

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 24, 2015

FILE NUMBER: AB-15-050

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

APPLICANT: Victor Honein, Harprit Singh Bath and Marie Bigue

OWNER: Mapp Enterprises, Inc, B P Hotel LLC, and M & M Bigue investments LLC

**REQUEST:** Abandonment of East Sophia Street public right-of-way between Carson Street and Plaza Street, an area 66 foot wide and 170 foot long totaling 11,212 square feet, more or less, adjacent to properties located at 1017 North Carson Street, 1000 North Plaza Street, and 917 North Carson Street, Assessor's Parcel Numbers 002-162-01, -02 and 002-163-04.

**RECOMMENDED MOTION:** "I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-15-050, for abandonment of East Sophia Street, an area 66 foot wide by 170 foot long, totaling 11,212 square feet, more or less, located between Carson Street and Plaza Street, adjacent to properties located at 1017 North Carson Street, 1000 North Plaza Street, and 917 North Carson Street, APNs 002-162-01, -02 and 002-163-04, based on seven findings and subject to the conditions of approval contained in the staff report."



## **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 if required by the Planning Division in order to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations (this Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisors).
3. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
4. A commercial driveway approach must be constructed on the entrance to Plaza Street.
5. A minimum 20 foot wide utility easement must be supplied for the water and sewer mains, centered on the top of the pipe.
6. Supply other utilities the appropriate easements for their facilities as well.
7. The tie bearing for Line L1 in the line table on the exhibit map appears to be incorrect. Please correct.
8. The legal description for Assessor's Parcel Number 002-163-04 appears to be missing the leg that is only 0.06 feet long. Please correct.
9. This abandonment pertains to:
  - APN: 002-162-01: The area of the proposed abandonment adjacent to this parcel is 3,742.2 square feet, more or less, being the north half of East Sophia Street between Carson Street and North Plaza Street and west of parcel 002-162-02.
  - APN: 002-162-02: The area of the proposed abandonment adjacent to this parcel is 1,857.8 square feet, more or less, being the north half of Sophia Street between Carson Street and North Plaza Street and west of parcel 002-162-01.
  - APN: 002-163-04: The area of the proposed abandonment adjacent to this parcel is 5,610.0 square feet more or less, being the south half of East Sophia Street between Carson Street and North Plaza Street.
10. Conditional approval for the requested abandonment shall expire one year after Board of Supervisor approval of the original application, unless an extension of time has been granted by the Board of Supervisors.

**LEGAL REQUIREMENTS:** Nevada Revised Statutes (NRS) 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land) and Carson City Municipal Code (CCMC) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way.

**Adjacent MASTER PLAN DESIGNATION:** Downtown Mixed-Use

**Adjacent PRESENT ZONING:** Downtown Mixed-Use

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

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Downtown Mixed-Use/Gasoline, Convenience Store and Automotive Repair

SOUTH: Downtown Mixed-Use/Motel

WEST: Downtown Mixed-Use/Retail

EAST: Downtown Mixed-Use/Retail

**PREVIOUS REVIEWS:**

None

**DISCUSSION:**

This request is to allow the abandonment of the entire right-of-way area of East Sophia Street between North Carson Street and North Plaza Street, totaling an 11,220 square foot area, more or less, adjacent to properties located at 1017 North Carson Street, 1000 North Plaza Street and 917 North Carson Street, APNs 002-162-01, -02 and 002-163-04. If approved, the right-of-way area would be split at the center of the right-of-way area running east and west, and assigned to the property owners adjacent to the right-of-way on the north and south.

Planning Division staff conducted a site visit on June 4, 2015 and found the subject area to be relatively flat with no development or improvement in the right-of-way area proposed to be abandoned, other than recent repaving of the right-of-way surface by Carson City. The three applicants propose to utilize this area in the future for expansion of existing uses on adjacent parcels, including customer or employee parking and possibly a building to be used as a restaurant with drive thru.

This section of East Sophia Street is located between North Carson Street and North Plaza Street. Sophia and Ann Streets terminate at Plaza Street as these streets do not continue across the area of the former V & T Roundhouse location to Stewart Street. It is noted that Ann Street, the road directly south of the proposed right-of-way abandonment, is a one-way street where traffic is directed only to the east from Carson Street then directed north or south at Plaza Street.

As stated in the submitted application, the intention of the right-of-way abandonment is to stop the north bound through-traffic currently utilizing East Sophia Street as an access to turn onto right onto Carson Street to travel north. The abandonment of this section of right-of-way would have a negative impact on traffic traveling north on Plaza Street from Washington Street, if the driver must instead continue to William Street and then turn west toward Carson Street. Abandonment of this section of East Sophia Street right-of-way would create a situation where traffic traveling north would have no option to turn until reaching William Street and would likely need to exit to the right (east) when reaching William Street. The intersection at Plaza and William Street is so busy at certain times of the day that a left turn to access Carson Street would be difficult. Traffic traveling south on North Plaza Street from William Street would not have the option of turning off Plaza Street until reaching Washington Street.

This proposal is in compliance with Development Standards Division 6, Downtown Mixed-Use District with the possible exception of vehicular circulation patterns. The guidelines shown under these standards describe the maximum block length resulting from block consolidation by right-of-way abandonment to be two blocks. In addition, it states special consideration shall be given to vehicular circulation patterns, flood/drainage pathways, view corridors and to significant features in the area, such as the Capitol building and the mountains to the west. The resultant block as proposed would be 410 feet by 170 feet. As previously mentioned, the vehicular circulation pattern would be difficult for north and west bound traffic if this abandonment is approved.

No view of the Capitol is proposed to be compromised, and views of the mountains to the west are not likely to be seriously altered. Construction within this former right-of-way area would be limited, as

easements for the sewer and utility lines will need to be maintained. The applicant has submitted a picture of a single story restaurant building proposed to be placed on the site.

The utility companies, NV Energy, Charter Communications and Southwest Gas have indicated they do have utilities in the public roadway easement proposed for abandonment and do want an easement reservation to be continued. See the attached plan provided by James P. Haddan of Haddon Engineering, Inc. for detailed maps of the area to be abandoned and proposed utility locations which would need to be finalized prior to recording. Carson City also has a public sewer located in this public right-of-way area and has requested that an easement be created for this sewer line. The document reflecting these easements would be recorded and would be reviewed by the Carson City Engineering Division with the submitted application paperwork. Completion of this documentation and recording of appropriate paperwork would be a required condition of approval.

Pursuant to NRS 278.480 Vacation or Abandonment of a Street or Easement: If upon public hearing by the Board of Supervisors, the Board is satisfied that the public will not be materially injured by the proposed vacation, shall order the street or easement vacated.

With the recommended conditions of approval and if it is determined that based on the findings of fact that the public will not be materially injured by the proposed vacation, it is recommended that the Planning Commission make a recommendation to the Board of Supervisors for approval of AB-15-050, subject to the recommended conditions of approval.

The Engineering Division has provided detail regarding the Chain of Title as follows: This right-of-way was dedicated on the plat for the old Van Winkle and Proctor Addition, Map No. 189, File Number 61491. There is no indication the City ever paid for the right-of-way.

**PUBLIC COMMENTS:** A public notice was sent by certified mail to the three adjacent property owners per NRS on June 5, 2015. At the writing of this report, there have been no comments in opposition or support of the proposed abandonment.

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

**Engineering Division:**

The Engineering Division recommends APPROVAL of the proposed abandonment, subject to the recommended conditions:

1. A commercial driveway approach must be constructed on the entrance to Plaza Street.
2. A minimum 20 foot wide utility easement must be supplied for the water and sewer mains, centered on the top of the pipe.
3. Supply other utilities the appropriate easement for their facilities as well.
4. The tie bearing for Line L1 in the line table on the exhibit map appears to be incorrect. Please correct.
5. The legal description for Assessor's Parcel Number 002-163-04 appears to be missing the leg that is only 0.06 feet long. Please correct.

**Building Division:** No comments

**Fire Department:** Project must comply with 2012 International Fire Code with Northern Nevada

amendment.

**Health Department:** No comments

**Environmental Control Authority:** No comments.

**RIGHT-OF-WAY ABANDONMENT FINDINGS:** In accordance with the policy for right-of-way abandonments adopted by the Board of Supervisors on October 1, 1998, the staff recommendation is based upon the following findings, which are substantiated in the public record.

**1. Will the public be materially injured or not?**

Per the information provided by the applicant, the adjacent property owners will not be damaged by this abandonment application, nor will the public be materially injured by the abandonment. However, it is noted traffic traveling north from Washington Street on Plaza Street will not be able to exit Plaza Street until reaching William Street/Highway 50, where a right turn would be necessary. Access by turning left to access Carson Street would be limited at this location at certain times of the day, due to high traffic volume in this area.

Per the information provided by Rory Hogen of the Engineering Division, and the Planning Division, the public will not be materially injured by the proposed abandonment of the right-of-way.

There will be no landlocked parcels created as a result of the proposed abandonment.

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

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

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

It has been determined by the Engineering Division that there are no indications that the City of Carson City ever paid for the right-of-way in question. It is recommended that there be no charge in addition to the fee to apply and postage required to notify the adjacent property owners.

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

No charge for this abandonment is recommended. Therefore, this item does not apply to this abandonment.

**5. Applicability of the parking value analysis applied to this request.**

On-street parking in the area of the proposed abandonment in support of the adjacent business is proposed to be continued. The only businesses with a demonstrated desire for on-street parking in this location are the applicants who have submitted this request. This item is not applicable to the proposed abandonment and will not result in elimination of desirable on-street parking.

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

The following utility companies, NV Energy, Charter Communication and Southwest Gas have indicated they do have utilities in the public roadway proposed for abandonment and do want an easement reservation. Carson City does have a sewer line in this area and is requiring an easement to be created and filed. The Carson City Engineering Division will review the documents and will verify the required

information is recorded.

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

Staff has included within this staff report conditions of approval, which relate to the responsibilities of the applicant in the event this application is approved.

Attachments:

Site Photos

Building Division comments

Fire Department comments

Engineering Division comments

Health Department comments

Environmental Control Authority comments

Draft Order of Abandonment

Application (AB-15-050)





June 9, 2015

AB-15-050

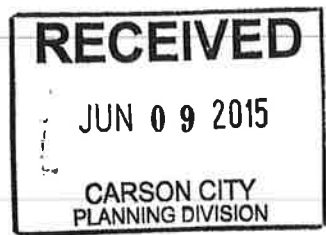
No Comments

***Shawn Keating***

Chief Building Official  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

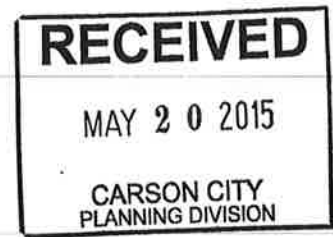
Main 775-887-2310

FAX 775-887-2202



May 20, 2015

AB 15-050:

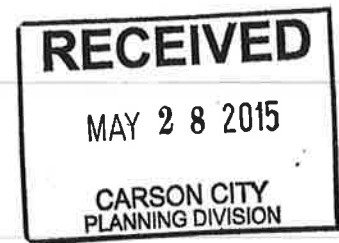


1. Project must comply with 2012 International Fire Code with Northern Nevada amendment

***Dave Ruben***

Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209



## MEMORANDUM

**DATE:** May 28, 2015  
**TO:** Kathe Green – Planning Division  
**FROM:** Rory Hogen – Engineering Division  
**RE:** AB 15-050 Abandonment of City ROW in E Sophia St between N Carson St.  
and N. Plaza St.  
Engineering Text for Planning Commission Staff Report

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The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

**SUBJECT TITLE:** Request to allow the following abandonment:

The owner of 1017 N Carson St, Victor Honein, 1000 N Plaza St, Marie Bigue, and 917 N Carson St, Harprit Singh Bath, are asking the City to abandon the 66 foot wide right of way that is E Sophia St between N Carson St and N Plaza St

**RECOMMENDATION:**

The Engineering Division recommends APPROVAL of the proposed abandonment subject to the following conditions:

**CONDITIONS OF APPROVAL:**

1. A commercial driveway approach must be constructed on the entrance to Plaza St.
2. A minimum 20 foot wide utility easement must be supplied for the water and sewer mains, centered on the top of the pipe.
3. Other utilities want the appropriate easement for their facilities as well.
4. The tie bearing for Line L1 in the line table on the exhibit map appears to be incorrect. Please correct.
5. The legal description for parcel 02-163-04 appears to be missing the leg that is only 0.06 feet long. Please correct.

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

1. Chain of Title: This right of way was dedicated on the plat for the old Vanwinkle and Proctor Addition, map no 189, file number 61491. There is no indication the City ever paid for this right of way.

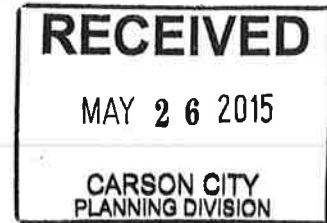
June 9, 2015

AB-15-050

I have no comments.

Dustin Boothe  
Health Division





May 26, 2015

Major Project Review Committee

Re: # AB – 15-050

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the AB 15-046 Abandonment of Public Right of Way request:

1. ECA has no comments for this request.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

APN(s): 002-162-01, 002-162-02 and 002-163-04

AN ORDER ABANDONING A 170 FOOT LONG, 66 FOOT WIDE PORTION OF EAST SOPHIA STREET, LOCATED BETWEEN BLOCK 14 AND 15 OF THE VAN WINKLE AND PROCTOR ADDITION, WITHIN A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M, BEING A 12,212-SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED ADJACENT TO 1017 NORTH CARSON STREET, 1000 NORTH PLAZA STREET AND 917 NORTH CARSON STREET, ASSESSORS PARCEL NUMBERS 002-162-01, 002-162-02 AND 002-163-04, IN CARSON CITY, NEVADA.

WHEREAS, on MAY 5, 2015, Haddan Engineering, Inc. duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the northwest ¼ of the northwest ¼ of section 17, Township 15 North, Range 20 East, M.D.B & M. approximately 12,212 square feet, adjacent to APN(s) 002-162-01, 002-162-02 and 002-163-04, in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on June 24, 2015. At the public hearing public testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of \_\_\_\_\_ 2015, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of

NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit(s) "A", a map of the right-of-way abandonment is shown as the Display of Exhibit(s) "B", and the attached utility statements are shown as Exhibit(s) "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That water, sewer, and storm drain facilities, which may presently exist within the areas affected by abandonment's, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.

ORDERED this \_\_\_\_ day of \_\_\_\_\_, 2015, by the Carson City Board of Supervisors.

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ROBERT L. CROWELL, Mayor

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ATTEST:

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ALAN GLOVER, Clerk-Recorder

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

**FILE # AB - 15 - AB - 15 - 050**

APPLICANT Victor Honein, et al (See Addendums) PHONE # 775.315.2011

MAILING ADDRESS, CITY, STATE, ZIP  
1017 North Carson Street, Carson City, NV 89701

EMAIL ADDRESS  
[vhonein@hotmail.com](mailto:vhonein@hotmail.com)

PROPERTY OWNER PHONE #  
Mapp Enterprises, Inc. 775.315.2011

MAILING ADDRESS, CITY, STATE, ZIP  
1017 North Carson Street, Carson City, NV 89701

EMAIL ADDRESS  
[vhonein@hotmail.com](mailto:vhonein@hotmail.com)

APPLICANT AGENT/REPRESENTATIVE PHONE #  
James Haddan 775.883.6595

MAILING ADDRESS, CITY, STATE, ZIP  
P. O. Box 2300, Dayton, NV 89403

EMAIL ADDRESS  
[chukar@gmail.com](mailto:chukar@gmail.com)

FOR OFFICE USE ONLY:

## ABANDONMENT OF PUBLIC RIGHT-OF-WAY

FEE: \$2,450.00 + noticing fee

### SUBMITTAL PACKET

- ☐ Application Form
- ☐ 6 Completed Application Packets (1 Original + 5 Copies)
- ☐ Legal Description
- ☐ Written Project Description
- ☐ Site Map
- ☐ Utility Statements (original)
- ☐ Documentation of taxes paid to date
- ☐ Chain of Title or Title Report for subject parcel showing how right of way was originally dedicated
- ☐ Complied with notes below.\*

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

**RECEIVED**

MAY 19 2015

CARSON CITY  
PLANNING DIVISION

Project's Assessor Parcel Number(s)	Street Address	Zip Code
002-162-01, 002-162-02 & 002-163-04	1017 No. Carson St., 1000 No. Plaza St. & 917 No. Carson St., resp.	89701

Briefly describe location, width and length of the proposed abandonment:  
East Sophia Street, between Carson Street and Plaza Street - Approximately 66 feet wide by approximately 170 feet long. Also see attached Exhibit.

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties: See Attachment

If you are abandoning an access, explain how the parcel will be accessed:  
See Attachment

### PROPERTY OWNER'S AFFIDAVIT

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

Signature B. V. Honein Address 1141 Country Club Dr Minden NV, 89423 Date 4/17/15

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

STATE OF NEVADA  
COUNTY of Carson City }

On April 17<sup>th</sup>, 2015, Sechara Victor Honein, 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.

Christopher Winkley  
Notary Public

NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Engineering at 887-2300 to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8 1/2 by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.

PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

CHRISTOPHER WINKLEY  
NOTARY PUBLIC



STATE OF NEVADA  
My Commission Expires: 11-01-18  
Certificate No. 14-15140-3

## ADDENDUM 1

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Victor Honein, et al for an Abandonment of Public Right-of-Way on Assessor's Parcel Number 002-162-02\*. A copy of said application is attached hereto. \*APNs 002-162-01 and 002-163-04 are also adjacent to the proposed Abandonment.

### OWNER'S AFFIDAVIT

(to be executed by the legal property owner(s) in addition to those legal owners on the subject application)

STATE OF NEVADA)

ss

CARSON CITY )

I, Marie Bigue, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature

Marie Bigue

Date

4/17/2015

Mailing Address: 312 Helen Drive

Milbrae, California 94030

Telephone: 650.291.4178

E-mail Address: mariebigue@comcast.net

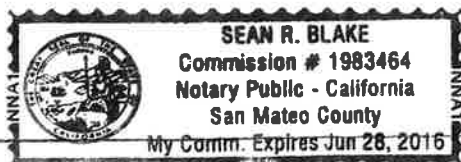
SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

State of California, County of San Mateo  
Subscribed & sworn to (or affirmed) before me  
on this 17 day of April, 2015,  
by Marie Bigue,  
proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.

Notary Public

Signature

(Seal)



## ADDENDUM 1

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Victor Honein, et al for an Abandonment of Public Right-of-Way on Assessor's Parcel Number 002-163-04\*. A copy of said application is attached hereto. \*APNs 002-162-01 and 002-162-02 are also adjacent to the proposed Abandonment.

### OWNER'S AFFIDAVIT

(to be executed by the legal property owner(s) in addition to those legal owners on the subject application)

STATE OF NEVADA)

SS

CARSON CITY )

I, Harprit Singh Bath, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Harprit Singh Bath  
Signature

4-29-15  
Date

Mailing Address: 1669 West Minden Village Loop  
Minden, Nevada 89423

Telephone: 209.579.4798

E-mail Address: harprit15@gmail.com

SUBSCRIBED AND SWORN BEFORE ME  
THIS 29 DAY OF April, 2015.

Joyce Hoffer  
Notary Public



## ATTACHMENT TO ABANDONMENT OF PUBLIC RIGHT-OF-WAY APPLICATION

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**JUSTIFICATION:** Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties:

*The abandonment of the East Sophia Street right-of-way will benefit the adjacent properties. The owners of all the adjacent parcels are party to this application. Public Utility Easements will be reserved for the existing utilities as part of the application process.*

*East Sophia Street is shown on the Van Winkle and Proctor Division, recorded as Map No. 189, Carson City Records.*

*The proposed abandonment of East Sophia Street does not adversely affect any adjacent parcels or the public. The Abandonment will help stop drivers going north on Carson Street taking a shortcut down East Sophia and North Plaza Streets in order to bypass the Carson/William Streets intersection.*

**If you are abandoning an access, explain how the parcel will be accessed:**

*APN 002-162-01 (AM/PM) has ingress and egress locations from Carson Street and East William Street.*

*APN 002-162-02 (Capitol Automotive and The Box Store) has ingress and egress from North Plaza Street and East William Street.*

*APN 002-163-04 (Hardman House) has ingress and egress from North Carson Street and East Ann Street.*



Jim Haddan &lt;chukar@gmail.com&gt;

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**FW: E. Sophia abandonment between Carson Street and N. Plaza St.**

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victor honein <vhonein@hotmail.com>  
To: "chukar@gmail.com" <chukar@gmail.com>

Tue, Jan 27, 2015 at 12:16 PM

Hi Jim,

It was nice meeting you. This is what I got from the city engineer. Is it enough or should I ask for a written letter?

Thanks,

Victor

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From: DRotter@carson.org  
To: SPansky@carson.org; LPiemel@carson.org  
CC: vhonein@hotmail.com; PPittenger@carson.org; DSchulz@carson.org; CHorton@carson.org;  
RHogen@carson.org  
Subject: E. Sophia abandonment between Carson Street and N. Plaza St.  
Date: Thu, 8 Jan 2015 01:39:23 +0000

Susan, Lee,

Public Works has no objection to abandonment of E. Sophia between N. Carson Street and N. Plaza Street with two conditions:

- 1) 20' public utility easements shall be reserved, centering on the existing sewer and water lines. No building construction will be allowed in these areas.
- 2) Commercial driveway approaches shall be constructed. The Carson Street project will coordinate the West side along Carson Street, but the Plaza Street entrance will require improvements.

Mr. Honein is aware that the adjacent property owners must be on board as well, and from speaking with Victor I believe they are.

Please let me know if there are further questions regarding the possible application.

Thanks,

Danny



**HADDAN ENGINEERING, INC.**

**CIVIL ENGINEERING, SURVEYING & CONSULTING**



**LEGAL DESCRIPTION FOR ABANDONMENT OF A PORTION OF EAST SOPHIA STREET BETWEEN NORTH CARSON STREET AND NORTH PLAZA STREET, CARSON CITY, NEVADA**

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN PORTIONS OF THE NW¼ NW¼ SECTION 17, T.15N., R.20E., M.D.B. & M., CARSON CITY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION NIPPLE IN STREET WELL MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF NORTH CARSON AND EAST SOPHIA STREETS; THENCE S. 88° 58' 53" E., 40.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE N. 01° 13' 29" E., 33.06 FEET; THENCE S. 88° 58' 53" E., 169.77 FEET; THENCE S. 00° 59' 22" W., 66.00 FEET; THENCE N. 88° 58' 53" W., 169.90 FEET; THENCE N. 00° 58' 38" E., 32.94 FEET TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT TO SUPPORT APPLICATION FOR ABANDONMENT OF A PORTION OF EAST SOPHIA STREET, CARSON CITY, NEVADA, WHICH IS MADE A PART HEREOF.

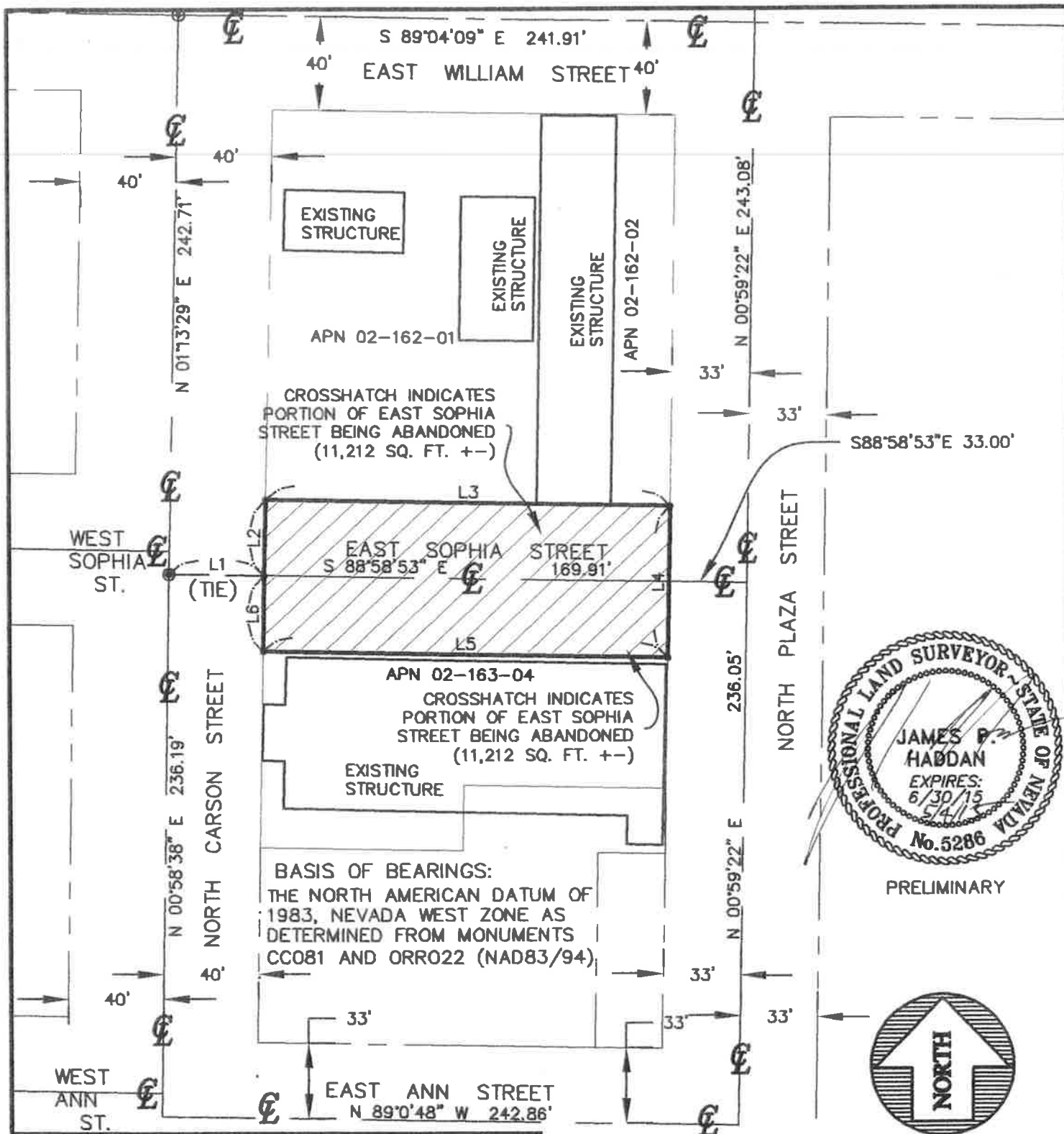
CONTAINING 11,212 SQUARE FEET MORE OR LESS.

RESERVING THEREFROM 20-FOOT WIDE PUBLIC UTILITY EASEMENTS, CENTERED ON EXISTING SEWER AND WATER LINES. NO BUILDING CONSTRUCTION IS ALLOWED WITHIN PUBLIC UTILITY EASEMENTS.

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983, NEVADA WEST ZONE, AS DETERMINED FROM MONUMENTS CC0081 AND ORR022 (NAD 83/94).

  
JAMES P. HADDAN, P.L.S.





MAP EXHIBIT TO SUPPORT APPLICATION FOR THE ABANDONMENT OF A PORTION OF EAST SOPHIA STREET BETWEEN N. CARSON ST. AND N. PLAZA ST. AND ADJACENT TO APN's 02-162-01, 02-162-02, & APN 02-163-04 CARSON CITY, NEVADA BEING WITHIN PORTIONS OF THE NW 1/4 NW 1/4 SECTION 17, T.15N., R.20E., M.D.B. & M.



**HADDAN  
ENGINEERING, INC.**

P.O. BOX 2300  
DAYTON, NEVADA  
(775) 883-6595

15007851ABAH

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	S 88°53'57" E
L2	33.06	N 01°13'29" E
L3	169.77	S 88°58'53" E
L4	66.00	S 00°59'22" V
L5	169.90	N 88°58'53" V
L6	32.94	N 00°58'38" E



**HADDAN ENGINEERING, INC.**  
**CIVIL ENGINEERING, SURVEYING & CONSULTING**



**LEGAL DESCRIPTION OF APN 002-162-01, REFLECTING ABANDONMENT OF A  
PORTION OF EAST SOPHIA STREET BETWEEN NORTH CARSON STREET AND  
NORTH PLAZA STREET, CARSON CITY, NEVADA**

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE NW¼  
NW¼ SECTION 17, T.15N., R.20E., M.D.B.& M., CARSON CITY, NEVADA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION NIPPLE IN  
STREET WELL MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF  
NORTH CARSON AND EAST SOPHIA STREETS; THENCE S. 88° 58' 53" E., 40.00 FEET  
TO THE **TRUE POINT OF BEGINNING**; THENCE N. 01° 13' 29" E., 202.77 FEET;  
THENCE S. 89° 04' 09" E., 112.47 FEET; THENCE S. 00° 59' 02" W., 84.92 FEET; THENCE  
S. 89° 01' 24" E., 0.18 FEET; THENCE S. 01° 04' 01" W., 85.03 FEET; THENCE S. 01° 01' 07"  
W., 33.00 FEET; THENCE N. 88° 58' 53" W., 113.36 FEET TO THE **TRUE POINT OF  
BEGINNING**.

CONTAINING 22,913 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983, NEVADA WEST  
ZONE, AS DETERMINED FROM MONUMENTS CC0081 AND ORR022 (NAD 83/94).

  
JAMES P. HADDAN, P.E. 5286  
  
5/4/15



**HADDAN ENGINEERING, INC.**  
**CIVIL ENGINEERING, SURVEYING & CONSULTING**



**LEGAL DESCRIPTION OF APN 002-162-02, REFLECTING ABANDONMENT OF A  
PORTION OF EAST SOPHIA STREET BETWEEN NORTH CARSON STREET AND  
NORTH PLAZA STREET, CARSON CITY, NEVADA**

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE NW¼  
NW¼ SECTION 17, T.15N., R.20E., M.D.B. & M., CARSON CITY, NEVADA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION NIPPLE IN  
STREET WELL MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF  
NORTH CARSON AND EAST SOPHIA STREETS; THENCE S. 88° 58' 53" E., 153.36 FEET  
TO THE **TRUE POINT OF BEGINNING**; THENCE N. 00° 01' 07" E., 33.00 FEET; THENCE  
N. 01° 04' 01" E., 85.03 FEET; THENCE N. 89° 01' 24" W., 0.18 FEET; THENCE N. 00° 59'  
02' E., 84.92 FEET; THENCE S. 89° 04' 09" E., 56.61 FEET; THENCE S. 00° 59' 22' W.,  
203.03 FEET; THENCE N. 88° 58' 53' W., 56.55 FEET TO THE **TRUE POINT OF  
BEGINNING**.

CONTAINING 11,477 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983, NEVADA WEST  
ZONE, AS DETERMINED FROM MONUMENTS CC0081 AND ORR022 (NAD 83/94).

  
JAMES P. HADDAN, P.E.





**HADDAN ENGINEERING, INC.**  
**CIVIL ENGINEERING, SURVEYING & CONSULTING**



**LEGAL DESCRIPTION OF APN 002-163-04, REFLECTING ABANDONMENT OF A  
PORTION OF EAST SOPHIA STREET BETWEEN NORTH CARSON STREET AND  
NORTH PLAZA STREET, CARSON CITY, NEVADA**

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE NW¼  
NW¼ SECTION 17, T.15N., R.20E., M.D.B.& M., CARSON CITY, NEVADA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION NIPPLE IN  
STREET WELL MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF  
NORTH CARSON AND EAST SOPHIA STREETS; THENCE S. 88° 58' 53" E., 40.00 FEET  
TO THE **TRUE POINT OF BEGINNING**; THENCE S. 88° 58' 53" E., 169.91 FEET;  
THENCE S. 00° 59' 22" W., 89.69 FEET; THENCE N. 88° 59' 32" W., 84.94 FEET; THENCE  
S. 00° 57' 45" W., 28.35 FEET; THENCE N. 88° 59' 51" W., 84.96; THENCE N. 00° 58' 38" E.,  
118.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 17,650 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: THE NORTH AMERICAN DATUM OF 1983, NEVADA WEST  
ZONE, AS DETERMINED FROM MONUMENTS CC0081 AND ORR022 (NAD 83/94).

  
JAMES P. HADDAN, P.L.S. 5386

 5/4/15

# **SURVEYORS CERTIFICATE:**

I, JAMES P. HADDAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY STATE THAT:

- 1) A FIELD SURVEY HAS BEEN PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF VICTOR HONEIN.
- 2) THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.
- 3) THE MONUMENTS LOCATED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER TO ENABLE THE SURVEY TO BE RETRACED.
- 4) THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE 1/4 SECTION 17, T.10N. R.10E. S.10E. AND 1/4 SECTION 18, T.10N. R.10E. S.10E. AND THE SURVEY WAS COMPLETED ON THE 17th DAY OF MARCH, 2015.



**PRELIMINARY**  
JAMES P. HADDAN, PLS. 3286



GRAPHIC SCALE  
(1" = 20' FEET)  
1 inch = 20' ft.

## **CLERK RECORDERS CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ IN \_\_\_\_\_ COUNTY OF \_\_\_\_\_ NEVADA  
OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF  
NAME \_\_\_\_\_ RECORDING FEE \_\_\_\_\_ FILE NO. \_\_\_\_\_

CLERK-RECORDER

TOTAL AREA= 52,040 SQ. FT.

## **RECORD OF SURVEY** REFLECTING AN ABANDONMENT OF A PORTION OF EAST SOPHIA STREET

JAMES P. HADDAN, INC.  
MAPP ENTERPRISES, INC.  
M AND M BIGUE INVESTMENTS LLC & BP HOTEL LLC  
BEING WITHIN PORTIONS OF THE NW 1/4, NW 1/4 SECTION 17,  
T.10N., R.10E., S.10E. & NW 1/4, NW 1/4 SECTION 18,  
T.10N., R.10E., S.10E.

**HADDAN**  
**ENGINEERING, INC.**  
P.O. BOX 4300  
DANVILLE, NEVADA 89400  
(775) 468-1000

## **NOTE:**

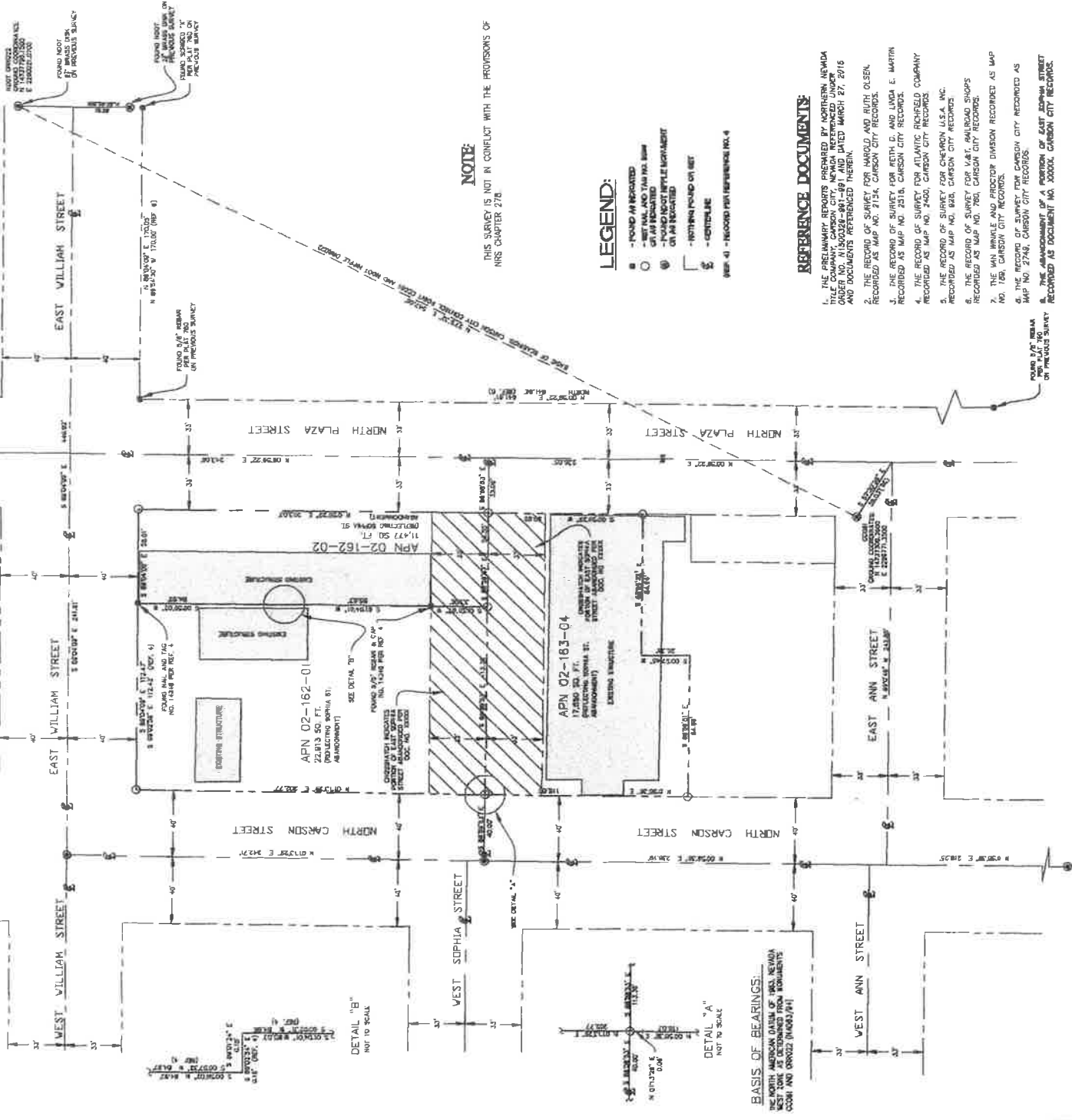
THIS SURVEY IS NOT IN CONFLICT WITH THE PROVISIONS OF  
NRS CHAPTER 278

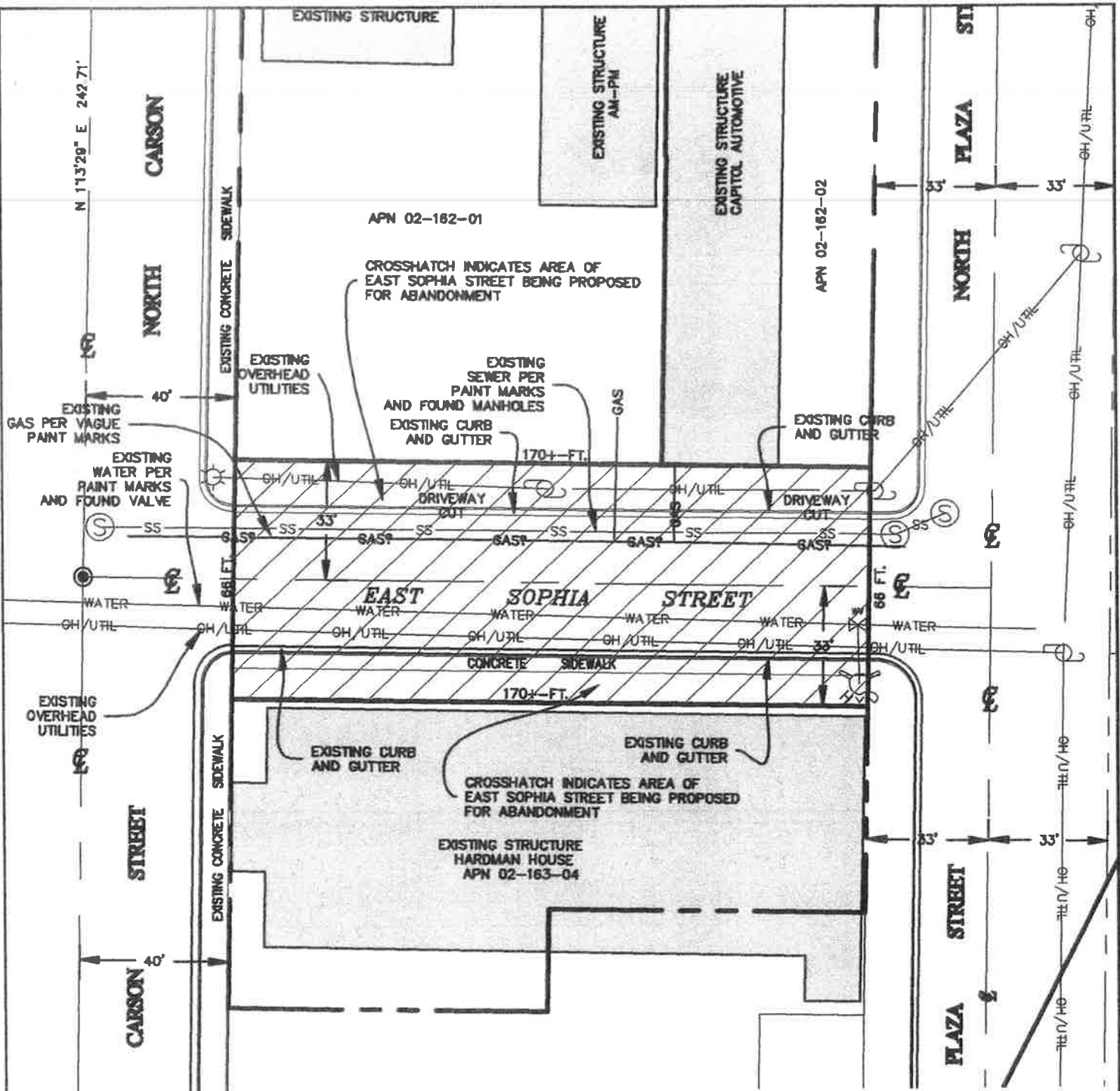
## **LEGEND:**

- 1. FOUND MONUMENT
- 2. MONUMENT NOT FOUND
- 3. FOUND MONUMENT NOT FOUND
- 4. FOUND MONUMENT NOT FOUND
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- 97. FOUND MONUMENT NOT FOUND
- 98. FOUND MONUMENT NOT FOUND
- 99. FOUND MONUMENT NOT FOUND
- 100. FOUND MONUMENT NOT FOUND

## **REFERENCE DOCUMENTS:**

1. THE PRELIMINARY REPORTS PREPARED BY NORTHERN NEVADA TITLE COMPANY, CARSON CITY, NEVADA REFERENCED UNDER MAP NO. 274, CARSON CITY RECORDS, DATED MARCH 27, 2015 AND DOCUMENTS REFERENCED THEREIN.
2. THE RECORD OF SURVEY FOR JAMES P. HADDAN AND BUREAU OF LAND RECORDS, CARSON CITY RECORDS, DATED MARCH 27, 2015, CARSON CITY RECORDS.
3. THE RECORD OF SURVEY FOR JAMES P. HADDAN AND BUREAU OF LAND RECORDS, CARSON CITY RECORDS, DATED MARCH 27, 2015, CARSON CITY RECORDS.
4. THE RECORD OF SURVEY FOR ATLANTIC RICHFIELD COMPANY, CARSON CITY RECORDS, DATED MARCH 27, 2015, CARSON CITY RECORDS.
5. THE RECORD OF SURVEY FOR CARSON CITY RECORDS, CARSON CITY RECORDS, DATED MARCH 27, 2015, CARSON CITY RECORDS.
6. THE RECORD OF SURVEY FOR V&T RAILROAD SHOPS, CARSON CITY RECORDS, DATED MARCH 27, 2015, CARSON CITY RECORDS.
7. THE VAN WINKLE AND PHOTON DIVISION RECORDS AS MAP NO. 188, CARSON CITY RECORDS.
8. THE RECORD OF SURVEY FOR CARSON CITY RECORDS AS MAP NO. 274, CARSON CITY RECORDS.
9. THE ABANDONMENT OF A PORTION OF EAST SOPHIA STREET, CARSON CITY RECORDS, DATED MARCH 27, 2015, CARSON CITY RECORDS.





UTILITIES EXHIBIT  
TO SUPPORT APPLICATION FOR THE ABANDONMENT  
OF A PORTION OF EAST SOPHIA STREET BETWEEN N.  
CARSON ST. AND N. PLAZA ST. AND ADJACENT TO  
APN's 02-162-01, 02-162-02, & APN 02-163-04  
CARSON CITY, NEVADA



SCALE: 1"=40'



**HADDAN  
ENGINEERING, INC.**

P.O. BOX 2300  
DAYTON, NEVADA  
(775) 883-6595

14016851

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

APN 002-162-01 (1017 North Carson Street); APN 002-162-02  
(1000 North Plaza Street) and APN 002-163-04 (917 North Carson  
LOCATED AT: Street)

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

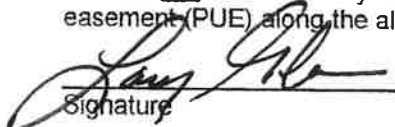
1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of  
said easement in its present location.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_ LARRY GIBSON \_\_\_\_\_ SOUTHWEST GAS \_\_\_\_\_ 4/2/15  
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 \_\_\_\_\_

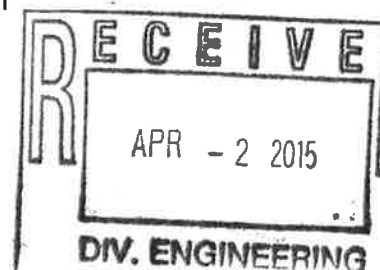
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

### THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation  
AT&T Nevada  
Carson City Utilities



STL

1-1/4" STL

1/2" PE '01

1012

1/2" PE '97

1000

ST

60MOP

922  
914

1/2" PE '78

900

1/2" PE '89

ST

66

CARSON

(US HWY 395)

WILLIAM ST (US HWY 50)

INS 1/2" PE '96  
1" PLS SLV

1017

101  
WILLIAM

1" PE '00  
1/2" PE '98

1012  
N PLAZA

INS 1/2" PE '01

1000

2" PVC '68

66

SOPHIA ST

1" PE '98

9802570637

2" PE '98

1" PE '03  
0309684154

110

A-B

9208529447

PLAZA

2" PE '77  
WA1001-044

2" PE '98  
9802570637

2" PE '93  
9208529447

1" PE '93

301

1" PE '94

2" PE '94

2" PE '94

WI

Southwest Gas

04/03/15 09:31

TITLE:

ATLAS:

TILE: x162y1610

DRAWN BY: jlg1

Scale: 1 IN = 64 FT

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

APN 002-162-01 (1017 North Carson Street); APN 002-162-02  
LOCATED AT: (1000 North Plaza Street) and APN 002-163-04 (917 North Carson  
Street)

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

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

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

	Diane Albrecht	Charter Communications	4/7/2015
Signature _____	Print Name _____	Company _____	Date _____

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

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

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

Southwest Gas Corporation  
AT&T Nevada  
Carson City Utilities



# CARSON CITY

Capital of Nevada

[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)

## Secured Tax Inquiry Detail for Parcel # 002-162-02

Property Location: 1000 N PLAZA ST  
 Billed to: M & M BIGUE INVESTMENTS LLC  
 312 HELAN DR  
 MILLBRAE, CA 94030-0000

Roll #: 010413  
 Tax Year: 2015  
 District: 1.5  
 Tax Service:  
 Land Use Code: 400

### Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	4,909.20	48.19	4,955.39	4,955.39	
2013	2,160.61	227.42	2,388.03	2,388.03	
2014	2,025.27		2,025.27	2,025.27	.00
<u>Current Year</u>					No Taxes Owing
08/18	513.79		513.79	513.79	.00
10/06	513.00		513.00	513.00	.00
01/05	513.00		513.00	513.00	.00
03/02	513.00		513.00	513.00	.00
Totals	2,052.79	.00	2,052.79	2,052.79	

[History](#)



# CARSON CITY

Capital of Nevada

[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)

## Secured Tax Inquiry Detail for Parcel # 002-163-04

Property Location: 917 N CARSON ST  
 Billed to: B P HOTEL LLC  
 % SHYAM PATEL  
 1669 W MINDEN VILLAGE LOOP  
 MINDEN, NV 89423-0000

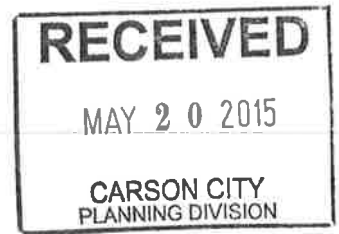
Roll #: 000943  
 Tax Year: 2015  
 District: 1.5  
 Tax Service:  
 Land Use Code: 430

### Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2012+	29,115.28		29,115.28	29,115.28	
2013	10,194.41		10,194.41	10,194.41	
2014	9,897.39	104.92	10,002.31	10,002.31	.00
<u>Current Year</u>					No Taxes Owing
08/18	2,524.05		2,524.05	2,524.05	.00
10/06	2,521.00		2,521.00	2,521.00	.00
01/05	2,521.00		2,521.00	2,521.00	.00
03/02	<u>2,521.00</u>	<u>102.84</u>	<u>2,623.84</u>	<u>2,623.84</u>	.00
Totals:	10,087.05	102.84	10,189.89	10,189.89	

[History](#)

MAPP ENTERPRISES, INC.  
1017 N. Carson Street  
Carson City, NV 89701

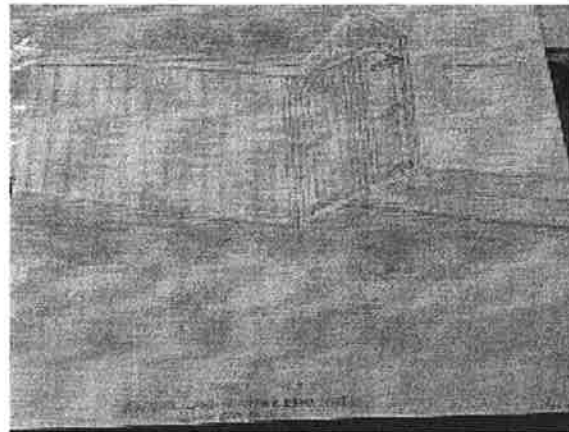


May 19, 2015

Carson City Planning Division  
108 E Proctor  
Carson City, Nevada 89701

Dear Commissioners:

As part of the improvements we are envisioning for our property located at 1017 N Carson Street, is building on the successes that have accompanied this valuable real estate parcel with recourse to the historic importance of the place. Recent history tells of a successful eatery named Penguin, that was located there and it was the place for the town's people to come and enjoy a burger or a shake. At the turn of the last century the place was occupied with a structure that resembles a shack looking like a train depot (See artist rendering below.)



Borrowing from the original structure that occupied the parcel at the turn of the last century and establishing a business that will be a destination for people to come downtown, we will build on the abandoned part of E Sophia a structure that resembles the picture below.



We intend on having an eatery reminiscent of the Penguin but offering a fresher and healthier food fare. We will use the part required as easement for the sewer and utilities as the drive through for the patrons of the business. We intend on starting with a unique food offering that will make people want to drive to. Once successful, we intend on filling the location with multiple unique offerings that will blend well with the historic character of downtown and drive more people towards this location.

We appreciate your understanding and cooperation. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Honein', with a stylized flourish at the end.

Victor Honein