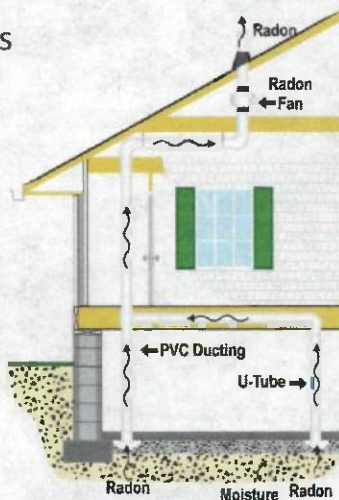
How Does Radon Enter a Home?

Radon enters a home through cracks and openings in the foundation, walls and floors. It can also enter through well water. Once inside, radon can accumulate to high levels and pose a significant health risk.

Common Entry Points

Common entry points for radon in a home include:

- Cracks in the foundation
- Gaps around pipes and wires
- Sump pumps
- Floor drains
- Crawl spaces
- Wall joints



How Do You Know if Your Home Has a Radon Problem?

The only way to know if your home has a radon problem is to test for it. You cannot see, smell or taste radon. Testing is easy and inexpensive, and you can do it yourself or hire a professional. The recommended test period is a minimum of 48 hours.

Ways to Test Your Home

You can test your home for radon using a do-it-yourself test kit or by hiring a professional radon tester. Extension's Nevada Radon Education Program offers free test kits to Nevada residents during January and February. They are available year-round for \$11 at your local Extension office.



How to Fix a Radon Problem

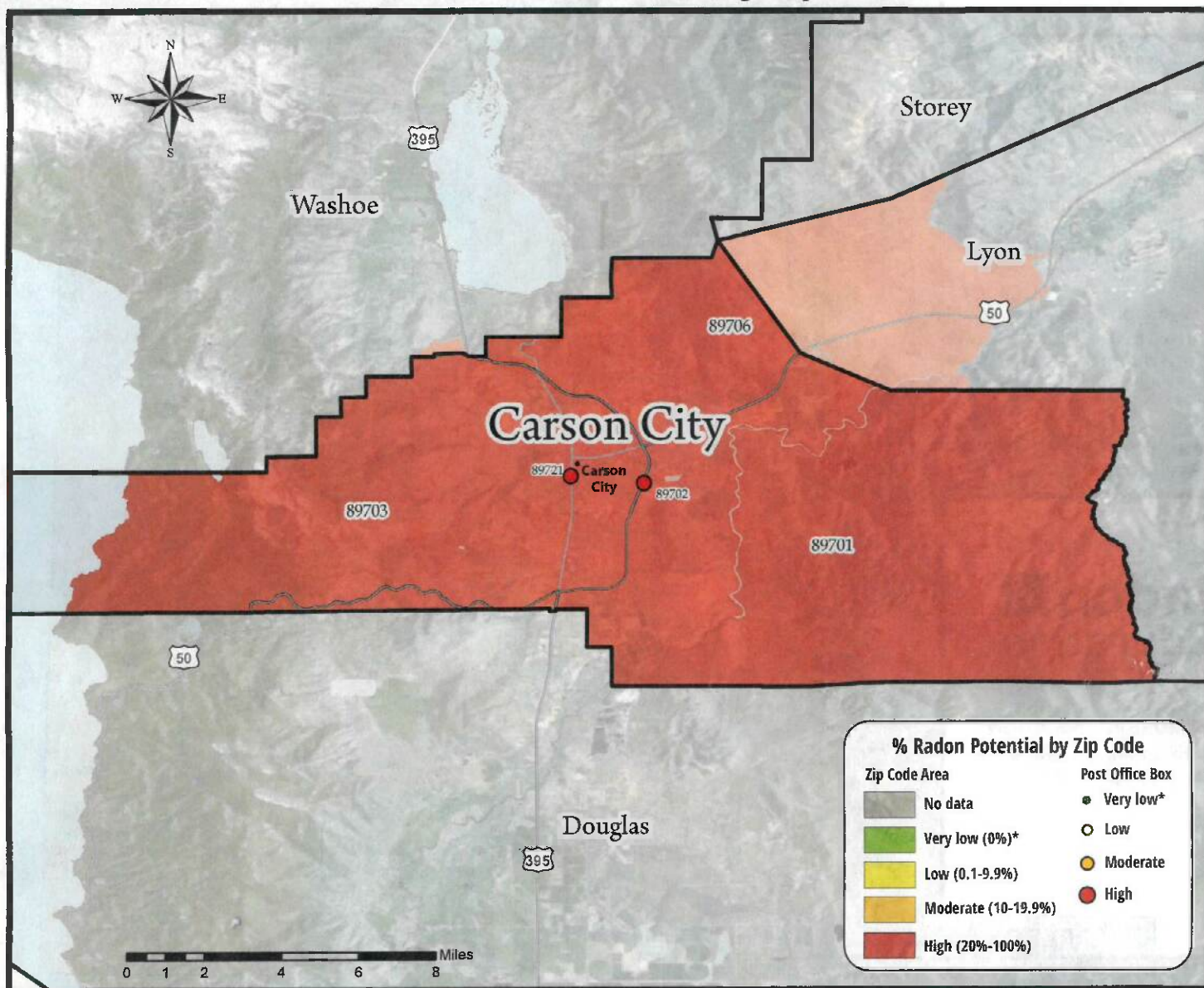
If your home has high levels of radon, there are ways to reduce your exposure. The most effective method is to install a radon mitigation system, which uses a fan to draw radon out of the house and release it safely into the atmosphere. Other methods include sealing cracks in walls and floors and improving ventilation.

How Radon Causes Lung Cancer

Radon is the leading cause of lung cancer among nonsmokers and the second leading cause of lung cancer overall. When radon is inhaled, it can damage lung tissue and increase the risk of developing lung cancer. The risk of developing lung cancer increases with the level and duration of exposure to radon.

Carson City County

Radon Potential by Zip Code



Radon is a colorless, odorless, and tasteless radioactive gas that occurs naturally in most rocks and soils. It is produced by the decay of uranium in soil, rock and water. Radon is harmlessly dispersed in outdoor air, but when trapped in buildings it can build up, increasing the risk of lung cancer.

The EPA Action Level: The U.S. EPA recommends that you take action to reduce radon levels that are 4.0 pCi/l or higher.

*The EPA and the U.S. Surgeon General recommends all homes be tested for radon.

		Total Number of Tests			% Radon Potential	Range of radon levels in pCi/l						Radon Levels by pCi/l	
Carson City		Valid	less than 4 pCi/l	4 pCi/l and greater		≥ 0 < 4	≥ 4 < 10	≥ 10 < 20	≥ 20 < 60	≥ 60 < 100	≥ 100	Average	Highest
89701	CARSON CITY	743	530	213	28.67%	530	178	28	6	-	1	3.70	100.5
89702	P.O. Box Carson City	23	12	11	47.83%	12	7	2	2	-	-	5.68	25.7
89703	CARSON CITY	867	374	493	56.86%	374	361	113	17	-	-	6.10	47.0
89706	CARSON CITY	476	363	113	23.74%	363	99	14	-	-	-	3.06	16.6
89721	P.O. Box Carson City	3	2	1	33.33%	2	1	-	-	-	-	4.53	8.4
Totals		2112	1281	831	39.35%	1281	646	157	21	-	1	4.52	
		% of Total Tests				60.7%	30.6%	7.43%	1%	0%	0%		

*Small sample size: more testing is needed to reference reliable radon potential for this area.

Zip codes in Carson City County with no data: 89711, 89712, 89713, 89714

**Note: Results are based on independently tested home data from program-provided kits, radon professionals and radon labs, from 1989 to Mar. 31th, 2023. When known, post-mitigation results are not included and usable results are valid tests, one per home, using the highest radon level on the lowest tested level of the home.

Radon

Education

FOR MORE INFORMATION
www.Extension.unr.edu/radon
 1-775-336-0252

This publication was supported through Grant Number K1-98T37923 from the U.S. Environmental Protection Agency (EPA). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of either the Division or the U.S. EPA.

Nevada Statewide Radon Potential by Zip Code

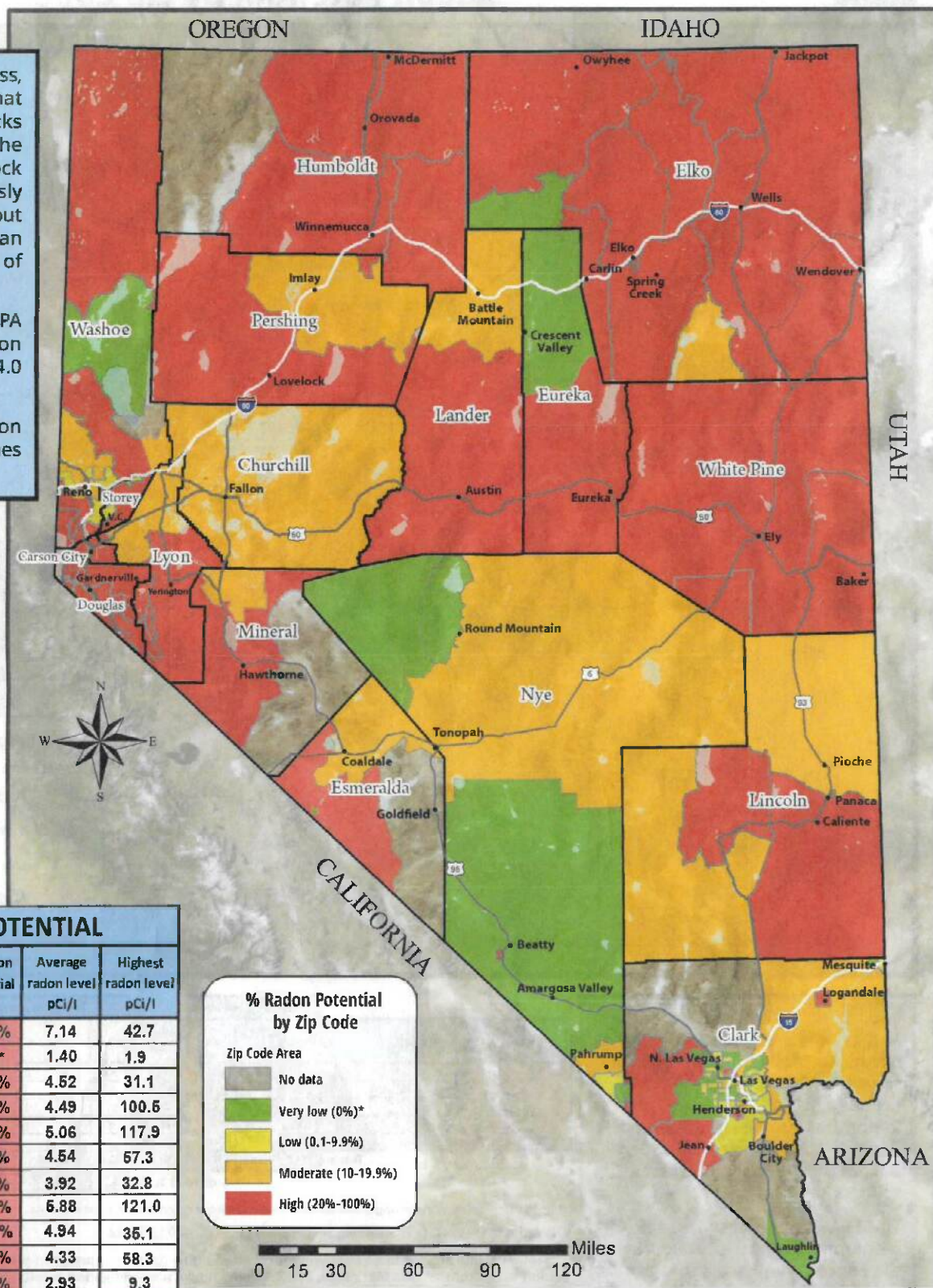
Radon is a colorless, odorless, and tasteless radioactive gas that occurs naturally in most rocks and soils. It is produced by the decay of uranium in soil, rock and water. Radon is harmlessly dispersed in outdoor air, but when trapped in buildings it can build up, increasing the risk of lung cancer.

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Radon 
Education

FOR MORE INFORMATION
www.Extension.unr.edu/radon
1-775-336-0252



RADON POTENTIAL

County	Total valid tests	4 pCi/l and greater	% Radon Potential ↓	Average radon level pCi/l	Highest radon level pCi/l
Pershing	210	126	59.5%	7.14	42.7
Esmeralda	6	3	50%*	1.40	1.9
Mineral	107	43	40.2%	4.52	31.1
Carson City	2,112	831	39.4%	4.49	100.6
Douglas	4,746	1,868	39.1%	5.06	117.9
Elko	517	193	37.3%	4.54	67.3
White Pine	214	68	31.7%	3.92	32.8
Lincoln	97	30	30.9%	6.88	121.0
Eureka	26	8	30.8%	4.94	36.1
Humboldt	293	87	29.7%	4.33	68.3
Storey	54	16	27.8%	2.93	9.3
Lyon	1,394	360	25.8%	3.55	135.0
Washoe	12,102	2,882	23.8%	3.33	135.0
Churchill	516	83	16.1%	2.76	16.4
Lander	168	24	15.1%	2.90	24.9
Clark	3,751	403	10.7%	2.09	70.0
Nye	223	18	8.1%	1.82	9.2
Totals	26,626	7,031	26.5%	3.86	

****Note:** Results are based on independently tested home data from program-provided kits, radon professionals and radon labs, from 1989 to March 31, 2023. When known, post-mitigation results are not included and usable results are valid tests, one per home, using the highest radon level on the lowest tested level of the home.



STAFF REPORT

Report To: Planning Commission **Meeting Date:** August 27, 2025

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **SUB-2025-0308** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from DR Horton (“Applicant”) for a tentative subdivision map known as Silver Oak Townhomes for a 92-lot single-family attached residential subdivision on a property within the Silver Oak Planned Unit Development and zoned Retail Commercial (“RC-P”), located on the southeast corner of Silver Oak Drive and GS Richards Boulevard, Assessor’s Parcel Number (“APN”) 007-461-19. (Heather Manzo, hmanzo@carson.org)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to recommend approval of SUB-2025-0308 to the Board of Supervisors based on the ability to make the required tentative subdivision map findings and subject to the conditions of approval included in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

Refer to the staff report and application under Item 6.C for all information related to this item.

Background/Issues & Analysis

Refer to the staff report and application under Item 6.C for all information related to this item.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.330; CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); CCMC 18.02.0452 (Special use permits); and CCDS 1.18 (Residential development standards in non-residential districts).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Recommend that the Board approve the tentative subdivision map with modified conditions of approval.

Attachment(s):

Late Material RCVD at Meeting - 6.C & 6.D Public Comment

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

(Vote Recorded By)		

Nevada is known for its beautiful landscape, but did you know that it also has a significant radon problem? Radon is a colorless, odorless and tasteless gas that is the leading cause of lung cancer among nonsmokers. In this brochure, we will provide you with essential information on radon and how to protect yourself and your family from its harmful effects.

What is Radon?

Radon is a naturally occurring radioactive gas that comes from the breakdown of uranium in soil, rocks and water. It can seep into buildings through cracks in the foundation, walls and floors. Radon can be found in all types of buildings, including homes, schools, and workplaces. It can accumulate to high levels in enclosed spaces, especially in areas with poor ventilation.

According to Experts, Radon Levels Pose Same Risk as Smoking

According to the Environmental Protection Agency (EPA), radon exposure is responsible for about 21,000 lung cancer deaths each year in the United States. The EPA estimates that the risk of lung cancer from radon exposure is about 10 times greater for smokers than for nonsmokers. However, even nonsmokers can develop lung cancer from radon exposure.

Contact Us

Phone: 775-336-0252

Radon Program Officer

Chris Kelly, chrisk@unr.edu

Website: extension.unr.edu/radon

An EEO/AA Institution

Nevada Radon

Protecting Your Home
and Your Health



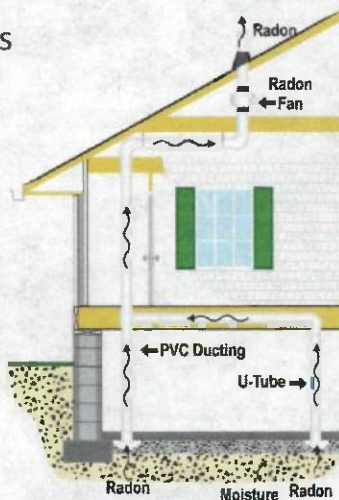
How Does Radon Enter a Home?

Radon enters a home through cracks and openings in the foundation, walls and floors. It can also enter through well water. Once inside, radon can accumulate to high levels and pose a significant health risk.

Common Entry Points

Common entry points for radon in a home include:

- Cracks in the foundation
- Gaps around pipes and wires
- Sump pumps
- Floor drains
- Crawl spaces
- Wall joints



How Do You Know if Your Home Has a Radon Problem?

The only way to know if your home has a radon problem is to test for it. You cannot see, smell or taste radon. Testing is easy and inexpensive, and you can do it yourself or hire a professional. The recommended test period is a minimum of 48 hours.

Ways to Test Your Home

You can test your home for radon using a do-it-yourself test kit or by hiring a professional radon tester. Extension's Nevada Radon Education Program offers free test kits to Nevada residents during January and February. They are available year-round for \$11 at your local Extension office.



How to Fix a Radon Problem

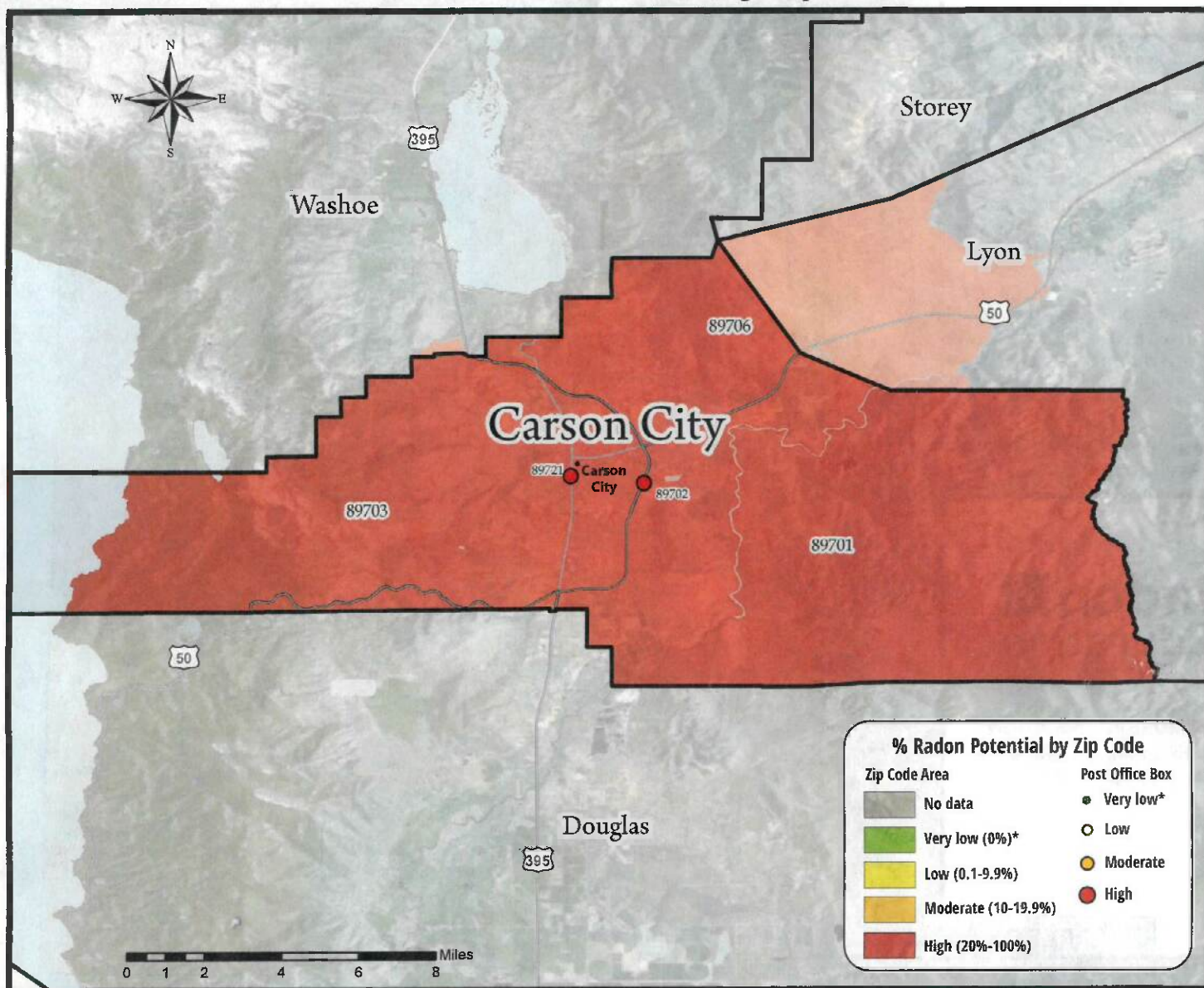
If your home has high levels of radon, there are ways to reduce your exposure. The most effective method is to install a radon mitigation system, which uses a fan to draw radon out of the house and release it safely into the atmosphere. Other methods include sealing cracks in walls and floors and improving ventilation.

How Radon Causes Lung Cancer

Radon is the leading cause of lung cancer among nonsmokers and the second leading cause of lung cancer overall. When radon is inhaled, it can damage lung tissue and increase the risk of developing lung cancer. The risk of developing lung cancer increases with the level and duration of exposure to radon.

Carson City County

Radon Potential by Zip Code



Radon is a colorless, odorless, and tasteless radioactive gas that occurs naturally in most rocks and soils. It is produced by the decay of uranium in soil, rock and water. Radon is harmlessly dispersed in outdoor air, but when trapped in buildings it can build up, increasing the risk of lung cancer.

The EPA Action Level: The U.S. EPA recommends that you take action to reduce radon levels that are 4.0 pCi/l or higher.

*The EPA and the U.S. Surgeon General recommends all homes be tested for radon.

		Total Number of Tests			% Radon Potential	Range of radon levels in pCi/l						Radon Levels by pCi/l	
Carson City		Valid	less than 4 pCi/l	4 pCi/l and greater		≥ 0 < 4	≥ 4 < 10	≥ 10 < 20	≥ 20 < 60	≥ 60 < 100	≥ 100	Average	Highest
89701	CARSON CITY	743	530	213	28.67%	530	178	28	6	-	1	3.70	100.5
89702	P.O. Box Carson City	23	12	11	47.83%	12	7	2	2	-	-	5.68	25.7
89703	CARSON CITY	867	374	493	56.86%	374	361	113	17	-	-	6.10	47.0
89706	CARSON CITY	476	363	113	23.74%	363	99	14	-	-	-	3.06	16.6
89721	P.O. Box Carson City	3	2	1	33.33%	2	1	-	-	-	-	4.53	8.4
Totals		2112	1281	831	39.35%	1281	646	157	21	-	1	4.52	
		% of Total Tests				60.7%	30.6%	7.43%	1%	0%	0%		

*Small sample size: more testing is needed to reference reliable radon potential for this area.

Zip codes in Carson City County with no data: 89711, 89712, 89713, 89714

**Note: Results are based on independently tested home data from program-provided kits, radon professionals and radon labs, from 1989 to Mar. 31th, 2023. When known, post-mitigation results are not included and usable results are valid tests, one per home, using the highest radon level on the lowest tested level of the home.

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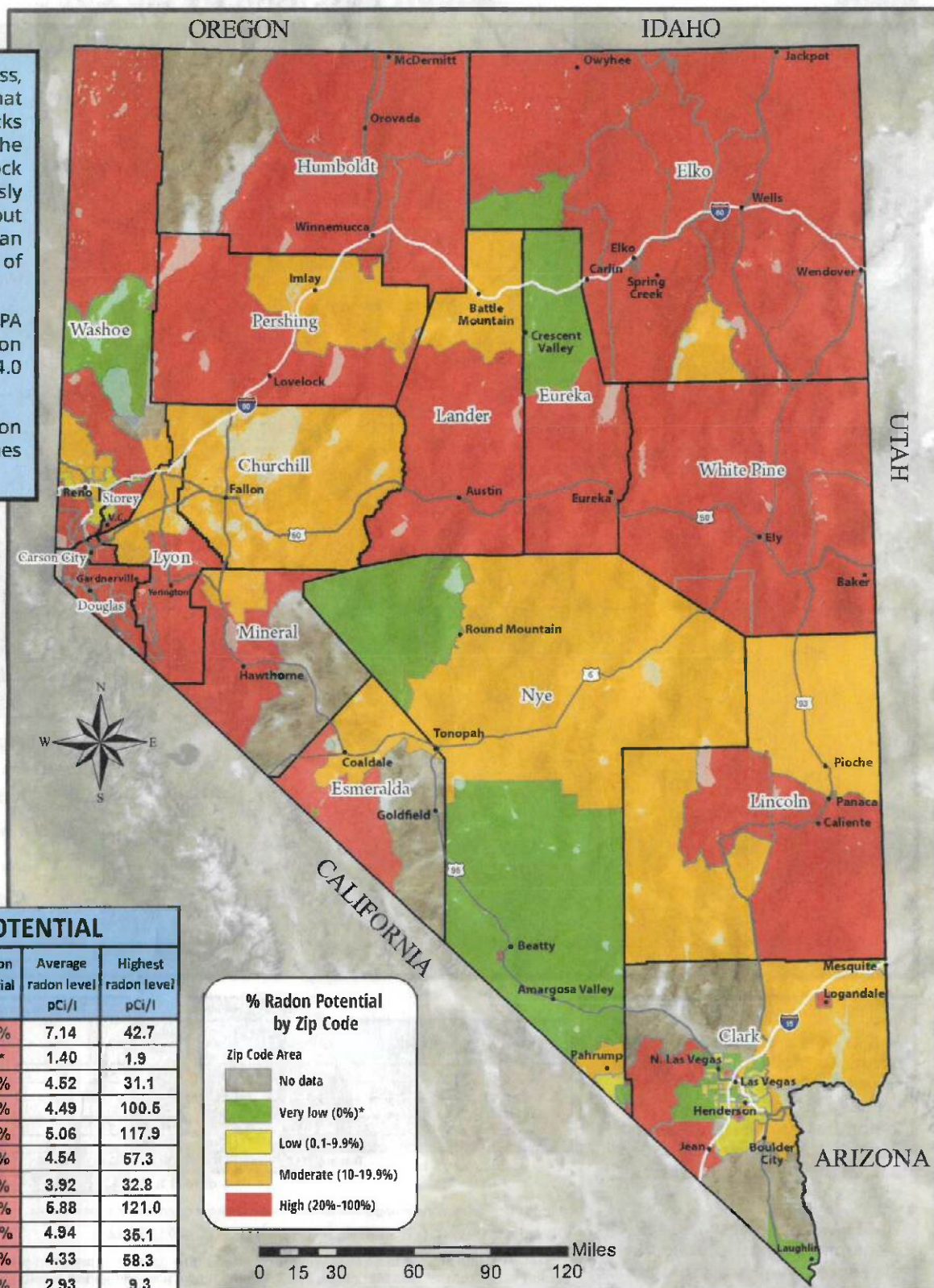
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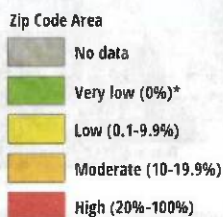
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% Radon Potential by Zip Code



0 15 30 60 90 120 Miles

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STAFF REPORT

Report To: Planning Commission **Meeting Date:** August 27, 2025

Staff Contact:

Agenda Title: Staff Reports (non-action items)
- Director's report to the Commission. (Hope Sullivan)
- Future agenda items.
- Commissioner reports/comments.

Agenda Action: Other / Presentation **Time Requested:** N/A

Proposed Motion

N/A

Board's Strategic Goal

Efficient Government

Previous Action

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

