

**MINUTES**  
**Carson City Planning Commission Regular Meeting**  
**Wednesday, July 26, 2023 ● 5:00 PM**  
**Community Center Robert “Bob” Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Chairperson Chair – Teri Preston**  
**Commissioner – Charles Borders, Jr.**  
**Commissioner – Nathaniel Killgore**  
**Commissioner – Richard Perry**

**Vice Chair – Sena Loyd**  
**Commissioner – Ellen DeChristopher**  
**Commissioner – Vern Krahn**

**Staff**

Hope Sullivan, Community Development Director  
Heather Ferris, Planning Manager  
Todd Reese, Sr. Deputy District Attorney  
Stephen Pottéy, Sr. Engineering Project Manager  
Heather Manzo, Associate Planner  
Tamar Warren, Senior Deputy Clerk

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

The approved minutes of all meetings are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**1. CALL TO ORDER**

(5:01:06) – Chairperson Preston called the meeting to order at 5:01 p.m.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

(5:01:18) – Roll was called, and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Teri Preston	Present	
Vice Chair Sena Loyd	Present	
Commissioner Charles Borders, Jr.	Present	5:36 p.m.
Commissioner Ellen DeChristopher	Present	
Commissioner Nathaniel Killgore	Absent	
Commissioner Vern Krahn	Present	
Commissioner Richard Perry	Absent	

**3. PLEDGE OF ALLEGIANCE**

(5:01:45) – Commissioner Loyd led the Pledge of Allegiance.

**4. PUBLIC COMMENTS**

(5:02:05) – Chairperson Preston entertained public comments. Betsy Strasburg recommended deferring all zoning change requests (some agendaized for this meeting) until a Master Plan update is done. Richard Nagel noted that the zoning change request in item 6.C had been requested by the City and not the property owner; therefore, he recommended not pursuing the item.

**5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 31, 2023**

(5:04:41) – Chairperson Preston introduced the item and entertained comments or changes. Commissioner Krahn noted an error in the Planning Commission meeting minutes vote box which has since been corrected. The Chair entertained a motion.

**(5:07:47) – Commissioner Krahn moved to approve the minutes of the May 31, 2023, Planning Commission and Growth Management Commission meeting as amended. The motion was seconded by Commissioner DeChristopher.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Krahn
<b>SECONDER:</b>	DeChristopher
<b>AYES:</b>	Preston, Loyd, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Borders, Killgore, Perry

**(5:08:44) – Commissioner DeChristopher moved to approve the minutes of the May 31, 2023, Planning Commission workshop as presented. The motion was seconded by Commissioner Krahn.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	DeChristopher
<b>SECONDER:</b>	Krahn
<b>AYES:</b>	Preston, Loyd, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Borders, Killgore, Perry

6. MEETING ITEMS

6.A AB-2023-0203 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MICHAEL MISTRIEL (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING THE ABANDONMENT OF A PUBLIC ACCESS EASEMENT ±47,360 SQUARE FEET IN SIZE TO ACCOMMODATE THE DEVELOPMENT OF AN APPROVED 139 LOT RESIDENTIAL SUBDIVISION (SUB-2021-0399), LOCATED APPROXIMATELY 0.27 MILES NORTHEAST OF THE EASTERN TERMINUS OF EAST ROBINSON STREET WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AND ZONED MULTIFAMILY DUPLEX (“MFD-SPA”), ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-42.

(5:09:14) Chairperson Preston introduced the item. Ms. Manzo gave background and presented the Staff Report, which is incorporated into the record, noting that the subject property was an undeveloped easement and not a right-of-way, established with the recordation of Parcel Map 975, recorded on June 29, 1983, and recommended approval. Ms. Manzo also responded to clarifying questions and noted that the applicant was not present in the room. Commissioner Krahn recommended adding Condition of Approval No. 5: *Applicant shall be responsible for all recording fees for this abandonment request*, and Ms. Manzo noted that it was customary for applicants to pay for the recording fees and offered to add it to the Conditions of Approval. Chairperson Preston entertained public comments. Deni French did not believe that the property should have been considered an easement and opposed the abandonment. He wished to turn the property into a “bug oasis.” There were no other comments; therefore, Chair Preston entertained a motion.

(5:16:14) – Commissioner Krahn moved to recommend that the Board of Supervisors approve the abandonment of the Public Access Easement, based on the findings and subject to the Conditions of Approval contained in the Staff Report with the addition of Condition No. 5 which states: *Applicant shall be responsible for all recording fees for this abandonment request*. The motion was seconded by Vice Chair Loyd.

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Krahn
<b>SECONDER:</b>	Loyd
<b>AYES:</b>	Preston, Loyd, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Borders, Killgore, Perry

6.B AB-2023-0243 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LARRY STOCK (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING THE ABANDONMENT OF A 50-FOOT WIDE BY ±607.2-FOOT-LONG PORTION OF DEER RUN ROAD TOTALING ±33,827 SQUARE FEET IN SIZE LOCATED ALONG THE FRONTAGE OF TWO PARCELS ZONED GENERAL INDUSTRIAL (“GI”) ASSESSOR’S PARCEL NUMBERS (APNS) 008-541-91 AND 008-541-59.

(5:16:54) – Chairperson Preston introduced the item. Ms. Manzo gave background and presented the Staff Report, which is incorporated into the record, and recommended approval. Ms. Manzo also responded to clarifying questions and noted that applicant Larry Stock was present. Chair Preston inquired whether the City would still have access to the nearby Cottonwood Gallery for clearing and maintenance. Mr. Stock explained that the City would still be able to maintain the Gallery and Mr. Pottéy explained that the access would be parallel to North Deer Run Road and accessible by the City. Brian Moon, Senior Project Manager at Lumos and Associates, also responded to clarifying questions. At Chair Preston’s request for public comment, Deni French stated that he did not have enough information about the item and was uncertain whether the Board should vote on the item yet or not. He preferred to leave the property as is because “I like the view.” Maxine Nietz questioned why the abandonment was being considered now since no one knew where the sewer line was. She suggested waiting for a survey. Ms. Manzo clarified that the easement was being proposed because there was no sewer line at this time; however, it would be “installed when the property is being developed.” Chair Preston entertained a motion.

**(5:28:36) – Commissioner DeChristopher moved to recommend that the Board of Supervisors approve the abandonment of the Public Access Easement, based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Vice Chair Loyd.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	DeChristopher
<b>SECONDER:</b>	Loyd
<b>AYES:</b>	Preston, Loyd, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Borders, Killgore, Perry

**6.C ZA-2023-0184 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING OF A PROPERTY FROM PUBLIC REGIONAL (“PR”) TO SINGLE FAMILY 6,000 SQUARE FEET (“SF6”) ON A ±0.7 ACRE PROPERTY LOCATED ON FLEISCHMANN WAY ±275 FEET TO THE WEST OF ITS INTERSECTION WITH NORTH DIVISION STREET, APN (“APN”) 001-141-67.**

(5:30:18) – Chairperson Preston introduced the item. Ms. Manzo gave background and presented the Staff Report, which is incorporated into the record, highlighted the fact that the property is no longer public and is privately owned, and recommended approval. She noted that the SF6 zoning would conform to the properties on the north side of Fleischmann Way and addressed the written public comment, incorporated into the record, noting that the mapping change “will not affect the validity of any restrictions that are already placed on this property. This is just truly a map cleanup to conform with our Master Plan” and recommended approval. Ms. Sullivan responded to the earlier public comments noting that the mapping corrections were initiated by the Board of Supervisors to remedy the Master Plan inconsistencies. Chairperson Preston entertained public comments.

(5:37:18) – Ms. Strasburg stated that the property owner, Carson Tahoe Hospital, had indicated that they “had no intention of selling that property” in February and reminded the Commission that the property on Mountain Street had already been sold, adding that she still believed the zoning change request should still come from the applicant. Ms. Strasburg also believed that not all surrounding properties were zoned SF6 and stated that even though she lived close to the subject property and had not received a notice from the Planning Department. Ms. Nietz agreed with Ms. Strasburg that the zoning change request should have come from the property owner. She believed the request was to make things run smoothly for “a developer down the line.” Mr. French did not believe this was being done in an “orderly” manner and believed the request lacked transparency. Mr. Nagel did not believe the City had standing in this case and preferred the SF12 zoning for consistency reasons. Karen Stephens also agreed with the previous commenters and opposed the zoning change.

(5:44:49) – Ms. Manzo explained that Staff were complying with the Nevada Revised Statute (NRS) to review Master Plan compliance. She explained that the properties were compiled by Staff and the Commission had recommended to the Board of Supervisors to pursue the “map modifications” which they had done as part of the annual reporting process. She also stated that the SF6 zoning was chosen because it was the only medium-density zoning that conformed with the neighborhood. Ms. Manzo clarified that this was not a request for development either. Commissioner Borders noted that since he had arrived mid-discussion, he would not vote on the item. He was also informed by Ms. Manzo that the property owner was Carson Tahoe Hospital. Chairperson Preston entertained a motion.

**(5:50:46) – Vice Chair Loyd moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0184 as presented. The motion was seconded by Commissioner Krahn.**

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Loyd
<b>SECONDER:</b>	Krahn
<b>AYES:</b>	Preston, Loyd, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Borders
<b>ABSENT:</b>	Killgore, Perry

### **Items 6.D and 6.E**

(5:52:19) – Chairperson Preston introduced into the record items 6.D and 6.E. Ms. Manzo presented both Staff Reports, incorporated into the record, and responded to clarifying questions. She also corrected an error on page five of the Staff Report for item 6.E to read as follows: *The property is currently undeveloped, but will be developed as a 10-acre park site by the time that the 400<sup>th</sup> 750<sup>th</sup> residential unit is completed within the SPA on the west side of I-580.* Ms. Manzo confirmed that the applicant for both items was the Carson City Board of Supervisors. Chair Preston entertained public comments. Mr. French noted that he preferred the open space designation to the area to avoid spraying and other maintenance. Ms. Strasburg also preferred the area remain open space to avoid the cost of the infrastructure and upkeep, noting that “Carson City has the highest per capita parks.” Ms. Stephens preferred open space as well and was opposed

to spending “money we don’t have.” Ms. Manzo explained that part of the subject property had open space designation; however, the City “did not have an open space zoning to go along with that.” She stated that the Lompa Ranch Specific Plan had the property identified as a park in 2016, adding that “all the developments on the west side are contributing money toward the park site.” Ms. Sullivan called zoning a tool and the Master Plan a vision. She noted that the Specific Plan (adopted in 2016) has indicated the property is a park site and could not become a multi-family duplex years down the line. Ms. Manzo clarified for Commissioner Borders that the park would be a “city park” and not a private park. There were no other comments. Chair Preston entertained separate notions for each item.

**6.D MPA-2023-0185 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR THE ADOPTION OF A RESOLUTION APPROVING A MASTER PLAN AMENDMENT AND RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BOARD OF SUPERVISORS (“BOARD”) TO CHANGE THE MASTER PLAN DESIGNATION FROM OPEN SPACE AND MEDIUM DENSITY RESIDENTIAL TO PARKS AND RECREATION FOR A 10.15 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE EAST OF THE TERMINUS OF EAST ROBINSON STREET AND TO THE NORTH OF EAST 5TH STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-44.**

**(6:07:15) – Based on the above discussion, Commissioner Krahn moved to adopt Resolution No. 2023-PC-R-1. The motion was seconded by Chair Preston.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Krahn
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Preston, Loyd, Borders, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Killgore, Perry

**6.E ZA-2023-0186 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING OF A PROPERTY WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) FROM MULTIFAMILY DUPLEX (“MFD-SPA”) TO PUBLIC NEIGHBORHOOD (“PN-SPA”) FOR A 10.15 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE EAST OF THE TERMINUS OF EAST ROBINSON STREET AND TO THE NORTH OF EAST 5TH STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-44.**

**(6:07:15) – Based on the discussion above, Commissioner Krahn moved to recommend to the Board**

of Supervisors approval of the zoning map amendment ZA-2023-0186 as presented.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Krahn
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Preston, Loyd, Borders, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Killgore, Perry

### **Items 6.F and 6.G**

(6:08:09) – Chairperson Preston introduced items 6.F and 6.G. Ms. Manzo introduced the subject property, gave background, and presented the Staff Reports, incorporated into the record. She also noted that the parcel was privately owned and responded to clarifying questions. Chair Preston entertained public comments. Mr. French noted his opposition for the reasons he had stated earlier and to give the “species in the area a very comfortable home.” Ms. Nietz explained that she would not object to the park unless there was an increase in her property taxes specifying parks. Mariann Humphrey stated that she lived in an area where every homeowner paid for a park through their property taxes which she noted would end in seven years; however, she believed the City had not maintained the park well. She also recommended that the Commission listen to public comment instead of disregarding it. Ms. Strasburg wondered who paid for the parks at the end of the seven years mentioned by Ms. Humphrey. Ms. Manzo offered to obtain information from Ms. Humphrey regarding the poorly maintained park in her area and forward it to the Parks and Recreation Department. She also noted that the temporary timeline mentioned by Ms. Humphrey did not pertain to this request. Chairperson Preston was informed that in the original Lompa Ranch discussions, the developer had been requested to set aside land for a park. There were no additional comments; therefore, Chair Preston entertained appropriate motions.

**6.F MPA-2023-0187 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR THE ADOPTION OF A RESOLUTION APPROVING A MASTER PLAN AMENDMENT AND RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BOARD OF SUPERVISORS (“BOARD”) TO CHANGE THE MASTER PLAN DESIGNATION FROM MIXED-USE RESIDENTIAL AND MIXED-USE EMPLOYMENT TO PARKS AND RECREATION FOR A 3 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 010-741-01.**

(6:17:57) – Based on the earlier discussion, **Commissioner Krahn moved to adopt Resolution Number 2023-PC-R-2. The motion was seconded by Commissioner DeChristopher.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Krahn
<b>SECONDER:</b>	DeChristopher
<b>AYES:</b>	Preston, Loyd, Borders, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Killgore, Perry

**6.G ZA-2023-0188 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING OF A PROPERTY WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) FROM SINGLE FAMILY 6,000 SQUARE FEET (“SF6-SPA”) AND PUBLIC REGIONAL (“PR”) TO PUBLIC NEIGHBORHOOD (“PN-SPA”) FOR A 3 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 010-741-01.**

**(6:17:57) – Based on the earlier discussion, Commissioner Krahn moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0188 as presented. The motion was seconded by Commissioner DeChristopher.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Krahn
<b>SECONDER:</b>	DeChristopher
<b>AYES:</b>	Preston, Loyd, Borders, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Killgore, Perry

**6.H SUB-2023-0061 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEVE THOMSEN (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A TENTATIVE SUBDIVISION MAP KNOWN AS BLACKSTONE RANCH PHASE 2, TO CREATE 204 SINGLE FAMILY RESIDENTIAL LOTS ON A ±58.52 ACRE SITE WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) ZONED SINGLE FAMILY 6,000 SQUARE FEET (“SF6-SPA”) AND MULTIFAMILY DUPLEX (“MFD-SPA”) LOCATED AT 2230 EAST 5TH STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-40.**

(6:18:45) – Chairperson Preston introduced the item. Ms. Manzo gave background, presented the Staff Report, which is incorporated into the record, and responded to clarifying questions. She noted that the Tentative Map had expired on October 18, 2022, adding that Staff had been able to make the required findings, and recommended approval. Commissioner Borders was informed by Ms. Sullivan that the developers should track their units; however, the Planning Division also watches the number of units built to trigger the park planning and construction, adding that a recorded document also acts as “a scoreboard.” Commissioner Krahn was informed that no site work was being done at this point due to the expired Tentative Map. Assistant Project Manager Lisa MacIsaac informed Commissioner Loyd that the applicant will be able to have the Site Improvement permits approved; however, the City would not accept the improvements until Condition of Approval No. 16 is fulfilled.

(6:34:20) – Applicant Steve Thomsen of Ryder Homes and Ken Anderson, Partner at JK Architectural Engineering addressed the construction traffic concerns on Robinson Street. Mr. Anderson explained that the original Tentative Map did not have a condition to have a road completely built prior to the work. He also noted that they have had separate permits for the three phases of the subdivision which was not due to the condition. Mr. Thomsen stated that they would accept the Conditions of Approval outlined in the Staff Report and believed that it would take four or five years to get to the 400-unit threshold. Chairperson Preston entertained public comments.

(6:42:07) – Ms. Nietz noted that the Commission was “finally waking up to the issue of construction traffic...for some other neighborhood,” adding that she had been making complaints regarding trucks in her neighborhood to service the Anderson Ranch East project. She also did not find the Staff Report to be clear and requested a breakdown of SF6 versus multi-family units. She believed that raised homes would invade neighbors’ privacy and obstruct their views, adding that the lots in this project are outside the urban limits. Mr. French was surprised that the Fire Department had approved the plan since he could not clearly see “the exits and entrances for the individuals” and requested “a better overview of the property.” Ms. Strasburg inquired whether “the 24 single-family residential units would be counted against this year’s allocation of permits” since the original permit had expired.

(6:48:38) – Ms. Manzo explained that “approving a tentative map doesn’t have an impact on the allotment for that year,” adding that the units are counted in the year they are constructed, not approved. She reviewed the emergency routes on the map and indicated that the plan had met the Fire Department’s standards for secondary access for the lots in the project. Ms. Manzo stated that the drainage and flooding have been considered with the specific plan and would be reconfirmed with each tentative map to meet FEMA requirements. Mr. Anderson clarified for Vice Chair Loyd that lots 100 and 101 would have “a private drive area.” There were no additional comments. Chairperson Preston entertained a motion.

**(6:55:24) – Commissioner Borders moved to recommend approval of Tentative Subdivision Map SUB-2023-0061 based on the ability to make the required findings and subject to the conditions of approval. The motion was seconded by Commissioner Krahn.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Krahn
<b>AYES:</b>	Preston, Loyd, Borders, DeChristopher, Krahn
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Killgore, Perry

## 7. STAFF REPORTS (NON-ACTION ITEMS)

### - DIRECTOR'S REPORT TO THE COMMISSION

(6:55:56) – Ms. Sullivan informed the Commission that the Board of Supervisors had reviewed the Growth Management Commission’s recommendation; however, they had approved the three percent growth without distinction, and not the recommended three percent growth with two percent for market-rate homes and one percent for affordable housing.

### - FUTURE AGENDA ITEMS

(6:57:00) – Ms. Sullivan indicated that a roundtable on affordable housing with state experts and a developer would be scheduled in August, 2023 to incorporate into the Strategic Plan. She also noted that she had spoken with Assistant District Attorney Dan Yu regarding moving forward with Development Standards.

### - COMMISSIONER REPORTS/COMMENTS

N/A

## 8. PUBLIC COMMENT

(6:59:16) – Chairperson Preston entertained public comments. Mr. French encouraged better definition of acronyms and suggested following the Plain Language Act [of 2010 which requires federal agencies to write “clear government communication that the public can understand and use.”]. He also suggested being mindful of the animals and plants during development. Ms. Sullivan encouraged members of the community to contact the Planning Division should they have any questions. Ms. Strasburg recommended having a workshop on Title 17.09. She also suggested an interactive workshop during the affordable housing discussion and not a three-minute public comment period. Ms. Stephens recommended “some movement” on updating the Master Plan to avoid many of the zoning changes going on. Ms. Sullivan announced that a Request for Proposal has gone out to consultants for updating the Master Plan (with a planned completion date of 2025), adding that a part-time planner would be hired to become “a point person.” She noted that former Planning Commissioner Paul Esswein had agreed to fill that role. Ms. Nietz objected to “any money spent out of our own pockets” to fund the consultant.

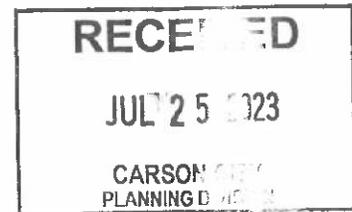
**9. FOR POSSIBLE ACTION: ADJOURNMENT**

(7:06:40) – Chairperson Preston adjourned the meeting at 7:06 p.m.

The Minutes of the July 26, 2023, Carson City Planning Commission meeting are so approved this 5<sup>th</sup> day of September, 2023.

July 24, 2023

10 Miller Way  
Carson City NV 89703



TO: Carson City Planning Commission

FROM: Norah Ann McCoy, Homeowner 10 Miller Way

RE: File: ZA-2023-0184, Opposition to Zoning Change

Planning Commissioners:

I have owned and resided in the property at 10 Miller Way since 1987. Some of the more attractive features of my property are contained in the deed restrictions (cc&r's) that apply not only to my property but to my adjacent neighbors. Specifically, the restrictions require a 20' easement along the western edge from Fleischmann thru to all the property owners for their private use. They also prohibit the construction of any "dwelling, commercial, or farm building" or any recreational structure over 10'. These cc&r's were declared to run with the land and to be binding on all parties or persons claiming the land. I have spent a good part of the last 35 years enforcing those restrictions. A copy of the original cc&r's is included s Exhibit A.

Another specific restriction is that none of the property could be sold, transferred or in any way conveyed except to one of the eight western lots in the subdivision. Through the years that I have lived here, the back lots of some of the properties have been sold or traded by the adjacent landowners without any problems. Then, in 1995, a couple of property owners on the southern end of the subdivision sold their property to the hospital for a parking lot. By the time most of us found out, the deal was almost done. I was furious, as were most of my neighbors. But as it turned out, the hospital deal could not be completed without the consent of  $\frac{3}{4}$  of the adjacent landowners. Mr. Chaney (one of the illicit sellers) lobbied all the owners with promises to keep noise and lighting down, and urged us to be "Good Neighbors" because the hospital was in desperate need of parking.

Consequently, an Amendment to Deed Restrictions was promulgated and signed by the requisite number of adjacent owners. In that Amendment, the adjacent property owners agreed: 1. to the purchase of the property by the hospital; 2. that the easement shall not be compromised; 3. to a change of zoning to allow a ground level parking lot; 4. release the hospital property from restrictions that would "prohibit the use of the...property for ground level parking; and 5. there would be no other changes to the cc&r's. A copy of the Amendment is included as Exhibit B.

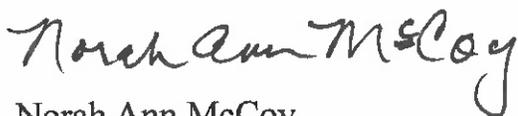
Your request for a zoning change to single family residential flies in the face of long standing deed restrictions and goes far beyond any agreement with the adjacent landowners and the parties' intent. Your own parcel map submitted with your request shows very clearly that all of the adjacent landowners have very big back yards, yet there are no single family houses there, nor any structures over 10'. That's because of the deed restrictions, which also apply to the hospital property, except those that would restrict from it operating a ground level parking lot. It was never agreed that the property could be used for single family housing.

Mr. Miller, when inserting the deed restrictions, clearly intended for residents to enjoy clear views and access to their property from the back. He even proscribed the planting of trees "in such a manner as to substantially obstruct the view of the residents on the eight western lots." A house or houses on the property in question would have the potential to substantially obstruct our view, in violation of the cc&r's that continue to run with the hospital property. A house or houses could potentially interfere with the easement as well.

Just look at your map and you will see the inanity of the situation. There is a whole block of this wonderful open area, maintained by your adjacent landowners, only to be broken up by a house or houses, which the rest of us don't have the permission to build. You are our neighbor too, and you must comply with all the restrictions which run with the land and apply to you too. Instead of cashing in the land for your own gain, why not be a "Good Neighbor" and consider the quality of life of your neighbors. If you no longer need the property for a parking lot, why not consider a small park or something else that's attractive and low impact?

Thank you for your consideration of these concerns.

Sincerely,

A handwritten signature in black ink that reads "Norah Ann McCoy". The signature is written in a cursive, flowing style.

Norah Ann McCoy

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To Have and to Hold the said premises, together with the appurtenances, unto the said parties of the second part, and to their heirs and assigns forever.

In Witness Whereof the said party of the first part has hereunto set her hand the day and year first above written.

Signed and Delivered in the Presence of )  
\_\_\_\_\_  
Edith Wylie

STATE OF NEVADA, )  
County of ORMSBY ) ss.

On this 20th day of March A.D. one thousand nine hundred and Fifty-eight personally appeared before me JEANNE M. SMITH, a Notary Public in and for said County of Ormsby ---EDITH WYLIE--- known (or proved) to me to be the person described in and who executed the annexed instrument, who acknowledged to me that She executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of Ormsby, the day and year in this Certificate first above written.

(SEAL) Jeanne M. Smith  
Notary Public in and for  
the County of Ormsby,  
State of Nevada.

My commission expires October 5, 1960.

Recorded at the Request of E. W. Miller and Son March 27, 1958 at 12 min. past 11 o'clock A.M., in Volume 74 of Deeds page -497- Ormsby County Records.

Verla M. Stinson  
Recorder.  
By Louis H. Hinkle  
Deputy Recorder.

File No. 16122

\*\*\*\*\*

CONSIDERATION LESS THAN ONE HUNDRED DOLLARS

D E E D

THIS INDENTURE, made the Twentieth day of March, 1958, BETWEEN E. W. MILLER and NITA H. MILLER, husband and wife, as joint tenants; of Carson City, Ormsby County, Nevada, the parties of the first part, and EDITH WYLIE, a single woman, of Carson City, Ormsby County, Nevada, the party of the second part,

WHEREAS the parties of the first part received a conveyance of land by deed from HARRY E. ANDERSEN and MABEL A. ANDERSEN, dated the 30th day of September, 1955, recorded on Page 303, Book 67, of Deeds, Official Records of Ormsby County, Nevada, for the benefit of the owners of the eight (8) western lots of Westview Park Subdivision of Carson City, Ormsby County, Nevada, which adjoin the said acquired land on the

eastern boundary thereof, and hold said lands in trust for the owners of said eight (8) western lots, and whereas the party of the second part is now the owner of one of said lots, being Lot 5, Block "B" of said Westview Park Subdivision.

WITNESSETH: that the said parties of the first part, in consideration of the sum of TEN and no/100 (\$10.00) dollars in lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell unto the said party of the second part, and to her heirs and assigns, all that certain lot, piece or parcel of land situate in the County of Ormsby, State of Nevada, and bounded and described as follows, to-wit:

A rectangular piece or parcel of land lying and being in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, in T. 15 N., R. 20 E., M.D.B. and M., in Ormsby County, Nevada, more particularly described as follows, to-wit:

Beginning at the Section Corner common to Sections 7, 8, 17 and 18 of T. 15 N., R. 20 E., thence N. 00°04'08" E., 480.59 feet to the true point of beginning, marked by the Lot Corner at the south west corner of Lot 5, Block B of WESTVIEW PARK SUBDIVISION; thence N. 00°04'08" E., 72.75 feet along the westerly boundary of said subdivision to the Lot Corner at the north west corner of Lot 5, Block B; thence N. 89°50'35" W., 208.71 feet to a point; thence S. 00°04'08" W., 72.75 feet to a point; thence S. 89°50'35" E., 208.71 feet to the south west corner of Lot 5, Block B, the true point of beginning; containing 0.348 acres, more or less.

The bearing source for this description is the official plat of WESTVIEW PARK SUBDIVISION and the distances designated along the westerly boundary are as shown on the subdivision plat.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

Subject to the following reservations, restrictions and covenants for the benefit of the grantors, their heirs, successors, and assigns and all persons, who may purchase or acquire from the grantors any of the land acquired by the grantors from Harry E. Andersen and Mabel A. Andersen, by that deed dated the 30th day of September, 1955, recorded on Page 303 of Book 67 of Deeds, Official Records of Ormsby County, and their heirs, successors and assigns:

1. An easement is reserved from Fleischmann Way over the west twenty (20) feet of land herein conveyed for private, but not public, access to the lands acquired by the grantors from Harry E. Andersen and Mabel A. Andersen by that deed dated the 30th day of September, 1955, recorded on Page 303 of Book 67 of Deeds, Official Records of Ormsby County.
2. No dwelling, commercial, or farm building of any character shall be constructed on the land herein conveyed. This restriction does not, however, prohibit the construction of small bath houses, swimming pools, game courts, tool houses, barbecues and other similar recreational structures not over Ten (10) feet in height on said land.
3. No residential or commercial trailers may be placed on said land for any purpose whatsoever.
4. No unlawful, noxious or offensive activity shall be carried on upon said property

the neighborhood.

5. No commercial activity shall be carried on upon said property.

6. No livestock such as, but not limited to - cattle, horses, sheep, pigs or poultry may be kept upon said property.

7. No fence higher than Six (6) feet shall be erected upon said property except upon the western boundary of said property or along a north south line not more than twenty-one (21) feet east of said western boundary, or not more than Thirty (30) feet west of the eastern boundary of said property where fences of a height not to exceed Eight (8) feet may be constructed.

8. Trees shall not be planted on said property in such a manner as to substantially obstruct the view of the residences on the eight western lots of the Westview Park Subdivision of Carson City.

9. Said property shall not be sold, transferred or in any way conveyed except to an owner of one of the eight western lots of Westview Park Subdivision of Carson City.

10. These restrictions, reservations and covenants to run with the land and shall be binding upon all the parties and all persons claiming said land until January 1, 1971, at which time said restrictions, reservations and covenants shall be automatically extended for successive periods of ten years unless persons owning three-fourths of the total area of the land purchased by the grantors from Harry E. Andersen and Mabel A. Andersen by deed dated September 30, 1955, recorded at Page 303 of Book 67 of Deeds, Official Records of Ormsby County, shall agree to change them in whole or in part by document duly acknowledged and recorded in the Official Records of Ormsby County.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF the said parties of the first part have executed this conveyance the day and year first above written.

E W Miller

Nita H. Miller

STATE OF NEVADA        )  
COUNTY OF ORMSBY    ) SS

On this 20th day of March, 1958, personally appeared before me JEANNE M. SMITH, a Notary Public in and for the County of Ormsby, E. W. MILLER and NITA H. MILLER, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Ormsby, the day and year in this Certificate first above written.

(SEAL) Jeanne M. Smith  
Notary Public in and  
for the County of  
Ormsby  
State of Nevada.

My Commission Expires:  
October 5, 1960.

Filed for Record at Request E. W. Miller and Son MAR 27 1958 at 14 Min. Past 11 o'clock  
A M Recorded in Book 74 Deeds Page -498- Records Ormsby County, Nevada

Verla M. Stinson  
County Recorder

By Laura Whittle  
Deputy

File No. 18123

\*\*\*\*\*  
CONSIDERATION LESS THAN ONE HUNDRED DOLLARS

D E E D

THIS INDENTURE, made the Twentieth day of March, 1958, BETWEEN --EDITH WYLIE, a single woman, of Carson City, Ormsby County, Nevada, the party of the first part, and E. W. MILLER and NITA H. MILLER, husband and wife, of Carson City, Nevada, as tenants in common, in equal shares, the parties of the second part,

W I T N E S S E T H:

That the party of the first part, in consideration of the sum of TEN and no/100 (\$10.00) DOLLARS, lawful money of the United States of America, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land situate in the County of Ormsby, State of Nevada, and bounded and described as follows, to-wit:

A rectangular piece or parcel of land lying and being in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, in T. 15 N., R. 20 E., M.D.B. and M., in Ormsby County, Nevada, more particularly described as follows, to-wit:

Beginning at the Section Corner common to Sections 7, 8, 17 and 18 of T. 15 N., R. 20 E., thence N. 00°04'08" E., 480.59 feet to the true point of beginning, marked by the lot Corner at the south west corner of Lot 5, Block B of Westview Park Subdivision; thence N. 00°04'08" E., 72.75 feet along the westerly boundary of said subdivision to the Lot Corner at the north west corner of Lot 5, Block B; thence N. 89°50'35" W., 208.71 feet to a point; thence S. 00°04'08" W., 72.75 feet to a point; thence S. 89°50'35" E., 208.71 feet to the south west corner of Lot 5, Block B, the true point of beginning; containing 0.348 acres, more or less.

The bearing source for this description is the official plat of WESTVIEW PARK SUBDIVISION and the distances designated along the westerly boundary are as shown on the subdivision plat.

SUBJECT TO THE FOLLOWING RESTRICTIONS: This deed is subject to all of the reservations, restrictions and covenants contained in that certain deed dated March 20, 1958, between E. W. Miller and Nita H. Miller, husband and wife, as joint tenants, of Carson City, Ormsby County, Nevada, the parties of the first part, and Edith Wylie, a single woman, of Carson City, Ormsby County, the party of the second part, and recorded on Page 498, Book 74, of Deeds, File No. 18123, Official Records of Ormsby County, Nevada.

COPY

AMENDMENT TO DEED RESTRICTIONS

THIS INDENTURE made the 4<sup>th</sup> day November, 1995, between and among the undersigned property owners of Carson City, Nevada.

WHEREAS, the parties hereto own three-fourths or more of the total area of land located south of Fleischmann Way and adjacent to the western lots of the Westview Subdivision of Carson City more particularly described as set forth in Exhibit A hereto.

WHEREAS, the land referred to in Exhibit A was made subject to restrictions, reservations and covenants for the benefit of said owners, their successors and assigns as set forth in Book 67, Page 382, File No. 6518, recorded December 5, 1955 in the records of the Carson City Recorder, and such restrictions prohibiting among other things, commercial activity upon any of said property.

WITNESSETH: That under provision number 10 of said restrictions, reservations and covenants, the undersigned persons hereto own at least three-fourths of the total area of land purchased by the Grantors therein from Harry E. Anderson and Mable A. Anderson by deed dated September 30, 1955, recorded at Page 303 of Book 67 of Deeds, Official Records of Ormsby County, and do hereby agree to change said restrictions, reservations and covenants as follows:

1. The parties consent to the purchase by Carson Tahoe Hospital, a political subdivision of Carson City, Nevada of the two southern most lots of the effected land for use as a parking lot as shown on Exhibit A.

2. No structures in excess on a single floor shall be constructed, and so far as possible, any lighting for the parking area shall be located so that it is not directed at neighboring residences. The easement for access to the lots of the parties shall continue to remain open and accessible on the west side of the property.

3. The parties hereby consent to designation of zoning as will allow the construction of said ground level parking lot.

4. The parties consent to the division of the property so as to allow the Carson Tahoe Hospital to acquire the property.

5. To the extent the reservations, restrictions and covenants would prohibit the use of the subject property for ground level parking, said subject property is released from said reservations, restrictions and covenants.

6. The parties otherwise do not change the reservations, restrictions and covenants enacted for their benefit and that of their heirs, successors and assigns.

EXHIBIT B

IN WITNESS WHEREOF the said parties have executed this amendment to reservations, restrictions and covenants the day and year first written above.

Eugene Chaney  
Eugene Chaney, (APN 1-141-53, 60)

Katherine Barrett  
Katherine Barrett (APN 1-141-33, and  
as Successor to William and Ruth Schultz, as  
Sellers of the Western Portion of 1-141-50  
to Carson Tahoe Hospital)

James Jacob Noel  
James Jacob Noel,  
Co-Trustees of the Noel Family Trust, (APN 1-141-54)

Mary Lou Hovenden Noel  
Mary Lou Hovenden Noel,

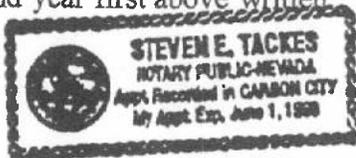
Nora McCoy  
Nora McCoy (APN 1-141-41,  
Western Portion)

Thomas Young  
Thomas Young (APN 1-141-32)

STATE OF NEVADA )  
: SS.  
CARSON CITY )

ON THE 17th day of December, 1995, before me the undersigned, a Notary Public, personally appeared EUGENE CHANEY, who acknowledged to me that he executed the above instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

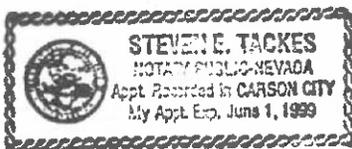


[Signature]  
NOTARY PUBLIC (SEAL)

STATE OF NEVADA )  
: SS.  
CARSON CITY )

ON THE 14th day of December, 1995, before me the undersigned, a Notary Public, personally appeared JAMES JACOB NOEL and MARY LOU HOVENDEN NOEL, Co-Trustees of the Noel Family Trust, who acknowledged to me that they executed the above instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

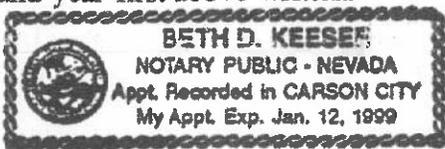


[Signature]  
NOTARY PUBLIC (SEAL)

STATE OF NEVADA )  
 : SS.  
CARSON CITY )

ON THE 9th day of November, 1995, before me the undersigned, a Notary Public, personally appeared KATHERINE BARRETT, as Successor to WILLIAM SCHULTZ and RUTH SCHULTZ, who acknowledged to me that she executed the above instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



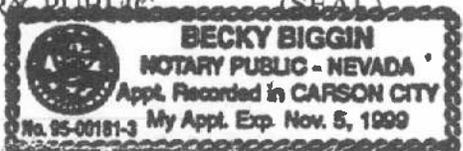
Beth D. Keese  
NOTARY PUBLIC (SEAL)

STATE OF NEVADA )  
 : SS.  
CARSON CITY )

ON THE 27th day of December, 1995, before me the undersigned, a Notary Public, personally appeared NORA McCOY, who acknowledged to me that she executed the above instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

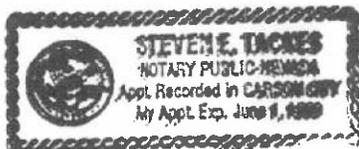
Becky Biggin  
NOTARY PUBLIC (SEAL)

A rectangular notary seal with a decorative border. On the left is a circular emblem with a scale of justice. To the right of the emblem, the text reads: "BECKY BIGGIN", "NOTARY PUBLIC - NEVADA", "Appt. Recorded in CARSON CITY", and "My Appt. Exp. Nov. 5, 1999".

STATE OF NEVADA )  
 : SS.  
CARSON CITY )

ON THE 13th day of December, 1995, before me the undersigned, a Notary Public, personally appeared THOMAS YOUNG, who acknowledged to me that he executed the above instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Steven E. Tackes  
NOTARY PUBLIC (SEAL)

Exhibit A

Legal Description of Area released for use as parking as provided in the Amendment to Deed Restrictions (attached parcel map for illustration only).

(A) Schultz to Carson Tahoe Hospital

A rectangular piece or parcel of land lying and being in the Northeast 1/4 of the Northeast 1/4 of Section 18 and the Southeast 1/4 of the Southeast 1/4 of Section 7, all in Township 15 North, Range 20 East, M.D.B. & M., in Ormsby County (now Carson City), Nevada, more particularly described as follows, to wit:

Commencing at the Section corner common to Sections 7, 8, 17, and 18 of Township 15 North, Range 20 East, M.D.B. & M., thence North  $00^{\circ} 04'08''$  East along the Westerly boundary of WESTVIEW PARK SUBDIVISION a distance of 42.93 feet to the Lot corner at the Northwest corner of Lot 3, Block A of said subdivision; thence North  $89^{\circ}50'35''$  West a distance of 208.71 feet to a point; thence South  $00^{\circ}04'08''$  West a distance of 73.59 feet more or less to a point on the Northerly street line of Fleischmann Way; thence Easterly a distance of 208.71 feet more or less, along the Northerly line of Fleischmann Way to the Lot corner at the Southwest corner of Lot 3, Block A of WESTVIEW PARK SUBDIVISION; thence North  $00^{\circ}04'08''$  East a distance of 30.66 feet along the Westerly boundary of the subdivision to the point of beginning.

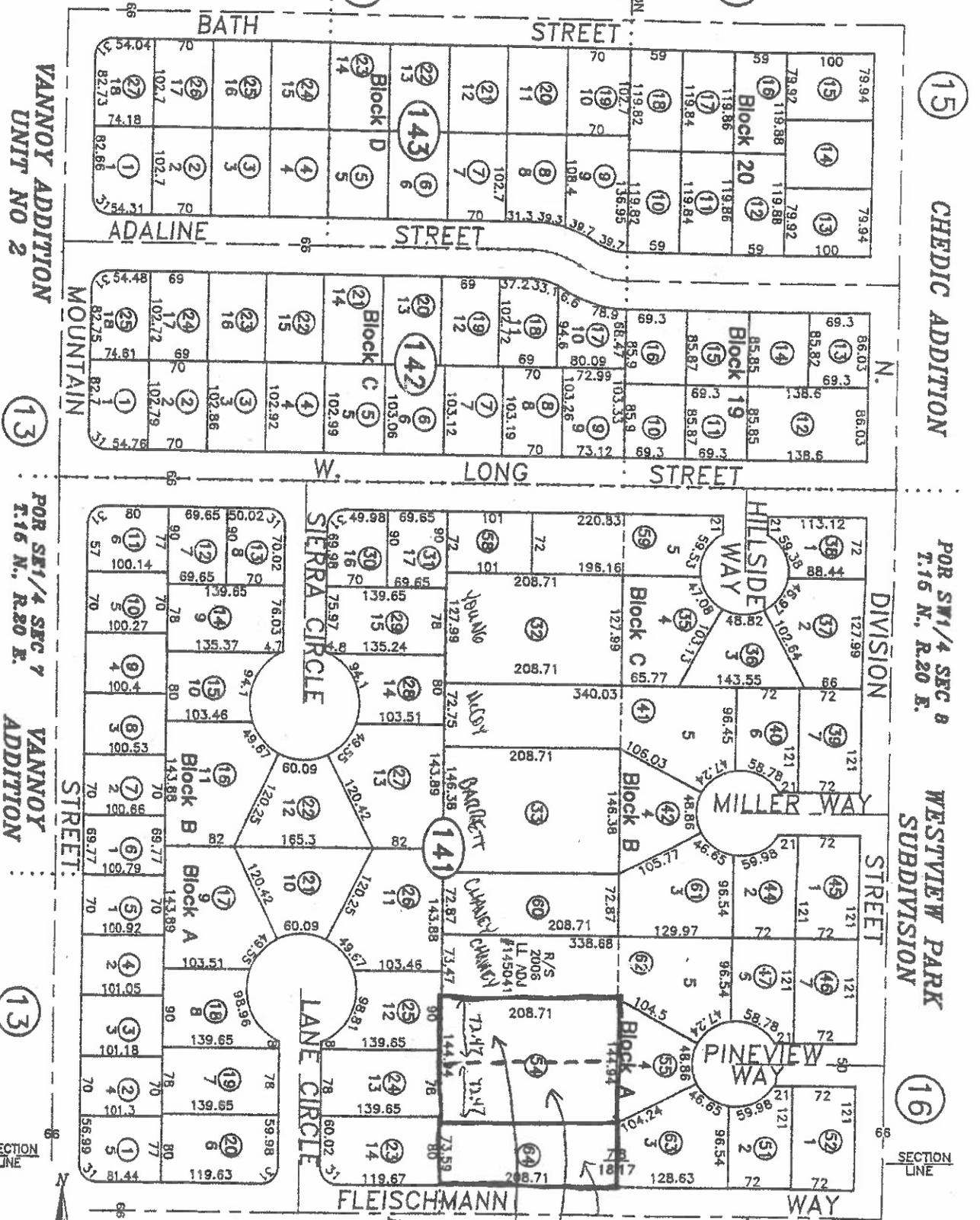
(B) Noel to Carson Tahoe Hospital

A rectangular piece or parcel of land lying and being in the Southeast 1/4 of the Southeast 1/4 of Section 7, in Township 15 North, Range 20 East, M.D.B. & M., in Carson City, Nevada, more particularly described as follows, to wit:

Parcel 2 of the Parcel Map Plat No. \_\_\_\_\_  
recorded on \_\_\_\_\_, 1996 as Document No. \_\_\_\_\_  
\_\_\_\_\_ in Carson City, Nevada.

THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
 ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
 ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
 IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF  
 THE DATA DELINEATED HEREON.

VANNOY ADDITION  
 UNIT NO 1



Note: This plat inserted for reference purposes only

VANNOY ADDITION  
 UNIT NO 2

(13)

POR SE1/4 SEC 7  
 T.16 N., R.20 E.

VANNOY  
 ADDITION

(13)

Scale: 1" = 120'  
 Revised 8/23/93

(15)

CHEDIC ADDITION

POR SW1/4 SEC 8  
 T.16 N., R.20 E.

WESTVIEW PARK  
 SUBDIVISION

(16)

1-1

POR NE1/4 SEC 7  
 T.16 N., R.20 E.

Schulte to Nos  
 Noel to Nos  
 Noel to Ch

POR NW1/4 SEC 8  
 T.16 N., R.20 E.

# Crowell, Susich, Owen & Tackes, Ltd.

A PROFESSIONAL LAW CORPORATION

## MEMBERS

WM. J. CROWELL (1913-1988)  
WILLIAM J. CROWELL, JR.  
ROBERT L. CROWELL  
J. THOMAS SUSICH  
STEVEN E. TACKES  
SANDRA-MAE PICKENS  
VICKI E. HARTIGAN

510 W. FOURTH STREET  
POST OFFICE BOX 1000  
CARSON CITY, NEVADA  
89702

TELEPHONE  
(702) 882-1311  
(702) 588-5448

FAX (702) 882-0257  
MCI MAIL 265-0719  
INTERNET  
stackes@connectus.com

January 19, 1996

Stewart Title  
111 W. Proctor  
Carson City, NV 89701

Re: Escrow Account No. 95021550

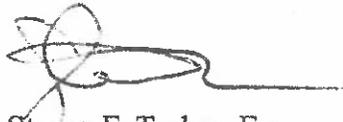
Dear Sirs:

Please find enclosed the original signed Amendment to Deed Restrictions which will permit the Hospital to use the purchased land for parking purposes. We will need to insert the Map and Document Numbers on the legal description in Exhibit A upon the recording of the map. Community Development has requested that the map also be recorded concurrent with the closing of the sale.

You may record the Amendment to Deed Restrictions at the time of closing concurrent with the recording of the Deeds from Mr. and Mrs. Noel to Mr. Chaney and Carson Tahoe Hospital. In the event the transaction does not close, you are instructed to return the original document to this office instead of recording it.

Please let me know if you have any questions.

Sincerely,



Steven E. Tackes, Esq.

SET/bb

cc: Mike Pavlakis, Esq.  
Eugene Chaney  
Katherine Barrett  
Mr. and Mrs. Noel  
Nora McCoy  
Thomas Young

The undersigned are all adjacent homeowners of the hospital parking lot property which is the subject of File: ZA-2023-0184. WE ARE IN AGREEMENT with the Memo dated July 24, 2023, from Norah Ann McCoy to the Carson City Planning Commission.

LISA HARRIS

10 PINE VIEW WAY



7/25/23

Name, Address

Date

MARIONNE WINTERS

Marionne Winters 8 Miller Wy

7/25/23

Name, Address

Date

Charles Gifford

Charles R. Gifford 6 Miller Wy

7/25/23

Name, Address

Date

Name, Address

Date

Name, Address

Date

Name, Address

Date