

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 29, 2019

FILE NUMBER: AB-19-046

AGENDA ITEM: E..7

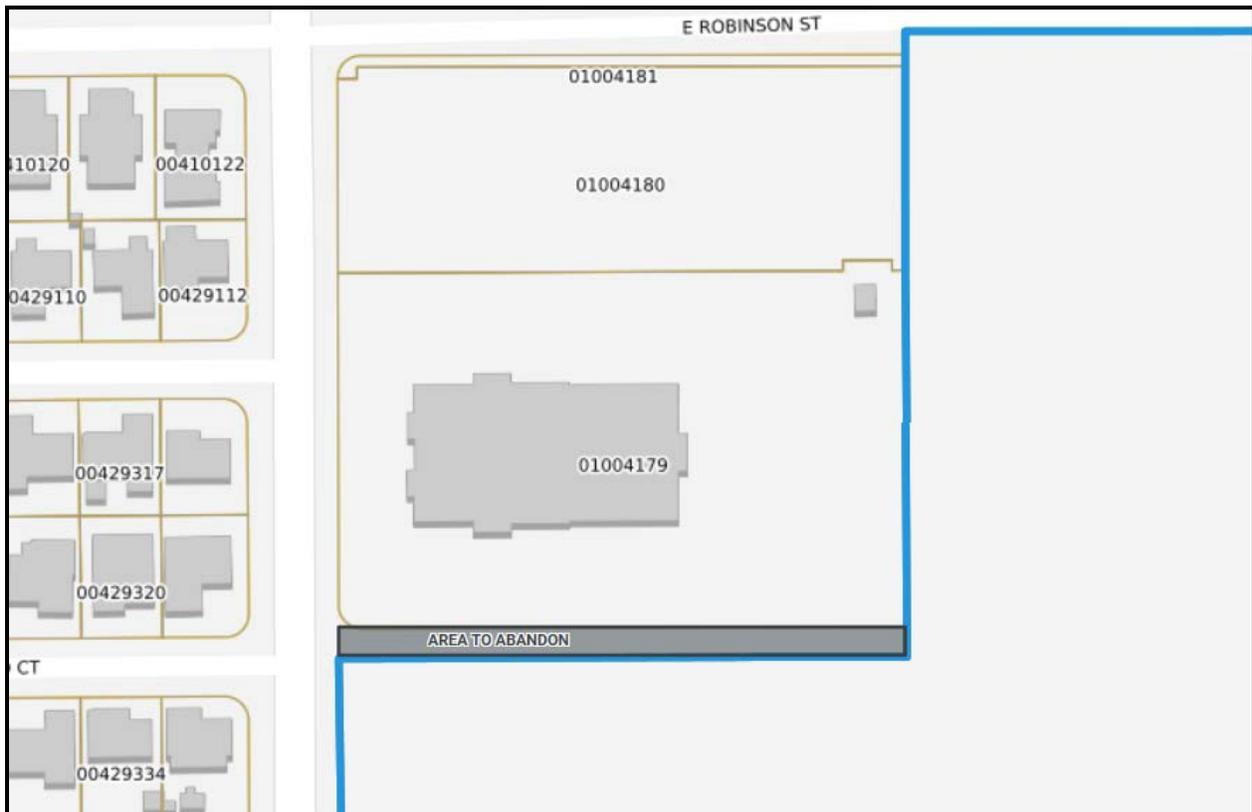
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for an Abandonment of a Public Right-of-Way known as a portion of Pinto Street located east of Saliman Road, and located south of 411 North Saliman Road. (Kathe Green, kgreen@carson.org)

SUMMARY: The applicant is seeking to abandon three sections of unimproved right-of-way and easements known as Pinto Street, an area approximately 50 feet wide by 488 feet long. The area is comprised of a 25 foot wide access easement with a 10 foot wide roadway easement superimposed on it, and a 25 foot City owned right-of-way. If approved, the entire right-of-way area would be abandoned. Per CCMC 17.15, the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.

RECOMMENDED MOTION: "I move to recommend that the Board of Supervisors approve AB-19-046, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials 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 may be rescheduled for the next Planning Commission meeting for further considerations. This Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisor).
3. The land areas abandoned will be reverted to Assessor's Parcel number 010-041-77, as the area to be abandoned originated entirely from this parcel.
4. This item will not be scheduled for review by the Board of Supervisors until the following corrections are received:
 - a. In the first paragraph of Exhibit B the parcel map number is missing and must be added.
 - b. In Exhibit D the line and curve table is missing on the map sheet and must be added.
 - c. The Public Utility Easement (PUE) and Electric easements referenced in Map 2926 (from Map 974 and documents 30389 and 68780) must be retained adjacent to Saliman Road. These must be shown in the exhibits and descriptions.
5. 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: Nevada Revised Statutes (NRS) 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land) and Carson City Municipal Code (CCMC) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way.

Adjacent MASTER PLAN DESIGNATION: Medium Density Residential (MDR) and Mixed Use Residential (MUR)

Adjacent ZONING: Single Family 6,000 (SF6) and Single Family 1 Acre (SF1A)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre (SF1A)/church

SOUTH: Single Family 6,000 (SF6)/vacant

WEST: Single Family 6,000 (SF6)/single family residential

EAST: Single Family 6,000 (SF6)/vacant

PREVIOUS REVIEWS (REGARDING ADJACENT PARCEL 010-041-77, SOUTH OF THE PROPOSED AREA OF ABANDONMENT):

February 22, 2016, TSM-17-005 Blackstone Ranch Phase 1, a 189 single family unit subdivision was recommended for approval by the Planning Commission to the Board of Supervisors.

March 16, 2017, TSM-17-005 Blackstone Ranch Phase 1, a tentative map for a 189 single family unit subdivision was approved by the Board of Supervisors, subject to conditions of approval.

DISCUSSION:

This request is to allow the abandonment of the portion of Pinto Street, located east of Saliman Road, which is in three sections of unimproved right-of-way and easements. It is comprised of a 25 foot wide access easement with a 10 foot wide roadway easement superimposed on it, and a 25 foot wide City owned right-of-way, being an area totaling 50 feet wide and 488 feet long running west to east. The area under review continues east from the eastern side of Saliman Road and is an area of approximately 24,433 square feet, more or less, adjacent to property located south of 411 North Saliman Road and is adjacent to APNs 010-041-77 on the south and 010-041-79 on the north.

The area under review is unimproved and vacant. The research related to the chain of title for this area of proposed abandonment supports that the originating parcel was completely within 010-041-77 (on the south) with no interest coming from parcel 010-041-79 (on the north). Therefore, abandonment of the easements and right-of-way areas are proposed to be reverted in their entirety to parcel 010-041-77 (on the south), rather than half of the area to the parcel to the north and half to the parcel on the south.

NV Energy, Southwest Gas and Charter Communications have indicated they do not have utilities in the public roadway area proposed for abandonment and do not require an easement reservation within the area of abandonment. However, the Engineering Department and NV Energy have requested the continuation of the easements which runs north to south on the eastern side of Saliman Road. A condition of approval states that these easements must be shown on documents for review prior to consideration by the Board of Supervisors of the abandonment of this area.

The documents for the proposed abandonment of the area described as Pinto Street, a total of 50 feet by 488 feet running west to east, starting at the eastern side of Saliman Road and continuing east, have been reviewed by the Carson City Engineering Division. The Engineering Division supports the proposed abandonment, with creation and submission of additional documentation required to complete the abandonment, create the easements and recording of appropriate paperwork, which will be required prior to review by the Board of Supervisors.

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

With the recommended conditions of approval and if it is determined that based on the findings of fact the public will not be materially injured by the proposed vacation, it is recommended that the Planning Commission make a recommendation to the Board of Supervisors for approval of AB-19-046.

The Engineering Division has provided detail regarding the Chain of Title for this location as follows: Parcel 678 for Eva Lompa produced two parcels and created the Pinto Drive right-of-way (to the east of Saliman Road). The right-of-way (under review) was taken from the larger parcel south of the right-of-way, (shown as) parcel D on the map, and shown as 25 feet wide. This map also created a 10 foot wide access and public utility easement (PUE) easement south of the right-of-way.

Parcel map 975 for Eva Lompa created a 25 foot wide access easement to the south of the right-of-way, over the existing 10 foot access and PUE easement.

Overlapping PUE and Electric easements were also created via Map 974 and documents 30389 and 68780. These were subsequently shown on Map 2926.

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

It is noted once the public right-of-way property reverts to the adjacent parcel to the south the property owner(s) will be responsible for any increased taxes due on the adjusted (increased) acreage.

PUBLIC COMMENTS: A public notice was sent by certified mail to the adjacent property owners per Nevada Revised States on May 10, 2019. At the writing of this report, there have been no comments received in opposition or support of the proposed abandonment.

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

Engineering Division: The Engineering Division recommends APPROVAL of the proposed abandonment, and recommends the following conditions of approval:

- In the first paragraph of Exhibit B, the parcel map number is missing and must be added.
- In Exhibit D the line and curve table is missing on the map sheet and must be added.
- A PUE and Electric easements referenced in Map 2926 (from Map 974 and documents 30389 and 68780) must be retained adjacent to Saliman Road. These must be shown in the exhibits and descriptions.

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

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

Per the information provided by the applicant, the adjacent property owners will not be damaged by this abandonment application, nor will the public be materially injured by the abandonment. The area under review is an unimproved location.

The public will not be materially injured by the proposed abandonment of the easements and right-of-way areas. There will be no landlocked parcels created as a result of the proposed abandonment.

In addition, there is a public utility and electric easements required in the area being abandoned, adjacent to Saliman Road running north to south, which will need to be created/retained and shown on the submitted plans.

2. What is the history regarding the street being 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 Carson City ever paid for the right-of-way in question. Parcel 678 for Eva Lompa produced two parcels and created the Pinto Street right-of-way, an area to the east of Saliman Road. The right-of-way under review was taken from the larger parcel south of the right-of-way, shown as parcel D on the map, and shown as 25 feet wide. 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.

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

There is no parking or improvements of any kind in the area of the proposed abandonment. It is noted that a tentative map has been approved in this vicinity. However, no negative impact to the site or area is anticipated as a result of an approval of the request to abandon this unimproved area of right-of-way.

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

All easements are to be vacated with the exception of the public utility and electric easements which will need to be created/retained along the frontage of Saliman Road, per the condition of approval listed previously. The utility companies have stated they do not have utilities in the area under review, but do want to retain the easements running north to south on the eastern frontage portion of Saliman Road adjacent to the area under review. No other public utility easements are located in the portion of Pinto Street to be abandoned. Nevada Energy, Charter Communication and Southwest Gas have indicated they do not have other utilities in the public roadway area proposed for abandonment and do not want an easement reservation. However, the Carson City Engineering Division has reviewed the submitted documents and states that the easements will need to continue along the eastern side of Saliman Road and will need to be created/retained/reserved and continued along this right-of-way area. The Carson City Engineering Division supports the request to abandon this unimproved area of public right-of-way and easements. The documents to support the abandonment will need to be recorded if the request is approved.

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

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

Attachments:

Engineering Division comments
Draft Order of Abandonment
Application (AB-19-046)

DATE: 5/20/2019
TO: Hope Sullivan – Planning Division
FROM: Rory Hogen, E.I. – Development Engineering Division

RE: AB-19-046 Pinto St abandonment east of Saliman Rd. for RD Lompa, LLC. In
apn 10-041-77
Engineering Division 1st Submittal Review Comments

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

RECOMMENDATION:

The Engineering Division recommends APPROVAL of the proposed abandonment, and recommends the following conditions of approval:

- In the first paragraph of Exhibit B the parcel map number is missing and must be added.
- In Exhibit D the line and curve table is missing on the map sheet and must be added.
- The PUE and Electric easements referenced in Map 2926 (from Map 974 and documents 30389 and 68780) must be retained adjacent to Saliman Rd. These must be shown in the exhibits and descriptions.

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

1. Will the abandonment result in material injury to the public?
The right-of-way is currently undeveloped and is not needed for the transportation network.
2. What is the history regarding the street being dedicated or not (chain of title)?
 - Parcel map 678 for Eva Lompa produced 2 parcels and created the Pinto Dr right-of-way. The right of way was taken from the larger parcel south of the right of way, parcel D on the map, and shown as 25 feet wide. This map also created a 10 foot wide access and PUE easement south of the right-of-way.
 - Parcel map 975 for Eva Lompa created a 25 foot wide access easement to the south of the right-of-way, over the existing 10 foot access and PUE easement
 - Overlapping PUE and Electric easements were also created via Map 974 and documents 30389 and 68780, these were subsequently shown on map 2926.
 - There are no records indicating that the City ever paid for the right of way.

3. What should the reasonable consideration be if the street was not dedicated?
Development Engineering has no comment on this finding.
4. If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?
Development Engineering has no comment on this finding.
5. What is the applicability of the parking value analysis applied to this request?
The right of way is undeveloped and has no parking value.
6. Should utility easements be reserved, continued or vacated?
All easements are to be vacated with the exception of a 10 foot PUE which is to be retained along the frontage of Saliman Rd, per the above condition of approval.
7. Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?
See above.

APN(s): 010-041-77 and 010-041-79

AN ORDER ABANDONING ENTIRELY A PUBLIC RIGHT-OF-WAY AND EASEMENTS KNOWN AS A PORTION OF PINTO STREET, IN THREE SECTIONS OF UNIMPROVED RIGHT-OF-WAY AND EASEMENTS: A 25 FEET WIDE ACCESS EASMENT WITH A 10 FEET WIDE ROADWAY EASEMENT SUPERIMPOSED ON IT, AS WELL AS A 25 FEET CARSON CITY OWNED RIGHT-OF-WAY SOUTH OF 411 N. SALIMAN ROAD, EAST OF SALIMAN ROAD ROADWAY, AND RUNNING WEST TO EAST, BEING APPROXIMATELY 50 FEET WIDE BY 488 FEET LONG, APPROXIMATELY 24,433 SQUARE FEET, MORE OR LESS, LOCATED EASTERLY OF THE RIGHT-OF-WAY OF SALIMAN ROAD AND SOUTH OF ASSESSOR'S PARCEL NUMBER 010-041-79 AND ADJACENT TO AND WITHIN ASSESSOR'S PARCEL NUMBER 010-041-77. IT WAS CREATED BY PARCEL MAP 678 FOR EVA LOMPA WHICH PRODUCED TWO PARCELS AND CREATED THE PINTO STREET RIGHT-OF-WAY. THE RIGHT-OF-WAY WAS TAKEN FROM THE LARGER PARCEL SOUTH OF THE RIGHT-OF-WAY, PARCEL D ON THE MAP, AND SHOWN AS 25 FEET WIDE. THIS MAP ALSO CREATED A 10 FEET WIDE ACCESS AND PUBLIC UTILITY EASEMENT SOUTH OF THE RIGHT-OF-WAY. PARCEL MAP 975 FOR EVA LOMPA CREATED A 25 FEET WIDE ACCESS EASEMENT TO THE SOUTH OF THE RIGHT-OF WAY, OVER THE EXISTING 10 FEET ACCESS AND PUBLIC UTILITY EASEMENT. OVERLAPPING PUBLIC UTILITY EASEMENTS AND ELECTRIC EASEMENTS WERE ALSO CREATED VIA MAP 974 AND DOCUMENTS 30389 AND 68780. THESE WERE SUBSEQUENTLY SHOWN ON MAP 2926. THE PARCEL IS LOCATED WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.M., CARSON CITY, STATE OF NEVADA, ON PROPERTIES LOCATED ADJACENT TO 411 NORTH SALIMAN ROAD, AND EAST OF SALIMAN ROAD, ASSESSOR'S PARCEL NUMBERS 010-041-77 AND 010-041-79, IN CARSON CITY, NEVADA.

WHEREAS, on April 10, 2019, Odyssey Engineering, Inc. duly filed a written application seeking vacation and abandonment of a portion of Pinto Street in three sections of unimproved right-of-way and easements; a 25 feet wide access easement with a 10 feet wide roadway easement superimposed on it, as well as a 25 feet Carson City owned right-of-way, south of 411 N. Saliman Road, east of Saliman Road roadway and running west to east , being approximately 50 feet wide

by 488 feet long, approximately 24,433 square feet, more or less, located south of 411 North Saliman Road, east of Saliman Road roadway and running west to east, within a portion of the Northwest 1/4 of Section 16, Township 15 North, Range 20 East M.D.B.M, Carson City, Nevada, adjacent to APN(s) 010-041-77 and 010-041-79, in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on May 29, 2019. At the public hearing testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way, access easement and roadway easement and to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of _____ 2019, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit "A" of written description of the 25 foot wide access easement abandonment, Exhibit "B" of written description of the 10 foot wide roadway easement abandonment, Exhibit "C" of written description of the Pinto Street abandonment, with maps for Exhibit "A" shown as the Exhibits "A-1" and "A-2", maps for Exhibit "B" shown as Exhibits "B-1" and "B-2", maps for Exhibit

C shown as Exhibits "C-1" and "C-2", resultant parcels are described on Exhibit "D" and shown on map Exhibit "D-1", and the attached utility statements are shown as Exhibit(s) "E".

NOW, THEREFORE, the Board of Supervisors hereby orders:

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

ORDERED this ____ day of _____, 2019, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

Carson City Planning Division 108 E. Proctor Street, Carson City, NV 89701 Phone: (775) 887-2180 Email: planning@carson.org	
FILE # AB - 18 -	
APPLICANT	PHONE #
Odyssey Engineering, Inc.	775-236-0543
MAILING ADDRESS, CITY, STATE, ZIP	
895 Roberta Lane, Suite 104, Sparks, NV, 89431	
EMAIL ADDRESS	
justin@odysseyreno.com	
PROPERTY OWNER	PHONE #
RD Lompa, LLC	775-823-3788
MAILING ADDRESS, CITY, STATE, ZIP	
985 Damonte Ranch Pkwy, Suite 140, Reno, NV, 89521	
EMAIL ADDRESS	
bobbie@ryderhomes.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Justin Moore, PLS	775-236-0543
MAILING ADDRESS, CITY, STATE, ZIP	
895 Roberta Lane, Suite 104, Sparks, NV, 89431	
EMAIL ADDRESS	
justin@odysseyreno.com	
Project's Assessor Parcel Number(s):	Street Address
010-041-77	E. Fifth Street / S. Saliman Road

FOR OFFICE USE ONLY:

CCMC 17.15

ABANDONMENT OF PUBLIC RIGHT-OF-WAY

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

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

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

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

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

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

The requested abandonment consists of a 25 foot wide access easement per Parcel Map No. 974 and further shown on Parcel Map No. 975, a 10 foot wide roadway easement as shown on Parcel Map No. 678, and a 25 foot wide dedicated strip of land named Pinto Street, dedicated to Carson City per Parcel Map No. 678. The entire corridor is a vacant, unimproved strip of land. The applicant intends to construct a residential development that will provide alternate dedicated right of way for access.

PROPERTY OWNER'S AFFIDAVIT

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

Signature: [Signature] Address: 985 Damonte Ranch Pkwy, Suite 140, Reno, NV, 89521 Date: 2.14.2019

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

STATE OF NEVADA)
 COUNTY of Washoe)

On February 14, 2019, Ned Jay Ryder, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
 Notary Public

BOBBIE MERRIGAN
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 01-69506-2 Expires June 1, 2021

REASONS FOR PETITIONING FOR ABANDONMENT

The requested abandonment consists of a 10 foot wide roadway easement granted per Parcel Map No 678, a 25 foot wide dedicated strip of land named Pinto Street granted to Carson City per said Parcel Map No. 678, and a 25 foot wide access easement as shown on Parcel Map No. 974.

The applicant intends to construct a residential development on this parcel which provides dedicated public right of way to N. Saliman Road and E. Robinson Street as shown on the approved Tentative Map (TSM-17-005) included within this application.

There is only one adjacent property owner to the north, who is a church, in which they utilize private driveways from N. Saliman Road to access their private property. Furthermore, the church has a 6 foot tall block wall along their southerly boundary line that restricts any potential use.

There will be no material injury to the public as these existing access easement's and dedicated right of way do not offer connectivity to adjacent parcels nor is it currently being utilized by the public.



Carson City Municipal Code Section 17.15.010

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

ANSWER: No, currently the 50 foot strip of land is vacant, unimproved, and existing fences prevent the access of the public and adjacent property owners from any use and enjoyment. RD Lompa, LLC., has submitted a Tentative Map to Carson City (TSM-17-005) which depicts future dedicated roadways, sidewalk improvements, and traffic/pedestrian safety controls.

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

ANSWER: This abandonment application consists of two separate access easements and one dedicated right of way. (i) 25 foot wide access easement granted per Parcel Map No. 974 and further shown on Parcel Map No. 975, (ii) 10 foot wide roadway easement as granted per Parcel Map No. 678, and (iii) 25 foot wide strip of land, designated as Pinto Street and offered for dedication to Carson City per Parcel Map No. 678, and further accepted for dedication by Carson City within Document No. 82033, recorded August 31, 1978, in Book 3, Page 678, Official Records of Carson City. All stated easements and right of ways as part of this abandonment are contiguous and in total comprise of a strip of land being 50 feet in width and approximately 488 feet in length (+/-24,433 square feet).

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

ANSWER: Within our abandonment application there are two access easements we are requesting to be abandoned. These easements were granted 41 years ago and as of today they have not been improved, utilized, nor offer connectivity to any adjacent parcels. The dedicated roadway of Pinto Street and the two access easements per Parcel Map No's 678 and 974 should be considered irrelevant and any future plans that were associated with this extension of Pinto are no longer appropriate.

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

ANSWER: Currently and historically the public does not and has not benefitted from the existing easements and half width Pinto Street. This offer of abandonment would ultimately benefit the public by residential improvements that offer traffic and pedestrian safety controls as depicted within the Carson City approved Tentative Map (TSM-17-005). This abandonment would also give Carson City Public Works an opportunity to address and eliminate a looming dedication that will most likely never be improved.

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

ANSWER: Does not apply to this application

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

ANSWER: Currently there no public utilities that would be affected by this abandonment. Existing public utility easements that run in a northerly/southerly direction along N. Saliman Road will remain. Additional easements maybe granted within the recordation of the Final Tract Map, but at this time the applicate requests that no new easement restrictions be placed on, over or across the requested abandonment area.

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

ANSWER: Yes, this application for Public Right of Way Abandonment is per the request of this board. Nevada Revised Statue provides for the applicant to relinquish easements on the Final Tract Map. It is by the request of Carson City Public Works that we are filing this abandonment by separate document.

STATEMENT OF JUSTIFICATION FOR ABANDONMENT

This request for abandonment consists of: (i) 25 foot wide access easement granted per Parcel Map No. 974 and further shown on Parcel Map No. 975, (ii) 10 foot wide roadway easement as granted per Parcel Map No. 678, and (iii) 25 foot wide strip of land, designated as Pinto Street and offered for dedication to Carson City per Parcel Map No. 678, and further accepted for dedication by Carson City within Document No. 82033, recorded August 31, 1978, in Book 3, Page 678, Official Records of Carson City. All stated easements and right of ways as part of this abandonment are contiguous and in total comprise of a strip of land being 50 feet in width and approximately 488 feet in length (+/-24,433 square feet).

The presumed intent of these easements and right of way are to offer access off N. Saliman Road as an extension of Pinto Street, however construction of the roadway and total acceptance of the full width dedication never materialized. Currently this 50 foot strip of land is vacant, unimproved, and existing fences prevent the access of the public and adjacent property owners from any use and enjoyment.

There is only one adjacent property owner to the north, which is a church, and they utilize private driveways to access N. Saliman Road a public thoroughfare. The church also has a 6 foot tall, block wall around the perimeter of their property restricting themselves from any current or future use of this potential access.

There will be zero material injury to the public nor adjacent land owners as these access easements and dedicated right of way do not offer connectivity to any adjacent parcels, nor public services. RD Lompa, LLC., has submitted to Carson City a Tentative Map (TSM-17-005), which has been approved and provided within this application, which offers ingress/egress through public right of way to N. Saliman Road as well as E. Robinson Street. This will be a benefit to the public as this residential project will offer improved roadways and sidewalks, traffic and pedestrian safety controls.

EXHIBIT A
LAND DESCRIPTION FOR
25' WIDE ACCESS EASEMENT ABANDONMENT

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Base Meridian, Carson City, State of Nevada, being a 25 foot wide access easement granted and shown on Parcel Map No. 974, recorded June 27, 1983, in Book 4, on Page 974, and being further depicted within Parcel A1 as shown on Parcel Map No. 2926, recorded October 6, 2017, in Book 10, on Page 2926, both plats being Official Records of Carson City, Nevada, and being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel A1, said point also being coincident with the easterly right of way of North Saliman Road as shown on said Parcel Map No. 2926;

THENCE easterly coincident with the northerly line of said Parcel A1, South 89°49'41" East, 487.69 feet (South 89°51'26" East, 487.34 per said Parcel Map No. 974);

THENCE southerly departing said northerly line, South 00°10'19" West, 25.00 feet;

THENCE North 89°49'41" West, 487.69 feet to a point coincident with the westerly line of aforesaid Parcel A1;

THENCE northerly coincident with said westerly line, North 00°10'19" East, 25.00 feet to the **POINT OF BEGINNING** and end of this description.

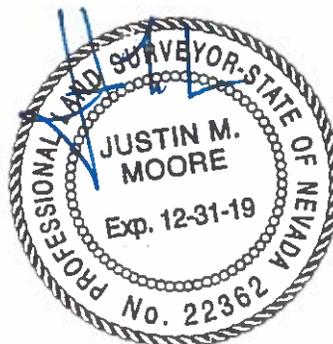
Containing 12,192 square feet of land, more or less.

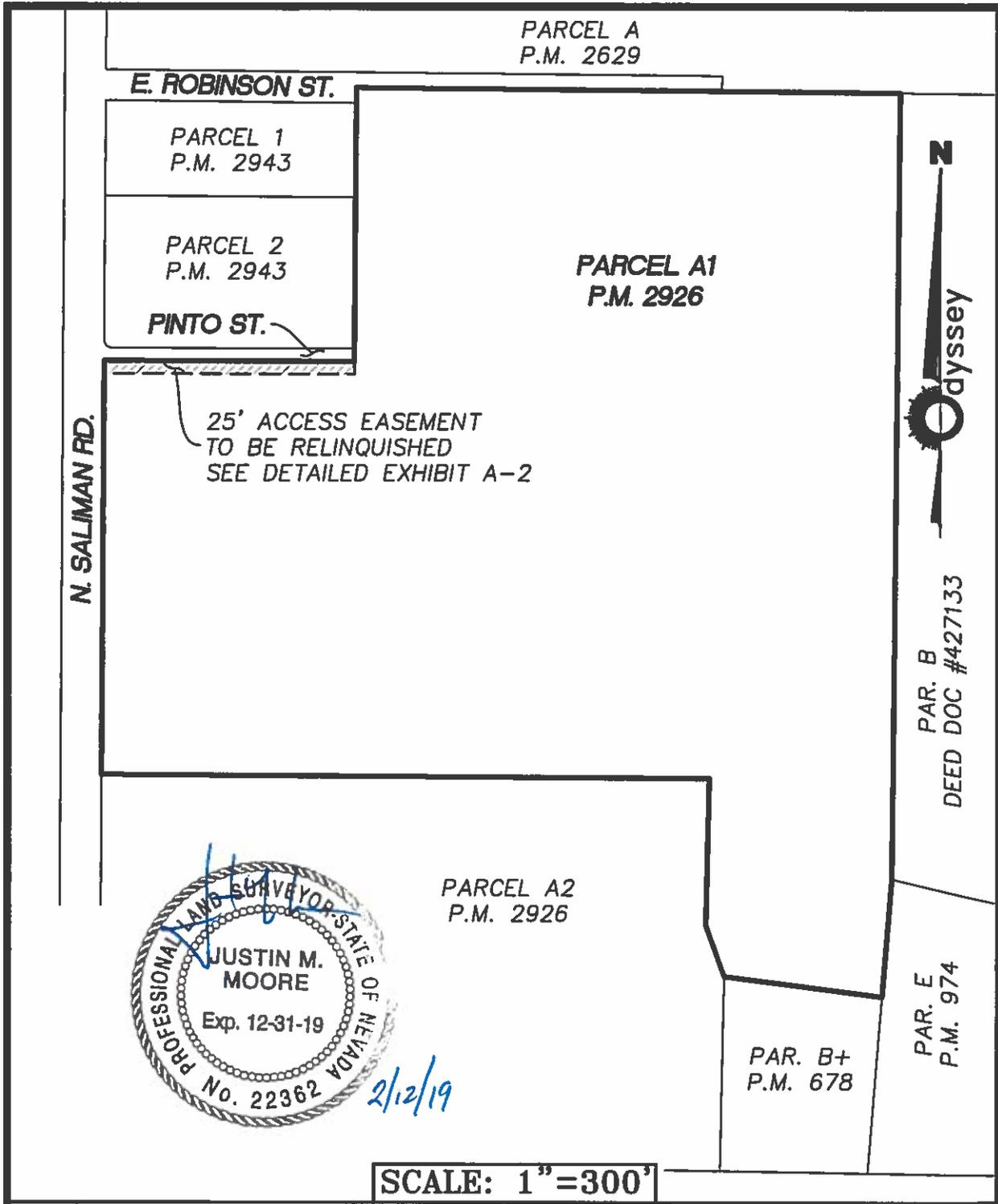
SEE EXHIBIT'S A-1 and A-2 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is based on the Nevada State Plane Coordinate System of 1983, West Zone, NAD 83/94.

Prepared By:

ODYSSEY ENGINEERING, INC.
Justin M. Moore, P.L.S.
Nevada Certificate No. 22362
895 Roberta Lane, Suite 104,
Sparks, NV 89431





 <p>EXHIBIT A-1</p> <p>ENGINEERING INCORPORATED</p> <p>WWW.ODYSSEY-CIVIL-ENGINEERING.COM 895 ROBERTA LANE, SUITE 104 SPARKS, NV 89431 (775)359-3303</p> <p>DRAWN DATE: 12/10/18</p>	<p>ABANDONMENT</p> <p>25' ACCESS EASEMENT</p> <p>BEING A PORTION OF PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926 SITUATE WITHIN THE NW 1/4 OF SECTION 16, T.15N., R.20E., M.D.M.</p> <p>CARSON CITY NEVADA</p>
--	--

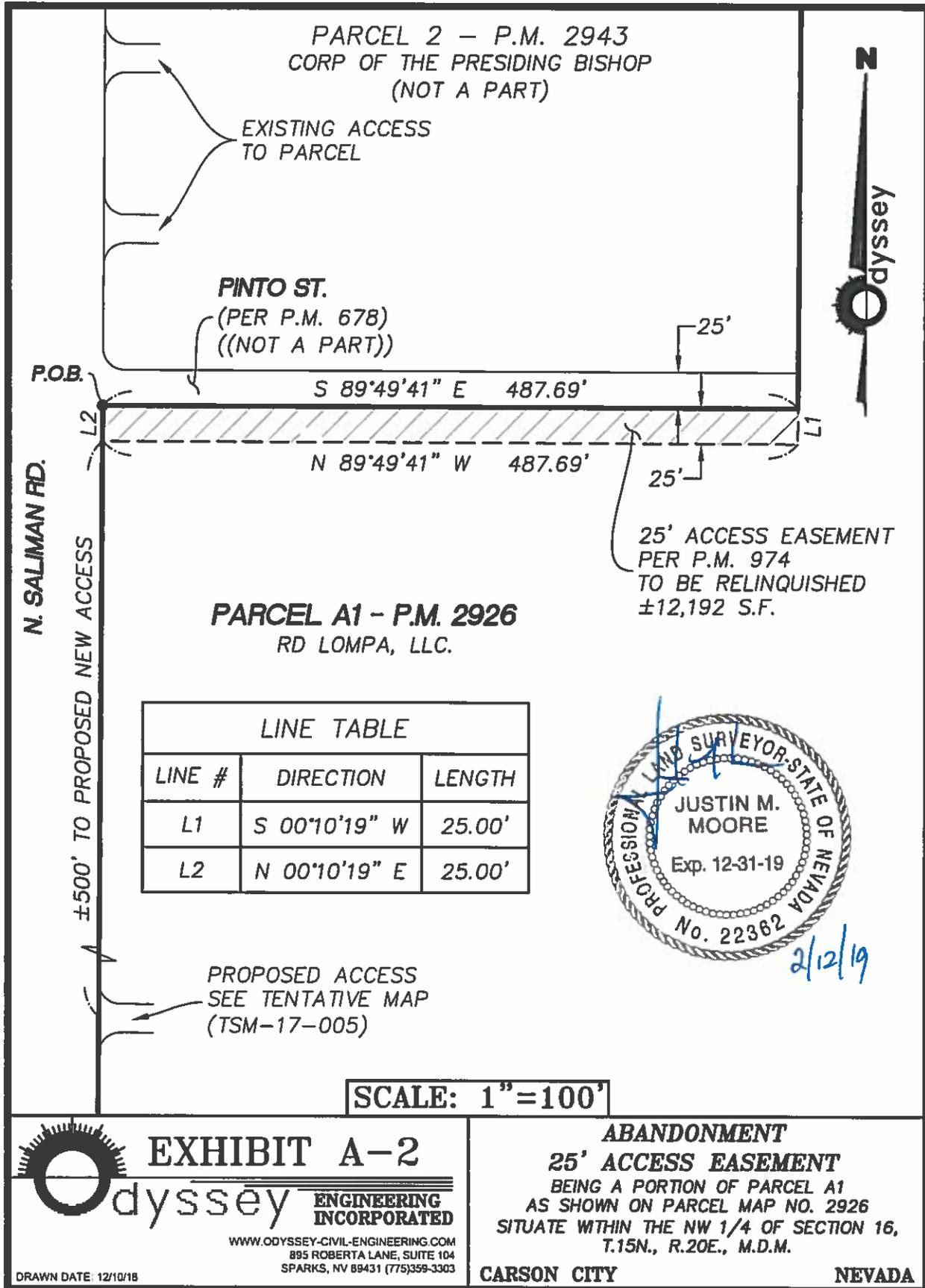


EXHIBIT B
LAND DESCRIPTION FOR
10' WIDE ROADWAY EASEMENT ABANDONMENT

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Base Meridian, Carson City, State of Nevada, being a 10 foot wide roadway and public utility easement granted and shown on Parcel Map No. , recorded August 21, 1978, in Book 3 of Maps, on Page 678, as File No. 82033, and being further depicted within Parcel A1 as shown on Parcel Map No. 2926, recorded October 6, 2017, in Book 10, on Page 2926, both plats being Official Records of Carson City, Nevada, and being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel A1, said point also being coincident with the easterly right of way of North Saliman Road as shown on said Parcel Map No. 2926;

THENCE easterly coincident with the northerly line of said Parcel A1, South 89°49'41" East, 487.69 feet (South 89°51'26" East, 487.34 per said Parcel Map No. 678);

THENCE southerly departing said northerly line, South 00°10'19" West, 10.00 feet;

THENCE North 89°49'41" West, 487.69 feet to a point coincident with the westerly line of aforesaid Parcel A1;

THENCE northerly coincident with said westerly line, North 00°10'19" East, 10.00 feet to the **POINT OF BEGINNING** and end of this description.

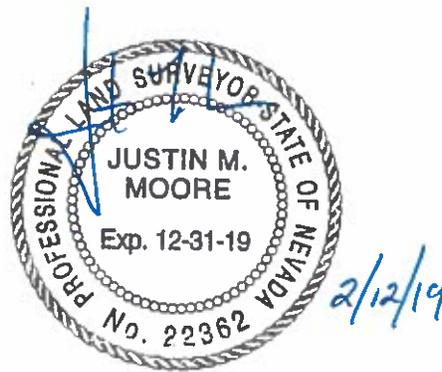
Containing 4,877 square feet of land, more or less.

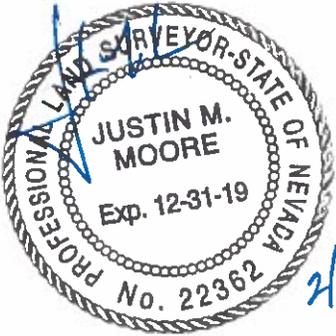
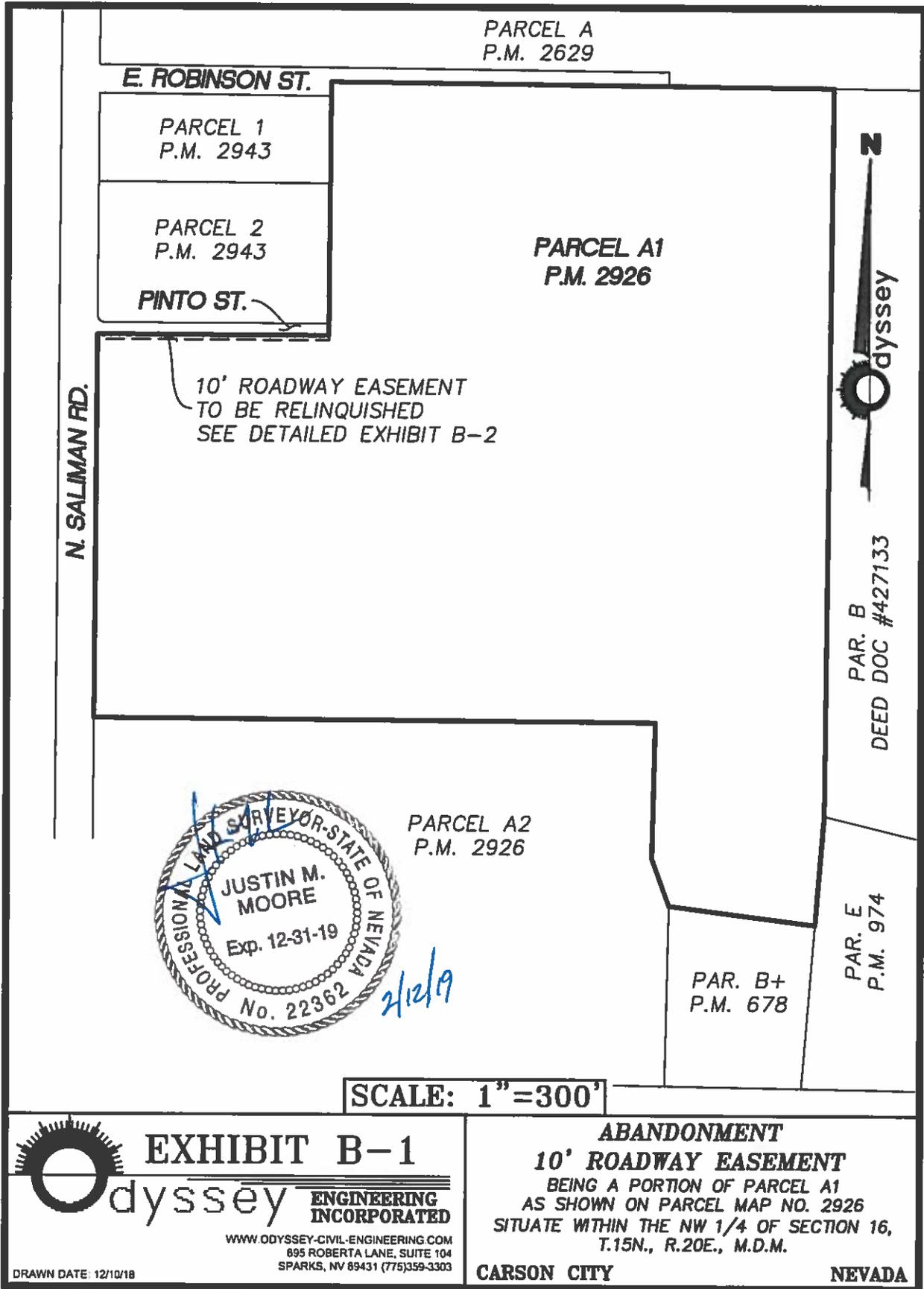
SEE EXHIBIT'S B-1 and B-2 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is based on the Nevada State Plane Coordinate System of 1983, West Zone, NAD 83/94.

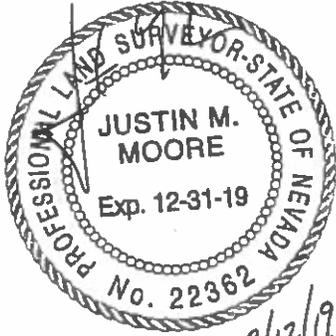
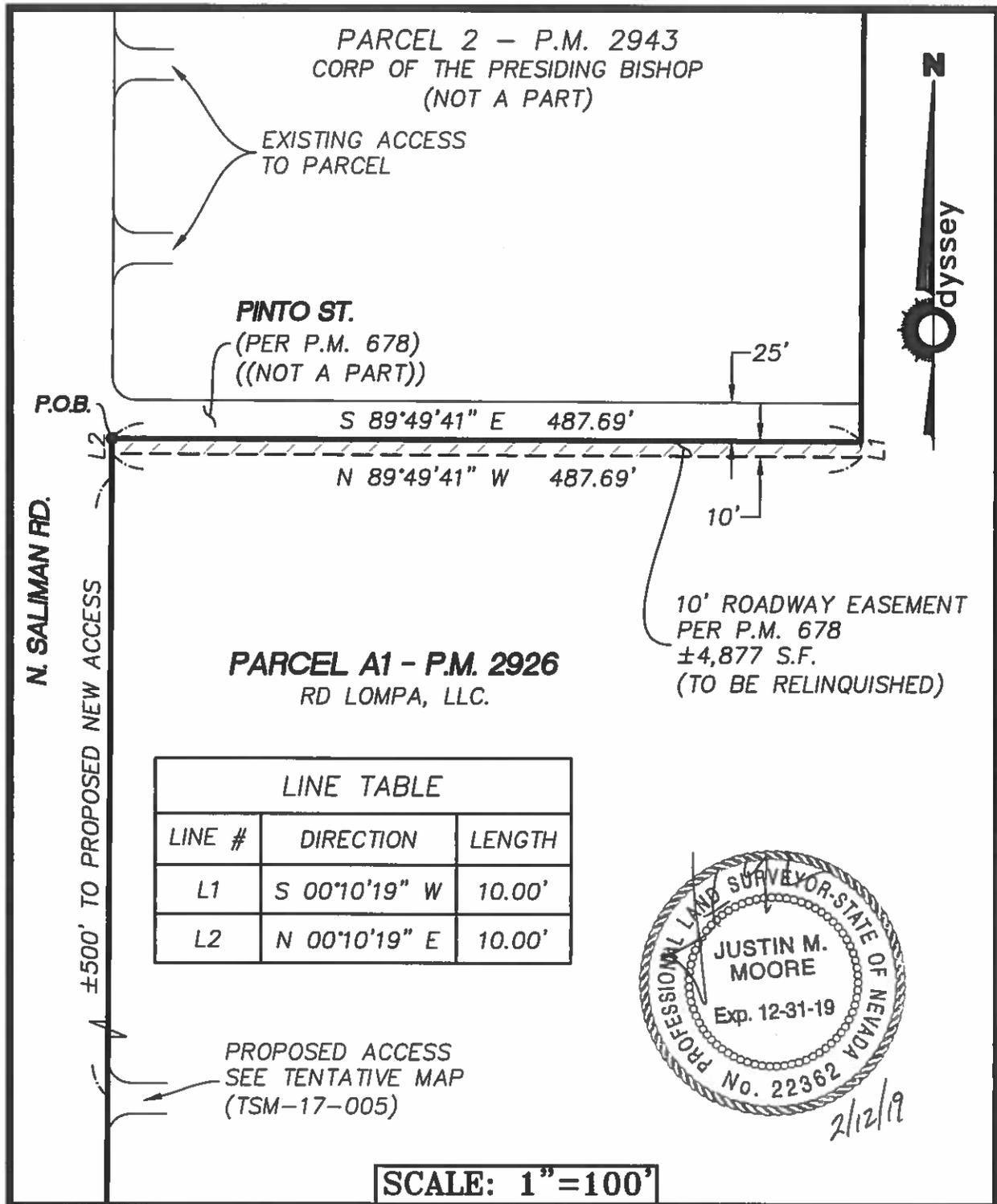
Prepared By:

ODYSSEY ENGINEERING, INC.
Justin M. Moore, P.L.S.
Nevada Certificate No. 22362
895 Roberta Lane, Suite 104,
Sparks, NV 89431





2/12/19



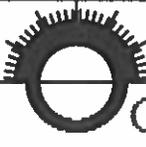
 <p>EXHIBIT B-2</p> <p>odyssey ENGINEERING INCORPORATED</p> <p>WWW.ODYSSEY-CIVIL-ENGINEERING.COM 895 ROBERTA LANE, SUITE 104 SPARKS, NV 89431 (775)359-3303</p> <p>DRAWN DATE: 12/10/18</p>	<p>ABANDONMENT 10' ROADWAY EASEMENT BEING A PORTION OF PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926 SITUATE WITHIN THE NW 1/4 OF SECTION 16, T.15N., R.20E., M.D.M.</p> <p>CARSON CITY NEVADA</p>
--	--

EXHIBIT C
LAND DESCRIPTION FOR
PINTO STREET ABANDONMENT

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Base Meridian, Carson City, State of Nevada, being a 25 foot wide right of way dedication, designated as Pinto Street as shown on Parcel Map No. 678, recorded August 21, 1978, in Book 3 of Maps, on Page 678, as File No. 82033, and being accepted for dedication per Dedication Document recorded August 31, 1978, in Book 238 of Official Records, on Page 517, both documents being Official Records of Carson City, Nevada, and being more particularly described as follows:

BEGINNING at the southwest corner of said Pinto Street as shown on said Parcel Map No. 678;

THENCE northerly coincident with the easterly right of way of Saliman Road, as shown on said Parcel Map No. 678, North 00°20'52" East, 40.05 feet (North 00°19'46" East per said Parcel Map No. 678) to the beginning of a non-tangent curve to the left, concave northeasterly, having a 15.00 foot radius, from which a radial line bears South 89°38'29" East to the radius point;

THENCE southeasterly coincident with the northerly right of way of aforesaid Pinto Street, 23.61 feet along the arc of said curve, through a central angle of 90°11'12" to a point of tangency;

THENCE easterly coincident with said northerly right of way, South 89°49'41" East, 472.65 feet (North 89°51'26" East, 472.29 feet per aforesaid Parcel Map No. 678) to the northeast corner of aforesaid Pinto Street;

THENCE southerly coincident with the easterly right of way of said Pinto Street, South 00°21'31" West, 25.00 feet (South 00°19'46" East per said Parcel Map No. 678) to the southeast corner of said Pinto Street;

THENCE westerly coincident with the southerly line of said Pinto Street, North 89°49'41" West, 487.69 feet (South 89°51'26" West, 487.34 feet per said Parcel Map No. 678) to the **POINT OF BEGINNING** and end of this description.

Containing 12,241 square feet of land, more or less.

SEE EXHIBIT'S C-1 and C-2 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is based on the Nevada State Plane Coordinate System of 1983, West Zone, NAD 83/94.

Prepared By:

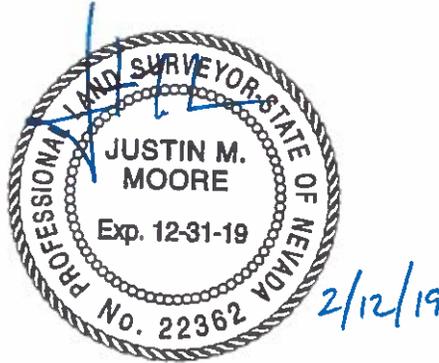
ODYSSEY ENGINEERING, INC.

Justin M. Moore, P.L.S.

Nevada Certificate No. 22362

895 Roberta Lane, Suite 104,

Sparks, NV 89431



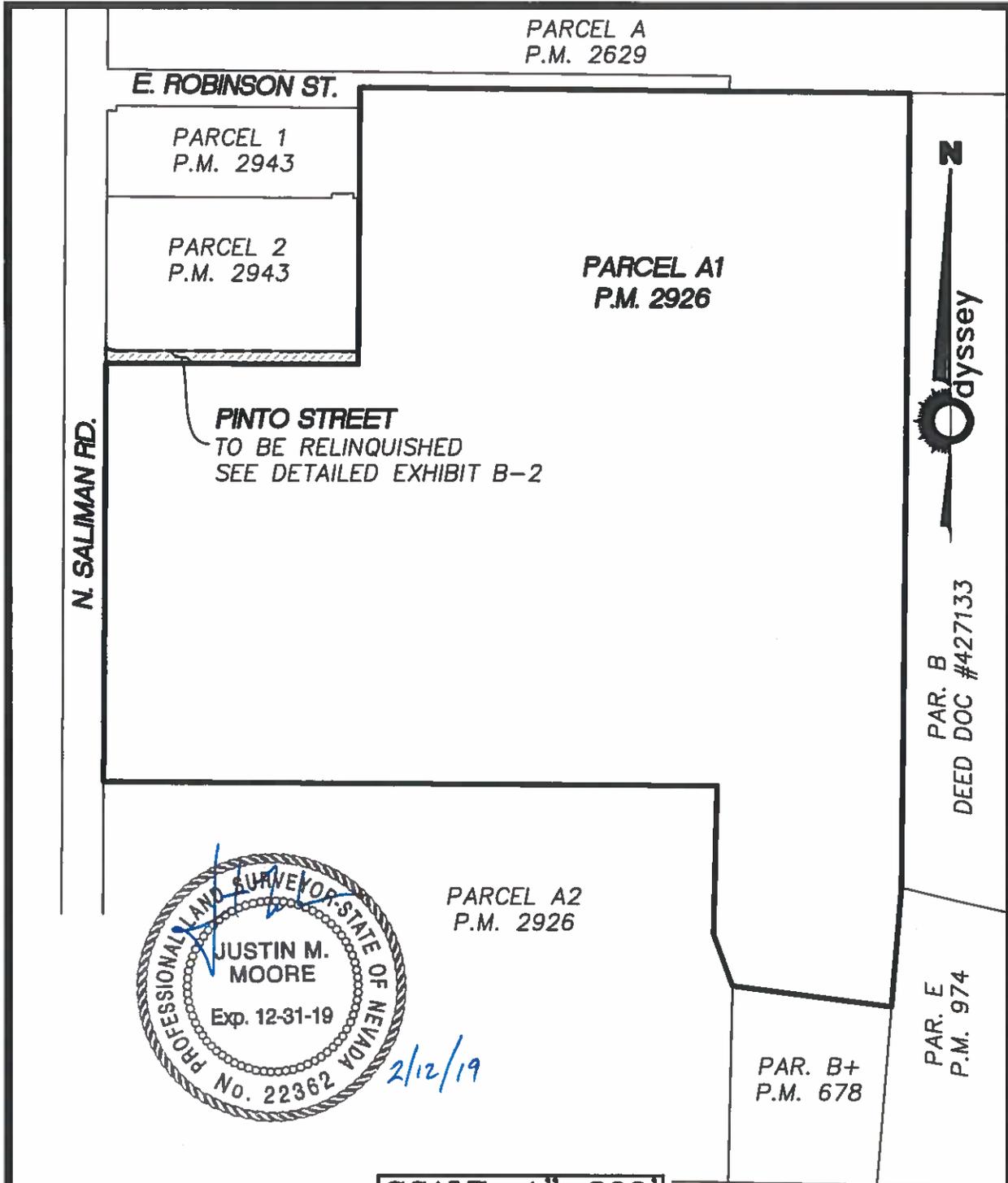


EXHIBIT C-1

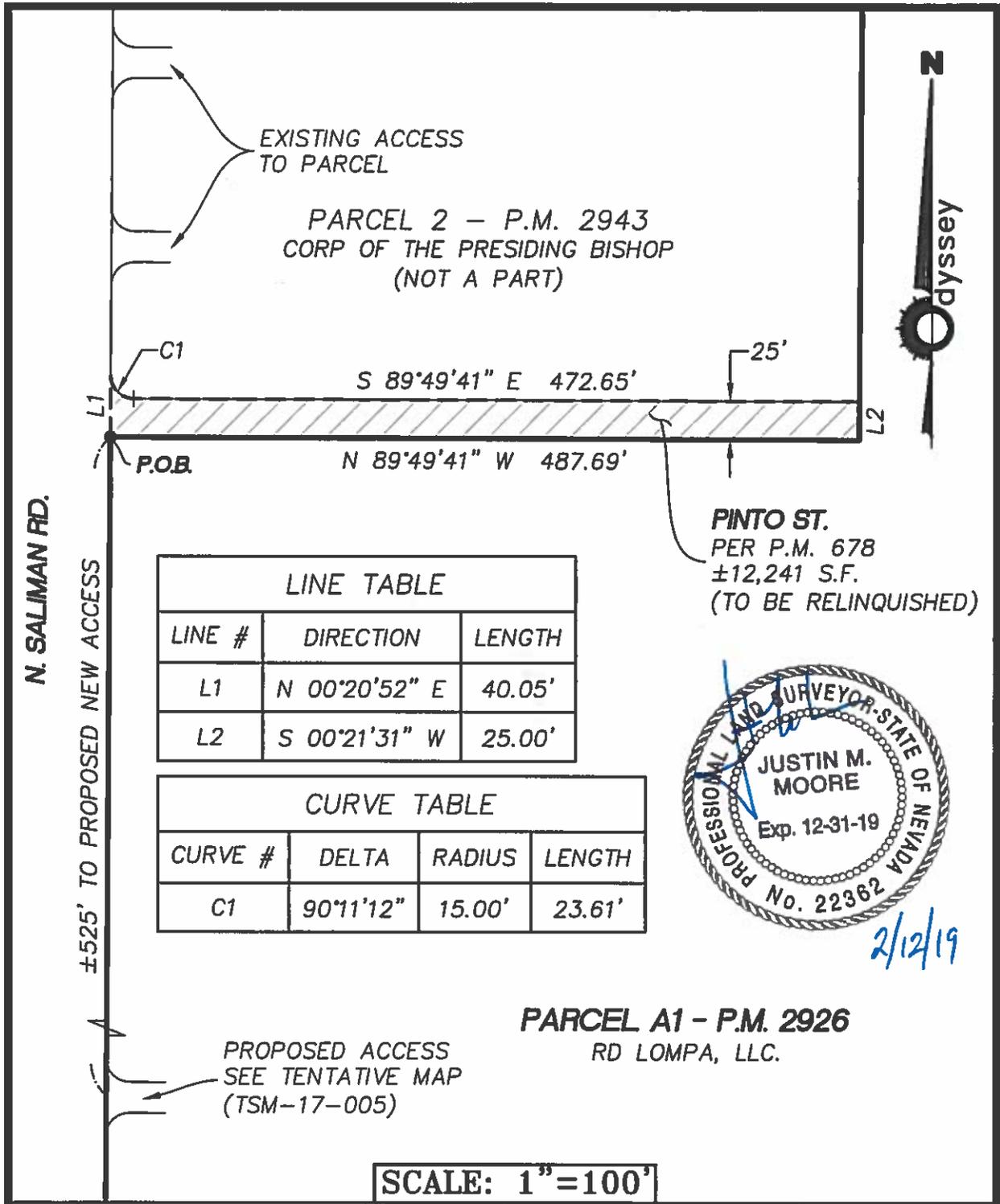
Odyssey ENGINEERING INCORPORATED

WWW.ODYSSEY-CIVIL-ENGINEERING.COM
895 ROBERTA LANE, SUITE 104
SPARKS, NV 89431 (775)359-3303

DRAWN DATE: 2/12/19

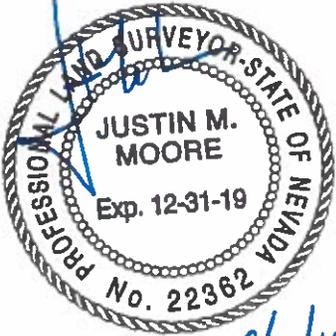
ABANDONMENT
25' DEDICATED PINTO STREET
 BEING ALL OF PINTO STREET AS OFFERED FOR
 DEDICATION ON PARCEL MAP NO. 678
 SITUATE WITHIN THE NW 1/4 OF SECTION 16,
 T.15N., R.20E., M.D.M.

CARSON CITY NEVADA



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°20'52" E	40.05'
L2	S 00°21'31" W	25.00'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	90°11'12"	15.00'	23.61'



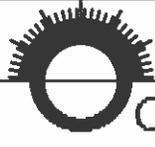


EXHIBIT C-2

odyssey ENGINEERING INCORPORATED

WWW.ODYSSEY-CIVIL-ENGINEERING.COM
895 ROBERTA LANE, SUITE 104
SPARKS, NV 89431 (775)359-3303

DRAWN DATE 2/12/19

ABANDONMENT

25' DEDICATED PINTO STREET

BEING ALL OF PINTO STREET AS OFFERED FOR
DEDICATION ON PARCEL MAP NO. 678
SITUATE WITHIN THE NW 1/4 OF SECTION 16,
T.15N., R.20E., M.D.M.

CARSON CITY NEVADA

EXHIBIT D
LAND DESCRIPTION OF
RESULTANT PARCEL

All that certain real property situate within a portion of the West One-Half (W 1/2) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Base Meridian, Carson City, State of Nevada, and being all of Parcel A1 as shown on Parcel Map No. 2926, recorded October 6, 2017, in Book 10, Page 2926, as File No. 479250, and all of that certain 25 foot wide right of way dedication, designated as Pinto Street as shown on Parcel Map No. 678, recorded August 21, 1978, in Book 3 of Maps, Page 678, as File No. 82033, both plats being Official Records of Carson City, Nevada, and being more particularly described as follows:

BEGINNING at the southwest corner of said Parcel A1;

THENCE northerly coincident with the easterly right of way of N. Saliman Road as shown on said Parcel Map No's 678 and 2926, North 00°20'52" East, 847.02 feet (North 00°19'46" East per said Parcel Map No. 678) to the beginning of a non-tangent curve to the left, concave northeasterly, having a 15.00 foot radius, from which a radial line bears South 89°38'29" East to the radius point;

THENCE southeasterly departing said easterly right of way and coincident with the northerly right of way of aforesaid Pinto Street, 23.61 feet along the arc of said curve, through a central angle of 90°11'12" to a point of tangency;

THENCE easterly coincident with said northerly right of way, South 89°49'41" East, 472.65 feet (North 89°51'26" East, 472.29 feet per aforesaid Parcel Map No. 678) to the northeast corner of aforesaid Pinto Street;

THENCE northerly departing said northerly right of way and coincident with the boundary of the aforesaid Parcel A1 the following nine (9) course and distances:

- 1) North 00°21'31" East, 479.73 feet (North 00°19'46" East per aforesaid Parcel Map No. 678);
- 2) North 00°33'19" East, 30.00 feet (North 00°19'46" East per said Parcel Map No. 678) to the north-northwest corner of aforesaid Parcel A1;
- 3) South 89°26'41" East, 1,060.15 feet to the northeast corner of said Parcel A1;
- 4) South 00°33'19" West, 1,533.35 feet to an angle point on the easterly line of said Parcel A1;
- 5) South 04°42'30" West, 229.86 feet to the southeast corner of said Parcel A1;
- 6) North 82°41'58" West, 310.46 feet to the south-southwest corner of said Parcel A1;
- 7) North 20°10'18" West, 106.05 feet to an angle point on the southerly line of said Parcel A1;
- 8) North 01°14'12" East, 286.31 feet to an angle point on the southerly line of said Parcel A1;

9) North 89°39'08" West, 1184.10 feet to the POINT OF BEGINNING and end of this description.

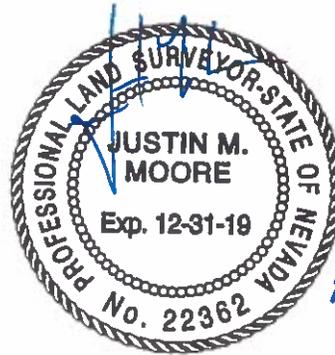
Containing 45.16 acres of land, more or less.

SEE EXHIBIT'S D-1 and D-2 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is based on the Nevada State Plane Coordinate System of 1983, West Zone, NAD 83/94.

Prepared By:

ODYSSEY ENGINEERING, INC.
Justin M. Moore, P.L.S.
Nevada Certificate No. 22362
895 Roberta Lane, Suite 104,
Sparks, NV 89431



2/12/19

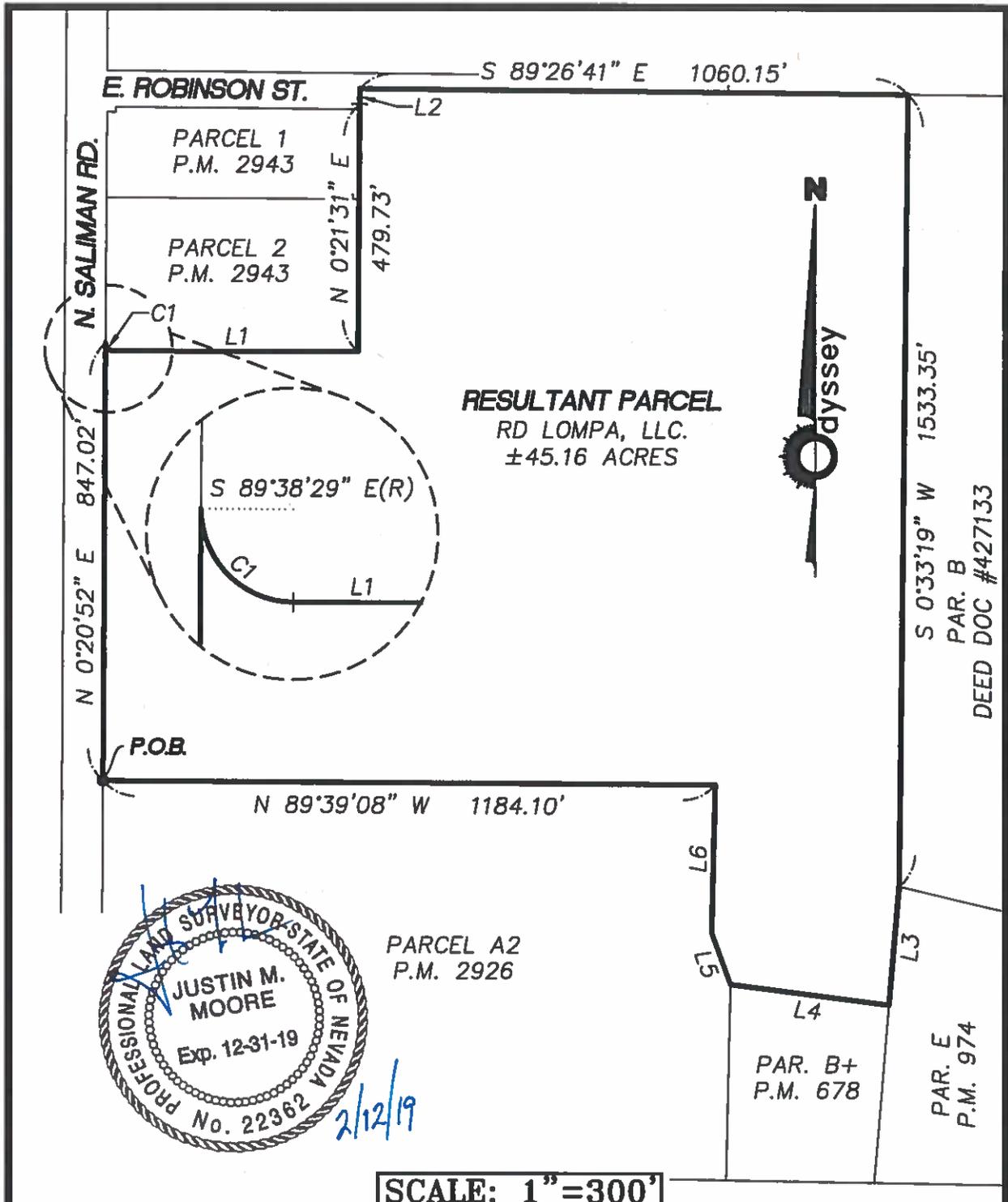


EXHIBIT D-1

Odyssey ENGINEERING INCORPORATED

WWW.ODYSSEY-CIVIL-ENGINEERING.COM
895 ROBERTA LANE, SUITE 104
SPARKS, NV 89431 (775)359-3303

DRAWN DATE: 2/12/19

RESULTANT PARCEL
BEING ALL OF PINTO STREET AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 678 AND ALL OF PARCEL A-1 PER PARCEL MAP NO. 2926.

SITUATE WITHIN THE W 1/2 OF SECTION 16,
T.15N., R.20E., M.D.M.

CARSON CITY NEVADA



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS
MEMORANDUM

TO: Ken Anderson, P.E., Odyssey Engineering Incorporated
CC: Hope Sullivan, Planning Manager and Stephanie Hicks, Real Property Manager
FROM: Dan Stucky, City Engineer
SUBJECT: Request for Abandonment of Access Easement, Roadway Easement, and Public Right-of-Way for Pinto Street
DATE: April 3, 2019

Thank you for the opportunity to review your request to abandon a 25-foot access easement, 10-foot roadway easement and 25-foot public right-of-way (ROW) of Pinto Street adjacent to the Blackstone Ranch- Phase 1A Development (APN 010-041-77) and APN 010-041-79.

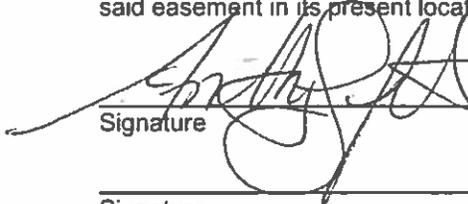
Carson City Public Works does support this request for abandonment and there are no existing Carson City utilities within the right-of-way and easements to be abandoned. The Pinto Street ROW is currently unimproved and does not provide any access or connectivity to adjacent parcels, nor will it be needed to accommodate future access, as the Blackstone Ranch- Phase 1A Development has designed other means of access with their development. However, please be advised that the area of abandonment will revert, in its entirety, to APN 010-041-77 and be subject to property tax in the future.

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

A.P.N.: 010-041-77 Being that certain 25' dedicated right of way, commonly known as Pinto Street and a
 LOCATED AT: 10' roadway easement per Parcel Map No. 678, and a 25' access easement per Parcel Map No. 974/975

(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.

 Anthony Lefante Charter Comm 3-20-19
 Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

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

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

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

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
 AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

A.P.N.: 010-041-77 Being that certain 25' dedicated right of way, commonly known as Pinto Street and a
 LOCATED AT: 10' roadway easement per Parcel Map No. 678, and a 25' access easement per Parcel Map No. 974/975

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

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

<u>Amanda Marucci</u> Signature	<u>Amanda Marucci</u> Print Name	<u>Southwest Gas</u> Company	<u>2/28/19</u> Date
------------------------------------	-------------------------------------	---------------------------------	------------------------

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

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

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

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

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

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

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

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

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

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

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
 AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

A.P.N.: 010-041-77 Being that certain 25' dedicated right of way, commonly known as Pinto Street and a
LOCATED AT: 10' roadway easement per Parcel Map No. 678, and a 25' access easement per Parcel Map No. 974/975

(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): We request the utility easements along the East side of Saliman Rd. remain.

 MATT GENGORICH NV ENERGY 2-13-19
 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

A.P.N.: 010-041-77 Being that certain 25' dedicated right of way, commonly known as Pinto Street and a
 LOCATED AT: 10' roadway easement per Parcel Map No. 678, and a 25' access easement per Parcel Map No. 974/975

(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	CLIFF COOPER	NEVADA BELL TELEPHONE CO d/b/a AT&T NEVADA	02/12/2019
	Print Name	Company	Date

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

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

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

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

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

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

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

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

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

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

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
 AT&T Nevada

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

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

Issuing Policies Of
First American Title Insurance Company

Today's Date:
December 10, 2018

PRELIMINARY REPORT

Property Address: **E. Fifth Street/S. Saliman Road**
Carson City, NV 89701

3rd Updated and Amended Preliminary Title Report to meet the requirement of the City for the Issuance of a Subdivision Map

Ryder Homes/Ryder NV Management, LLC
Bobbie Merrigan
985 Damonte Ranch Parkway
Suite 140
Reno, NV 89521

Your No.: /

Escrow Officer: **Carson City Title Orders** Our No.: **B223962-CT**

**The information contained in this report is through the date of
December 3, 2018 at 7:30 A.M.**

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

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



by: _____
Kathy Pavlik, Title Officer

SCHEDULE A

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

Fee Simple

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

RD Lompa LLC, a Nevada limited liability company

The land referred to in this Report is situate in Carson City, State of NEVADA,

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

SCHEDULE B

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

1. General and Special Taxes for the fiscal year 2018-2019, including any secured personal property taxes and any district assessments, a lien due and payable.
Total Tax Amount Due for this fiscal year: \$16,814.10
First Installment due on or before August 20, 2018: \$4,205.10, Paid
Second Installment due on or before October 1, 2018: \$4,203.00, Paid
Third Installment due on or before January 7, 2019: \$4,203.00, Unpaid
Fourth Installment due on or before March 4, 2019: \$4,203.00, Unpaid
Assessors Parcel No.: 10-041-77

2. General and Special Taxes for the fiscal year 2018-2019, including any secured personal property taxes and any district assessments, a lien due and payable.
Total Tax Amount Due for this fiscal year: \$8,916.53
First Installment due on or before August 20, 2018: \$2,229.53, Paid
Second Installment due on or before October 1, 2018: \$2,229.00, Paid
Third Installment due on or before January 7, 2019: \$2,229.00, Unpaid
Fourth Installment due on or before March 4, 2019: \$2,229.00, Unpaid
Assessors Parcel No.: 10-041-78

3. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.

4. Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the land is located within said district.

5. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would created a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.

6. Except all water, claims or rights to water, in or under said land.

7. Discrepancies, conflicts in boundary lines, shortages in area and/or encroachments and/or other facts which are not shown by the public record.

8. Easements for any and all ditches, pipe and pipe lines, conduits, transmission lines, poles, roads, trails, and fences on or traversing said land.

9. Provisions and Reservations, the effect thereof, contained in the Patent from the United States of America, recorded June 4, 1873, Book 15 of Deeds, Page 203, Records of Ormsby County (now Carson City), Nevada.

SCHEDULE B
(Continued)

10. An easement as granted to Sierra Pacific Power Company, a corporation, to construct, operate and maintain electric power lines and incidental purposes, by instrument recorded July 22, 1953, in Book 62 of Powers, Plats, Miscellaneous Records, Page 146, as Document No. 2012, Ormsby County (now Carson City), Nevada.

Partial Relinquishment of Easement Rights and Transfer of Abandoned Facilities, subject to the terms, covenants and provisions set forth therein, recorded November 8, 2017, as Document No. 480241, of Official Records.

11. An easement as granted to Sierra Pacific Power Company, a Nevada corporation, to construct, operate and maintain electric power lines and incidental purposes, by instrument recorded December 10, 1973, in Book 150, Page 493, as Document No. 30389, Official Records.

12. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Parcel Map recorded February 3, 1977, in Book 3 of Maps, Page 546, as File No. 68249.

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

13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Parcel Map recorded August 21, 1978, in Book 3 of Maps, Page 678, as File No. 82033.

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

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

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

15. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Parcel Map recorded June 29, 1983, in Book 4 of Maps, Page 975, as File No. 19422. Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

16. An easement as granted to Sierra Pacific Power Company, a Nevada corporation, to construct, operate and maintain electric transmission and distribution facilities and incidental purposes, by instrument recorded March 29, 1988, as Document No. 68780, Official Records.

SCHEDULE B
(Continued)

17. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Record of Survey recorded October 15, 1999, in Book 7 of Maps, Page 1960, as File No. 135590.

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

18. Provisions and Conditions as set forth and contained in a document entitled “Stipulation and Order for Occupancy”, recorded March 18, 2003, as Document No. 294121, of Official Records.

19. Easements as contained in a Final Order of Condemnation affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of The State of Nevada, on relation of Its Department of Transportation, for drainage facilities, utility facilities, pedestrian and bicycle path, abutter’s rights for highway , recorded May 10, 2006, as Document No. 353535, Official Records, Carson City, Nevada.

20. Terms and Conditions as set forth and contained in a document entitled “Resolution of Relinquishment of a portion of State Highway Right-of-Way”, recorded August 15, 2011, as Document No. 414672, of Official Records.

21. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Thomas B. Keating and Martha L. Keating, Trustees of the Tom and Martha Keating Family Trust dated April 5, 1995 and Juan P. Arraiz and Dorothy L. Arraiz, Trustees of the Arraiz Family 1993 Trust dated October 18, 1993, for Access and Public Utility, recorded October 9, 2012, as Document No. 427000, Official Records, Carson City, Nevada.

22. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Record of Survey recorded October 12, 2012, in Book 10 of Maps, Page 2781, as Document No. 427133.

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

23. Terms, Conditions and Provisions as contained in Memorandum of Purchase Agreement, recorded August 26, 2015, as Document No. 457057, Official Records of Carson City, Nevada.

Dated: August 20, 2015
Executed by: Blackstone Development Group, Inc.

24. Ordinance No. 2016-6 to change the zoning, recorded April 21, 2016, as Document No. 463802, Official Records, Carson City, Nevada.

SCHEDULE B
(Continued)

25. Terms, Conditions and Provisions as contained in a Development and Infrastructure Improvement Agreement, recorded May 9, 2017, as Document No. 474719, Official Records of Carson City, Nevada.
Executed by: RD Lompa, LLC, a Nevada limited liability company, Blackstone NV L.L.C., a Nevada limited liability company and Lompa Ranch LLC, a Nevada limited liability company
26. Grant of Reciprocal Storm Drain, Construction and Maintenance Easements affecting a portion of said land and for the purposes stated therein, and incidental purposes, recorded May 9, 2017, as Document No. 474720, Official Records, Carson City, Nevada.
Executed by: Arraiz Family 1993 Trust, RD Lompa, LLC, a Nevada Limited Liability Company and Myers Family Exempt Trust
27. A Performance Deed of Trust to secure an original principal amount of \$900,000.00, and any other amounts as therein provided, recorded May 9, 2017, as Document No. 474721, Official Records, Carson City, Nevada.
Dated: May 8, 2017
Trustor: RD Lompa, LLC, a Nevada limited liability company
Trustee: JLM Title LLC, a Nevada limited liability company, dba First Centennial Title Co. of Nevada
Beneficiary: Blackstone NV L.L.C., a Nevada limited liability company
28. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Parcel Map for RD Lompa , LLC, recorded October 6, 2017, in Book 10 of Maps, Page 2926, as Document No. 479250, 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.
29. An Ordinance approving a Development Agreement, subject to the terms, covenants and provisions set forth therein, recorded May 24, 2018, as Document No. 485378, of Official Records.

NOTE:

The company reserves the right to make further requirements or exceptions in the event issuance of a Policy of Title Insurance is hereafter requested.

EXHIBIT "A"
Legal Description

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

Parcels A1 and A2, as shown on Parcel Map, filed for RD Lompa LLC, a Nevada limited liability company, recorded October 6, 2017, in Book 10 of Maps, Page 2926, as Document No. 479250, of Official Records.

APN: **10-041-77 and 10-041-78**

End of Report

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

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

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

Applicability

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

Types of Information

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

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

Use of Information

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

Former Customers

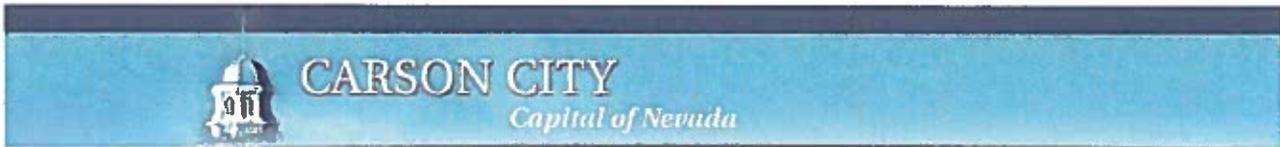
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

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

Other Important Information

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



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

Secured Tax Inquiry Detail for Parcel # 010-041-77

Property Location: E FIFTH ST / S SALIMAN RD	Tax Year: 2018-19
Billed to: RD LOMPA LLC	Roll #: 014535
% STEVE THOMSEN	District: 2 4
985 DAMONTE RANCH PKWY, #140	Tax Service:
RENO, NV 89521-0000	Land Use Code: 120

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
08/20/18	4,205.10		4,205.10	4,205.10	.00
10/01/18	4,203.00		4,203.00	4,203.00	.00
01/07/19	4,203.00		4,203.00	4,203.00	.00
03/04/19	4,203.00		4,203.00	4,203.00	.00
Totals:	16,814.10	.00	16,814.10	16,814.10	

[Payment Cart](#) [History](#)

Additional Information					
	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0
Abatement Amount	773.86			119.50	104.39

FROM: Eva Lompa and the First National Bank

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF NW 1/4 SEC. 16 T. 15 N., R. 20 E., M.D.D. & M.

WE, THE UNDERSIGNED, HEREBY DEDICATE TO CARSON CITY, STATE OF NEVADA, for Public Roadway and Utility Purposes, lands owned by us or in which we have a vested interest, particularly described as follows, to wit:

That portion of Pinto St. as shown on a Parcel Map for Eva Lompa & First ntl. Bank filed and recorded on the 31st day of August, 1978 in Book 3, Page 678.
File No. 82033, Carson City, Nevada.

THE UNDERSIGNED in consideration of one dollar and other good and valuable considerations, hereby jointly and severally, release Carson City and its Officers and Agents from any and all claims by reason of use of the foregoing lands for the use of public roadway and utility purposes.

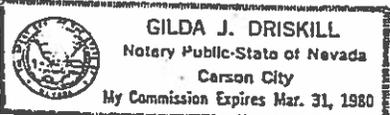
IT IS HEREBY AGREED by Carson City that the Carson City Tax Roll shall be adjusted to reflect the corresponding reduction of taxable property as dedicated above.

IN WITNESS WHEREOF: We have hereunto set our hands, this 18th day of July, 1978.

First National Bank of Nevada

Eva Lompa
Eva Lompa

by: W.R. Butler
W. R. Butler, Vice President

STATE OF NEVADA)	ACKNOWLEDGMENT
County of <u>Carson City</u>)	
On <u>July 18, 1978</u>)	personally appeared before me, a notary public,
<u>W. R. Butler, Vice President</u>)	DATE
annexed instrument.)	who acknowledged that <u>he</u> executed the
	<u>Gilda J. Driskill</u> Signature

Filed for Record at the Request of Carson City Public Works on August 31, 1978 at 2 min's. past 1 o'clock P.M. Recorded in Book 238 of Official Records, Page 517, Carson City, Nevada.

Cute Superior
Carson City Recorder

By: _____
Deputy

FROM: Eva Lompa and the First National Bank

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF NW 1/4 SEC. 16 T. 15 N., R. 20 E., M.D.D. & M.

WE, THE UNDERSIGNED, HEREBY DEDICATE TO CARSON CITY, STATE OF NEVADA, for Public Roadway and Utility Purposes, lands owned by us or in which we have a vested interest, particularly described as follows, to wit:

That portion of Pinto St. as shown on a Parcel Map for Eva Lompa & First ntl. Bank filed and recorded on the 31st day of August, 1978 in Book 3, Page 678.
File No: 82033, Carson City, Nevada.

THE UNDERSIGNED in consideration of one dollar and other good and valuable considerations, hereby jointly and severally, release Carson City and its Officers and Agents from any and all claims by reason of use of the foregoing lands for the use of public roadway and utility purposes.

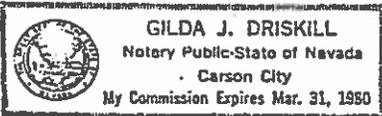
IT IS HEREBY AGREED by Carson City that the Carson City Tax Roll shall be adjusted to reflect the corresponding reduction of taxable property as dedicated above.

IN WITNESS WHEREOF: We have hereunto set our hands, this 18th day of July, 1978.

First National Bank of Nevada

Eva Lompa
Eva Lompa

by: W.R. Butler
W. R. Butler, Vice President

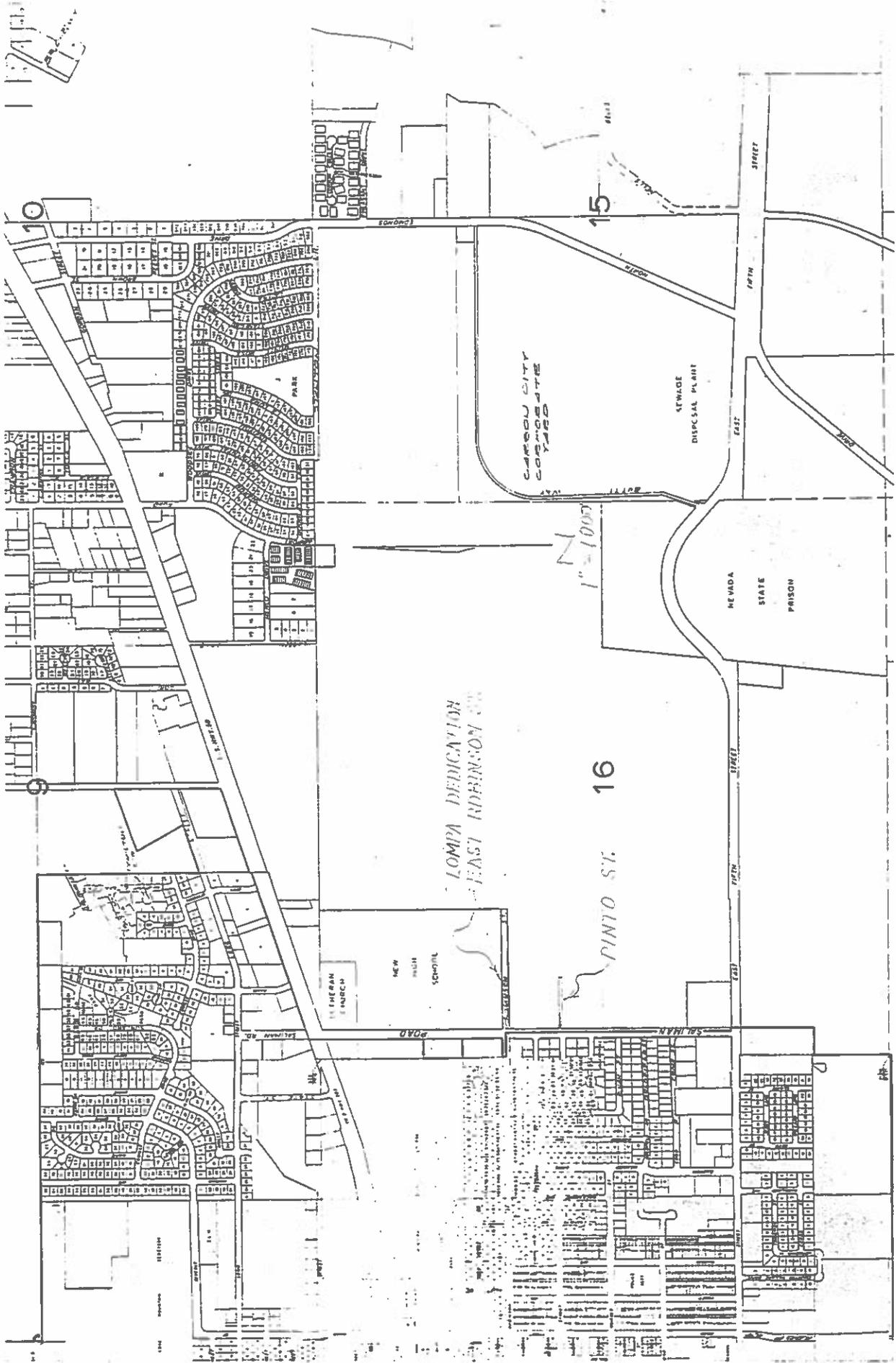
STATE OF NEVADA)	ACKNOWLEDGMENT
County of <u>Carson City</u>)	
On <u>July 18, 1978</u>)	personally appeared before me, a notary public,
<u>W. R. Butler, Vice President</u>)	DATE
annexed instrument.)	who acknowledged that <u>he</u> executed the
	<u>Gilda J. Driskill</u> Signature

P-169 (8-67)

Filed for Record at the Request of Carson City Public Works on August 31, 1978 at 2 min's past 1 o'clock P.M. Recorded in Book 238 of Official Records, Page 517, Carson City, Nevada.

Cate Superior
Carson City Recorder

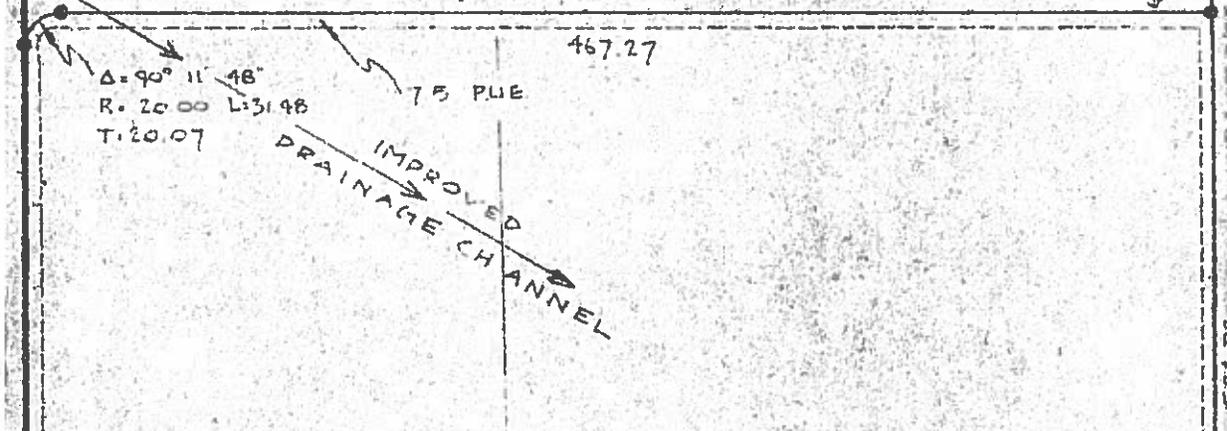
By: _____
Deputy



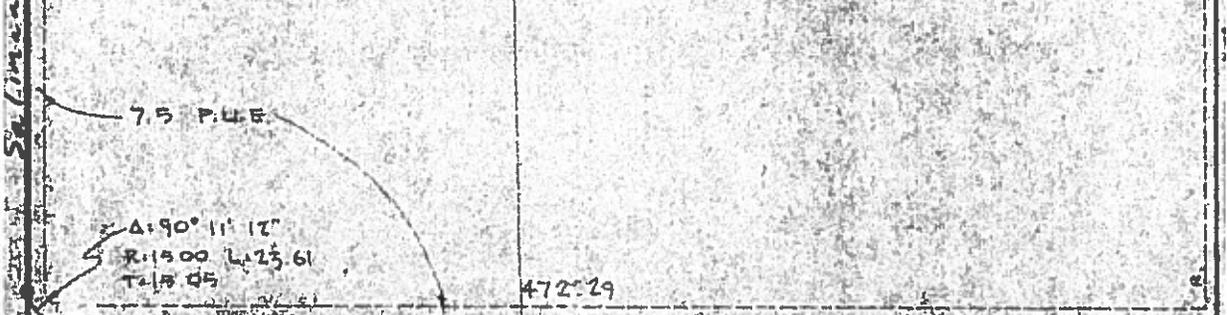
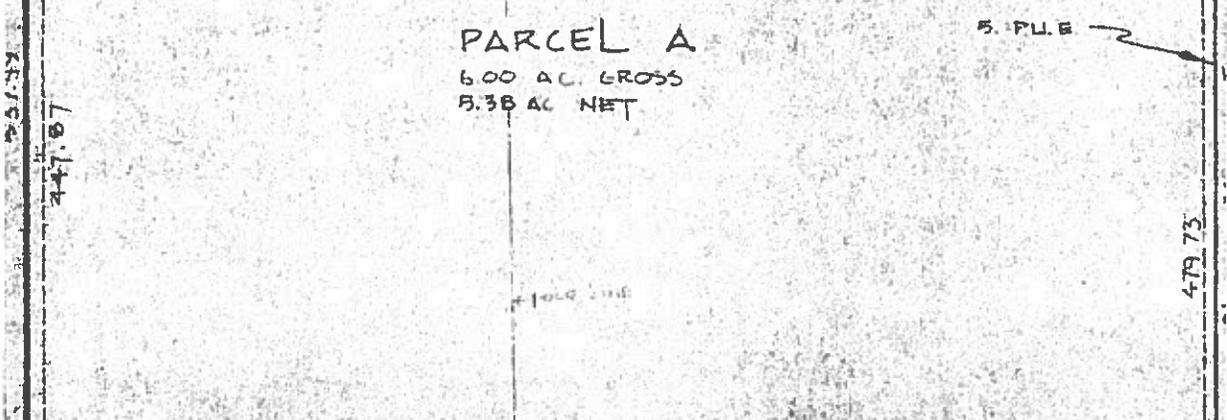
PM 678

CON. MON.

S 89° 51' 26" E 40.00 S 89° 28' 26" E 1109.78
EAST ROBINSON STREET R/W DEDICATION



PARCEL A
6.00 AC. GROSS
5.38 AC. NET



S 89° 51' 26" E 487.34 R/W DEDICATION
PINTO STREET 10' ROADWAY E P.U. EASEMENT

EVA LOMPA

STATE OF NEVADA)

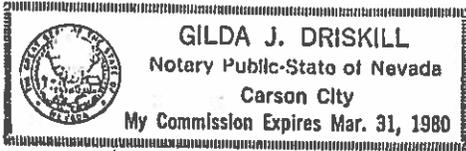
County of Carson City)

ss.

ACKNOWLEDGMENT

On July 18, 1978 personally appeared before me, a notary public,
DATE

W. R. Butler, Vice President, who acknowledged that he executed the
annexed instrument.



Gilda J. Driskill
Signature

STATE OF NEVADA

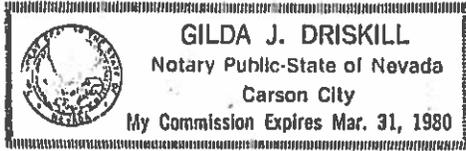
County of Carson City

ss.

ACKNOWLEDGMENT

On July 18, 1978 personally appeared before me, a notary public,
Date

Eva Lompa, who acknowledged that she executed the
annexed instrument.



Gilda J. Driskill
Signature

BOOK 238 PAGE 518

P-169 (8-67)

FROM: Eva Lompa and the First National Bank

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF NW 1/4 SEC. 16 T. 15 N., R. 20 E., M.D.B. & M.

WE, THE UNDERSIGNED, HEREBY DEDICATE TO CARSON CITY, STATE OF NEVADA, for Public Roadway and Utility Purposes, lands owned by us or in which we have a vested interest, particularly described as follows, to wit:

That portion of Pinto St. as shown on a Parcel Map for Eva Lompa & First ntl. Bank filed and recorded on the 31st day of August, 1978 in Book 3, Page 678. File No. 82033, Carson City, Nevada.

THE UNDERSIGNED in consideration of one dollar and other good and valuable considerations, hereby jointly and severally, release Carson City and its Officers and Agents from any and all claims by reason of use of the foregoing lands for the use of public roadway and utility purposes.

IT IS HEREBY AGREED by Carson City that the Carson City Tax Roll shall be adjusted to reflect the corresponding reduction of taxable property as dedicated above.

IN WITNESS WHEREOF: We have hereunto set our hands, this 18th day of July, ~~1977~~ 1978.

First National Bank of Nevada

Eva Lompa
Eva Lompa

by: W. R. Butler
W. R. Butler, Vice President

STATE OF NEVADA....)
CARSON CITY.....) ss.

On _____ personally appeared before me _____, who acknowledged that he executed the above instrument.

Notary Public

82035

Filed for Record at the Request of Carson City Public Works on August 31, 1978 at 2 min's. past 1 o'clock P.M. Recorded in Book 238 of Official Records, Page 517, Carson City, Nevada.

Cute Superior
Carson City Recorder

By: _____
Deputy

CARSON CITY
PUBLIC WORKS

PYRAMID Engineers & Land Surveyors

██████████ • Reno, Nevada 89502
(702) 329-2540 • FAX (702) 329-2768
330 Crampton St.

'92 AGD 10 P3:15

Thomas J. Gribbin, P.L.S., President
James E. Arden, P.E., Principal
Jimm N. Groshong, P.E., Associate
Michael J. Miller, P.L.S., Associate
Melissa J. Lindell, Associate

August 7, 1992
File 90100.07

Frank Brunetti
Carson City School District
P.O. Box 603
Carson City, NV 89702

Dear Frank,

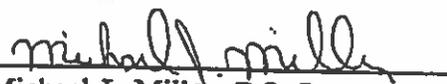
I talked to Russ Howard today regarding the lot line adjustment for the high school. He indicated Carson City will require a roadway and public utility easement along the extension of East Robinson Drive. The easement would be 60 feet wide lying 30 feet on each side of the centerline of East Robinson Street prolonged in an easterly direction.

I will begin preparation of the necessary legal description and grant of easement deed for the school district to grant this easement. The Lompa's would also need to grant 30 feet of easement on the southerly side of the street. Let me know if you would like us to prepare the legal description and grant deed for their portion also. Very little extra effort would be needed to submit both of these documents together to the City.

We are currently awaiting comments from Carson City on the lot line adjustment. I believe we will receive these comments next week so we can wrap up this project.

We can deliver the easement documents to the City by next Tuesday. Please let me know if we should include the Lompa's grant at the same time.

Sincerely,
PYRAMID ENGINEERS & LAND SURVEYORS, INC.


Michael J. Miller, P.L.S.

MJM/bjp

cc: File
Russ Howard, Carson City Public Works Dept.



DEDICATION FOR EASEMENT

Engr's File No. 91 0.37

FROM: CARSON CITY SCHOOL DISTRICT

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF THE _____, SEC. 16, T. 15 N., R. 20 E., M.D.B. & M.

(and) THE _____, SEC. --, T. -- N., R. -- E., M.D.B. & M.

WE, THE UNDERSIGNED, IN CONSIDERATION OF ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, HEREBY DEDICATE TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, an easement for the following purposes: Roadway and Public Utility Easement and Drainage Easement

within property owned by us or in which we have a vested interest.

SAID EASEMENT: Is particularly described as follows, to wit:

All that certain real property situate in Carson City, Nevada, lying within a portion of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East M.D.B. & M., more particularly described as follows:

A perpetual easement to construct, reconstruct, enlarge, operate, maintain, and use a public roadway and public utility easement, being thirty (30) feet in width, the southerly line of which is described as follows:

BEGINNING at a point lying on the centerline of East Robinson Street as shown on Record of Survey Map no. 1916, recorded January 16, 1992, Official Records, Carson City, Nevada, said POINT OF BEGINNING being further described as being the southerly terminus of that course shown as North 00°59'16" East 30.00 feet as shown on said Record of Survey Map;

THENCE South 89°28'26" East, along the westerly prolongation of said centerline, 856.93 feet being the terminus of this description.

The basis of bearings for this description is said Record of Survey Map No. 1916.

Michael J. Miller
Michael J. Miller, P.L. 5630

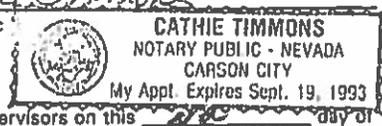

IN WITNESS WHEREOF, I have hereunto set my hand, this 8th day of September, 19 92.

Frank A. Brunetti

Frank A. Brunetti

STATE OF NEVADA)
(ss
CARSON CITY)

On September 8, 1992 personally appeared before me, _____
Frank A. Brunetti, who acknowledged that he executed the above instrument.

Cathie Timmons
Notary Public


BOARD OF SUPERVISORS ACCEPTANCE

This dedication is approved and accepted by the Carson City Board of Supervisors on this February, 1993.

Mary Teixeira
MAYOR
Mary Teixeira

ATTEST: *Katherine L. McLaughlin*
Deputy CITY CLERK DE-04/80
Katherine L. McLaughlin

RECEIVED
SEP - 2 1992

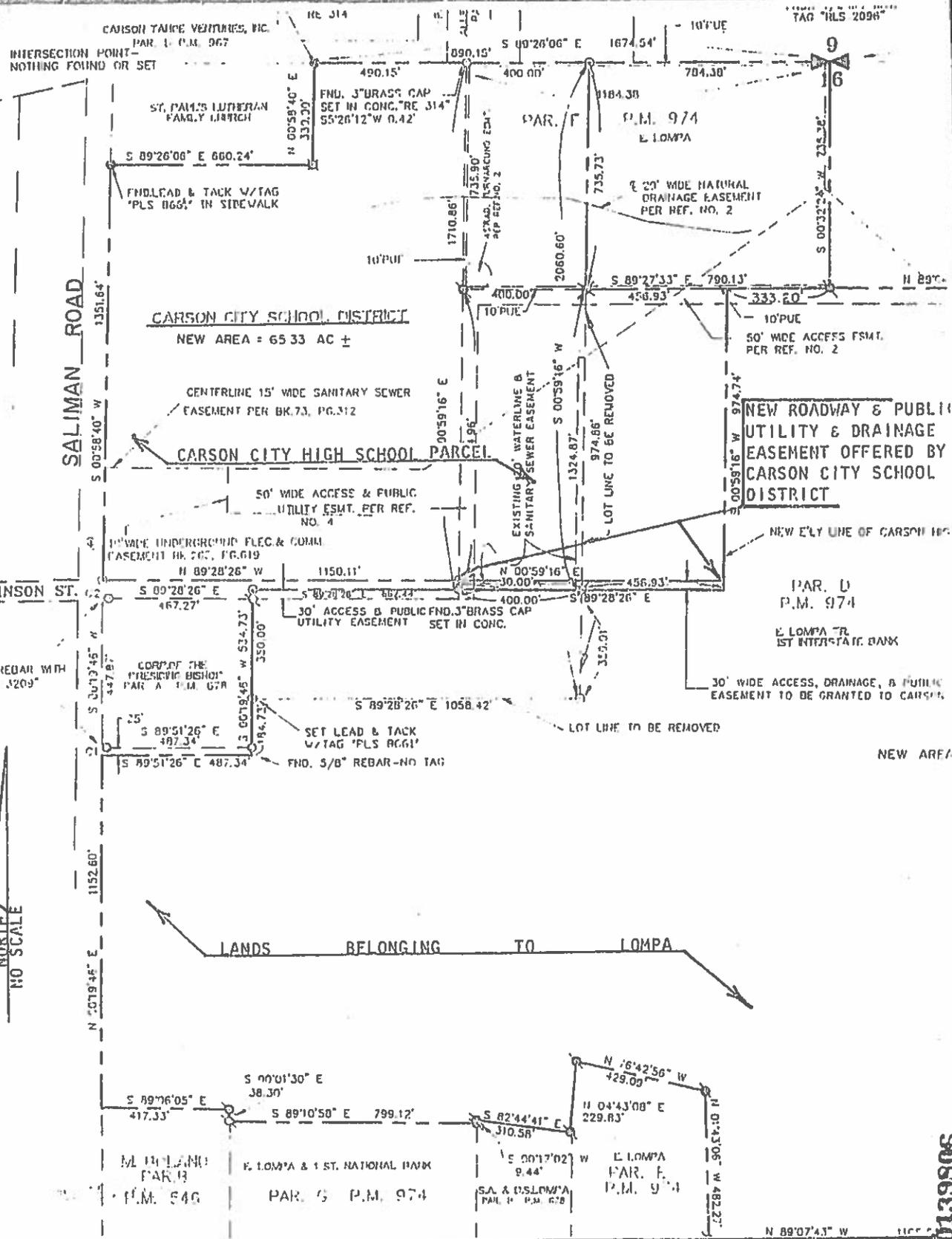
NEW PAVILION/MILLS PARK

SALIMAN ROAD

E. ROBINSON ST.

NORTH
NO SCALE

LANDS BELONGING TO LOMPA



CARSON CITY PUBLIC WORKS DEPARTMENT		
TITLE: ILLUSTRATION OF ROADWAY, PUBLIC UTILITY & DRAINAGE EASEMENT (E. ROBINSON ST.) OFFERED BY THE CARSON CITY SCHOOL DISTRICT	DIRECTOR: DANIEL K. O'BROEN	SCALE: NONE
	DRAWN BY: R.F.H.	SHEET: 1 OF 1
	DATE: 10-09-92	

000139906

FILED FOR RECORD
AT THE REQUEST OF
CARSON CITY CLERK TO
THE BOARD
'93 FEB -5 10:42

000139806
KYOUSHI NISHIKAWA
CARSON CITY RECORDER
FILE NC DEP. RA

000139806

CITY OF CARSON CITY
REQUEST FOR BOARD ACTION

DATE SUBMITTED: January 26, 1993

MEETING DATE: February 4, 1993
ESTIMATED TIME: 3 minutes

TO: Mayor and Supervisors

FROM: Public Works Department

SUBJECT TITLE: Action on Dedication of a Roadway, Public Utility and Drainage Easement on a Portion of E. Robinson Street.

TYPE OF ACTION REQUESTED: Formal Action/Motion

RECOMMENDED BOARD ACTION: Motion to approve the offer of dedication of a roadway, public utility and drainage easement from the Carson City School District consisting of a strip of land 30 feet wide by 856.93 feet long located in the E. Robinson Street right-of-way extended; and authorize the Mayor to sign the dedication document.

DISCUSSION: The subject easement is 30 feet in width and will allow interested parties, other than the school district, to extend E. Robinson Street in its present alignment in order to serve parcels lying east of Carson High School. The need for this dedication is due to the fact that the school district moved their east boundary some 857 feet east through a lot line adjustment action. Public Works required this dedication as a precautionary measure and are therefore not requiring any plans or improvements at this time. It is too early to be certain whether or not this will be the most desirable final alignment for future development.

This item was heard by the Planning Commission at their meeting on January 12, 1993 and was approved on a unanimous vote.

FISCAL IMPACT: None

FUNDING SOURCE: N/A

EXPLANATION OF IMPACT: N/A

ALTERNATIVES: Not accept the offer of dedication.

CARSON TAHOE VENTURES, INC.
 PAR. 1 P.M. 907
 INTERSECTION POINT -
 NOTHING FOUND OR SET

10' PUE TAG "RLS 2096"

NEW PAVILION/MILLS PARK

SALIMAN ROAD

CARSON CITY SCHOOL DISTRICT

NEW AREA = 65.33 AC ±

CENTRIFUGAL 15' WIDE SANITARY SEWER
 EASEMENT PER BK. 73, PG. 312

CARSON CITY HIGH SCHOOL PARCEL

50' WIDE ACCESS & PUBLIC
 UTILITY ESMT. PER REF.
 NO. 4

10' WIDE UNDERGROUND FLEC. & COMM.
 EASEMENT BK. 700, PG. 619

E. ROBINSON ST.

NEW ROADWAY & PUBLIC
 UTILITY & DRAINAGE
 EASEMENT OFFERED BY
 CARSON CITY SCHOOL
 DISTRICT

NEW ELY LINE OF CARSON HI

PAR. D
 P.M. 974

E. LOMPA TR
 1ST INTERSTATE BANK

30' WIDE ACCESS, DRAINAGE, & PUBLIC
 EASEMENT TO BE GRANTED TO CARSON

NEW AREA

FNC. 5/8" REBAR WITH
 CAP "RLS 3209"

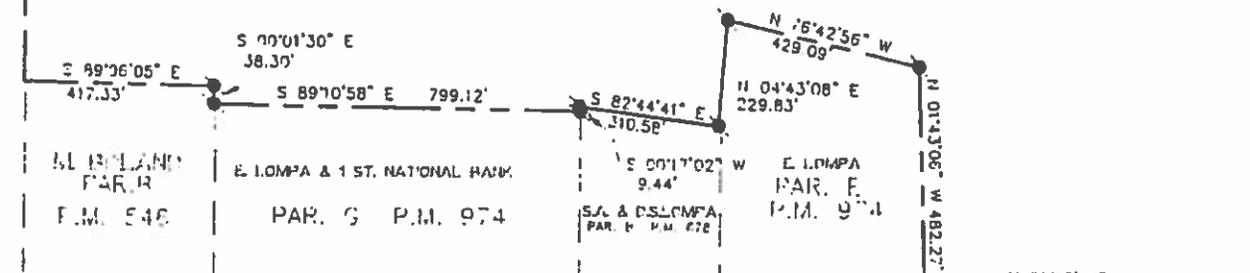
LOPP. OF THE
 "RESIDING BISHOP"
 PAR. A P.M. 678

SET LEAD & TACK
 W/TAG "PLS RG61"

FND. 5/8" REBAR-NO TAG

NORTH
 1" = 50'

LANDS BELONGING TO LOMPA



CARSON CITY PUBLIC WORKS DEPARTMENT

TITLE: ILLUSTRATION OF ROADWAY, PUBLIC UTIL-
 ITY & DRAINAGE EASEMENT (E. ROBINSON ST.) OF-
 FERRED BY THE CARSON CITY SCHOOL DISTRICT

DIRECTOR: DANIEL K. O'BROEN
 DRAWN BY: R.F.H. SCALE: NONE
 DATE: 10-09-92 SHEET 1 OF 1

DEDICATION FOR EASEMENT

Engr's File No. 0.37

FROM: CARSON CITY SCHOOL DISTRICT

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF THE _____, SEC. 16, T. 15 N., R. 20 E., M.D.B. & M.

(and) THE _____, SEC. --, T. -- N., R. -- E., M.D.B. & M.

WE, THE UNDERSIGNED, IN CONSIDERATION OF ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, HEREBY DEDICATE TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, an easement for the following purposes: Roadway and Public Utility Easement and Drainage Easement

within property owned by us or in which we have a vested interest.

SAID EASEMENT: Is particularly described as follows, to wit:

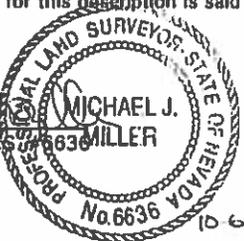
All that certain real property situate in Carson City, Nevada, lying within a portion of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East M.D.B. & M., more particularly described as follows:

A perpetual easement to construct, reconstruct, enlarge, operate, maintain, and use a public roadway and public utility easement, being thirty (30) feet in width, the southerly line of which is described as follows:

BEGINNING at a point lying on the centerline of East Robinson Street as shown on Record of Survey Map no. 1918, recorded January 16, 1992, Official Records, Carson City, Nevada, said POINT OF BEGINNING being further described as being the southerly terminus of that course shown as North 00°59'18" East 30.00 feet as shown on said Record of Survey Map;

THENCE South 89°28'26" East, along the easterly prolongation of said centerline, 856.93 feet being the terminus of this description.

The basis of bearings for this description is said Record of Survey Map No. 1918.

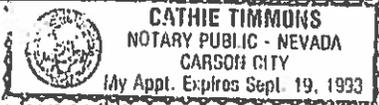

Michael J. Miller, P.L.S. No. 6636
10-6-92

IN WITNESS WHEREOF, I have hereunto set my hand, this 8th day of September, 19 92.

Frank A. Brunetti
Frank A. Brunetti

STATE OF NEVADA)
(ss
CARSON CITY)

On September 8, 1992 personally appeared before me, Frank A. Brunetti, who acknowledged that he executed the above instrument.

Cathie Timmons
Notary Public


BOARD OF SUPERVISORS ACCEPTANCE

This dedication is approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, 19____.

MAYOR CITY CLERK DE-04/80

ATTEST:
CITY CLERK DE-04/80

RECEIVED
SEP - 2 1992

Item # E-5

CARSON CITY PUBLIC WORKS DEPARTMENT
PLANNING COMMISSION REPORT

DATE: December 16, 1992

MEETING DATE: December 29, 1992

FILE NUMBER: D-92/93-07

APPLICANT: Carson City School District

REQUEST: Dedication of a Roadway, Public Utility and Drainage easement on a portion of E. Robinson Street.

LOCATION: East of Saliman Road on the north half of the E. Robinson Street right-of-way extended.

DISCUSSION: The subject easement is 30 feet in width and will allow interested parties, other than the school district, to extend E. Robinson Street in its present alignment in order to serve parcels lying east of Carson High School. The need for this dedication is due to the fact that the school district moved their east boundary some 857 feet east through a lot line adjustment action. Public Works required this dedication as a precautionary measure and are therefore not requiring any plans or improvements at this time. It is too early to be certain whether or not this will be the most desirable final alignment for future development.

RECOMMENDATION: Public Works recommends that the Planning Commission approve the offer of dedication a roadway, public utility and drainage easement from the Carson City School District consisting of a strip of land 30 feet wide by 856.93 feet long located in the E. Robinson Street right-of-way extended; and recommend that the Board of Supervisors accept the dedication for Carson City.

PREPARED BY: Russel F. Howard II, Engineering Technician II

Respectfully submitted,



Tim Homann, P.E.
City Engineer

DEDICATION FOR EASEMENT

Engr's File No. 9(0. 37)

FROM: CARSON CITY SCHOOL DISTRICT

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF THE _____ SEC. 16, T. 15 N., R. 20 E., M.D.B. & M.

(and) THE _____ SEC. --, T. -- N., R. -- E., M.D.B. & M.

WE, THE UNDERSIGNED, IN CONSIDERATION OF ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, HEREBY DEDICATE TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, an easement for the following purposes: Roadway and Public Utility Easement and Drainage Easement

within property owned by us or in which we have a vested interest.

SAID EASEMENT: is particularly described as follows, to wit:

All that certain real property situate in Carson City, Nevada, lying within a portion of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East M.D.B. & M., more particularly described as follows:

A perpetual easement to construct, reconstruct, enlarge, operate, maintain, and use a public roadway and public utility easement, being thirty (30) feet in width, the southerly line of which is described as follows:

BEGINNING at a point lying on the centerline of East Robinson Street as shown on Record of Survey Map no. 1916, recorded January 16, 1992, Official Records, Carson City, Nevada, said POINT OF BEGINNING being further described as being the southerly terminus of that course shown as North 00°59'16" East 30.00 feet as shown on said Record of Survey Map;

THENCE South 89°28'26" East, along the easterly prolongation of said centerline, 856.93 feet being the terminus of this description.

The basis of bearings for this description is said Record of Survey Map No. 1916.

Michael J. Miller
Michael J. Miller, P.L.S. #8838


IN WITNESS WHEREOF, I have hereunto set my hand, this 8th day of September, 19 92.

Frank A. Brunetti

Frank A. Brunetti

.....

STATE OF NEVADA)
(ss
CARSON CITY)

On September 8, 1992 personally appeared before me, _____
Frank A. Brunetti, who acknowledged that he executed the above instrument.

Cathie Timmons
Notary Public


BOARD OF SUPERVISORS ACCEPTANCE

This dedication is approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, 19____.

MAYOR CITY CLERK DE-04/80

ATTEST: _____

RECEIVED

CARSON TANK VENTURES, INC.
PAR. I P.M. 967
INTERSECTION POINT -
NOTHING FOUND OR SET

ST. PAUL'S LUTHERAN
FAMILY LURCH

FND. LEAD & TACK V/TAG
PLS 8661 IN SIDEWALK

CARSON CITY SCHOOL DISTRICT

NEW AREA = 65.33 AC. ±

CENTERLINE 15" WDC SANITARY SEWER
EASEMENT PER BK. 73, PG. 312

CARSON CITY HIGH SCHOOL PARCEL

50' WIDE ACCESS & PUBLIC
UTILITY ESMT. PER REF.
NO. 4

10' WIDE UNDERGROUND FLEC. & COMM.
EASEMENT BK. 200, PG. 619

E. ROBINSON ST.

CORP. OF THE
PRESIDENT BISHOP
PAR. A P.M. 078

FND. 3/8" REBAR WITH
"RLS 3209"

30' ACCESS & PUBLIC FND. 3" BRASS CAP
UTILITY EASEMENT SET IN CONC.

SET LEAD & TACK
V/TAG PLS 8661

FND. 5/8" REBAR - NO TAG

NEW ROADWAY & PUBLIC
UTILITY & DRAINAGE
EASEMENT OFFERED BY
CARSON CITY SCHOOL
DISTRICT

PAR. D
P.M. 974

E. LOMPA FL
1ST INTERSTATE BANK

30' WIDE ACCESS, DRAINAGE, & PUBLIC
EASEMENT TO BE GRANTED TO CARSON

NEW AREA

NEW PAVILION/MILLS PARK

SALIMAN ROAD

NORTH
NO SCALE

LANDS BELONGING TO LOMPA

M. INLAND
PAR. B
P.M. 546

E. LOMPA & 1ST. NATIONAL BANK
PAR. G P.M. 974

S.A. & D.S. LOMPA
PAR. H P.M. 870

E. LOMPA
PAR. F
P.M. 974

CARSON CITY PUBLIC WORKS DEPARTMENT

TITLE: ILLUSTRATION OF ROADWAY, PUBLIC UTIL-
ITY & DRAINAGE EASEMENT (E. ROBINSON ST.) OF-

DIRECTOR: DANIEL K. O'BROEN

DRAWN BY: R.E.H.

SCALE: NONE

CARSON CITY PUBLIC WORKS DEPARTMENT

PLANNING COMMISSION REPORT

DATE: ~~October 9, 1992~~ *November 16, 1992*

MEETING DATE: ~~October 27, 1992~~ *November 24, 1992*

FILE NUMBER: D-92/93- _____

APPLICANT: Carson City School District

REQUEST: Dedication of ^a Roadway, Public Utility Easement & Drainage Easement _{on} a portion of E. Robinson Street.

LOCATION: 1150 feet east of Saliman Road and forming 856.93 feet of the north one-half of E. Robinson Street.

DISCUSSION: The subject easement is 30 feet wide and will allow interested parties, other than the school district, to extend E. Robinson Street in its present alignment in order to serve parcels lying east of Carson High School. The need for this dedication is due to the fact the school district moved their east boundary some 857 feet east through a lot line adjustment action. We required this dedication as a precautionary measure and are therefore not requiring any plans or improvements at this time. It is too early to be certain whether or not this will be the most desirable final alignment for future development.

RECOMMENDATION: Public Works recommends that the Planning Commission approve the offer of dedication of the 30 X 856.93 foot roadway, public utility and drainage easement from the Carson City School District and recommend that the Board of Supervisors accept the dedication *for Carson City.*

PREPARED BY: Russell F. Howard, II, Engineer Technician II

Respectfully submitted,

Tim Homann, P.E.
City Engineer

RH/TH/rjf
PC\reports



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

December 18, 1992

Mike Miller, P.L.S.
Pyramid Engineers & Land Surveyors
300 Crampton Street
Reno, NV 89502

Re: Easement Dedication Action for Carson City School District

Dear Mike,

The Public Works Department has scheduled your offer of dedication of a roadway, public utility and drainage easement on a portion of E. Robinson Street on behalf of the Carson City School District for hearing before the Carson City Regional Planning Commission at their meeting on December 29, 1992. The exact time this item will be heard has not yet been set. The final agenda for this meeting will be completed by the Community Development Department approximately one week prior to the meeting. You may check with that department at 887-2180 at that time to find out a more precise time for when this item will be heard.

Attached you will find the Public Works Department staff report on this item with our recommendation. As a courtesy, you or your representative should attend the meeting to answer any questions the Planning Commission may have. While the matter is fairly routine in nature, occasionally a question comes up which City staff is not able to answer. Please let me know if you will be unable to have anyone in attendance so that I can advise the Planning Commission.

Thank you for working with the City on this dedication effort. Please let me know if you have any concerns or questions on this issue.

Sincerely,

Tim Homann, P.E.
City Engineer

CARSON CITY PUBLIC WORKS DEPARTMENT
PLANNING COMMISSION REPORT

DATE: December 16, 1992

MEETING DATE: December 29, 1992

FILE NUMBER: D-92/93-07

APPLICANT: Carson City School District

REQUEST: Dedication of a Roadway, Public Utility and Drainage easement on a portion of E. Robinson Street.

LOCATION: East of Saliman Road on the north half of the E. Robinson Street right-of-way extended.

DISCUSSION: The subject easement is 30 feet in width and will allow interested parties, other than the school district, to extend E. Robinson Street in its present alignment in order to serve parcels lying east of Carson High School. The need for this dedication is due to the fact that the school district moved their east boundary some 857 feet east through a lot line adjustment action. Public Works required this dedication as a precautionary measure and are therefore not requiring any plans or improvements at this time. It is too early to be certain whether or not this will be the most desirable final alignment for future development.

RECOMMENDATION: Public Works recommends that the Planning Commission approve the offer of dedication a roadway, public utility and drainage easement from the Carson City School District consisting of a strip of land 30 feet wide by 856.93 feet long located in the E. Robinson Street right-of-way extended; and recommend that the Board of Supervisors accept the dedication for Carson City.

PREPARED BY: Russel F. Howard II, Engineering Technician II

Respectfully submitted,



Tim Homann, P.E.
City Engineer

**	MT	M-92/93-18	Stanton Park Development Woodside Drive 10-455-03, 04, 05	Abandon PUEs
	SD	M-92/93-15	Jenny Bacigalupi/John Uhart West Winnie Lane 8-073-04	Appeal of parcel map condition
*	MT	U-79-25	Tim Bertagnolli Brunswick Canyon 8-521-12 (portion)	Show cause hearing
	MT	M-92/93-19	Western Nevada Community College (UNR-Board of Regents) 7-091-18 (adjacent to)	Abandon PUE
	MT	M-92/93-20	Western Nevada Community College (UNR-Board of Regents) 7-091-18 (adjacent to)	Abandon PUE
	MT	M-92/93-21	Western Nevada Community College (UNR-Board of Regents) 7-091-18 (adjacent to)	Abandon PUE
	SD	A-92/93-2	Edwin Pauley	Allow a maid service in RC
*	TH	D-92/93-6	C.D. & E. Enterprises	Dedicate Dean Court and a portion of Northgate Lane
*	TH	D-92/93-7	Carson City School District	Dedicate roadway, PUE, drainage easement on portion of Robinson
*	TH	D-92/93-8	Eagle Valley Investment	Dedicate street right-of-way for Spring Drive and Chimney Drive

* INFORMATION INCLUDED IN PACKET
INFORMATION PREVIOUSLY DISTRIBUTED

SF6000 to MH6000

Robert Boles
(Dan McCarty)
Sherman Lane/Hwy 50 E
8-281-05

Z-92/93-6

SD/MT

Correct zoning map
GC to SF6000

Carson City
8-281-05

Z-92/93-9

MT

Muldoon Street R/w Dedication

Dynamic Diversified
Et Al

D-92/93-4

Nyclane R/w Dedication

Board of Regents

D-92/93-9

Appion Way R/w Dedication

Capital Investment

D-92/93-10

Hytech Drive R/w Dedication

Serpa

D-92/93-11

Sau. Sur. & Wfr Mn. Easement
Dedication

First Interstate Bank

D-92/93-12

Portions Rhodes Street & Curry Street
R/w Dedication

John T Ross

D-92/93-13

INFORMATION INCLUDED IN PACKET
INFORMATION PREVIOUSLY DISTRIBUTED

SPECIAL AREAS:

- B = BYPASS
- A = AIRPORT
- F = FLOOD ZONE
- W = WETLANDS
- E = EARTHQUAKE FAULT

PRELIMINARY AGENDA
PLANNING COMMISSION MEETING OF DECEMBER 29, 1992

MAPS	STAFF AREA	FILE #	APPLICANT/OWNER/ APN/ADDRESS	REQUEST/ZONING
SD		M-92/93-17	MG Stafford Stafford Way/Travis Dr. 9-563-07, 08, 09	Abandon access, drainage & PUEs
JG		M-92/93-11	Carson City	Highway 50 East appearance code
SD		A-92/93-1	The Nevada RAM Corp.	To allow a brew pub in RC & GC
RJ		U-92/93-10	Nello Gonfiantini (Gonzo Properties) 636-640 East John St. 2-142-17	To allow off-site parking within 300 feet (RC)
* JG		MPA-92/93-4	Kings Canyon Partnership W. Ormsby Blvd./Kings Canyon 7-061-63, 64	PC approve resolution to amend master plan for Long Ranch Estates
* MT		U-92/93-9	7th Day Adventist 405 Graves Lane 2-052-04	Amend previously approved SUP

* INFORMATION INCLUDED IN PACKET
* INFORMATION PREVIOUSLY DISTRIBUTED



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMO TO: Planning Commission Review Committee
FROM: Community Development Department
DATE: December 2, 1992
SUBJECT: PLANNING COMMISSION APPLICATIONS

Attached is a list of the applications and maps for your review. These items will be on the December 29, 1992, Planning Commission Agenda. There will be an application review meeting on December 7, 1992, in Room #59 at 1:30 p.m.

Written comments concerning these items must be received by the Community Development Department by December 14, 1992, to be included in the staff report. For further information, please call 887-2180.

ATTACHMENTS

cc: Tim Homann, Public Works
Dan O'Brien, Public Works (Preliminary Agenda Only)
Dorothy Timian-Palmer, Utility Director
Karen Goddard, Building & Safety
Gary Baseel, Fire Department
Jack Fralinger, Health Department
Vic Freeman, Sheriff's Department
Paul Lipparelli, District Attorney's Office (Preliminary Agenda Only)
Gail Durham, U.S. Soils Conservation
Ken Aytes, Nevada Bell
Dana Wilson, Southwest Gas Corporation
Sharon Matthews, Sierra Pacific Power Company
Carson City School District
Sandra Danforth, Associate Planner-C.D.D.

CARSON CITY PUBLIC WORKS DEPARTMENT

PLANNING COMMISSION REPORT

DATE: Nov. 16, 1992 MEETING DATE: November 24, 1992

FILE NUMBER: D-92/93-057

APPLICANT: Carson City School District

REQUEST: Dedication of a Roadway, Public Utility & Drainage Easement on a portion of E. Robinson Street.

LOCATION: 1,150 feet east of Saliman Road and forming 856.93 feet of the north one-half of E. Robinson Street.

DISCUSSION: The subject easement is 30 feet wide and will allow interested parties, other than the school district, to extend E. Robinson Street in its present alignment in order to serve parcels lying east of Carson High School. The need for this dedication is due to the fact the school district moved their east boundary some 857 feet east through a lot line adjustment action. We required this dedication as a precautionary measure and are therefore not requiring any plans or improvements at this time. It is too early to be certain whether or not this will be the most desirable final alignment for future development.

RECOMMENDATION: Public Works recommends that the Planning Commission approve the offer of dedication of the 30 X 856.93 foot roadway, public utility and drainage easement from the Carson City School District and recommend that the Board of Supervisors accept the dedication for Carson City.

PREPARED BY: Russell F. Howard, II, Engineer Technician II

Respectfully submitted,

Tim Homann, P.E.
City Engineer

RH/TH/rjf
PC\reports

U

Tim Did this ever get
to PC?, B of S?

Run
PS: I still
have the original

CARSON CITY PUBLIC WORKS DEPARTMENT
PLANNING COMMISSION REPORT

DATE: Oct. 9, 1992 MEETING DATE: October 27, 1992

FILE NUMBER: D-92/93-_____

APPLICANT: Carson City School District

REQUEST: Dedication of Roadway, Public Utility Easement & Drainage Easement; a portion of E. Robinson Street.

LOCATION: 1150 feet east of Saliman Road and forming 856.93 feet of the north one-half of E. Robinson Street.

DISCUSSION: The subject easement is 30 feet wide and will allow interested parties, other than the school district, to extend E. Robinson Street in its present alignment in order to serve parcels lying east of Carson High School. The need for this dedication is due to the fact the school district moved their east boundary some 857 feet east through a lot line adjustment action. We required this dedication as a precautionary measure and are therefore not requiring any plans or improvements at this time. It is too early to be certain whether or not this will be the most desirable final alignment for future development.

RECOMMENDATION: Public Works recommends that the Planning Commission approve the offer of dedication of the 30 X 856.93 foot roadway, public utility and drainage easement from the Carson City School District and recommend that the Board of Supervisors accept the dedication.

PREPARED BY: Russell F. Howard, II, Engineer Technician II

Respectfully submitted,

Tim Homann, P.E.
City Engineer

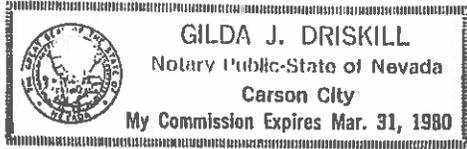
RH/TH/rjf
PC\reports

STATE OF NEVADA)
) ss.
County of Carson City)

ACKNOWLEDGMENT

On July 18, 1978 personally appeared before me, a notary public,
DATE

W. R. Butler, Vice President, who acknowledged that he executed the
annexed instrument.



Gilda J. Driskill
Signature

P-169 (8-67)

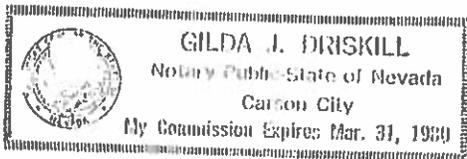
STATE OF NEVADA }
County of Carson City }

ss.

ACKNOWLEDGMENT

On July 18, 1978 personally appeared before me, a notary public,
Date

Eva Lompa, who acknowledged that She executed the
annexed instrument.



Gilda J. Driskill
Signature

P-169 (8-67)

BOOK 238 PAGE 518

DEDICATION - PUBLIC ROADWAY & UTILITY PURPOSES.

Engr's File No.'s (1.176)

(S)

FROM: Eva Lompa and the First National Bank

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF NW 1/4 SEC. 16 T. 15 N., R. 20 E., M.D.B. & H.

WE, THE UNDERSIGNED, HEREBY DEDICATE TO CARSON CITY, STATE OF NEVADA, for Public Roadway and Utility Purposes, lands owned by us or in which we have a vested interest, particularly described as follows, to wit:

That portion of Pinto St. as shown on a Parcel Map for Eva Lompa & First ntl. Bank filed and recorded on the 31st day of August, 1978 in Book 3, Page 678. File No. 82033, Carson City, Nevada.

THE UNDERSIGNED in consideration of one dollar and other good and valuable considerations, hereby jointly and severally, release Carson City and its Officers and Agents from any and all claims by reason of use of the foregoing lands for the use of public roadway and utility purposes.

IT IS HEREBY AGREED by Carson City that the Carson City Tax Roll shall be adjusted to reflect the corresponding reduction of taxable property as dedicated above.

IN WITNESS WHEREOF: We have hereunto set our hands, this 18th day of July, ~~1977~~. 1978.

First National Bank of Nevada

Eva Lompa
Eva Lompa

by W.R. Butler
W. R. Butler, Vice President

STATE OF NEVADA...)
CARSON CITY.....) ss.

On _____ personally appeared before me _____, who acknowledged that he executed the above instrument.

Notary Public

82035

Filed for Record at the Request of Carson City Public Works on August 31, 1978 at 2 min's. past 1 o'clock P.M. Recorded in Book 238 of Official Records, Page 517, Carson City, Nevada.

Patricia Superior
Carson City Recorder

By: _____
Deputy

FROM: Eva Lompa and the First National Bank

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF NW 1/4 SEC. 16 T. 15 N., R. 20 E., M.D.B. & M.

WE, THE UNDERSIGNED, HEREBY DEDICATE TO CARSON CITY, STATE OF NEVADA, for Public Roadway and Utility Purposes, lands owned by us or in which we have a vested interest, particularly described as follows, to wit:

That portion of E. Robinson Street as shown on a Parcel Map for Eva Lompa & First Ntl Bank filed and recorded on the 31st day of August, 1978 in Book 3, Page 678. File No. 82033, Carson City, Nevada.

THE UNDERSIGNED in consideration of one dollar and other good and valuable considerations, hereby jointly and severally, release Carson City and its Officers and Agents from any and all claims by reason of use of the foregoing lands for the use of public roadway and utility purposes.

IT IS HEREBY AGREED by Carson City that the Carson City Tax Roll shall be adjusted to reflect the corresponding reduction of taxable property as dedicated above.

IN WITNESS WHEREOF: We have hereunto set our hands, this 18th day of July, ~~1977~~. 1978.

First National Bank of Nevada

Eva Lompa
Eva Lompa

by: W. R. Butler, Vice President

STATE OF NEVADA)
County of Carson City) ss. ACKNOWLEDGMENT

On July 18, 1978 DATE personally appeared before me, a notary public,
W. R. Butler, Vice President, who acknowledged that he executed the annexed instrument

Gilda J. Driskill
Notary Public-State of Nevada
Carson City
My Commission Expires Mar. 31, 1990

Gilda J. Driskill
Signature

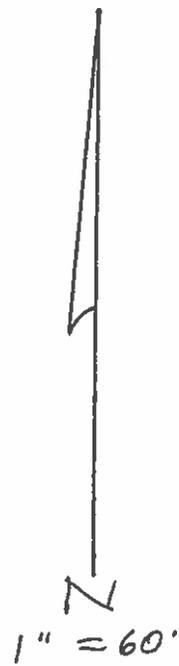
P-169:(8-67)

Filed for Record at the Request of Carson City Public Works on August 31, 1978 at 4 min's. past 1 o'clock P.M. Recorded in Book 238 of Official Records, Page 519, Carson City, Nevada.

Gute Super
Carson City Recorder

By: Deputy

Saliman



PM 678

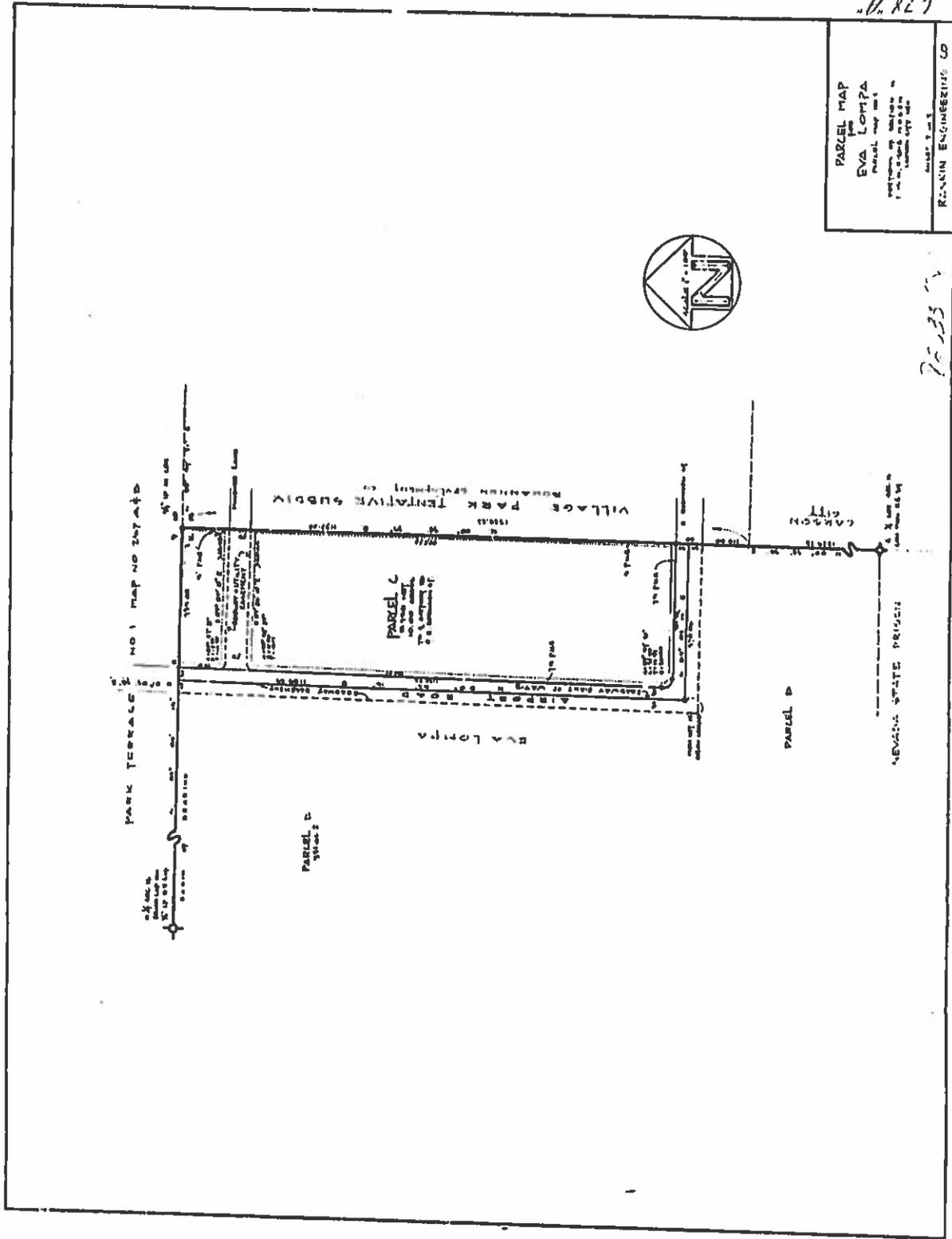
6784

6784

PARCEL MAP
 FOR
 EVA LOMPA
 PARCEL MAP NO. 1
 PREPARED BY
 ROANIN ENGINEERING CO.
 DATE: 11-1-83

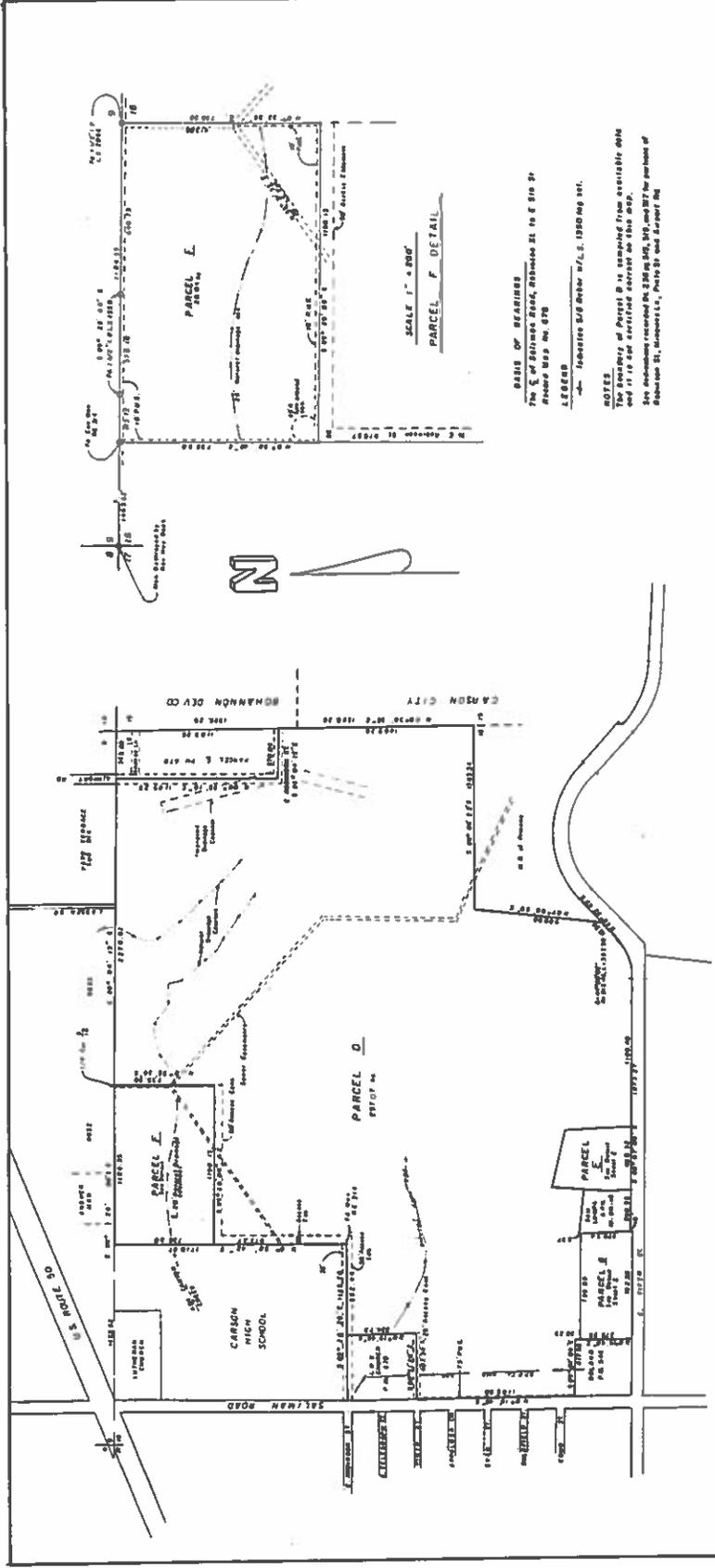


70-133



DRAWING NUMBER: 6784
 DATE: 11-1-83
 PREPARED BY: ROANIN ENGINEERING CO.

PLAN HOLD



ORIGIN OF BEARINGS
The S. of Section 28, Township 21 S. R. 10 E. S. 34
found Map No. 974

LEGEND
--- Proposed S.W. Quarter W/4, S. 1000 Sq. Ft.

NOTES
1. The bearings of Parcel D is taken from the traverse of the
and is not certified correct on this map.
2. The monument shown on 2800 Sq. Ft. W/4 and 800 Sq. Ft. of
Section 21, Township 21 S., Range 10 E. and Section 34

PARCEL MAP REVIEW COMMITTEE
Approved by the Carson City Parcel Map Review Committee at their meeting
held on the 22nd day of August, 1988

RECORDEE'S CERTIFICATE
Filed for Record this 27th day of August, 1988 at
2:31 P.M. in Book 117 Page 377 of the District Records
of Carson City, Nevada in the name of Eva Lompa.
FILE NO. 15358 REC 1/1/89

PARCEL MAP FOR
EVA LOMPA and
THE FIRST INTERSTATE BANK
A DIVISION OF PARCEL D OF
PARCEL MAP NO. 878,
A PORTION OF SECTION 18, T. 18N.,
R. 10E., J. 4M., CARSON CITY, NV.
SHEET 1 of 2
RANKIN ENGINEERING CO.

SURVEYOR'S CERTIFICATE

I, James A. Smith, do hereby certify that I am a duly licensed and sworn-in Surveyor of the State of Nevada, and that I am the author of the survey shown on this map. The survey was conducted on the 27th day of August, 1988, and all monuments were set in accordance with the survey plan. The survey was conducted in accordance with the provisions of the Nevada Surveying Act, and the survey is true and correct.



CITY ENGINEER'S CERTIFICATE

The undersigned hereby certifies that he is the duly appointed Carson City Engineer and that he has examined the parcel map shown herein and finds that all provisions and conditions of the Nevada Surveying Act have been complied with and that the provisions hereof have been observed and he is satisfied that the map is substantially correct.

James A. Smith
Carson City Engineer

VICINITY MAP
SCALE 1" = 400'

OWNERS' CERTIFICATE

This is to certify that the undersigned, Eva Lompa and The First Interstate Bank are the owners of the parcels shown on this plan, and that all express the entire interest in the parcels shown on this plan. The parcels shown on this plan are located in the Carson City, Nevada, and the parcels shown on this plan are not subject to any liens or other claims.

STATE OF NEVADA) S S
CARSON CITY)
Eva Lompa)
The First Interstate Bank)
Carson City, Nevada)
Carson City, Nevada)

UTILITY COMPANIES

The attention is drawn to the fact that the parcels shown on this plan are not subject to any liens or other claims.

Eva Lompa
The First Interstate Bank
Carson City, Nevada

DRAWING NUMBER
474

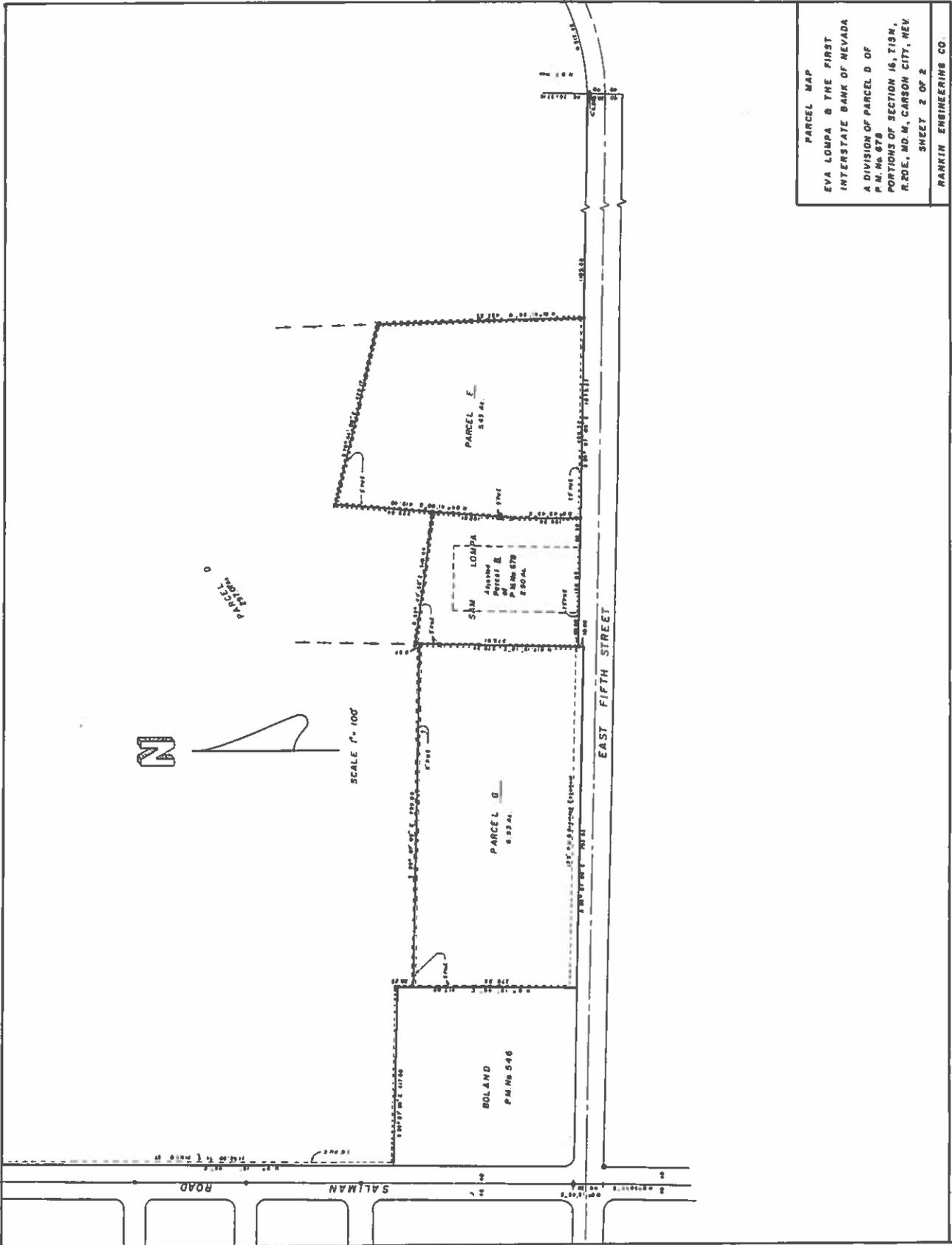
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

4-716

4-716



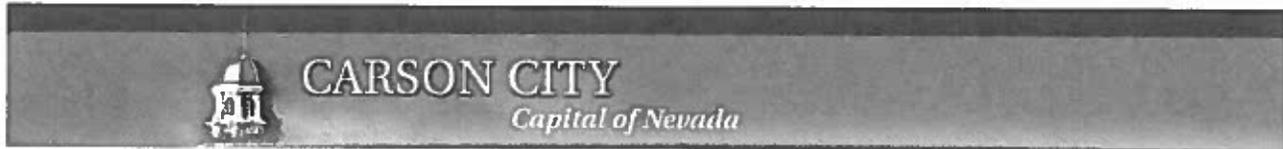
PARCEL MAP
 EVA LOMPA & THE FIRST
 INTERSTATE BANK OF NEVADA
 A DIVISION OF PARCEL D OF
 P.M. No. 678
 PORTIONS OF SECTION 16, T19N,
 R.20E, MD. N., CARSON CITY, NEV.
 SHEET 2 OF 2
 RANKIN ENGINEERING CO.

974-A
 Parcel Map
 DRAWING NUMBER
 E.V. LOMPA &
 First Interstate

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



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

Secured Tax Inquiry Detail for Parcel # 010-041-77					
Property Location: E FIFTH ST / S SALIMAN RD			Tax Year: 2018-19		
Billed to: RD LOMPA LLC			Roll #: 014535		
% STEVE THOMSEN			District: 2.4		
985 DAMONTE RANCH PKWY, #140			Tax Service:		
RENO, NV 89521-0000			Land Use Code: 120		
Code Table					
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
08/20/18	4,205.10		4,205.10	4,205.10	00
10/01/18	4,203.00		4,203.00	4,203.00	00
01/07/19	4,203.00		4,203.00	4,203.00	00
03/04/19	4,203.00		4,203.00	4,203.00	00
Totals:	16,814.10	.00	16,814.10	16,814.10	
Payment Cart History					

Additional Information					
	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0
Abatement Amount	773.86			119.50	104.39



THE RED LTD
 1992 S. D. Cooper Ave
 Suite 2
 Los Angeles, CA 90048
 (310) 558-7804 office
 www.theredllc.com
 R | REAL ESTATE
 E | ENGINEERING
 U | DEVELOPMENT



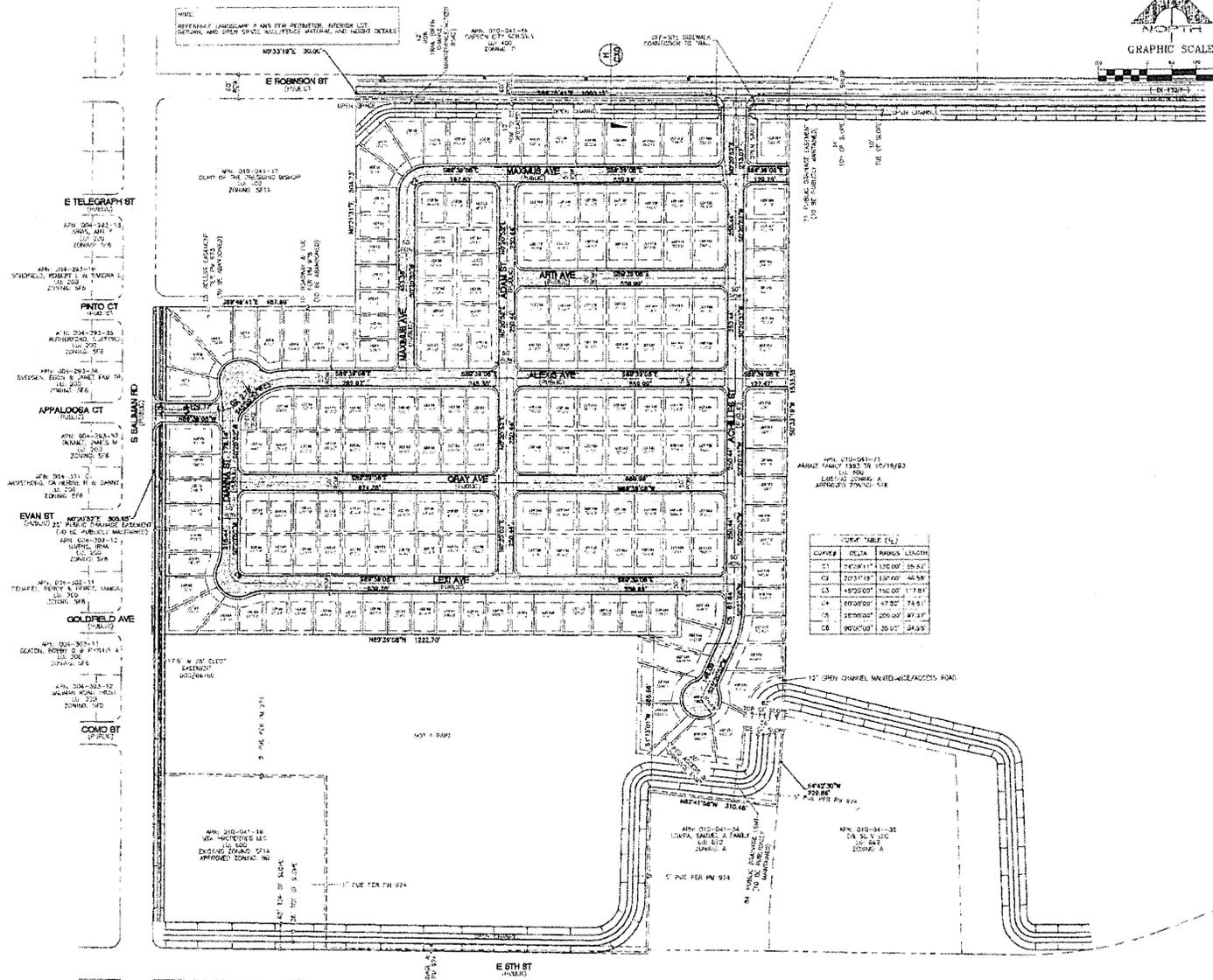
CLIENT
 BLACKSTONE DEVELOPMENT
 GROUP
 438 PLUMB LANE
 RENO, NV 89503
 CONTACT: JOSHUA MYERS
 PHONE: 775.552.4200

DATE	NO.	REVISION	APPROVED

OVERALL SITE PLAN
 BLACKSTONE RANCH - PHASE 1
 CONCEPT

PREPARED BY	ENGINEER	DATE
CHECKED BY	DATE	
DESIGNED BY	DATE	

SHT CSO 3 of 5



COORDINATE TABLE (ELEV.)

COMPUTED	FIELD	BRANDED LENGTH
01	7420811.17	132.00' 56.50'
02	2073119.13	137.00' 46.50'
03	4925207.16	140.00' 17.81'
04	8920000.47	82.00' 74.61'
05	9820000.20	82.00' 89.31'
06	9820000.20	82.00' 84.33'

THE RED LTD
 7272 S. El Comero Way
 Suite 2
 Las Vegas, NV 89146
 (702) 546-7804 office
 www.liveraid.com
 R: REAL ESTATE
 E: ENGINEERING
 D: DEVELOPMENT



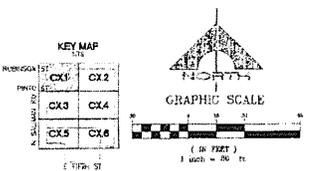
CLIENT:
 BLACKSTONE DEVELOPMENT GROUP
 430 PLAINS LANE
 RENO, NV 89505
 CONTACT: JOSEFA MYERS
 PHONE: (775) 312-4555

DATE	NO.	REVISIONS	APPROVED

SITE PLAN (1 OF 6)
 BLACKSTONE RANCH - PHASE 1
 CARROLL CITY, NEVADA

NO.	DATE	BY	CHKD BY	DATE

SHT CSI 4 of 6



E ROBINSON ST
 PUBLIC

NOTE:
 REFER TO LANDSCAPE PLANS FOR PLANTING, IRRIGATION, LIGHTING, AND OTHER SITE MAINTENANCE DETAILS. REFER TO SHEET CSI FOR CURVE TABLE (1).

CURVE TABLE (1)

CURVE NO.	BEARING	ANGLE (DEG)	LENGTH (FEET)
01	S27°21'11"	130.23	28.53
02	S27°31'42"	130.02	48.54
03	S27°27'10"	130.02	11.79
04	S27°27'10"	130.02	74.61
05	S27°27'10"	130.02	81.37
06	S27°27'10"	130.02	141.88

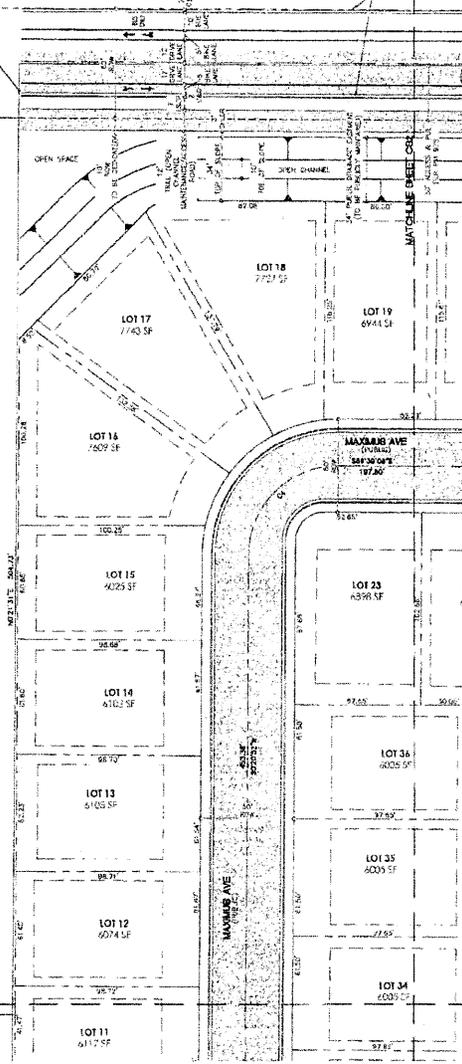
APN: 210-041-17
 CORNER OF THE PROPOSED HIGHWAY
 100' 0" 100' 0" 100' 0" 100' 0"

MATCHLINE SHEET CSI

588°44'11" 447.81'

TO BE MAINTAINED
 (TO BE MAINTAINED)

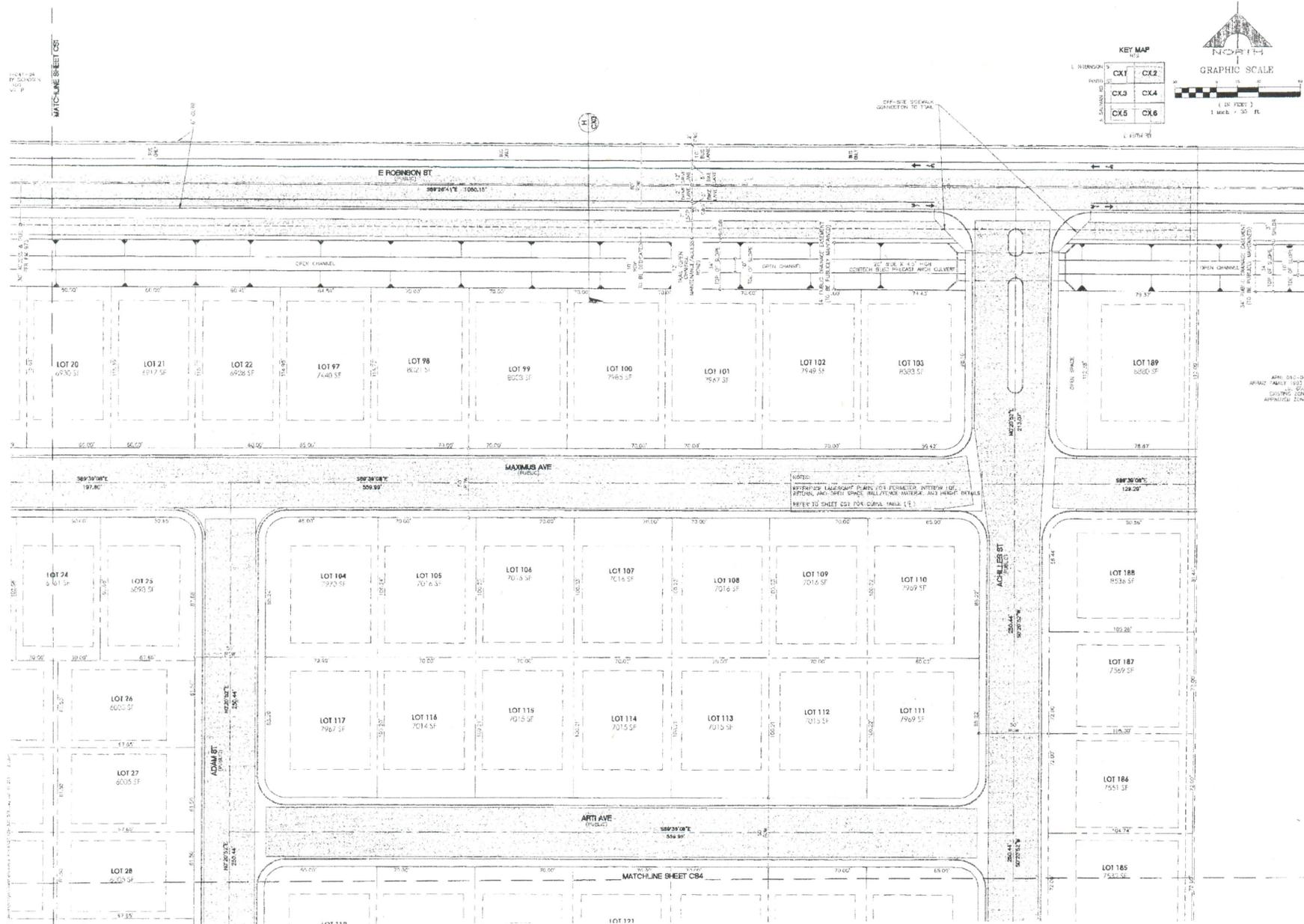
TO BE MAINTAINED
 (TO BE MAINTAINED)



E TELEGRAPH ST
 PUBLIC

PINTO CT
 PUBLIC

S SALLMAN RD
 PUBLIC



THE RED LTD
 2272 S. D. Capt. Lou. Way
 Suite 2
 Las Vegas, NV 89148
 (702) 528-7804 office
 www.theredltd.com
 R | REAL ESTATE
 E | ENGINEERING
 D | DEVELOPMENT



CLIENT:
 BRACKSTONE DEVELOPMENT GROUP
 438 PLUMB LANE
 RENO, NV 89505
 CONTACT: JORHUA MYERS
 PHONE: (775) 330-8000

DATE	NO.	REVISIONS	APPROVED

SITE PLAN (2 OF 6)
BLACKSTONE RANCH - PHASE 1
 CANTON CITY, NEVADA

PLANNING: JORHUA MYERS
 ENGINEERING: JORHUA MYERS
 DATE: 08/20/2018

SHT CS2 of 2



THE RED LTD.
 1272 S. P. Caplan Hwy
 Suite 2
 Las Vegas, NV 89148
 (702) 558-7804 office
 www.thered18.com
 REAL ESTATE
 ENGINEERING
 DEVELOPMENT



CLIENT:
 BLACKSTONE DEVELOPMENT GROUP
 435 HOLLAND LANE
 REYNOLDS, NV 89455
 CONTACT: JOSHUA MYERS
 PHONE: (775) 522-4590

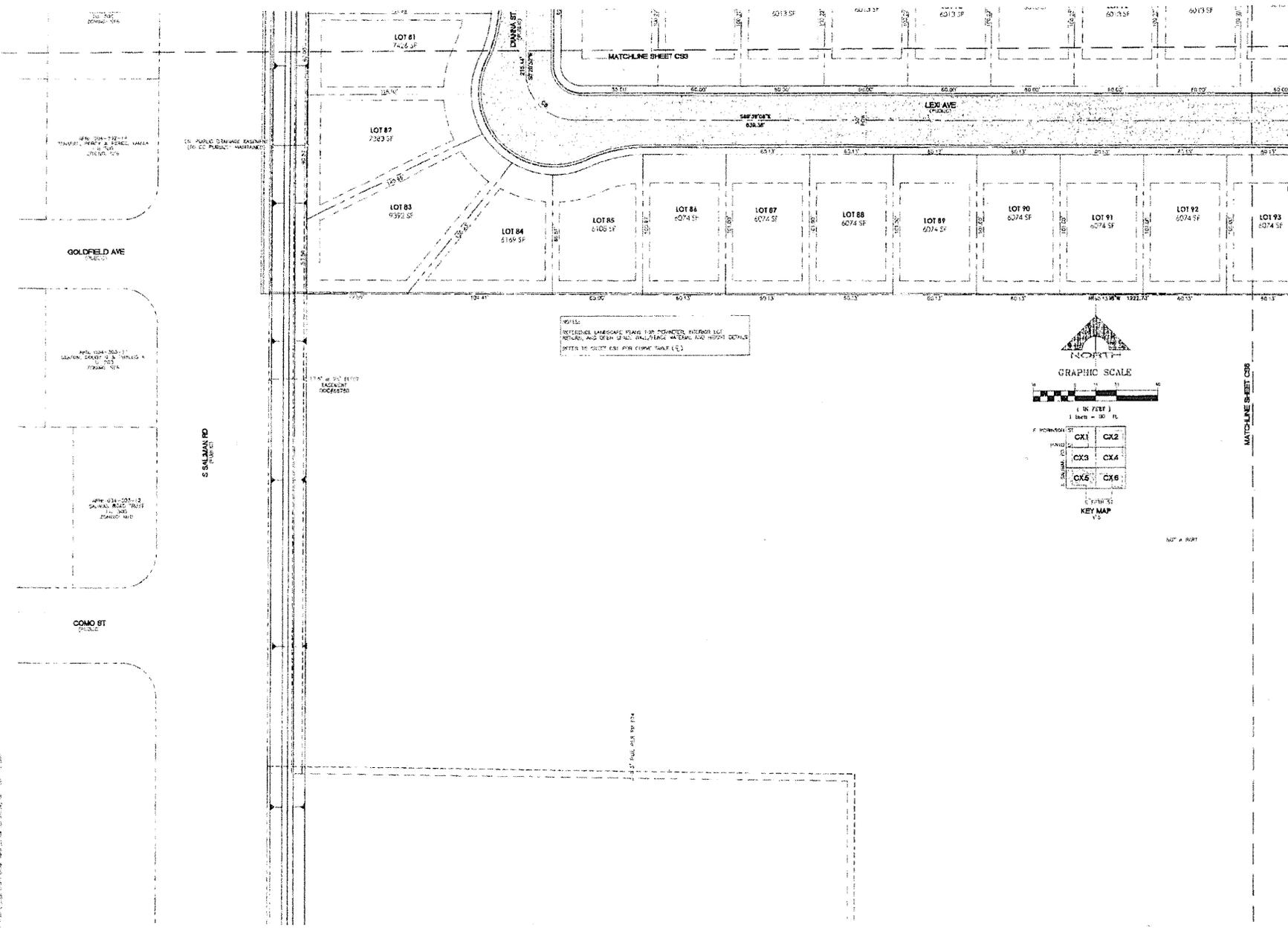
NO.	DATE	DESCRIPTION	APPROVED

SITE PLAN (3 OF 6)
 BLACKSTONE RANCH - PHASE 1
 CLARK COUNTY, NEVADA

NO.	DATE	DESCRIPTION	APPROVED

SHT CS3 6 of 8

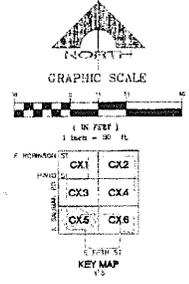




THE RED LTD
 2512 S. E. Capitol Hwy
 Suite 2
 Las Vegas, NV 89145
 (702) 528-7800 office
 www.theredltd.com
 REAL ESTATE
 ENGINEERING
 DEVELOPMENT



CLIENT:
 BLACKSTONE DEVELOPMENT
 GROUP
 436 HILMS LAKE
 RENO, NV 89503
 CONTRACT: JOSHUA WATERS
 PHONE: (775) 352-4290

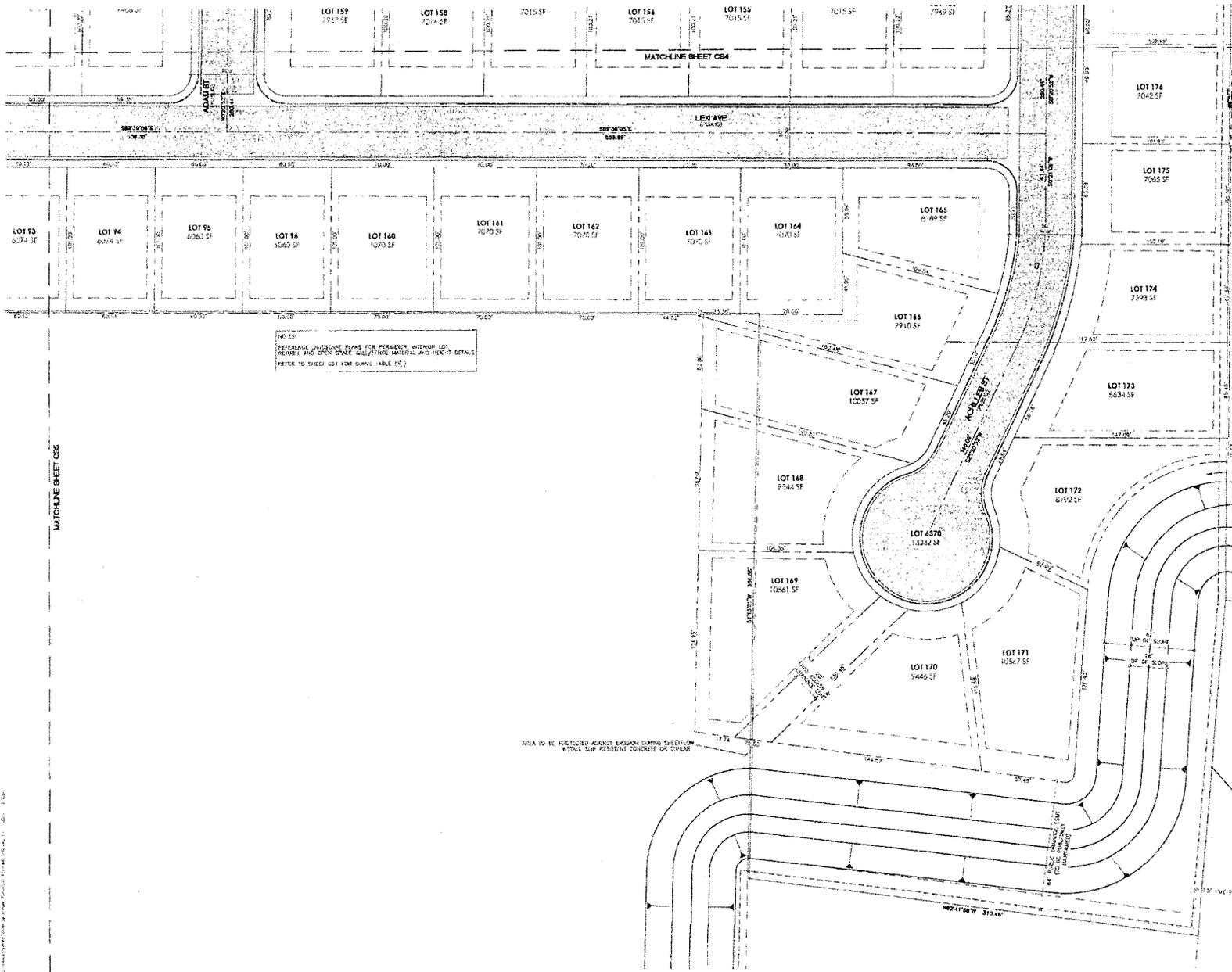


DATE	NO.	REVISION	APPROVED

SITE PLAN (5 OF 6)
 BLACKSTONE RANCH - PHASE 1
 CLARK COUNTY, NEVADA

FOR FILE IN
 DRAWING NO. E200-000
 DRAWN BY MMS
 CHECKED BY LMD
 DESIGNED BY JF
 DATE 09/07/19

SHT C35 8 of 10



NOTES:
 REFERENCE SURVEY PLANS FOR PERMITS AND/OR LOT
 RETURN AND CROSS STREET WALL/FENCE MATERIAL AND HEIGHT DETAILS
 REFER TO SHEET SET FOR DIMENSIONS (E.G.)

AREA TO BE PROTECTED AGAINST EROSION DURING SHEETPILE
 ACTUAL SHEET PILE POSITION COORDINATE VIA CORNER

THE RED LTD
 1272 S. T. Capitan Way
 Suite 2
 Las Vegas, NV 89148
 (702) 528-7904 office
 www.theredltd.com
 REAL ESTATE
 ENGINEERING
 DEVELOPMENT

GRAPHIC SCALE
 1" = 30' FT
 1" IN 2022

KEY MAP

THE RED LTD
 1272 S. T. Capitan Way
 Suite 2
 Las Vegas, NV 89148
 (702) 528-7904 office
 www.theredltd.com
 REAL ESTATE
 ENGINEERING
 DEVELOPMENT



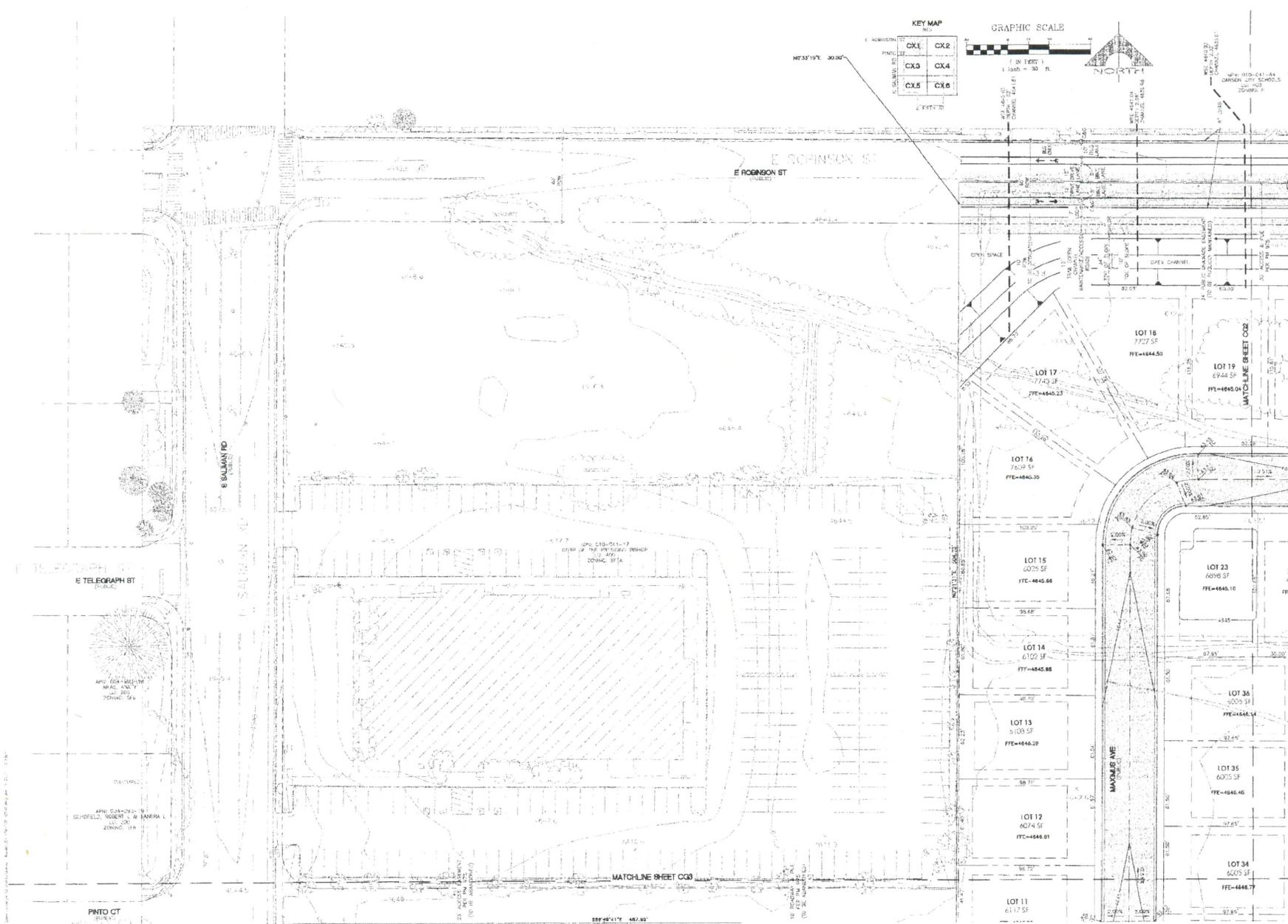
CLIENT:
 BLACKSTONE DEVELOPMENT
 458 PLUMB LANE
 RENO, NV 89505
 CONTACT: JEREMIAH MATHERS
 PHONE: (775) 352-4200

DATE	NO.	REVISIONS	APPROVED

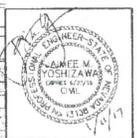
SITE PLAN (6 OF 6)
BLACKSTONE RANCH - PHASE 1
 CLARK COUNTY, NEVADA

NO.	DATE	BY	CHKD

SHT CS6 9 of 11



THE RED LTD.
1772 S. El Capitan Way
Suite 2
Las Vegas, NV 89148
(702) 526-7824 office
www.theredltd.com
P | REAL ESTATE
E | ENGINEERING
D | DEVELOPMENT



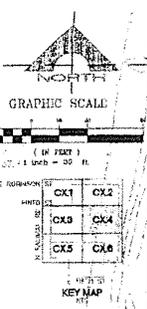
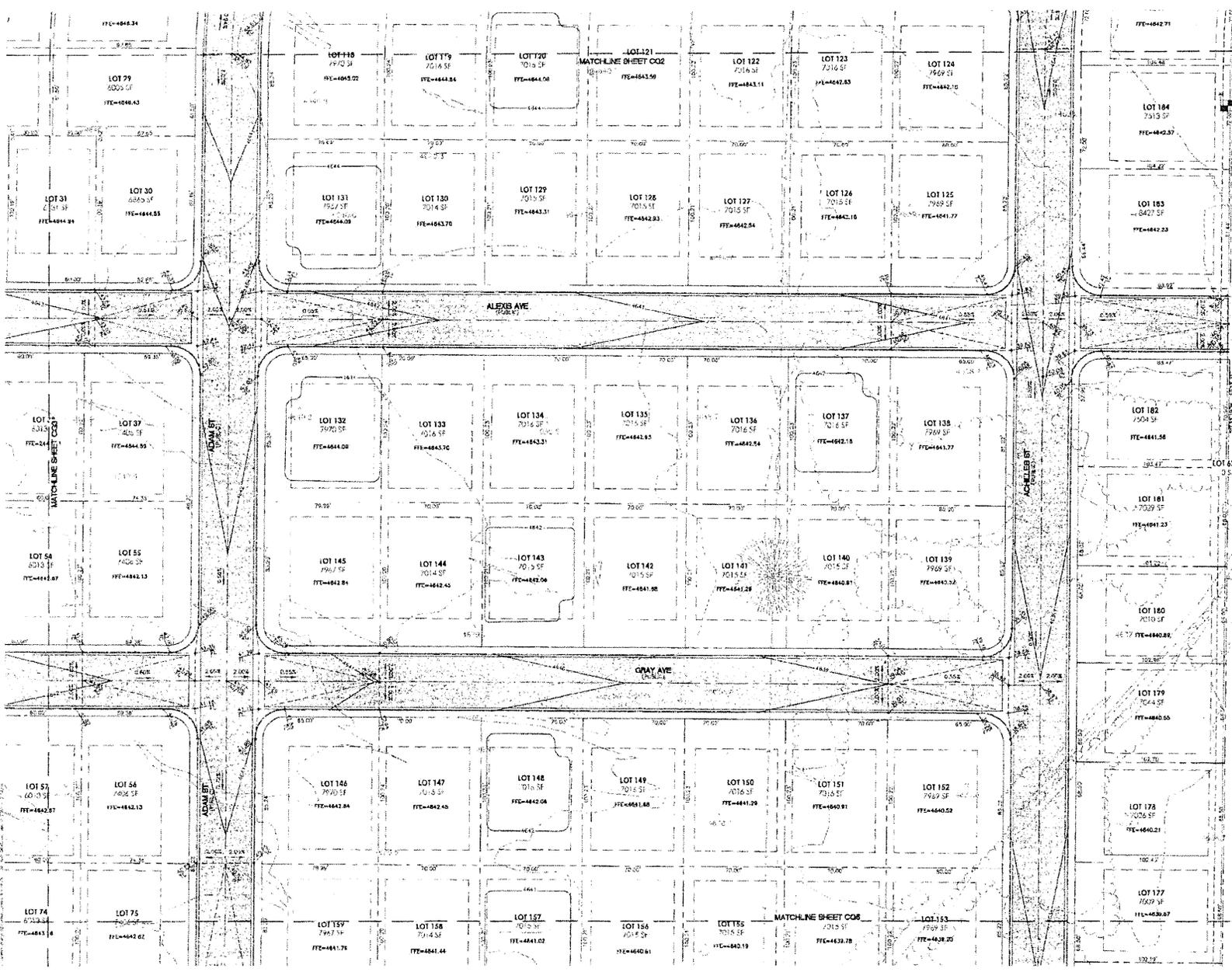
CLIENT:
BLACKSTONE DEVELOPMENT GROUP
428 PLUMB LANE
RENO, NV 89509
CONTACT: JOSE-LIA MYERS
PHONE: (775) 352-4200

DATE	NO.	REVISIONS	APPROVED

GRADING PLAN (1 OF 6)
BLACKSTONE RANCH - PHASE 1
CARSON CITY, NEVADA

PROJECT: ENR-200
DESIGNED BY: JMS
CHECKED BY: JMS
DATE: 07/27/15

SHT CG1 13 of 15



THE RED LTD
 1779 S. El Capitan Way
 Suite 2
 Las Vegas, NV 89146
 (702) 438-7800 office
 www.thered.com

REGISTRATION NO. 13300
 STATE OF NEVADA
 ENGINEERING
 CIVIL
 JAMES M. FUSHLAW
 CIVIL ENGINEER

CLIENT:
 BLACKSTONE DEVELOPMENT GROUP
 424 PLUMB LANE
 RENO, NV 89506
 CONTACT: JOSHUA MYERS
 PHONE: (775) 332-4200

DATE	NO.	REVISION	APPROVED

GRADING PLAN (4 OF 6)
BLACKSTONE RANCH - PHASE 1
 CARSON CITY, NEVADA

DESIGNED BY	CHKD BY	DATE
DRAWN BY	DATE	
CHECKED BY	DATE	
DATE		

SHT CG4 13 of 13



THE RED LTD
 1270 S. 3rd Capitol Way
 Suite 2
 Los Vegas, NV 89145
 (702) 526-7874 office
 www.theredltd.com
 REAL ESTATE
 ENGINEERING
 DEVELOPMENT



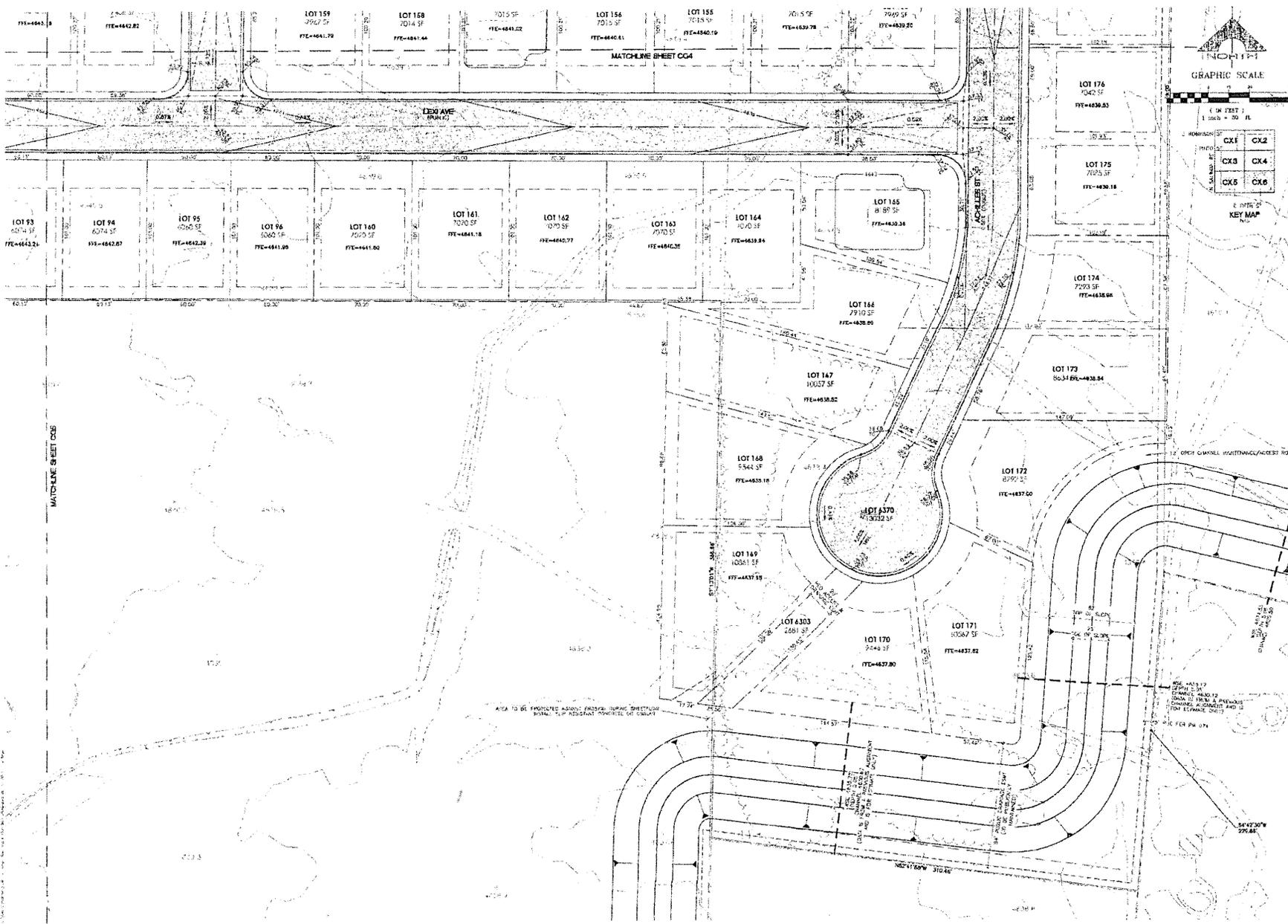
CLIENT:
 BLACKSTONE DEVELOPMENT
 GROUP
 452 PLUM LANE
 RENO, NV 89529
 CONTACT: JOSHUA MYERS
 PHONE: (775) 352-4200

DATE	BY	REVISIONS	APPROVED

GRADING PLAN (5 OF 6)
BLACKSTONE RANCH - PHASE 1
 CLERK COUNTY, NEVADA

PROJECT NO: 2023-000
 DRAWN BY: JMS
 CHECKED BY: JMS
 DATE: 07/01/23

SHT CG5 14 of 31



GRAPHIC SCALE
 1" = 20' FEET
 1" = 30' FEET

KEY MAP

THE RED LTD
 12472 S. E. Ogden Way
 Suite 2
 Las Vegas, NV 89146
 (702) 528-1804 office
 www.theredltd.com
 REAL ESTATE
 ENGINEERING
 DEVELOPMENT

APPROVED
 JAMES M. KOSHLAW
 CIVIL ENGINEER
 LICENSE NO. 1376

CLIENT:
 BLACKSTONE DEVELOPMENT GROUP
 418 PLUMB LANE
 RENO, NV 89502
 CONTACT: JOSHUA HAYERS
 PHONE: (775) 330-4555

DATE	NO.	REVISIONS	APPROVED

GRADING PLAN (6 OF 6)
 BLACKSTONE RANCH - PHASE 1
 CARSON CITY, NEVADA

PROJECT NO. E108-000
 DRAWN BY: MAS
 CHECKED BY: MAS
 DATE: 08/07/18

SHT CG6 6 of 6

