

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 26, 2017

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

AGENDA ITEM: F-1 & F-2

STAFF AUTHOR: Hope Sullivan, Planning Manager

### REQUESTS:

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

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

APPLICANT: Manhard Consulting / Karen Downs

OWNER: Carson City Schools

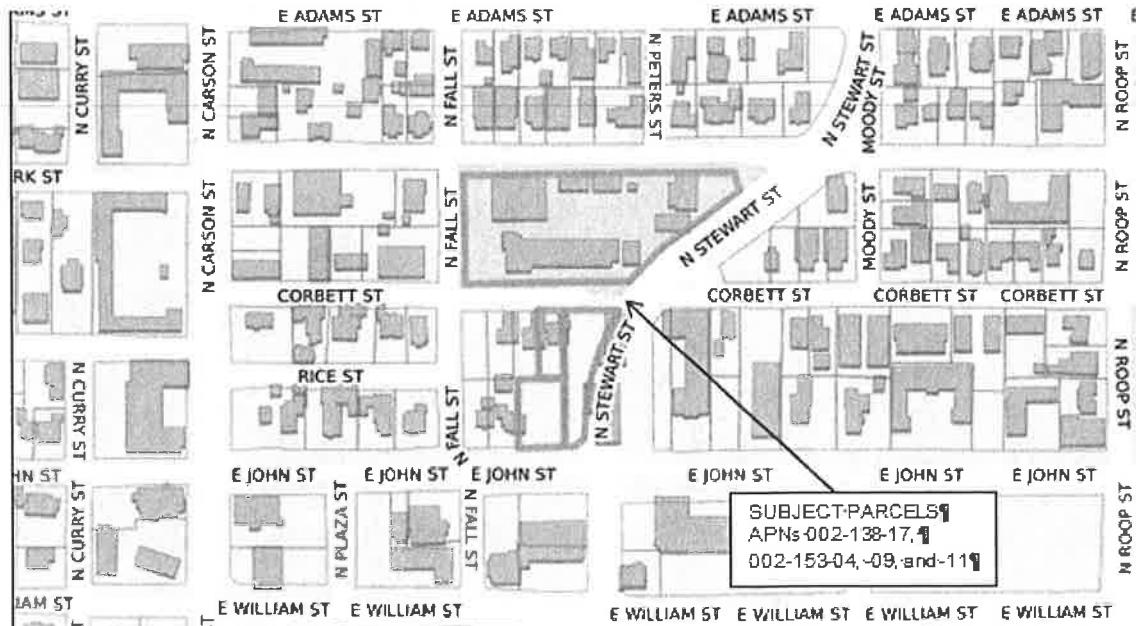
LOCATION: 202 Corbett Street

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

### RECOMMENDED MOTIONS:

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

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



## **SPECIAL USE PERMIT: RECOMMENDED CONDITIONS OF APPROVAL**

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

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

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

#### **ABANDONMENT: RECOMMENDED CONDITIONS OF APPROVAL**

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials as required by the Planning Division in order to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations (this Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisors).
3. Public utility easements must be created along the new property lines.
4. A water main easement must be reserved.
5. A storm drain easement must be reserved.
6. A blanket drainage easement must be reserved.
7. Approval of this abandonment is dependent on approval of the Special Use Permit for the Pioneer High School Expansion (SUP-17-085).
8. A public utility easement must be created along the alignments of NV Energy, Southwest Gas, and AT & T's existing utilities.
9. The applicant must provide legal descriptions of the resulting parcels upon approval of the abandonment of the right-of-way.
10. Conditional approval for the requested abandonment shall expire four years after

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

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

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

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

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

**SURROUNDING ZONING AND LAND USE INFORMATION:**

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

**ENVIRONMENTAL INFORMATION:**

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

**SITE DEVELOPMENT INFORMATION:**

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

**SITE HISTORY:**

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

**DISCUSSION:**

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

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

- Removal of four modular buildings

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

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

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

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

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

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

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

#### **PUBLIC COMMENTS:**

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

#### **SPECIAL USE PERMIT: CITY DEPARTMENT COMMENTS:**

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

#### **Engineering Division Comments:**

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

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

**Fire Department Comments:**

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

**Health and Human Services Comments:**

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

**ABANDONMENT: CITY DEPARTMENT COMMENTS:**

**Engineering Department**

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

**SPECIAL USE PERMIT FINDINGS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*district.*

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

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

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

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

**RIGHT-OF-WAY ABANDONMENT FINDINGS**

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

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

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

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

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

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

It has been determined by the Engineering Division that there are no indications that the City of Carson City ever paid for the right-of-way in question. It is recommended that there be no charge.

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

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

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

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

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

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

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

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

Attachments:

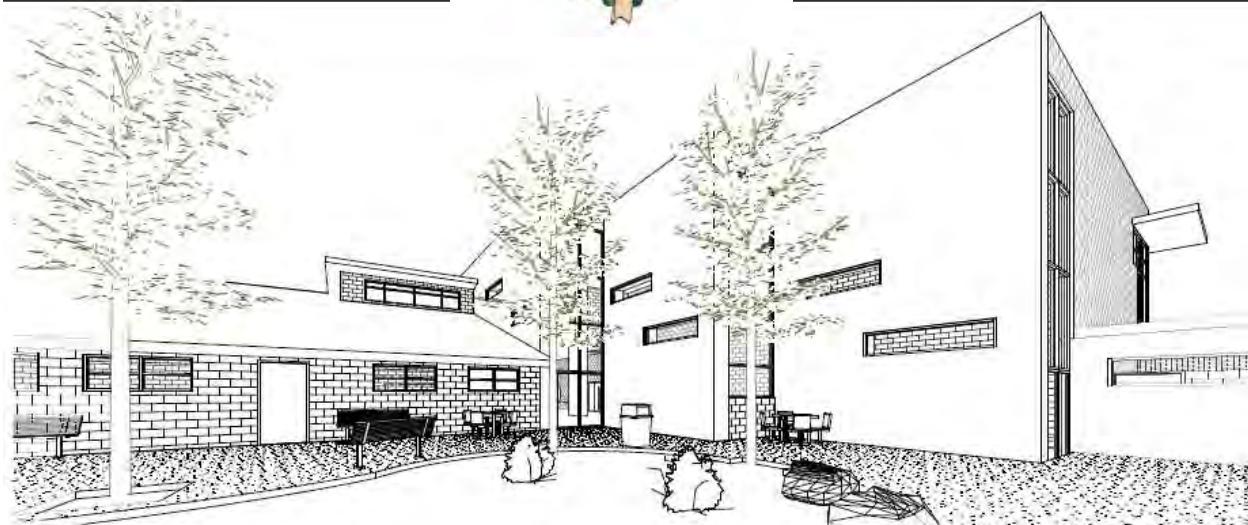
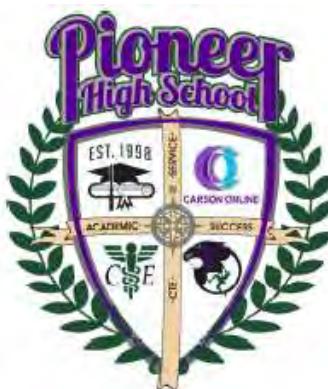
SUP-17-085 application  
AB-17-086 application

# Carson City School District

## Pioneer High School Expansion & Remodel

### SPECIAL USE PERMIT

June 2017



Prepared For:



1402 West King Street, Carson City NV 89703

Prepared By:



3476 Executive Pointe Way, Suite 12  
Carson City NV 89706

## TABLE OF CONTENTS

---

Project Location .....	3
Existing Conditions.....	4
Master Plan and Zoning Designations .....	4
Application Request.....	6
Project Description and Justification .....	6
Findings .....	9
Master Plan Policy Checklist .....	10

## LIST OF FIGURES

---

Figure 1: Project Location .....	3
Figure 2: Master Plan Designation.....	4
Figure 3: Zoning Designation .....	5
Figure 4: Existing and Proposed Parking Demand .....	5

## APPENDICES

---

Application & Supporting Information .....	Appendix A
Site Plan.....	Appendix B
Building Elevation Drawings and Floor Plans.....	Appendix C
Project Impact Reports .....	Appendix D

## PROJECT LOCATION

Pioneer High School is located at 202 E. Corbett Street. The project site is comprised of 4 parcels (APNs 002-138-17, 002-153-04, 002-153-09, and 002-153-11), totaling 2.573 acres. It is bound by Park Street to the north, Stewart Street on the east, John Street on the south, and Fall Street to the west (Figure 1, Project Location). Corbett Street provides access to the front of the school and the proposed parking lot.

**Figure 1: Project Location**



 Project Boundary

## EXISTING CONDITIONS

The existing Pioneer High School (PHS) campus, formerly Corbett School, was constructed in 1953. It is located on APN 002-138-17; the additional three parcels (APNs 002-153-04, 002-153-09, and 002-153-11) have no existing permanent structures. It is a fully accredited public high school (grades 9-12), that provides traditional education, distance education, and adult education to meet the diverse educational needs of the community. There are currently approximately 175 students attending PHS. Office hours are 7:00 a.m. to 3:30 p.m. There is a mix of single family residential, multi-family residential, and commercial uses surrounding the existing school (see Figure 2).

**Figure 2: Surrounding Property Designations**

Direction	Current Zoning	Master Plan	Current Land Use
<b>North:</b>	MFD	High Density Residential	Single Family Residential
<b>East:</b>	MFD, MFA, RC	High Density Residential Community/Regional Commercial	Single Family Residential General Commercial
<b>South:</b>	MFA, RC	Community/Regional Commercial	Single Family Residential General Commercial
<b>West:</b>	MFA	High Density Residential Community/Regional Commercial	Multi-family Residential Single Family Residential

## MASTER PLAN AND ZONING DESIGNATIONS

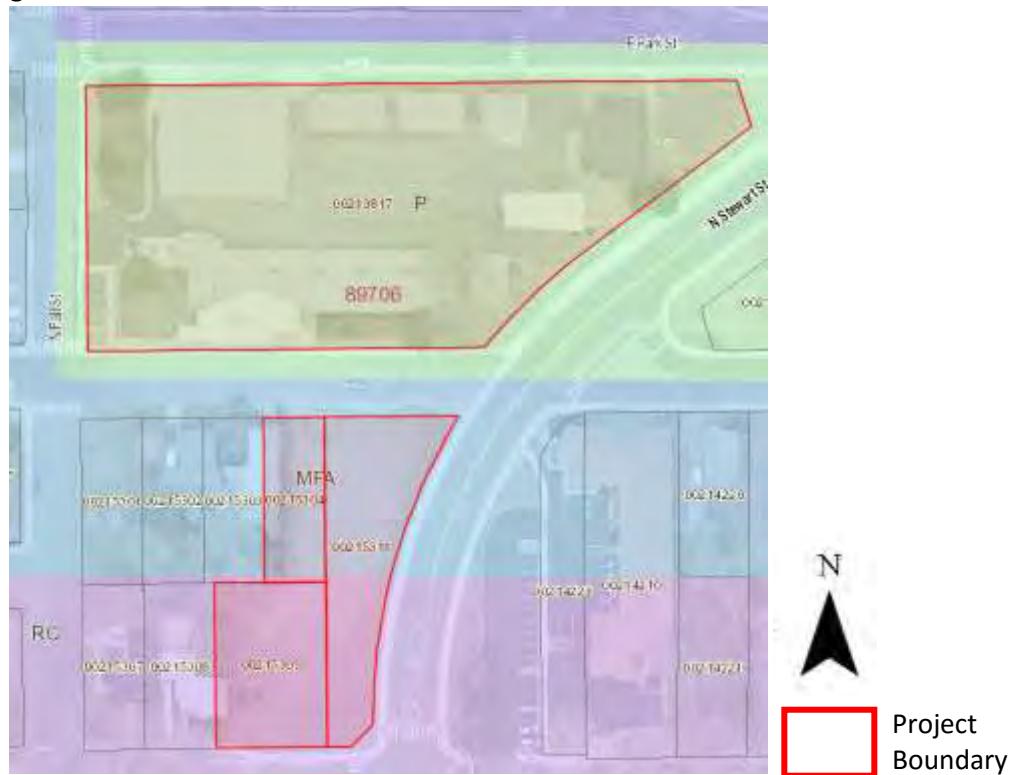
The 4 parcels have the following designations:

- Master Plan: High Density Residential and Public/Quasi Public (Figure 3)
- Zoning- Public, Multi-Family Apartments, and Retail Commercial (Figure 4)

### Figure 3: Master Plan Designation



**Figure 4: Zoning Designation**



## APPLICATION REQUEST

The enclosed application is for:

1. **SPECIAL USE PERMIT for the remodel and expansion of Pioneer High School. A school is a conditional use in Public (P), Multi-Family Apartment (MFA), and Retail Commercial (RC) zoning designations (CCMC Sections 18.04.105(3), 18.04.130(3), and 18.04.170(3)).**

## PROJECT DESCRIPTION AND JUSTIFICATION

PHS is a fully accredited, alternative public high school. The current enrollment is approximately 175 students with a maximum of 200 students anticipated for the 2017-2018 school year. The school was originally constructed in 1953 (as Corbett School) with an additional masonry structure built in 1963. In addition to these two original structures, the campus includes several modular structures that are aging and in need of repair/replacement. CCSD is working to eliminate modular classrooms as they are unsightly, costly to maintain and operate, difficult to access, and isolated from the main activities. The project will improve the aesthetics of the existing neighborhoods.

PHS is proposed to be remodeled and expanded. CCSD anticipates 200 maximum students scheduled to be on campus. The current high school has two brick and mortar buildings, a garage, and five modular buildings; four of these modular buildings are proposed to be removed and replaced with new brick and mortar buildings. The proposed 17,995 sq. ft. addition will attach the two remaining buildings, making for one contiguous building. The addition will provide for higher levels of operational security and control. Once complete, the campus will form a horseshoe shape around an interior courtyard. The campus will have a total of 34,271 sq. ft. of building space. **\*\* Please note that it is possible that the configuration of the buildings may ultimately change so that the addition is not attached to the existing buildings and may remain a separate building. The overall architecture of the expansion will remain the same, however there may not be one contiguous building. This architectural change would not impact the “school” use of the site, as approved through the Special Use Permit.**

The remodeled and expanded campus will include:

- Commons Area- a place where students can gather, display art, internet café, eat, and lounge
- Multi-Purpose Room- half gymnasium, locker rooms, climbing wall, ability to host special events and sporting events, assembly area for parents, students, and staff
- Fitness Room
- Chemistry Classroom
- Biology Classroom
- Library/Media Room
- Kitchen- to provide free breakfast and lunch for entire school, concessions during events
- Family and/or Staff Restroom- can be used by transgender students

An electrical room will be added to Building B (see Site Plan). It will be constructed of CMU and the roof will match the existing Building B roof height and material. It will maintain the current building setbacks.

### **Development Standards**

The Carson City Municipal Code does not set Development Standards in the Public zoning district (Section 18.04.195). Building height, building setbacks, minimum area, and maximum lot depth are determined by special use permit. The following development standards are proposed:

Building Height:..... 40 ft.

#### **Building Setbacks**

Front: ..... 0 ft. (will be consistent with the existing building setback)

Side: ..... N/A

Street Side:..... 0 ft.

Rear:..... 0 ft. (will be consistent with the existing building setback)

Lot Area:..... 5,731 sq. ft. (smallest parcel of this project area)

Maximum Lot Depth: ..... 273.25 ft. (deepest parcel of this project area, including proposed ROW abandonment)

### **Parking**

Student and staff parking will primarily be provided in the south parking lot, located on APNs 003-153-04, 002-153-09, and 002-153-11. Two additional small parking lots are located on the main campus (APN 002-138-17) that are used for handicapped and guest parking. The lots are at the northeast corner of Corbett Street and Fall Street near the main entrance and near the Adult Education building. **A total of 67 off-street parking spaces are provided; 55 in the south parking lot, and 12 parking spaces (4 ADA) in the two small main campus parking lots.** Additionally, approximately 23 on-street parking spaces are available along the school frontage on Fall Street, Park Street, and Corbett Street, adjacent to the campus (not impacting neighboring uses).

Carson City Municipal Code, Division 2, Parking and Loading, requires 2 spaces for every 3 employees or faculty members plus 1 space for every 4 students (Section 2.2). Based on an expected 200 students, and a maximum of 24 faculty/staff (4 part-time) during the day shift, **the total parking required is 66.** There are an additional 3 Adult Education faculty/staff who work an evening shift. These 3 employees are not included in the parking calculation because they work at a separate time. CCMC Parking and Loading Section 2.2 also allows that if an accredited source (e.g. Institute of Transportation Engineers (ITE)) provides an acceptable alternative to a parking standard in this division, the director may consider an alternative. The ITE Parking Generation Rate indicates that a rate of .26 spaces per student is sufficient for suburban high schools (Average Peak Period Parking Demand, Land Use 530), including faculty/staff. This would result in 52 spaces required, based on 200 students.

### **Right-of-Way Abandonment**

To accommodate the south parking lot, an abandonment of public right-of-way for a portion of Corbett Street is necessary. Corbett Street currently dead-ends at Stewart Street. The abandonment will improve parking availability at the school facility and would also eliminate an awkward turn-around at the end of Corbett Street. A separate Right-of-Way Abandonment application has been submitted concurrent with this SUP application.

## **Landscaping**

Public uses are required to comply with Division 3, Landscaping, of the Carson City Municipal Code. Landscaping is shown on the Site Plan. It is expected that the final Landscaping Plan will be reviewed with the improvement plans.

## **Utilities** (Please see detailed Project Impact Statements included with this application)

**Water**- There is an existing 8" water main running along the south side of Park Street as well as along the north side of Corbett Street. It is likely that a new water service line would tap into the water main in Park Street to provide water to the new addition.

**Sewer**- There is an existing 8" sanitary sewer main running along Park Street.

**Drainage**- No additional impervious area is being added. Storm drain will be used for courtyard and roof drainage with a connection to Stewart Street.

## **Soils**

There have been at least two soils reports completed on this site. Both reports were done by Pezonella and Associates; In January 2013, a report was completed for a master plan study which speaks to a fault hazards and again in May 2014 for the controlled entry project. Going forward, a new or updated report which will require additional borings and testing is needed specific to this project area. Here is a summary of earlier findings which may indicate what to expect with this project:

- **Floodplain**- The project site is in FEMA Flood Hazard Zone X (Shaded) per FEMA Map No. 3200010092F dated 01/19/2014, which is an area of potential flooding and may impose construction constraints.
- **Fault line**- A fault hazard was mapped and identified along the south side of Corbett Street (See Site Plan).
- **Over-excavation**- Loose or weak soils may require over-excavation.
- **Radon**- Radon may be present and will need to be mitigated. A likely design solution will involve a barrier (Steggo Wrap) below the slab along with gravity or mechanical ventilation to the outside. Measures to deal with Radon are generally simple.
- **Oil tank**- an underground oil tank is presently on site. This will be removed prior to any construction work.
- **Grading**- There is a 1'-0" grade differential between the two buildings.
- **Drainage**- There is an existing drainage swale through the courtyard which will need to be taken underground as it intersects with the new building.

## **FINDINGS**

In accordance with Carson City Municipal Code Section 18.02.080, this project has been designed to consider the following:

Findings from a preponderance of evidence must indicate that the proposed use:

**1. Will be consistent with the objectives of the Master Plan elements.**

The remodel and expansion of PHS is consistent with the objectives of the Carson City Master Plan elements because it improves an existing public facility. The Master Plan Policy Checklist is included in this application package with additional information.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of 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.**

The remodel and expansion of PHS will enhance the aesthetics of the community through removal of the existing, unsightly modular buildings and construction of high quality brick-and-mortar structures. The school use is existing in this location. The surrounding neighborhood is comprised of single family residential, multi-family residential, and general commercial. The existing school use will only be marginally expanded by approximately 10 percent (175 students currently to a maximum of 200 students in the future), so the project will not have additional impact or be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood.

Any outdoor lighting installed on the exterior of the building will be shielded from neighboring property through height, placement, and wattage. Outdoor lighting will be indicated on improvement plans.

Landscaping will be installed in accordance with Carson City requirements. Landscape areas are shown on the Site Plan and will be reviewed with Improvement Plans.

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

The project will improve vehicular and pedestrian traffic that currently exists by adding a parking lot on the south end of the existing campus. This will eliminate unsafe turning movements at the end of Corbett Street and provide a safer area for pedestrians to access the main campus. There are existing sidewalks around the campus; along Park Street, Stewart Street, Corbett Street, and Fall Street. New sidewalks are proposed to enhance pedestrian travel from Corbett Street to existing Building A and from Park Street to proposed Building B. There will not be an increase to vehicular or pedestrian traffic because there is only an approximate anticipated 10 percent increase in the number of students (175 students currently to a projected 200 students in the future).

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.**

The school is an existing use and is only anticipating to expand approximately 10 percent (175 students currently to a projected 200 students in the future), therefore the project will not overburden existing public services and facilities. The remodeled and expanded campus will provide an additional choice in school facility but will not impact City services. Fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements were reviewed during the 6/6/17 MPR meeting. Comments will be included as appropriate in Improvement Plans to ensure that the facility does not overburden existing public services and facilities.

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

The remodel and expansion of PHS, part of the Carson City School District, meets the definition of a school as "an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada" (CCMC Section 18.03.010). A school is a conditional use in Public (P), Multi-Family Apartment (MFA), and Retail Commercial (RC) zoning designation (CCMC Sections 18.04.105(3), 18.04.130(3), and 18.04.170(3)). The school use is existing in this location and the facility will be improved through this project.

6. **Will not be detrimental to the public health, safety, convenience and welfare.**

Remodeling and expanding the existing school facility will benefit the public health, safety, and welfare by providing an upgraded facility to Carson City School District students.

7. **Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

The school is an existing use in the neighborhood. The improvements to the facilities will not result in material damage or prejudice to other property in the vicinity.

## **MASTER PLAN POLICY CHECKLIST**

The purpose of the Master Plan Policy Checklist is to provide a list of answers that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to this SUP application. This project complies with the Master Plan and accomplishes the following objectives:

### **Chapter 3: A Balanced Land Use Pattern**

1. N/A- the remodel and expansion of the existing school does not represent a level of growth. However, the location of the school is consistent with the Master Plan Land Use Map in location and density. (1.1a)
2. It promotes growth within areas already served by community water and wastewater facilities as it is already served by existing infrastructure. (1.1b)

3. It meets the provisions of the Growth Management Ordinance. (1.1d, Municipal Code 18.12)
4. The school facility is adequately served by city services including fire and sheriff services, and, as part of the School District, will serve to ensure adequate provision of schools in Carson City. (1.5d)
5. The existing school provides for a mix of uses in the neighborhood. (2.1a)
6. Friction Zones are not created. (2.1d)
7. The existing school facility is not located on a hillside. (3.2a)
8. It is sited outside the primary floodplain and away from geologic hazards area. (3.3d,e)
9. Does not create land use conflicts; the existing school facility is situated in a neighborhood with single family residential, multi-family residential, and general commercial.

#### **Chapter 4: Equitable Distribution of Recreational Opportunities**

1. The school facility does not create demand for new park facilities. (4.1b)
2. The expansion will provide additional recreational opportunities for students and the community in the new multi-purpose room. (4.2a,b)

#### **Chapter 5: Economic Vitality**

1. The school facility provides educational opportunities for the development and/or upgrade of skills required for employment, advancement, and entrepreneurship. (5.1e)
2. The school is a public service and facility necessary to sustain a high quality of life and attract business investment. (5.5e)
3. The school is an existing educational resource of the community that can be used as an economic development tool. (5.5g)

#### **Chapter 6: Livable Neighborhoods and Activity Centers**

1. Durable materials will be used in construction. (6.1a)
2. The project will promote variety and visual interest through the incorporation of building styles and colors, and other features in accordance with the Special Use Permit (6.1b).
3. The project will provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards. (6.1c)
4. It provides appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill project in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
5. The proposed project is compatible with the surrounding development of residential homes. (9.1a)
6. The proposed project is not spot zoned. It is higher density residential development among other areas of residential and commercial development and is compatible with existing development.

#### **Chapter 7 A Connected City**

1. Sidewalks are already constructed around the school (Park Street, Stewart Street, Corbett Street, and Fall Street). Sidewalks connecting the entrances with the neighborhood will be enhanced. (12.1a, 12.1c)

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

## FILE # SUP - 17 -

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

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

EMAIL ADDRESS  
**mjohnson@carson.k12.nv.us**

PROPERTY OWNER **same** PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE **Manhard Consulting/Karen Downs** PHONE # **775-321-6538**

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

EMAIL ADDRESS  
**kdowns@manhard.com**

### FOR OFFICE USE ONLY:

CCMC 18.02.080

## SPECIAL USE PERMIT

**FEE\*:** **\$2,450.00 MAJOR**  
**\$2,200.00 MINOR (Residential zoning districts)**

**+ noticing fee**

\*Due after application is deemed complete by staff

**SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:**

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

**CD or USB DRIVE with complete application in PDF**

**Application Received and Reviewed By:**

**Submittal Deadline:** See attached 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.

Project's Assessor Parcel Number(s):

**002-138-17, 002-153-04, -09, -11 202 E. Corbett Street**

Street Address

Project's Master Plan Designation

**Mix of HDR, C/RC**

Project's Current Zoning

**Mix of Public, MFA, RC**

Nearest Major Cross Street(s)

**E. Park St./N. Stewart St.**

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Pioneer High School Expansion and Remodel. Please see attachment for detailed project description.

**PROPERTY OWNER'S AFFIDAVIT**

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

Signature

1402 W. KING, CARSON CITY, NV. 89703 6/7/17

Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA  
COUNTY

On June 7, 2017, Mark Johnson, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



R. CORTEZ

NOTARY PUBLIC

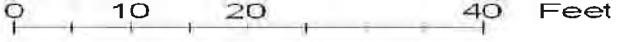
STATE OF NEVADA

No. 09-10073-3 My Appl. Exp. March 12, 2021

**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.

## **SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS**

**SITE PLAN:** The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:  

2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
  - (a) Applicant's name, mailing address, and daytime phone number (including area code).
  - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
  - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
  - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
  - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
  - (a) Distances from property lines indicated by dimensions.
  - (b) Distances between buildings shall be indicated on the site plan.
  - (c) Clearly label existing and proposed structures and uses, and show dimensions.
  - (d) Square footage of all existing and proposed structures.
  - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - (f) Elevations of any proposed structures/additions.
  - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation
7. Project access:
  - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
  - (b) Show adjoining street names.
  - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

**PROJECT IMPACT REPORTS:** Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300

## **SPECIAL USE PERMIT APPLICATION FINDINGS**

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

**THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.**

**CCMC 18.02.080(5) FINDINGS.** Findings from a preponderance of evidence must indicate that the proposed use:

**1. Will be consistent with the objectives of the Master Plan elements.**

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at [www.carson.org/planning](http://www.carson.org/planning) or you may contact the Planning Division to review the document in our office or request a copy.

**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.**

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
- D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

**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.**

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

B. How will your project affect police and fire protection?

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

**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.**

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at [www.carson.org/planning](http://www.carson.org/planning).

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**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

---

Print Name

---

Date

# Master Plan Policy Checklist

## **Special Use Permit, Major Project Review & Administrative Permits**

## **PURPOSE**

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: **Pioneer High School Expansion and Remodel**

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

# DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the 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. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

## CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- NIA** Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
  - Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
  - NIA** Located in a priority infill development area (1.2a)?
  - Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
  - NIA** Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- N/A** At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- N/A** In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- N/A** Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
  - Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)? in accordance with Carson City Municipal Code
  - Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
  - Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- N/A** If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

## CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

### Is or does the proposed development:

- N/A** Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- N/A** Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

## CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

### Is or does the proposed development:

- N/A** Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- N/A** Encourage the development of regional retail centers (5.2a)
- N/A** Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- N/A** Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- N/A** Promote revitalization of the Downtown core (5.6a)?



- N/A** Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- N/A** If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- N/A** If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- N/A** Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- N/A** Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- N/A** Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- N/A** Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

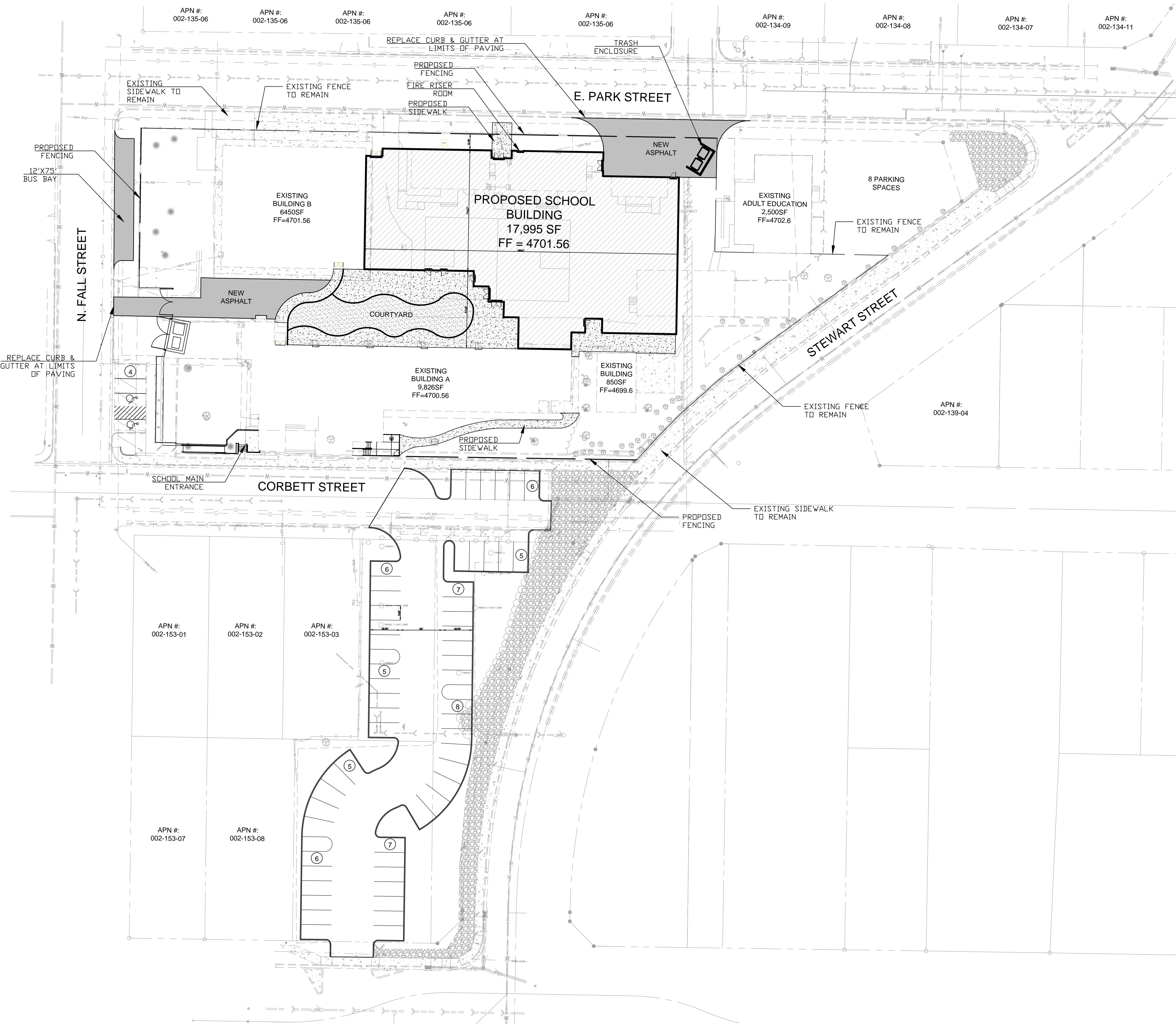
---

## *Documentation of Property Taxes*

APNs 002-138-17, 002-153-04, 002-153-09, and 002-153-11 are all owned by the Carson City School District and are exempt from property taxes pursuant to NRS 361.065, "Property of school districts and charter schools exempted. All lots, buildings and other school property owned by any legally created school district, the Achievement School District or a charter school within the State and devoted to public school purposes are exempt from taxation."

# PIONEER HIGH SCHOOL EXPANSION

## PRELIMINARY SITE PLAN



### SITE PLAN CHECKLIST

**FEMA FLOOD ZONE:** ZONE X, MAP#3200010092F, 01/19/14  
**EARTHQUAKE FAULTING:** AREAS SUBJECT TO 15% OR MORE SLOPE:  
**ASSESSOR'S PARCEL NUMBER:** NONE 002-138-17, 002-153-04, 002-153-11, 002-153-09  
**ADJACENT LAND USES/OWNERSHIP:** P-PUBLIC, MFD-HIGH DENSITY RESIDENTIAL, MFA-MULTI FAMILY, RC-GENERAL COMMERCIAL 17,692 HIGH SCHOOL 2 24,771 TBD

**BUILDING SQUARE FOOTAGE:** **BUILDING USE:** **NUMBER OF FLOORS:** **PAVING AREA (SF):** **LANDSCAPED AREA (SF):**

### PARKING RATIO CALCULATIONS

**POPULATION:** STUDENTS = 200 24 (4-PART TIME)  
**PHS STAFF:** 24 (4-PART TIME)  
**ADULT ED. STAFF =** 3

**PARKING REQUIRED (CALCULATIONS):** 2 SPACES PER 3 EMPLOYEES = 16 SPACES  
1 SPACE PER 4 STUDENTS = 50 SPACES

**PARKING PROVIDED:** **NEC OF CORBETT&FALL =** 4 SPACES (2 ADA)  
**ADULT ED PARKING =** 8 SPACES (2 ADA)  
**SOUTH PARKING LOT =** 55 SPACES (0 ADA)  
**TOTAL PARKING =** 67 SPACES

### BUILDING SPECIFICATIONS

**APPROXIMATE USE OF OCCUPANCY OF BUILDING:** EDUCATIONAL GROUP E  
**BUILDING TYPE PER ADOPTED TYPE 3B**  
**BUILDING CODE:** 35-40'  
**BUILDING HEIGHT:** EDUCATION, BUSINESS, ASSEMBLY,  
**OCCUPANCY TYPE/LOAD:** LIBRARY, KITCHEN, EXERCISE ROOM,  
**FIRE SPRINKLERS PROVIDED:** ACCESSORY. OCCUPANT LOAD = 765  
**FIRE ALARM SYSTEM PROVIDED:** YES  
YES

### SITE ENGINEERING

**WATER SUPPLY:** 6" WATERLINE IN PARK STREET  
**SEWER SUPPLY:** 8" SEWER IN PARK STREET  
**SITE DRAINAGE:** NO ADDITIONAL IMPERVIOUS AREA IS BEING ADDED, STORM DRAIN IS TO BE USED FOR COURTYARD AND ROOF DRAINAGE. CONNECTION TO STEWART STREET.

PROJ. MGR.: BPS  
PROJ. ASSOC.: BPS  
DRAWN BY: BPS  
DATE: 05/19/17  
SCALE: 1"=30'  
SHEET 1 OF 1  
CCSDCCN3  
© 2005. ALL RIGHTS RESERVED.

**PIONEER HIGH SCHOOL**  
**CARSON CITY, NEVADA**  
**PRELIMINARY SITE LAYOUT**

NOT APPROVED FOR CONSTRUCTION

Preliminary  
Not for  
Construction

# Pioneer High School

202 Corbett St., Carson City, NV 89701

PROJECT:  
Tenant Improvement

APN NO.: 002-138-17

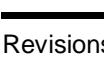
BHA JOB NO.: 1621

DRAWING STATUS:

PHASE:  
SCHEMATIC DESIGN   
DESIGN DEVELOPMENT   
CONTRACT DOCUMENTS

USE:  
THESE DRAWINGS ARE BEING ISSUED  
FOR THE FOLLOWING USES:  
PROGRESS REVIEW   
GOVERNING AGENCY REVIEW   
ESTIMATING   
BIDDING   
OTHER

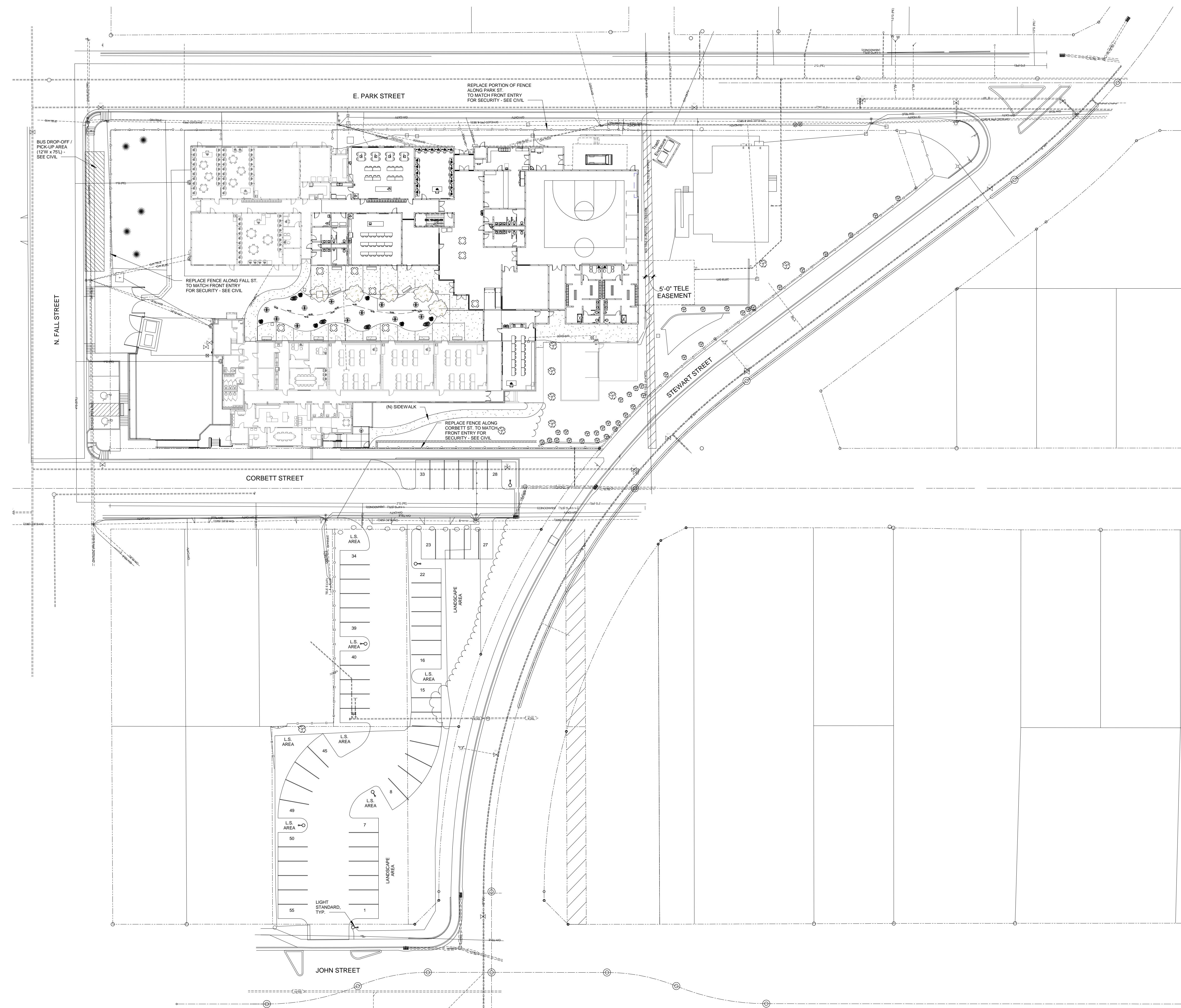
ISSUE DATE: DRAWN BY:  
05.22.17 MMR

Revisions Date  
     

DRAWING TITLE:  
OVERALL  
ARCHITECTURAL SITE  
PLAN

DRAWING NUMBER:

A1.1





# Berger Hannafin ARCHITECTURE

312 WEST 3RD STREET  
CARSON CITY, NV 89701

P: (775) 882.6455  
WWW.BHACHITECTS.BIZ

Preliminary  
Not for  
Construction

# Pioneer High School

202 Corbett St., Carson City, NV 89701

## PROJECT:

## 1 FIRST FLOOR PLAN- Phase 2

5/52 = 1.0

N

## PH 2 - A2.1

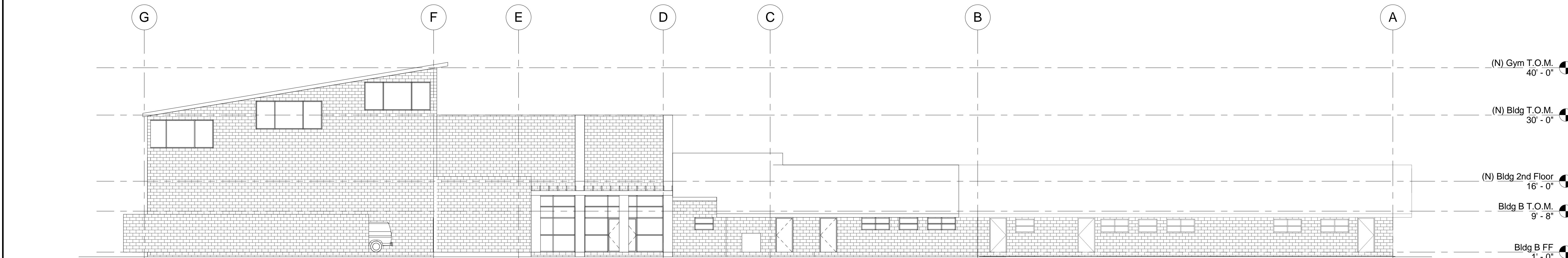


Berger Hannan ARCHITECTURE

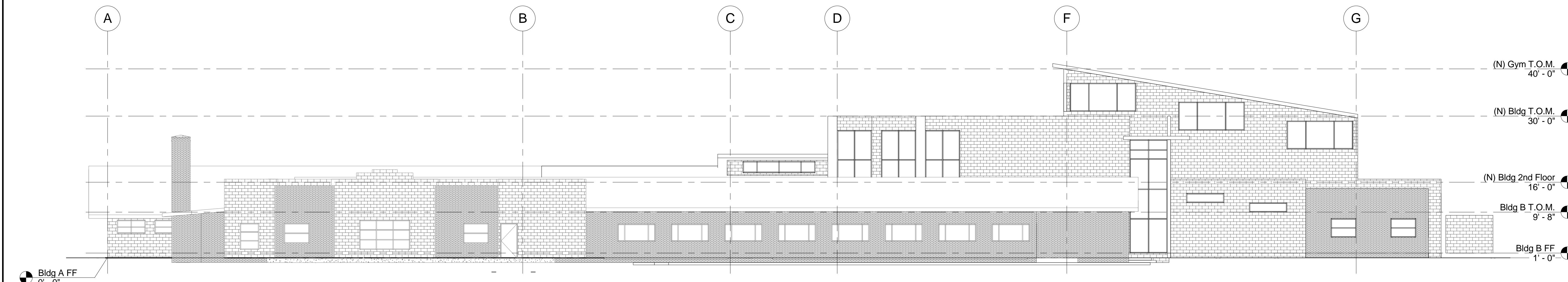
312 WEST 3RD STREET  
CARSON CITY, NV 89701

P: (775) 882.6455  
WWW.BHARCHITECTS.BIZ

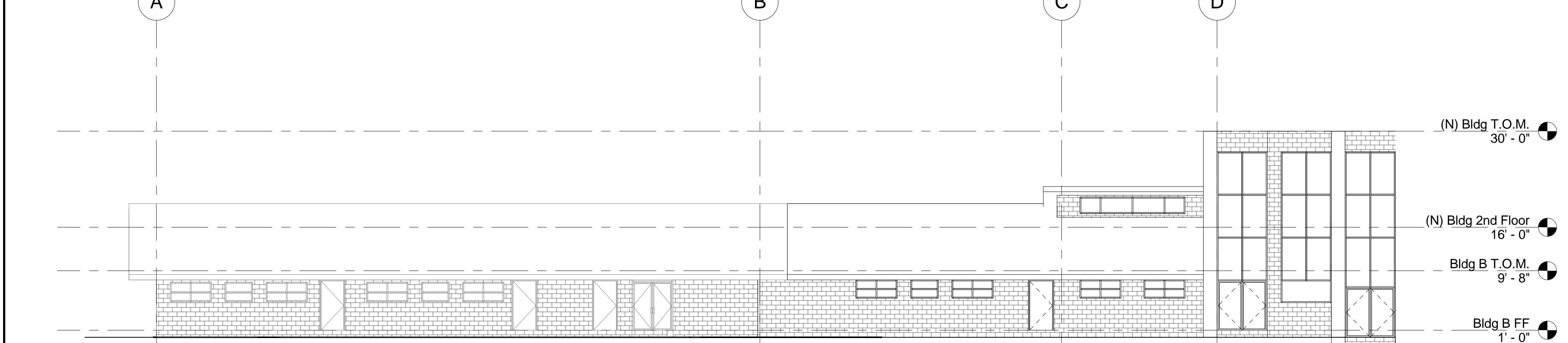
Preliminary  
Not for  
Construction



① NORTH EXTERIOR ELEVATION  
3/32" = 1'-0"



② SOUTH EXTERIOR ELEVATION  
3/32" = 1'-0"



③ INTERIOR SOUTH EXTERIOR  
ELEVATION  
3/32" = 1'-0"

PROJECT:  
Phase 2

## Pioneer High School

202 Corbett St., Carson City, NV 89701

APN NO.: 002-138-17

BHA JOB NO.: 1621

DRAWING STATUS:

PHASE:  
SCHEMATIC DESIGN   
DESIGN DEVELOPMENT   
CONTRACT DOCUMENTS

USE:  
THESE DRAWINGS ARE BEING ISSUED  
FOR THE FOLLOWING USES:

PROGRESS REVIEW   
GOVERNING AGENCY REVIEW   
ESTIMATING   
BIDDING   
OTHER

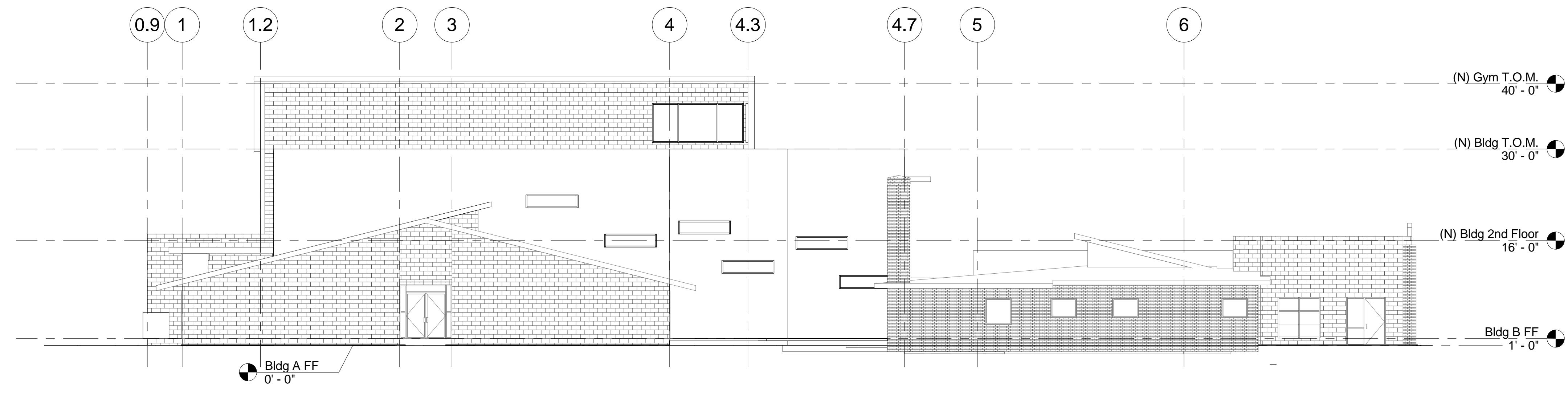
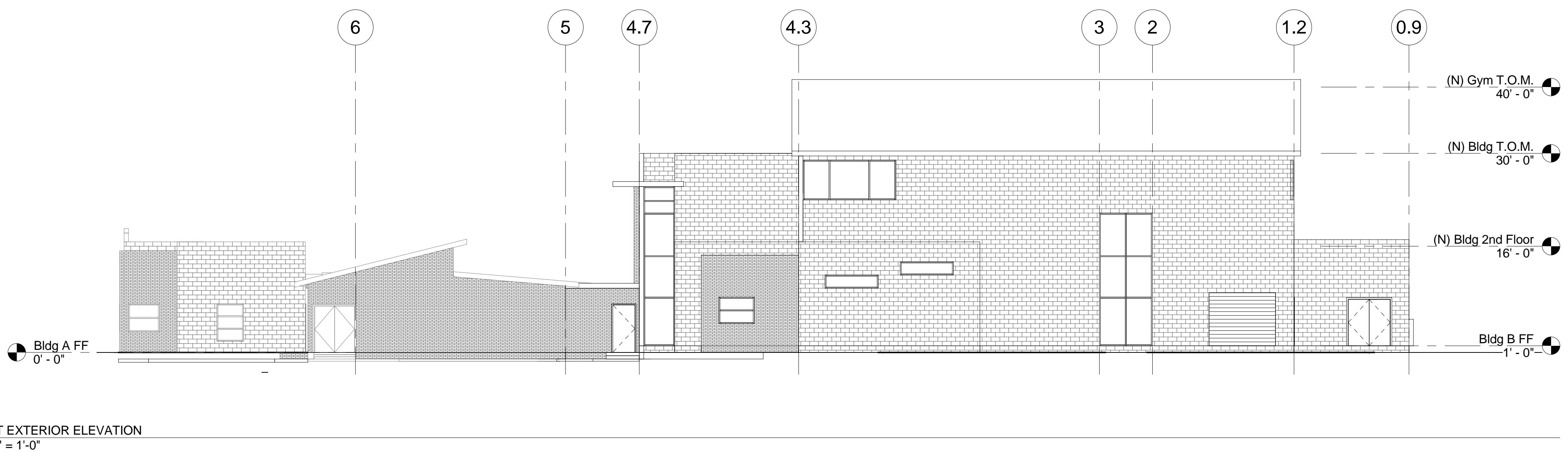
ISSUE DATE: DRAWN BY:  
04.17.17 Author

Revisions	Date
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

DRAWING TITLE:  
EXTERIOR  
ELEVATIONS - Phase 2

DRAWING NUMBER:

PH 2 - A3.1



**Pioneer High School**

PROJECT:  
Phase 2

202 Corbett St., Carson City, NV 89701

APN NO.: 002-138-17

BHA JOB NO.: 1621

DRAWING STATUS:

PHASE:  
SCHEMATIC DESIGN   
DESIGN DEVELOPMENT   
CONTRACT DOCUMENTS

USE:  
THESE DRAWINGS ARE BEING ISSUED  
FOR THE FOLLOWING USES:  
PROGRESS REVIEW   
GOVERNING AGENCY REVIEW   
ESTIMATING   
BIDDING   
OTHER

ISSUE DATE: 04.17.17 DRAWN BY:  
Author

Revisions	Date
△	
△	
△	
△	
△	
△	
△	

DRAWING TITLE:  
EXTERIOR  
ELEVATIONS - Phase 2

DRAWING NUMBER:

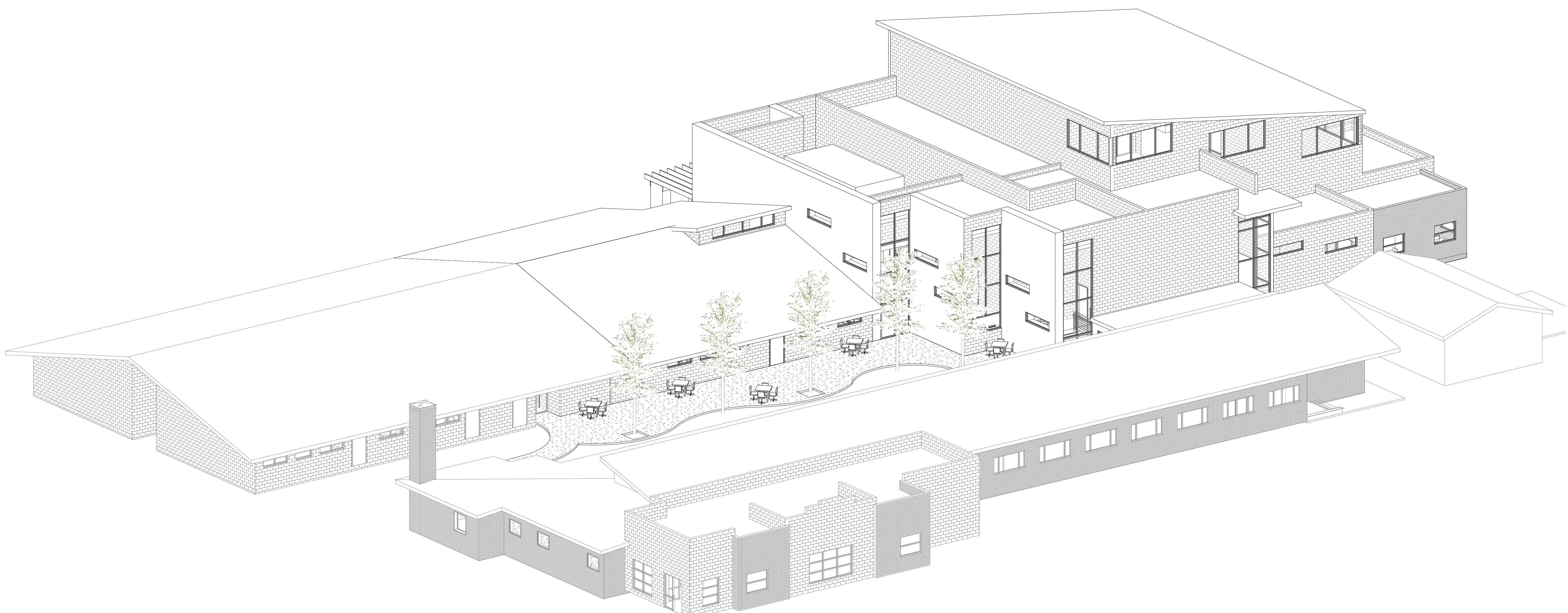
PH 2 - A3.2

Preliminary  
Not for  
Construction

## Pioneer High School

202 Corbett St., Carson City, NV 89701

PROJECT:  
Phase 2



APN NO.: 002-138-17

BHA JOB NO.: 1621

DRAWING STATUS:

PHASE:  
SCHEMATIC DESIGN   
DESIGN DEVELOPMENT   
CONTRACT DOCUMENTS

USE  
THESE DRAWINGS ARE BEING ISSUED  
FOR THE FOLLOWING USES:

PROGRESS REVIEW   
GOVERNING AGENCY REVIEW   
ESTIMATING   
BIDDING   
OTHER

ISSUE DATE: DRAWN BY:  
04.17.17 MMR

Revisions	Date
<input type="checkbox"/>	

DRAWING TITLE:  
3D VIEWS - Phase 2

DRAWING NUMBER:

PH 2 - A3.3

Preliminary  
Not for  
Construction

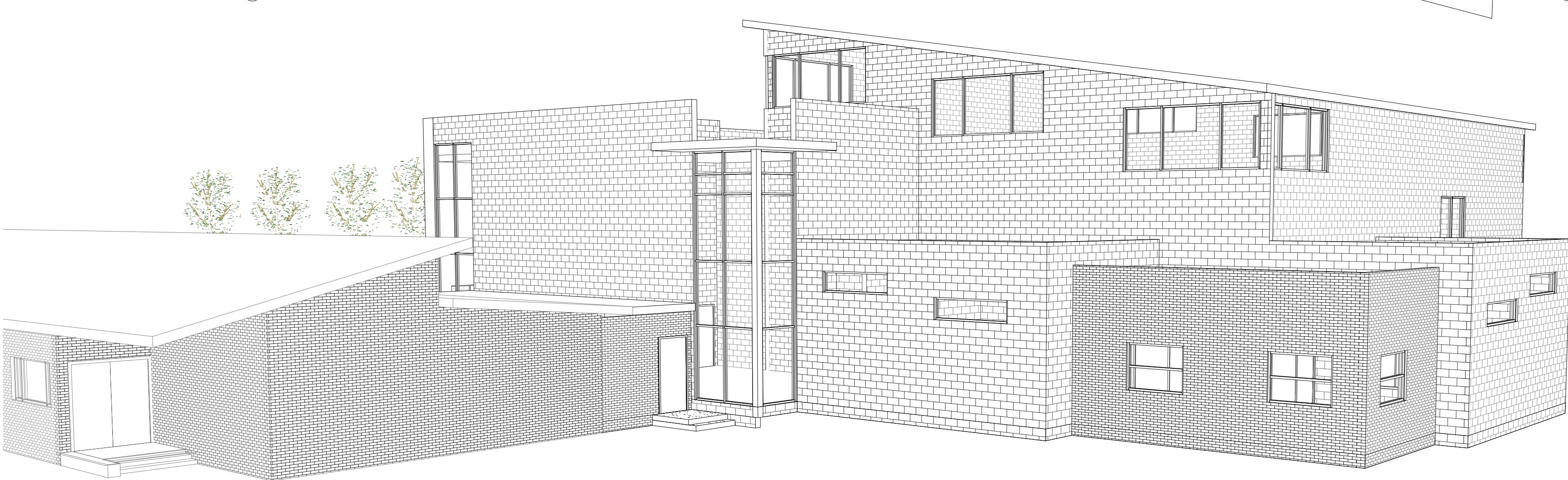
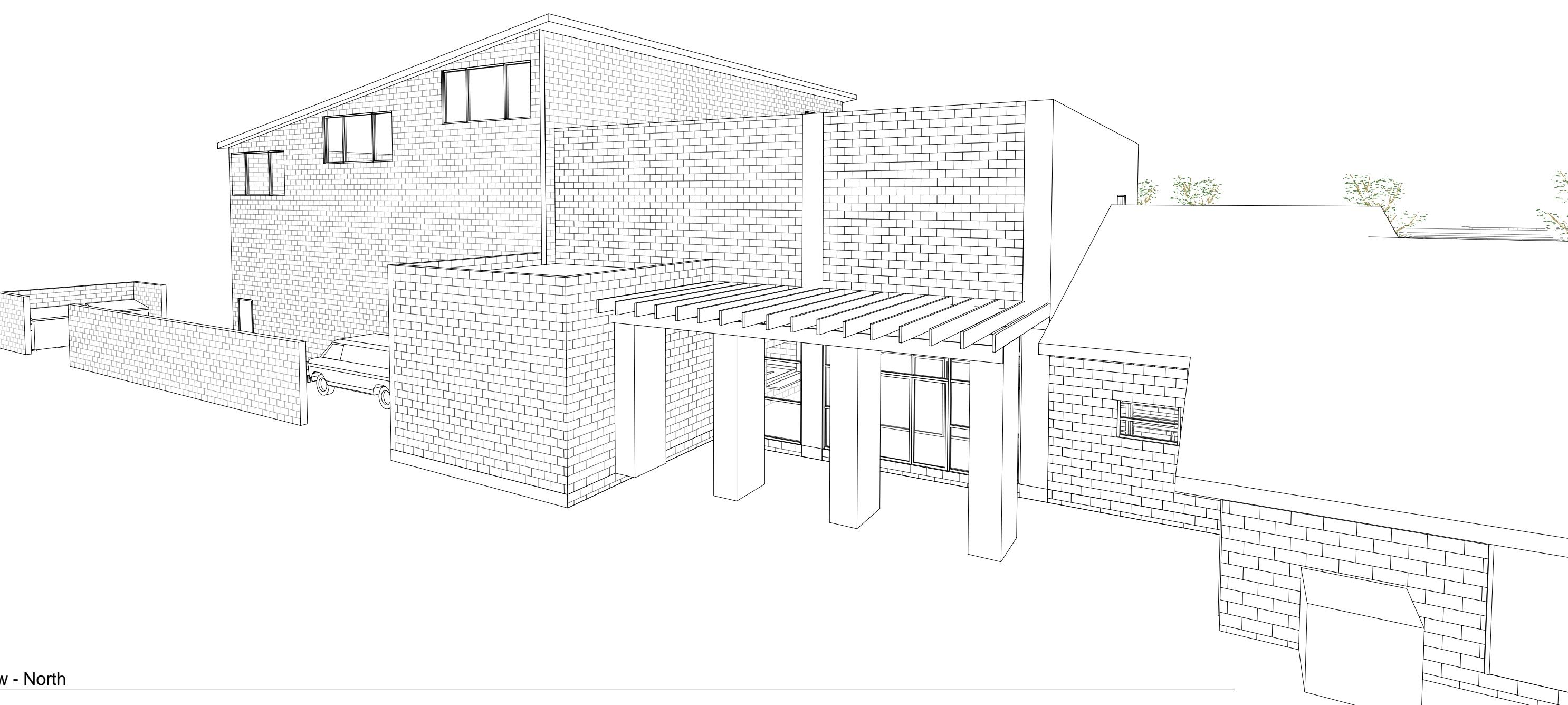
## Pioneer High School

202 Corbett St., Carson City, NV 89701

PROJECT:  
Phase 2

DRAWING TITLE:  
3D VIEWS - Phase 2

DRAWING NUMBER:  
PH 2 - A3.4



APN NO.: 002-138-17

BHA JOB NO.: 1621

DRAWING STATUS:

PHASE:  
SCHEMATIC DESIGN   
DESIGN DEVELOPMENT   
CONTRACT DOCUMENTS

USE:  
THESE DRAWINGS ARE BEING ISSUED  
FOR THE FOLLOWING USES:  
PROGRESS REVIEW   
GOVERNING AGENCY REVIEW   
ESTIMATING   
BIDDING   
OTHER

ISSUE DATE: DRAWN BY:  
04.17.17 Author

Revisions	Date

DRAWING TITLE:  
3D VIEWS - Phase 2



## Project Impact Report- Water

The new Pioneer High School building expansion is located within the limits of the Carson City water system. The project site is bounded by Fall Street on the west, Park Street on the North, Stewart Street on the east, and Corbett Street on the South. There is an existing 8" water line running east-west in Park Street that is proposed for connection with the development of this project.

The future water demands consist of new fixtures contained within the estimated proposed building square footage of 17,995 SF. In order to calculate impact to the existing water system, an inventory of the new fixtures is taken and converted to fixture units and gallons per day (gpd) of use. It is also relevant to compare the existing fixture count and square footage within Building A & B to that of proposed Building C in order to assess the relative increase of water use on the existing site. The number of fixture units is calculated using the uniform plumbing code as follows;

### Building A (Existing)

Total Water Fixture Units (net): 43  
Total Usage (gpd): 516 gpd

### Building B (New & Existing)

Total Water Fixture Units (net): 21  
Totals Usage (gpd): 252 gpd

### Proposed Building C (New)

Total Water Fixture Units: 66.5  
Total Usage: 798 gpd

The above tabulations show that the demands among Building A and Building B have decreased in total quantity to 768 gpd. Building C demand by equivalent calculations is 798gpd. This means that there is an increase in water usage overall. For all three buildings, the service meter will be sized at 2" to accommodate the existing and new demands for all three.

Separately, fire flow is calculated based upon building square footage and type of building construction. Per the project architect, a type 3B material construction is anticipated. For a new standalone 17,995 SF building not connected to existing structures, the fire flow required is 2,750 gpm for 2 hours. If the full facility is constructed with connections to existing building A and B (34,271 SF) , there will be an increase in fire flow required to 4000gpm for 4 hours. Both fire flow values may be mitigated with an approved automatic fire sprinkler system. With a sprinkler system, the quantities may be reduced by up to 50% per Section B105.2 of the International Fire Code. The minimum fire flow however, shall not be less than 1500 gpm at the specified duration.

The proposed Pioneer High School campus expansion will include a fire sprinkled building, classrooms with sinks and emergency wash stations, common areas with water cooler, a warming kitchen, restrooms, janitorial facilities, and a boys and girls locker room. In conclusion, the estimated demands are relatively low and should be easily accommodated by the existing water system.



## Project Impact Report- Sewer

The new Pioneer High School building expansion is located within the limits of the Carson City sewer system. The project site is bounded by Fall Street on the west, Park Street on the North, Stewart Street on the east, and Corbett Street on the South. There is an existing 8" sewer line running east-west in Park Street that is proposed for connection with the development of this project.

The future sewer demands consist of new fixtures contained within the estimated proposed building square footage of 17,995 SF. In order to calculate impact to the existing sewer system, an inventory of the new fixtures is taken and converted to drainage fixture units and gallons per day (gpd) of use. It is also relevant to compare the existing fixture count and square footage within Building A & B to that of proposed Building C to assess the relative increase of sewer use on the existing site. The number of drainage fixture units is calculated using the uniform plumbing code as follows;

### Building A (Existing)

- Total Sewer Fixture Units (net): 48
- Total Usage (gpd): 516 gpd

### Building B (New & Existing)

- Total Sewer Fixture Units (net): 22.5
- Total Usage (gpd): 270 gpd

### Proposed Building C (New)

- Total Sewer Fixture Units: 73
- Total Usage: 876 gpd

In addition to fixture units, Carson City has adopted minimum calculations for sewer facilities with an office use. These minimum calculations are based upon per square foot floor area. Using this alternative methodology, the gallon per day calculations for each building are as follows;

### Building A (Existing)

Square Footage: 9826 SF  
Total Usage (gpd): 1179gpd

### Building B (New & Existing)

Square Footage: 6450 SF  
Total Usage (gpd): 774gpd

### Proposed Building C (New)

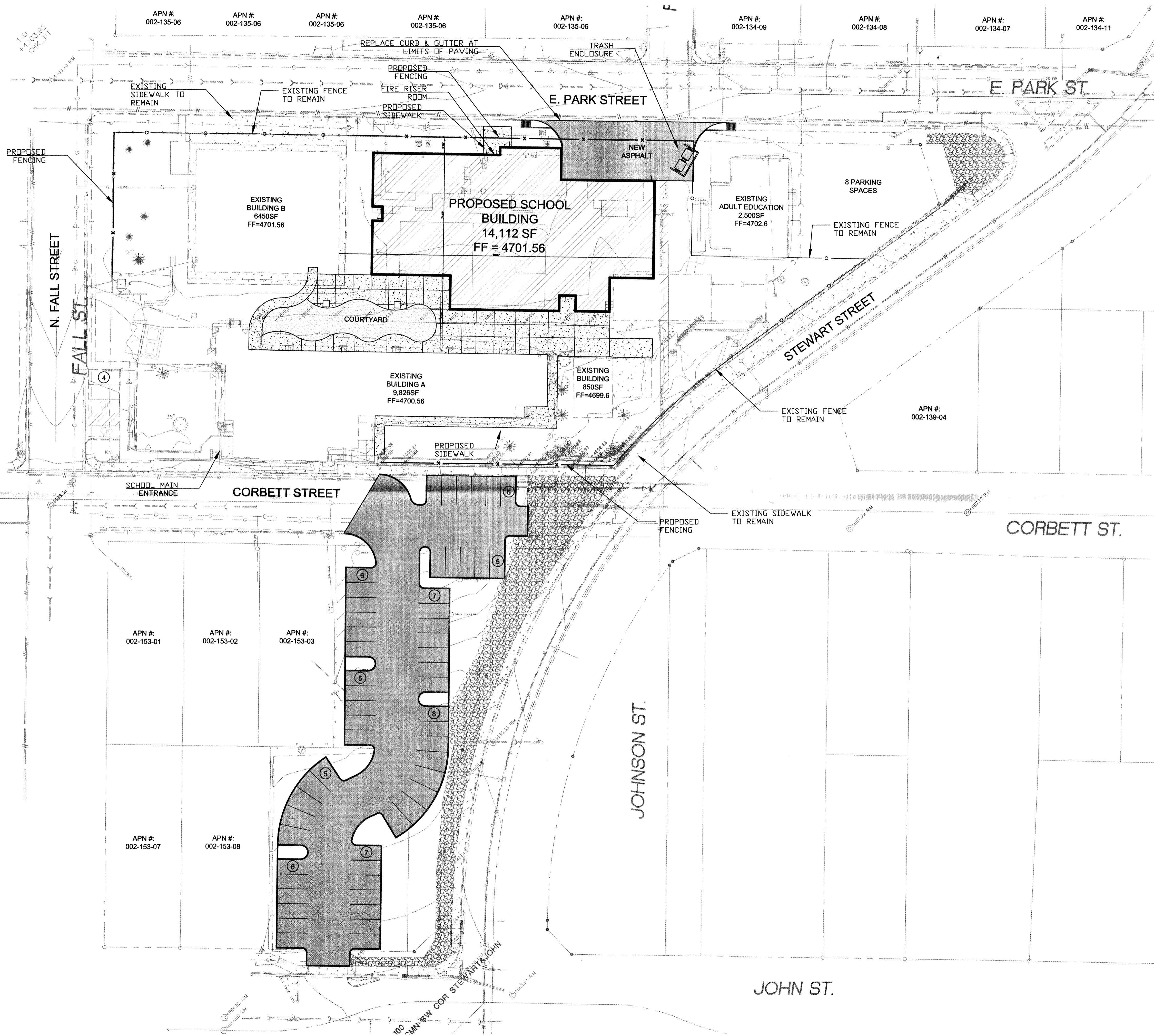
Square Footage: 17,995 SF  
Total Usage (gpd): 2159 gpd

By comparison, the City calculations control the minimum gallons per day required for the project. The above tabulations show that demands among Building A and Building B have respectively decreased to 786 gpd per code and 1953 gpd using square footage calculations. The estimated demands for Building C range between 876 gpd and 2159 gpd. Together these calculations show that there is an increase in sewer overall. A six-inch sewer lateral will adequately cover the building demand required for all three buildings.



# PIONEER HIGH SCHOOL EXPANSION

## PRELIMINARY SITE PLAN



### SITE PLAN CHECKLIST

**FEMA FLOOD ZONE:** ZONE X, MAP#3200010092F, 01/19/14  
**EARTHQUAKE FAULTING:** AREAS SUBJECT TO 15% OR MORE SLOPE:  
**ASSESSOR'S PARCEL NUMBER:** 002-138-17, 002-153-04, 002-153-11, 002-153-09  
**ADJACENT LAND USES/OWNERSHIP:** P-PUBLIC, MFD-HIGH DENSITY, RESIDENTIAL, MFA-MULTI FAMILY, RC-GENERAL COMMERCIAL  
**BUILDING SQUARE FOOTAGE:** 17,692  
**BUILDING USE:** HIGH SCHOOL  
**NUMBER OF FLOORS:** 2  
**PAVING AREA (SF):** 24,771  
**LANDSCAPED AREA (SF):** TBD

### PARKING RATIO CALCULATIONS

**POPULATION:**  
**STUDENTS =** 200  
**PHS STAFF =** 24 (4-PART TIME)  
**ADULT ED. STAFF =** 3

**PARKING REQUIRED (CALCULATIONS):**  
**2 SPACES PER 3 EMPLOYEES =** 16 SPACES  
**1 SPACE PER 4 STUDENTS =** 50 SPACES

**PARKING PROVIDED:**  
**NEC OF CORBETT&FALL =** 4 SPACES (2 ADA)  
**ADULT ED PARKING =** 8 SPACES (2 ADA)  
**SOUTH PARKING LOT =** 55 SPACES (0 ADA)  
**TOTAL PARKING =** 67 SPACES

### BUILDING SPECIFICATIONS

**APPROXIMATE USE OF OCCUPANCY OF BUILDING:**  
**BUILDING TYPE PER ADOPTED BUILDING CODE:** TYPE 3B  
**BUILDING HEIGHT:** 35-40'  
**OCCUPANCY TYPE/LOAD:** EDUCATION, BUSINESS, ASSEMBLY, LIBRARY, KITCHEN, EXERCISE ROOM, ACCESSORY. OCCUPANT LOAD = 765

**FIRE SPRINKLERS PROVIDED:** YES  
**FIRE ALARM SYSTEM PROVIDED:** YES

### SITE ENGINEERING

**WATER SUPPLY:** 6" WATERLINE IN PARK STREET  
**SEWER SUPPLY:** 8" SEWER IN PARK STREET  
**SITE DRAINAGE:** NO ADDITIONAL IMPERVIOUS AREA IS BEING ADDED, STORM DRAIN IS TO BE USED FOR COURTYARD AND ROOF DRAINAGE. CONNECTION TO STEWART STREET.

**Manhard** CONSULTING LTD.  
8850 Double R Boulevard, Suite 101, Reno, NV 89521 ph:775-748-3500 fx:775-748-3500  
Civil Engineers • Surveyors • Water Resources • Water & Wastewater Engineers • Environmental Scientists • Landscape Architects • Environmental Consultants

PIONEER HIGH SCHOOL  
CARSON CITY, NEVADA  
PRELIMINARY SITE LAYOUT

SUP-17-085

RECEIVED  
JUL 14 2017

CARSON CITY  
PLANNING DIVISION

PROJ. MGR.: BPS  
PROJ. ASSOC.: BPS  
DRAWN BY: BPS  
DATE: 7/13/17  
SCALE: 1" = 30'  
SHEET 1 OF 1

CCSDC03  
C2008 ALL RIGHTS RESERVED

Preliminary  
 Not for  
 Construction

## Pioneer High School

202 Corbett St, Carson City, NV 89701

PROJECT: Tenant Improvement

APN NO.: 002-138-17

BHA JOB NO.: 1621

DRAWING STATUS:

PHASE:

 SCHEMATIC DESIGN   
 DESIGN DEVELOPMENT   
 CONTRACT DOCUMENTS 

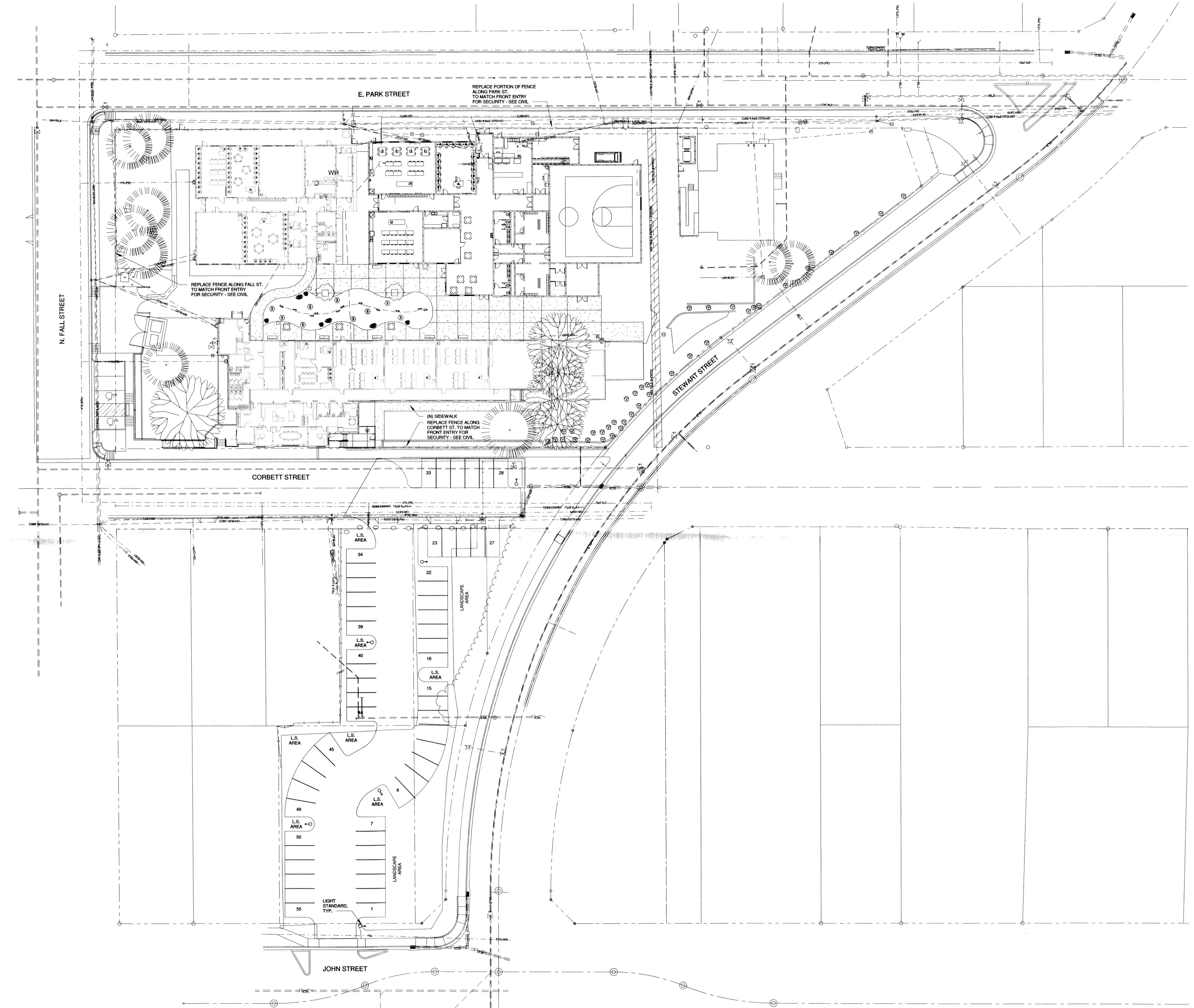
 USE:  
 THESE DRAWINGS ARE BEING ISSUED  
 FOR THE FOLLOWING USES:

 PROGRESS REVIEW   
 GOVERNING AGENCY REVIEW   
 ESTIMATING   
 BIDDING   
 OTHER 

 ISSUE DATE: DRAWN BY:  
 07.12.17 MMR

 Revisions Date  
 ▲ ▲ ▲ ▲ ▲ ▲

 DRAWING TITLE:  
 OVERALL  
 ARCHITECTURAL SITE  
 PLAN

 DRAWING NUMBER:  
 PH 2 - A1.1


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 - 17 - ~~AB - 17 - 086~~

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

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

EMAIL ADDRESS  
[mjohnson@carson.k12.nv.us](mailto:mjohnson@carson.k12.nv.us)

PROPERTY OWNER PHONE #  
same

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

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

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

EMAIL ADDRESS  
[bsquelch@manhard.com](mailto:bsquelch@manhard.com)

Project's Assessor Parcel Number(s):

002-138-17, 002-153-04, -09, -11

Street Address

202 E. Corbett Street

FOR OFFICE USE ONLY:

CCMC 17.15

RECEIVED  
JUN 23 2017

**ABANDONMENT OF  
CARSON CITY  
PLANNING DIVISION  
PUBLIC RIGHT-OF-WAY**

FEE\*: \$2,450.00 + noticing fee

\*Due after application is deemed complete by staff

SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Written Project Description
- Justification Statement
- Site Map/Exhibit
- Legal Descriptions
- Development Engineering Memo of Support
- Utility Statements
- Title Report
- Documentation of Taxes Paid to Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

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

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

This ROW Abandonment is proposed as a part of the Pioneer High School Expansion and Remodel. The area proposed to be abandoned is the eastern end of Corbett Street (where it terminates at N. Stewart Street) adjacent to the PHS parking lot. Please see attachment for detailed project description.

PROPERTY OWNER'S AFFIDAVIT

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

Signature

1402 W. KING ST, CARSON CITY, NV 89703

Address

Date

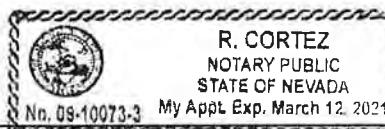
6/7/17

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

STATE OF NEVADA  
COUNTY

On June 7, 2017, Mark Johnson, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



## Karen E. Downs

---

**From:** Hope Sullivan <HSullivan@carson.org>  
**Sent:** Friday, June 16, 2017 4:27 PM  
**To:** Karen E. Downs  
**Cc:** 'Darrin Berger'; 'Mark Johnson'  
**Subject:** AB-17-086: R-O-W abandonment

= AB - 17 - 086

Karen:

I have deemed the above referenced application complete. Please submit 15 copies of the application and the application fee of \$2450 by 4:00 Friday, June 23, 2017. There are noticing fees, but given the requirements of Certified Mail, I am sorting through that and will advise once it is reconciled. Thanks!

*need*

Hope Sullivan, AICP  
Planning Manager  
Carson City, NV 89701  
775-283-7922



Civil Engineering

Surveying

Water Resources Management

Water & Wastewater Engineering

Supply Chain Logistics

Construction Management

Environmental Sciences

Landscape Architecture

Land Planning

June 15, 2017

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

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

Dear Ms. Sullivan:

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

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

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

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

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

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

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

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

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

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

N/A

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

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

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

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

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

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

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

There are no known conditions at this time.

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

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

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

Sincerely,



Karen Downs  
Land Planner



## PRELIMINARY REPORT

Assessor's Parcel No.: 002-138-17

Order No.: 089025-CAL

Property Address: 202 Corbett Street  
Carson City NV  
89706

Escrow Officer: Carrie Lindquist  
Office Location: Western Title Company, LLC  
Carson Office  
2310 S. Carson St, Suite 5A  
Carson City NV

Buyers/Borrowers: Carson City School District

Reference No.:

In response to the above referenced application for a Policy of Title Insurance, **Westcor Land 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 of said Policy or Policies are set forth on the attached cover. 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 on the attached cover. Copies of the Policy forms should be read. They are available from the office which issued this report.

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 05/31/2017 at 7:30 am**

Western Title Company, an authorized agent

By:

Bonnie Graybill

Bonnie Graybill

The form of Policy of Title Insurance contemplated by this report is:

**Report Only**

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

**Fee Simple**

Title to said estate or interest at the date hereof is vested in: **Ormsby County School District as to Parcel 1 and Carson School District No. 1 as to Parcel 2**

**Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth on the attached cover 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 to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

Order No. **089025-CAL**

## **EXCEPTIONS**

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

1. 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.
2. 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.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. 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.
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.
7. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
8. Any additional liens which may be levied by reason of said premises being within the **Carson City Water and Sewer District**.
9. Water rights, claims or title to water, whether or not recorded.
10. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
11. Said property is located within the Carson City Redevelopment Project No. 1, as evidenced by Document recorded March 17, 1986, in Book 420 of Official Records, at Page 435 as Document No. 43774.
12. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on the subdivision map referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. If one is not included herewith, one will be furnished upon request.
13. Rights of the public, county and/or city in that portion lying within the street as it now exists:  
Street Name: **E. Park Street, N. Fall Street, Corbett Street, N. Stewart Street**

14. Easement to construct, operate and maintain communication facilities, and incidental purposes, granted to **Bell Telephone Company of Nevada**, recorded on **September 9, 1964, in Book 26, Page 454** as Document No. **81265**, Official Records of Carson City County, Nevada.  
Affects a portion of Parcel 2
15. A Right of Entry Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated **January 28, 2009**, by and between **Carson City School District, formerly known as Ormsby County School District and Carson City, a Consolidated Municipality**, recorded on **January 30, 2009**, as Document No. **386161**, Official Records of Carson City County, Nevada.
16. Resolution No. 2012-R-25 and Interlocal Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated **August 16, 2012**, by and between **Carson City, a Consolidated Municipality of the State of Nevada and the Carson City School District, a Political Subdivision of the State of Nevada**, recorded on **August 23, 2012**, as Document No. **425429**, Official Records of Carson City County, Nevada.
17. Easement for a non-exclusive easement for public utilities, and incidental purposes, granted to **Carson City, a consolidated municipality by Easement Deed**, recorded on **November 21, 2012**, as Document No. **428482**, Official Records of Carson City County, Nevada.
18. A financing statement filed in the office of the County Recorder, showing **Banc of America Public Capital Corp**, as Secured Party, and **Carson City School, Nevada**, as Debtor, recorded on **February 8, 2017**, as Document No. **472276**, Official Records of Carson City County, Nevada.

The Financing Statement has been amended by document, recorded on **February 14, 2017**, as Document No. **472416**, Official Records of Carson City County, Nevada.

NOTE: This report is being issued for information purposes only, no liability assumed.

NOTE: Taxes for the fiscal year **2016-2017**, are currently exempt. (**APN 002-138-17**)

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

**WESTERN TITLE COMPANY RESERVES THE RIGHT TO AMEND THIS PRELIMINARY TITLE REPORT AT ANY TIME.**

\*\*\*\*\*ATTENTION LENDERS\*\*\*\*\*

*THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE PRELIMINARY TITLE REPORT.*

NOTE: A search of the Official Records for the county referenced in the above order number, for the **24** months immediately preceding the date above discloses the following instruments purporting to convey the title to said land:  
**None**

NOTE:

If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this Report, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, 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.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

WESTERN TITLE COMPANY does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

**Legal Description**

All that certain real property situate in Carson City, State of Nevada, described as follows:

**PARCEL 1:**

Lots 4, 5, 6, 7, 8 and 9 in Block 2 as shown on the map of CORBETT ADDITION to Carson City, State of Nevada, recorded on April 30, 1963, in Book 1 of Maps, at Page 188, as File No. 60995, Official Records.

TOGETHER WITH that portion of the abandoned alleyway as described in document entitled "Resolution" recorded on September 11, 1957 in Book 72 Powers, Plats and Miscellaneous Records, at Page 356 as Document No. 15402.

Reference is hereby made to that certain Record of Survey Map No. 319 recorded on January 6, 1969 in Book 2 of Maps at Page 319 as File No. 47222, Official Records and that certain Certificate of Amendment recorded on September 28, 2006 as Document No. 359100, Official Records.

EXCEPTING THEREFROM all that portion of said land conveyed to Carson City, a consolidated municipality by Grant, Bargain, Sale Deed dated November 19, 2012 and recorded on November 21, 2012 as Document No. 428484, Official Records.

**PARCEL 2:**

All of Block 4 of RICE AND PETERS ADDITION, Carson City, Nevada, recorded in the office of the County Recorder of Carson City, State of Nevada in Book 1, at Page 191 as Document No. 61493.

TOGETHER WITH that portion of the abandoned alleyway as described in document entitled "Resolution" recorded on September 11, 1957 in Book 72 Powers, Plats and Miscellaneous Records, at Page 356 as Document No. 15402.

EXCEPTING THEREFROM all that portion of said land conveyed to Carson City, a consolidated municipality by Grant, Bargain, Sale Deed dated November 19, 2012 and recorded on November 21, 2012 as Document No. 428484, Official Records.

Assessor's Parcel Number(s):  
002-138-17

CALIFORNIA LAND TITLE ASSOCIATION  
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:

1. (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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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:

1. 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.
2. 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.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. 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.
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.

### CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

#### EXCLUSIONS

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

1. 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.

2. 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.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are 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.
5. Failure to pay value for Your Title.
6. 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.

- 7. 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.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

## ***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:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 10,000.00 _____
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 5,000.00 _____

## 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 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 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.
- 4. 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 where 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.
- 6. 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.
- 7. 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).

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

Except as provided in Schedule B - Part II, 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:

#### PART I

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:

- 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 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.

## PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

### 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:

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:

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 in 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.
7. Variable exceptions such as taxes, easements, CC&R's, etc. shown here.

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

#### 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 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, 6, 13(c), 13(d), 14 or 16.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 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 Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that 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 an Insured to comply with applicable doing-business laws of the state where 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. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
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.
  10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

## **PRIVACY POLICY**

The Financial Services Modernization Act recently enacted by Congress has brought many changes to the financial services industry, which includes insurance companies and their agents. One of the changes requires Western Title Company, LLC, a Nevada limited liability company, to explain to you how we collect and use customer information.

Western Title Company has always and will continue to adhere to strict standards of confidentiality when it comes to protecting the privacy, accuracy and security of customer information provided to us.

### **PERSONAL INFORMATION WE MAY COLLECT:**

Western Title collects information about you (for instance, your name, address and telephone number), and information about your transaction, including the identity of the real property you are buying or refinancing. We obtain copies of deeds, notes or mortgages that may be involved in the transaction. We may obtain this information directly from you or from the lender, attorney, or real estate broker or agent that you have chosen. When we provide escrow, or settlement services, or mortgage loan servicing, we may obtain your social security number, along with other information from third parties including appraisals, credit reports, land surveys, loan account balances, and sometimes your bank account information in order to facilitate your transaction.

### **HOW WE USE THIS INFORMATION:**

Western Title Company does *NOT* share your information with marketers outside our own family. There is *NO* need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you, your lender or in other ways permitted by law. The privacy law permits some sharing of information without your approval. We may share your information internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control and to provide information to government and law enforcement agencies. Companies within a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

### **HOW WE PROTECT YOUR INFORMATION:**

We restrict access to nonpublic information about you to our employees that need the information to provide products and services to you. We maintain physical, electronic and procedural safeguards that comply with the law to guard your nonpublic information. We reinforce Western Title's privacy policy with our employees.

You do not need to respond to this notice, unless you have concerns about any information we have obtained. You can write us at:

Western Title Company, LLC, a Nevada limited liability company  
Attention: Operations Manager  
P.O. Box 3059  
Reno, NV 89505

Western Title Company, LLC, is an agent for Chicago Title Insurance, Westcor Land Title Insurance Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company, Commonwealth Land Title, and Stewart Title Guaranty Company. You may receive additional Privacy Policy information from these companies.



---

## *Documentation of Property Taxes*

APNs 002-138-17, 002-153-04, 002-153-09, and 002-153-11 are all owned by the Carson City School District and are exempt from property taxes pursuant to NRS 361.065, "Property of school districts and charter schools exempted. All lots, buildings and other school property owned by any legally created school district, the Achievement School District or a charter school within the State and devoted to public school purposes are exempt from taxation."



## Karen E. Downs

---

**From:** Stephen Pottley <SPottley@carson.org>  
**Sent:** Monday, May 15, 2017 4:55 PM  
**To:** Brad Squelch; Guillermo Munoz  
**Cc:** Jerry D. Juarez; Eric Morton  
**Subject:** RE: Right of Way Abandonment - Corbett Street - Pioneer High School Expansion

Brad,

Carson City Public Works supports the abandonment of the right-of-way as you have described. Please print this email and include it with your application for evidence of our support of this abandonment.

Thanks much.

Stephen Pottéy P.E.  
Project Manager, [Development Engineering](#)  
Direct: 775.283.7079  
[spottey@carson.org](mailto:spottey@carson.org)

---

**From:** Brad Squelch [mailto:[bsquelch@manhard.com](mailto:bsquelch@manhard.com)]  
**Sent:** Wednesday, May 10, 2017 10:05 AM  
**To:** Guillermo Munoz; Stephen Pottley  
**Cc:** Jerry D. Juarez; Eric Morton  
**Subject:** Right of Way Abandonment - Corbett Street - Pioneer High School Expansion

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

---

Guillermo –

Per our conversation this morning, attached are two exhibits showing the abandonment area and future parking for the school expansion. As discussed, this is part of Pioneer High School improvements.

Please let me know if you need anything else prior to our meeting on Monday.

Thanks  
Brad

  
Brad Squelch  
Project Manager  
c: 775.381.5214 | o: 775.786.3672  
[manhard.com](mailto:manhard.com)



**EXHIBIT A**

**DESCRIPTION OF**

**PUBLIC ROADWAY ABANDONMENT**

**A PORTION OF CORBETT STREET**

**CARSON CITY, NEVADA**

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

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

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

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

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

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

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

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

Containing 7,524 square feet more or less.

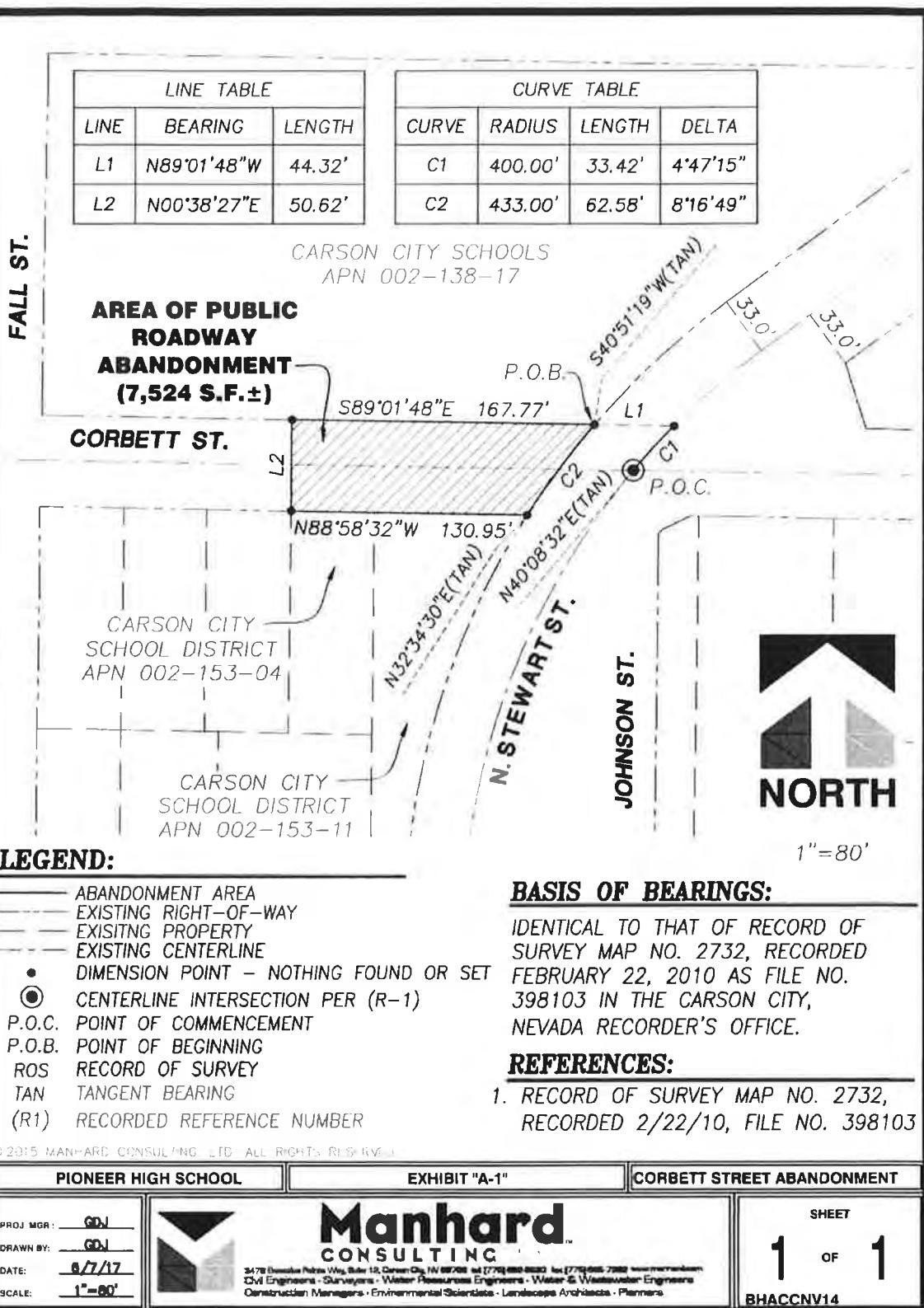
*See Exhibit "A-1" map to accompany legal description, attached hereto and made a part hereof.*

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

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

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





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

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

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

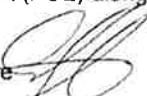
1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

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

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

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

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

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

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

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

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

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

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

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

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

NV Energy Charter Communications Carson City Utilities (will sign during review)	Southwest Gas Corporation AT&T Nevada
--	--

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

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

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

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

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

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

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

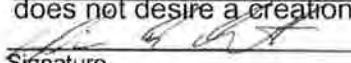
2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility

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

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

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

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

Charter Communications does have a utility in the right of way being abandoned but does not desire a creation of a PUE in the portion of right way that is being abandoned.  
 Diane Albrecht \_\_\_\_\_ Charter Communications \_\_\_\_\_ 6/8/17  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

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

Southwest Gas Corporation  
AT&T Nevada

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

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

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

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

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

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

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

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

 MATT GINTERRICH **NU ENERGY** 6-8-17  
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: Corbett Street - near the intersection of Stewart Street

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

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

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

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

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

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.

Amanda Marcucci \_\_\_\_\_ Amanda Marcucci \_\_\_\_\_ Southwest Gas \_\_\_\_\_ 6/12/17  
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



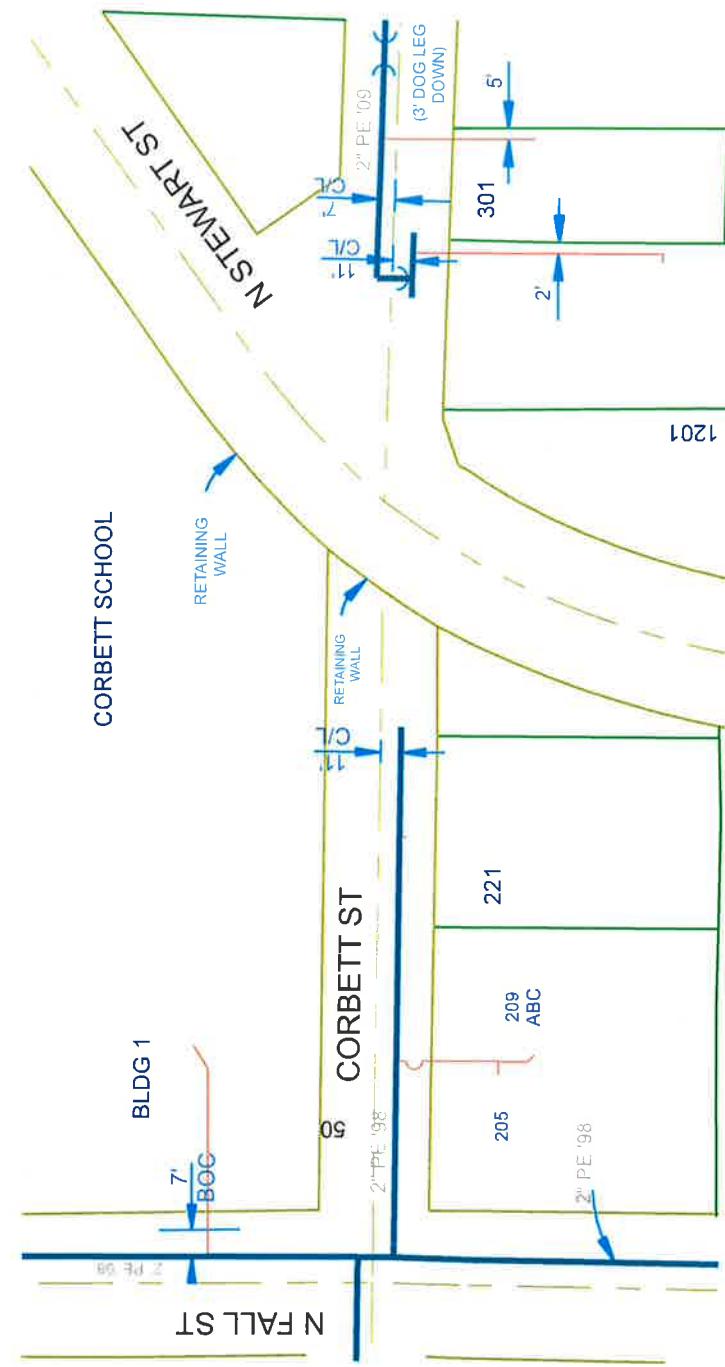
Know what's below.  
Call before you dig.

**PRELIMINARY COPY**

--NOT FOR CONSTRUCTION--  
FOR PRELIMINARY USE ONLY  
DO NOT USE FOR  
LINE LOCATIONS



**SOUTHWEST GAS CORPORATION**



Wednesday, June 14, 2017 - This document is the property of Southwest Gas Corporation ("Southwest Gas") and contains information that is confidential and proprietary. This document may not be copied, distributed or shared in any manner or form without prior written consent from Southwest Gas.  
This document is provided for reference only and is not intended to be used for construction planning or line locating purposes. Please refer to your state's "Call Before You Dig" law before making any excavations. Southwest Gas makes no representations or warranties as to the adequacy, accuracy or completeness of this document or its contents.  
If you have any questions, please contact Southwest Gas Corporation - Engineering Department at 1-775-887-2860.