

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

Day: Wednesday
Date: September 30, 2026
Time: Beginning at 4:00 pm
Location: Community Center, Robert 'Bob' Crowell Board Room
851 East William
Carson City, NV 89701

AGENDA

NOTICE TO THE PUBLIC:

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

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

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Comment**

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

5. For Possible Action: Approval of the Minutes -

5.A July 29, 2026
[Click Here for Staff Report](#)

6. Meeting Items

6.A **LU-2026-0149** For Possible Action: Discussion and possible action regarding an

application from Phill Hyatt (“Applicant”) for a special use permit (“SUP”) to allow for the construction of an 8-foot-tall fence/gate within the setbacks on property zoned Retail Commercial (“RC”) located at 445 Fairview Drive, Assessor’s Parcel Number (“APN”) 009-082-04. (Mackenzi Ray, mray@carsoncity.gov).

[Click Here for Staff Report](#)

- 6.B **LU-2026-0130** For Possible Action: Discussion and possible action regarding an application from Anthony Sparks (“Applicant”) for a special use permit (“SUP”) to allow for the conversion of a portion of an existing detached structure to an accessory dwelling unit (“ADU”) and to allow for the square footage of the living area of the ADU to exceed 50 percent of the living area of the primary structure, on property zoned Mobile Home 12,000 (“MH12”) located at 2880 Dori Way, Assessor’s Parcel Number (“APN”) 008-181-14. (Lena Reseck, lreseck@carsoncity.gov).

[Click Here for Staff Report](#)

- 6.C **LU-2026-0139** For Possible Action: Discussion and possible action regarding an application from William Dunn (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a 2,000-square-foot (40x50x14) detached metal accessory structure to be used for a shop and storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre (“SF1A”) located at 5637 Gentry Lane, Assessor’s Parcel Number (“APN”) 010-273-05. (Lena Reseck, lreseck@carsoncity.gov).

[Click Here for Staff Report](#)

- 6.D **LU-2026-0128** For Possible Action: Discussion and possible action regarding an application from Thomas Hamamjy (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a 3,200-square-foot (40x80x18) detached metal accessory structure to be used for a shop and storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure, on property zoned Single Family 1 Acre (“SF1A”) located at 4241 Gentry Lane, Assessor’s Parcel Number (“APN”) 010-331-04. (Heather Manzo, hmanzo@carsoncity.gov).

[Click Here for Staff Report](#)

- 6.E **LU-2026-0132** For Possible Action: Discussion and possible action regarding an application from Sierra Pacific Power Company dba NV Energy (“Applicant”) for a special use permit (“SUP”) to establish setbacks and height limitations for the construction of solar canopy arrays exceeding 2,500 square feet in size to be placed over existing parking areas, a utility transformer and associated equipment, on property zoned Public Regional (“PR”) located at 3505 Butti Way, Assessor’s Parcel Number (“APN”) 010-031-09. (Heather Manzo, hmanzo@carsoncity.gov).

[Click Here for Staff Report](#)

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5PM

7. Meeting Items

- 7.A **AB-2026-0134** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from Tom Metcalf (“Applicant”) for the abandonment of the following: (1) North Fall Street between East Proctor Street and East Robinson Street; (2) the eastern most, 12-foot-

wide portion of North Plaza Street between East Proctor Street and its terminus on the south side of Assessor's Parcel Number ("APN") 004-211-11 currently occupied by the Carson Nugget; (3) East Telegraph Street between North Plaza Street and North Stewart Street; (4) East Spear Street between North Fall Street and North Stewart Street; and (5) the northern most, 24-foot-wide portion of East Proctor Street between North Plaza Street and North Stewart Street, adjacent APNs 004-211-05, -10, -11; 004-213-01 through -06; 004-216-01,-03 through -05; 004-221-01 through -03; 004-224-02, -03, -07, -08; and 004-225-01 through -04. (Heather Ferris, hferris@carsoncity.gov)

[Click Here for Staff Report](#)

- 7.B **LU-2026-0131** For Possible Action: Discussion and possible action regarding an application from Jeff Frame ("Applicant") for a special use permit ("SUP") to (1) allow for the construction of a parking garage as the primary use on a parcel; (2) allow for alternative compliance with the Downtown Mixed Use Standards, specifically related to building envelope stepback requirements for the parking garage; and (3) authorize off-street parking for the future development of the parcels immediately west and north of the proposed parking garage to be provided off-site, in the parking garage, on property zoned Downtown Mixed Use ("DT-MU"), located at 307 E. Telegraph Street, 311 E. Telegraph Street, 302 E. Proctor Street, and 310 N. Stewart Street, Assessor's Parcel Numbers ("APNs") 004-225-01 through -04. (Heather Ferris, hferris@carsoncity.gov)

[Click Here for Staff Report](#)

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

8. Staff Reports (non-action items)

- 8.A Staff Reports (non-action items)
- Director's report to the Commission. (Hope Sullivan)
 - Future agenda items.
 - Commissioner reports/comments.

[Click Here for Staff Report](#)

9. Public Comment**

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

10. For Possible Action: Adjournment

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

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

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

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

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting. This agenda and supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carsoncity.gov/agenda.

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



STAFF REPORT

Report To: _____ **Meeting Date:** September 30, 2026

Staff Contact: _____

Agenda Title: July 29, 2026

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

Proposed Motion

I move to approve the minutes of July 29, 2026.

Board's Strategic Goal

Previous Action

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Attachment(s):

[7-29-2026 Draft Minutes \(PC\).pdf](#)

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

(Vote Recorded By)

DRAFT MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, July 29, 2026 ● 5:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

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

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

Staff

Kyle Fischer, Deputy Director of Community and Economic Development
Mihaela Neagos, Deputy District Attorney
Heather Ferris, Planning Manager
Stephen Pottéy, Senior Project Manager
Heather Manzo, Associate Planner
Briana Munoz, Senior Public Meetings Clerk

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

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

1. CALL TO ORDER

(5:00:31) – Chair Borders called the meeting to order at 5:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:01:10) – Roll was called, and a quorum was present.

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

3. PLEDGE OF ALLEGIANCE

(5:01:17) – Vice Chair Krahn led the Pledge of Allegiance.

4. PUBLIC COMMENT

(5:01:38) – Chairperson Borders entertained public comments.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – JUNE 24, 2026

(5:03:38) – Chair Borders introduced the item and entertained comments and/or changes; however, none were forthcoming. He then entertained a motion.

(5:04:00) – MOTION: Commissioner Pyzel moved to approve the minutes of the June 24, 2026 meeting as presented. The motion was seconded by Vice Chair Krahn and carried 3-0-0.

RESULT:	APPROVED (3-0-0)
MOVER:	Pyzel
SECONDER:	Krahn
AYES:	Borders, Krahn, Pyzel
NAYS:	None
ABSTENTIONS:	Brooks, DeChristopher
ABSENT:	Petersen, Preston

6. MEETING ITEMS

6.a SUB-2026-0086 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A CONDITION OF APPROVAL CONCERNING A LANDSCAPE AND WALL PLAN ASSOCIATED WITH AN APPLICATION FROM LC COCHISE, LLC (“APPLICANT”) FOR A TENTATIVE SUBDIVISION MAP FOR A 50-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON A SITE ZONED RETAIL COMMERCIAL (“RC”), LOCATED TO THE SOUTHWEST OF THE INTERSECTION OF COCHISE STREET AND WEST OVERLAND STREET, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-267-05 AND 009-267-13, RECOMMENDED FOR APPROVAL BY THE BOARD OF SUPERVISORS AT THE JUNE 24, 2026, PLANNING COMMISSION MEETING.

(5:04:37) – Chair Borders introduced the item. Associate Planner Heather Manzo referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(5:08:35) – Applicant Ken Krater of Krater Consulting Group explained that drainage from Voltaire Street will be captured in a storm drain and piped to Overland Street, noting that only rainwater will flow on the two-to-one slope to reduce erosion risk. Mr. Krater added that while the proposed revegetation will cost more due to maintenance, it would add value and aesthetic appeal to the project and community, with the mechanically stabilized earth wall ranging from four to ten feet in height.

(5:14:06) – Vice Chair Krahn requested consideration of additional trees on the revegetated slope and Mr. Krater discussed cost considerations and a double-seeding approach to accelerate revegetation.

PUBLIC COMMENT

(05:15:47) – Deni French, Carson City resident, expressed opposition to the development due to potential impacts to traffic and wildlife migration but noted that the revised plan addressed the Commission’s prior concerns.

(5:18:01) – MOTION: Commissioner Brooks moved to approve the landscape and wall plan associated with SUB-2026-0086. The motion was seconded by Commissioner Pyzel and carried 5-0-0.

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

6.b LU-2026-0102 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM DOUGLAS NUNES (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF A 1,560-SQUARE-FOOT (26X60X14) DETACHED METAL ACCESSORY STRUCTURE TO BE USED FOR STORAGE OF PERSONAL ITEMS AND A RECREATIONAL VEHICLE, WITH A CUMULATIVE SQUARE FOOTAGE TOTALING 115 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (“SF1A”) LOCATED AT 4220 CAPITOL VIEW DRIVE, ASSESSOR’S PARCEL NUMBER (“APN”) 010-181-13.

(5:18:44) – Chair Borders introduced the item. Planning Manager Heather Ferris referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(05:22:03) – Commissioner Pyzel asked about proposed electrical and plumbing connections. The Applicant confirmed there would be no plumbing connections in the building and explained that currently there were no electrical connections in the building. The Applicant noted plans to conduct a service change with NV Energy by proposing to place power lines underground with a new 200-amp service. The Applicant stated that they accepted the seven conditions of approval.

(5:24:23) – MOTION: Commissioner DeChristopher moved to approve Special Use Permit LU-2026-0102 based on the findings and subject to Conditions of Approval contained in the Staff Report. The motion was seconded by Vice Chair Krahn and carried 5-0-0.

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

6.c AB-2026-0103 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS CONCERNING AN APPLICATION FROM INLAND GROUP (“APPLICANT”) TO ABANDON A 20-FOOT-WIDE NATURAL DRAINAGE EASEMENT, APPROXIMATELY 12,615 SQUARE FEET IN SIZE ENTERING FROM THE WEST AND CONTINUING OUT THE EAST SIDE OF A PARCEL WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) AND ZONED GENERAL COMMERCIAL (“GC-SPA”) LOCATED APPROXIMATELY 2,000 FEET TO THE SOUTH OF EAST WILLIAM STREET AT THE SOUTHERN TERMINUS OF GOLD DUST WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-85.

(5:25:24) – Chair Borders introduced the item. Ms. Manzo referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(5:27:56) – In response to Vice Chair Krahn, Ms. Manzo confirmed that the Planning Commission had seen a special use permit for development of the property with Affinity for 55 and over apartments and duplexes.

PUBLIC COMMENT

(5:29:04) – Chair Borders entertained public comments. Deni French, Carson City resident, expressed concerns with the lack of discussion on the abandonment of the drainage easement.

(5:29:37) – **MOTION: Commissioner Pyzel moved to recommend that the Board of Supervisors approve the abandonment of the drainage easement based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner DeChristopher and carried 5-0-0.**

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

6.d AB-2026-0104 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS CONCERNING AN APPLICATION FROM VILLORIA, OLIPHANT, OSTER & AMAN, LLP (“APPLICANT”) TO ABANDON A 10-FOOT-WIDE ALLEY RUNNING NORTH AND SOUTH FROM W. JOHN STREET TO W. WILLIAM STREET AND LOCATED WEST OF N. CURRY STREET, EAST OF N. NEVADA STREET AND ADJACENT TO PROPERTIES LOCATED AT 1114 N. CURRY STREET, 1102 N. CURRY STREET, 1113 N. NEVADA STREET AND 1103 N. NEVADA STREET, ASSESSOR’S PARCEL NUMBERS (“APNS”) 001-177-02, 001-177-04, 001-177-01 AND 001-177-03, RESPECTIVELY.

(5:30:01) – Chair Borders introduced the item. Ms. Ferris referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(5:32:36) – In response to Vice Chair Krahn, Ms. Ferris clarified that the abandoned alley would revert approximately five feet to each abutting property. Vice Chair Krahn asked if construction could occur on top of such an easement and Ms. Ferris explained that the development plans would not further encroach into the alley area but would legally connect the existing house to the carriage house garage to form one structure. Ms. Ferris added that utility easements for existing NV Energy facilities would be established before the abandonment was recorded.

(5:38:44) – Dan Oster, representing the Applicant as a real estate agent, stated that the Applicant was in escrow to purchase the property and that abandonment of the alley was the last condition of the purchase. Mr. Oster noted that they planned to maintain the existing historical structure and intended to add public parking during off-business hours, install EV chargers, and upgrade the building's electrical service through a new provision with NV Energy, noting they were unable to bring power across the existing easement. Mr. Oster stated that they accepted the conditions of approval. Vice Chair Krahn commended the Applicant’s efforts to preserve the historic structure.

PUBLIC COMMENT

(05:41:30) – Chair Borders entertained public comments. Deni French expressed support for the preservation efforts and raised questions regarding utility access, EV chargers, and drainage.

(5:43:07) – **MOTION:** Commissioner Brooks moved to recommend that the Board of Supervisors approve the right of way abandonment based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner DeChristopher and carried 5-0-0.

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

6.e LU-2026-0101 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM CLEARVIEW SELF STORAGE (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO CONSTRUCT AND OPERATE A 43,980-SQUARE-FOOT, SINGLE-STORY CLIMATE CONTROLLED STORAGE FACILITY FOR PERSONAL STORAGE AND SEVEN SINGLE-STORY STORAGE BUILDINGS TOTALING 52,128 SQUARE FEET, FOR THE INDOOR STORAGE OF BOATS AND RECREATIONAL VEHICLES (“RVS”) AS WELL AS PERSONAL STORAGE ON TWO PARCELS TOTALING 4.78 ACRES IN SIZE, ZONED GENERAL COMMERCIAL (“GC”) AND RETAIL COMMERCIAL (“RC”), AND LOCATED AT 393 EAGLE STATION LANE AND 350 CLEARVIEW DRIVE, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-125-20 AND 009-125-21, RESPECTIVELY.

(5:43:55) – Chair Borders introduced the item. Ms. Ferris referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background. She noted that two public comments were received, which are incorporated into the record. Senior Project Manager Stephen Pottéy noted that public comment pertained to concerns with the size of the existing detention basin decreasing from a 100-year to a 10-year storm event design. Mr. Pottéy explained that the original 100-year standard was likely chosen as a conservative measure since the City’s drainage standards had not yet been finalized at the time the basin was designed. He added that a 100-year basin is more appropriate for a regional facility receiving multiple natural drainages rather than one serving only the adjacent developed area to the west, with the new basin designed to accommodate runoff from both the subject site and the shopping center to the west.

(5:49:15) – Chair Borders suggested considering the subject item during the Planning Commission’s annual updates.

(5:50:17) – Vice Chair Krahn asked whether the property’s prior drainage design was an unusual situation. Mr. Pottéy stated that it was uncommon and explained the differences between historical and current drainage standards.

(5:51:19) – Vice Chair Krahn asked whether the reduced drainage basin would affect the site plan. Mr. Pottéy stated that the proposed basin was already smaller and reflected the final site plan. Ms. Ferris confirmed there were no proposed changes.

(5:52:45) – Commissioner Pyzel asked about the earthquake fault condition and Mr. Pottéy stated that the condition had been satisfied through the site improvement and geotechnical plans.

(5:54:40) – Dalen Roth, representing the Applicant, confirmed and accepted the conditions of approval.

PUBLIC COMMENT

(5:55:45) – Chair Borders entertained public comments. Deni French opposed the storage use and expressed concerns regarding the drainage basin, water table, building facades, and landscaping. Mr. French suggested additional façade treatment and careful placement of trees to improve the appearance of the development.

(5:57:34) – Julia Jones, Carson City resident and adjacent townhouse owner, expressed concerns with the existing retention basin, the proximity and height of the buildings, and the potential for a large wall to face neighboring backyards. Ms. Jones requested clarification regarding the setback and buffer between the properties.

(5:59:08) – Carol Wolff, Carson City resident, expressed concerns about increased traffic near I-580, Highway 50, and South Carson Street. Ms. Wolff questioned the need for additional storage development and voiced concerns with the loss of open space, wildlife habitat, and natural areas within the City.

(6:00:38) – Ms. Ferris stated that the buildings would be approximately 8.5 feet high with a 20-foot landscaped setback.

(6:01:23) – Robert Roth stated that existing native trees would be retained where possible and that the retention basin would provide additional buffering.

(6:01:58) – Dalen Roth stated that traffic studies had been completed and the use was expected to generate minimal traffic. Vice Chair Krahn asked about projected traffic and buffering. Dalen Roth stated that peak-hour traffic was estimated at approximately 10 vehicles per hour and that landscaping would provide visual screening.

(6:05:53) – MOTION: Commissioner Pyzel moved to approve LU-2026-0101 based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Brooks and carried 5-0-0.

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

6.f LU-2026-0097 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM OUTFRONT MEDIA (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON A SITE ZONED GENERAL COMMERCIAL (“GC”), LOCATED AT 2400 EAST WILLIAM STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 002-105-01.

(6:06:09) – Chair Borders introduced the item. Ms. Manzo referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(6:07:58) – Chair Borders proposed adding a condition requiring lights to be turned off at 1:00 a.m. until dawn, citing consistency with prior lighted billboard approvals. Ms. Ferris explained that the applicable sign development standards had not been updated with the recent Title 18 changes.

(6:09:55) – Kevin Johnson of Outfront Media accepted the conditions of approval but requested that the proposed lighting restriction be removed. Mr. Johnson stated that the billboard was in a commercial area, had down-shielded lighting, and had historically operated without the restriction. He also explained the delay in submitting the renewal application.

PUBLIC COMMENT

(6:13:06) – Deni French expressed concerns regarding billboard lighting and questioned whether the City had previously intended to phase out certain billboards or impose sunset dates.

(6:15:11) – Vice Chair Krahn emphasized consistency with lighting restrictions applied to other billboards. Ms. Manzo stated that the 1:00 a.m. restriction had applied to some renewals near residences and clarified that no billboard sunset provision had been adopted.

(6:18:07) – Commissioner Brooks and Commissioner Pyzel supported establishing billboard lighting standards Citywide. Commissioner Pyzel discussed legal concerns regarding billboard removal efforts. Commissioner DeChristopher stated that lighting standards should be addressed through Title 18.

(6:22:44) – **MOTION:** Vice Chair Krahn moved to approve LU-2026-0097 based on the findings and subject to the Conditions of the Approval contained in the Staff Report. The motion was seconded by Commissioner Pyzel and carried 5-0-0.

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

6.g LU-2026-0098 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM SWITCH (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF A 960-SQUARE-FOOT UNMANNED COMMUNICATIONS SHELTER AND BACKUP GENERATOR, MOST SIMILAR TO A UTILITY SUBSTATION, ON A SITE ZONED GENERAL INDUSTRIAL (“GI”), LOCATED AT 4700 GONI STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 008-681-41.

(6:23:08) – Chair Borders introduced the item. Ms. Manzo referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(6:25:59) – Chair Borders asked about the proposed fencing. Ms. Manzo stated that the fence would be screened with slats. Commissioner Brooks asked about the facility’s telecommunications purpose. Ms. Manzo explained that it was a public utility facility.

(6:26:52) – Commissioner Pyzel asked about the proposed riprap landscaping. Ms. Manzo stated that the riprap was not typically approved as landscaping and that the Applicant could work with staff regarding the landscape plan. Commissioner Pyzel asked whether the proposed electrical lines would be overhead or underground. Mr. Pottéy stated that new electrical service was required to be underground.

(6:28:54) – Vice Chair Krahn asked how existing natural vegetation would be protected from construction activity. Ms. Manzo stated that Condition No. 6 required the remaining area to be retained as natural vegetation.

(6:31:16) – Carrie Palmer, representing the Applicant, stated that she accepted the conditions of approval and confirmed the use of slatted fencing, a diesel generator, and no water or sewer service. Ms. Palmer stated that the project would be minimally invasive and explained that Switch would provide fiber connectivity to various agencies and hospitals.

PUBLIC COMMENT

(6:35:15) – Chair Borders entertained public comments. Deni French stated that he did not oppose the project but raised questions about future traffic, restroom and parking needs, and potential effects on

surrounding development. Mr. French expressed a preference for the property to remain available for housing and supported preserving open land.

(6:37:12) – Vice Chair Krahn moved to approve LU-2026-0098 based on the findings and subject to the Conditions of Approval contained in the Staff Report with the change to Condition No. 6 in the square footage, changing it from 7,695-square-foot area to 9,531-square-feet. The motion was seconded by Commissioner Pyzel and carried 5-0-0.

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

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

- FUTURE AGENDA ITEMS

- COMMISSIONER REPORTS/COMMENTS

(6:38:22) – Deputy Director of Community and Economic Development Kyle Fischer reported July permit valuations of \$8,978,912 and 2026 year-to-date valuations of \$107,803,282. Mr. Fischer reported five single-family housing starts for July and 218 year-to-date. He noted that the Historic Resources Commission reviewed one item and one administrative permit was issued for a 416-square-foot detached accessory dwelling unit. Mr. Fischer reported on one new liquor license, two liquor manager changes, 88 code enforcement cases opened and 95 closed, with continued proactive enforcement of illegal vendors. He noted that 83 new business licenses were issued and went over upcoming events including the Carson Craft and Rummage Fair, Carson Home Furnishings anniversary sale and barbecue, and the Latino Fest. Mr. Fischer stated that there were no items scheduled for the August meeting.

8. PUBLIC COMMENT

(6:43:01) – Chair Borders entertained public comments. Mr. French thanked the Commission and requested clearer and concise public information. Mr. French asked for an update on short-term rental regulations and how current and future businesses would be informed.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(6:45:01) – Chair Borders adjourned the meeting at 6:45 p.m.

The Minutes of the July 29, 2026 Carson City Planning Commission meeting are so approved on this 30th day of September, 2026.



STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0149** For Possible Action: Discussion and possible action regarding an application from Phill Hyatt ("Applicant") for a special use permit ("SUP") to allow for the construction of an 8-foot-tall fence/gate within the setbacks on property zoned Retail Commercial ("RC") located at 445 Fairview Drive, Assessor's Parcel Number ("APN") 009-082-04. (Mackenzi Ray, mray@carsoncity.gov).

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

Proposed Motion

I move to approve LU-2026-0149, based on the findings and subject to the conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached Staff Report for additional information.

Background/Issues & Analysis

See attached Staff Report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Municipal Code ("CCMC") 18.02.0452 (Special use permits); 18.04.195 (Non-residential districts intensity and dimensional standards); and the Carson City Development Standards ("CCDS") 1.13 (Fences, walls and hedges).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

[Staff Report for LU-2026-0149 \(APPROVED\).pdf](#)

[LU-2026-0149 Combined Application_Redacted.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2026

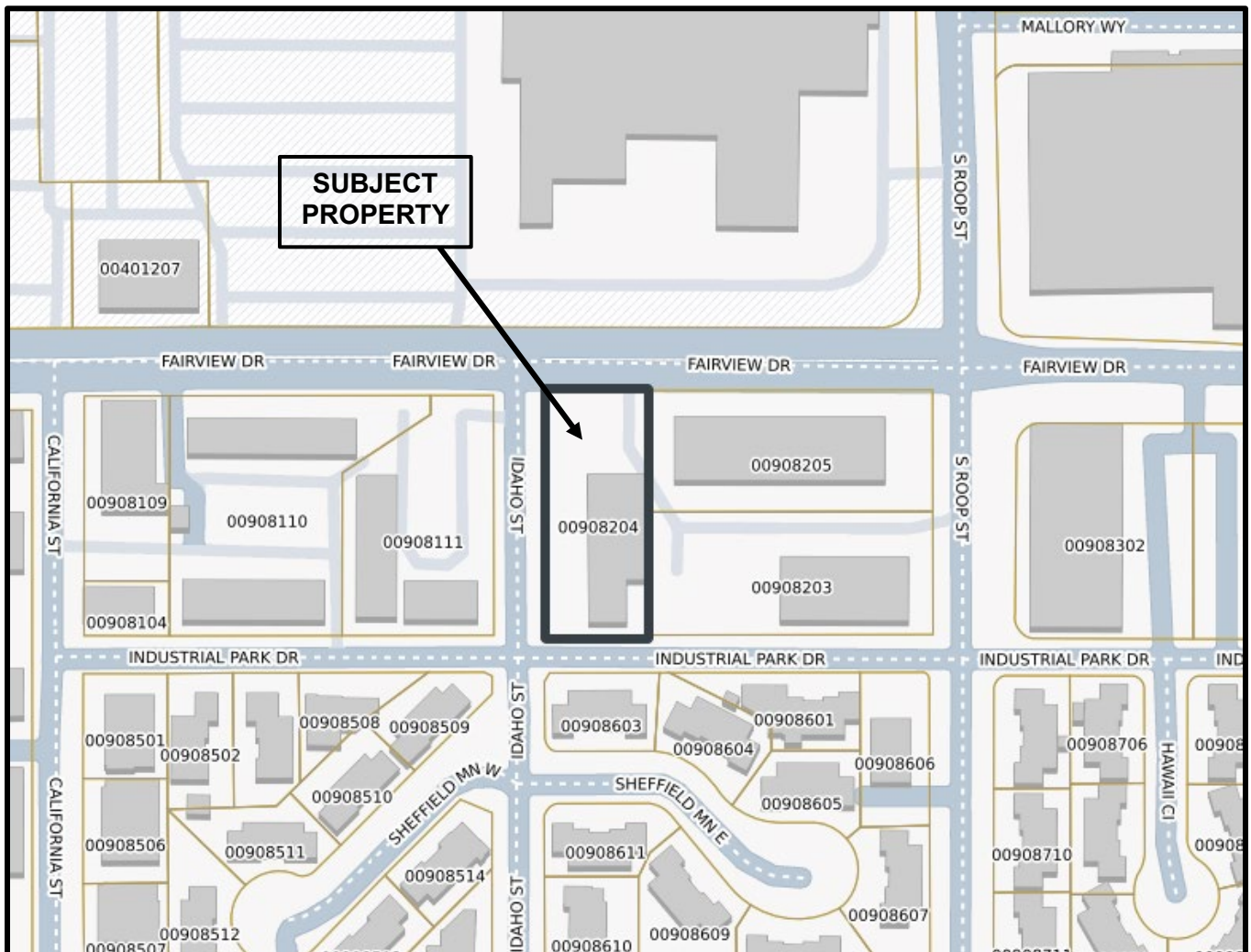
FILE NO: LU-2026-0149

STAFF CONTACT: Mackenzi Ray, Development Coordinator

AGENDA TITLE: LU-2026-0149 For Possible Action: Discussion and possible action regarding an application from Phill Hyatt (“Applicant”) for a special use permit (“SUP”) to allow for the construction of an 8-foot-tall fence/gate within the setbacks on property zoned Retail Commercial (“RC”) located at 445 Fairview Drive, Assessor’s Parcel Number (“APN”) 009-082-04. (Mackenzi Ray, mray@carsoncity.gov).

PROPOSED MOTION: I move to approve LU-2026-0149, based on the findings and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.
3. The project shall conform to any other applicable provision of the Nevada Revised Statutes ("NRS") or Carson City Municipal Code ("CCMC").
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community and Economic Development Department ("Planning Division") 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. The applicant must apply for a building permit through the Carson City Building Division and have a copy of the Notice of Decision and conditions of approval included with their permit application.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.0452 (Special use permits); 18.04.195 (Non-residential districts intensity and dimensional standards); and the Carson City Development Standards ("CCDS") 1.13 (Fences, walls and hedges).

MASTER PLAN DESIGNATION: Commercial/Industrial (CI)

ZONING: Retail Commercial (RC)

KEY ISSUES: Would the allowance of a fence to exceed the permitted height within the setback be compatible with the surrounding neighborhood? Is the proposed fence in an appropriate location?

SURROUNDING ZONING AND LAND USE INFORMATION:

- NORTH: RC / Shopping center with various retail uses
- EAST: RC & LI / Commercial and Industrial
- SOUTH: MFA / Residential use (duplex)
- WEST: RC / Shopping center with various retail uses

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Shaded
- SLOPE/DRAINAGE: Project area is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 0.54 acres (23,322.02 square feet)
PROPOSED STRUCTURE LENGTH: 60 feet long
PROPOSED STRUCTURE HEIGHT: 8 feet tall

REQUIRED SETBACKS: 10 feet from the north property line
15 feet from the centerline of Industrial Park Drive
0 feet from the property line on the east
0 feet from the west property line (corner lots require setback for sight distance)

DISCUSSION: The applicant is requesting to construct an 8-foot-tall chain link fence with privacy slats and an automatic sliding gate on the south side of the property. The subject property is located in Redevelopment Area #2. The property located to the south of the subject property is zoned Multi-Family Apartments ("MFA") and is the rear of a duplex with a 6-foot-tall privacy fence. The purpose of the proposed fence is to provide security to the south end of the site by restricting public access to the equipment being stored in the courtyard (a smoker, electrical panels, and outdoor freezer).

According to the Carson City Municipal Code ("CCMC") 18.04.195 Non-residential districts intensity and dimensional standards, the rear setback in the Retail Commercial ("RC") zoning district when adjacent to a residential district is 30 feet. The setback must be measured from the centerline of the right of way since the adjacent parcel is located across a right of way (CCMC 18.01.047). Corner lots also require a setback for sight distance. According to Carson City Development Standards ("CCDS") Division 1.13 Fences, walls and hedges, fences within setbacks may be permitted in excess of height limitations by the approval of a special use permit.

PUBLIC COMMENTS: Public notices were mailed on September 18, 2026 to 36 adjacent property owners and within 400 feet of the subject site, pursuant to the provisions of the Nevada Revised Statutes and the CCMC. As of the writing of this report no comments have been received. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on September 30, 2026, depending on their submittal date to the Planning Division.

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

Development Engineering:

The Carson City Public Works Department, Development Engineering Division ("Development Engineering") has no preference or objection to the special use permit request and offers no conditions of approval. Development Engineering offers the following discussion:

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

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

CCMC 18.02.0452(5)(b) Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:

Development Engineering has no comment on this finding.

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

The proposed will have no detrimental effect on vehicular or pedestrian traffic.

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

Development Engineering has no comment on this finding.

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

The project has no impact on City sewer, storm drain or water infrastructure.

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

The project meets engineering standards for health and safety.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.0452(5) (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Is in substantial compliance and in furtherance of the objectives and policies of the Carson City Master Plan as set forth in this chapter;*

The event venue and caterer use of the property is consistent with the Commercial/Industrial Master Plan land use, and the requested fence is not in conflict with the character of the neighborhood. The fence is supported by policy 5.4b within the Master Plan by promoting reinvestment in underutilized areas as the subject property is located within Redevelopment Area #2.

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

Staff finds that the fence will assist in preserving the character and integrity of adjacent properties. The location of the fence will ultimately help screen the equipment from the neighborhood. The proposed fence would be facing a 6-foot-tall privacy fence across Industrial Park Drive. Approval of the request will not create adverse impacts such as noise, vibrations, fumes, odors, dust or glare.

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

The fence will use site obscuring material and will be positioned outside of the required sight distance triangle as shown on the plans. It will have no detrimental effect on vehicular or pedestrian traffic.

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

Staff does not find that the fence will be detrimental to the peaceful enjoyment, economic value or development of the neighborhood. The property that would be most affected by the proposed project is directly across Industrial Park Drive where a 6-foot-tall wooden privacy fence is currently located on the rear property line of a duplex.

5. *Will not overburden existing public services and facilities, including, without limitation,*

schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements.

The subject site is in an area where services and utilities currently exist, and the proposed fence will not require additional services or facilities. The project will ultimately have no impact on existing public services and facilities such as schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, or other public improvements.

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

The fence will be constructed out of acceptable materials and the excess height may be approved by special use permit. The 8-foot-tall fence will not adversely affect the health, safety and welfare of the public.



SPECIAL USE PERMIT (CCMC 18.02.0452)

FILE #

LV-2026-0149



108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Engineering Project Impact Reports

FEE: \$2450 (Major) / \$2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

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

PROJECT INFORMATION

THE DEPOT - REAR SECURITY FENCE AND AUTOMATIC SLIDING GATE

PROJECT'S ASSESSOR PARCEL NUMBER(S):

009-082-04

with app we
INC check # 1034
aug 28 2026
@ 108 E Proctor

STREET ADDRESS:

445 Fairview Drive, Carson City, Nevada 89701

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

PH 58' 05' LONG

SUP for an 8-foot-high, 20-foot-wide security fence/automatic sliding gate on the rear property line.

Gate slides parallel to the property line; all motor and operating hardware will remain onsite.

Purpose: secure the commercial service/cooking area and separate guests and children from hazards.

The shallow rear yard makes the standard setback impractical. No expansion of use or capacity is proposed.

Safety hazards

1. Hot smoker

2. make up air

3. High Voltage panels

4. outdoor freezer
(danger)

APPLICANT Phill Hyatt		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP 445 Fairview Dr. Carson city NV. 89701		
EMAIL ADDRESS [REDACTED]		
PROPERTY OWNER Phill Hyatt		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP 445 Fairview Dr. Carson city, NV 89701		
EMAIL ADDRESS [REDACTED]		
APPLICANT AGENT/REPRESENTATIVE Fred snobemaker		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP [REDACTED]		
EMAIL ADDRESS [REDACTED]		

PROPERTY OWNER'S AFFIDAVIT (Use additional page(s) if necessary for additional owners.)

I, Phill Hyatt, 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.

Phill Hyatt 445 Fairview Dr. (CNV 89701) Friday Aug 28, 2020
Signature Address Date

DETAILED PROJECT DESCRIPTION

Project	The Depot - rear security fence and automatic sliding gate
Location	445 Fairview Drive, Carson City, Nevada 89701
APN	009-082-04
Requested approval	8-foot fence/gate directly on rear property line adjoining Industrial Park Drive
Gate dimensions	Approximately 20 feet wide by 8 feet high
Operation	Automatic motorized horizontal slide, parallel to property line

Request

The applicant requests Special Use Permit approval for an 8-foot-high security fence and approximately ~~20-foot-wide~~ automatic sliding gate placed directly along the rear property line of The Depot, adjoining Industrial Park Drive. The gate panel will slide horizontally along the same fence alignment. It will not swing into Industrial Park Drive or into the public right-of-way. The motor, controls, and operating hardware will be installed inside the subject property.

Why the requested location is necessary

The lot has a shallow rear service area. Moving the fence inward by the standard setback distance would remove the usable separation between the building's back-of-house functions and the street and would prevent the fence from performing its intended safety and security purpose. Placement at the rear property line creates a clear controlled boundary without altering the building footprint or expanding the existing use.

Why eight feet is necessary

A lower fence would not provide adequate deterrence or screening for an active commercial service area containing cooking and operational equipment. The requested eight-foot height reduces climbing and unauthorized entry, limits public access to potential hazards, and provides effective separation between event guests - including children - and commercial back-of-house activity. The height also protects equipment and screens service functions from the adjoining roadway.

Safety and operational benefits

- Restricts unauthorized public access to the smoker/commercial cooking and service area.
- Separates children and event guests from hot equipment, vehicle movements, deliveries, utilities, refuse and grease-service functions.
- Secures valuable equipment and reduces opportunities for theft, tampering and after-hours trespass.
- Allows controlled access for authorized staff, vendors, deliveries and emergency responders.
- Screens back-of-house activity and improves the appearance of the property from Industrial Park Drive.

Design and construction commitments

The finished fence and gate will be commercial quality and maintained in good repair. Final posts, gate travel, motor, utilities and boundary location will be field-verified before construction. The installation will preserve required sight-distance areas and will not obstruct sidewalks, drainage, utilities, fire access or the public right-of-way. The automatic gate will include code-compliant operating and entrapment-protection features, and any required emergency access provisions will be coordinated during permit review.

Limited scope and impacts

This request concerns only fence/gate height and placement. It does not add building area, event capacity, parking demand, paving, exterior lighting, water or sewer demand, or a new access point. No change to existing drainage patterns or public services is proposed.

SPECIAL USE PERMIT FINDINGS

1. Substantial compliance with the Carson City Master Plan

The proposal is a small safety and property-management improvement supporting the orderly operation and reinvestment of an existing developed commercial property. It improves site security, screens service activity, and protects the public without expanding the use, intensity, building footprint or demand on public infrastructure. These characteristics are consistent with the Master Plan's general objectives for safe, compatible and well-maintained development. The applicable Master Plan designation should be confirmed by Planning staff before final submittal.

2. Compatibility and preservation of adjacent-property character

The fence and sliding gate are compatible with the established commercial/industrial character surrounding the rear of the property. The improvement will contain and screen back-of-house activity rather than introduce noise, vibration, fumes, odors, dust or glare. The gate moves parallel to the property line and will not swing toward Industrial Park Drive. No new exterior lighting is included in this request. A finished commercial-grade design, maintained in good repair, will reduce visual and operational impacts on neighboring properties. Final placement will preserve required sight distance, utilities, drainage and the public right-of-way.

3. Little to no detrimental effect on vehicular or pedestrian traffic

The proposal creates no new driveway, curb cut, parking demand or increase in event capacity. The sliding operation keeps the gate panel within the fence alignment and prevents it from swinging across a travel area. Controlled access will help organize vendor, staff and service movements at the rear of the site. Final installation will be located and operated so it does not obstruct Industrial Park Drive, sidewalks, sight triangles or emergency access.

4. No detrimental impact to adjacent use, peaceful enjoyment, economic value or development

The improvement will reduce unauthorized access, conceal service activity, secure equipment and establish a maintained boundary between the venue and the adjoining roadway. These effects are protective of nearby properties and the neighborhood. The proposal adds no new event activity, amplified sound, odor source, exterior lighting or operational intensity. It should therefore improve, rather than diminish, compatibility and peaceful enjoyment.

5. No overburdening of existing public services or facilities

The fence/gate does not generate students, residents, additional events, traffic, water use, sewer flow or solid-waste demand. It does not add paving or change drainage. Police impacts should be neutral or beneficial because controlled access discourages trespass and tampering. Fire access and any emergency-release requirements will be addressed through City review and the building/fire permit process. No road or utility improvements are requested or required as part of this limited proposal. Sources for these conclusions are the project scope, the conceptual site-plan exhibit and final review by Carson City Planning, Development Engineering and Fire staff.

6. No adverse effect on public health, safety or welfare

The proposal directly advances public safety. It separates event guests and children from hot commercial cooking equipment, service vehicles, deliveries, refuse/grease functions and other back-of-house hazards; restricts unauthorized access; and secures the property after hours. The eight-foot height provides a materially stronger deterrent and safety barrier than the lower fence otherwise allowed. Code-compliant automatic-gate safety devices, interior-mounted operating hardware, controlled access and preservation of sight distance will protect both users of the property and the traveling public.

PROJECT IMPACT STATEMENT

Traffic	No increase in trips, event capacity or parking demand; no new access point.
Pedestrians	No sidewalk obstruction proposed; final placement will remain outside the public right-of-way.
Drainage	No new paving or change in grading/drainage patterns proposed.
Water / sewer	No fixtures, connections or additional demand proposed.
Schools	No residential component and no impact on student enrollment.
Police	Controlled access may reduce trespass, theft and tampering.
Fire	Emergency access/release requirements will be coordinated with Fire during permit review.
Noise / odor / gla	Fence/gate creates none; no new lighting is proposed.
Utilities	Final post, motor and gate travel locations will be field-verified to avoid conflicts.

09/16/2026 10:49:46 PM



 PO BOX 81737, BAKERSFIELD CA 93380



1. CONSTRUCT WATER SERVICE LATERAL AND SERVICE SADDLE (SEE DETAILS 4-B SCL2).

- [illegible]

1. BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM CARSON CITY GIS MAPS, WATER AND SEWER MAINS FOR THE PURPOSES OF INSTALLING THE NEW FINE LINE. THIS DOES NOT REPRESENT AN OFFICIAL SURVEY.
2. DIMENSIONS SHOWN ARE APPROXIMATE. FIELD VERIFY.

1. THE CONTRACTOR SHALL ADVISE THE LOCATION AND EXTENT OF EXISTING UTILITIES BY THE NOTIFICATION OF THE CONTRACTOR TO THE CITY OF CHICAGO, AND THE LOCATION OF EXISTING UTILITIES BY THE OPERATION OF THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR AT THEIR OWN RISK.
2. CONTRACTOR SHALL COORDINATE WITH CHICAGO CITY UTILITIES BEFORE PERFORMING WATER TAP.
3. ALL WATER MAINS 12" INCHES AND LARGER SHALL BE CLASS C-90, CLASS 125 INCHES OTHERWISE NOTED ON THE DRAWINGS.
4. THURST BOLLER SHALL PROVIDE FOR ALL WATER LINES 4" IN DIAMETER OR LARGER IN ACCORDANCE WITH THE CHICAGO CITY STANDARD SPECIFICATIONS FOR PAVEMENT CONSTRUCTION.
5. PAVEMENT WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE TO M.C.D. 46A.0007 THROUGH 46A.0105 AND ALL APPLICABLE STANDARDS.
6. MATERIALS IN CONTACT WITH POTENTIAL WATER MUST BE NSF/ANSI 61 CERTIFIED.
7. DISPOSAL OF ALL SPENT OIL/DRAINAGE SOLIDS MUST BE COMPLETED WITH APP. 1 GAL OF WATER



STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0130** For Possible Action: Discussion and possible action regarding an application from Anthony Sparks ("Applicant") for a special use permit ("SUP") to allow for the conversion of a portion of an existing detached structure to an accessory dwelling unit ("ADU") and to allow for the square footage of the living area of the ADU to exceed 50 percent of the living area of the primary structure, on property zoned Mobile Home 12,000 ("MH12") located at 2880 Dori Way, Assessor's Parcel Number ("APN") 008-181-14. (Lena Reseck, lreseck@carsoncity.gov).

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

Proposed Motion

I move to approve LU-2026-0130, based on the required findings and subject to the conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached for additional information

Background/Issues & Analysis

See attached for additional information

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.0452 (Special Use Permits), 18.04.187 (Mobile Home 12,000, Conditional Uses), 18.04.190 (Residential Districts Density and Dimensional Standards), Carson City Development Standards (CCDS) Division 1.4 (Accessory Dwelling Units)

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

[LU-2026-0130 Combined Packet 09.30.2026.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2026

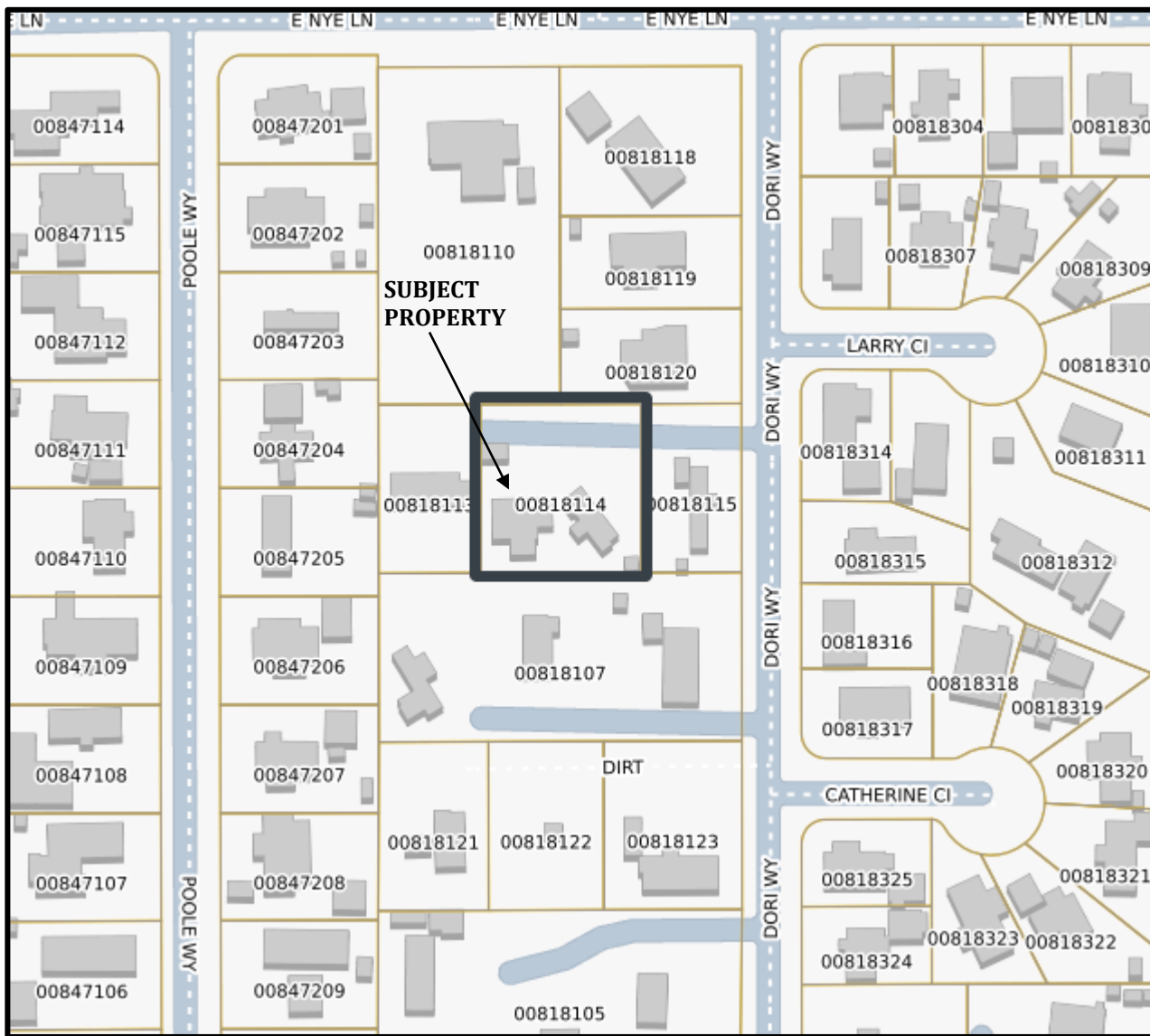
FILE NO: LU-2026-0130

STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Anthony Sparks (“Applicant”) for a special use permit (“SUP”) to allow for the conversion of a portion of an existing detached structure to an accessory dwelling unit (“ADU”) and to allow for the square footage of the living area of the ADU to exceed 50 percent of the living area of the primary structure, on property zoned Mobile Home 12,000 (“MH12”) located at 2880 Dori Way, Assessor’s Parcel Number (“APN”) 008-181-14. (Lena Reseck, lreseck@carsoncity.gov).

RECOMMENDED MOTION: “I move to approve LU-2026-0130, based on the required findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The project shall be constructed or developed substantially in accordance with any site plans that are approved with this application, including any modification that is made by the imposition of an additional condition by the Planning Commission.
3. The project shall conform to any other applicable provision of the Nevada Revised Statutes (“NRS”) or Carson City Municipal Code (“CCMC”).
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department (“Planning Division”) 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The applicant shall apply for and obtain a building permit to legally convert the space to an accessory dwelling unit. The detached accessory dwelling unit shall not exceed a total of 420 square feet in size.

LEGAL REQUIREMENTS: CCMC 18.02.0452 (Special Use Permits), 18.04.187 (Mobile Home 12,000, Conditional Uses), 18.04.190 (Residential Districts Density and Dimensional Standards), Carson City Development Standards (“CCDS”) Division 1.4 (Accessory Dwelling Units)

MASTER PLAN DESIGNATION: Medium Density Residential

PRESENT ZONING: Mobile Home 12,000 (“MH12”)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Mobile Home 12,000 (MH12)/Residences

EAST: Mobile Home 12,000 (MH12)/Residences

SOUTH: Mobile Home 12,000 (MH12)/Residences

WEST: Mobile Home 12,000 (MH12)/Residences

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: II Moderate Severity, beyond 500 feet
3. SLOPE/DRAINAGE: Site is level

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.44 acres (19,166.40 square feet)
2. PROPOSED STRUCTURE SIZE: 420 square feet
3. SETBACKS:

Required

Front: 20 feet

Side: 10 feet

Rear: 20 feet

Proposed

Front: 20+ feet

Side: 12 feet (West Side) 10+ feet (East Side)

Rear: 29 feet

DISCUSSION AND BACKGROUND:

The applicant is proposing to convert a portion of an existing detached accessory structure used for storage into an ADU. The existing single-family residence has a floor area of approximately 798 square feet. An ADU is a conditional use in the MH12 zoning district requiring the approval of a Special Use Permit and is limited in size to 700 square feet or 50% of the assessed primary residence living space (399 square feet), whichever is less. Per [CCDS Division 1.4.9\(a\)](#), the size of the ADU may be modified with the approval of a special use permit.

CCDS Division 1.4 (Accessory Dwelling Units) outlines specific criteria accessory dwelling units must meet. The development standards and how the proposed project will meet these criteria are addressed below.

- 1.4.1 A site plan that is submitted pursuant to this section must contain the following information:
- a. Location of the accessory dwelling unit that shows the setback distances from the property line, the primary residential structure and any other accessory structures.
The location of the primary residence with the detached ADU is shown on the plans and the setbacks of 20 feet from the front and rear property line and 10 feet from the side property lines are identified.
 - b. Location of all public and private utilities and any wells, septic tanks and leach fields.
The location of the public utilities are shown on the site plan.
 - c. Access to primary residential structure and accessory dwelling unit.
Access is from Dori Way.
 - d. Identification of zoning, size of lot, Assessor's parcel number, north arrow, scale and location of other outbuildings, if any.
The address, north arrow, and location of other buildings are shown on the site plan.
 - e. A statement attesting that the proposed use and site plan do not conflict with any private restrictions on the property.
Statement has been provided on the site plan.
- 1.4.2 Minimum lot size. An attached accessory dwelling unit may only be located on a lot that is 6,000 square feet or larger. A detached accessory dwelling unit may only be located on a lot that is 12,000 square feet or larger. For the purposes of this section, an accessory dwelling unit shall be deemed attached if the unit shares a common wall with the primary residential structure for a contiguous distance of not less than 10 feet.
The lot size is 19,166.40 square feet which exceeds the minimum lot size for a detached accessory dwelling unit.
- 1.4.3 Existing: An existing accessory dwelling unit may expand to include a kitchen facility only upon full compliance with the provisions of this Division. Approval of a building permit is required if the structure itself is being altered.
The accessory dwelling unit is being proposed.
- 1.4.4 Maximum Size. The living space gross floor of an accessory dwelling unit area must not exceed 50 percent of the assessed floor area of the primary residential structure, excluding garages, basements and other accessory structures, or the following limitations, whichever is less:
- a. In the SF6, MH6, SF12 and MH12 zoning districts and on other residentially zoned lots of less than 21,000 square feet in area, a maximum of 700 square feet.
 - b. In all other single family residential zoning districts, a maximum of 1,000 square feet if the lot size is 21,000 square feet or greater in area.
- The property is zoned MH12 and is 19,166.40 square feet. The existing primary residence living area is 798 square feet. The applicant is requesting a modification to the size to allow for 420 square feet of living area.*

- 1.4.5 Required setbacks. All accessory dwelling units must meet the same setbacks as required for the primary residential structure located on the lot. If the unit has a second story, the unit must be a minimum of 20 feet from all property lines.
The single story ADU complies with setbacks.
- 1.4.6 Maximum building height. An accessory dwelling unit must meet the maximum height requirements of the zoning district in which it is located.
The building height of the ADU is 13.6 feet tall which complies with the maximum height requirement for the zoning district of 26 feet tall.
- 1.4.7 Required parking. A minimum of 1 off-street parking space or, for an accessory dwelling unit with multiple bedrooms, 1 parking space per bedroom must be provided outside of the required front-yard setback area in addition to the required parking for the primary residential structure. In the SF6, MH6, SF12 and MH12 zoning districts, guest parking must be provided on a paved surface.
The proposed ADU is a one-bedroom unit which requires one parking space. The garage attached to the ADU will provide the required parking space and is in addition to the required parking for the primary residential structure.
- 1.4.8 Site design.
- a. Architectural design and materials for an accessory dwelling unit must be consistent and compatible with the design and materials of the primary residential structure, including, without limitation, roof pitch, roof materials, siding materials, color, and any other architectural features.
The structure where the ADU will be established already exists. All modifications will be interior. There are no proposed exterior modifications to the existing structure.
 - b. Only one entrance to the accessory dwelling unit may be visible from the street frontage.
The entrance to the ADU is located on the east side of the property but is not visible from the street frontage.
- 1.4.9 Modifications.
- a. The requirements set forth in this Division relating to the size, height and site design of an accessory dwelling unit may only be modified by the approval of a special use permit.
In the MH12 zoning district, an ADU is limited to a maximum of 700 square feet or 50 percent of the primary residence (399 square feet). A modification is being requested to allow for a 420 square foot ADU.
 - b. The requirements set forth in this Division relating to setbacks and parking for an accessory dwelling unit may only be modified by the approval of a variance.
No modifications to the requirements are being requested.
- 1.4.10 Water and sewer connections. The Director of the Carson City Department of Public Works must determine that sufficient capacity for sewer and water service exists before an accessory dwelling unit may be approved. Except as otherwise authorized by the Director of the Carson City Department of Public Works, a detached accessory dwelling unit must have a water and sewer connection that is separate from the water and sewer connection providing service to the primary residential structure.
It has been determined by the Public Works Director that there is sufficient capacity for sewer and water service. The ADU will be required to connect to the public water and sewer system.

The existing accessory structures have been on site since 1964.

Per [CCMC 18.02.0452](#), the Planning Commission has the authority to approve a special use permit upon making each of the six required findings in the affirmative.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 39 property owners within 300 feet of the subject site on September 18, 2026. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2026, depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Development Engineering Division:

The Public Works Department, Development Engineering Division (“Development Engineering”), has no preference or objection to the special use request.

Discussion:

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

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

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

CCMC 18.02.0452(5b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:

Development Engineering has no comment on this finding.

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

No impact on vehicular / pedestrian traffic

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

Development Engineering has no comment on this finding.

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

Sanitary Sewer: No adverse impact

Water: No adverse impact

Storm Drain: No adverse impact

Public Lands: No adverse impact

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

The project meets engineering standards for health and safety.

Earthquake faults: No USGS faults are shown on this lot.

FEMA flood zones: Flood Zone X

Site slope: The site is generally flat

Building Division:

1. A building permit will need to be obtained to convert the storage area into habitable space.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.0452 (Special Use Permit) enumerated below and substantiated in the public record for the project.

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

The subject property is in the Medium Density Residential (“MDR”) master plan designation. The primary use of the MDR master plan designation is a variety of lot sizes in a neighborhood setting for residential development. An ADU is ancillary to the primary single-family residence and may provide complete, independent living facilities for one or more persons, including permanent facilities. The use is consistent with the master plan.

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

The detached ADU is compatible with and preserves the character and integrity of adjacent properties and neighborhoods without any recommended mitigations. The proposed project will complement the single-family use of the site and will not generate adverse construction impacts including noise, vibrations, fumes, odors, dust or glare.

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

An ADU is ancillary to the primary residence. The proposed ADU will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

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

The proposed ADU will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the ADU will be consistent with the required setbacks of the MH12 zoning district and meets the requirements for an ADU as outlined in Division 1.4 of the Development Standards.

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

An ADU is ancillary to the primary residence. The ADU will have a minimal impact on existing public services.

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

The proposed ADU will not adversely affect the health, safety and welfare of the public. As proposed, the ADU will be consistent with the required setbacks of the MH12 zoning district and meets the requirements for an ADU as outlined in Division 1.4 of the Development Standards. Prior to beginning construction, the applicant will be required to obtain a building permit for the ADU which will ensure the structure will be built to current standards.

SPECIAL USE PERMIT (CCMC 18.02.0452)

FILE # LU-2026-0130



108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Engineering Project Impact Reports

FEE: \$2450 (Major) / \$2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

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

PROJECT INFORMATION

PROJECT'S ASSESSOR PARCEL NUMBER(S):

000 -
~~181-14~~

STREET ADDRESS:

2880 DORIS WAY CARSON CITY, NV 89706

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

I purpose turning a "Storage Only" area into an ADU.

Currently the storage area is attached to a garage to the E. and an attached covered carport to the E. of the garage.

I believe the storage area at one time was used as a small studio apartment/ home with a dinning area, stove, kitchen sink, shower, toilet and bathroom sink. Around 1964, a mobile home was installed on the .44 acre lot to the E. of the carport and the studio was converted to storage space. For unknown reasons, City records have marked the area as "Storage Only."

I purpose turning the "Storage Only" back into its original use as an ADU, so my son can live in it.

APPLICANT <u>ANTHONY C. SPARKS</u>		PHONE # <u>925)577-0530</u>
MAILING ADDRESS, CITY, STATE, ZIP <u>2880 DORI WY, CARSON CITY NV, 89706</u> <u>101 RAINBOW DR #5411 LIVINGSTON, TX 77399</u>		
EMAIL ADDRESS [REDACTED]		
PROPERTY OWNER <u>2880 DORI LLC</u>		PHONE # <u>925)577 0530</u>
MAILING ADDRESS, CITY, STATE, ZIP <u>2880 DORI WAY CARSON CITY, NV, 89706</u>		
EMAIL ADDRESS [REDACTED]		
APPLICANT AGENT/REPRESENTATIVE <u>SAME</u>		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP		
EMAIL ADDRESS		

PROPERTY OWNER'S AFFIDAVIT (Use additional page(s) if necessary for additional owners.)

I, ANTHONY C. SPARKS, 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 Anthony Sparks Address 2880 DORI WY ^{CARSON} CITY, NV 89706 Date 7/24/26

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant's Signature Anthony Sparks Print Name ANTHONY C. SPARKS Date 7/24/26

SPECIAL USE PERMIT APPLICATION FINDINGS

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

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

CCMC 18.02.0452(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

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

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
- B. Explain why your project is compatible with existing development in the neighborhood, cause problems, such as noise, dust, odors, vibration, fumes, glare, etc. with neighboring property owners. Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
- C. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
- D. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- E. Describe proposed on-site or off-site improvements that will mitigate the potential impacts of the project.

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

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

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

Explanation: Explain how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

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

Explanation:

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

- B. How will your project affect police and fire protection?
- C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

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

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

Special Use Application

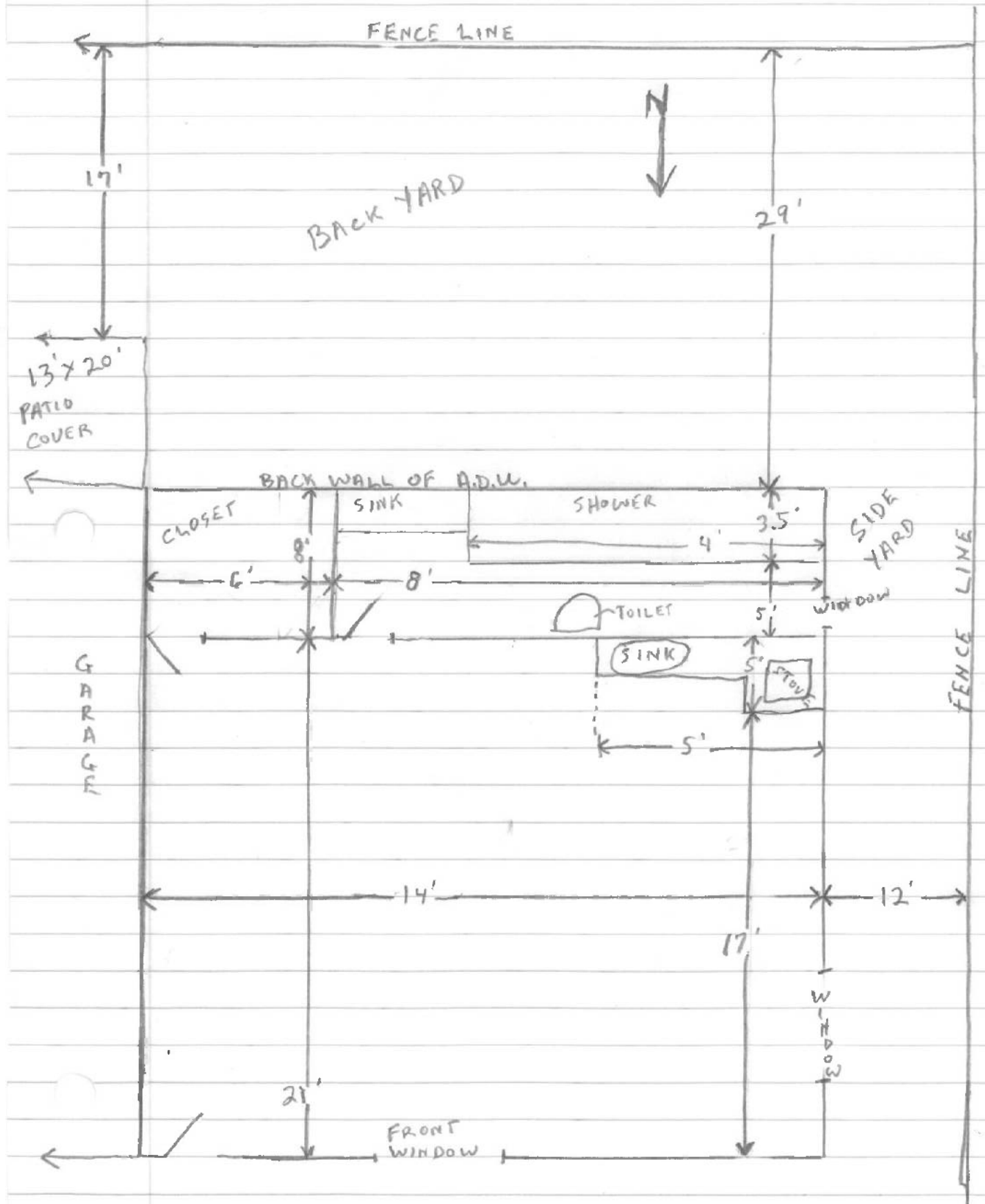
1 message

Anthony Tony Sparks <escapingtoo@gmail.com>
To: Anthony Tony Sparks <Escapingtoo@gmail.com>

Fri, Jul 24, 2026 at 11:54 AM

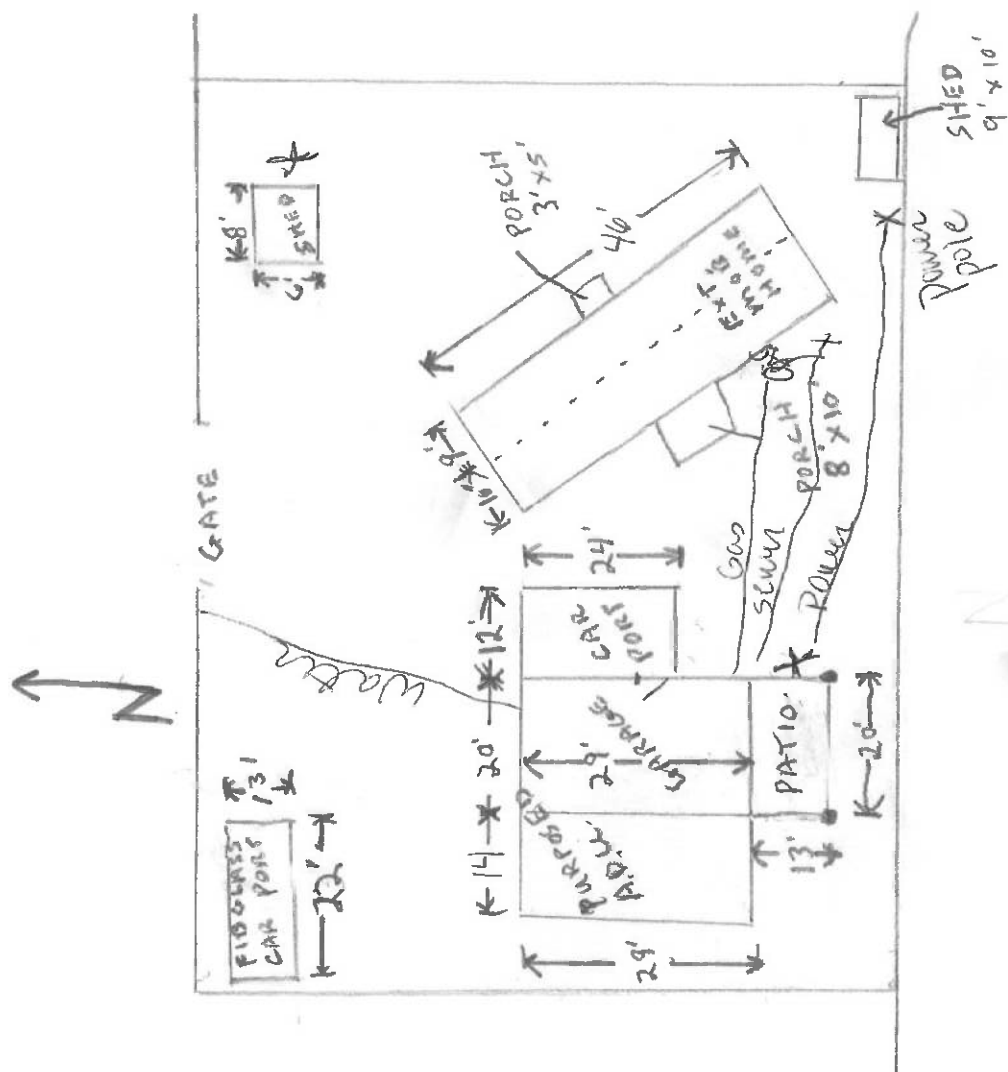
- 1A. The applicant maintains the purposal is in keeping with the Master Plan, in that the ADU is for residential use in an area already designated as a residential area.
- 2A. The area is currently a residential area and the purposed ADU does not adversely affect the Master Plan. The ADU will only add one or two persons using the Easement driveway.
- 2B. See above.
- 2C. No unusual or special lighting is needed.
- 2D. No unusual landscaping is purposed.
- 2E. Proposed ADU will not in any substantial way impact the neighborhood.
- 3A. Proposed ADU will not in any substantial way impact the neighborhood.
- 4A. Proposed ADU will not in any substantial way impact the neighborhood.
- 5A. Proposed ADU will not increase children in the neighborhood or impact schools as it is only a studio apartment ment for one or two adults.
- 5B. This purposal would have minimal impact to fire or police protection in the neighborhood, adding only one or two persons to a populous area.
- 5C. The water supply to the purposed ADU is already serviced and has been for years by the City of Carson City. No adverse effects.
- 5D. This project does not purpose any grading or paving.
- 5E. No septic system on the property. The property and proposal is currently serviced by City sewage services.
- 5F. No road improvements are needed for the minimal amount of possible additional road traffic.
- 5G. Sourced information was obtained from Title and common sense.
- 6. The proposal does not adversely effect the neighborhood in any substantial way. The project will adhere to the General Plan of housing for the area.

A.D.U. PROPOSAL
2880 DORI WAY
CARSON CITY, NV



ADU PROPOSAL
288 DORI WY
CARSON CITY, NV

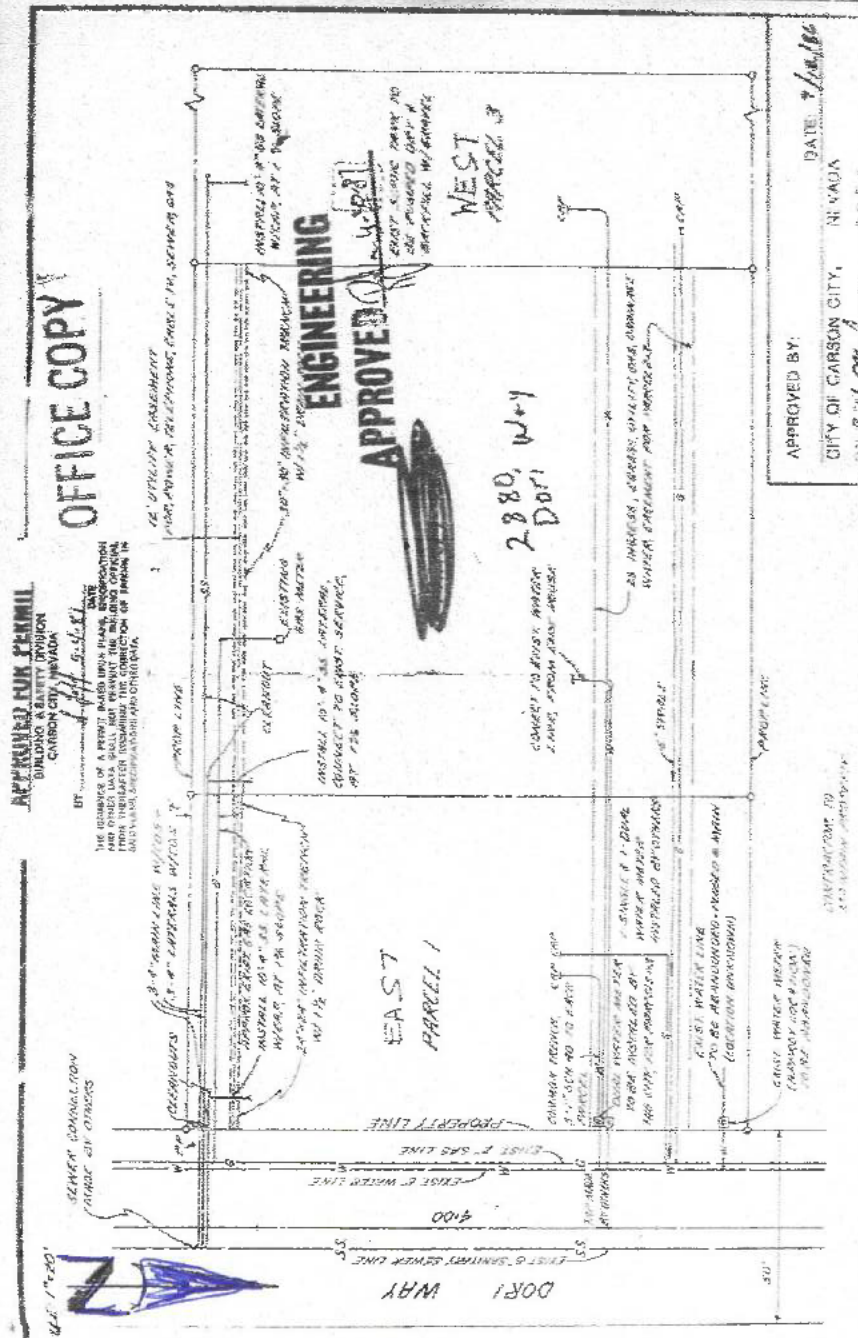
THE PROPOSED USE AND SITE PLAN
DO NOT CONFLICT w/ ANY PRIVATE
RESTRICTIONS ON THE PROPERTY.



288 DORI WY
PAGE 2
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This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original documents
 filmed in the manner of business. DATE 6-22-70
 CAMERA OPERATOR



This is to certify that the microphotograph appearing on this film is accurate and complete reproduction of the original documents
 filmed in the normal course of business. DATE 5-3-1972 CAMERA OPERATOR *William A. Shaffer*

20 x 30 OCS-ONE
 EXISTING

- 1/2" Red Line
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PRIVATE HOBBY USE AND STORAGE ONLY
 No Commercial enterprise
 Not to be used as living quarters
William A. Shaffer

STREET CORP

Shower Toilet Room
 101

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STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0139** For Possible Action: Discussion and possible action regarding an application from William Dunn ("Applicant") for a special use permit ("SUP") to allow for the construction of a 2,000-square-foot (40x50x14) detached metal accessory structure to be used for a shop and storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 5637 Gentry Lane, Assessor's Parcel Number ("APN") 010-273-05. (Lena Reseck, lreseck@carsoncity.gov).

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

Proposed Motion

I move to approve special use permit LU-2026-0139 based on the findings and subject to conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached for additional information

Background/Issues & Analysis

See attached for additional information

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Municipal Code (CCMC) 18.02.0452 (Special use permits), 18.04.045 (Single-family 1 Acre), 18.04.190 (Residential districts density and dimensional standards), 18.05.055 (Accessory structures)

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

[LU-2026-0139 Complete Packet \(09.30.2026\).pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2026

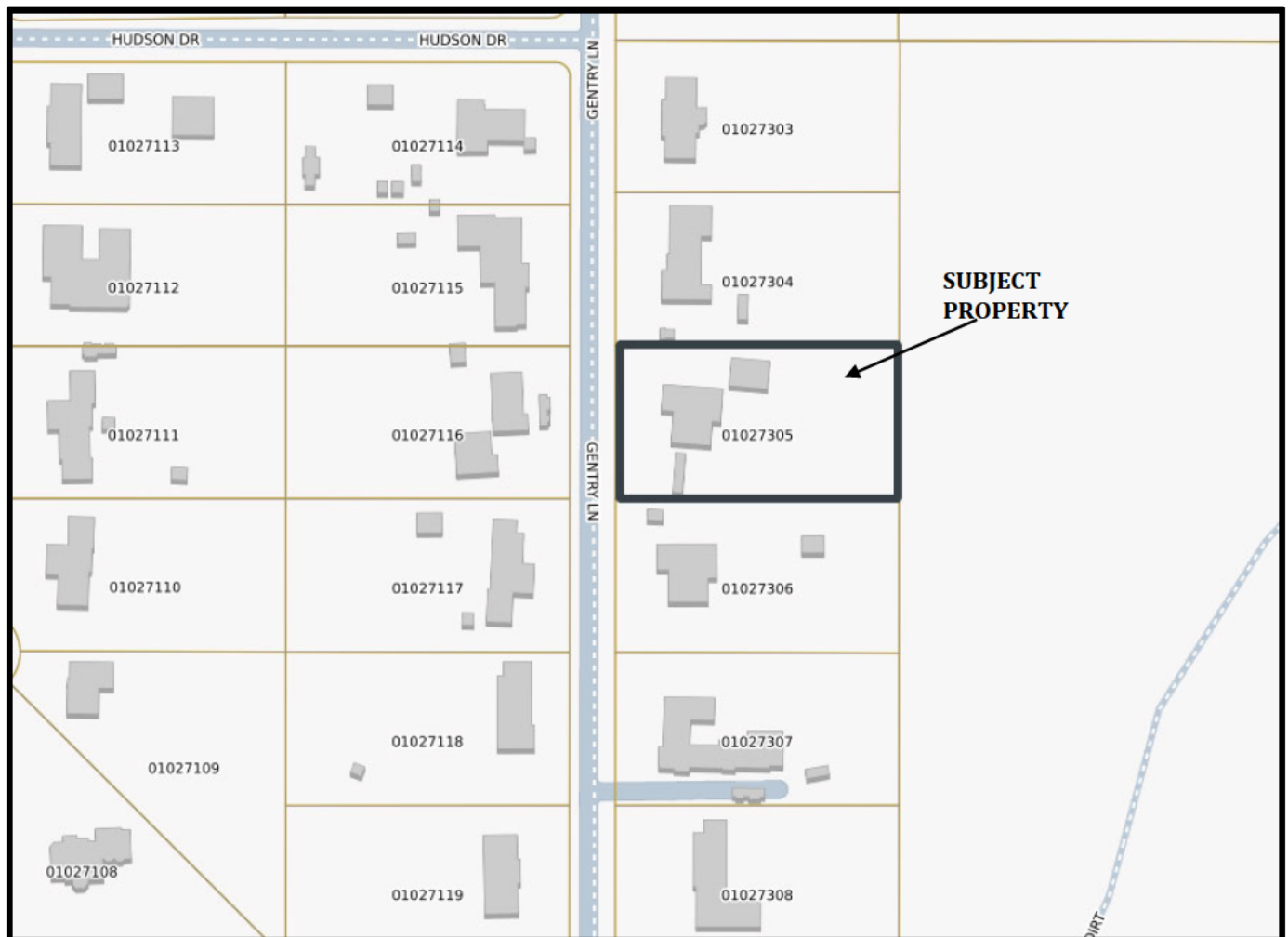
FILE NO: LU-2026-0139

STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from William Dunn (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a 2,000-square-foot (40x50x14) detached metal accessory structure to be used for a shop and storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre (“SF1A”) located at 5637 Gentry Lane, Assessor’s Parcel Number (“APN”) 010-273-05. (Lena Reseck, lreseck@carsoncity.gov).

PROPOSED MOTION: “I move to approve special use permit LU-2026-0139 based on the findings and subject to conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.
3. The project shall conform to any other applicable provision of the Nevada Revised Statutes (“NRS”) or Carson City Municipal Code (“CCMC”).
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department (“Planning Division”) 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The detached building size shall not exceed 2,000 square feet.
7. Prior to obtaining a building permit for the detached garage, the applicant shall obtain a building permit, and receive final inspection, to connect to the public sewer system and abandon the septic system. Alternatively, the applicant may include the connection to the public sewer system and abandonment of the septic system on the building permit for the detached garage.

The following are general requirements applicable through the life of the project:

8. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the special use permit. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.0452 (Special use permits), 18.04.045 (Single-family 1 Acre), 18.04.190 (Residential districts density and dimensional standards), 18.05.055 (Accessory structures)

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Will the proposed detached metal accessory structure have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre (SF1A)/Single Family Residence

EAST: Public Regional (PR)/City of Carson City Open Space

SOUTH: Single Family 1 Acre (SF1A)/Single Family Residence

WEST: Single Family 1 Acre (SF1A)/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. SLOPE/DRAINAGE: Site slopes to Gentry Lane, approximately 10%

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.16 acres (50,529.60 square feet)
2. PROPOSED STRUCTURE SIZE: 2,000 square feet
3. PROPOSED STRUCTURE HEIGHT: 14.1 feet
4. SETBACKS:

Required

Front: 30 feet
Side: 15 feet
Rear: 30 feet

Proposed

Front: 246 feet
Side: 15 feet (North side) 15+ feet (South side)
Rear: 30 feet

DISCUSSION AND BACKGROUND:

The applicant is proposing to construct a 2,000 square foot detached metal accessory structure. The existing single-family residence has an assessed floor area including the attached garage of approximately 3,096 square feet. The applicant has existing accessory structures on the property including two patio covers totaling 731+- square feet, three sheds totaling 404+- square feet, and a 1,026 square foot detached garage. The total accessory structure square footage will be 4,161 square feet. The total square footage of all accessory structures is more than 1,000 square feet and more than 100 percent (134 percent) of the primary structure which requires the approval of a SUP per [CCMC 18.05.055\(3\)](#). During construction, the applicant is proposing to run utility stubs for a future sink and toilet and install a 100 amp electrical panel.

CCMC 18.05.055 (Accessory structures) outlines design standards that apply to all detached accessory structures that are located in a residential zoning district and that are greater than 500 square feet in area. The design standards and how the proposed accessory structure will meet these criteria are addressed below.

- a) The massing and proportion of a building must be compatible with and complementary to the surroundings of the building and the environmental characteristics of the neighborhood in which the building is located

Large, detached metal accessory structures used for the storage of personal items are common on larger lots in rural areas.

- b) Building colors must match or complement the building materials and colors of the primary structure.

The applicant has selected light off-white steel siding with light grey trim that will complement the color on the primary structure and the existing detached accessory structures.

Per CCMC 18.02.0452, the Planning Commission has the authority to approve an SUP upon making each of the six required findings in the affirmative.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 35 property owners within 500 feet of the subject site on September 18, 2026. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2026, depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Engineering Division:

The Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the special use request.

Discussion:

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

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

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

CCMC 18.02.0452(5b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:

Development Engineering has no comment on this finding.

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

No impact on vehicular / pedestrian traffic

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

Development Engineering has no comment on this finding.

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

Sanitary Sewer: No adverse impact

Water: No adverse impact

Storm Drain: No adverse impact

Public Lands: No adverse impact

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

The project meets engineering standards for health and safety.

Earthquake faults: No USGS faults are shown on this lot.

FEMA flood zones: Flood Zone X

Site slope: Slopes to Gentry Ln, approximately 10%

Environmental Health:

The initial review of the proposed storage building has been performed by this branch and the following comment has been identified:

As per Carson City Municipal Code (CCMC) 12.05.020, connection to municipal sewer system is required. Please see relevant code section below.

1. The city has determined that it is necessary for the protection of the public health to require that owners of improved property within Carson City be required to connect their industrial, business and residential establishments to the sewer system and to cease to use all other methods of sewage disposal if any of the following conditions exist:
 - a. The individual sewage system fails and the property is within 400 feet of the nearest sewer main; or
 - b. The nearest sewer main is immediately adjacent to the establishment and is capable of serving the property; or
 - c. Effluent contamination is found in the ground water or surface water

2. Approval must be obtained from the health authority to construct, alter, move, or extend an individual sewage disposal system. A permit to construct, alter, move, or extend will not be issued if the nearest sewer main is within 400 feet of the property.

Special Use Permit approval from Carson City Health and Human Services for proposed project is contingent upon connection to the municipal sewer system.

FINDINGS: Staff's recommendation is based upon the findings as required by [CCMC 18.02.0452](#) (Special Use Permit) enumerated below and substantiated in the public record for the project.

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

The subject property is in the Low Density Residential (“LDR”) master plan designation. The primary use of the LDR master plan designation is large lot residential development with a density range of a minimum of 1 acre per dwelling. A detached accessory structure is ancillary to the primary single-family residence. The use is consistent with the master plan.

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

The proposed detached accessory structure is compatible with and preserves the character and integrity of adjacent properties and neighborhoods without any recommended mitigations. The proposed project will complement the single-family use of the site and will not generate adverse construction impacts including noise, vibrations, fumes, odors, dust or glare.

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

An accessory structure is ancillary to the primary residence. The construction of a detached accessory structure will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

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

The proposed detached accessory structure will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the accessory structure will be consistent with the required setbacks of the SF1A zoning district and meets the requirements for an accessory structure as outlined in CCMC 18.05.055.

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

An accessory structure is ancillary to the primary residence. The accessory structure will have electrical service and is stubbing plumbing for a future sink and toilet but the services will have a minimal impact on existing public water or sewer services. The applicant will be required to connect to the public sewer system and abandon the septic system prior to receiving a final inspection for the detached garage.

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

The proposed accessory structure will not adversely affect the health, safety and welfare of the public. As proposed, the accessory structure will be consistent with the required setbacks of the SF1A zoning district and meets the requirements for an accessory structure as outlined in CCMC 18.05.055. Prior to beginning construction, the applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

SPECIAL USE PERMIT (CCMC 18.02.0452)

FILE #

W-2024-0139



108 E. Proctor Street, Carson City, NV 89701

Phone: (775) 887-2180

Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Engineering Project Impact Reports

FEE: \$2450 (Major) / \$2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

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

PROJECT INFORMATION

PROJECT'S ASSESSOR PARCEL NUMBER(S):

010-273-05

STREET ADDRESS:

5637 Gentry Lane Carson City, NV 89701

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

Shop/Storage Building - 40' x 50' = 2,000/sf
 with future stubs for future sink & toilet plumbing.
 Install of 100AMP Electrical Panel.

Findings Questionnaire for Property Owner, William Dunn, located at 5637 Gentry Lane Carson City, NV 89701.

- **1. Compliance with the Carson City Master Plan**

The proposed 40-foot by 50-foot detached shop/storage building is accessory to the existing single-family residence and supports the continued residential use of the property. The building will be used solely for personal storage, including vehicles, equipment, tools, and other household/property items. No commercial activity, employees, customers, or business operations are proposed. The project is consistent with the property's Low Density Residential Master Plan designation and will maintain the residential use and character of the property.

- 2. Compatibility with adjacent properties and neighborhood**

- A. Surrounding land uses and zoning**

The surrounding area consists primarily of single-family residential properties and associated residential accessory structures. The subject property is zoned SF1A and is developed with an existing single-family residence.

- B. Compatibility and potential impacts**

The proposed 40-foot by 50-foot by 12-foot prefabricated metal shop/storage building will be used solely as a private residential accessory structure. It will not generate customers, employees, commercial traffic, or other business activity. The building will have light off-white steel siding with light grey trim, providing a clean and neutral appearance appropriate for a residential accessory building.

The proposed use is not expected to create significant noise, vibration, odors, fumes, dust, glare, or other ongoing impacts to

neighboring properties. The building provides enclosed storage for personal vehicles, equipment, tools, and property-related items.

C. Outdoor lighting

One exterior downward-directed light will be installed at the peak of the building for security and safe access. The light will be directed toward the subject property and positioned to minimize glare or light spill onto neighboring properties.

D. Landscaping and screening

Existing landscaping will remain where feasible. Minimal screening will be installed to reduce the visibility of the shop from surrounding properties and help maintain the residential character of the site.

E. Improvements to mitigate impacts

The shop will be located entirely on the subject property and accessed from the existing driveway. Exterior lighting will be limited to one downward-directed security/access light. The area serving the building will be asphalted, and site grading will be designed to retain and appropriately manage drainage on the property without adversely affecting neighboring properties.

3. Vehicular and pedestrian traffic

The proposed shop/storage building will have no effect on existing vehicular or pedestrian traffic. The building is for the property owners' personal use and will not involve customers, employees, deliveries associated with a business, or commercial operations. Access will be through the property's existing driveway from Gentry Lane. No new driveway or access point is proposed.

4. Impact on adjacent properties and neighborhood

The proposed shop/storage building will not create a detrimental impact on the use, peaceful enjoyment, economic value, or development of adjacent properties or the surrounding

neighborhood. The property will remain single-family residential, and the shop will function only as an accessory to the residence.

The neutral exterior colors, limited downward-directed lighting, and placement of the building on the existing residential property will help maintain compatibility with surrounding properties.

5. Public services and facilities

A. School district

The project will have no effect on the school district or student population. It is an accessory building for an existing single-family residence and does not create an additional dwelling unit or increase residential density.

B. Police and fire protection

The project is not expected to create a significant additional demand for police or fire services. The building will be used for private residential storage and will not contain commercial operations or public activities. Construction will comply with applicable Carson City building and fire code requirements.

C. Water supply

The building will have future water service for a utility sink. The project does not involve an additional residence or significant water-consuming use. Water service and plumbing will be installed in accordance with applicable Carson City requirements.

D. Drainage

The proposed shop and associated asphalt will increase the amount of impervious surface on the property. Site grading and drainage will be designed so stormwater is appropriately managed on the subject property and does not adversely affect neighboring properties or the public right-of-way. Any required drainage improvements will comply with Carson City Development Engineering requirements.

E. Sewage disposal

A utility sink is proposed, and the owners plan to install a single toilet in the future. Wastewater from these fixtures will connect to the property's sewer system in accordance with applicable Carson City requirements. Any future toilet installation will be properly permitted before installation.

F. Road improvements

No road improvements are anticipated because the project will not change the residential use of the property or generate additional routine traffic. The existing driveway and access from Gentry Lane will continue to serve the property. No new driveway or roadway connection is proposed.

G. Sources of information

Information supporting these findings is based on the property owner's proposed site plan and project design, existing conditions on the property, the proposed residential accessory use, and applicable Carson City planning, building, and development requirements. Final construction and site improvements will comply with applicable Carson City requirements and permit review.

6. Public health, safety, and welfare

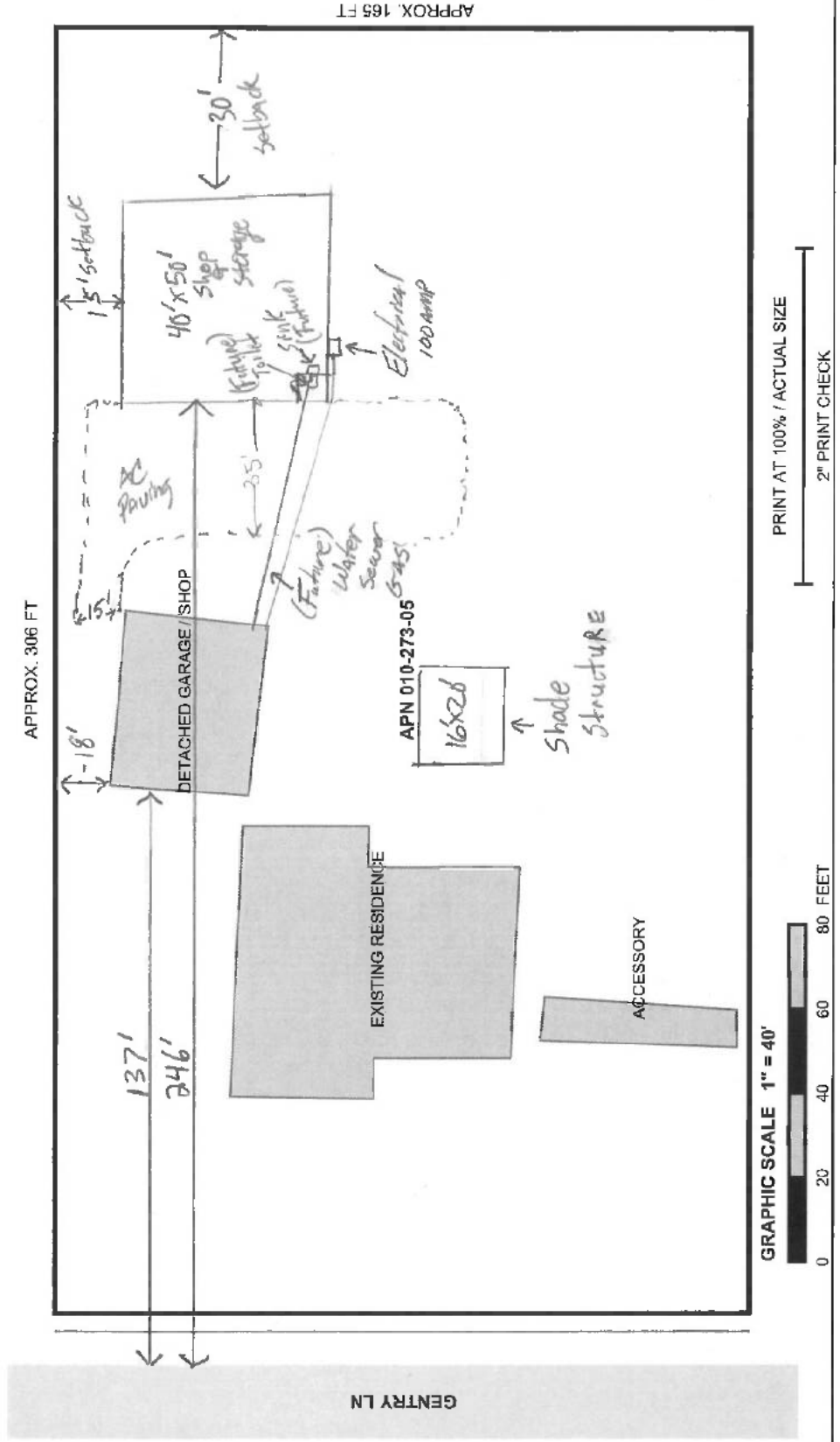
The proposed shop/storage building will not adversely affect the health, safety, or welfare of the public. The building will be located on private residential property and used solely for personal storage and property-related purposes. No commercial activity, customers, employees, or increased routine traffic are proposed.

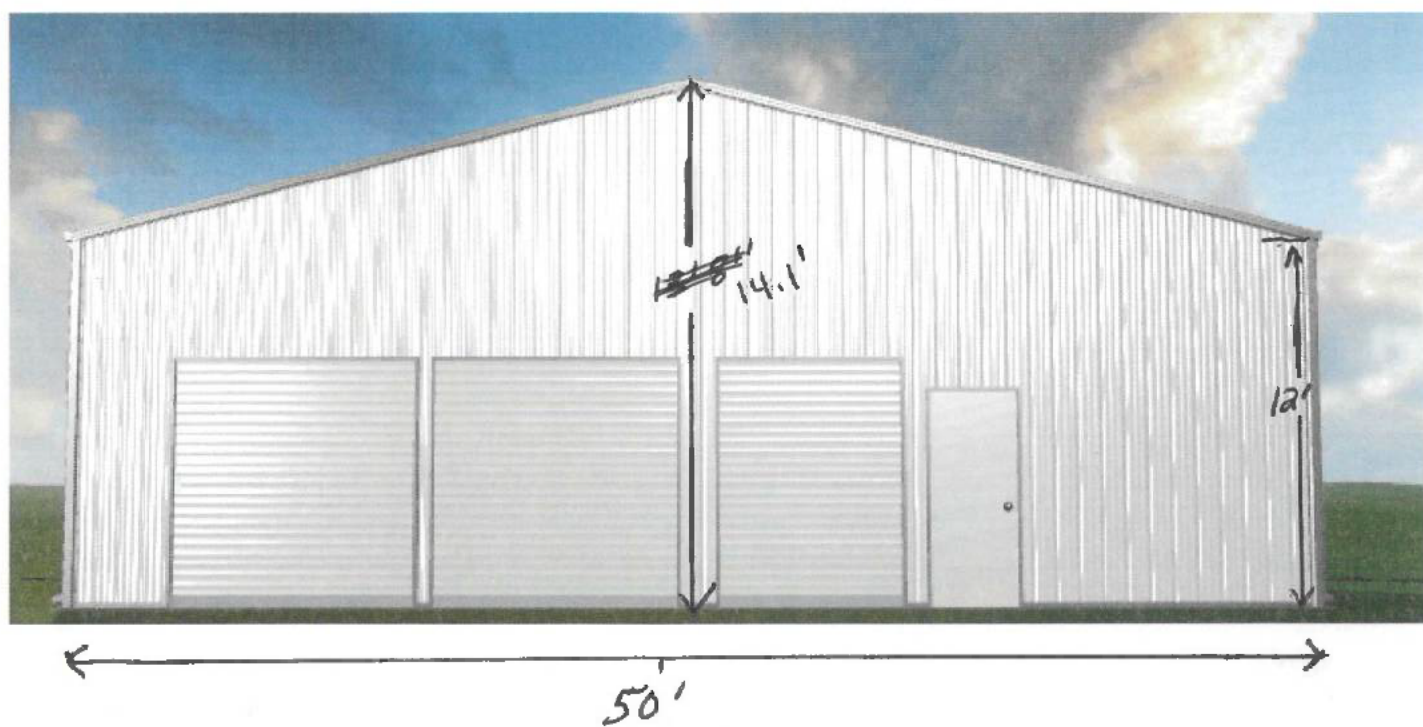
The project will use the existing driveway and provide limited downward-directed exterior lighting on the subject property. Electrical, future water, future sewer, and building improvements will be installed under applicable permits and code requirements. The project will allow personal vehicles, equipment, tools, and other property to be stored within an enclosed structure while maintaining the property's existing residential use.

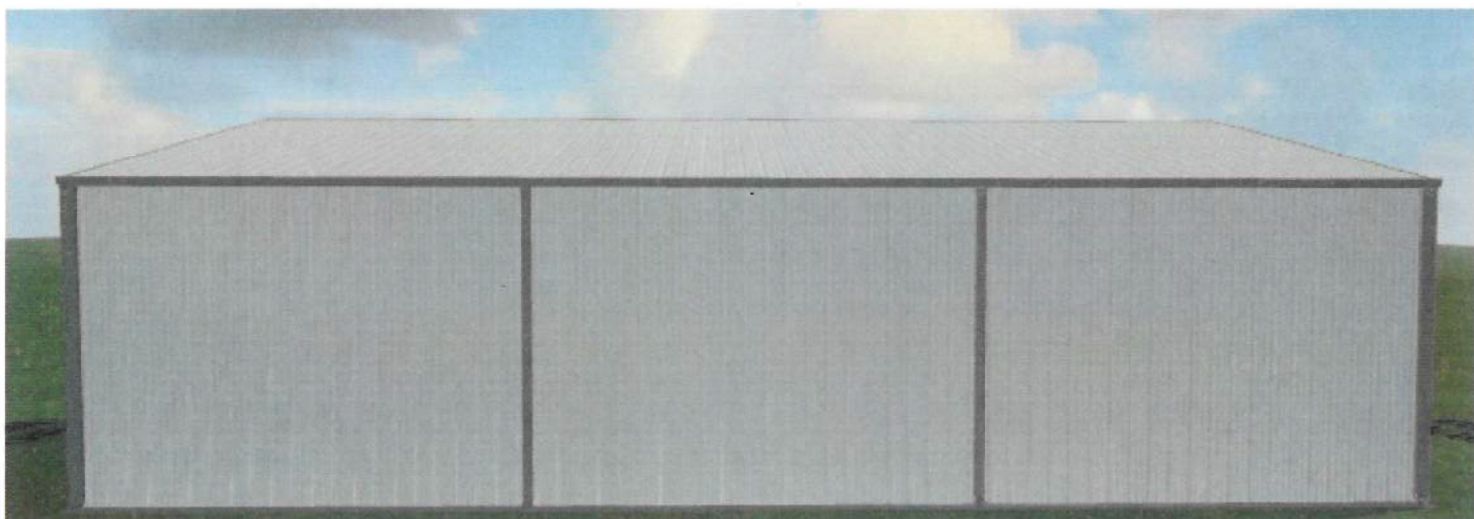
EXISTING CONDITIONS SITE PLAN

OWNER: Dunn, William M. Jr & Rogers, A
APPLICANT: Same
REQUEST: Shop/storage
LOCATION: 5637 Gentry Ln
ZONING: SF1A
MASTER PLAN LAND USE DESIGNATION: Low Density Residential
APN: 010-273-05
Site Plan Prepared By: William Dunn

SCALE: 1" = 40'
SHEET: 8.5 x 11 LANDSCAPE













STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0128** For Possible Action: Discussion and possible action regarding an application from Thomas Hamamjy ("Applicant") for a special use permit ("SUP") to allow for the construction of a 3,200-square-foot (40x80x18) detached metal accessory structure to be used for a shop and storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure, on property zoned Single Family 1 Acre ("SF1A") located at 4241 Gentry Lane, Assessor's Parcel Number ("APN") 010-331-04. (Heather Manzo, hmanzo@carsoncity.gov).

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

Proposed Motion

I move to approve special use permit LU-2026-0128 based on the findings and subject to conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for background and analysis.

Background/Issues & Analysis

See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.0452 (Special Use Permits), 18.04.045 (Single-family 1 Acre), 18.04.190 (Residential Districts Density and Dimensional Standards), 18.05.055 (Accessory Structures)

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

LU-2026-0128 (4241 Gentry Lane) PC_SR - 09.30.2026

Combined Application_Redacted.pdf

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2026

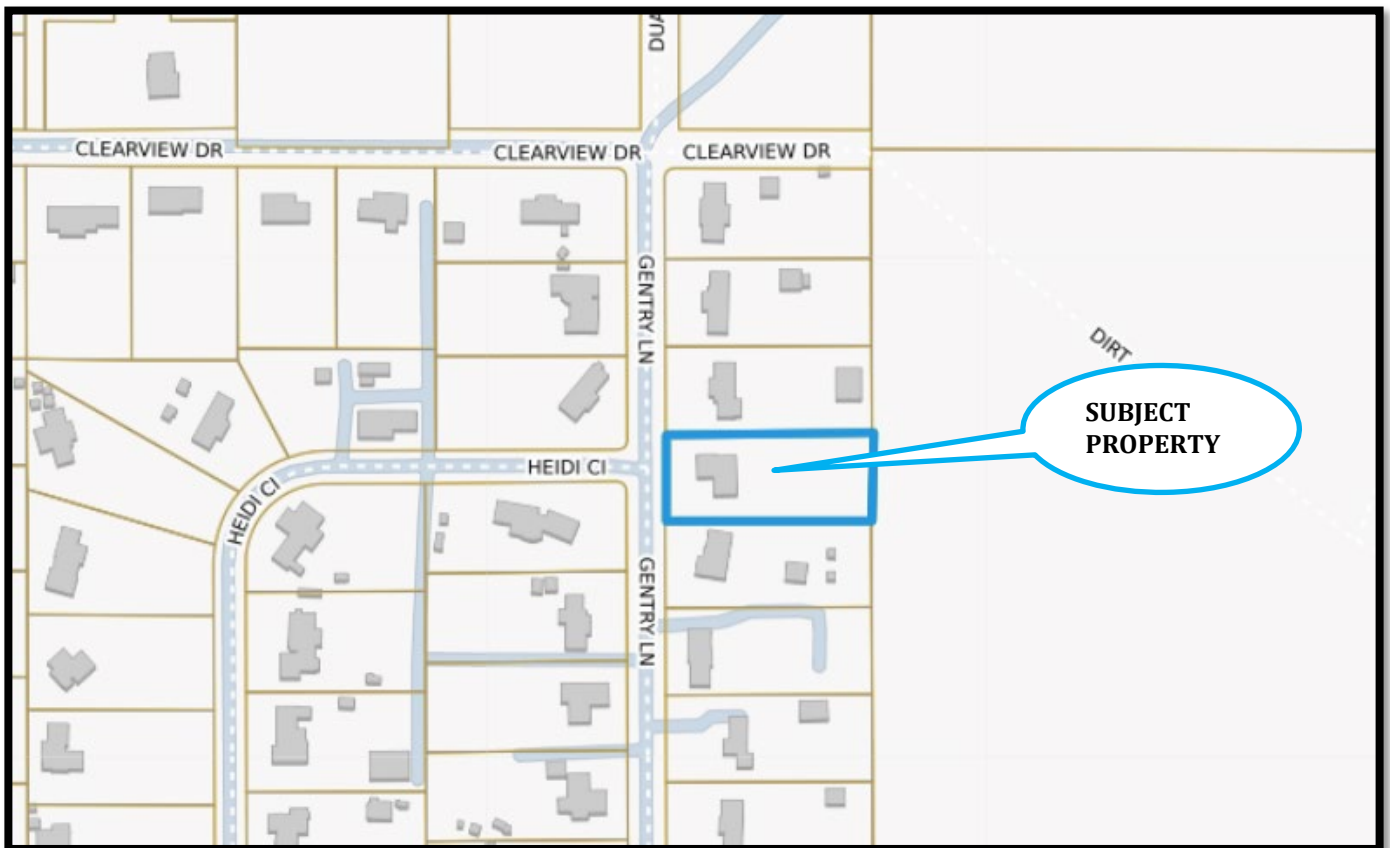
FILE NO: LU-2026-0128

STAFF AUTHOR: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Thomas Hamamjy ("Applicant") for a special use permit ("SUP") to allow for the construction of a 3,200-square-foot (40x80x18) detached metal accessory structure to be used for a shop and storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure, on property zoned Single Family 1 Acre ("SF1A") located at 4241 Gentry Lane, Assessor's Parcel Number ("APN") 010-331-04. (Heather Manzo, hmanzo@carsoncity.gov).

PROPOSED MOTION: I move to approve special use permit LU-2026-0128 based on the findings and subject to conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.
3. The project shall conform to any other applicable provision of the Nevada Revised Statutes (“NRS”) or Carson City Municipal Code (“CCMC”).
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department (“Planning Division”) 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. Prior to the issuance of a building permit, the Notice of Decision must accompany the application with an Applicant response describing how each of the conditions of approval has been met.
6. The detached structure size shall not exceed 3,200 square feet and total cumulative square footage of all detached accessory structures shall be limited to 3,248 square feet.
7. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the special use permit (“SUP”). Any other detached accessory structures proposed for the site will require an amendment to this SUP prior to construction.
8. Prior to the issuance of any permit, the site plan must be updated to accurately depict proposed infrastructure associated with the detached accessory structure, to include but not limited to, removal or modification of the proposed sewer line to the proposed structure as there is currently no sewer service available for this site.
9. Prior to the issuance of any permit, the Applicant must demonstrate that there is an existing or proposed paved driveway and driveway apron that extends for a minimum of 20 feet past the front property line.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) [18.02.0452](#) (Special Use Permits), [18.04.045](#) (Single-family 1 Acre), [18.04.190](#) (Residential Districts Density and Dimensional Standards), [18.05.055](#) (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 1 Acre (“SF1A”)

KEY ISSUES: Will the proposed detached metal accessory structure have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: SF1A / Single family residence

EAST: Public Regional (PR) / City of Carson City Open Space

SOUTH: SF1A / Single family residence
WEST: SF1A / Single family residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: No faults are shown on this lot.
3. SLOPE/DRAINAGE: The site contains an approximately 10 percent downslope from the east toward Gentry Lane.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.0 acre
2. PROPOSED STRUCTURE SIZE: 3,200 square feet
3. PROPOSED STRUCTURE HEIGHT: 18 feet tall
4. APPLICABLE SETBACKS:

Required

Front: 30 feet
Side: 15 feet
Rear: 30 feet

Proposed

Front: 251 feet
Side: 40.5 feet (North side) 15 feet (South side)
Rear: 30 feet

DISCUSSION:

CCMC 18.05.055 (Accessory Structures) outlines design standards that apply to all detached accessory structures and those located within the SF1A zoning district. The existing single-family residence has an assessed floor area, including the attached garage, and attached covered patio of approximately 2,380 square feet. The Applicant is proposing to construct a 3,200 square foot detached metal accessory structure. There are two detached accessory structures totaling approximately 200 square feet located on the south portion of the site which are proposed to be demolished. A third detached accessory structure totaling 48 square feet exists along the north property line. The structure currently does not meet the required setbacks, however the Applicant has proposed to move the structure to a conforming location within the site. The total accessory structure square footage will be 3,248 square feet. Since the accessory structures are more than 1,000 square feet and more than 100 percent (136 percent) of the primary structure, approval of an SUP is required.

The design standards and how the proposed accessory structure will meet these standards are addressed below:

- a) The massing and proportion of a building must be compatible with and complementary to the surroundings of the building and the environmental characteristics of the neighborhood in which the building is located.

The subject parcel is in a residential neighborhood with a minimum one-acre lot size. As is common in a large lot neighborhood, large, detached metal accessory structures used for the storage of personal items are part of the established neighborhood. The proposal is compatible with the established character of the neighborhood.

- b) Building colors must match or complement the building materials and colors of the primary structure.

The applicant has selected light stone colored exterior wall with white trim and doors and a darker slate grey roof that will complement the color on the primary structure.

Per CCMC 18.02.0452, the Planning Commission has the authority to approve an SUP upon making each of the six required findings in the affirmative.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 33 property owners within 750 feet of the subject site on September 18, 2026. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2026, depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Engineering Division:

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

- The site plan shows a proposed sewer line headed towards the right-of-way; there is no city sewer available for this site. The site plan will need to be revised to show this.
- The driveway to the building must have a paved driveway apron and must be paved for at least 20 feet past the property line. The existing driveway can serve to meet this requirement.

Discussion:

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

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

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

CCMC 18.02.0452(5b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:

Development Engineering has no comment on this finding.

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

The project will have a negligible effect on vehicular and pedestrian traffic.

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

Development Engineering has no comment on this finding.

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

The site is served by septic and no fixtures are proposed with this request. This project will have no impact on City water or sewer infrastructure and will have a negligible impact on the storm drain infrastructure.

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

The project meets engineering standards for health and safety.

Earthquake faults: No USGS faults are shown on this lot.

FEMA flood zones: Flood Zone X

Site slope: Site grades towards Gentry Lane at approximately 10 percent slope

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.0452 (Special Use Permit) enumerated below and substantiated in the public record for the project.

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

The subject property is in the Low Density Residential (“LDR”) master plan designation. The primary use of the LDR master plan designation is large lot residential development with densities of at least one acre per dwelling unit. A detached accessory structure is ancillary to the existing primary single-family

residence. The use is consistent with the Master Plan.

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

The proposed detached accessory structure is compatible with, and preserves the character and integrity of, adjacent properties and neighborhoods without any recommended mitigations. The proposed project will complement the single-family use of the site and will not generate adverse construction impacts including noise, vibrations, fumes, odors, dust or glare.

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

The proposed detached accessory structure is ancillary to the existing primary residence. The proposed detached accessory structure will not result in an increase in vehicular or pedestrian traffic beyond that which is already established for the existing single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

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

The proposed detached accessory structure will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the existing and proposed detached accessory structures will be consistent with the required setbacks of the SF1A zoning district and meets the requirements for an accessory structure as outlined in CCMC 18.05.055.

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

The proposed detached accessory structure is ancillary to an existing primary residence. The structure will not have an impact on public services or facilities as the property is currently served by police and fire protection and public water exist for the site. The proposed accessory structure will not change the need for public service or facilities beyond that of the existing single-family use.

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

The proposed detached accessory structure will not adversely affect the health, safety and welfare of the public. As proposed, the structure will be consistent with the required setbacks of the SF1A zoning district and meets the requirements for an accessory structure as outlined in CCMC 18.05.055. Prior to beginning construction, the applicant will be required to relocate the existing 48 square foot structure to meet setback requirements and obtain a building permit for the 3,200 square foot accessory structure.



108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Engineering Project Impact Reports

FEE: \$2450 (Major) / \$2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

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

PROJECT INFORMATION

PROJECT'S ASSESSOR PARCEL NUMBER(S):

010-331-04

STREET ADDRESS:

4241 Gentry Ln Carson City, NV 89701

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

I would like to build a metal building in my back yard for dry storage.

The dimensions are 40x80x18 and the building will comply with snow, wind, and seismic calcs.

Fire has been out to my property and assesed that I can be in High or Extreme.

I have placed Extreme on the Site Plan as this building should qualify regardless.

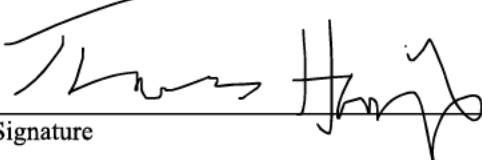
Public works recently came out and replaced/tested the fire hydrant and ensured that it now works

The stamped and engineered plans for the building and foundation will not be provided until this is approved and I am able to submit a deposit for the building. Will attach to building permit.

APPLICANT Thomas Hamamjy		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP [REDACTED]		
EMAIL ADDRESS [REDACTED]		
PROPERTY OWNER Thomas Hamamjy		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP [REDACTED]		
EMAIL ADDRESS [REDACTED]		
APPLICANT AGENT/REPRESENTATIVE Thomas Hamamjy		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP [REDACTED]		
EMAIL ADDRESS [REDACTED]		

PROPERTY OWNER'S AFFIDAVIT (Use additional page(s) if necessary for additional owners.)

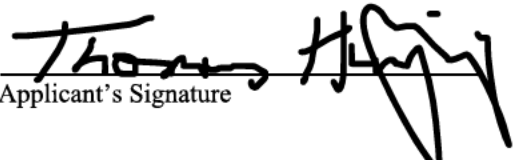
Thomas Hamamjy
 I, _____, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.



07/23/2026
 Signature Address Date

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Thomas Hamamjy
07/23/2026
 Applicant's Signature Print Name Date

Congratulations on beginning the design of your building! You can pick up where you left off by clicking the link titled "Open Your Custom Design" below the illustrations in this email.

When you're ready to submit your design for a price quote, please click "Submit for Quote" at the bottom of the building design page.

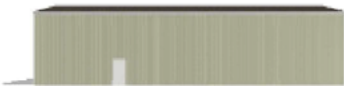
If you have immediate questions, concerns or if you'd like one of our metal building experts to design and quote your building for you, please call 1-800-497-2135, or email us at contact@gwbldings.com.

Thank you!

-Great Western Building Systems

Great Western
800-497-2135
system@gwbldings.com

Customer Order - Sep 10, 2026

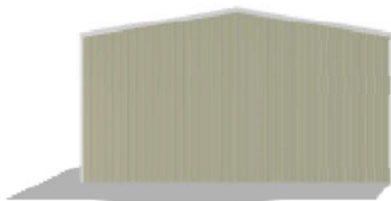
Ship To			
Name THOMAS HAMAMJY		Order # 1789067590732310	
Install Address [REDACTED]			
City Carson City		State NV	Zip Code 8970
Email [REDACTED]		Phone # [REDACTED]	Mobile #
Building Info	Size	Color	Anchoring & Site Preparation
Style: Gable	40' X 80' X 18' Width Length Eave Height	Roof: Burnished Slate	Allow Emails ☐
Roof Overhang: None		Trim: Polar White PPOL	
Roof Style: PBR		Siding: Light Stone	
Leg Style: Standard			
Design Link & Notes			
Design Link: https://greatwesternbuildings.com/online-custom-building-designer/?lng=en-US#b310bdc5f2a763140bd17d23bd9e1708			
Building Images			
			
Perspective View	Front	Left Side	

#1789067590732310

Building Images

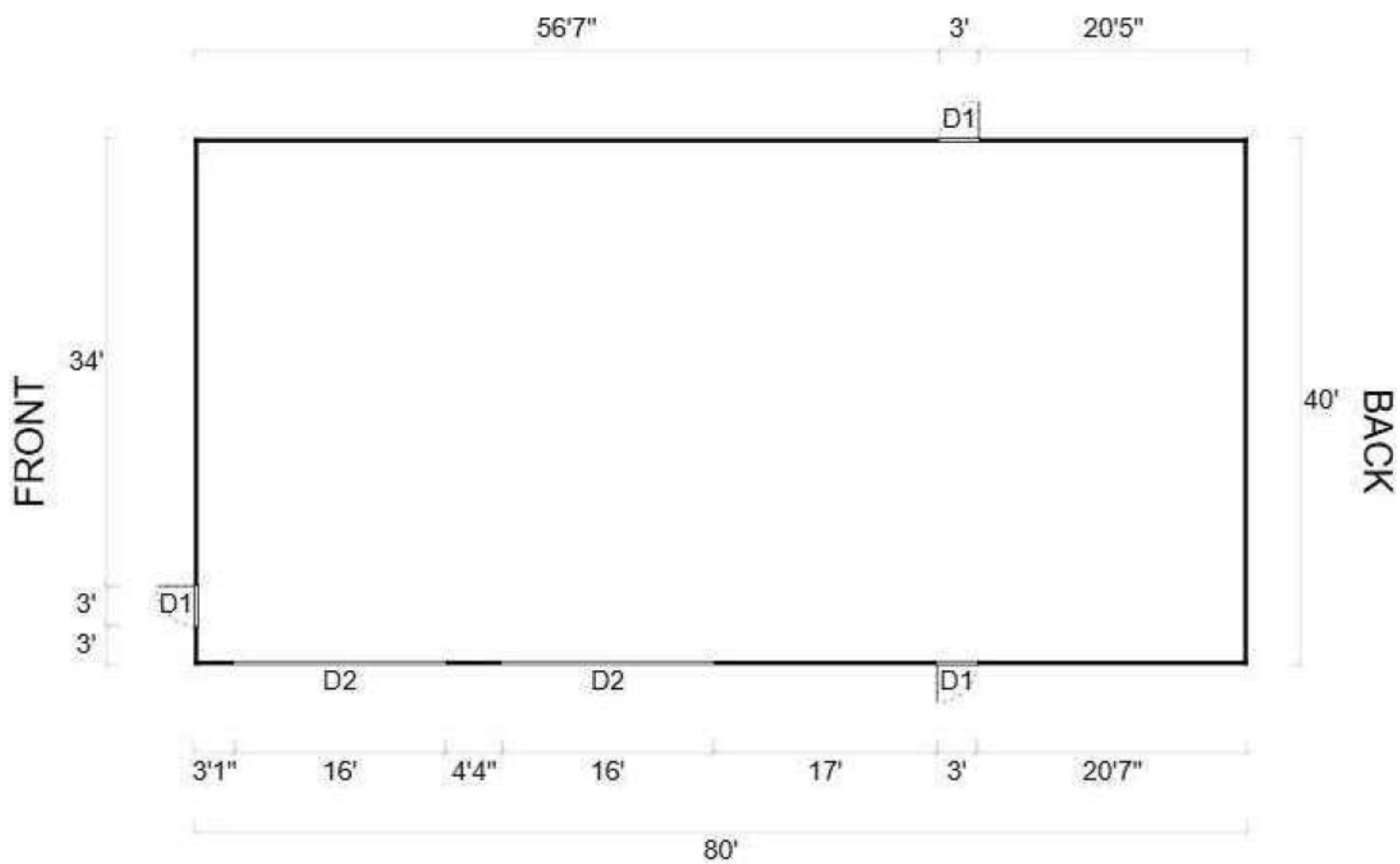


Right Side



Back

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

 D1 3 x 7 Walk-in Door	 D2 16 x 14 OHD
 Closed Wall	

#1789067590732310

Special Use Permit Application

Thomas Hamamjy



General Description:

40x80x18 pre-engineered metal building on concrete slab

30' setback from East property line

15' setback from South property line

IWUIC Notes:

Extreme fire hazard

Conforming Water Supply

NonConforming Defensible Space

Construction to be IR1 NC

Design Criteria:

2018 IFC + Amendments

2018 IBC

2018 IWUIC + Amendments

No impact to traffic, drainage, water, or sewer. No reports required.

Findings:

1. In compliance
2. Yes
 - a. Neighbors to North and South are both zoned SF1A. Most neighbors have secondary buildings for storage or ADU. Some neighbors have barns for horses or large garages.
 - b. My property is currently one of the only ones in my neighborhood that does not have a secondary structure. This will fit right into the neighborhood. It will reduce dust as my yard is currently very open and dusty. The large concrete slab as well as the road and landscaping should dramatically reduce the dust kicked up on windy days. There should be no vibrations, fumes, glare, or otherwise.
 - c. Currently no plans for outdoor lighting
 - d. The lot is currently all dust and mostly unlandscaped. I intend to plant some trees, bushes, and lay wood chips down for sun/dust protection.
 - e. None
3. This is a dry storage building in my back yard. This will have absolutely no effect on Vehicular or Pedestrian traffic

4. This will not impact the use, peaceful enjoyment, economic value, or development of adjacent properties or the neighborhood in general.
5. There will be no burden to public services.
6. This will not adversely affect the health, safety, or welfare of the public.

This is a very straightforward PEMB that will do nothing other than help me clean up my yard and keep my belongings out of the elements (Sun/Snow). This should have no impact to the city or those around me. I have done a Major Project Review and everyone was very helpful, the consensus was that this should be no problem. The MPR notes are attached to the application, as well.



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

March 9, 2026

Thomas Hamamjy
[REDACTED]

Email: [REDACTED]

Major Project Review: MPR-2026-0032

Project Description: New 40x80x18 detached metal accessory structure.

Review Date: March 3, 2026

Major Project Review Comments

The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submitting planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: 4241 Gentry Lane

APN: 010-331-04

Parcel Size: 1.00 Acres (43,560 square feet)

Master Plan Designation: Low Density Residential

Zoning: Single Family 1 Acre (SF1A)

PLANNING DIVISION

Lena Reseck, Assistant Planner

1. Table of Permitted Uses (CCMC 18.04.187) - The subject parcel is zoned Single Family 1 Acre (SF1A). Within this zoning district, an accessory building is allowed with a permitted main building. The parcel has an existing single family home.
2. Accessory Structures - In addition to the single-family residential development standards, accessory structures are subject to the standards contained in CCMC 18.05.55:
 - a. Accessory structures in all residential zoning districts are subject to the permit approvals as established in the following table:

Zoning district	Accessory structure size ¹	Required Approval ²
SF6, MH6, SF12, MH12, SF21	Not more than 500 square feet or 75% of the primary structure ³ , whichever is larger	Building permit
	More than 500 square feet, and more than 75% but not more than 100% of the primary structure	Administrative permit
	More than 500 square feet and more than 100% of the primary structure	Special use permit
SF1A, MH1A, SF2A, SF5A	Not more than 1,000 square feet or 75% of the primary structure, whichever is larger	Building permit
	More than 1,000 square feet, and more than 75% but not more than 100% of the primary structure	Administrative permit
	More than 1,000 square feet and more than 100% of the primary structure	Special use permit

The primary residence is 2,176 square feet and the proposed detached accessory structure is 3,200 square feet. Since the accessory structure is more than 1,000 square feet and more than 100% of the primary structure, a special use permit will be required. From the aerial view, it appears there may be additional detached accessory structures on the property that would need to be calculated into the total accessory structure square footage calculations.

- b. The following design standards apply to all detached accessory structures that are located in a residential zoning district and which are greater than 500 square feet in area:
 - The massing and proportion of a building must be compatible with and complementary to the surroundings of the building and the environmental characteristics of the neighborhood in which the building is located;
 - Building colors must match or complement the building materials and colors of the primary structure
3. Residential Districts Density and Dimensional Standards (CCMC 18.04.190)
 - a. Setbacks for this property are:
 - Front - 30 feet,
 - Side - 15 feet,
 - Street Side – 20 feet,
 - Rear - 30 feet

These dimensions are measured from the property line to the proposed structure. The site plan submitted shows compliance with the setback requirements.
 - b. Maximum Height Requirement - The maximum height requirement is 32 feet.
The building height is determined by the building code definition - the vertical distance from grade plane to the average height of the highest roof surface. The submitted plans demonstrate compliance with this requirement.

ENGINEERING AND UTILITIES

Stephen Pottety, P.E., Project Manager

Transportation:

4. The driveway to the building must have a paved driveway apron and must be paved for at least 20 feet past the property line. The existing driveway can serve to meet this requirement.

Water:

5. Water is available in the street and the building can be connected.
6. If new fire sprinklers are required, a water main analysis signed by a professional engineer must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact the Brian Elder at (775) 283-7586 or belder@carsoncity.gov to schedule a fire hydrant flow test.
7. If fire sprinklers are required the fire line must have a double check valve backflow preventer if it is Class 1-3, or a reduced pressure principle assembly if it is Class 4-6. These backflow preventers must be above ground in a hot box, and must be located as close to the property line as possible.

Sewer:

8. Sewer is not available at this time.
9. A sewer main analysis is not required.

Storm Drainage and Flooding:

10. A drainage study is not required.

General Comments:

11. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
12. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
13. Fresh water must be used for Dust control. Contact the Water Operations Supervisor Public Works at 283-7382 for more information.
14. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
15. An erosion control plan meeting section 13 of CCDS will be required in the plan set.
16. New electrical service must be underground.
17. Any work performed in the street right of way will require a traffic control plan. Street and lane closures must be requested by email to engineering@carson.org by 10:00 am Tuesday, the week prior to the closure.

BUILDING DIVISION

Mark Kaminsky, Building Official

18. Appears to comply with fire separation and Proximity to property line requirements.
19. Construction to comply with IRC requirements.

HEALTH AND HUMAN SERVICES – ENVIRONMENTAL HEALTH DIVISION

Kandis Harvey, Division Manager

20. Building plans will need to be submitted to Carson City Building Department for Health Department review.
21. As discussed in the Major Project Review meeting with the owner, interior water and/or sewer fixtures will not be added until connection to City Sewer Utility is performed. If interior water or

sewer fixtures are installed prior to connection, plans must be submitted and meet criteria set forth in Nevada Administrative Code 444 – Individual Sewage Disposal Systems.

FIRE DEPARTMENT

Mike Wilkinson, Fire Marshal

22. The project shall meet or exceed the 2018/2024 Northern Nevada and Carson City International Fire Code Amendments – CCMC Title 8
23. Any structure that is 5000 square feet or larger shall be provided with an approved automatic fire sprinkler system.
24. Access shall meet or exceed the international fire code and the international wildland urban interface code for width, surface and turning radius for fire apparatus
25. Dead end access roads greater than 150 feet shall be provided with an approved turnaround design for fire apparatus
26. Fire hydrants spacing and number of hydrants with the correct fire flow shall meet or exceed Carson City standards and IFC/NFPA fire flow standards
27. An on site fire flow from the City water system shall be completed by City Staff
28. Addressing shall meet or exceed the Carson City Municipal code
29. The building shall meet or exceed the 2018 International Wildland Urban Interface code for construction type and related requirements
30. A vegetation management plan shall be submitted to the Fire Department for approval

Conclusion:

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and may need to be updated with a new MPR if the developer has not applied for a special use permit, or building permit if a special use permit is not required, within one year of the date of the MPR meeting. Please provide a copy of this MPR letter with any submittal in relation to the proposed project.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Lena Reseck, Assistant Planner
(775) 283-7059
Email: lreseck@carsoncity.gov

Engineering Division –

Stephen Pottey, Project Manager
(775) 283-7079
Email: spottey@carsoncity.gov

Building Division –

Mark Kaminsky, Building Official
(775) 283-7672
Email: mkaminsky@carsoncity.gov

Health Department –

Kandis Harvey, Division Manager
(775) 283-7900
Email: kharvey@carsoncity.gov

Fire Department -

Michael Wilkinson, Fire Marshal
(775) 283-7153
Email: mwilkinson@carsoncity.gov

Sincerely,

Lena Reseck

Lena Reseck
Assistant Planner

3/12/2026

4241 GENTRY LANE

APPENDIX C

FIRE HAZARD SEVERITY FORM

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix C, while not part of the code, can become part of the code (replacing Table 502.1) when specifically included in the adopting ordinance. Its purpose is to provide an alternative methodology to using Table 502.1 for analyzing the fire hazard severity of building sites using a pre-assigned value/scoring system for each feature that impacts the hazard level of a building site. Included in the evaluation are site access, types and management of vegetation, percentage of defensible space on the site, site topography, class of roofing and other construction materials used on the building (existing or to be constructed on the site), fire protection water supply, and whether utilities are installed above or below ground.

A. Subdivision Design Points

1. Ingress/Egress

Two or more primary roads	1 <u>X</u>
One road	3 <u> </u>
One-way road in, one-way road out	5 <u> </u>
2. Width of Primary Road

20 feet (6096 mm) or more	1 <u>X</u>
Less than 20 feet (6096 mm)	3 <u> </u>
3. Accessibility

Road grade 5% or less	1 <u>X</u>
Road grade more than 5%	3 <u> </u>
4. Secondary Road Terminus

Loop roads, cul-de-sacs with an outside turning radius of 45 feet (13 716 mm) or greater	1 <u>X</u>
Cul-de-sac turnaround	2 <u> </u>
Dead-end roads 200 feet (60 960 mm) or less in length	3 <u> </u>
Dead-end roads greater than 200 feet (60 960 mm) in length	5 <u> </u>
5. Street Signs

Present	1 <u>X</u>
Not present	3 <u> </u>

B. Vegetation (IWUIC Definitions)

1. Fuel Types

Light	1 <u> </u>
Medium	5 <u>X</u>
Heavy	10 <u> </u>
2. Defensible Space

70% or more of site	1 <u>X</u>
30% or more, but less than 70% of site	10 <u> </u>
Less than 30% of site	20 <u> </u>

C. Topography

- | | |
|---------------------------------|----------------|
| 8% or less | 1 <u>X</u> |
| More than 8%, but less than 20% | 4 <u> </u> |
| 20% or more, but less than 30% | 7 <u> </u> |
| 30% or more | 10 <u> </u> |

D. Roofing Material

- | | |
|--------------------|----------------|
| Class A Fire Rated | 1 <u>X</u> |
| Class B Fire Rated | 5 <u> </u> |
| Class C Fire Rated | 10 <u> </u> |
| Nonrated | 20 <u> </u> |

E. Fire Protection—Water Source

- | | |
|--|---------------|
| 500 GPM (1892.5 L/min) | |
| hydrant within 1,000 feet (304.8 m) | 1 <u> </u> |
| Hydrant farther than 1,000 feet (304.8 m) or draft site | 2 <u> </u> |
| Water source 20 min. or less, round trip | 5 <u> </u> |
| Water source farther than 20 min., and 45 min. or less, round trip | 7 <u> </u> |
| Water source farther than 45 min., round trip | 10 <u>X</u> |

F. Existing Building Construction Materials

- | | |
|--|----------------|
| Noncombustible siding/deck | 1 <u>X</u> |
| Noncombustible siding/combustible deck | 5 <u> </u> |
| Combustible siding and deck | 10 <u> </u> |

G. Utilities (gas and/or electric)

- | | |
|-----------------------------------|---------------|
| All underground utilities | 1 <u>X</u> |
| One underground, one above ground | 3 <u> </u> |
| All above ground | 5 <u> </u> |

Total for Subdivision

- | | |
|-----------------|-------|
| Moderate Hazard | 40-59 |
| High Hazard | 60-74 |
| Extreme Hazard | 75+ |

SPEC SHEET: ThomasHamamjy20260304C

BUYER DETAILS	JOBSITE DETAILS	WARRANTIES
Thomas Hamamjy N/A  ADDRESS DETAILS 4241 Gentry Ln. Carson City, NV 89701	Thomas Hamamjy N/A  ADDRESS DETAILS 4241 Gentry Ln. Carson City, NV 89701 County: Carson City	Wall Panels 40 Years Roof Panels 30 Years Structural Lifetime SEE STANDALONE WARRANTY DOCUMENTS

BUILDING DETAILS	LOADS & CODE
Width: 40' Length: 80' Eave Height: 18' Roof Pitch: 2:12	Ground Snow Load: 30 PSF Roof Snow Load: 30 PSF Wind Exposure: C Wind Load: 120MPH Building Code: IBC-24 Collateral Load: 8 PSF Live Load: 20 PSF Other Load: N/A

FRAME DETAILS	ROOF DETAILS	WALL DETAILS	TRIM DETAILS
LEW: Post & Beam REW: Post & Beam Coating: Dark Grey Sec. Coat: Pre-Galvanized	Type: PBR - Purlin Bearing Rib Gauge: 26 Gauge Color: Galvalume	Type: PBR - Purlin Bearing Rib Gauge: 26 Gauge Color: SMP - Color Choice	Rake: Standard FL-15 Eave: Standard FL-214 Corners: SMP - Color Choice Jamb: SMP - Color Choice

BRACING	BAY SPACING	DESIGN DETAILS
LEW: Per Engineer REW: Per Engineer FSW: Per Engineer BSW: Per Engineer	LEW: Most Economical REW: Most Economical FSW/BSW: Most Economical	IBC Occupancy: Normal IBC Thermal Condition: Heated IBC Snow Exposure: Enclosed IBC Seismic Zone: E

NOTES

** 7.5% steel price increase goes into effect March 9th, 2026. See attached memo on email for details. **

**Snow, wind, and collateral loads adjusted per customer request

**Insulation TBD: price/weight/load subject to change upon retrieval of R-values

Changes from B Quote:
30 psf ground and roof snow load
120 mph wind load

8 psf collateral load for solar panels

Changes from A Quote:

16x14 OHDs instead of 14x16

Change ground snow load to 57 PSF

Change roof snow load to 36 PSF

TOTAL COST INCLUDES:

Permit Pack:

- Erection Drawings
- Engineering Drawings, stamped for your county and state
- Anchor bolt patterns for your concrete contractor

Building Materials:

- All frames (primary I-beams, secondary girts/purlins)
- All metal siding
- All metal roofing
- All trim (inside, outside, corner, jambs, etc.)
- All hardware (nuts, bolts, screws, fasteners, etc.)
- Engineered framed openings

Product Details:

- GWB buildings hold a Lifetime Structural Warranty
- GWB Secondary Framing is Galvanized to industry-leading G-90 Standard (hot-dipped).
- GWB buildings are proudly made in the USA with 100% US-milled steel.
- GWB structural steel meets or exceeds ASTM A529 Grade 50 or higher.
- GWB guarantees the best price for any matching quote if you would like to provide it to us.
- Freight to your jobsite is included in the price below.

— Project Lead Times —

- Permit Drawings: 2-4 Weeks
- Detailing Queue: 4-6 Weeks
- Estimated Delivery: 14-16 Weeks

** Current lead times average 14 - 16 weeks. Our lead times include engineered stamped drawings, anchor bolt pattern drafting, manufacturing, and delivery of your building.

Factors that may contribute to lead times extending may depend on the size or complexity of the building, any county permitting / requirement delays (if applicable), add-ons or revisions made to the building, etc. Your project manager will keep you updated on your project's timeline and status. **

****PRICING ON LAST PAGE****

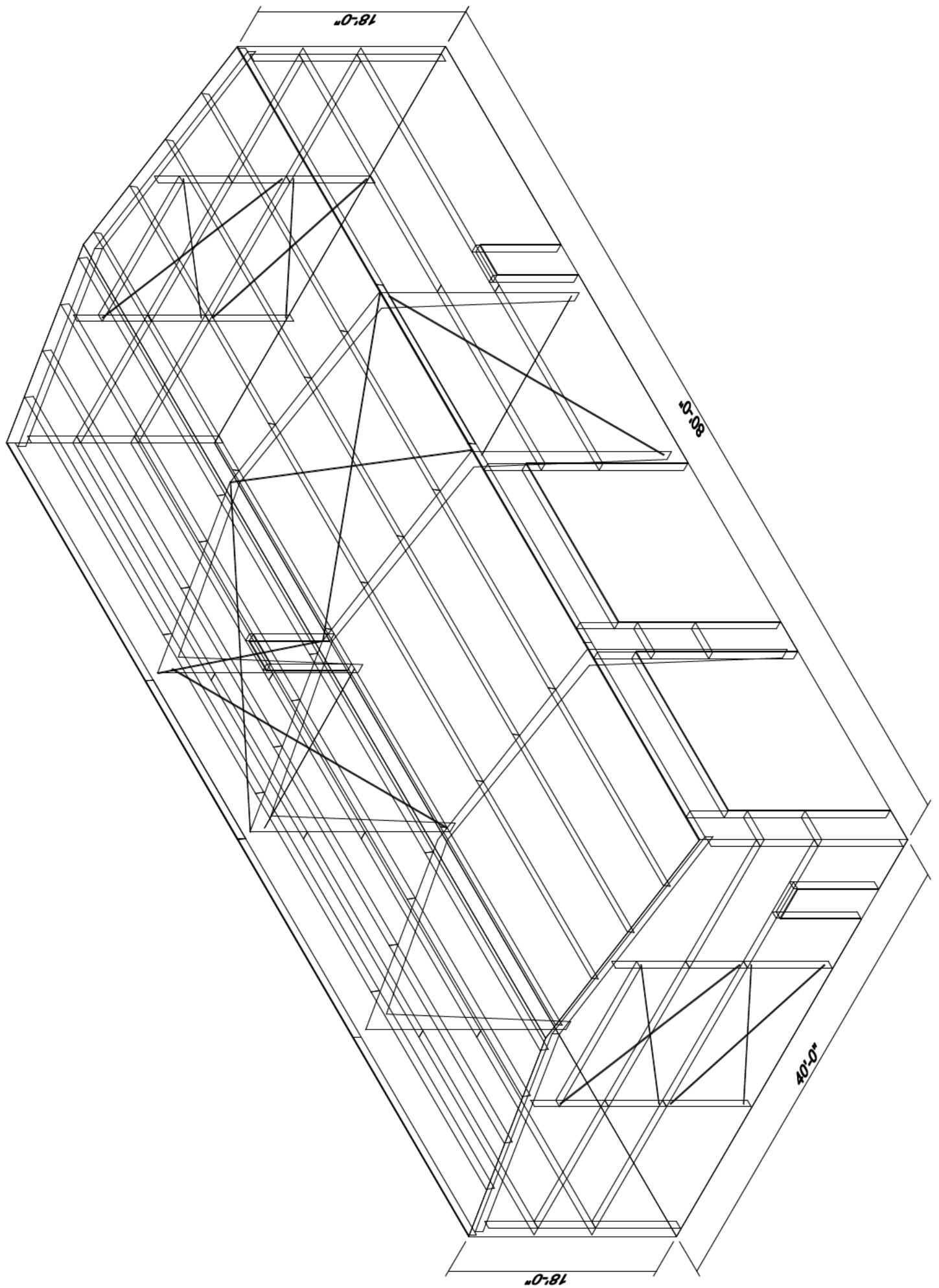
ADDITIONAL LINE ITEMS

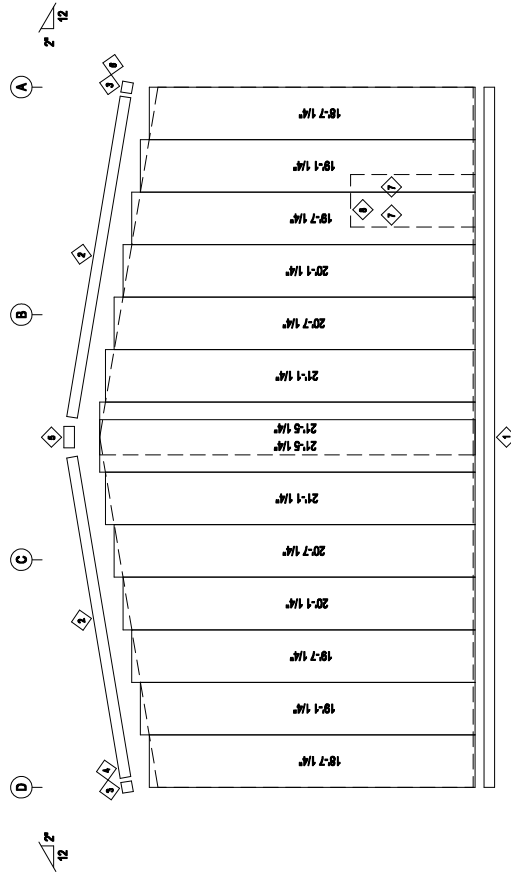
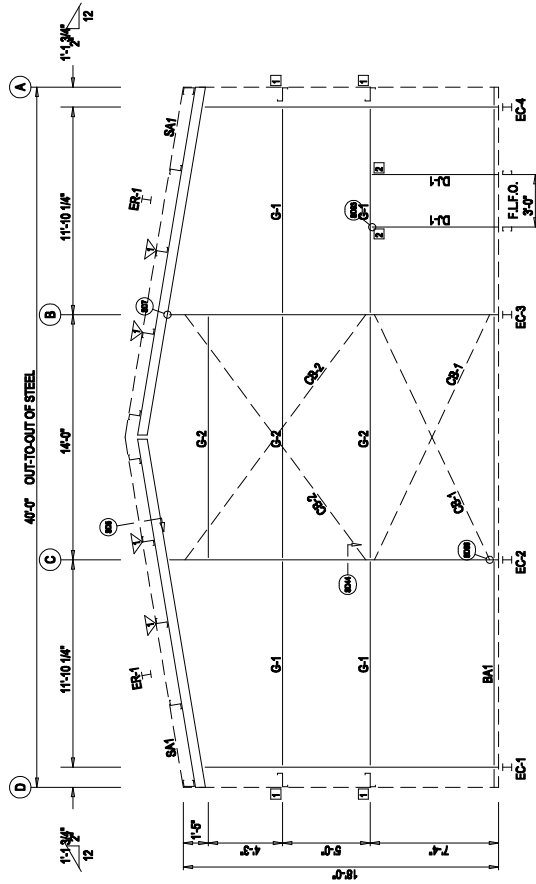
Item Description	Unit Price	QTY	Subtotal
Engineered Stamped Drawings: Building Engineered for Jobsite Location	Included	1	0
Project Manager/Design Services/Erection Drawings Included	Included	1	0
Kips, Loads, Reactions & Anchor Bolt Patterns Included	Included	1	0

Great Western (GWB) does not provide anchor bolts or embedment requirements. It is the customer's responsibility to verify and inform GWB building code and load requirements. GWB has applied what it assumes are the correct codes and loads and therefore does not guarantee their accuracy.



TOTAL Building & Line Items	\$45,875.00
Sales Tax:	May be Added
Shipping:	Consolidated - Included
Down Payment: Includes Engineering & Drawings	\$16,056.25
Manufacturing Payment: Due Prior to Fabrication	\$0.00
Balance Due Prior to Delivery:	\$29,818.75





ENDWALL FRAMING: FRAME LINE 1

TRIM TABLE FRAME LINE 1				DETAIL
◇	ID	QUAN	PART	LENGTH
1	4		FL-60	10'-2"
2	4		FL-15	10'-9"
3	2		FL-601C	7' 13/16"
4	1		FL-600L	5'-6 5/8"
5	1		FL-17	1'-4"
6	1		FL-600R	5'-6 5/8"
7	2		FL-48	7'-2"
8	1		FL-52	3'-4"
				TD74
				TD36
				TD65
				TD12
				TD12
				TD61
				TD62

BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1ER-1	8	A325	5/8"	1 1/2"
COLUMNS/RAFTER	2	A325	5/8"	1 1/2"

MEASUREMENT TABLE			
FRAME LINE	1		
QUAN	MARK	PART	LENGTH
1	EC-1		
1	EC-2		
1	EC-3		
1	EC-4		
2	ER-1		
2	DL-1		
4	G-1		
3	G-2		
2	CB-1		
2	CB-2		

CONNECTION PLATES FRAME LINE 1		
☐ ID	QUAN	MARK
1	4	CL-5
2	2	CL-103

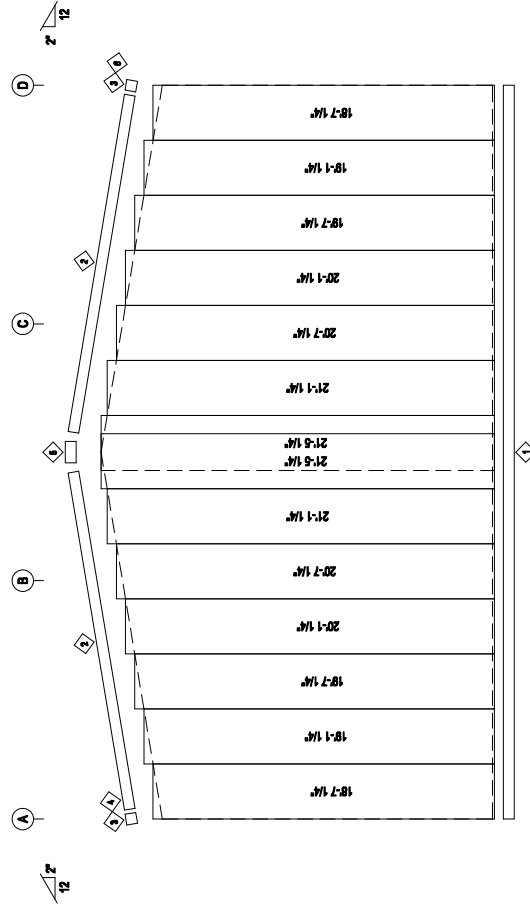
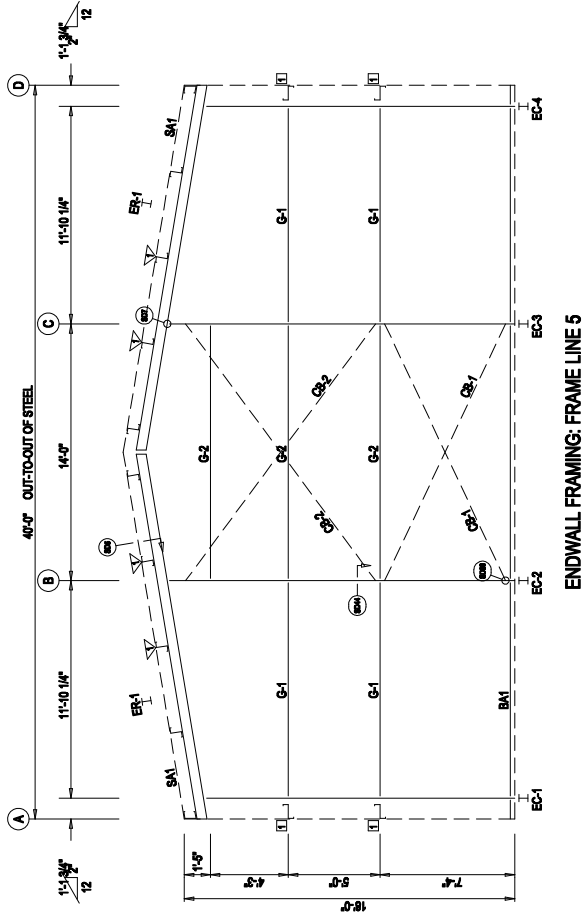
FLANGE BRACE TABLE FRAME LINE 1		
▽ ID	QUAN	MARK
1	1	FB29A

[illegible]

SHEETING
 20206304C
 WWW.GREATWESTERNBUILDINGS.COM
 PHONE: (800) 487-2135
 GRAND JUNCTION, CO 81501
 1101 3RD AVE
 GREAT WESTERN
 BUILDINGS


	CUSTOMER NAME	DEALER PROJECT	
	PROJECT NAME	PROJECT LOCATION	
	PROJECT AND LINE	PROJECT COUNTRY	
	ORDER NUMBER	ESTIMATE NUMBER	
	DATE	N.T.S.	
OF			
ThomasHamamy)			
ENDWALL FRAMING &			

THIS SEAL PERTAINS ONLY TO THE MATERIALS DESIGNED AND SUPPLIED BY GREAT WESTERN BUILDINGS. THE DRAWINGS AND THE METAL BUILDING WHICH THEY REPRESENT ARE THE PRODUCT OF GREAT WESTERN BUILDINGS. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL AND SIGNATURE APPEARS ON THESE DRAWINGS IS EMPLOYED BY GREAT WESTERN BUILDINGS AND DOES NOT SERVE AS OR REPRESENT THE OVERALL PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.



TRIM TABLE				
LINE	QUAN	PART	LENGTH	DETAIL
5	4	FL-40	10'-2"	TD74
	2	FL-15	10'-2"	TD56
	2	FL-401C	7' 13/16"	TD85
	4	FL-600L	5.56"	TD15
	4	FL-17	1'-4"	TD12
	5	FL-600R	5.56"	

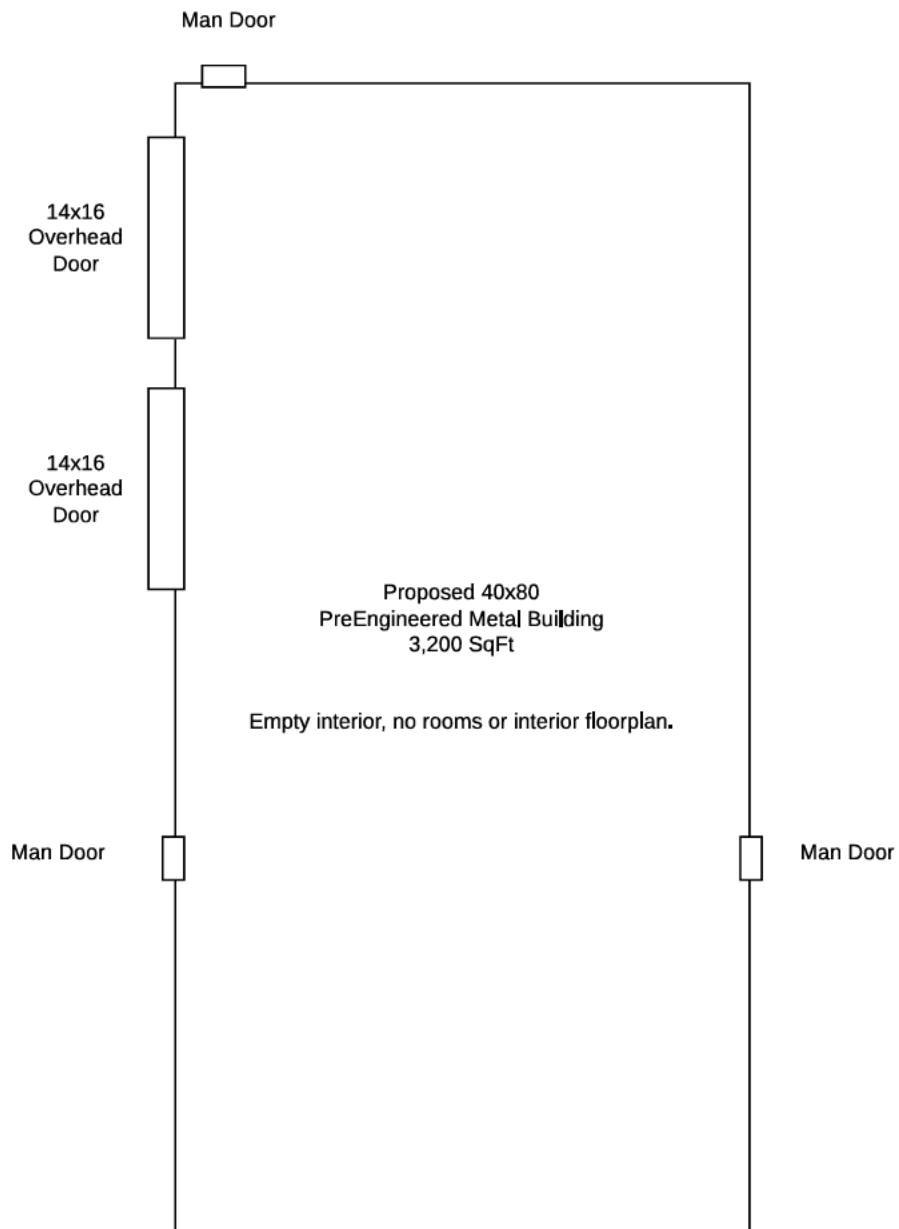
BOLT TABLE FRAME LINE 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-1 COLUMNS/AFTER	8	A325	5/8"	1 1/2"
	2	A325	5/8"	1 1/2"

MEMBER TABLE FRAME LINE 5			
QUAN	MARK	PART	LENGTH
1	EC-1		
1	EC-2		
1	EC-3		
1	EC-4		
2	ER-1		
4	G-1		
3	G-2		
2	CB-1		
2	CB-2		

CONNECTION PLATES FRAME LINE 5		
☐ ID	QUAN	MARK
1	4	CL-5

FLANGE BRACE TABLE FRAME LINE 5		
▽ ID	QUAN	MARK
1	1	FB29A

THIS SEAL PERTAINS ONLY TO THE MATERIALS DESIGNED AND SUPPLIED BY GREAT WESTERN BUILDINGS, THE DRAWINGS AND THE METAL BUILDING WHICH THEY REPRESENT ARE THE PRODUCT OF GREAT WESTERN BUILDINGS. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL AND SIGNATURE APPEARS ON THESE DRAWINGS IS EMPLOYED BY GREAT WESTERN BUILDINGS AND DOES NOT SERVE AS OR REPRESENT THE OVERALL PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.





STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0132** For Possible Action: Discussion and possible action regarding an application from Sierra Pacific Power Company dba NV Energy (“Applicant”) for a special use permit (“SUP”) to establish setbacks and height limitations for the construction of solar canopy arrays exceeding 2,500 square feet in size to be placed over existing parking areas, a utility transformer and associated equipment, on property zoned Public Regional (“PR”) located at 3505 Butti Way, Assessor’s Parcel Number (“APN”) 010-031-09. (Heather Manzo, hmanzo@carsoncity.gov).

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

Proposed Motion

I move to approve special use permit LU-2026-0132 based on the findings and subject to conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for background and analysis.

Background/Issues & Analysis

See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.035 (Review); 18.02.0452 (Special Use Permit); 18.04.187 (Table of Permitted Uses); and the Carson City Development Standards (“CCDS”)

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

LU-2026-0132 (3505 Butti Way - NV Energy Solar) PC SR - 9-30-2026

[Complete Application_Redacted.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2026

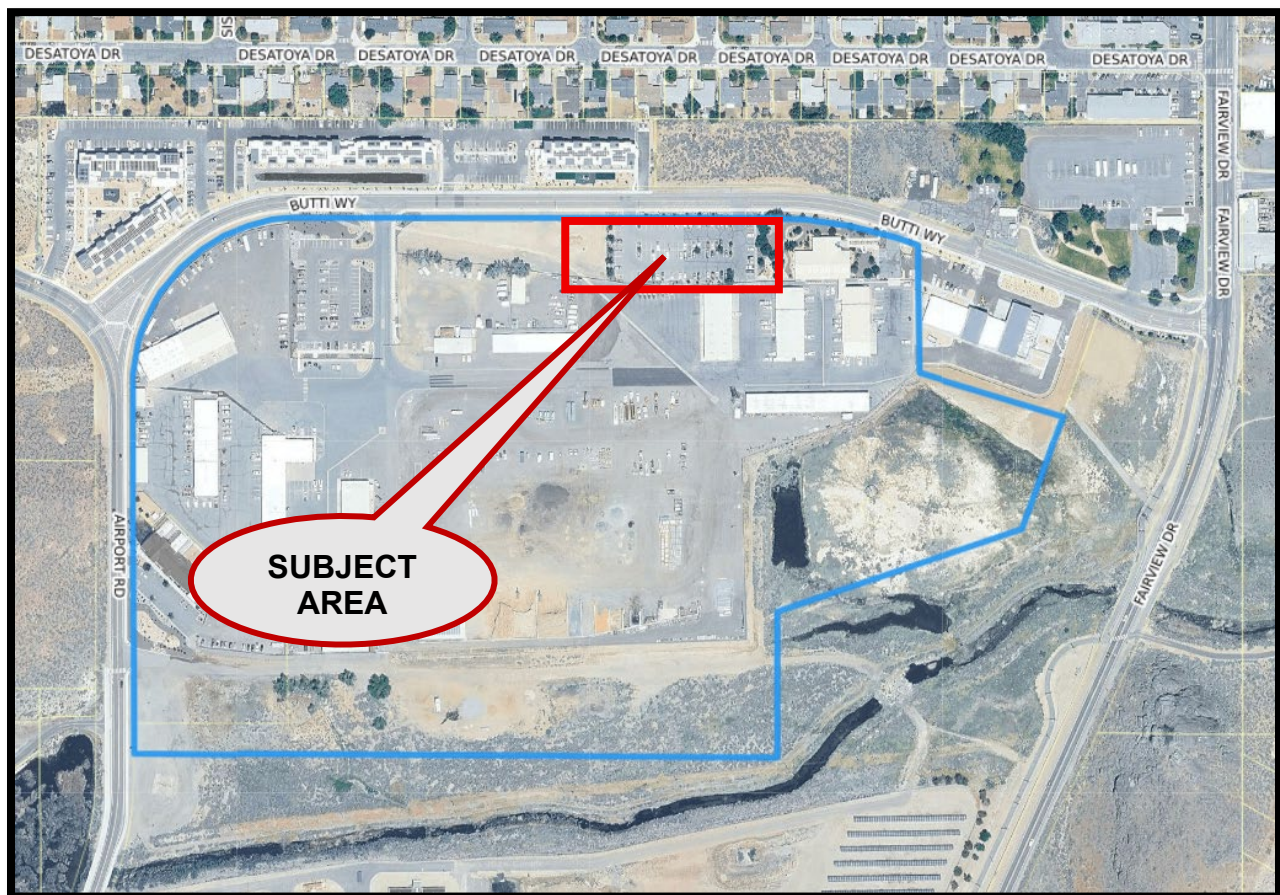
FILE NO: LU-2026-0132

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Sierra Pacific Power Company dba NV Energy ("Applicant") for a special use permit ("SUP") to establish setbacks and height limitations for the construction of solar canopy arrays exceeding 2,500 square feet in size to be placed over existing parking areas, a utility transformer and associated equipment, on property zoned Public Regional ("PR") located at 3505 Butti Way, Assessor's Parcel Number ("APN") 010-031-09. (Heather Manzo, hmanzo@carsoncity.gov).

PROPOSED MOTION: I move to approve special use permit LU-2026-0132 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

1. The applicant must sign and return the Notice of Decision for conditions for approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.
3. The project shall conform to any other applicable provision of the Nevada Revised Statutes ("NRS") or Carson City Municipal Code ("CCMC").
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. The following setbacks and maximum building height shall apply to the project: The minimum setback from any property line shall be 12 feet. The maximum structure height is limited to 20 feet tall.
6. Canopy structures shall be limited to a cumulative total of 14,510 square feet in size.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") [18.02.035](#) (Review); [18.02.0452](#) (Special Use Permit); [18.04.187](#) (Table of Permitted Uses); and the [Carson City Development Standards](#) ("CCDS").

MASTER PLAN DESIGNATION: Public/Quasi-Public

PRESENT ZONING: PR

KEY ISSUES: Will the proposed use be compatible with the surrounding neighborhood and be in keeping with the standards of CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Multifamily Apartment ("MFA") and PR / Vacant land and Sierra Flats Apartments

EAST: PR / Carson City Facilities

WEST: PR / Carson City Facilities

SOUTH: PR / Carson City Facilities

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X and X Shaded (minimal flood hazard)

EARTHQUAKE FAULT: No faults are shown on this lot

SLOPE/DRAINAGE: Site is generally flat and a developed parking lot

SITE DEVELOPMENT INFORMATION:

- SITE SIZE: Portion of a 45.8-acre site
- EXISTING DEVELOPMENT: Carson City Public Works parking lot
- PROPOSED DEVELOPMENT: Parking space carport canopies with solar totaling 14,510 square feet and associated equipment.

DISCUSSION: The proposed project consists of a request to establish setbacks and maximum structure height for the installation of solar photovoltaic carport canopies within an existing parking lot located to the west of the Carson City Public Works offices. The project also includes the installation of associated equipment, including a utility transformer as shown on the proposed plans. Per CCMC 18.04.187, new structures on property owned or operated by the City of Carson City which exceed 2,500 square feet in size may be approved within the PR zone with the approval of an SUP. Additionally, an SUP is required to establish setbacks and height limitations in the PR zone.

The Applicant is proposing the following development standard to be utilized for the project:

The proposed setback from the solar canopy structure to the nearest property line is 12 feet seven inches and the maximum height of the tallest canopy structure is 19 feet one inch tall. Staff is recommending a minimum setback of 12 feet and a maximum height of 20 feet tall. This provides the Applicant with some flexibility as they finalize their design. A condition requiring this minimum setback and maximum canopy height is recommended for the project. It is worth noting that there will be electrical equipment including a utility transformer associated with the project. The location of the transformer is in line with electrical service along the Butti Way frontage and will not be subject to the structure setback recommended for the canopies.

The Planning Commission is authorized to approve the SUP.

PUBLIC COMMENTS: Public notices were mailed on September 18, 2026 to 218 property owners and within 900 feet of the subject property. As of the writing of this report, staff have not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2026, depending on the date of submission of the comments to the Planning Division.

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

Development Engineering:

The Carson City Public Works Department, Development Engineering Division ("Development Engineering") has no preference or objection to the SUP, offers no conditions of approval and offers the following discussion:

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

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

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

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

Development Engineering has no comment on this finding.

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

The project has no impact on vehicular and pedestrian traffic.

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

Development Engineering has no comment on this finding.

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

The project will provide covered parking in areas where surface parking already exists. There will be no adverse impact to the sanitary sewer, water and storm drain systems.

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

The project meets engineering standards for health and safety.

Earthquake faults: The USGS Earthquake Fault Line Maps do not show any fault lines on the site.

FEMA flood zones: The project is in an X and X Shaded flood zones, which have no special construction requirements.

Site slope: The site is an existing parking lot.

FINDINGS:

1. *Is in substantial compliance and in furtherance of the objectives and policies of the Carson City Master Plan as set forth in this chapter;*

The Public/Quasi Public Master Plan land use designation is intended for properties that serve the public interest and include uses such as schools, government offices, community centers, fire stations and the airport. The subject site is the location of a variety of Carson City offices. The specific area under consideration is within the Carson City Public Works parking lot located along the Butti Way frontage.

Goal 3.3e of the Master Plan states the importance of ensuring opportunities are available for renewable energy facilities and equipment within the City. Approval of this request will support NV Energy's Community Based Solar Resources ("CBSR") program which provides energy bill credits to low-income residents within Carson City.

Goal 3.4c encourages design techniques in the construction of non-residential facilities which incorporate alternative energy sources. The proposed parking lot canopies will support this goal by providing alternative energy options by incorporating solar energy into the canopy design.

The requested SUP is in substantial compliance with the goals, objectives and policies of the Master Plan.

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

The proposed parking canopies are approximately 14,510 square feet in size, a maximum of 19 feet one inch tall and the nearest canopy to a property line is located approximately 12 feet seven inches from the north property line adjacent to Butti Way. Since the solar canopies are proposed to be located over existing parking, and carport canopies are customarily found within developed parking lots, the project is compatible with the surrounding uses. Approval of the request will not create adverse impacts such as noise, vibrations, fumes, odors, dust or glare.

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

The proposed project is located within the existing Carson City Public Works office parking area. Due to the project's limited scope and existing access and drive aisles, the project will have no impact on vehicular or pedestrian traffic.

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

The subject site is located on Carson City property within the Public Works parking lot, and the proposed solar canopies are compatible with existing uses on the site. As proposed, the project will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general.

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

The proposed project is within the existing Carson City Public Works parking lot. The proposed solar canopies will not overburden existing public services and facilities. The proposed use will have no adverse impact to City sewer, water and storm drainage. The Fire Department and Sheriff's office currently serve this site and the addition of the solar canopies will not impact provision of public safety services.

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

The proposed solar canopies will complement the existing Carson City Public Works parking lot. The structures will require a building permit to ensure that construction is completed to meet current standards. As proposed and with recommended conditions of approval, the proposed use will not be detrimental to public health, safety and welfare.

SPECIAL USE PERMIT (CCMC 18.02.0452)**FILE #** _____

108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Engineering Project Impact Reports

FEE: \$2450 (Major) / \$2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

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

PROJECT INFORMATION**Carson City Public Works Yard Solar Carport Project**

PROJECT'S ASSESSOR PARCEL NUMBER(S):

010-031-09

STREET ADDRESS:

3505 Butti Way

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

Proposal is to construct, operate, and maintain a solar photovoltaic panels on elevated canopy structures at the Carson City Public Works campus.

Please attached additional description

APPLICANT Sierra Pacific Power Company dba NV ENERGY		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 		
EMAIL ADDRESS 		
PROPERTY OWNER Carson City Public Works		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 3505 Butti Way, Carson City, Nevada 89701		
EMAIL ADDRESS 		
APPLICANT AGENT/REPRESENTATIVE Mark Sullivan		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 		
EMAIL ADDRESS 		
<u>PROPERTY OWNER'S AFFIDAVIT</u> (Use additional page(s) if necessary for additional owners.)		
Robert C. Nellis I, _____, being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.  Signature Address 8/6/26 Date		
<u>ACKNOWLEDGMENT OF APPLICANT</u>		
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.  Applicant's Signature Mark Sullivan Print Name 8/6/26 Date		

NV ENERGY CARSON CITY PUBLIC WORKS YARD SOLAR CANOPY PROJECT

Findings

EXPLAIN WHY. CCMC 18.02.0452(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

The proposed solar canopy project is in substantial compliance with and furthers the objectives and policies of the Carson City Master Plan because it advances several of the Plan's core guiding principles:

- A. Well-Managed Growth- project promotes efficient use of developed land and existing infrastructure. The solar canopy facilities are proposed to be constructed over an existing parking lot on previously developed site, allowing renewable energy generation without consuming undeveloped land or expanding the urban footprint. By utilizing already-disturbed areas, a canopy solar project represents an efficient and productive use of land resources consistent with the Plan's well-managed growth objectives.
- B. Advances economic vitality through investment in modern energy infrastructure. The Master Plan identifies economic vitality as a key community goal. This project will support local economic development by reducing operating costs, freeing up electric capacity that can be used for other projects and providing meaningful benefits to low-income Carson City residents and supporting the availability of affordable, locally generated renewable power.
- C. Efficient Use of Infrastructure- The Master Plan encourages development that maximizes existing infrastructure. The project will be integrated into the existing electrical grid without the need for expansion of public services. This approach supports the Master Plan's objective of making efficient use of established infrastructure and urban services.

- D. Enhances environmental quality and sustainability through renewable energy generation—Although the Master Plan addresses growth, open space, and community quality of life broadly, renewable energy projects directly support sustainable development practices by reducing greenhouse gas emissions and dependence on conventional energy sources and their emissions. The generation of clean, renewable electricity advances environmental stewardship and contributes to the long-term sustainability and resilience of the community.

The Specific policy goals in the master plan that the proposal supports are:

3.3e—Communication and Renewable Energy Facilities and Equipment Ensure that communication and renewable energy facilities and equipment, such as cellular towers, utility scale solar, wind farms, and similar facilities are located and designed to promote land use compatibility and not detract from the City's visual quality.

This project is proposed at an existing developed location and will effectively be camouflaged as a parking structure with are typical uses area where there are apartments like those to the north of the site. The land use category is designated as PR which identifies utility structures as an allowed secondary use. The project is consistent with the intent of the land use and zoning designations and will provide an ancillary benefit by enhancing localized cooling effects through pavement shading.

3.4c—Energy Conservation encourage the incorporation of site planning and building design techniques that promote energy efficiency in the construction of residential and non-residential development. Encourage the use of alternative energy and new and emerging technologies that lead to increased energy conservation for both residential and non-residential uses.

This project will provide an alternative energy source that offsets CO₂ emissions from other energy producing sources.

3.5f—Local Utility Providers Coordinate with utility companies, such as Nevada Energy and Southwest Gas, on the siting of new power lines and future facilities necessary to support the community. Encourage the undergrounding of existing power lines or the co-location of facilities as opportunities arise

The project co-locates utility-related infrastructure (solar generation) into an existing parking area, maximizing the use of previously disturbed land

and minimizing impacts to undeveloped areas. By integrating energy generation with an existing parking use, the project fulfills the policy objective of encouraging co-location opportunities and efficient use of land while supporting future energy needs.

The project will also assist in providing support for some of Carson Cities' most vulnerable communities, supporting programs like the Carson City Utility Ratepayer Assistance Program.

For these reasons, the project is consistent with the adopted goals, guiding principles, and policy direction of the Carson City Master Plan. The solar canopy project can be found to be in substantial compliance with and in furtherance of the objectives and policies of the Carson City Master Plan

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

The proposal provides community benefits while remaining compatible with surrounding development patterns- In addition to renewable energy production, solar canopies provide functional ancillary community benefits by creating shaded parking areas, reducing heat-island effects, increasing user comfort, and enhancing the usability of already developed sites. These improvements contribute positively to the built environment while maintaining compatibility with surrounding land uses. Such benefits further the Master Plan's vision for a high-quality, livable community.

- A. Sierra Flats apartments to the North, the balance of the site is bordered by Carson City Facilities including animal control to the West, fire station 55 to the East and a Public Works material yard to the South.
- B. The physical appearance is compatible with adjacent Sierra Flats apartment entrances on their buildings, see attached exhibit A. No adverse impacts are expected from the parking canopy installation. Construction related noise, vibrations, vehicle traffic, are temporary disturbances and common characteristics of infrastructure projects

routinely mitigated through permit conditions, best management practices, and environmental compliance requirements. Dust should be lower than typical construction site since the work area is paved. The panels are fixed with a 5% angle specifically designed to minimize or eliminate glare, no odors, or fumes are anticipated.

- C. Outdoor lighting will be moved from its current location to under the canopy which should reduce light impacts that exist today. Lighting details can be found on the plans and in the project information portion of the application.
- D. There will be some trees and shrubs being removed to allow for the development, if there is a permit in place that requires the landscaping proposed to be removed or if the existing landscaping drops below the amount required by code we will engage a landscape architect and work with the City to find suitable locations to relocate or replace the landscaping removed.
- E. We don't anticipate any adverse offsite impacts or correlated improvements needed.

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

- A. The only time the project will have any impact on vehicle or pedestrian traffic will be during construction. Applicant will work with the City to ensure all the requirements for traffic and pedestrian travel are met.

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

- A. The project will not result in a detrimental impact to the use, peaceful enjoyment, economic value, or future development potential of adjacent properties or the surrounding neighborhood. The project is an accessory improvement located within an existing developed parking area and does not introduce new land use, increase site occupancy, or generate additional traffic, noise, lighting, or other operational impacts.

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

A. School District

The project will not affect the local school district because it does not create residential units or increase population within the community. The installation will not generate new students or increase enrollment demands on local schools. Project will have no impact on school district operations or capacity.

B. Police and Fire Protection

The project will not create a need for additional police or fire protection services. The solar canopies will be located within an existing parking area and will not substantially increase site activity, occupancy, or traffic. The facility will continue to operate as it does today, with the addition of solar generation equipment. The project will be designed and constructed in accordance with applicable building, electrical, and fire code requirements, thereby maintaining public safety standards without placing additional demands on emergency service providers.

C. Water Service

The project will not have daily water demands and will not adversely affect water supply or water infrastructure. Periodic minimal water use will occur for panel cleaning and maintenance; however, these activities are infrequent and are typically performed by contractors who supply water via truck rather than utilizing the public water system. As a result, the project will not create a measurable increase in water demand or affect existing water service capacity at the site.

D. Paving or a compacted surface, storm drainage

The project will be constructed over an existing paved parking area and will not increase impervious surface coverage that would affect drainage or water infiltration. Existing drainage patterns and stormwater

conveyance systems will remain unchanged; no adverse impacts occur to adjacent properties or public drainage facilities.

E. Sewer Service

The project will not require sanitary sewer service.

F. Roads and Transportation

No roadway improvements are anticipated to be necessary to accommodate the project.

G. Source of Information

City Master Plan, Development Code, site plans and project design documents

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

- A. The proposed project will not adversely affect the health, safety, or welfare of the public because it is an accessory improvement to an existing developed parking area and will be designed, constructed, and operated in compliance with all applicable building, electrical, fire, and safety codes.

Carson City Public Works Yard **Solar Carport Project**

Project information

This Special Use Permit is to allow construction, operation, and maintenance of a solar photovoltaic carport on elevated canopy structures at the Carson City Public Works campus. The project is part of NV Energy's Community Based Solar Resources (CBSR) program, that will provide energy bill credits to low-income residents in Carson City. The proposed project includes three elevated solar canopy arrays over existing parking areas.

The installation includes the photovoltaic modules, inverters, metering, communications, protection equipment, and associated ancillary facilities and will connect to the electric distribution system. Carson City is the owner of record for the parcel, and NV Energy are the applicants. NV Energy will own, operate, and maintain the solar generating facility.

Project Location

The subject site is the Carson City Public Works campus at 3505 Butti Way, Carson City, Nevada 89701, a 45+ acres parcel zoned PR in the Industrial market area neighborhood. Assessor's Parcel Number (APN) 010-031-04. The project vicinity is generally defined by Butti Way, Airport Road, and Fairview Drive. Existing campus entrances and internal drive aisles provide access to the proposed project area.

Site Characteristics

The proposed project is accessed from Butti Way and located within an existing, generally flat Carson City Public Works campus that contains multiple buildings, paved parking and drive aisles, landscaping, and existing utility infrastructure. The drawing set identifies existing water, sanitary sewer, storm drain, fiber-optic, electric, and gas facilities, together with public utility, electric, and gas easements. The three canopy arrays are proposed over existing parking areas in the northern portion of the parcel near Butti Way. Existing site circulation and 20-foot-wide fire lanes are shown adjacent to the proposed arrays. Eleven trees and one light pole will be removed to accommodate the proposed improvements.

Project Details

The proposed facility consists of three solar canopy arrays with a combined plan area of approximately 14,510 square feet. The arrays are designed at a 180-degree azimuth and a 5-degree module tilt. The system includes 499 Vietnam Sunergy Joint Stock Company

VSUN620N-132BMHR-DG photovoltaic modules rated at 620 watts each, for a total system size of 309.38 kWdc and 265 kWac.

The inverter system will consist of eight SMA* America inverters: five STP 20-US-50 units, one STP 25-US-50 unit, and two STP 70-US-80 units, all rated at 480 volts. The resulting DC-to-AC ratio is approximately 1.17.

The eight SMA inverters will be mounted on the solar canopy columns. The canopy sections provide approximately 13 feet 6 inches of clear height and overall canopy heights ranging from approximately 17 feet 9 inches to 19 feet 1 inch, depending on the array configuration. The layout maintains 20-foot-wide fire lanes adjacent to the canopy arrays. The equipment area includes a 300 kVA NV Energy utility transformer with a 25 kV utility-side connection and 480Y/277V solar-side connection, a 600-amp meter pedestal, a 600-amp service-rated utility-lockable fused AC disconnect with 450-amp fusing, a 600-amp panelboard, pull boxes, an equipment pad, an eight-foot chain-link fence, gates, and bollards.

The solar carport facility will operate 24 hours per day, 365 days per year as an unmanned electric generation facility. Routine site visits will be limited to inspection, maintenance, repair, and emergency response activities.

Construction traffic and workforce levels will vary by phase and will be managed within the existing Public Works campus access and circulation system.

The canopy lighting will consist of RAB Lighting PRT55S 42-watt, 3500K fixtures with motion/photo sensors connected to the existing controlled exterior parking-lighting circuits. The fixtures will be installed beneath the canopy structures in accordance with the project photometric plan. Areas where existing lighting conflicts with the canopy plans lighting will be removed and mounted under the solar canopy.

The SMA inverter equipment will be installed and operated in accordance with applicable Carson City noise requirements and has an audible noise emission of 55 dB(A) at one meter and 77 degrees Fahrenheit. The low-profile, 5-degree module tilt and downward-directed canopy lighting will reduce glare and off-site lighting effects.

Access and Circulation

Construction and ongoing maintenance access will be provided via the existing entrances from Butti Way and will utilize the existing parking aisles and internal circulation network.

The canopy arrays are positioned over existing parking stalls and are arranged to preserve drive aisles. The general site plan includes pedestrian flow diagrams in the project area.

Construction is anticipated to begin in November 2026 and be completed in March 2027. The work will consist of foundation installation, erection of the structural steel canopy systems, photovoltaic module and inverter installation, trenching and conduit installation, equipment-pad construction, utility and metering equipment installation, testing, commissioning, and restoration of affected pavement and landscaping.

Legal description

The legal description identifies the property as the portion of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section 15, Township 15 North, Range 20 East, M.D.B. & M., Carson City, Nevada, also known as APN 010-031-04. The project coordinates shown on the drawing set are approximately latitude 39.167604 and longitude - 119.728395.

* Meaning of "SMA" in the Context of a solar inverter, SMA stands for System-, Mess- and Anlagentechnik — a German term meaning "System, Measurement, and Plant Technology"

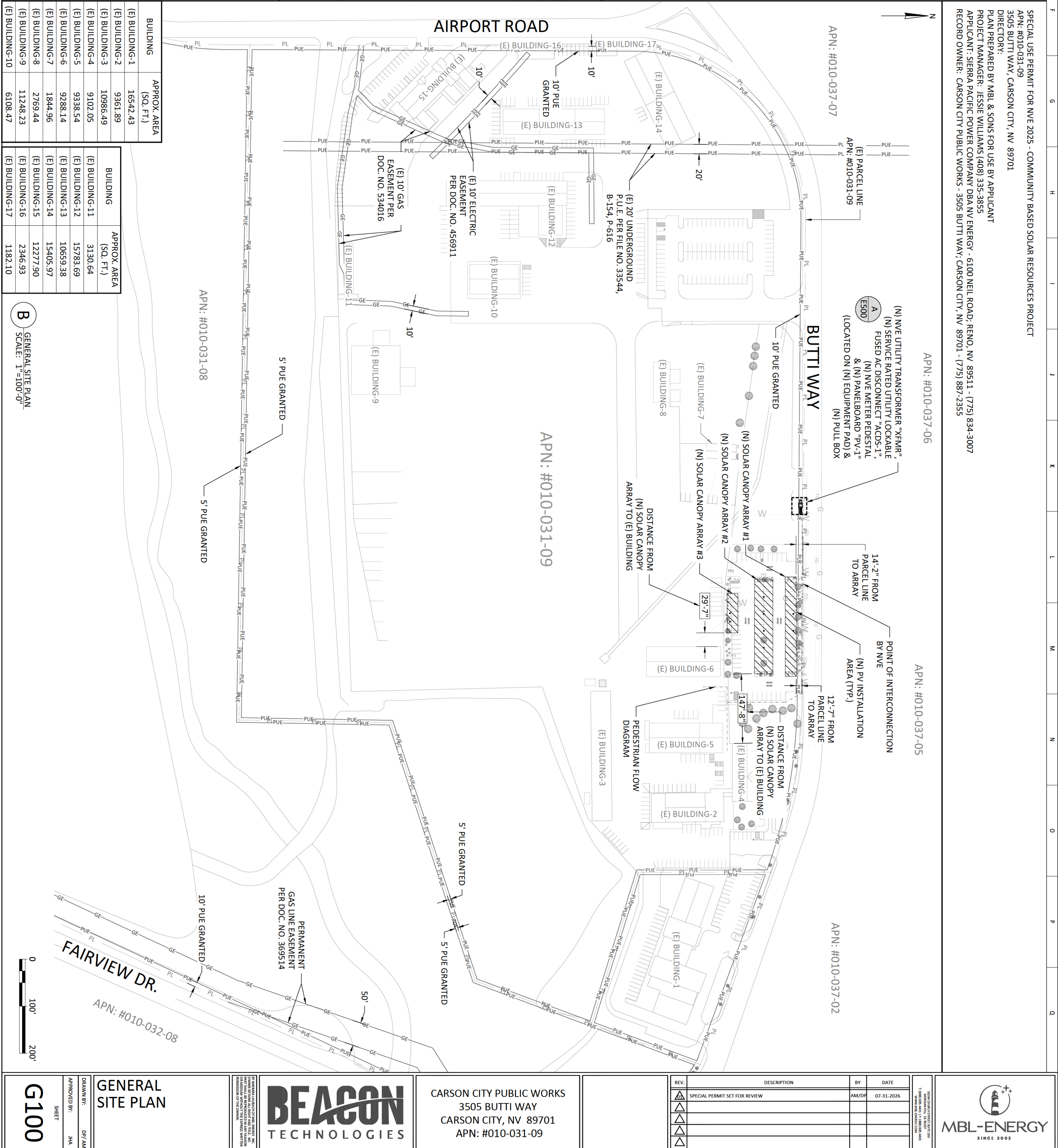
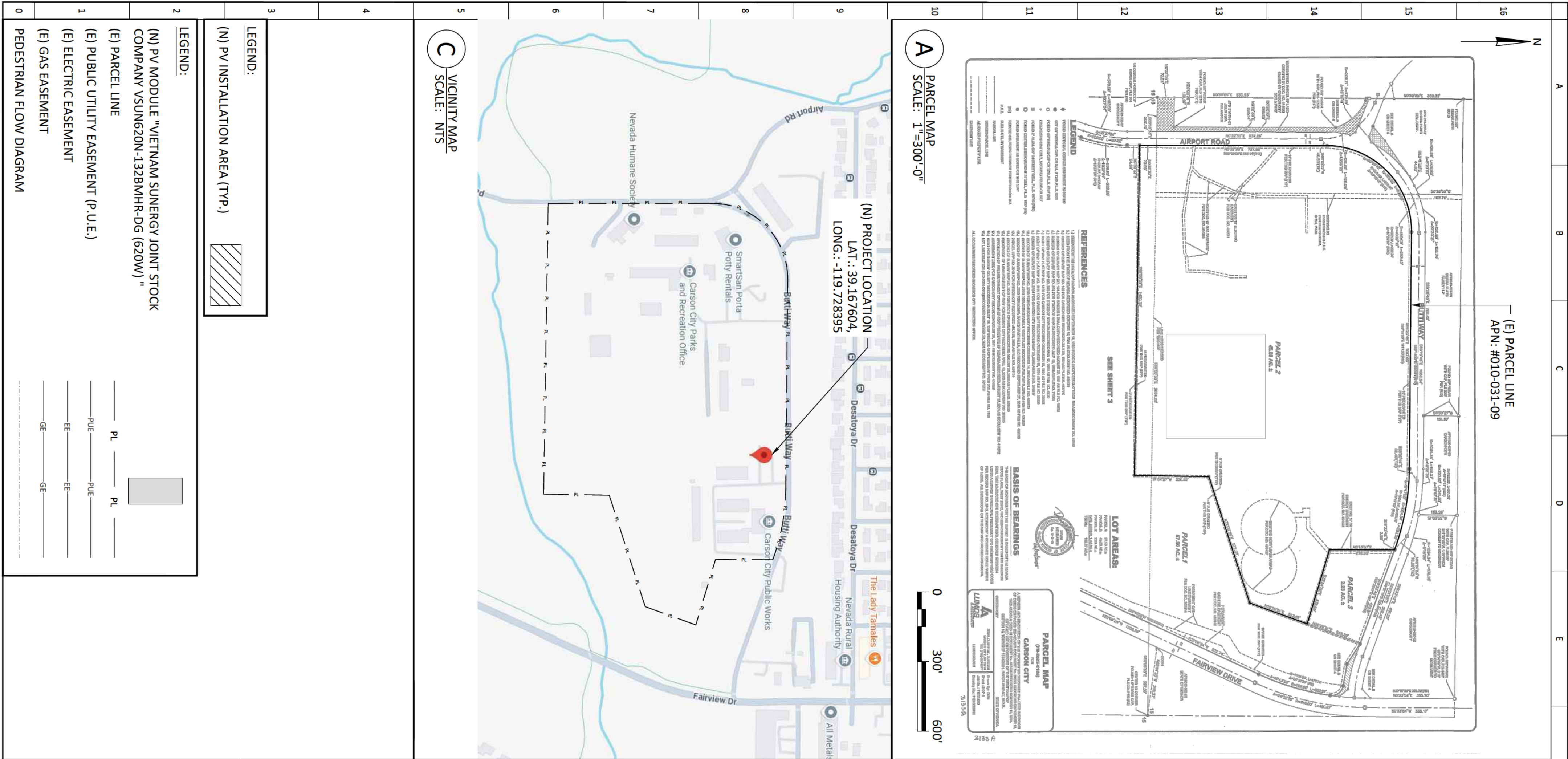
Engineering Project Impact Reports

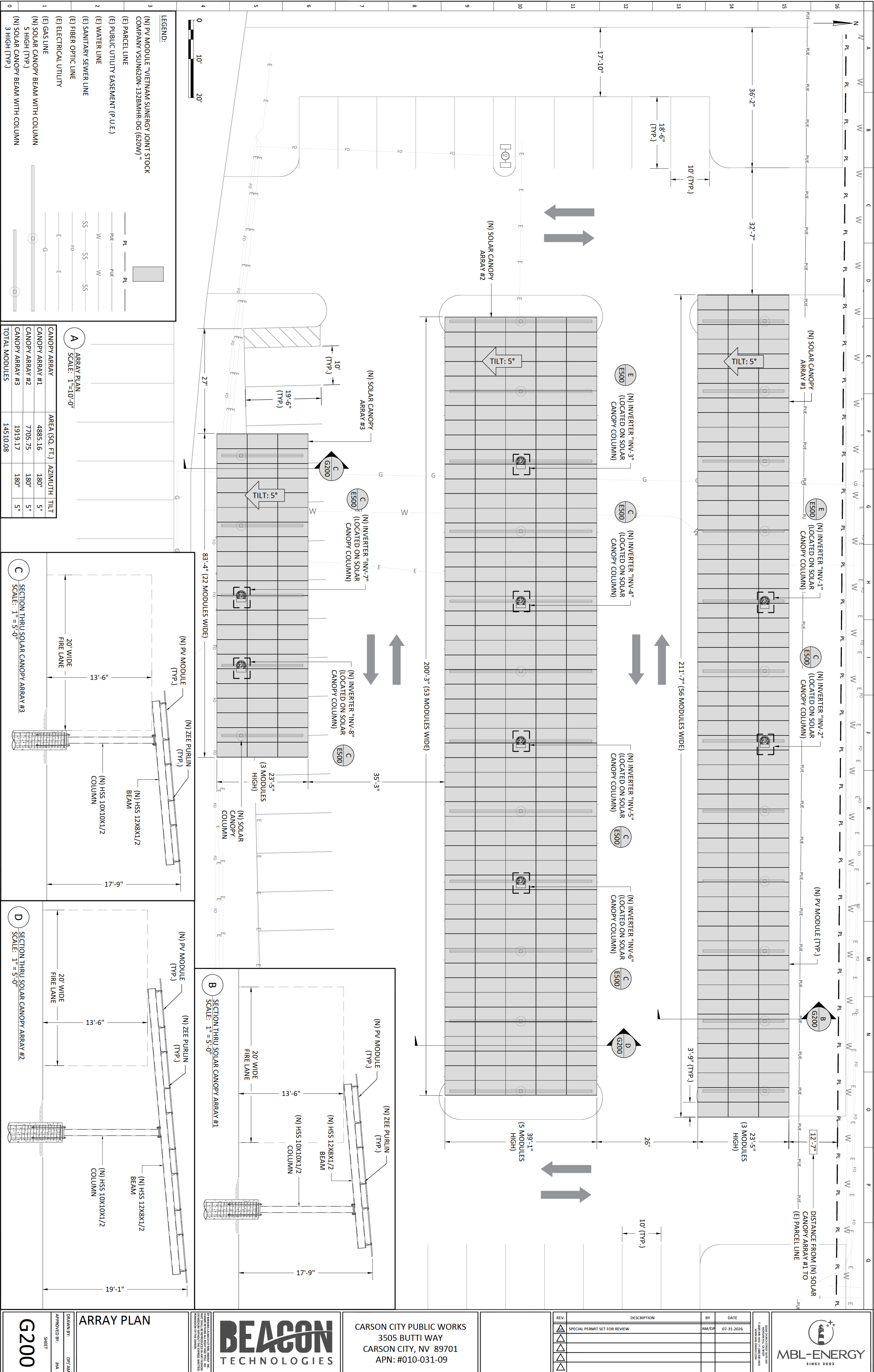
No project impacts related to traffic, drainage, water, or sewer are anticipated as nothing related to traffic or drainage will change and no water or sewer service is required for the project. The project doesn't trigger any required impact reports.

APPENDIX A

ese are photos of Sierra Flats Apartment complex that are to the north of the project site. In the photos you can see nopy structures at the entrances of the buildings similar to what is being proposed at the Public Works Yard location.





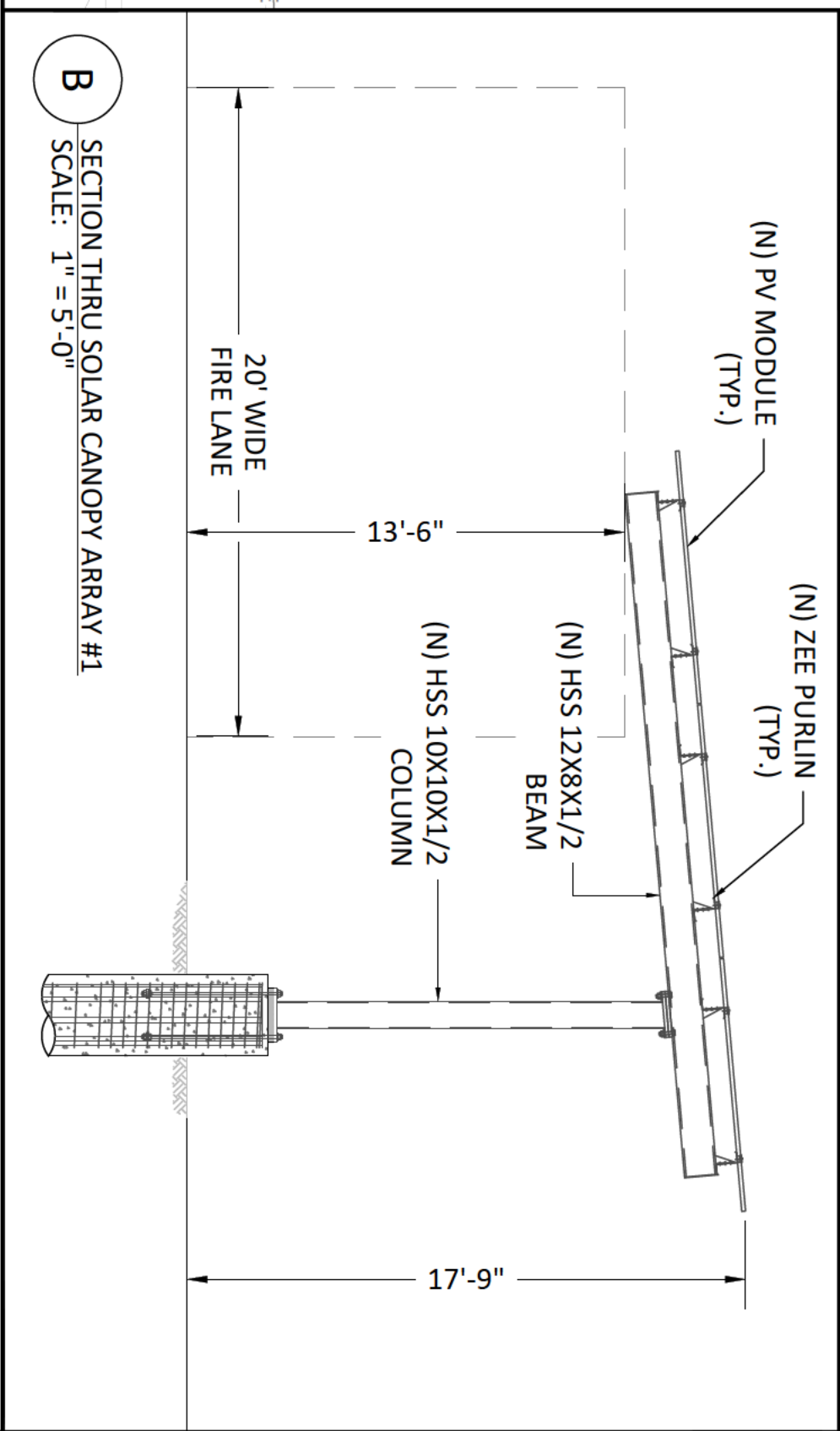
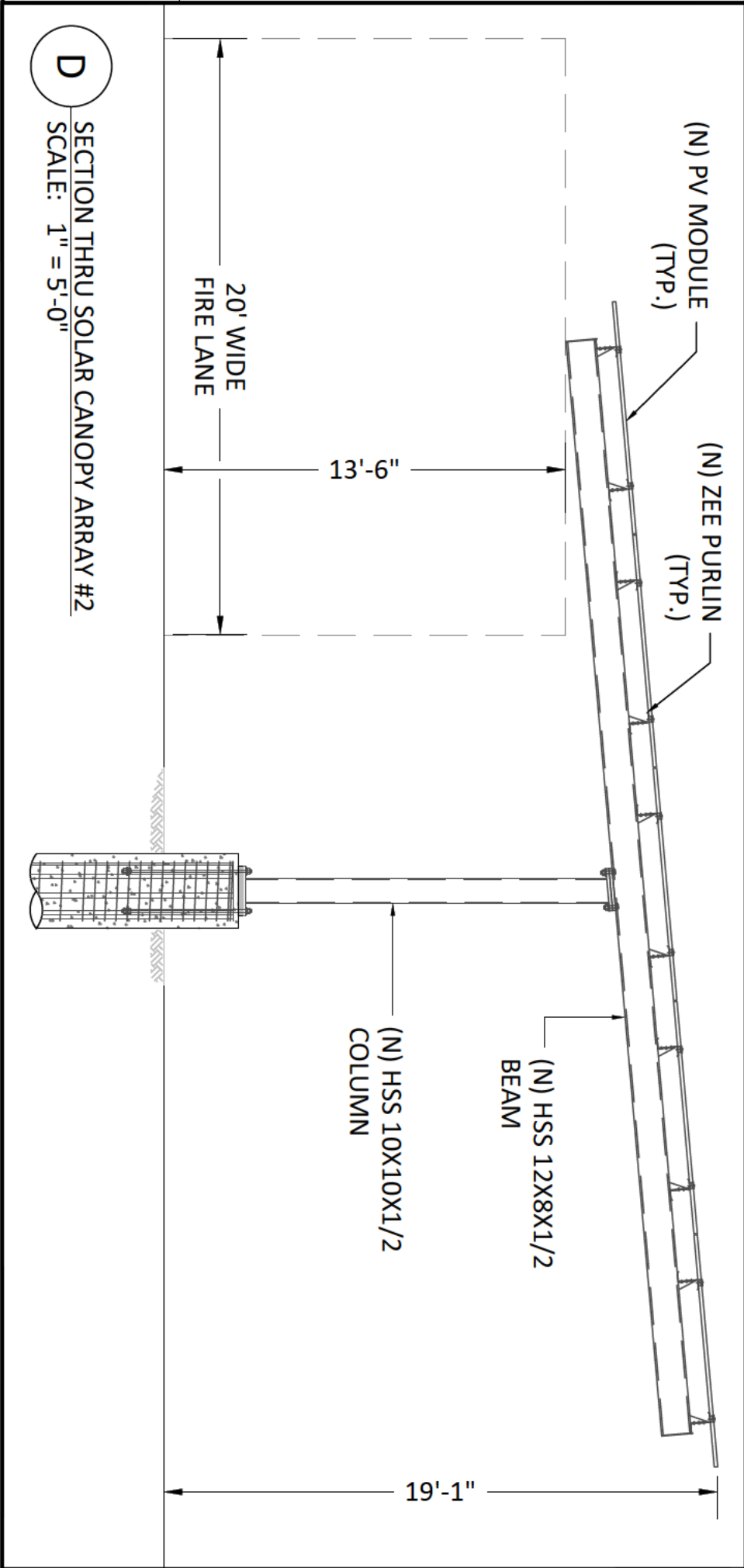
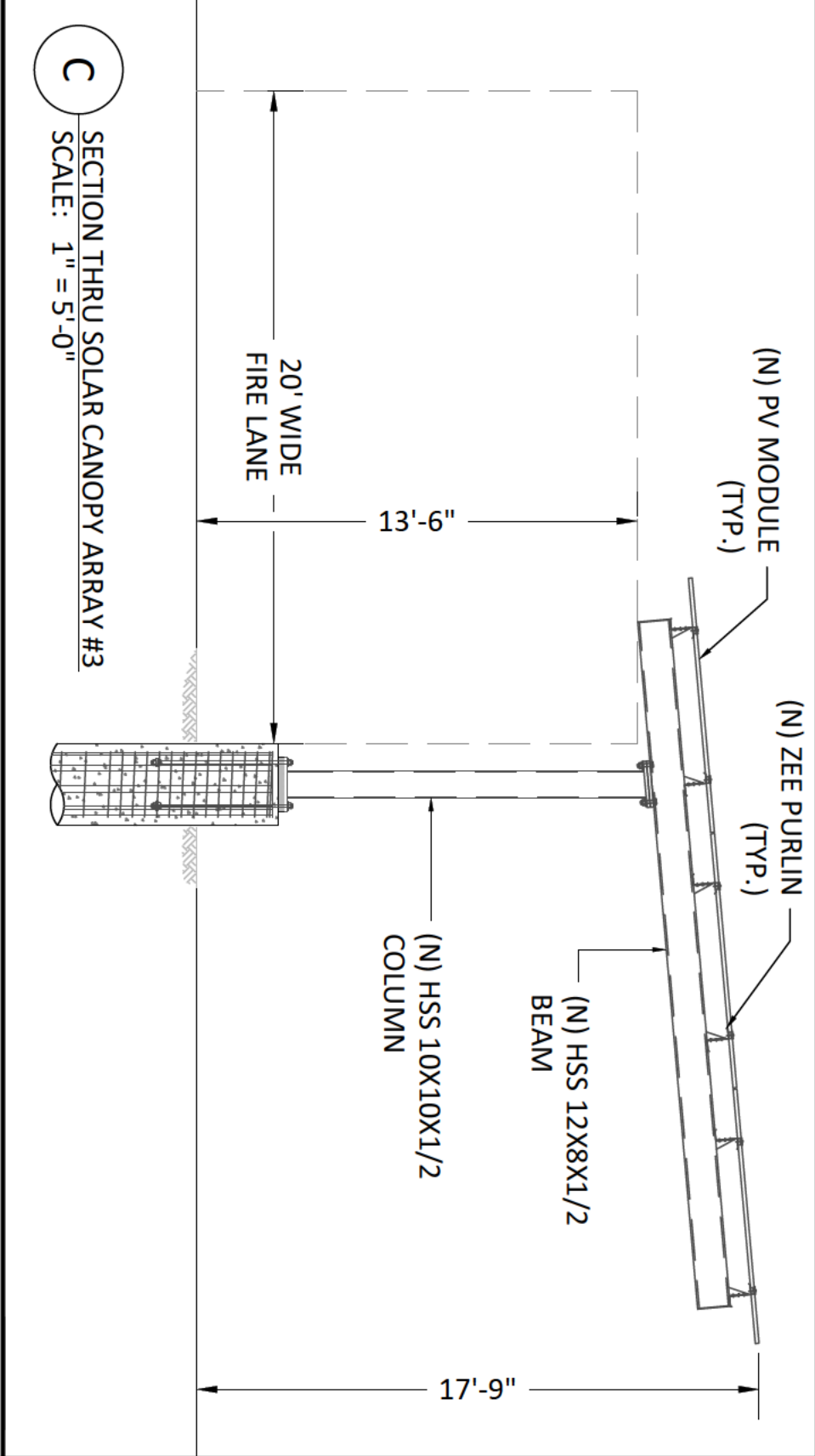


LEGEND:

- (N) PV MODULE "VIETNAM SUNERGY JOINT STOCK COMPANY VSUN620N-132BMHR-DG (620W) "
- (E) PARCEL LINE
- (E) PUBLIC UTILITY EASEMENT (P-U.E.)
- (E) WATER LINE
- (E) SANITARY SEWER LINE
- (E) FIBER OPTIC LINE
- (E) ELECTRICAL UTILITY
- (E) GAS LINE
- (N) SOLAR CANOPY BEAM WITH COLUMN 5 HIGH (TYP.)
- (N) SOLAR CANOPY BEAM WITH COLUMN 3 HIGH (TYP.)

A ARRAY PLAN
SCALE: 1"=10'-0"

CANOPY ARRAY	AREA (SQ. FT.)	AZIMUTH	TILT
CANOPY ARRAY #1	4885.16	180°	5°
CANOPY ARRAY #2	7705.75	180°	5°
CANOPY ARRAY #3	1919.17	180°	5°
TOTAL MODULES	14510.08		



ARRAY PLAN

DRAWN BY: DPA/AM

APPROVED BY: JHA

BEACON TECHNOLOGIES

FOR FURTHER LAUNCH OF THE BEACON SYSTEM, BEACON TECHNOLOGIES HAS DEVELOPED A NEW SYSTEM, BEACON 8K, WHICH IS A COMBINATION OF THE BEACON SYSTEM AND THE BEACON 8K SYSTEM.

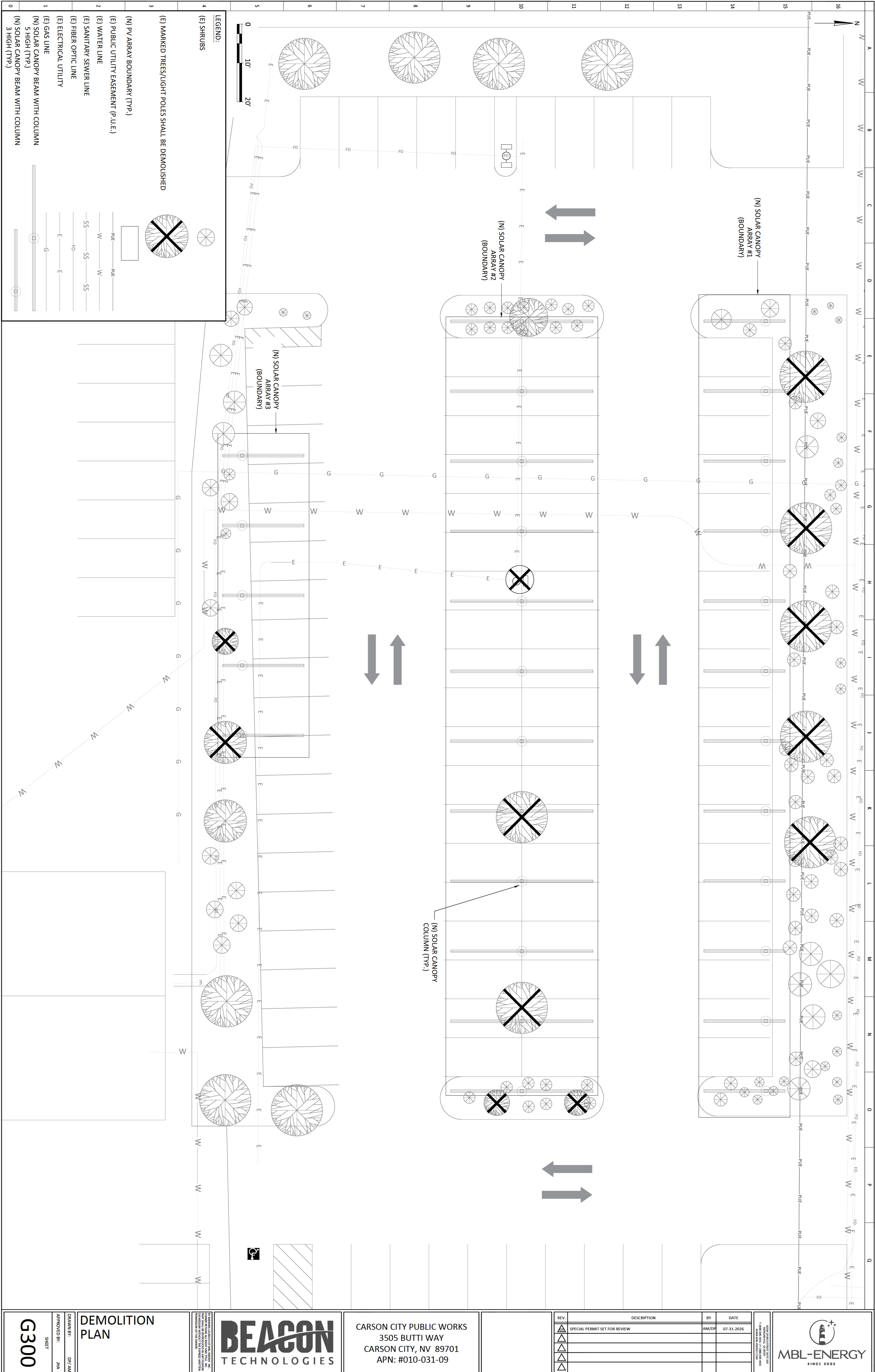
CARSON CITY PUBLIC WORKS
3505 BUTTI WAY
CARSON CITY, NV 89701
APN: #010-031-09

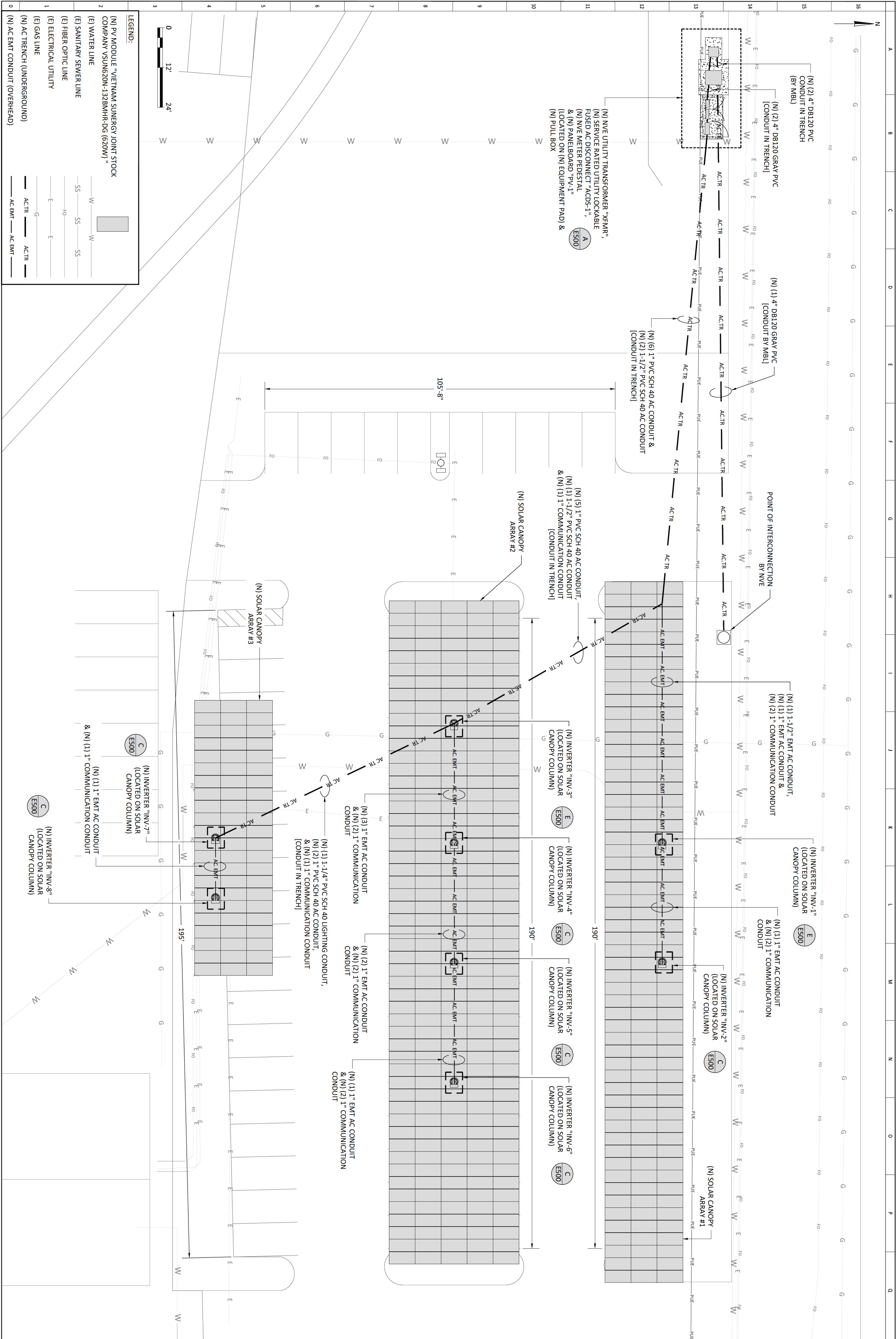
REV.	DESCRIPTION
1	SPECIAL PERMIT SET FOR REVIEW
2	
3	
4	

BY	DATE
AM/DPA	07-31-2026

STANDARD DRAWING 1000
1. BEACON 8K SYSTEM
2. BEACON 8K SYSTEM
3. BEACON 8K SYSTEM
4. BEACON 8K SYSTEM

MBL-ENERGY
SINCE 2002





26204 CHURCH STREET SUITE 100
MORGAN HILL, CA 95037
T: (938) 885-4401 | F: (938) 885-4401
WWW.MIL-ENERGY.COM

	SPECIAL PERMIT SET FOR REVIEW	AM/DP	07-31-2026
			
			
			
			

CARSON CITY PUBLIC WORKS
3505 BUTTI WAY
CARSON CITY, NV 89701
APN: #010-031-09



LIBRARY LAUNCH OF M&E ENERGY IN-
TER RETAINS ALL RIGHT AND TITLE. NO
ISSUAL BE REPRODUCED IN ANY FASH-
ION WITHOUT THE EXPRESS WRIT-
TION OF THE OWNER.

E101



STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **AB-2026-0134** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from Tom Metcalf (“Applicant”) for the abandonment of the following: (1) North Fall Street between East Proctor Street and East Robinson Street; (2) the eastern most, 12-foot-wide portion of North Plaza Street between East Proctor Street and its terminus on the south side of Assessor’s Parcel Number (“APN”) 004-211-11 currently occupied by the Carson Nugget; (3) East Telegraph Street between North Plaza Street and North Stewart Street; (4) East Spear Street between North Fall Street and North Stewart Street; and (5) the northern most, 24-foot-wide portion of East Proctor Street between North Plaza Street and North Stewart Street, adjacent APNs 004-211-05, -10, -11; 004-213-01 through -06; 004-216-01,-03 through -05; 004-221-01 through -03; 004-224-02, -03, -07, -08; and 004-225-01 through -04. (Heather Ferris, hferris@carsoncity.gov)

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

Proposed Motion

“I move to recommend that the Board of Supervisors approve the right-of-way abandonment, based on the findings and subject to the conditions of approval contained in the staff report.”

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for additional information

Background/Issues & Analysis

See attached staff report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.480 (Vacation or Abandonment of Street or Easement) and Carson City Municipal Code (â€œCCMCâ€) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

[AB-2026-0134 \(Fall Telegraph Spear Proctor Plaza\)\)-SR_09.30.26.pdf](#)

[Order of Abandonment - AB-2026-0134 _09.30.26 PC.pdf](#)

[AB-2026-0134 application packet.pdf](#)

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2026

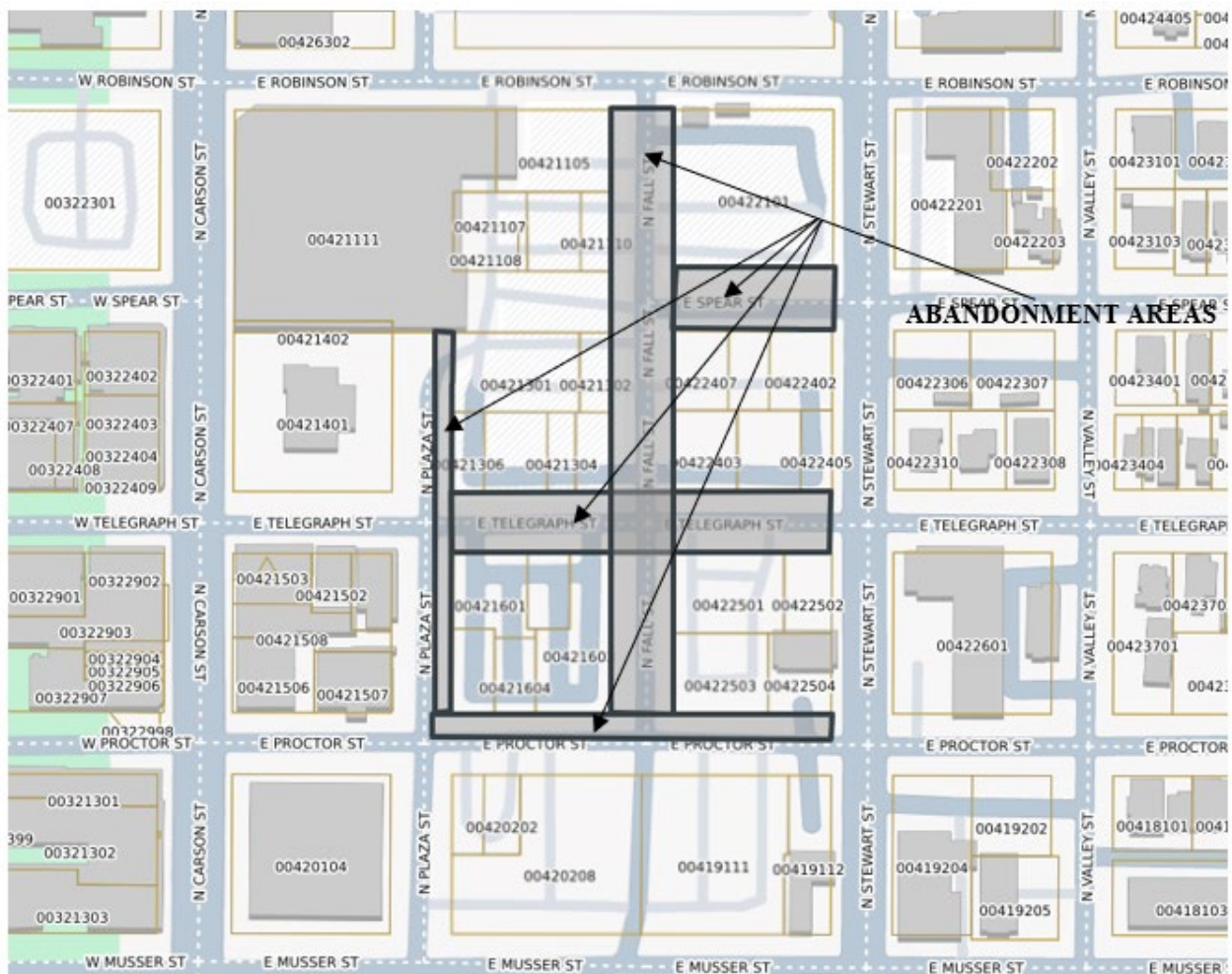
FILE NUMBER: AB-2026-0134

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from Tom Metcalf (“Applicant”) for the abandonment of the following: (1) North Fall Street between East Proctor Street and East Robinson Street; (2) the eastern most, 12-foot-wide portion of North Plaza Street between East Proctor Street and its terminus on the south side of Assessor’s Parcel Number (“APN”) 004-211-11 currently occupied by the Carson Nugget; (3) East Telegraph Street between North Plaza Street and North Stewart Street; (4) East Spear Street between North Fall Street and North Stewart Street; and (5) the northern most, 24-foot-wide portion of East Proctor Street between North Plaza Street and North Stewart Street, adjacent APNs 004-211-05, -10, -11; 004-213-01 through -06; 004-216-01,-03 through -05; 004-221-01 through -03; 004-224-02, -03, -07, -08; and 004-225-01 through -04. (Heather Ferris, hferris@carsoncity.gov)

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

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials, to the extent that the materials have not yet been provided.
2. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration. This Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisors.
3. The Order of Abandonment shall be recorded within one year of approval, or the approval shall be null and void.
4. Prior to the recordation of the abandonment order, utility easements for existing sewer and water utilities shall be established consistent with Carson City Development Standards Division 18.2. Easements must be aligned with the center of the pipes. Alternatively, utilities may be removed, relocated, and easements established in the new locations.
5. Prior to recordation of the abandonment order, utilities for NV Energy, Spectrum, and AT&T must be removed, relocated, and easements established in the new locations; or if utilities are to remain in their current location, utility easements must be established. Easements must be consistent with Carson City Development Standards Division 18.2.
6. The order of abandonment must be recorded concurrently with lot line deletion LLD-2026-0135 to ensure the abandonment does not result in land-locked parcels.
7. Prior to recording the abandonment order, the applicant shall identify a minimum of 67 parking spaces for use by the public. The location of parking spaces reserved for the public may be modified, from time to time, by the Director of Community and Economic Development.

LEGAL REQUIREMENTS: Nevada Revised Statutes (“NRS”) 278.480 (Vacation or Abandonment of Street or Easement) and Carson City Municipal Code (“CCMC”) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way, Carson City Development Standards (CCDS) Division 6.6.1(2)(c).

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

ZONING: Downtown Mixed Use (DTMU)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: DTMU / bar, apartments, hotel, and parking lots
- WEST: DTMU & Public (P)/ restaurants and government offices
- NORTH: Public Regional (PR) / government offices
- SOUTH: DTMU / parking lots

DISCUSSION:

The abandonment areas consist of all of North Fall Street between East Proctor Street and East Robinson Street totaling approximately 42,998 square feet; all of East Telegraph Street between North Plaza Street and north Stewart Street, totaling approximately 22,437 square feet; all of East

Spear Street between North Fall Street and North Stewart Street, totaling approximately 11,180 square feet; the eastern most, 12-foot-wide portion of North Plaza Street between East Proctor Street and the Carson Nugget, totaling approximately 4,368 square feet; and the northern most, 24-foot-wide portion of East Proctor Street between North Plaza Street and North Stewart Street, totaling approximately 7,080 square feet. Per the application, the request is being made to accommodate future development, including a proposed parking garage, office building, and other commercial uses. Per NRS 278.480(7), upon recordation of an order of abandonment, the rights-of-way will be reverted to the abutting properties.

The abandonment area is in the Downtown Mixed-Use zoning district. When considering block consolidation using right-of-way abandonment, CCDS 6.6.1(2)(c) requires special consideration to “be given to vehicular circulation patterns, flood/drainage pathways, and view corridors to significant features in the area, such as the Capitol building and the mountains to the west.” Most vehicle traffic in this area uses Musser St. and Robinson St. to travel between Stewart St. and Carson St. as there are traffic lights. These routes will continue to provide circulation and pedestrian access in the area and will be maintained via the public sidewalks. Flood and drainage pathways will not be impacted. View corridors to the Capitol building will not be impacted by this abandonment and views of the mountains to the west will be maintained via the viewshed up E. Proctor Street.

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

PUBLIC COMMENTS: A public notice was sent by certified mail to the abutting property owners per NRS 278.480 on September 16, 2026. As of the writing of this report, there have been no public comments received regarding the proposed abandonment. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on September 30, 2026, depending upon their submittal date to the Planning Division.

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

Development Engineering Division:

The Public Works Department, Development Engineering Division (“Development Engineering”) recommends approval of the proposed abandonment and offers the following conditions of approval.

- Utility easements must be established over all existing utilities until such time as the utilities are moved or, if feasible, abandoned. Presently, no easements are shown for existing water infrastructure. Easements should be aligned with the center of the pipes, and they may extend into areas of abandonment even if the utility is outside of the abandonment.

DISCUSSION: Development Engineering 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?

While most vehicle traffic uses Musser St. and Proctor St. to travel between Stewart St. and Carson St., the areas of proposed abandonment will be maintained for pedestrian access via the public sidewalk.

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

The earliest records on file are under Map 187, Document 60994, Musser Subdivision showing the dedication. There is no indication the city ever paid for the rights-of-way.

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

The street was dedicated. No reasonable consideration is necessary.

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

No reasonable consideration is necessary.

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

Development Engineering has no comment on this finding.

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

Reservations should be made and have been requested by NV Energy, Spectrum, and AT&T. Development Engineering is also recommending a condition of approval requiring the establishment of utility easements over the existing water and sewer utilities.

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

Development Engineering is recommending a condition of approval requiring the establishment of utility easements over the existing water and sewer utilities. Additionally, the utility easements must be reserved consistent with the requests from NV Energy, Spectrum, and AT&T.

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

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

The abandonment of these local roads will not result in material injury to the public. Local roads are primarily used at the origin or destination end of a trip due to their provision of direct access to abutting land. The primary purpose is to provide safe and reasonable land access. Most vehicle traffic in the area uses Musser St. and Robinson St. to travel between Stewart St. and Carson St. as there are traffic lights. Pedestrian access in the area will be maintained via the public sidewalk in the area. To avoid the creation of landlocked parcels, the applicant will be required to record the lot line deletion, LLD-2026-0135, concurrently with the order of abandonment.

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

The earliest records on file are under Map 187, Document 60994, Musser Subdivision, recorded in 1963, showing the dedication of these rights-of-way. There is no indication the city ever paid for the rights-of-way.

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

The rights-of-way were dedicated by the Musser Subdivision (Map #187). As no fee was exchanged,

no financial consideration is required as part of the abandonment.

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

There is no financial consideration as part of this abandonment. Per the application, the abandonment of these rights-of-way will help to facilitate redevelopment of the parcels in the area.

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

On-street parking is currently available on the subject rights-of-way. The elimination of rights-of-way and reduction in the widths of rights-of-way will reduce on-street parking in the area by 67 spaces. While the existing parking lots adjacent to the rights-of-way may remain available for use, the parking lots are privately owned and can be closed to public use at any time. At the time the parcels are redeveloped, each development will be required to provide the appropriate number of off-street parking spaces to serve the development. To ensure there is no net loss of parking available to the public, staff is recommending a condition of approval requiring a minimum of 67 spaces to be identified for public use, prior to the recordation of the abandonment order. The location of these parking spaces may be modified from time to time subject to approval of the Community and Economic Development Director.

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

Staff is recommending conditions of approval requiring the reservation of easements for NV Energy, Spectrum, and AT&T consistent with the utility statements submitted with the application. Additionally, staff is recommending a condition of approval requiring the establishment of utility easements over existing water and sewer utilities in the abandonment area.

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

Staff has incorporated conditions of approval required by CCMC 18.02.0460 as well as recommended conditions requiring the reservation of easements for NV Energy, Spectrum, and AT&T consistent with the utility statements submitted with the application, and the establishment of utility easements over existing water and sewer utilities in the abandonment area. To ensure there is no net loss of parking available to the public, staff is recommending a condition of approval requiring a minimum of 67 spaces to be identified for public use, prior to the recordation of the abandonment order. The location of these parking spaces may be modified from time to time subject to approval of the Community and Economic Development Director. To avoid the creation of landlocked parcels, the applicant will be required to record the lot line deletion, LLD-2026-0135, concurrently with the order of abandonment.

**ORDER OF ABANDONMENT
AB-2026-0134**

AN ORDER ABANDONING (1) NORTH FALL STREET BETWEEN EAST PROCTOR STREET AND EAST ROBINSON STREET; (2) THE EASTERN MOST, 12-FOOT-WIDE PORTION OF NORTH PLAZA STREET BETWEEN EAST PROCTOR STREET AND ITS TERMINUS ON THE SOUTH SIDE OF ASSESSOR'S PARCEL NUMBER ("APN") 004-211-11 CURRENTLY OCCUPIED BY THE CARSON NUGGET; (3) EAST TELEGRAPH STREET BETWEEN NORTH PLAZA STREET AND NORTH STEWART STREET; (4) EAST SPEAR STREET BETWEEN NORTH FALL STREET AND NORTH STEWART STREET; AND (5) THE NORTHERN MOST, 24-FOOT-WIDE PORTION OF EAST PROCTOR STREET BETWEEN NORTH PLAZA STREET AND NORTH STEWART STREET, ADJACENT APNS 004-211-05, -10, -11; 004-213-01 THROUGH -06; 004-216-01,-03 THROUGH -05; 004-221-01 THROUGH -03; 004-224-02, -03, -07, -08; AND 004-225-01 THROUGH -04.

WHEREAS, on August 10, 2026, Tom Metcalf, on behalf of Adams Carson, LLC and Adams City Center, LLC ("Applicant") duly filed a written application seeking vacation and abandonment of all of North Fall Street between East Proctor Street and East Robinson Street totaling approximately 42,998 square feet; all of East Telegraph Street between North Plaza Street and North Stewart Street, totaling approximately 22,437 square feet; all of East Spear Street between North Fall Street and North Stewart Street, totaling approximately 11,180 square feet; the eastern most, 12-foot-wide portion of North Plaza Street between East Proctor Street and its terminus on the south side of APN 004-211-11, currently occupied by the Carson Nugget, totaling approximately 4,368 square feet; and the northern most, 24-foot-wide portion of East Proctor Street between North Plaza Street and North Stewart Street, totaling approximately 7,080 square feet.; 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 September 30, 2026. At the public hearing, testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject rights-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of October 15, 2026, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the rights-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 Clerk-Recorder; and

WHEREAS, the vacation and abandonment of the subject rights-of-way are more particularly described on the attached Exhibits A and depicted in attached Exhibits B and resultant parcels are described on attached Exhibits C and depicted in attached Exhibits D.

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described rights-of-way are hereby abandoned according to the provisions of NRS 278.480.
2. This order shall be recorded within one year of approval or conditional approval. Failure to record terminates all proceedings.
3. Prior to the recordation of the abandonment order, utility easements for existing sewer and water utilities shall be established consistent with Carson City Development Standards Division 18.2. Easements must be aligned with the center of the pipes. Alternatively, utilities may be removed, relocated, and easements

established in the new locations.

4. Prior to recordation of the abandonment order, utilities for NV Energy, Spectrum, and AT&T must be removed, relocated, and easements established in the new locations; or if utilities are to remain in their current location, utility easements must be established. Easements must be consistent with Carson City Development Standards Division 18.2.
5. The order of abandonment must be recorded concurrently with lot line deletion LLD-2026-0135 to ensure the abandonment does not result in land-locked parcels.
6. Prior to recording the abandonment order, the applicant shall identify a minimum of 67 parking spaces for use by the public. The location of parking spaces reserved for the public may be modified, from time to time, by the Director of Community and Economic Development.

ORDERED this 15TH day of October, 2026, by the Carson City Board of Supervisors.

LORI BAGWELL, MAYOR

ATTEST:

WILLIAM SCOTT HOEN, Clerk-Recorder

**ABANDONMENT OF PUBLIC
RIGHT-OF-WAY (CCMC 17.15)**

FILE # _____



108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

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

FEE: \$2450 plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

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

PROJECT INFORMATION

PROJECT'S ASSESSOR PARCEL NUMBER(S):

004-211-11; -211-10; -211-05; -221-01; 224-02; -224-08; -224-07; -224-03; -213-01; -213-02; -213-06; -213-05; -213-04; -213-03; 216-01; -216-05; -216-04; -216-03; -225-01; -225-02; -225-03; -225-04

STREET ADDRESS:

Plaza Street, Fall Street, Spear Street, Telegraph Street & a portion of Proctor Street

Please provide a brief description of the proposed abandonment. Provide additional pages to describe your request in more detail.

We would like to abandon all of Fall Street from Proctor Street to Robinson Street, abandon a portion of Plaza Street from the Laxalt Building to Proctor Street, abandon all of Telegraph Street from Plaza Street to Stewart Street, and abandon all of spear Spear Street from Fall Street to Stewart Street to accommodate the new Carson City Town Hall, Parking Garage and future development.

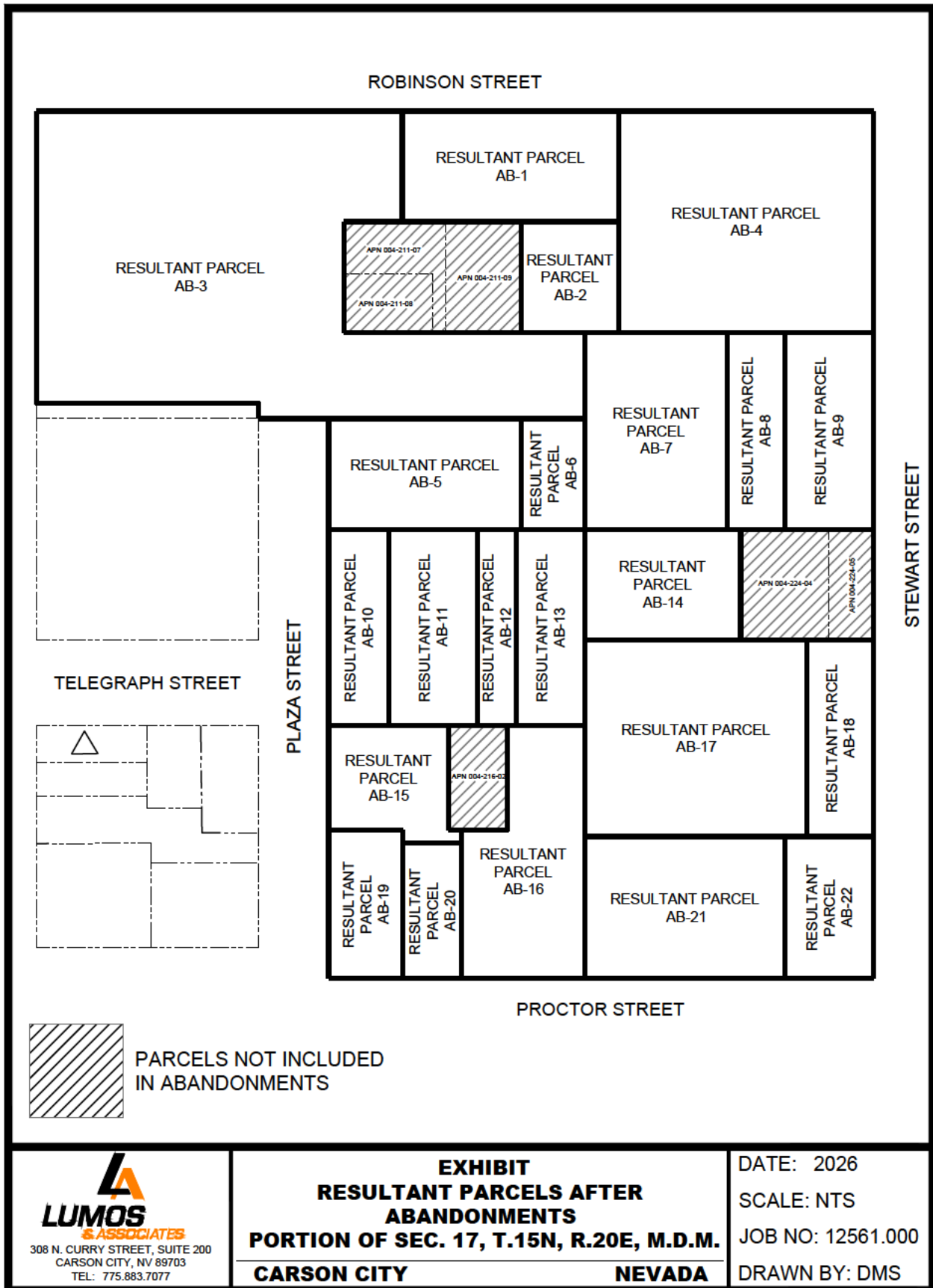


EXHIBIT "A"

PORTION OF FALL STREET TO BE ABANDONED ABUTTING THE EASTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-211-05

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 54 of said subdivision, also being a point on the southerly right-of-way line of Robinson Street;

THENCE along said southerly right-of-way line, North 90°00'00" East, 40.50 feet;

THENCE departing said southerly right-of-way line, and running north and south, parallel with the right-of-way of North Fall Street, South 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" West, 40.50 feet to the east line of said Block 54, said point also being a point on the westerly right-of-way of North Fall Street;

THENCE along the easterly line of Block 54, North 00°00'00" West, 85.00 feet to the **POINT OF BEGINNING**.

Containing 3,442 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

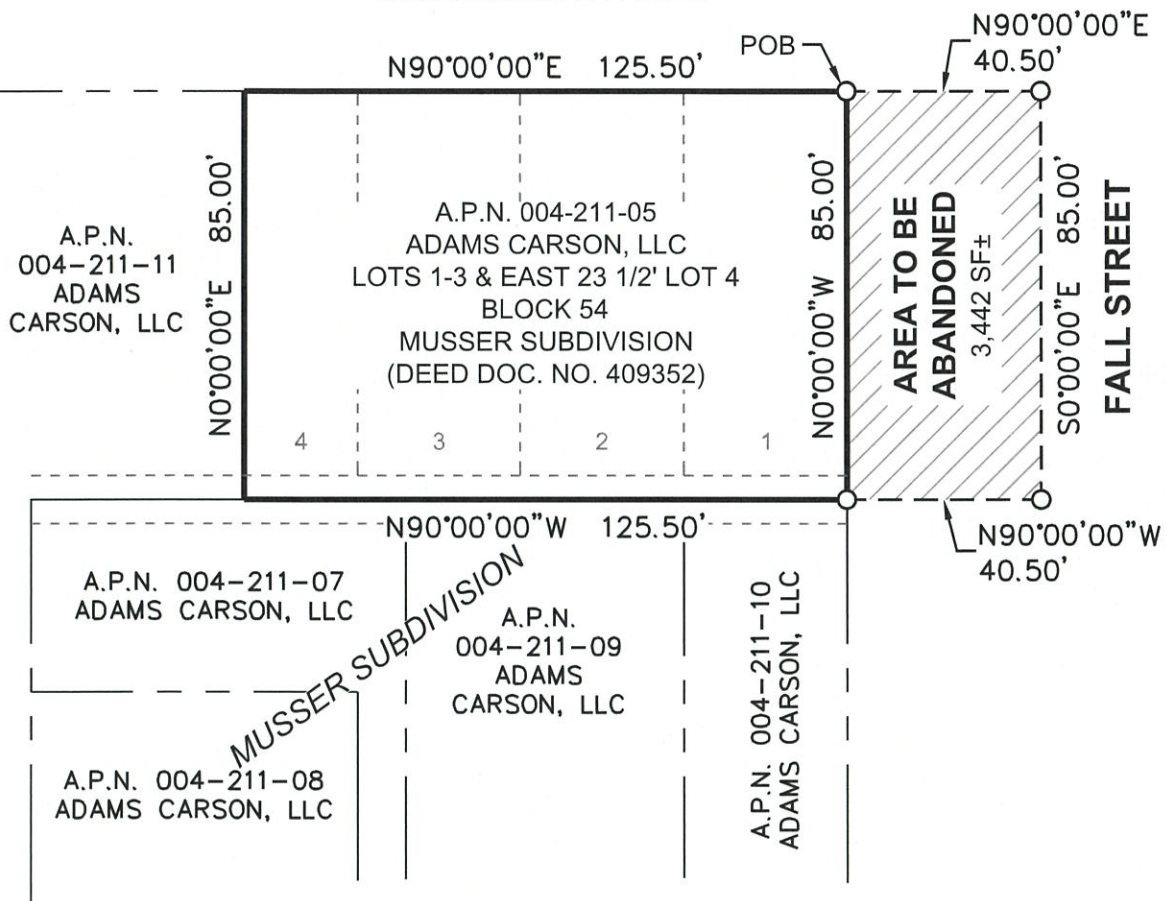
Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000



08/05/2026



ROBINSON STREET



LUMOS
& ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 40'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-1

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 1, 2 and 3 and the East 23 1/2 feet of Lot 4 in Block 54 of Musser Division to Carson City, Nevada, and further shown on the reproduction map of Musser Division, filed for record in the office of the Carson City Recorder on June 3, 1963 in Book 1 of Maps, page 172, as Document No. 57479, Official Records of Carson City, Nevada, together with that portion of the alleyway as abandoned by that certain document recorded September 27, 1965, in Book 41, page 547, as Document No. 96749, Official Records of Carson City, State of Nevada.

Containing 10,668 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 54 of said subdivision, also being a point on the southerly right-of-way line of Robinson Street;

THENCE along said southerly right-of-way line, North 90°00'00" East, 40.50 feet;

THENCE departing said southerly right-of-way line, and running north and south, parallel with the right-of-way of North Fall Street, South 00°00'00" East, 85.00 feet;

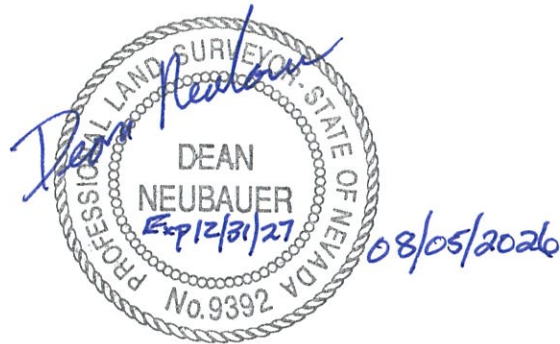
THENCE North 90°00'00" West, 40.50 feet to the east line of said Block 54, said point also being a point on the westerly right-of-way of North Fall Street;

THENCE along the easterly line of Block 54, North 00°00'00" West, 85.00 feet to the **POINT OF BEGINNING**.

Containing 3,442 square feet, more or less.

Abandonment Resultant Parcel AB-1 contains 14,110 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000



ROBINSON STREET

N90°00'00"E 166.00'

A.P.N.
004-211-11
ADAMS
CARSON, LLC

N0°00'00"E 85.00'

**RESULTANT PARCEL
AB-1
ADAMS CARSON, LLC
14,110 SF±**

4 3 2 1

S0°00'00"E 85.00'

A.P.N. 004-211-07
ADAMS CARSON, LLC

N90°00'00"W 166.00'

A.P.N.
004-211-09
ADAMS
CARSON, LLC

A.P.N. 004-211-08
ADAMS CARSON, LLC

A.P.N. 004-211-10
ADAMS CARSON, LLC

FALL STREET

MUSSER SUBDIVISION

LUMOS
& ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-1
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 40'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF FALL STREET TO BE ABANDONED ABUTTING THE EASTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-211-05

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 54 of said subdivision, also being a point on the southerly right-of-way line of Robinson Street;

THENCE along said southerly right-of-way line, North 90°00'00" East, 40.50 feet;

THENCE departing said southerly right-of-way line, and running north and south, parallel with the right-of-way of North Fall Street, South 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" West, 40.50 feet to the east line of said Block 54, said point also being a point on the westerly right-of-way of North Fall Street;

THENCE along the easterly line of Block 54, North 00°00'00" West, 85.00 feet to the **POINT OF BEGINNING**.

Containing 3,442 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

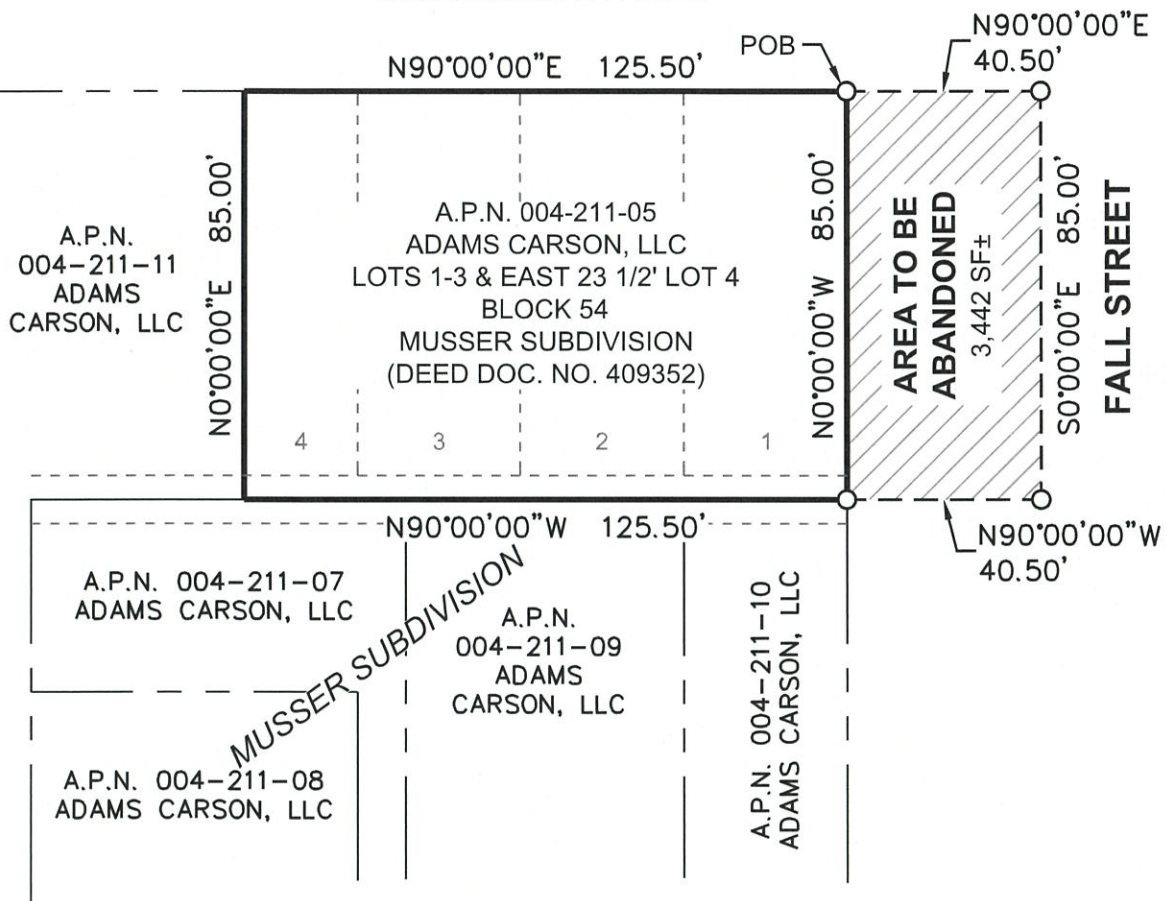
Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000



08/05/2026



ROBINSON STREET



LUMOS
& ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 40'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-1

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 1, 2 and 3 and the East 23 1/2 feet of Lot 4 in Block 54 of Musser Division to Carson City, Nevada, and further shown on the reproduction map of Musser Division, filed for record in the office of the Carson City Recorder on June 3, 1963 in Book 1 of Maps, page 172, as Document No. 57479, Official Records of Carson City, Nevada, together with that portion of the alleyway as abandoned by that certain document recorded September 27, 1965, in Book 41, page 547, as Document No. 96749, Official Records of Carson City, State of Nevada.

Containing 10,668 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 54 of said subdivision, also being a point on the southerly right-of-way line of Robinson Street;

THENCE along said southerly right-of-way line, North 90°00'00" East, 40.50 feet;

THENCE departing said southerly right-of-way line, and running north and south, parallel with the right-of-way of North Fall Street, South 00°00'00" East, 85.00 feet;

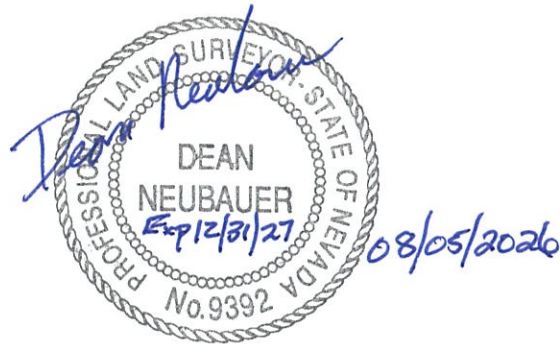
THENCE North 90°00'00" West, 40.50 feet to the east line of said Block 54, said point also being a point on the westerly right-of-way of North Fall Street;

THENCE along the easterly line of Block 54, North 00°00'00" West, 85.00 feet to the **POINT OF BEGINNING**.

Containing 3,442 square feet, more or less.

Abandonment Resultant Parcel AB-1 contains 14,110 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000



ROBINSON STREET

N90°00'00"E 166.00'

A.P.N.
004-211-11
ADAMS
CARSON, LLC

N0°00'00"E 85.00'

**RESULTANT PARCEL
AB-1
ADAMS CARSON, LLC
14,110 SF±**

4 3 2 1

S0°00'00"E 85.00'

A.P.N. 004-211-07
ADAMS CARSON, LLC

N90°00'00"W 166.00'

A.P.N.
004-211-09
ADAMS
CARSON, LLC

A.P.N. 004-211-08
ADAMS CARSON, LLC

A.P.N. 004-211-10
ADAMS CARSON, LLC

FALL STREET

MUSSER SUBDIVISION



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-1
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 40'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF FALL STREET TO BE ABANDONED ABUTTING THE EASTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-211-10

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 10 of Block 54 of said subdivision, also being a point on the westerly right-of-way line of Fall Street;

THENCE along the easterly line of said Lot 10 of Block 54, said line also being the westerly right-of-way line of Fall Street, North 0°00'00" East, 85.00 feet;

THENCE North 90°00'00" East, 40.50 feet;

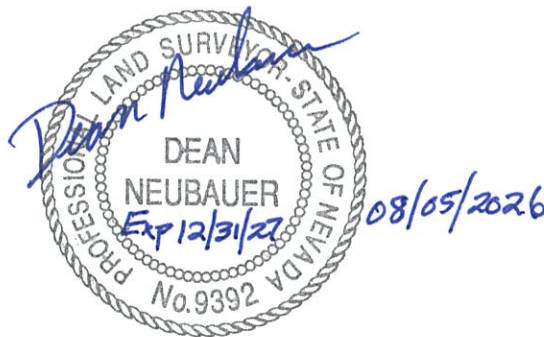
THENCE running north and south, parallel with the right-of-way of Fall Street, South 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" West, 40.50 feet to the **POINT OF BEGINNING**.

Containing 3,442 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





MUSSER SUBDIVISION

A.P.N. 004-211-05
ADAMS CARSON, LLC

N90°00'00"E 34.00'

N90°00'00"E 40.50'

A.P.N.
004-211-09
ADAMS
CARSON, LLC

N0°00'00"E 85.00'

A.P.N. 004-211-10
ADAMS CARSON, LLC
LOT10
BLOCK 54
MUSSEY SUBDIVISION
(DEED DOC.
NO. 409356)

N0°00'00"E 85.00'

**AREA TO BE
ABANDONED**

3,442 SF±

S0°00'00"E 85.00'

FALL STREET

POB

N90°00'00"W 34.00'

N90°00'00"W 40.50'

A.P.N. 004-211-11
ADAMS CARSON, LLC



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026

SCALE: 1" = 20'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-2

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lot 10 in Block 54 of Musser Division to Carson City, Nevada, together with that portion of the abandoned alleyway contiguous thereto.

Containing 2,890 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 10 of Block 54 of said subdivision, also being a point on the westerly right-of-way line of Fall Street;

THENCE along the easterly line of said Lot 10 of Block 54, said line also being the westerly right-of-way line of Fall Street, North 0°00'00" East, 85.00 feet;

THENCE North 90°00'00" East, 40.50 feet;

THENCE running north and south, parallel with the right-of-way of Fall Street, South 00°00'00" East, 85.00 feet;

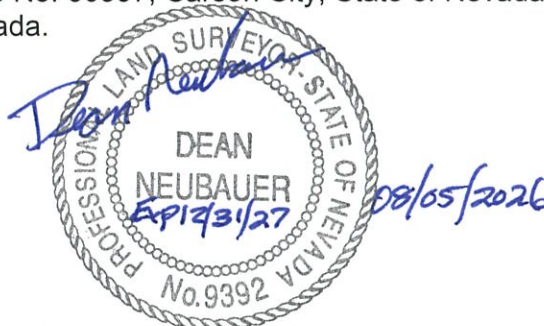
THENCE North 90°00'00" West, 40.50 feet to the **POINT OF BEGINNING**.

Containing 3,442 square feet, more or less.

Abandonment Resultant Parcel AB-2 contains 6,332 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000





MUSSER SUBDIVISION

A.P.N. 004-211-05
ADAMS CARSON, LLC

N90°00'00"E 74.50'

A.P.N.
004-211-09
ADAMS
CARSON, LLC

N0°00'00"E 85.00'

RESULTANT PARCEL
AB-2
ADAMS CARSON, LLC
6,332 SF±

10

S0°00'00"E 85.00'

N90°00'00"W 74.50'

A.P.N. 004-211-11
ADAMS CARSON, LLC

FALL STREET



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-2
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 20'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF FALL STREET TO BE ABANDONED ABUTTING THE EASTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-211-11

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Block 54 of the said Musser Subdivision;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 66.00 feet;

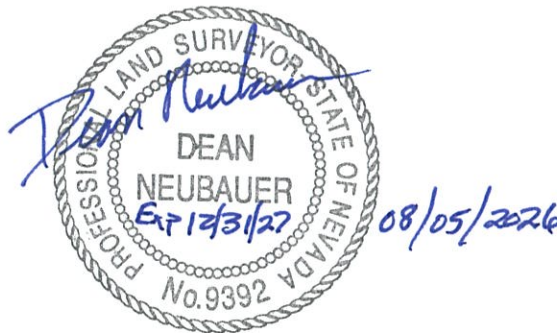
THENCE North 90°00'00" West, 14.50 feet to the northeast corner of Block 43;

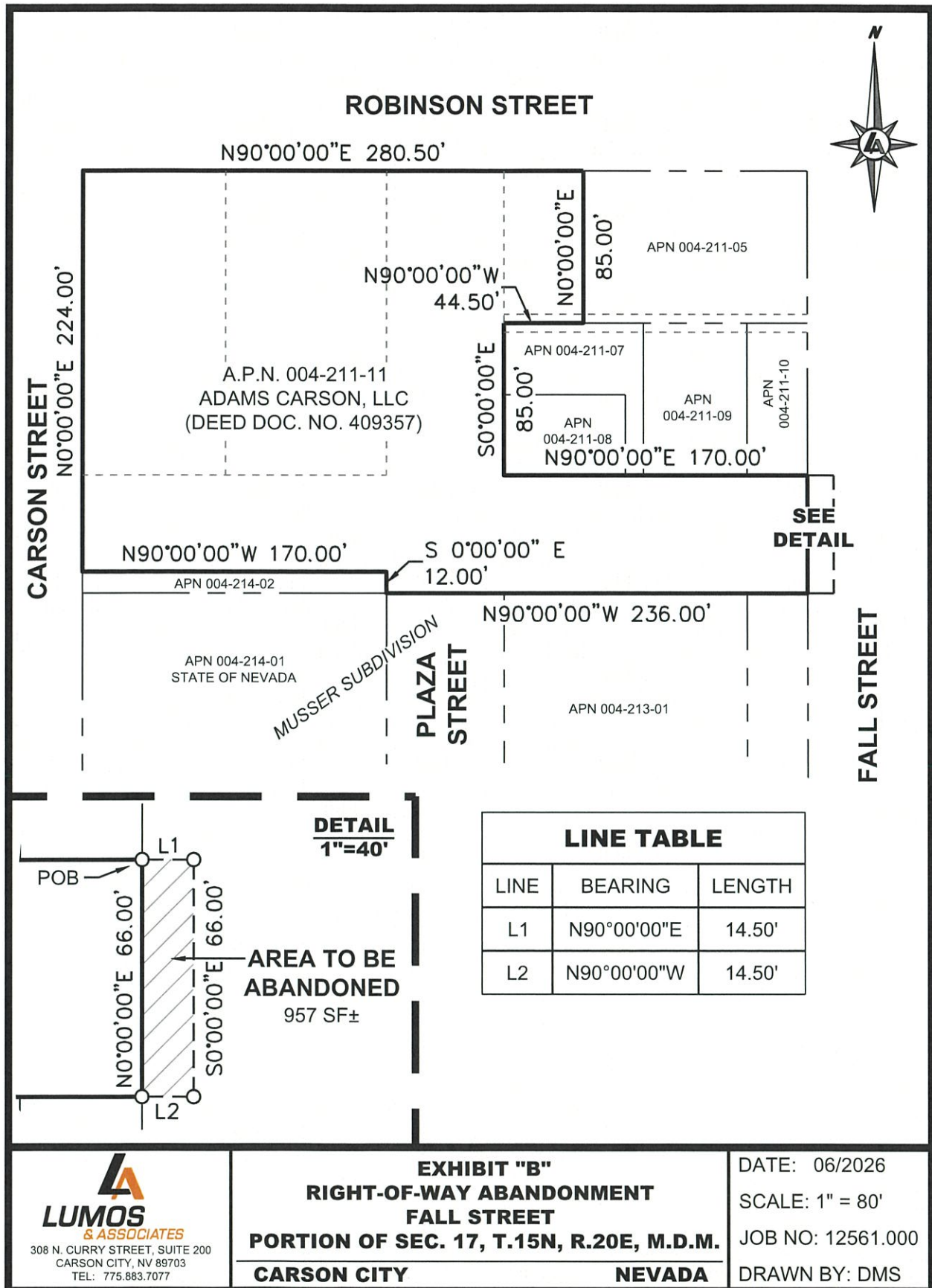
THENCE North 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

Containing 957 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





LUMOS
& ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 06/2026
SCALE: 1" = 80'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-3

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

PARCEL ONE: Lot 2 and the North 1/2 of Lot 3, together with 1/2 vacated alley adjacent on the Easterly side, all being in Block 55 of Musser Division to Carson City, Nevada, and the West 21.5 feet of Lot 1, together with the East 5 feet of the vacated alley on the Westerly side thereof.

PARCEL TWO: The West 55 feet of the South 17 feet of Lot 3 in Block 55 of Musser Division to Carson City, Nevada. This conveyance is intended to include any and all property interests of the Grantor in Block 55 of Musser Division to Carson City, Nevada.

PARCEL THREE: The West 10.5 feet of the North 40 feet of Lot 4 and the North 40 feet of Lot 5, in Block 54 of Musser Division to Carson City, Nevada.

PARCEL FOUR: The West 10.5 feet of Lot 4, except the North 40 feet and Lot 5, except the North 40 feet in Block 54 of Musser Division to Carson City, Nevada.

PARCEL FIVE: Lot 7 in Block 55 of Musser Division to Carson City, Nevada, and the West 5 feet of the vacated alley adjacent thereto.

PARCEL SIX: Lot 6 and the East 25 feet, 8 inches of the South 17 feet of Lot 3; also the West 5 feet of the vacated alley lying adjacent to said Lot 6 of the said East 25 feet, 8 inches of the South 17 feet of Lot 3, all being in Block 55 of Musser Division to Carson City, Nevada.

PARCEL SEVEN: Lot 10 in Block 55 of Musser Division to Carson City, Nevada, together with the West 5 feet of the vacated alley adjacent thereto.

PARCEL EIGHT: Lots 1, 4, 5, 8, and 9 in Block 55 of Musser Division to Carson City, Nevada, together with the Easterly 5 feet of the abandoned 10 feet alleyway that formerly bisected the said block, excepting therefrom the Westerly 21.5 feet of Lot 1 and the East 5 feet of the alley adjacent thereto.

All descriptions are in addition to the right-of-way abandonments as shown in Book 165, Page 8, dated 11/1/1974, and Book 288, Page 71, dated 11/10/1980.

Containing 2,890 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Block 54 of the said Musser Subdivision;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 66.00 feet;

THENCE North 90°00'00" West, 14.50 feet to the northeast corner of Block 43;

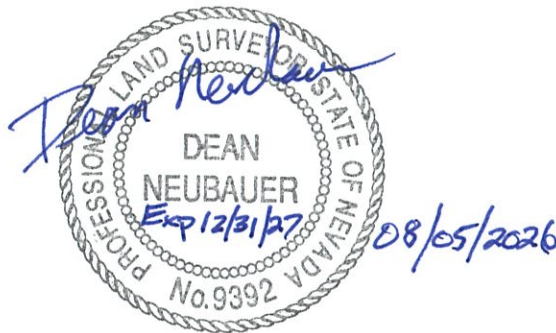
THENCE North 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

Containing 957 square feet, more or less.

Abandonment Resultant Parcel AB-3 contains 69,616 square feet, more or less.

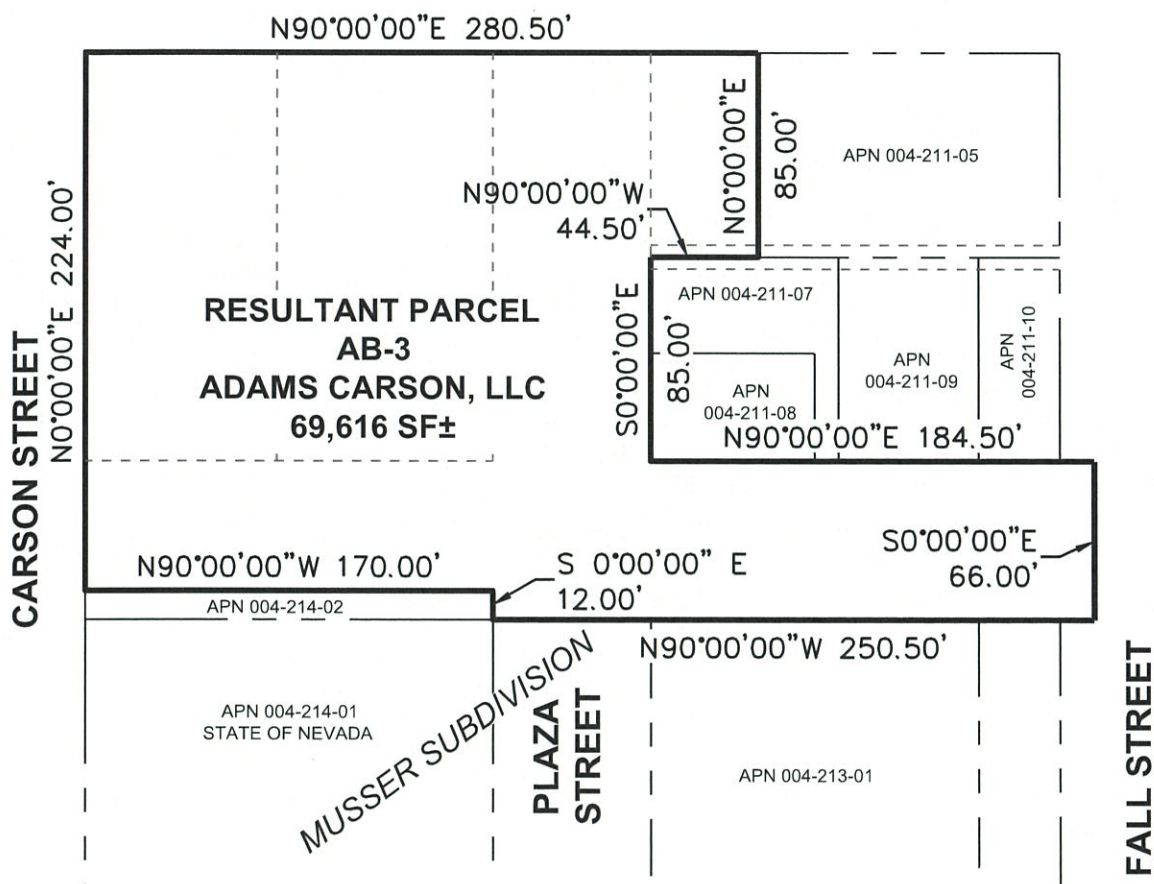
The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000





ROBINSON STREET



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-3
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 80'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF PLAZA STREET TO BE ABANDONED ABUTTING THE WESTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-213-01

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Block 43 of the said Musser Subdivision;

THENCE along the west line of said Block 43, South 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" West, 12.00 feet;

THENCE North 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" East, 12.00 feet to the **POINT OF BEGINNING**.

Containing 1,020 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000



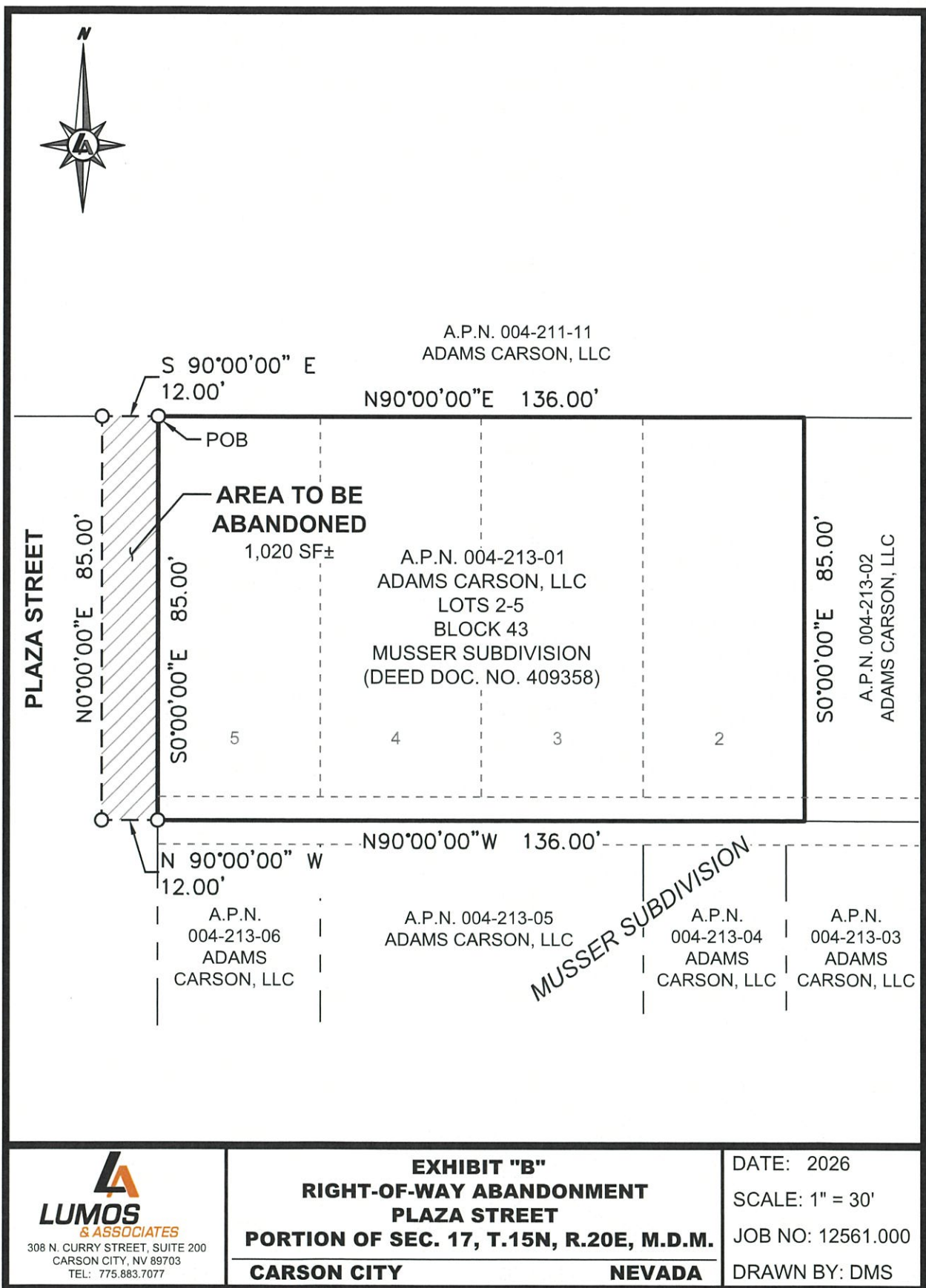


EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-5

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 2, 3, 4 and 5 in Block 43 of Musser Division to Carson City, Nevada, according to the official map thereof, on file in the Carson City (formerly Ormsby County) Records Office, Carson City, Nevada. Together with that portion of the North 1/2 of the abandoned alleyway adjacent and contiguous to said land.

Containing 11,560 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Block 43 of the said Musser Subdivision;

THENCE along the west line of said Block 43, South 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" West, 12.00 feet;

THENCE North 00°00'00" East, 85.00 feet;

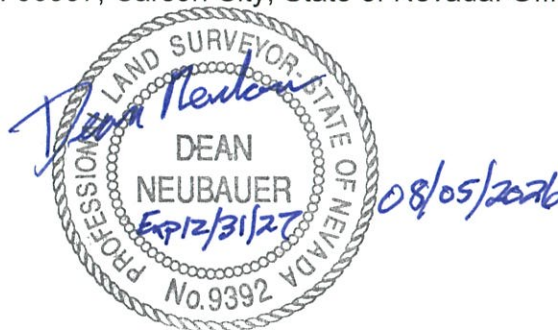
THENCE North 90°00'00" East, 12.00 feet to the **POINT OF BEGINNING**.

Containing 1,020 square feet, more or less.

Abandonment Resultant Parcel AB-5 contains 12,580 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000





A.P.N. 004-211-11
ADAMS CARSON, LLC

N90°00'00"E 148.00'

PLAZA STREET

N0°00'00"E 85.00'

RESULTANT PARCEL
AB-5
ADAMS CARSON, LLC
12,580 SF±

S0°00'00"E 85.00'

A.P.N. 004-213-02
ADAMS CARSON, LLC

5

4

3

2

N90°00'00"W 148.00'

A.P.N.
004-213-06
ADAMS
CARSON, LLC

A.P.N. 004-213-05
ADAMS CARSON, LLC

A.P.N.
004-213-04
ADAMS
CARSON, LLC

A.P.N.
004-213-03
ADAMS
CARSON, LLC

MUSSER SUBDIVISION



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-5
PLAZA STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 30'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "A"

PORTION OF FALL STREET TO BE ABANDONED ABUTTING THE EASTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-213-02

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 43 said Musser Subdivision;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 85.00 feet;

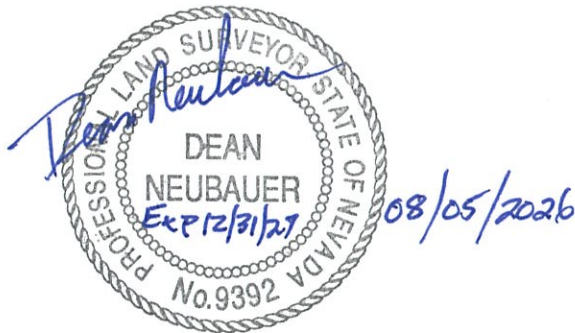
THENCE North 90°00'00" West, 14.50 feet to the easterly line of said Block 43;

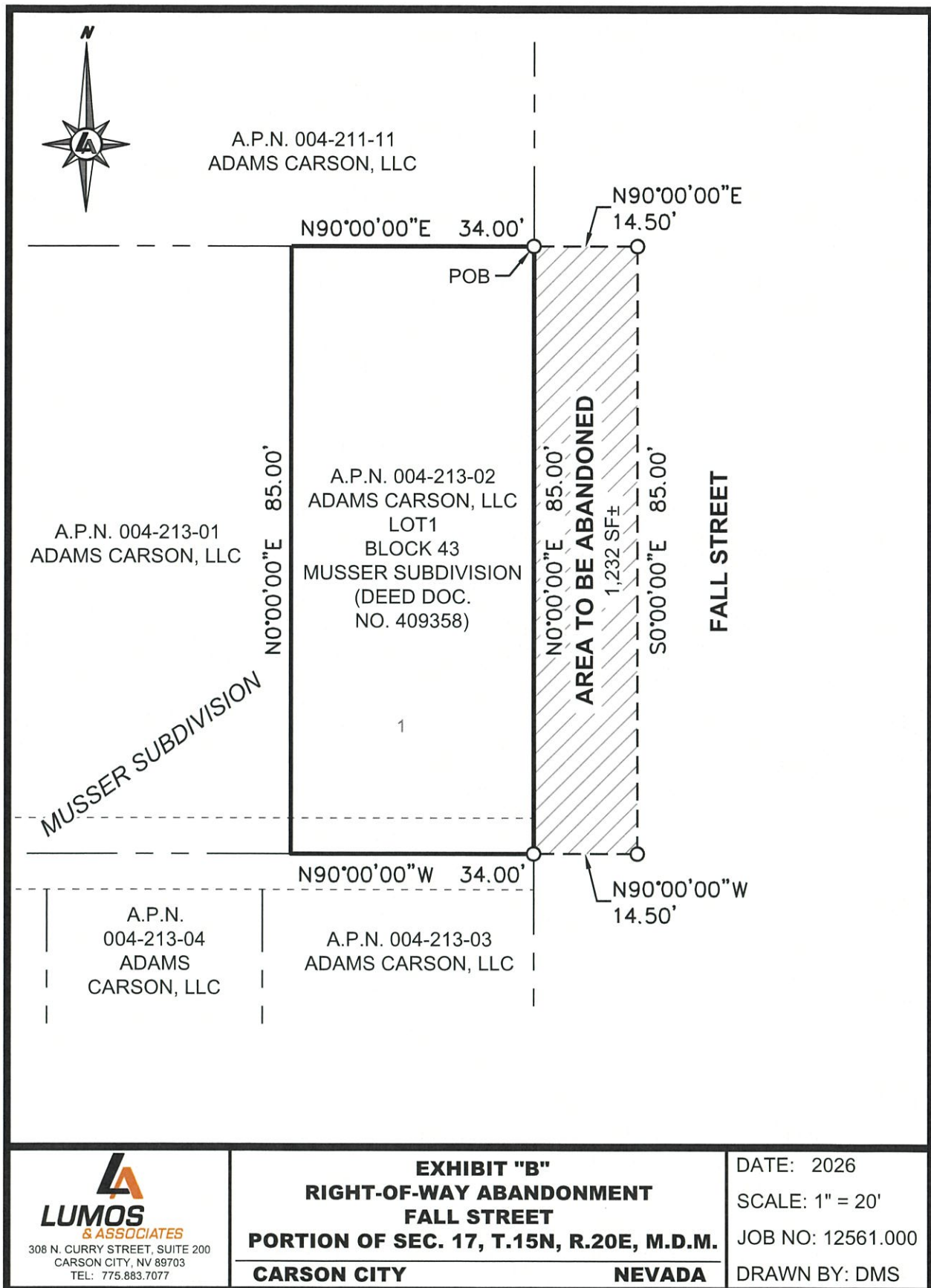
THENCE along the said easterly line of Block 43, North 00°00'00" East, 85.00 feet to the **POINT OF BEGINNING**.

Containing 1,232 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





LUMOS & ASSOCIATES
 308 N. CURRY STREET, SUITE 200
 CARSON CITY, NV 89703
 TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
 SCALE: 1" = 20'
 JOB NO: 12561.000
 DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-6

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lot 1 in Block 43 of Musser Division to Carson City, Nevada, according to the official map thereof, on file in the Carson City (formerly Ormsby County) Records Office, Carson City, Nevada. Together with that portion of the North 1/2 of the abandoned alleyway adjacent and contiguous to said land.

Containing 2,890 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 43 of said Musser Subdivision;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" West, 14.50 feet to the easterly line of said Block 43;

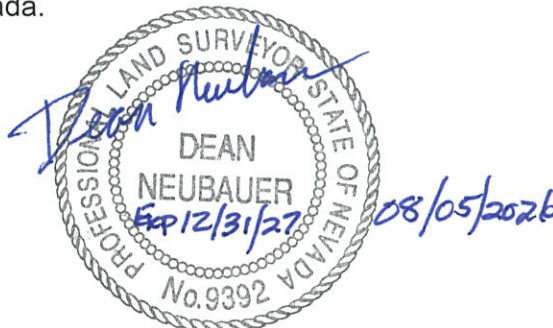
THENCE along the said easterly line of Block 43, North 00°00'00" East, 85.00 feet to the **POINT OF BEGINNING**.

Containing 1,232 square feet, more or less.

Abandonment Resultant Parcel AB-6 contains 4,122 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000





A.P.N. 004-211-11
ADAMS CARSON, LLC

N90°00'00"E 48.50'

A.P.N. 004-213-01
ADAMS CARSON, LLC

N0°00'00"E 85.00'

**RESULTANT PARCEL
AB-6
ADAMS CARSON, LLC
4,122 SF±**

S0°00'00"E 85.00'

FALL STREET

MUSSER SUBDIVISION

1

N90°00'00"W 48.50'

A.P.N.
004-213-04
ADAMS
CARSON, LLC

A.P.N. 004-213-03
ADAMS CARSON, LLC



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-6
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 06/2026

SCALE: 1" = 20'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "A"

PORTION OF TELEGRAPH STREET AND FALL STREET TO BE ABANDONED ABUTTING THE SOUTHERLY AND EASTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-213-03

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Block 43 of said Musser Subdivision;

THENCE along the east line of said Block 43, North 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 151.00 feet;

THENCE along the north line of Block 30 of the Proctor & Green Subdivision, North 90°00'00" West, 52.50 feet;

THENCE North 00°00'00" East, 66.00 feet to the south line of said Block 43;

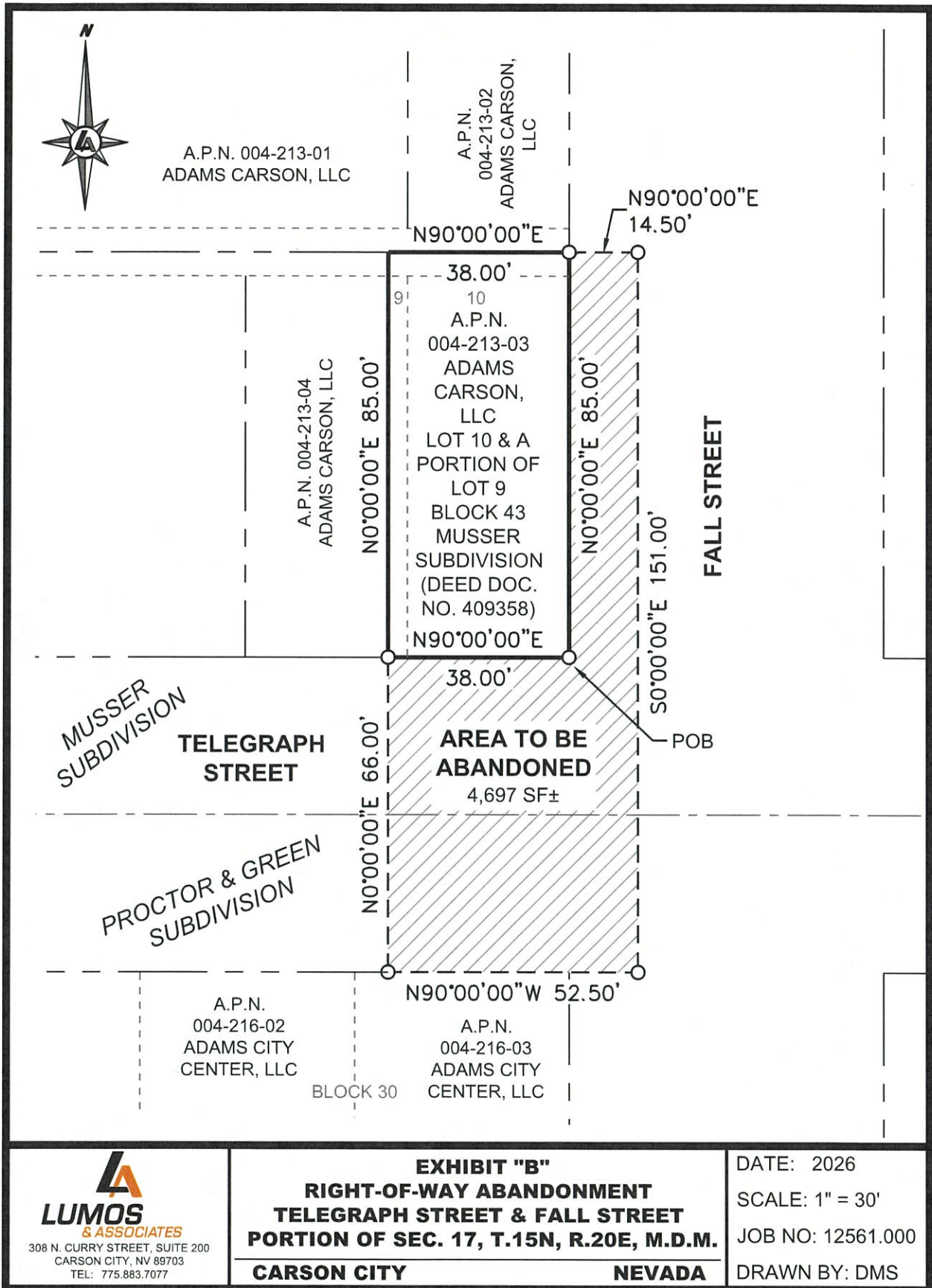
THENCE along said south line, North 90°00'00" East, 38.00 feet to the **POINT OF BEGINNING**.

Containing 4,697 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
TELEGRAPH STREET & FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 30'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-13

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lot 10 and the easterly 4 feet of Lot 9 in Block 43 of Musser Division to Carson City, Nevada, according to the official map thereof, on file in the Carson City (formerly Ormsby County) Records Office, Carson City, Nevada. Together with that portion of the South 1/2 of the abandoned alleyway adjacent and contiguous to said land.

Containing 3,230 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Block 43 of said Musser Subdivision;

THENCE along the east line of said Block 43, North 90°00'00" East, 85.00 feet;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 151.00 feet;

THENCE along the north line of Block 30 of the Proctor & Green Subdivision, North 90°00'00" West, 52.50 feet;

THENCE North 00°00'00" East, 66.00 feet to the south line of said Block 43;

THENCE North 90°00'00" East, 38.00 feet to the **POINT OF BEGINNING**.

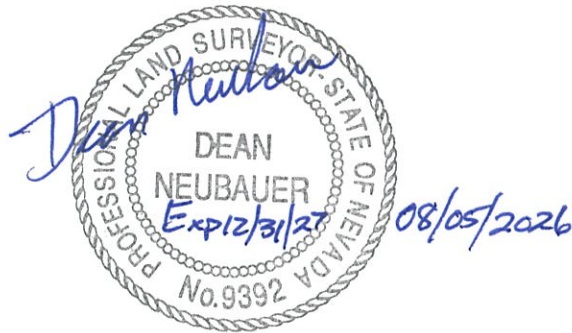
Containing 4,697 square feet, more or less.

Abandonment Resultant Parcel AB-13 contains 7,927 square feet, more or less.

INCLUDING a twenty foot (20') Sewer Easement to be retained by Carson City as shown on Exhibit "D".

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
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Carson City, NV 89703
JN.12561.000





A.P.N. 004-213-01
ADAMS CARSON, LLC

A.P.N.
004-213-02
ADAMS CARSON,
LLC

N90°00'00"E 52.50'

MUSSER
SUBDIVISION

A.P.N. 004-213-04
ADAMS CARSON, LLC

N0°00'00"E 151.00'

RESULTANT
PARCEL
AB-13
ADAMS
CARSON, LLC
7,927 SF±

S0°00'00"E 151.00'

FALL STREET

TELEGRAPH STREET

20' SEWER EASEMENT TO
BE RETAINED BY CARSON CITY

PROCTOR & GREEN
SUBDIVISION

A.P.N.
004-216-02
ADAMS CITY
CENTER, LLC

BLOCK 30

N90°00'00"W 52.50'

A.P.N.
004-216-03
ADAMS CITY
CENTER, LLC



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-13
TELEGRAPH STREET & FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 30'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "A"

PORTION OF TELEGRAPH STREET TO BE ABANDONED ABUTTING THE SOUTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-213-04

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 9 of Block 43 of said Musser Subdivision;

THENCE along the south line of said Block 43, North 90°00'00" East, 30.00 feet;

THENCE South 00°00'00" East, 66.00 feet to the north line of Block 30 of the Proctor & Green Subdivision;

THENCE along the north line of said Block 30, North 90°00'00" West, 30.00 feet;

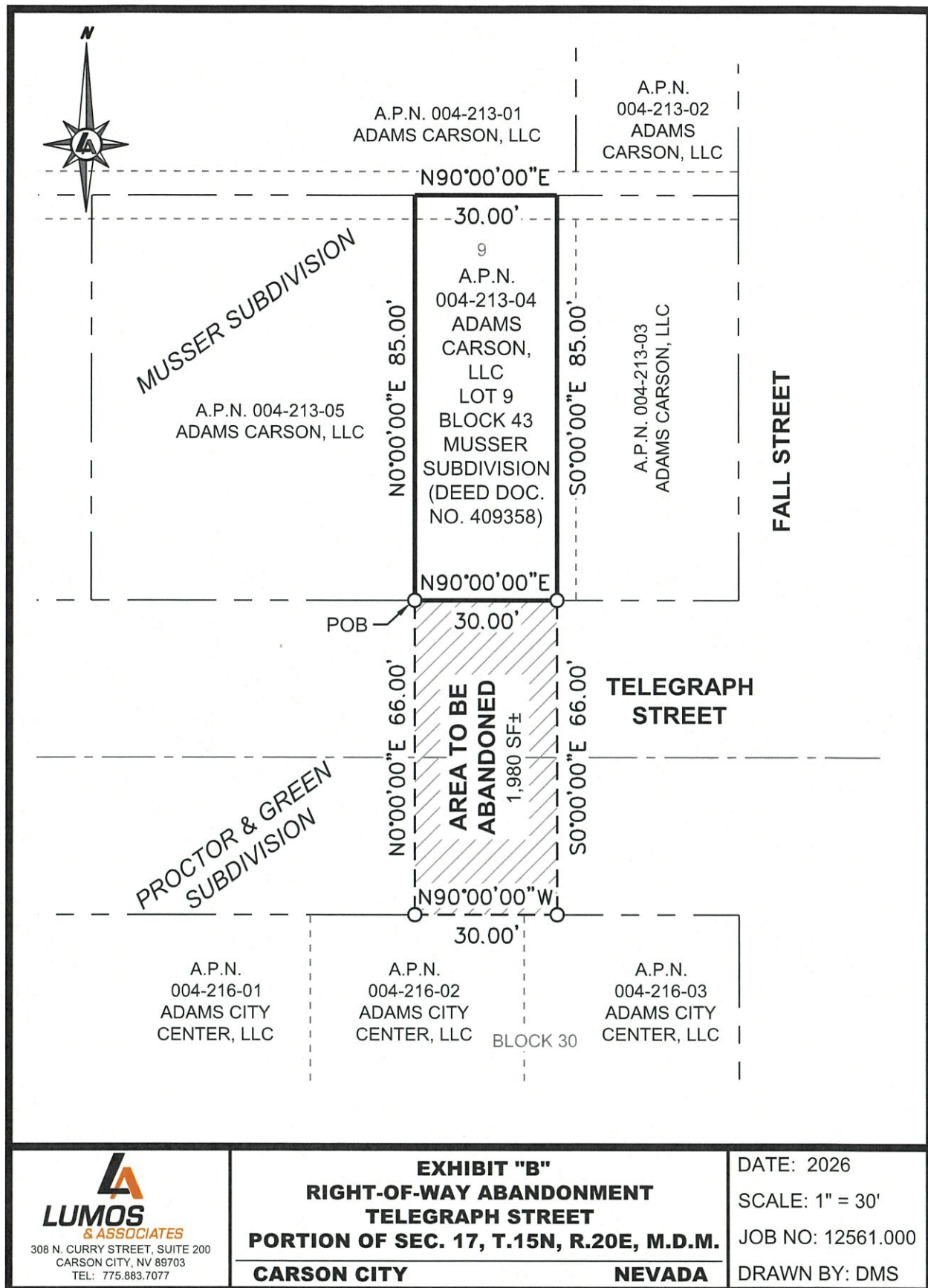
THENCE North 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

Containing 1,980 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





LUMOS
& ASSOCIATES
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 TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
TELEGRAPH STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
 SCALE: 1" = 30'
 JOB NO: 12561.000
 DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-12

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

The westerly 30 feet of Lot 9 in Block 43 of Musser Division to Carson City, Nevada, according to the official map thereof, on file in the Carson City (formerly Ormsby County) Records Office, Carson City, Nevada. Together with that portion of the South 1/2 of the abandoned alleyway adjacent and contiguous to said land.

Containing 2,550 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 9 of Block 43 of said Musser Subdivision;

THENCE along the south line of said Block 43, North 90°00'00" East, 30.00 feet;

THENCE South 00°00'00" East, 66.00 feet to the north line of Block 30 of the Proctor & Green Subdivision;

THENCE along the north line of said Block 30, North 90°00'00" West, 30.00 feet;

THENCE North 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

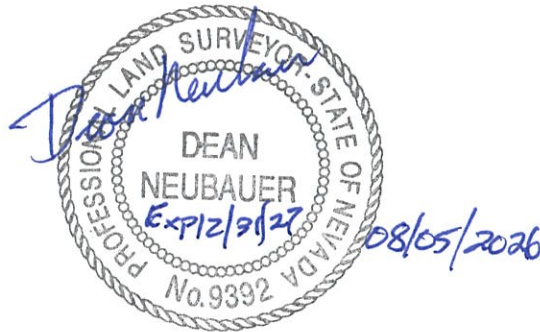
Containing 1,980 square feet, more or less.

Abandonment Resultant Parcel AB-12 contains 4,530 square feet, more or less.

INCLUDING a twenty foot (20') Sewer Easement to be retained by Carson City as shown on Exhibit "D".

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
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JN.12561.000



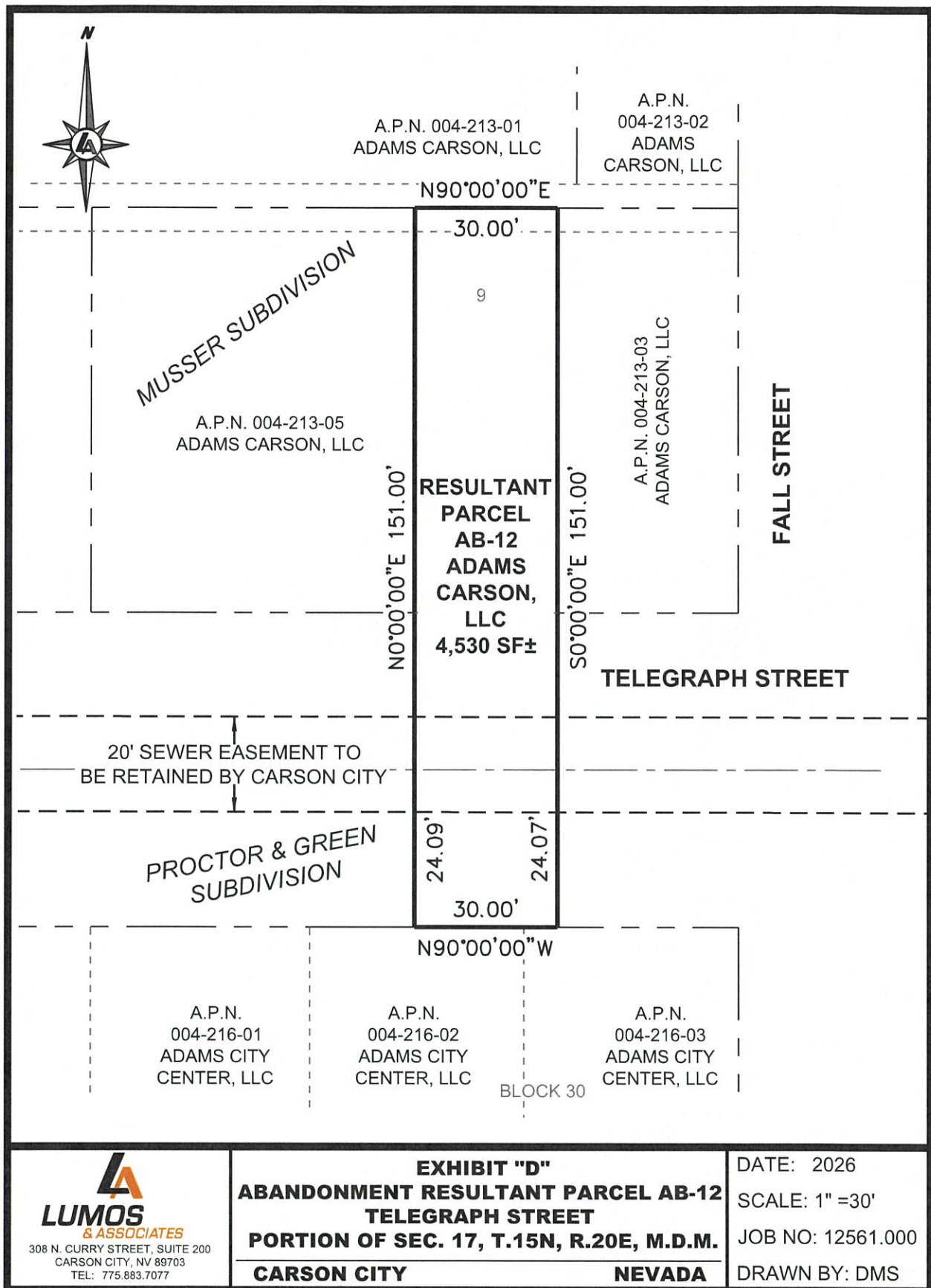


EXHIBIT "A"

PORTION OF TELEGRAPH STREET TO BE ABANDONED ABUTTING THE SOUTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-213-05

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 7 of Block 43 of said Musser Subdivision;

THENCE along the south line of said Block 43, North 90°00'00" East, 68.00 feet to the southeast corner of Lot 8 of Block 43;

THENCE South 00°00'00" East, 66.00 feet to the northeast corner of Lot 3 of Block 30 of the Proctor & Green Subdivision;

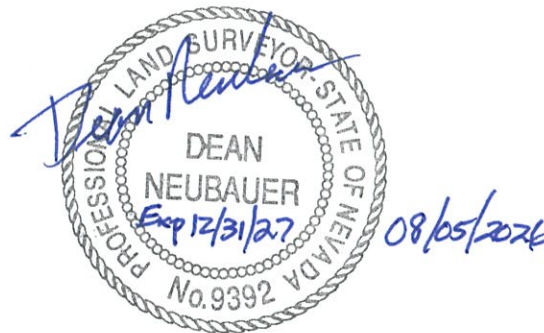
THENCE along the north line of said Block 30, North 90°00'00" West, 68.00 feet;

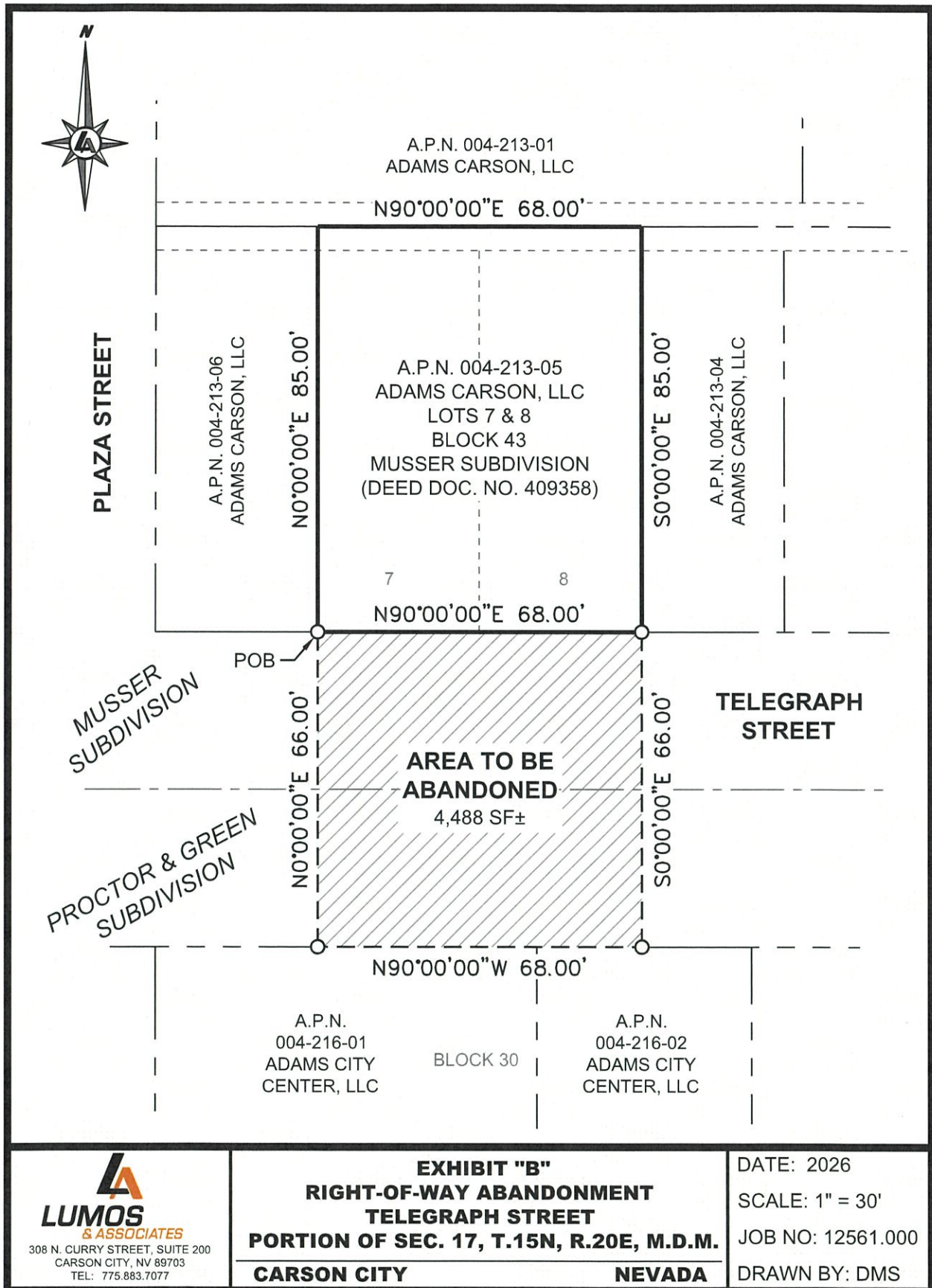
THENCE North 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

Containing 4,488 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





LUMOS
 & ASSOCIATES
 308 N. CURRY STREET, SUITE 200
 CARSON CITY, NV 89703
 TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
TELEGRAPH STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
 SCALE: 1" = 30'
 JOB NO: 12561.000
 DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-11

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 7 and 8 in Block 43 of Musser Division to Carson City, Nevada, according to the official map thereof, on file in the Carson City (formerly Ormsby County) Records Office, Carson City, Nevada. Together with that portion of the South 1/2 of the abandoned alleyway adjacent and contiguous to said land.

Containing 5,780 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 7 of Block 43 of said Musser Subdivision;

THENCE along the south line of said Block 43, North 90°00'00" East, 68.00 feet to the southeast corner of Lot 8 of Block 43;

THENCE South 00°00'00" East, 66.00 feet to the northeast corner of Lot 3 of Block 30 of the Proctor & Green Subdivision;

THENCE along the north line of said Block 30, North 90°00'00" West, 68.00 feet;

THENCE North 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

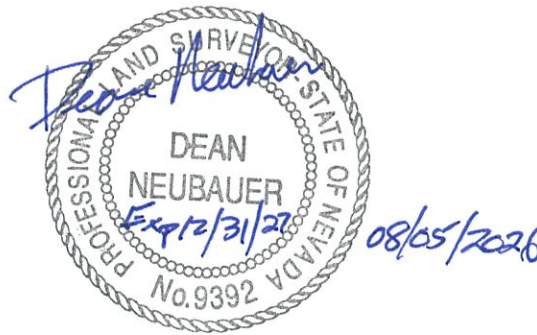
Containing 4,488 square feet, more or less.

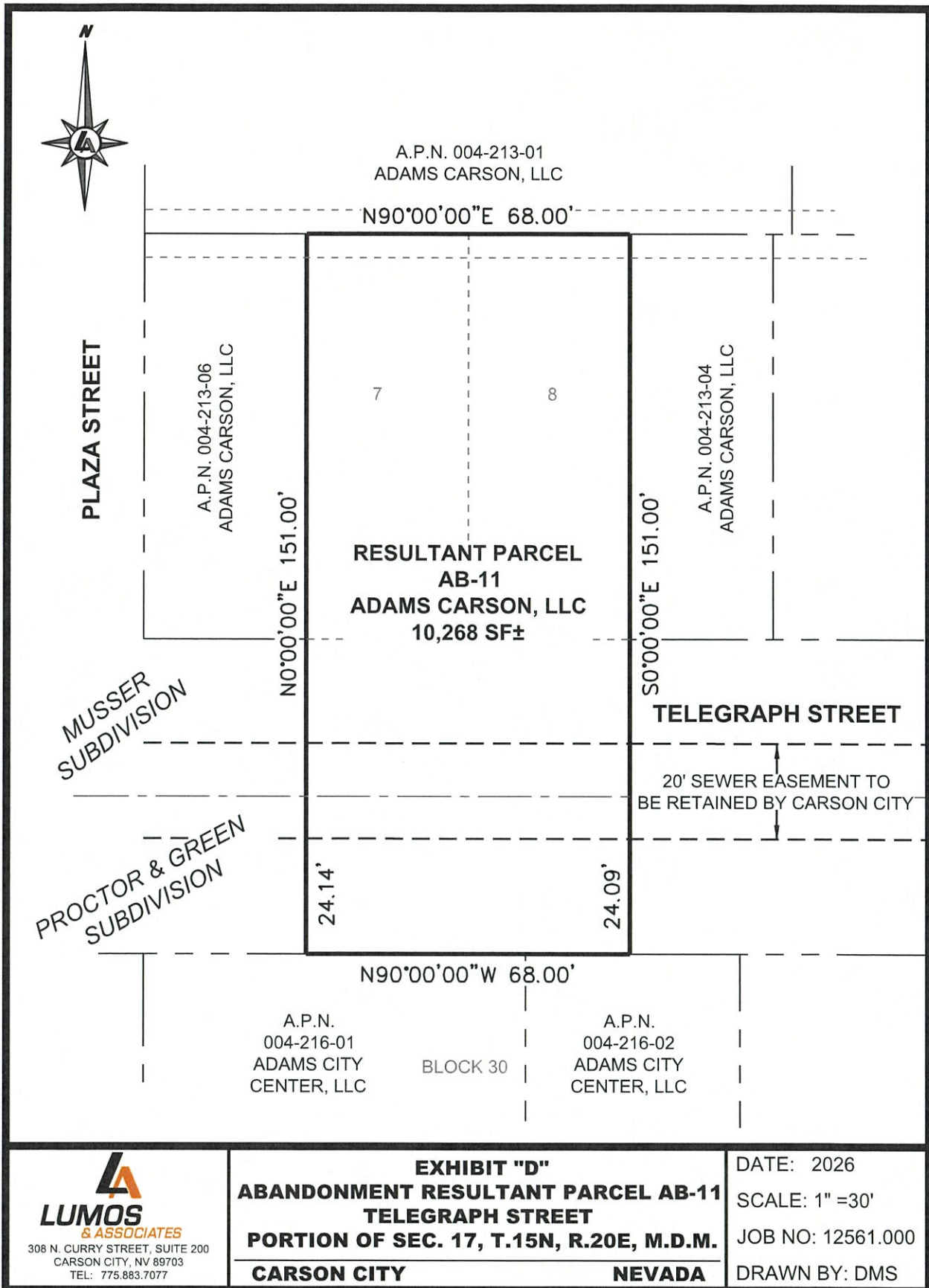
Abandonment Resultant Parcel AB-11 contains 10,268 square feet, more or less.

INCLUDING a twenty foot (20') Sewer Easement to be retained by Carson City as shown on Exhibit "D".

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
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JN.12561.000





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EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-11
TELEGRAPH STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF TELEGRAPH STREET AND PLAZA STREET TO BE ABANDONED ABUTTING THE SOUTHERLY AND WESTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-213-06

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 6 of Block 43 of said Musser Subdivision;

THENCE South 00°00'00" East, 66.00 feet to the northeast corner of Lot 5 of Block 30 of the Proctor & Green Subdivision;

THENCE along the north line of said Block 30, North 90°00'00" West, 46.00 feet;

THENCE North 00°00'00" West, 151.00 feet;

THENCE North 90°00'00" East, 12.00 feet to the west line of said Block 43;

THENCE along said west line, South 00°00'00" East, 85.00 feet to the southwest corner of said Block 43;

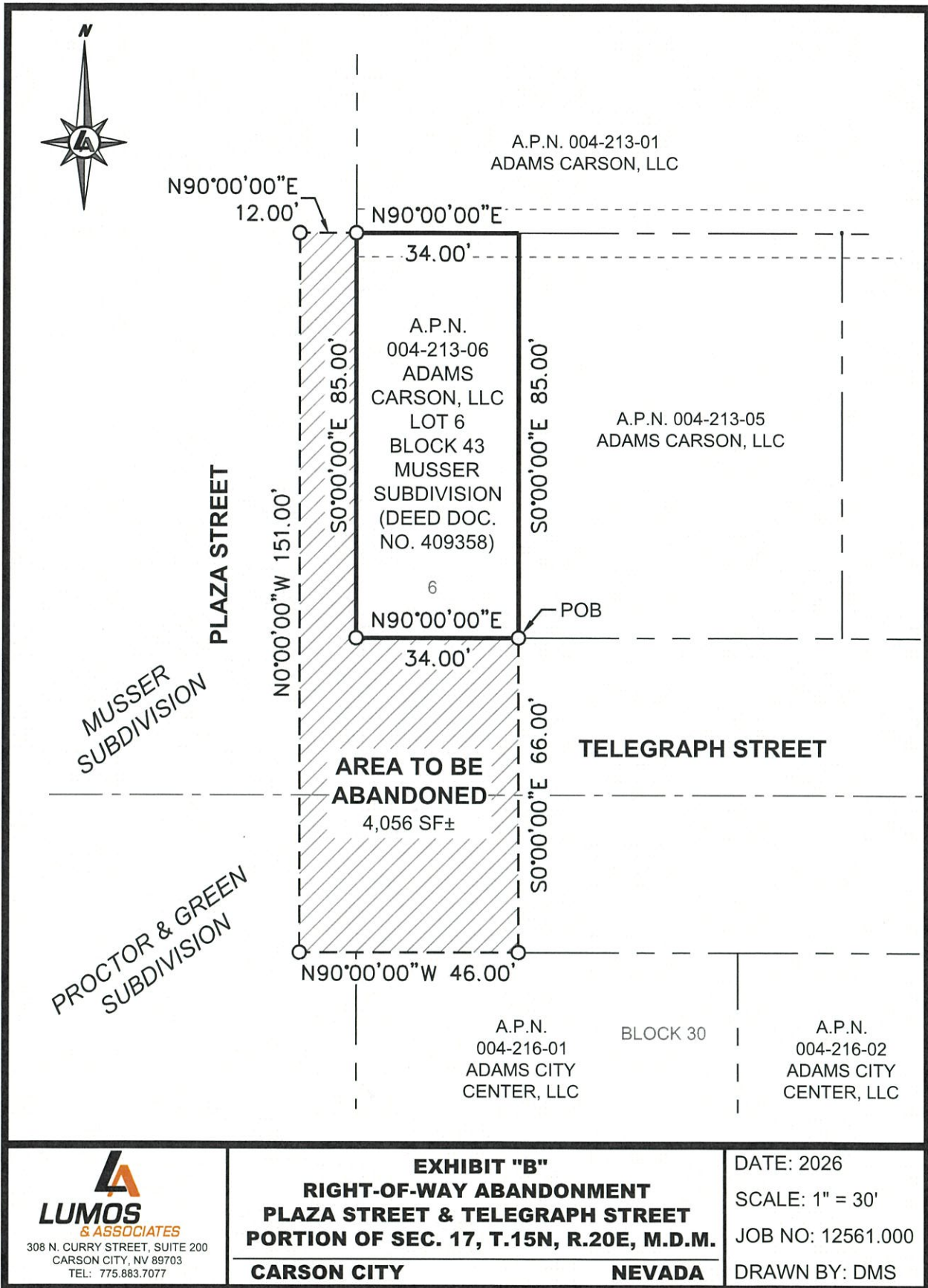
THENCE along the south line of said Block 43, North 90°00'00" East, 34.00 feet to the **POINT OF BEGINNING**.

Containing 4,056 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
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JN 12561.000





LUMOS
 & ASSOCIATES
 308 N. CURRY STREET, SUITE 200
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EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
PLAZA STREET & TELEGRAPH STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
 SCALE: 1" = 30'
 JOB NO: 12561.000
 DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-10

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lot 6 in Block 43 of Musser Division to Carson City, Nevada, according to the official map thereof, on file in the Carson City (formerly Ormsby County) Records Office, Carson City, Nevada. Together with the South 1/2 of the abandoned alleyway adjacent and contiguous to said land.

Containing 2,890 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 6 of Block 43 of said Musser Subdivision;

THENCE South 00°00'00" East, 66.00 feet to the northeast corner of Lot 5 of Block 30 of the Proctor & Green Subdivision;

THENCE along the north line of said Block 30, North 90°00'00" West, 46.00 feet;

THENCE North 00°00'00" West, 151.00 feet;

THENCE North 90°00'00" East, 12.00 feet to the west line of said Block 43;

THENCE along said west line, South 00°00'00" East, 85.00 feet to the southwest corner of said Block 43;

THENCE along the south line of said Block 43, North 90°00'00" East, 34.00 feet to the **POINT OF BEGINNING**.

Containing 4,056 square feet, more or less.

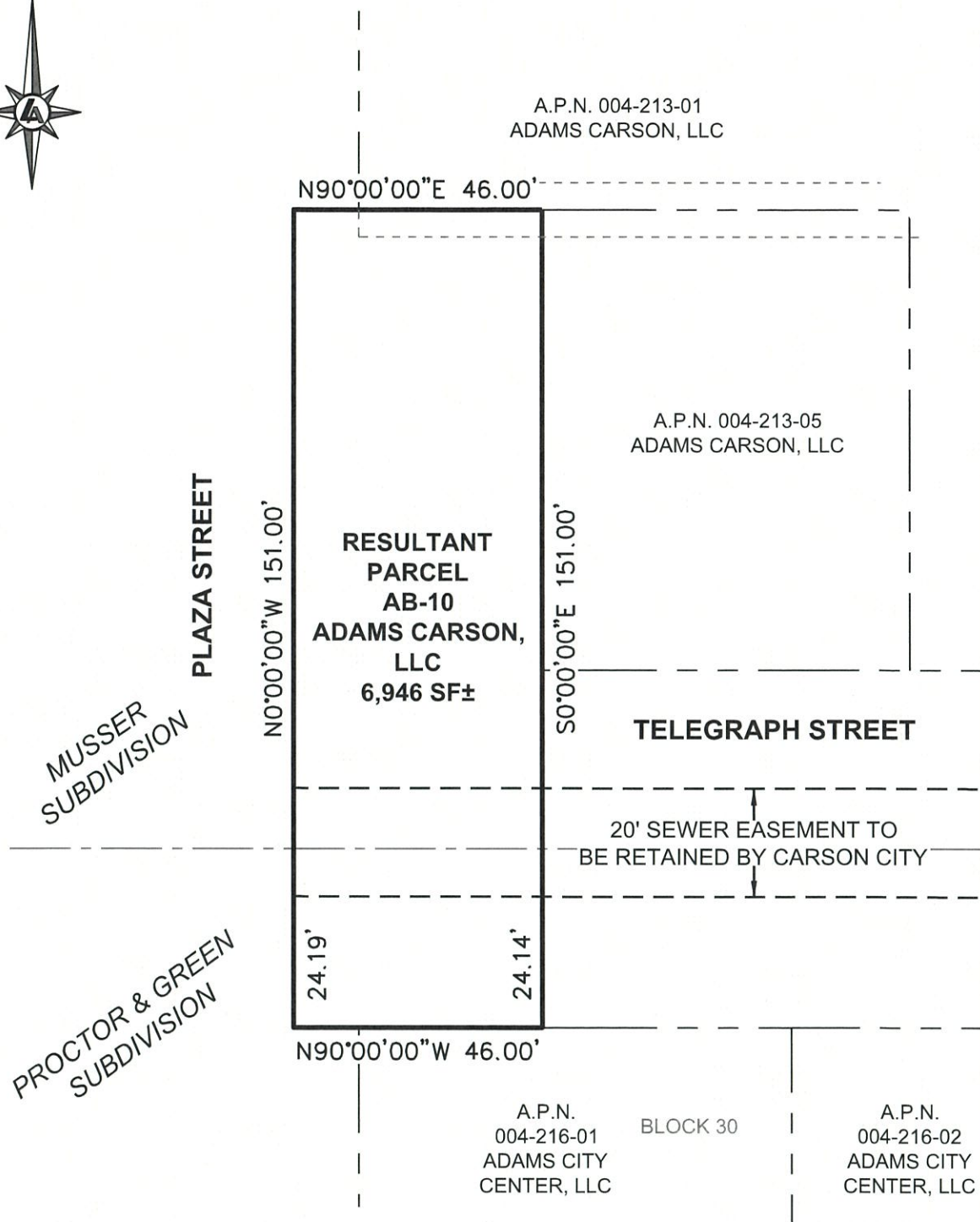
Abandonment Resultant Parcel AB-10 contains 6,946 square feet, more or less.

INCLUDING a twenty foot (20') Sewer Easement to be retained by Carson City as shown on Exhibit "D".

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
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JN.12561.000





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EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-10
PLAZA STREET & TELEGRAPH STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF PLAZA STREET TO BE ABANDONED ABUTTING THE WESTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-216-01

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Block 30 of said subdivision, also being a point on the easterly right-of-way line of Plaza Street;

THENCE along said easterly right-of-way line, South 00°00'00" East, 80.00 feet;

THENCE departing said easterly right-of-way line, North 90°00'00" West, 12.00 feet;

THENCE North 00°00'00" West, 80.00 feet;

THENCE North 90°00'00" East, 12.00 feet to the **POINT OF BEGINNING**.

Containing 960 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





MUSSER SUBDIVISION

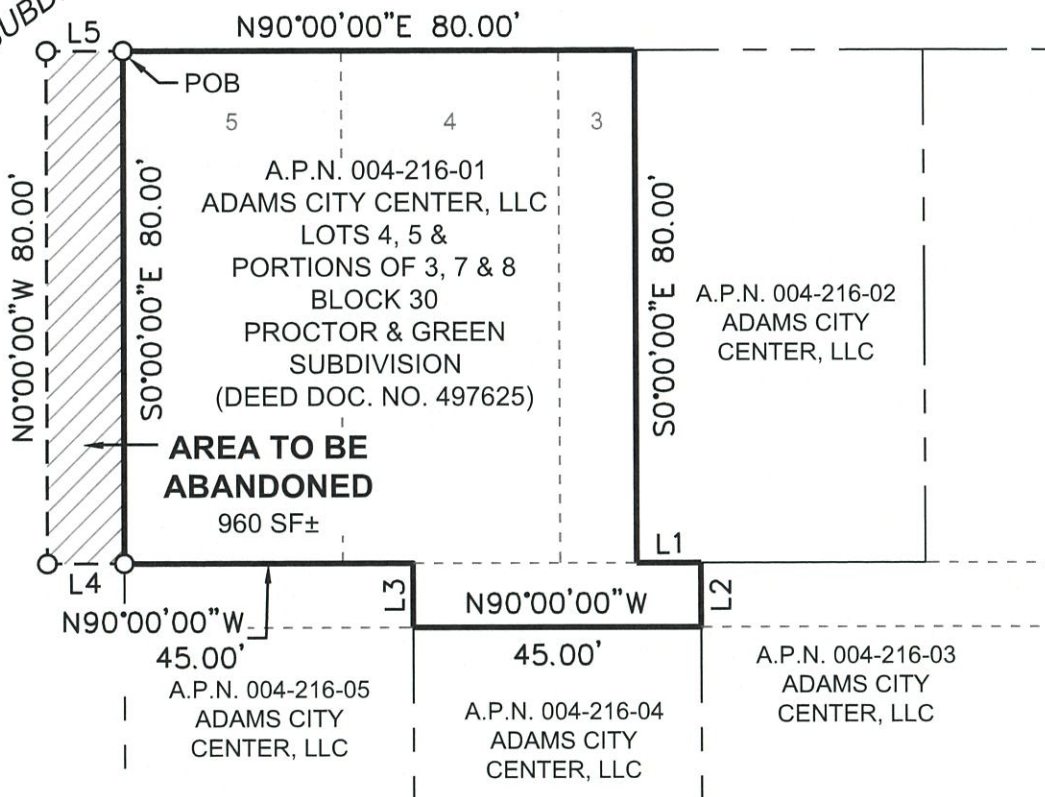
LINE TABLE

LINE	BEARING	LENGTH
L1	N90°00'00"E	10.00'
L2	S0°00'00"E	10.00'
L3	N0°00'00"E	10.00'
L4	N90°00'00"W	12.00'
L5	N90°00'00"E	12.00'

PROCTOR & GREEN
SUBDIVISION

TELEGRAPH STREET

PLAZA STREET



LUMOS
& ASSOCIATES
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EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
PLAZA STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-15

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

Commencing at the Northwest corner of Block 30 of Proctor & Green's Division of Carson City, Ormsby County, Nevada, running thence East along the South side of Telegraph Street a distance of 80 feet; thence at right angles South, a distance of 80 feet; thence at right angles West, a distance of 80 feet to the East side of Plaza Street; thence North along the East side of Plaza Street a distance of 80 feet to the Northwest corner of Block 30 hereinabove referred to.

TOGETHER WITH that portion of the abandoned alleyway described as follows:

Commencing at a point 80 feet south of the northwest corner of Block 30 of Proctor and Green's Division; thence East 45 feet to the place of beginning; thence South 10 feet; thence East 45 feet; thence North 10 feet; thence West 45 feet to the place of beginning.

Containing 6,850 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., being a portion of an abandoned street within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Block 30 of said subdivision, also being a point on the easterly right-of-way line of Plaza Street;

THENCE along said easterly right-of-way line, South 00°00'00" East, 80.00 feet;

THENCE departing said easterly right-of-way line, North 90°00'00" West, 12.00 feet;

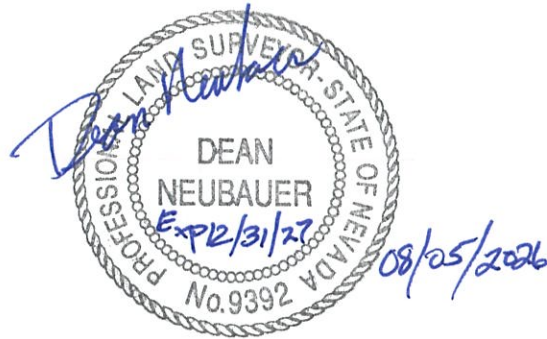
THENCE North 00°00'00" West, 80.00 feet;

THENCE North 90°00'00" East, 12.00 feet to the **POINT OF BEGINNING**.

Containing 960 square feet, more or less.

Abandonment Resultant Parcel AB-15 contains 7,810 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12172.000



MUSSER SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L6	N90°00'00"E	10.00'
L7	S0°00'00"E	10.00'
L8	N0°00'00"E	10.00'

PROCTOR & GREEN
SUBDIVISION

TELEGRAPH STREET

N90°00'00"E 92.00'

PLAZA STREET

N0°00'00"W 80.00'

RESULTANT PARCEL
AB-15
ADAMS CITY CENTER, LLC
7,810 SF±

5

4

3

S0°00'00"E 80.00'

A.P.N. 004-216-02
ADAMS CITY
CENTER, LLC

L6

N90°00'00"W 57.00'

N90°00'00"W

45.00'

A.P.N. 004-216-05
ADAMS CITY
CENTER, LLC

A.P.N. 004-216-04
ADAMS CITY
CENTER, LLC

A.P.N. 004-216-03
ADAMS CITY
CENTER, LLC



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-15
PLAZA STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF FALL STREET AND PROCTOR STREET TO BE ABANDONED ABUTTING THE EASTERLY AND SOUTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-216-03

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 30 of said subdivision, also being a point on the westerly right-of-way line of Fall Street;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 194.00 feet;

THENCE North 90°00'00" West, 94.50 feet;

THENCE North 00°00'00" East, 24.00 feet to the south line of Block 30;

THENCE along said south line, North 90°00'00" East, 80.00 feet to the southeast corner of said Block 30;

THENCE along the easterly line of said Block 30, North 00°00'00" East, 170.00 feet to the **POINT OF BEGINNING**.

Containing 4,733 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

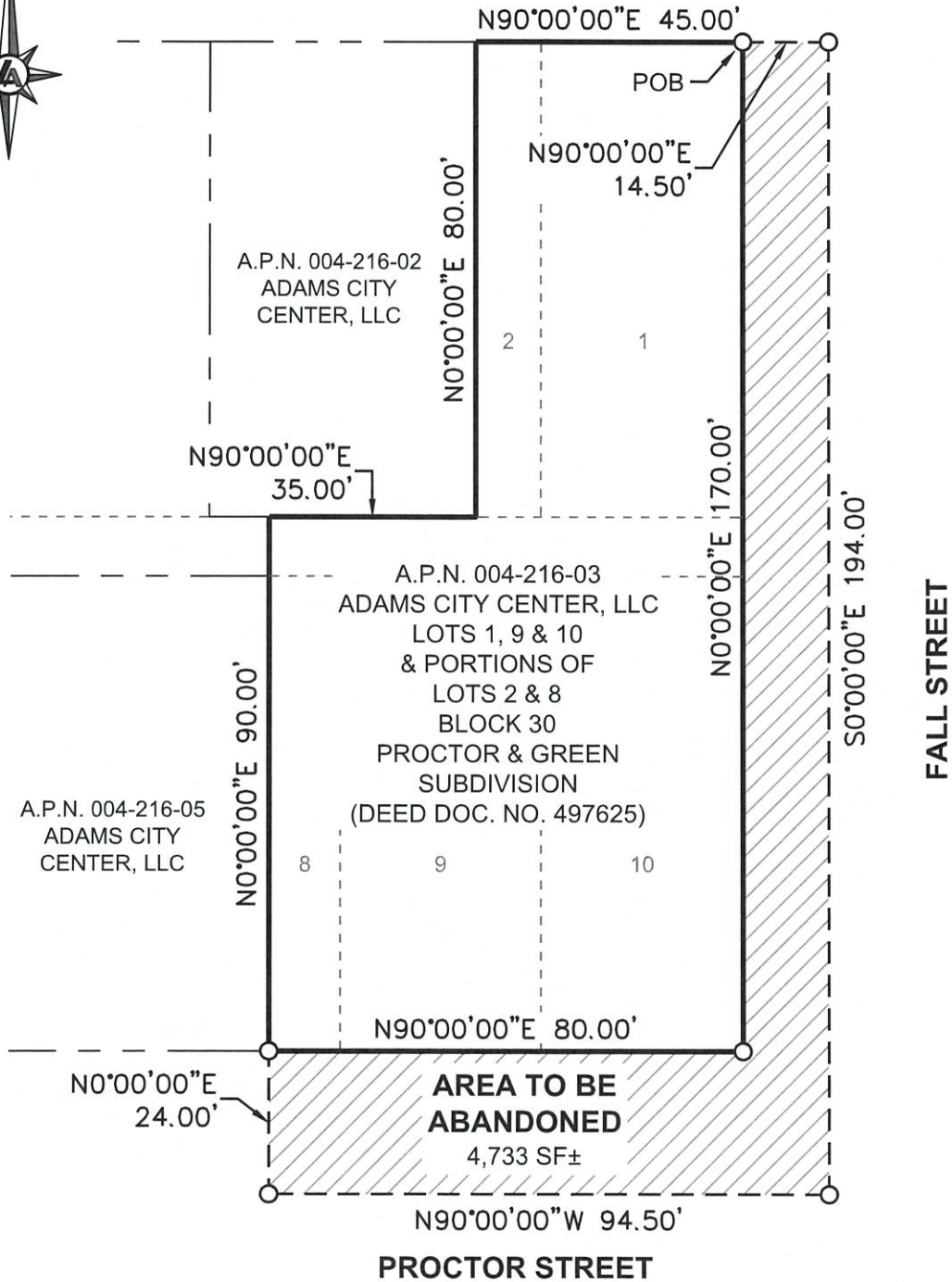
Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000



08/05/2026



TELEGRAPH STREET



LUMOS
& ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
PROCTOR STREET & FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-16

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

Lots 1, 9 and 10 and the East 11 feet of Lot 2, and the East 12 feet of Lot 8, and the East 80 feet of the vacated and abandoned alley all in Block 30 of Proctor and Green Division.

Containing 10,800 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 30 of said subdivision, also being a point on the westerly right-of-way line of Fall Street;

THENCE North 90°00'00" East, 14.50 feet;

THENCE South 00°00'00" East, 194.00 feet;

THENCE North 90°00'00" West, 94.50 feet;

THENCE North 00°00'00" East, 24.00 feet to the south line of Block 30;

THENCE along said south line, North 90°00'00" East, 80.00 feet to the southeast corner of said Block 30;

THENCE along the easterly line of said Block 30, North 00°00'00" East, 170.00 feet to the **POINT OF BEGINNING**

Containing 4,733 square feet, more or less.

Abandonment Resultant Parcel AB-16 contains 15,533 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
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JN.12172.000



08/05/2026

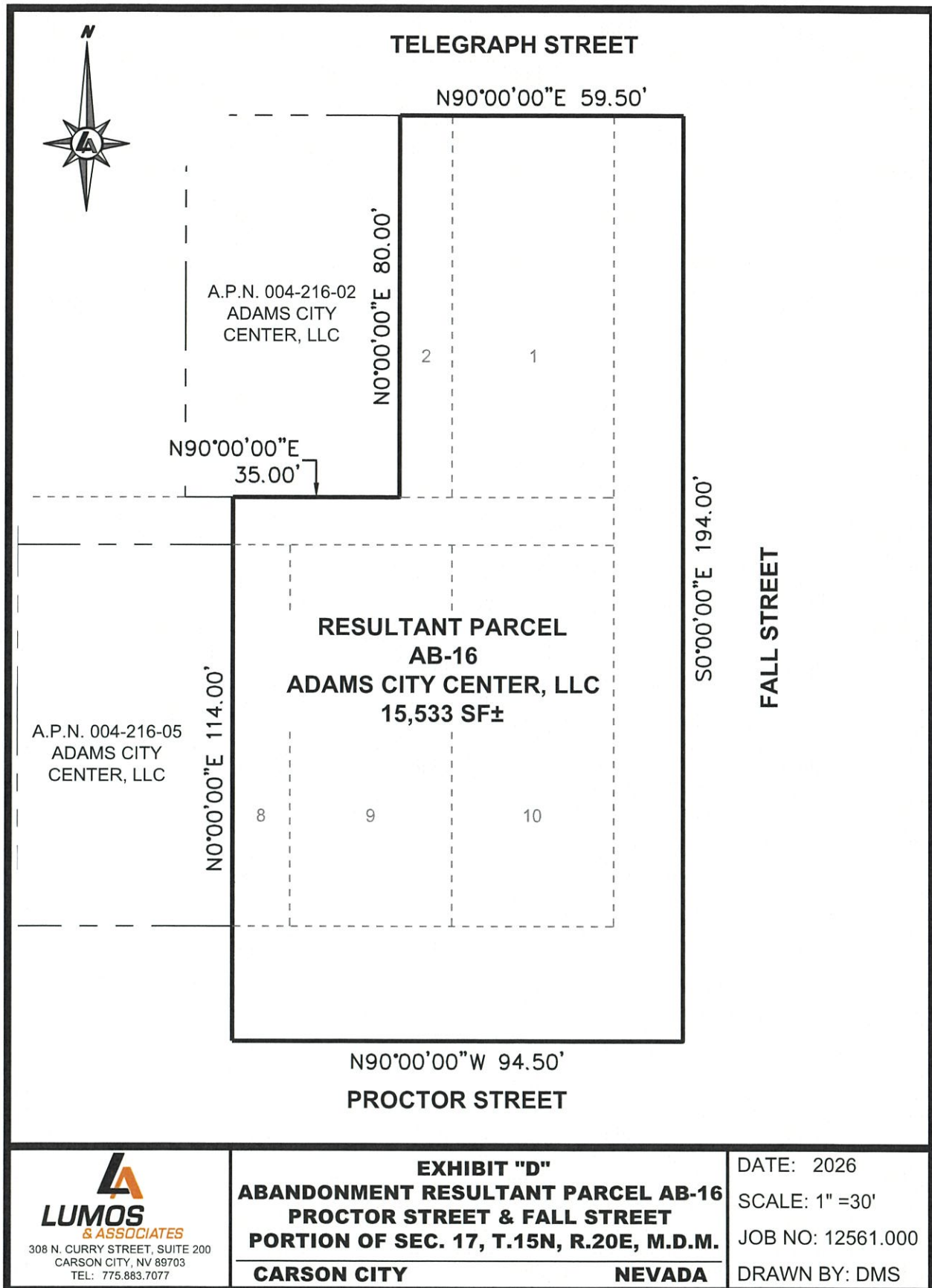


EXHIBIT "A"

PORTION OF PROCTOR STREET TO BE ABANDONED ABUTTING THE SOUTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-216-04

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at a point on the south line of Block 30 whence the southwest corner of said Block 30 bears South 90°00'00" East, 80.00 feet distant, also being a point on the northerly right of way line of Proctor Street;

THENCE leaving said right of way, South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 45.00 feet;

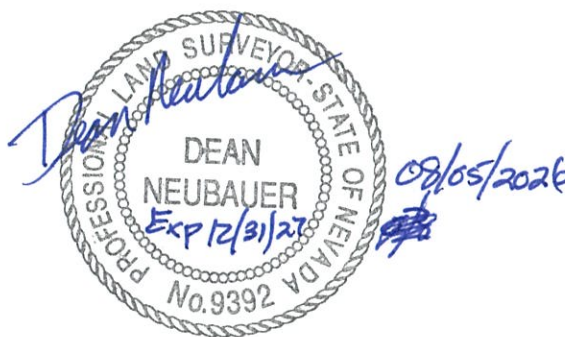
THENCE North 00°00'00" East, 24.00 feet to the south line of said Block 30;

THENCE along the south line of said Block 30, North 90°00'00" East, 45.00 feet to the **POINT OF BEGINNING**.

Containing 1,080 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
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JN 12561.000



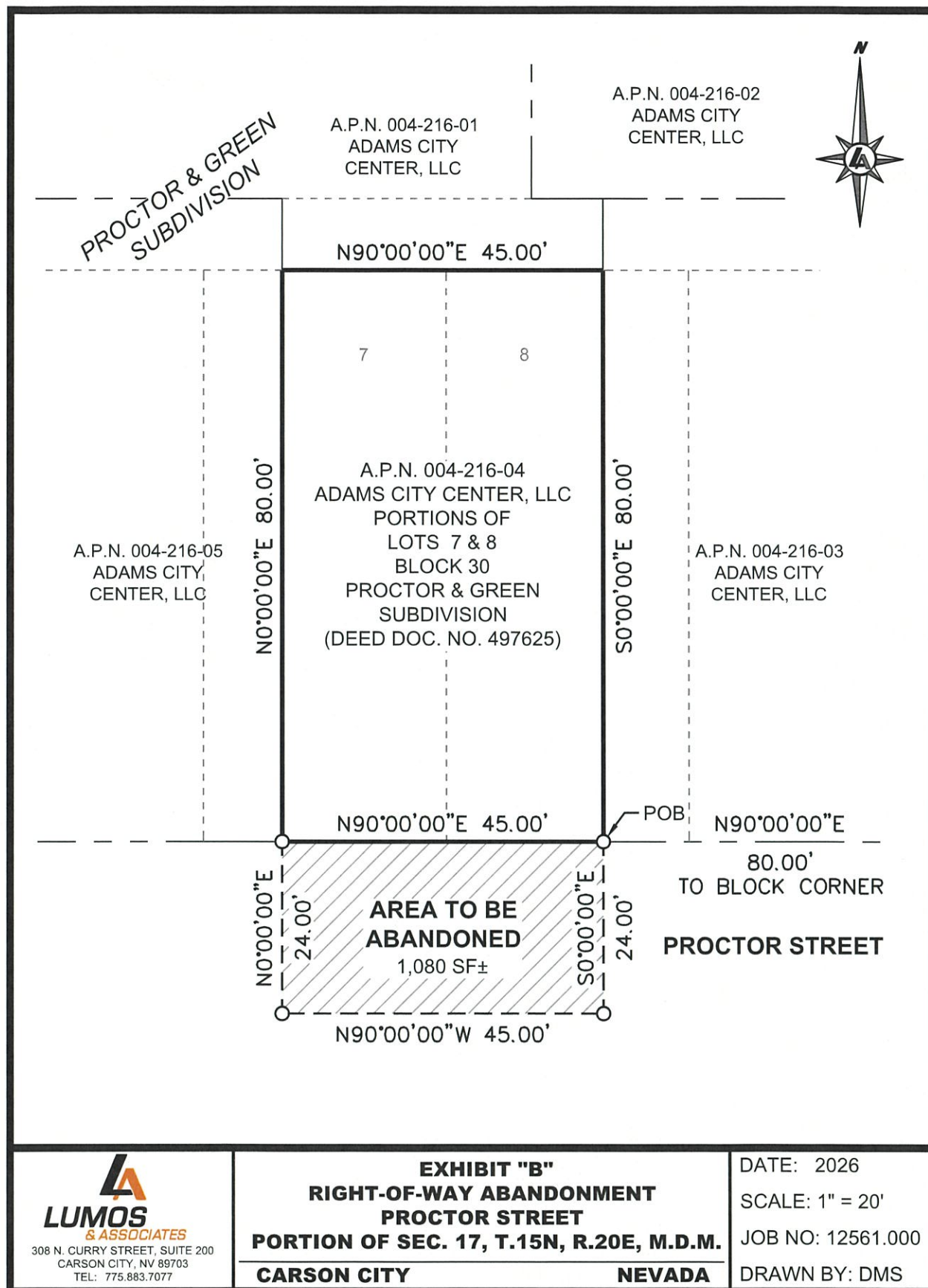


EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-20

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

Lots 7 and 8, in Block 30 of Proctor and Green Division of Carson City, Nevada, being a parcel of land approximately 45 x 85 feet and otherwise described as Assessors Parcel #004-216-04.

Containing 3,600 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at a point on the south line of Block 30 whence the southwest corner of said Block 30 bears South 90°00'00" East, 80.00 feet distant, also being a point on the northerly right of way line of Proctor Street;

THENCE leaving said right of way, South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 45.00 feet;

THENCE North 00°00'00" East, 24.00 feet to the south line of said Block 30;

THENCE along the south line of said Block 30, North 90°00'00" East, 45.00 feet to the **POINT OF BEGINNING**.

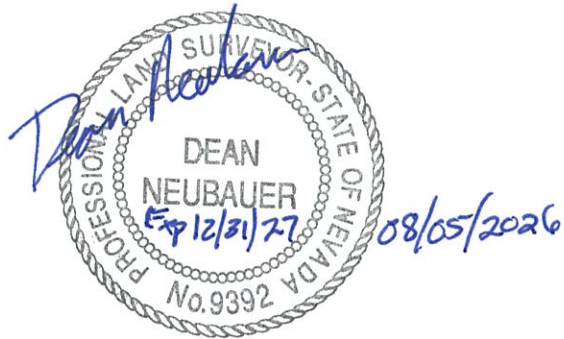
Containing 1,080 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Abandonment Resultant Parcel AB-20 contains 4,680 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

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JN.12561.000



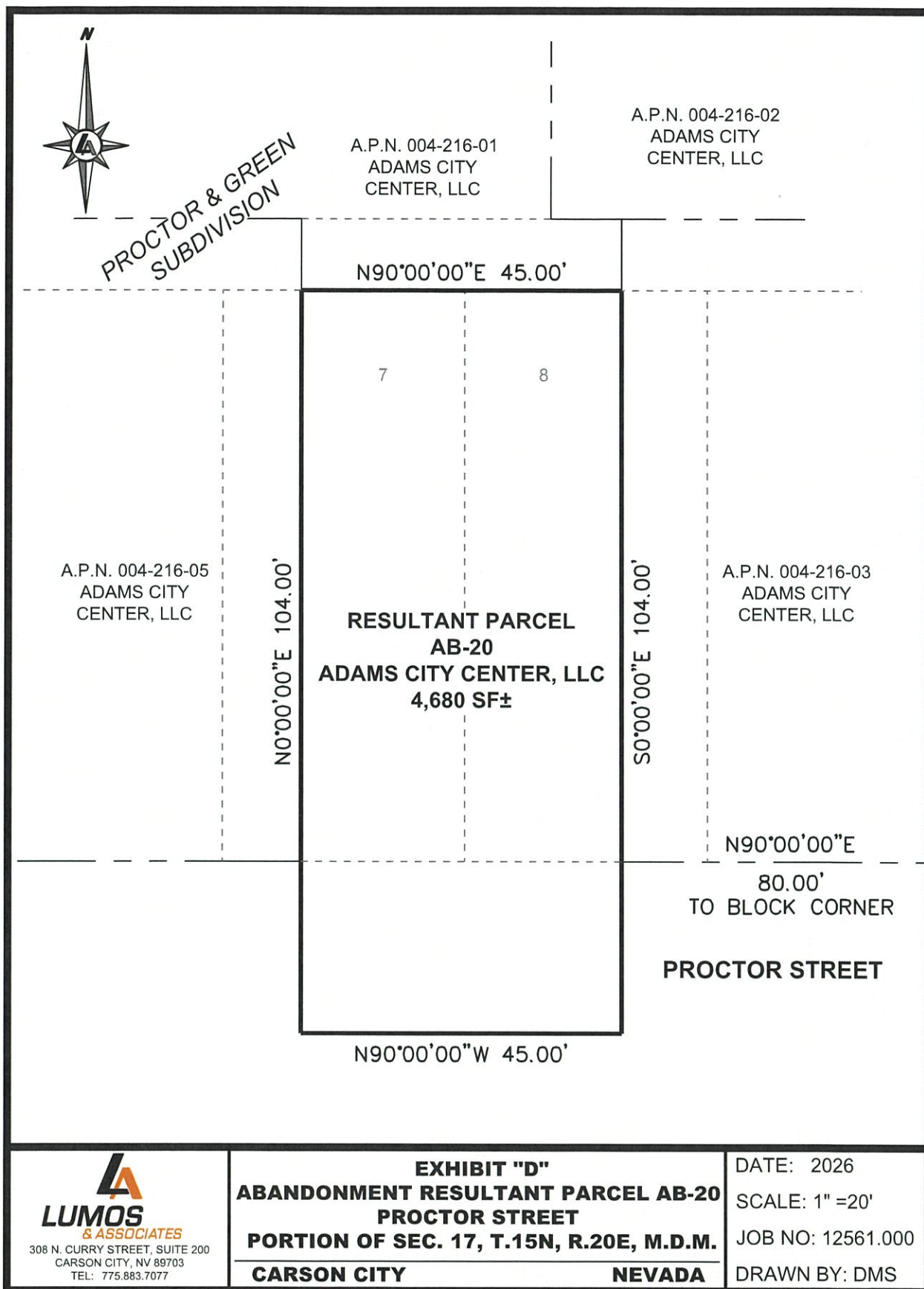


EXHIBIT "A"

PORTION OF PLAZA STREET AND PROCTOR STREET TO BE ABANDONED ABUTTING THE WESTERLY AND SOUTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-216-05

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Block 30 of said subdivision, also being a point on the easterly right-of-way line of Plaza Street;

THENCE along the south line of Block 30, North 90°00'00" East, 45.00 feet;

THENCE South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 57.00 feet;

THENCE North 00°00'00" East, 114.00 feet;

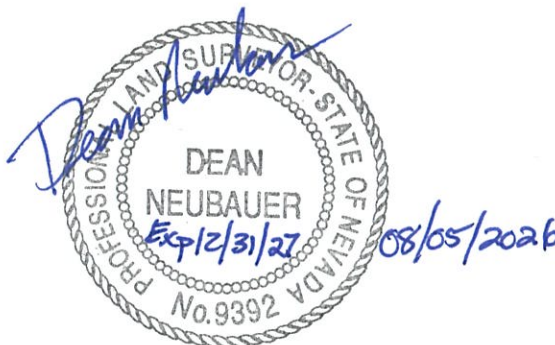
THENCE South 90°00'00" East, 12.00 feet, to the west line of Block 30;

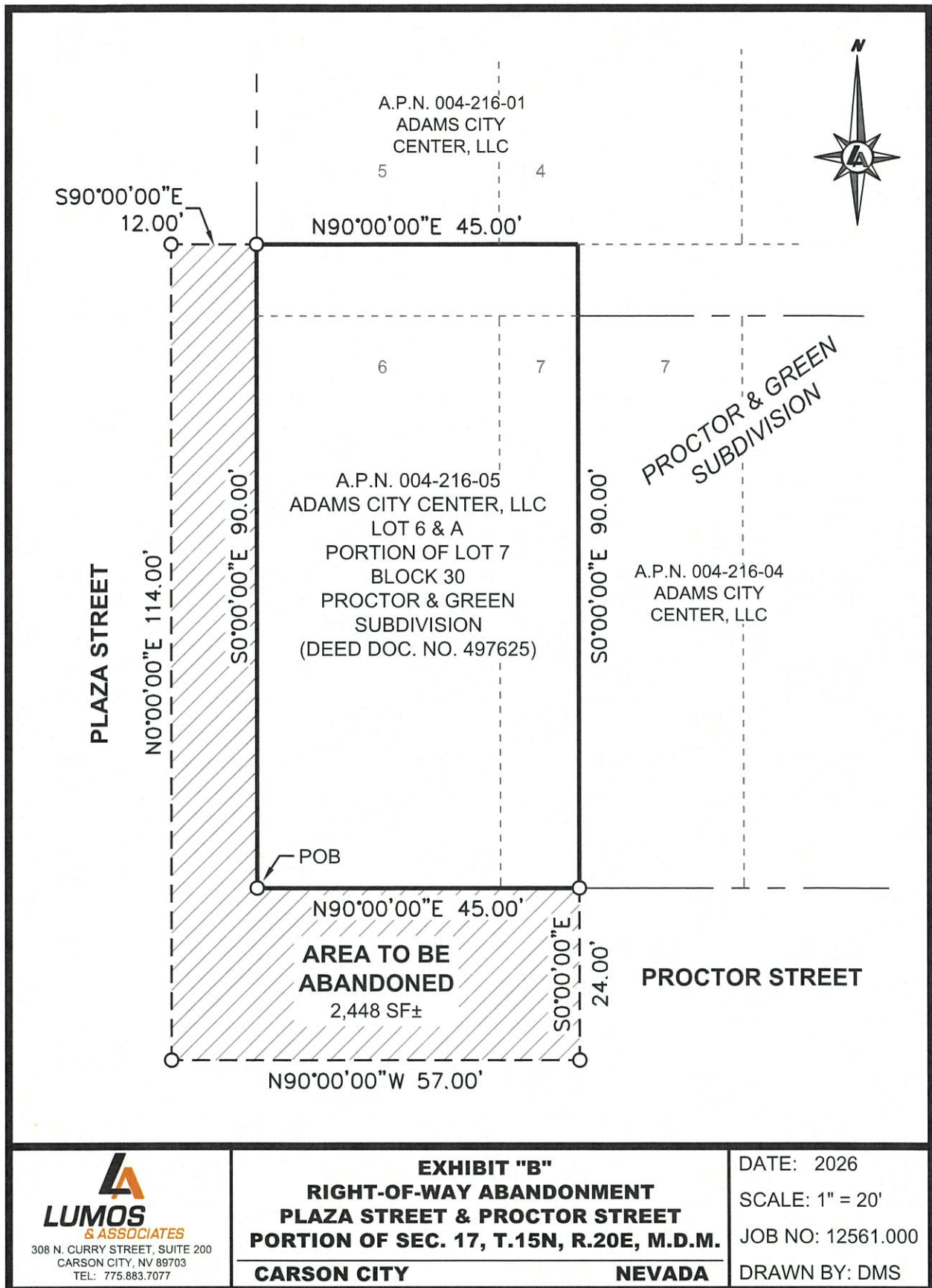
THENCE along the west line of Block 30, South 00°00'00" East, 90.00 feet to the **POINT OF BEGINNING**.

Containing 2,448 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





LUMOS
 & ASSOCIATES
 308 N. CURRY STREET, SUITE 200
 CARSON CITY, NV 89703
 TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
PLAZA STREET & PROCTOR STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
 SCALE: 1" = 20'
 JOB NO: 12561.000
 DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-19

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

Commencing at the Southwest corner of Block 30 of Proctor and Green Division Carson City, Ormsby County, and running thence East along the North line of Proctor Street, a distance of 45 feet; thence at right angles North, a distance of 90 feet; thence at right angles West, a distance of 45 feet to the East line Plaza Street; thence South along the East line of Plaza Street 90 feet to the place of beginning.

Containing 4,050 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Block 30 of said subdivision, also being a point on the easterly right-of-way line of Plaza Street;

THENCE along the south line of Block 30, North 90°00'00" East, 45.00 feet;

THENCE South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 57.00 feet;

THENCE North 00°00'00" East, 114.00 feet;

THENCE South 90°00'00" East, 12.00 feet, to the west line of Block 30;

THENCE along the west line of Block 30, South 00°00'00" East, 90.00 feet to the **POINT OF BEGINNING**.

Containing 2,448 square feet, more or less.

Abandonment Resultant Parcel AB-19 contains 6,498 square feet, more or less.

The Basis of Bearings of this description is identical to the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
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308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000



08/05/2026



A.P.N. 004-216-01
ADAMS CITY
CENTER, LLC

5

4

N90°00'00"E 57.00'

PLAZA STREET

N0°00'00"E 114.00'

RESULTANT PARCEL
AB-19
ADAMS CITY CENTER, LLC
6,498 SF±

6

7

7

PROCTOR & GREEN
SUBDIVISION

A.P.N. 004-216-04
ADAMS CITY
CENTER, LLC

S0°00'00"E 114.00'

PROCTOR STREET

N90°00'00"W 57.00'



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-19
PLAZA STREET & PROCTOR STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 20'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "A"

PORTION OF FALL STREET TO BE ABANDONED ABUTTING THE WESTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-221-01

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 6 of Block 53 of said subdivision, also being a point on the northerly right-of-way line of Spear Street;

THENCE North 90°00'00" West, 25.50 feet;

THENCE North 0°00'00" East, 170.00 feet to a point on the southerly right-of-way line of Robinson Street;

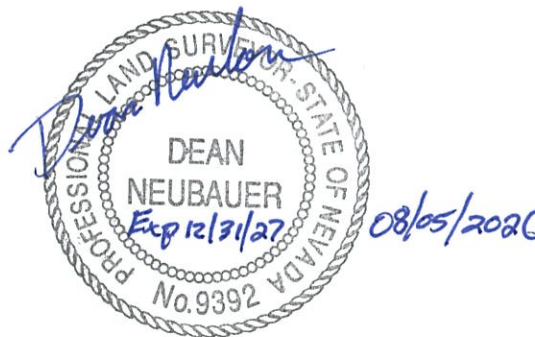
THENCE North 90°00'00" East, 25.50 feet along said right-of-way line of Robinson Street to the northwest corner of Lot 5 of Block 53 of said subdivision;

THENCE along the westerly line of said Lot 5 of Block 53, South 00°00'00" East, 170.00 feet to the **POINT OF BEGINNING**.

Containing 4,335 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000



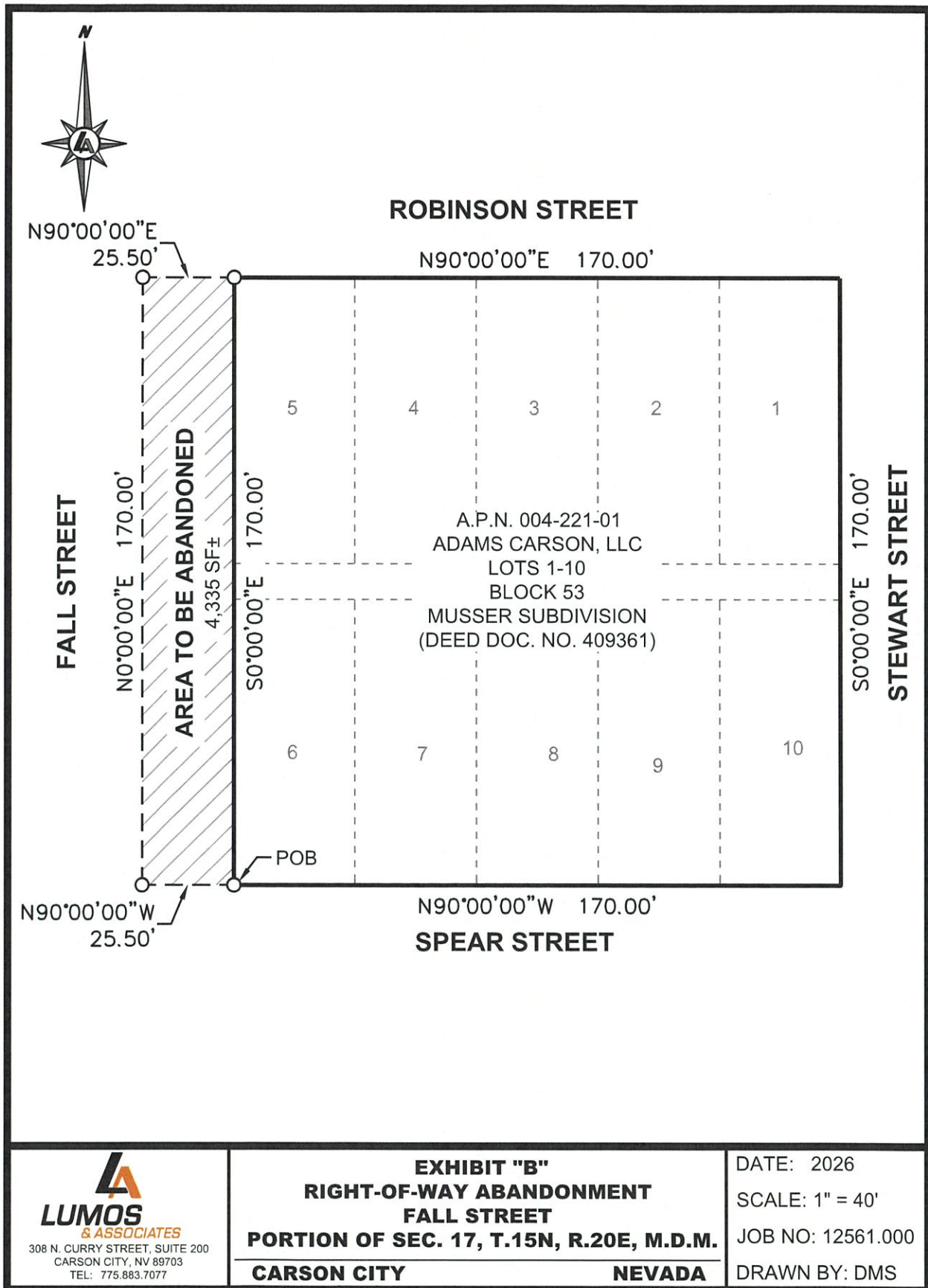


EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-4

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

All of Block 53 of Musser Division to Carson City, Nevada, together with the abandoned alleyway lying adjacent to said land.

Containing 28,900 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Lot 6 of Block 53 of said subdivision, also being a point on the northerly right-of-way line of Spear Street;

THENCE North 90°00'00" West, 25.50 feet;

THENCE North 0°00'00" East, 170.00 feet to a point on the southerly right-of-way line of Robinson Street;

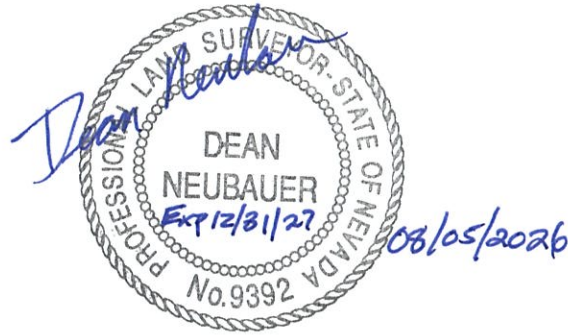
THENCE North 90°00'00" East, 25.50 feet along said right-of-way line of Robinson Street to the northwest corner of Lot 5 of Block 53 of said subdivision;

THENCE along the westerly line of said Lot 5 of Block 53, South 00°00'00" East, 170.00 feet to the **POINT OF BEGINNING**.

Containing 4,335 square feet, more or less.

Abandonment Resultant Parcel AB-4 contains 33,235 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
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Carson City, NV 89703
JN.12561.000

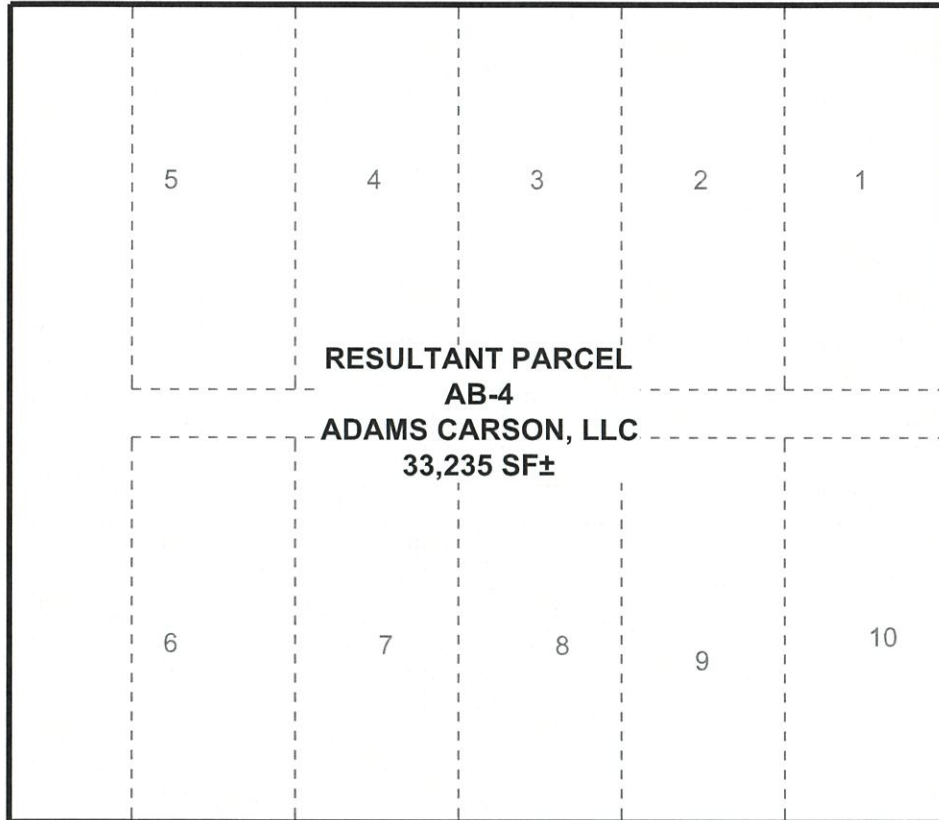


ROBINSON STREET

N90°00'00"E 195.50'

FALL STREET

N0°00'00"E 170.00'



S0°00'00"E 170.00'

STEWART STREET

N90°00'00"W 195.50'

SPEAR STREET



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
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EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-4
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 40'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "A"

PORTION OF SPEAR STREET TO BE ABANDONED ABUTTING THE NORTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-224-02

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Lot 2 of Block 44 of said subdivision, also being a point on the southerly right-of-way line of Spear Street;

THENCE departing said southerly right-of-way line, North 00°00'00" East, 66.00 feet to a point on the south line of Block 53;

THENCE along said south line of Block 53, North 90°00'00" East, 68.00 feet to the southeast corner of said Block 53;

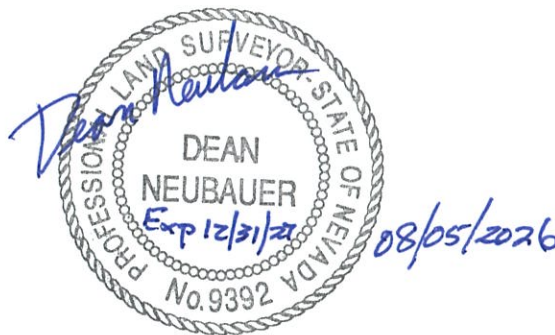
THENCE South 00°00'00" East, 66.00 feet to the northeast corner of Block 44 of said subdivision;

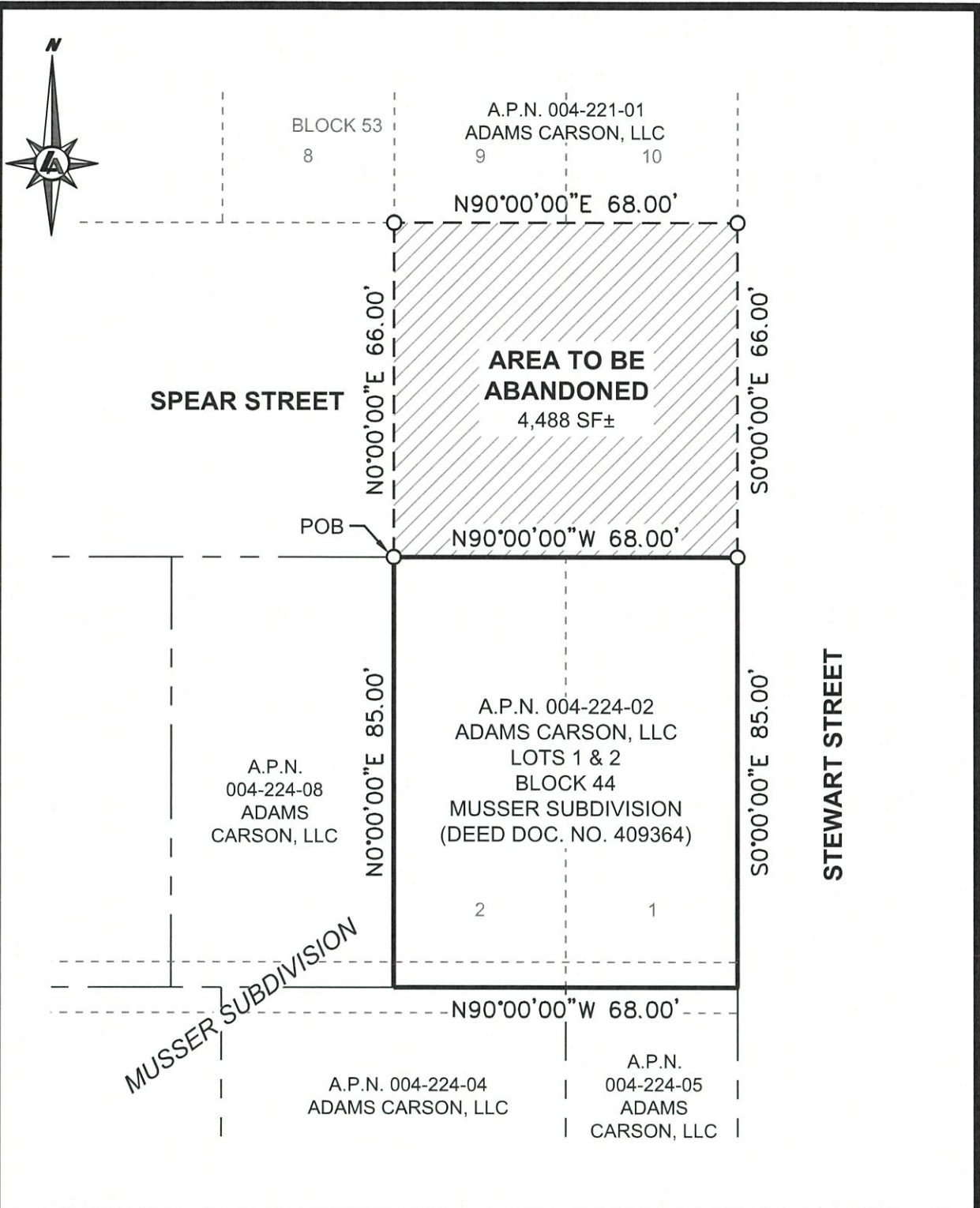
THENCE along the northerly line of Block 44, North 90°00'00" West, 68.00 feet to the **POINT OF BEGINNING**.

Containing 4,488 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





LUMOS
& ASSOCIATES
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TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
SPEAR STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-9

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 1 and 2 in Block 44 of Musser Division to Carson City, Nevada, and further shown on the reproduction map of Musser Division, filed for record in the office of the Carson City Recorder on June 3, 1963, in Book 1 of Maps, page 172, as Document No. 57479, Official Records of Carson City, Nevada, together with that portion of the abandoned alleyway contiguous thereto.

Containing 5,780 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Lot 2 of Block 44 of said subdivision, also being a point on the southerly right-of-way line of Spear Street;

THENCE departing said southerly right-of-way line, North 00°00'00" East, 66.00 feet to a point on the south line of Block 53;

THENCE along said south line of Block 53, North 90°00'00" East, 68.00 feet to the southeast corner of said Block 53;

THENCE South 00°00'00" East, 66.00 feet to the northeast corner of Block 44 of said subdivision;

THENCE along the northerly line of Block 44, North 90°00'00" West, 68.00 feet to the **POINT OF BEGINNING**.

Containing 4,488 square feet, more or less.

Abandonment Resultant Parcel AB-9 contains 10,268 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000

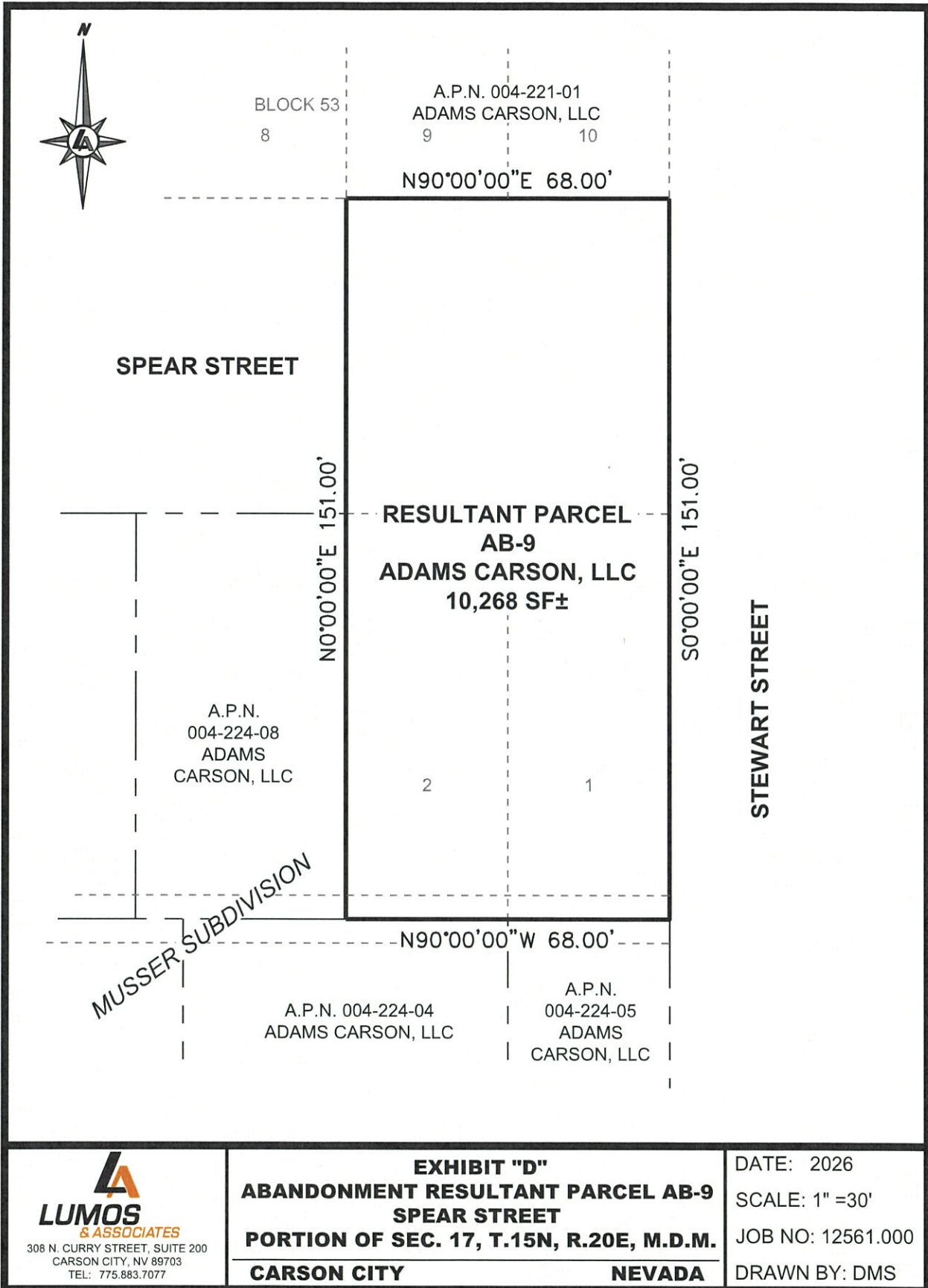


EXHIBIT "A"

PORTION OF FALL STREET TO BE ABANDONED ABUTTING THE WESTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-224-03

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Block 44 of said Musser Subdivision;

THENCE North 90°00'00" West, 51.50 feet;

THENCE North 00°00'00" East, 85.00 feet;

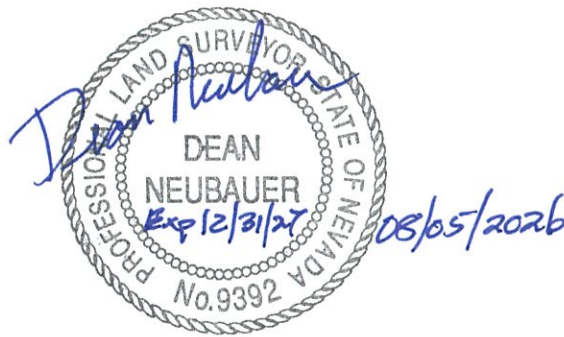
THENCE North 90°00'00" East, 51.50 feet to the west line of said Block 44;

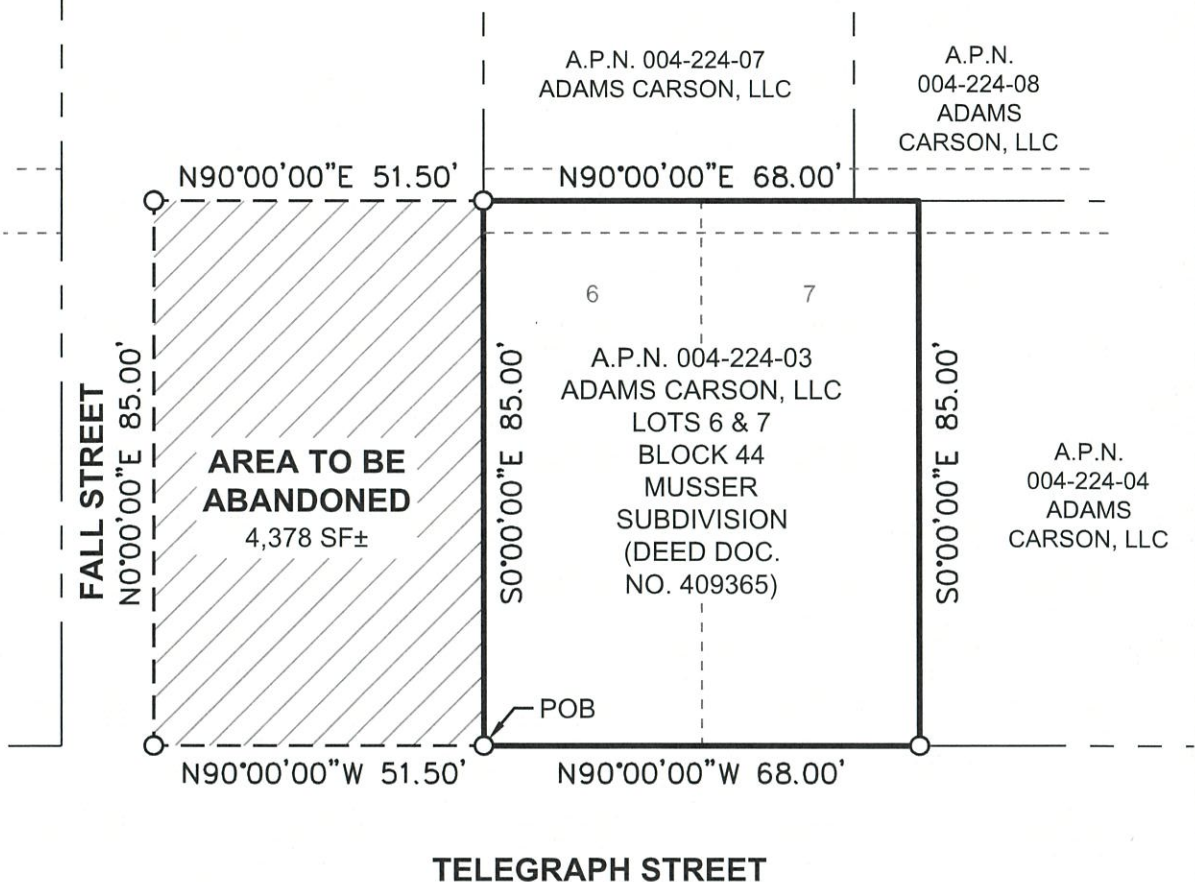
THENCE along the said west line, South 00°00'00" East, 85.00 feet to the **POINT OF BEGINNING**.

Containing 4,378 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





LUMOS
& ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY **NEVADA**

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-14

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 6 and 7 in Block 44 of Musser Division to Carson City, Nevada, together with that portion of the abandoned alleyway contiguous thereto.

Containing 5,780 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Block 44 of said Musser Subdivision;

THENCE North 90°00'00" West, 51.50 feet;

THENCE North 00°00'00" East, 85.00 feet;

THENCE North 90°00'00" East, 51.50 feet to the west line of said Block 44;

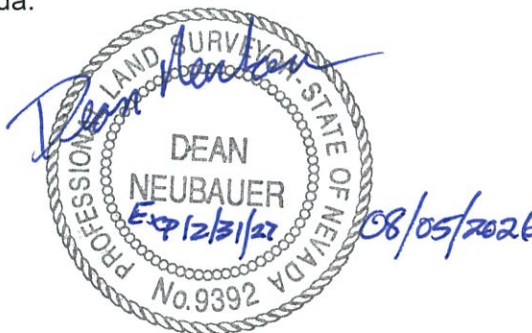
THENCE along the said west line, South 00°00'00" East, 85.00 feet to the **POINT OF BEGINNING**.

Containing 4,378 square feet, more or less.

Abandonment Resultant Parcel AB-14 contains 10,158 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
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Carson City, NV 89703
JN.12561.000





FALL STREET

N0°00'00"E 85.00'

N90°00'00"E 119.50'

A.P.N. 004-224-07
ADAMS CARSON, LLC

A.P.N.
004-224-08
ADAMS
CARSON, LLC

6 7
**RESULTANT PARCEL
AB-14
ADAMS CARSON, LLC
14,101 SF±**

S0°00'00"E 85.00'

A.P.N.
004-224-04
ADAMS
CARSON, LLC

N90°00'00"W 119.50'

TELEGRAPH STREET



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EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-14
FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "A"

PORTION OF SPEAR AND FALL STREETS TO BE ABANDONED ABUTTING THE NORTHERLY AND WESTERLY BOUNDARIES OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-224-07

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Lot 5 of Block 44 of said subdivision, also being a point on the easterly right-of-way line of Fall Street;

THENCE along the westerly line of said Lot 5 of Block 44, South 00°00'00" East, 85.00 feet;

THENCE departing said right-of-way line of Fall Street, North 90°00'00" West, 51.50 feet;

THENCE North 0°00'00" East, 151.00 feet to a point on the northerly right-of-way line of Spear Street;

THENCE along said right-of-way of Spear Street and the south line of Block 53, North 90°00'00" East, 109.50 feet;

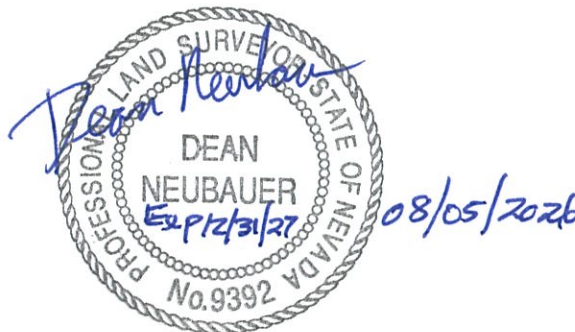
THENCE departing said right-of-way line of Spear Street, South 0°00'00" East, 66.00 feet to the north line of said Block 44;

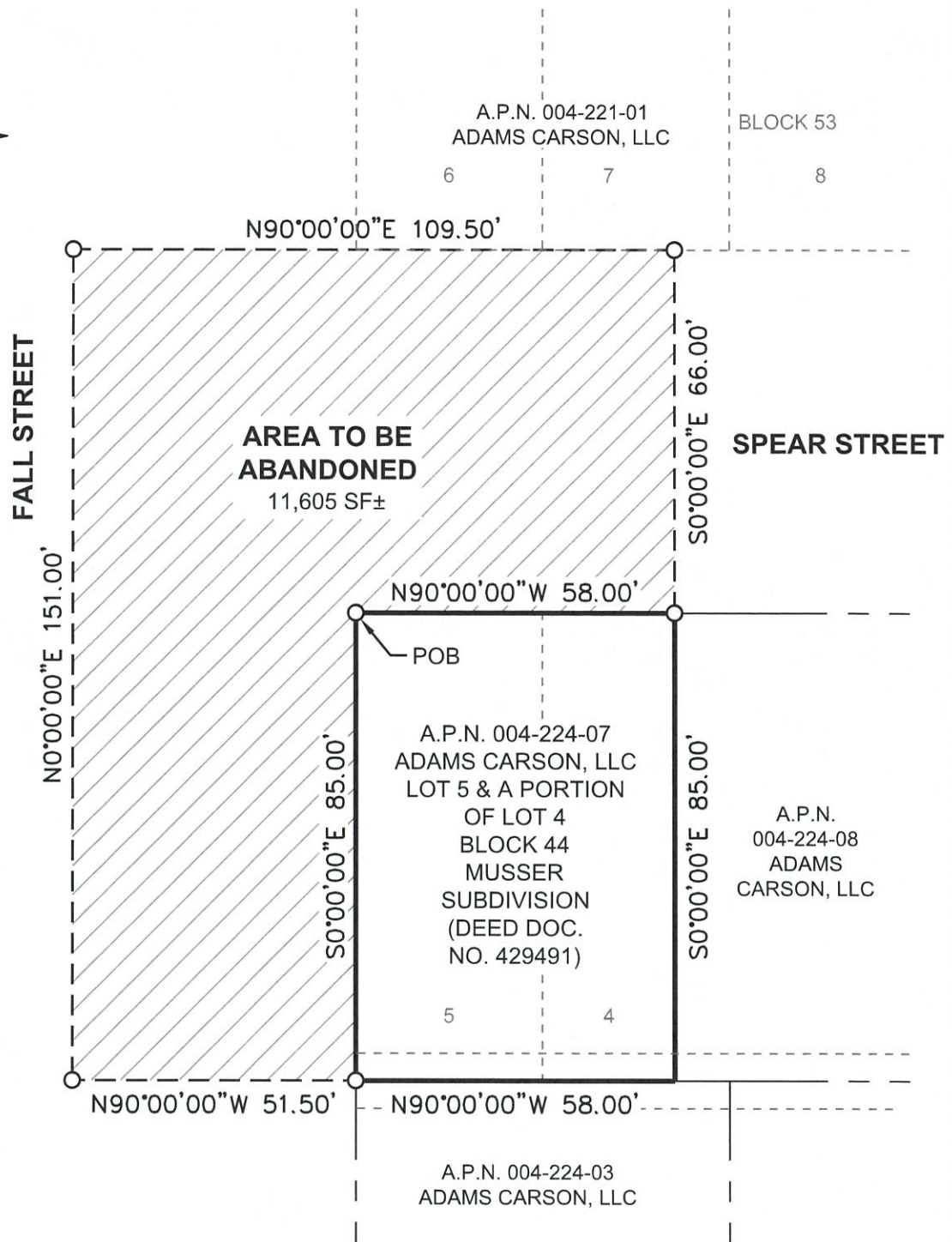
THENCE along the northerly line of said Block 44, North 90°00'00" West, 58.00 feet to the **POINT OF BEGINNING**.

Containing 11,605 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
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JN 12561.000





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EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
SPEAR STREET & FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-7

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lot 5 and the West 24 feet of Lot 4, Block 44, of Musser Division to Carson City, Nevada, according to the Official Map thereof, filed in the Office of the County Recorder of Ormsby County (now Carson City), Nevada, and that portion of the abandoned alleyway contiguous thereto.

Containing 4,930 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Lot 5 of Block 44 of said subdivision, also being a point on the easterly right-of-way line of Fall Street;

THENCE along the westerly line of said Lot 5 of Block 44, South 00°00'00" East, 85.00 feet;

THENCE departing said right-of-way line of Fall Street, North 90°00'00" West, 51.50 feet;

THENCE North 0°00'00" East, 151.00 feet to a point on the northerly right-of-way line of Spear Street;

THENCE along said right-of-way of Spear Street and the south line of Block 53, North 90°00'00" East, 109.50 feet;

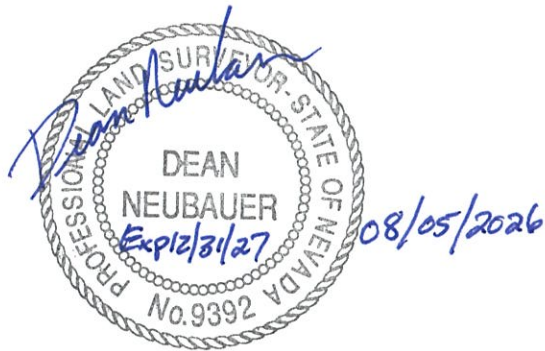
THENCE departing said right-of-way line of Spear Street, South 0°00'00" East, 66.00 feet to the north line of said Block 44;

THENCE along the northerly line of said Block 44, North 90°00'00" West, 58.00 feet to the **POINT OF BEGINNING**.

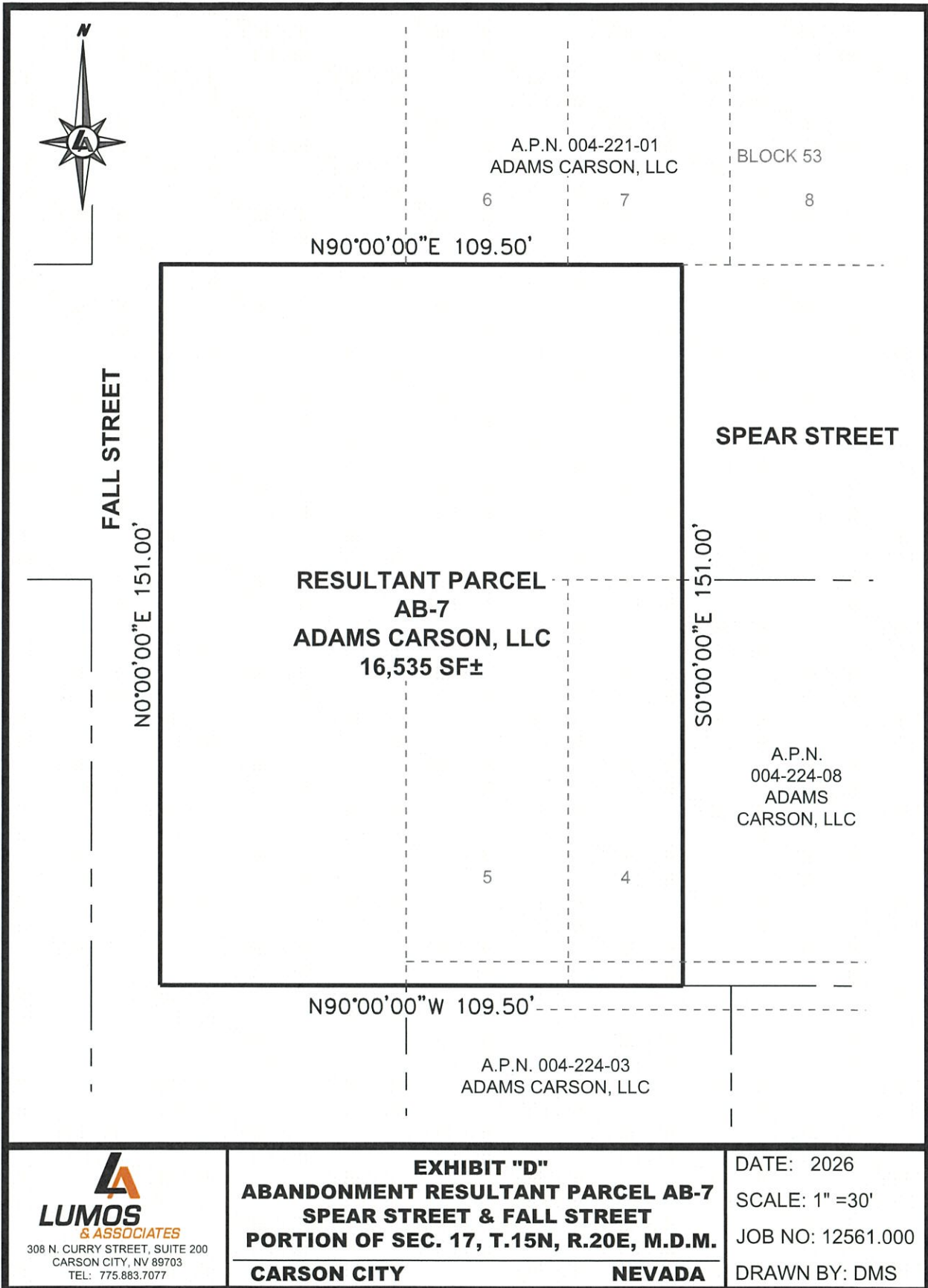
Containing 11,605 square feet, more or less.

Abandonment Resultant Parcel AB-7 contains 16,535 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
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JN.12561.000



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EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-7
SPEAR STREET & FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
 SCALE: 1" = 30'
 JOB NO: 12561.000
 DRAWN BY: DMS

EXHIBIT "A"

PORTION OF SPEAR STREET TO BE ABANDONED ABUTTING THE NORTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CARSON, LLC, A.P.N. 004-224-08

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 3 of Block 44 of said Subdivision;

THENCE along the north line of said Block 44, North 90°00'00" West, 44.00 feet;

THENCE North 00°00'00" East, 66.00 feet to the south line of Block 53;

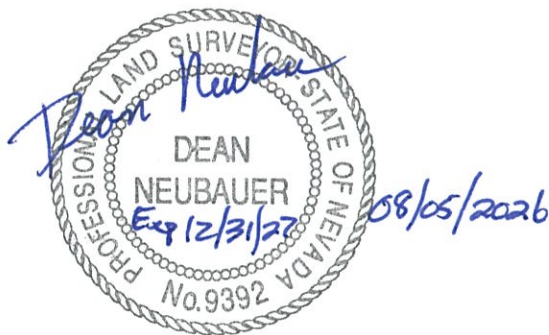
THENCE along the south line of said Block 53 North 90°00'00" East, 44.00 feet;

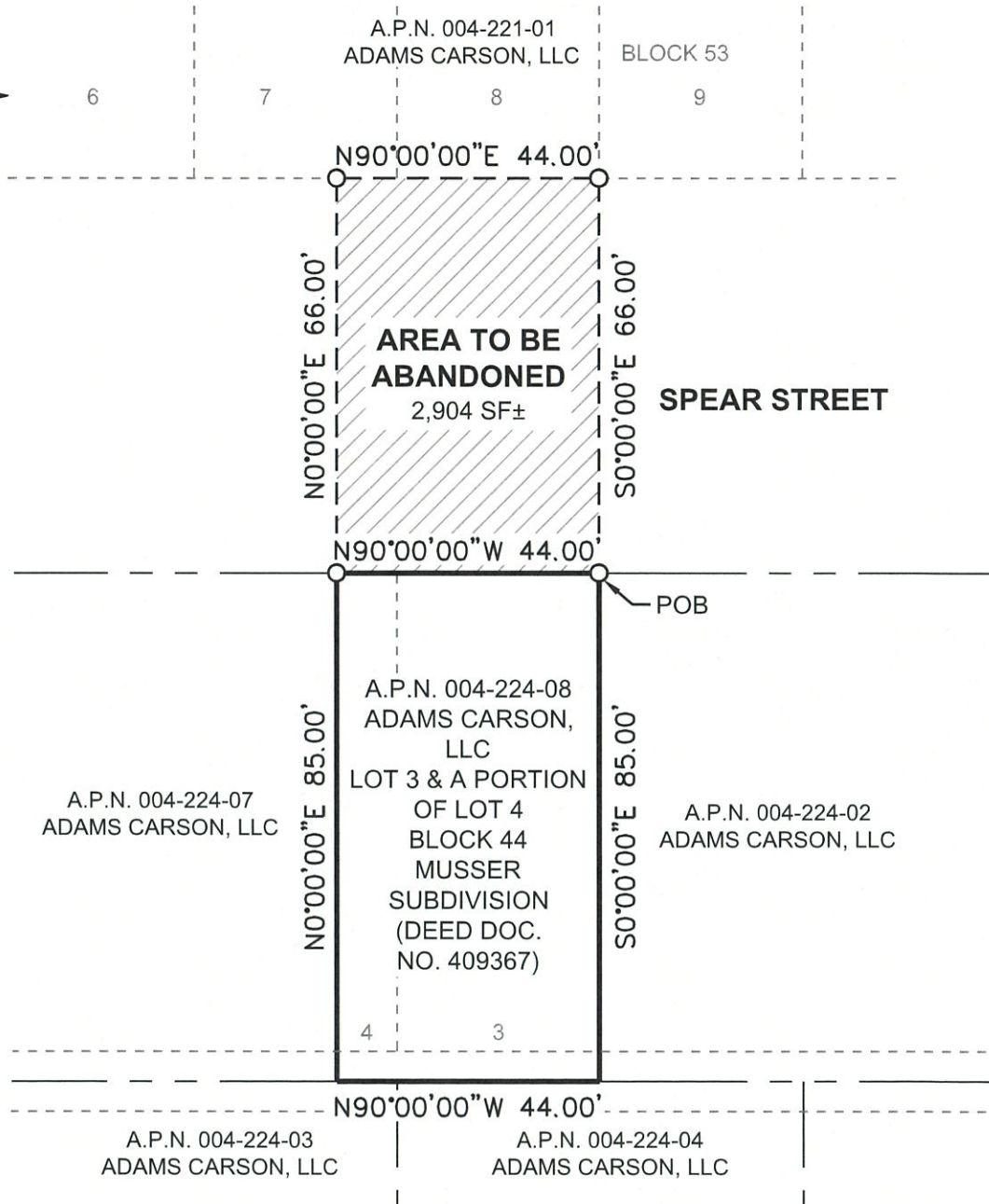
THENCE South 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

Containing 2,904 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
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JN 12561.000





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EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
SPEAR STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.
CARSON CITY NEVADA

DATE: 2026
SCALE: 1" = 30'
JOB NO: 12561.000
DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-8

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 3 and 4, except the West 24 feet of Lot 4, in Block 44 of Musser Division to Carson City, Nevada, and that portion of the abandoned alleyway contiguous thereto.

Containing 3,740 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 3 of Block 44 of said Subdivision;

THENCE along the north line of said Block 44, North 90°00'00" West, 44.00 feet;

THENCE North 00°00'00" East, 66.00 feet to the south line of Block 53;

THENCE along the south line of said Block 53 North 90°00'00" East, 44.00 feet;

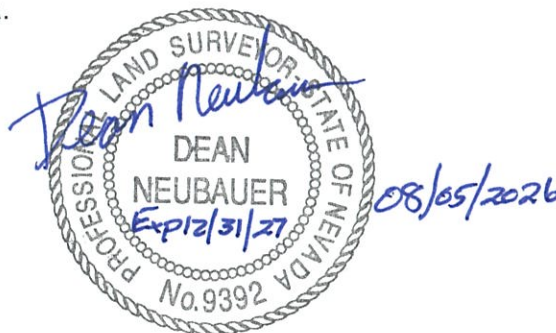
THENCE South 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

Containing 2,904 square feet, more or less.

Abandonment Resultant Parcel AB-8 contains 6,644 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
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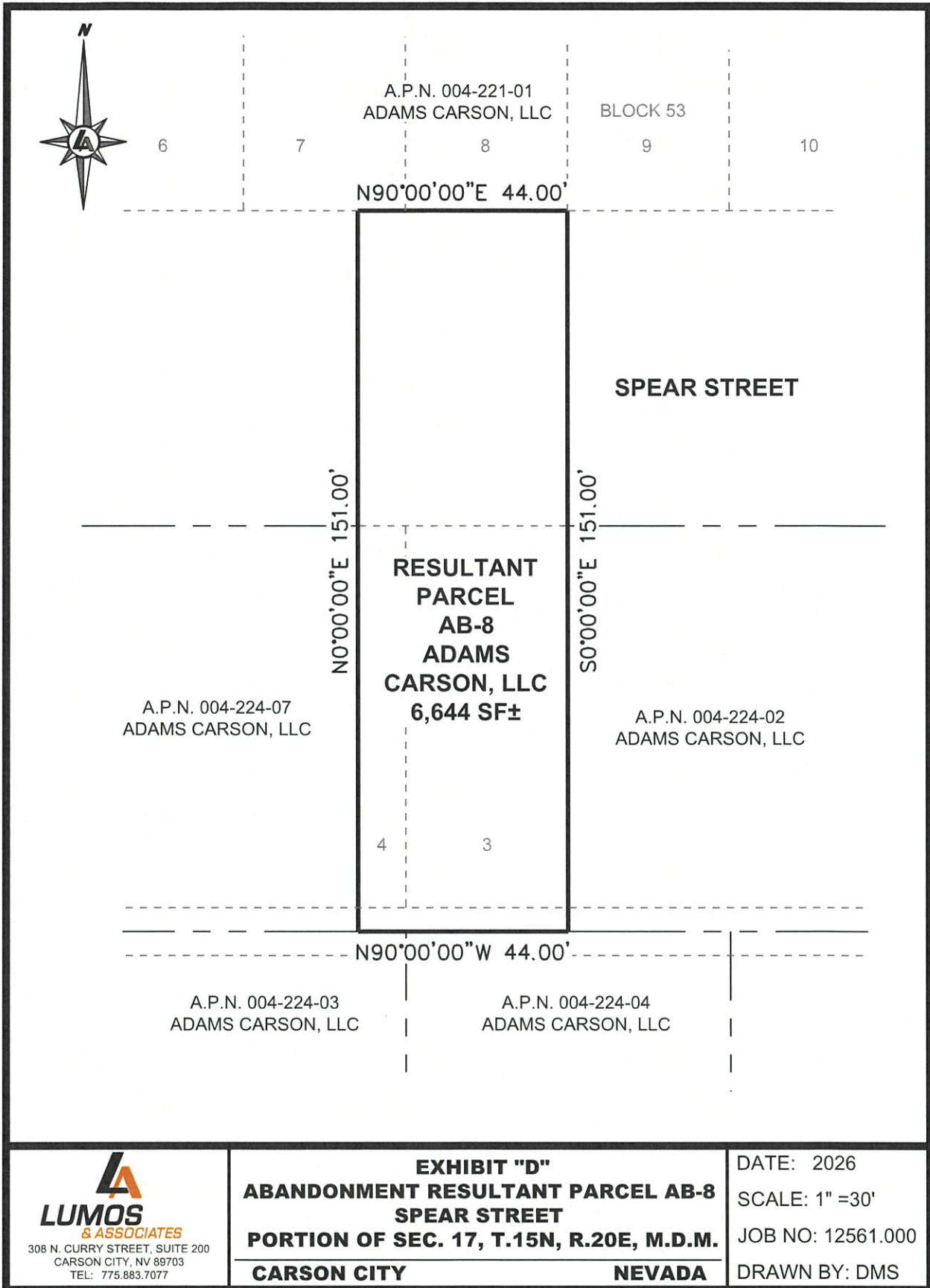


EXHIBIT "A"

PORTION OF TELEGRAPH STREET AND FALL STREET TO BE ABANDONED ABUTTING THE NORTHERLY AND WESTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-225-01

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Block 29 of said Musser Subdivision;

THENCE along the west line of said Block 29, South 00°00'00" East, 85.00 feet;

THENCE leaving said west line, North 90°00'00" West, 51.50 feet;

THENCE North 00°00'00" East, 151.00 feet;

THENCE along the south line of Block 44 of the Musser Subdivision, North 90°00'00" East, 170.50 feet;

THENCE South 00°00'00" East, 66.00 feet to the north line of said Block 29;

THENCE along the north line of said Block 29, North 90°00'00" West, 119.00 feet to the **POINT OF BEGINNING**.

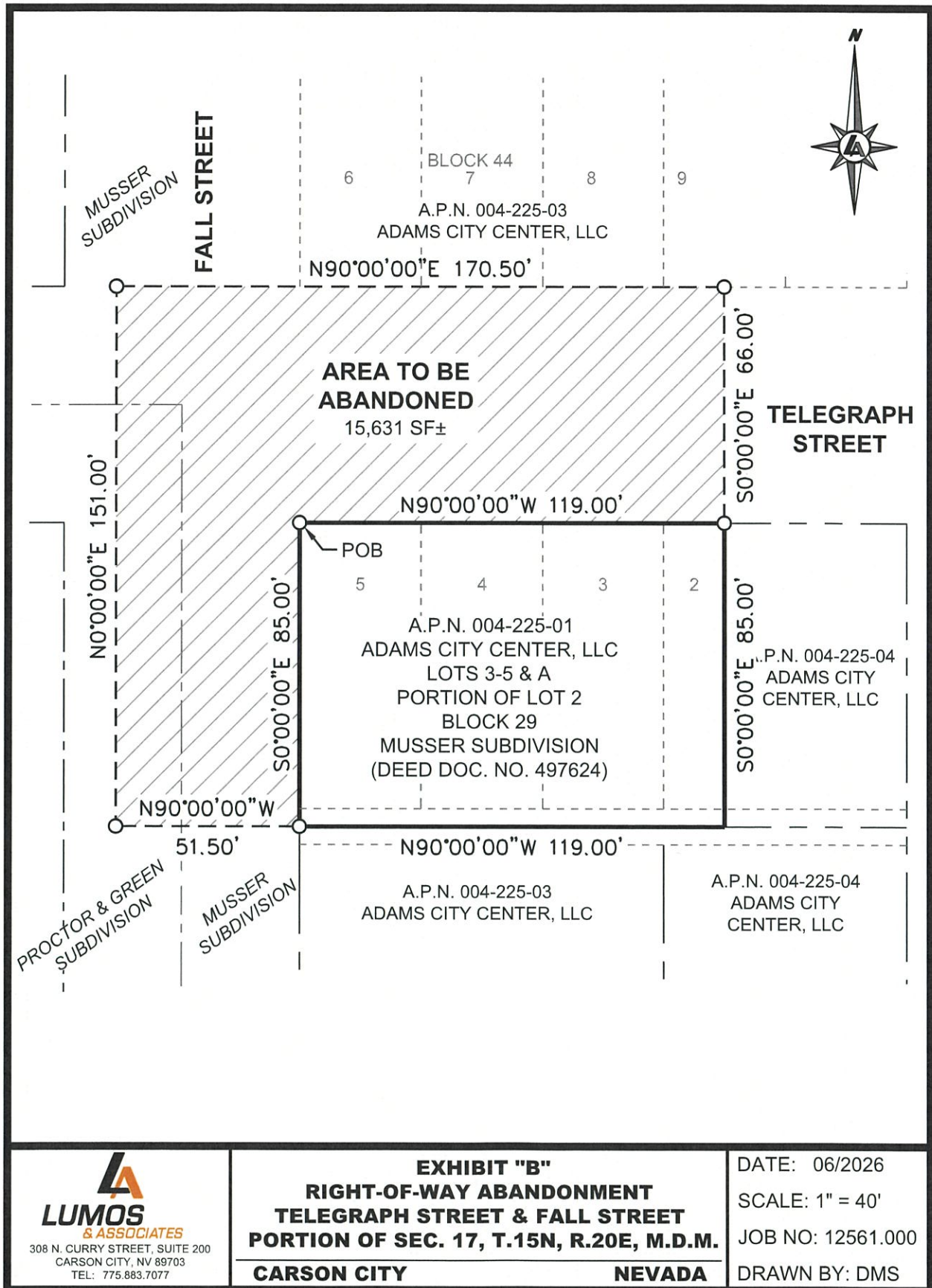
Containing 15,631 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000



08/05/2026



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EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
TELEGRAPH STREET & FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 06/2026

SCALE: 1" = 40'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-17

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

The west 1/2 of Lot 2 and all of Lots 3, 4 and 5 in Block 29 of Musser Division To Carson City, Nevada, as shown on a plat thereof, on file in the office of the Recorder Carson City Nevada.

Together with the North 1/2 of that vacated alley adjacent to said lots; said alley having been vacated by order of the Carson City Council recorded May 17, 1968, in Book 76, Page 289 of Official Records.

Containing 10,115 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of Block 29 of said Musser Subdivision;

THENCE along the west line of said Block 29, South 00°00'00" East, 85.00 feet;

THENCE leaving said west line, North 90°00'00" West, 51.50 feet;

THENCE North 00°00'00" East, 151.00 feet;

THENCE along the south line of Block 44 of the Musser Subdivision, North 90°00'00" East, 170.50 feet;

THENCE South 00°00'00" East, 66.00 feet to the north line of said Block 29;

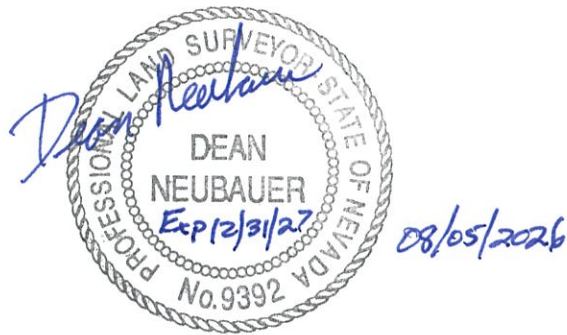
THENCE along the north line of said Block 29, North 90°00'00" West, 119.00 feet to the **POINT OF BEGINNING**.

Containing 15,631 square feet, more or less.

Abandonment Resultant Parcel AB-17 contains 25,746 square feet, more or less.

INCLUDING a twenty foot (20') Sewer Easement to be retained by Carson City as shown on Exhibit "D".

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



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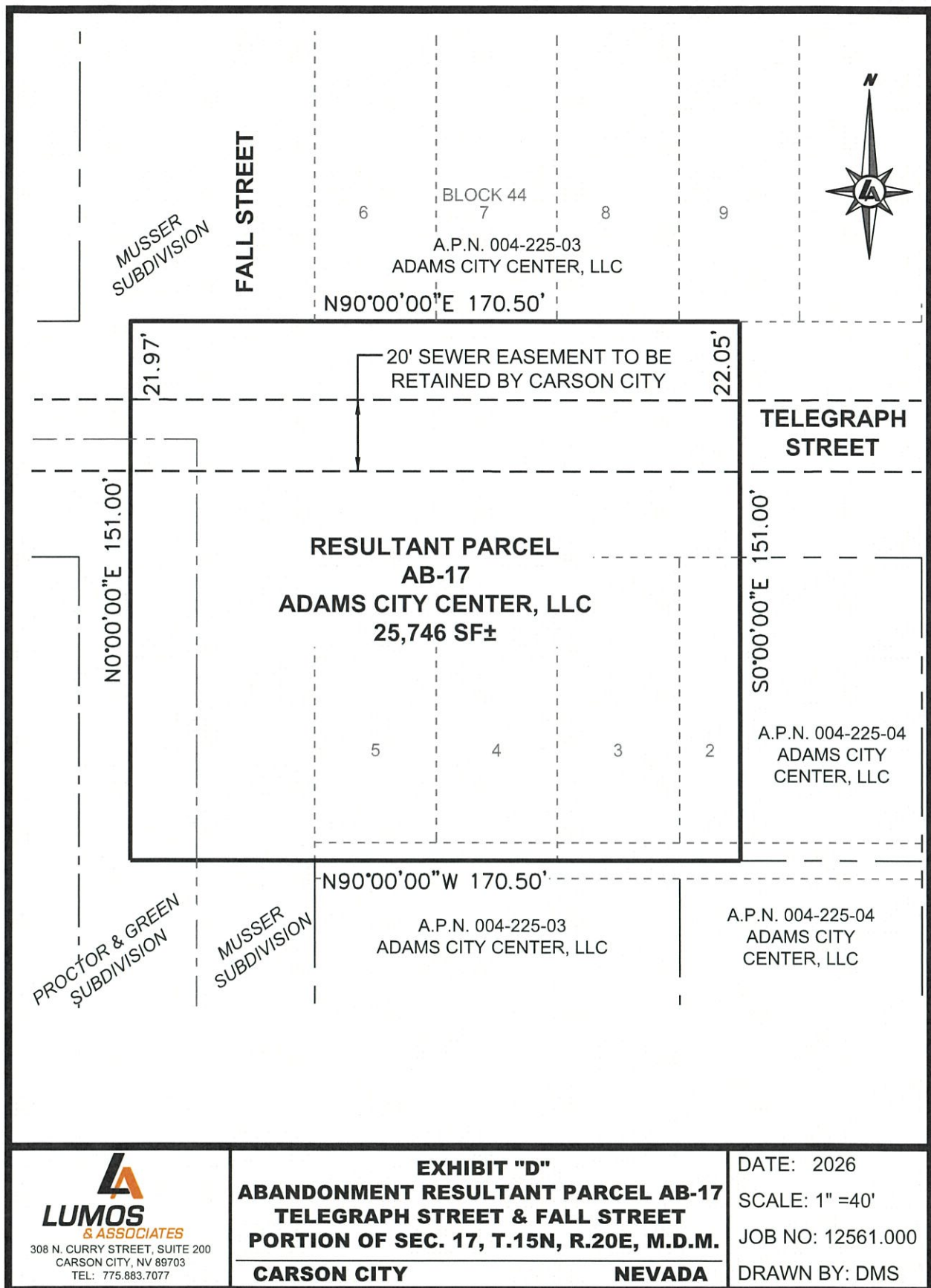


EXHIBIT "A"

PORTION OF TELEGRAPH STREET TO BE ABANDONED ABUTTING THE NORTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-225-02

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 29 of said Musser Subdivision;

THENCE along the north line of said Block 29, North 90°00'00" West, 51.00 feet;

THENCE North 00°00'00" East, 66.00 feet to the south line of Block 44 of said Musser Subdivision;

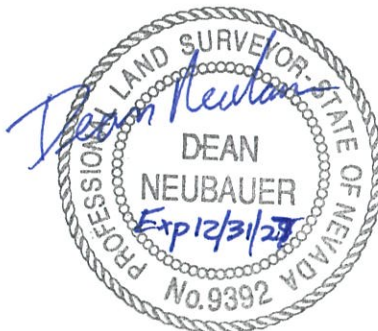
THENCE along the south line of said Block 44, North 90°00'00" East, 51.00 feet to the southeast corner of said Block 44;

THENCE South 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

Containing 3,366 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
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Carson City, NV 89703
JN 12561.000



08/05/2026

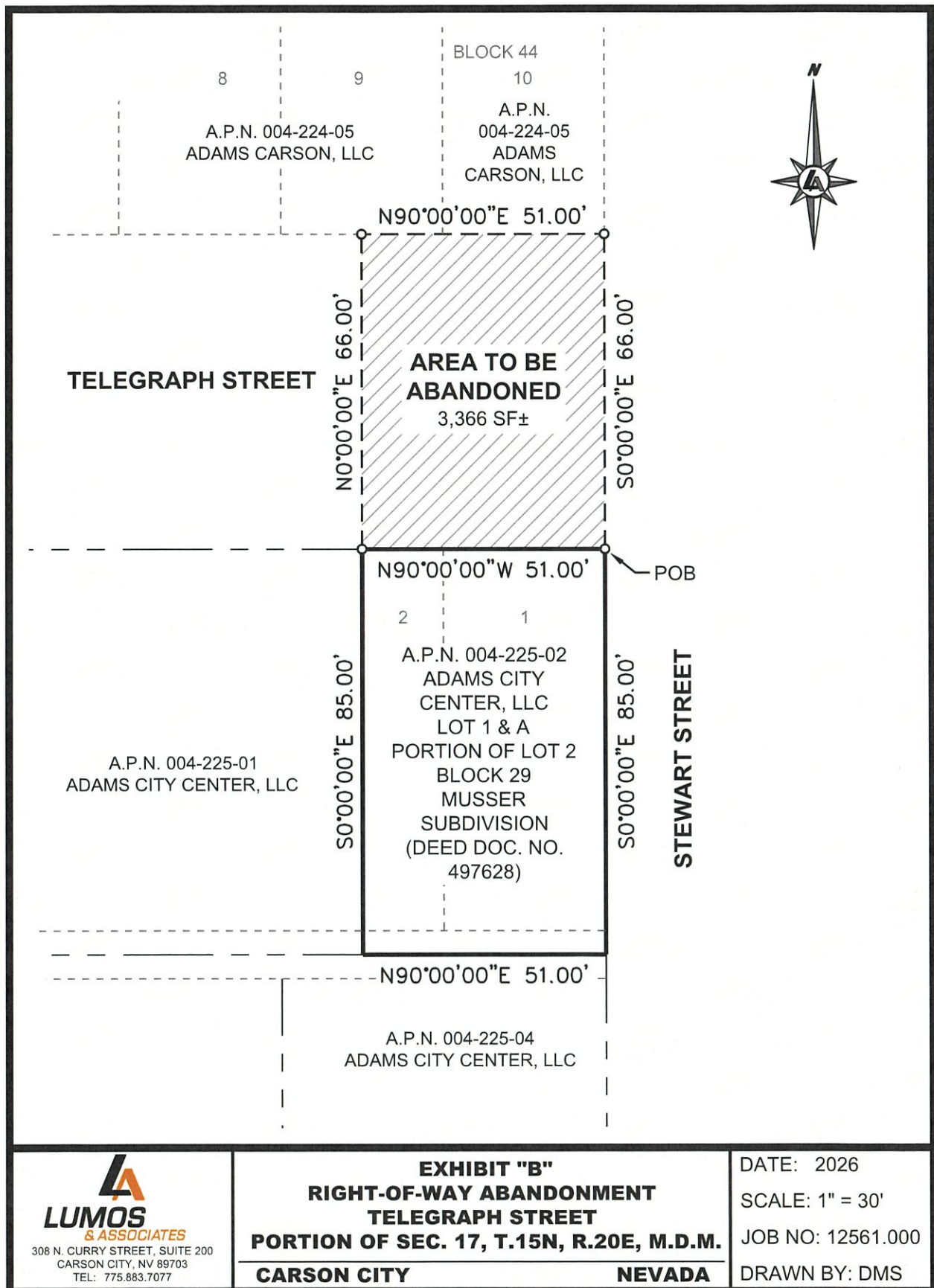


EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-18

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lot 1 and the East 1/2 of Lot 2 in Block 29 of Musser Division to Carson City, Nevada. Together with the North 1/2 of the vacated alleyway adjacent to the South line thereof.

Containing 4,335 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of Block 29 of said Musser Subdivision;

THENCE along the north line of said Block 29, North 90°00'00" West, 51.00 feet;

THENCE North 00°00'00" East, 66.00 feet to the south line of Block 44 of said Musser Subdivision;

THENCE along the south line of said Block 44, North 90°00'00" East, 51.00 feet to the southeast corner of said Block 44;

THENCE South 00°00'00" East, 66.00 feet to the **POINT OF BEGINNING**.

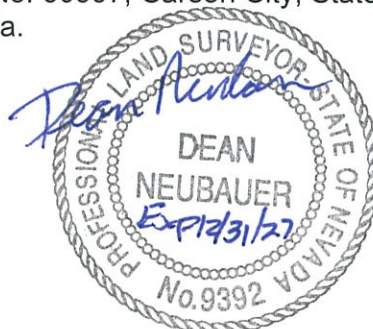
Containing 3,366 square feet, more or less.

Abandonment Resultant Parcel AB-18 contains 7,701 square feet, more or less.

INCLUDING a twenty foot (20') Sewer Easement to be retained by Carson City as shown on Exhibit "D".

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
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JN.12561.000



08/05/2026

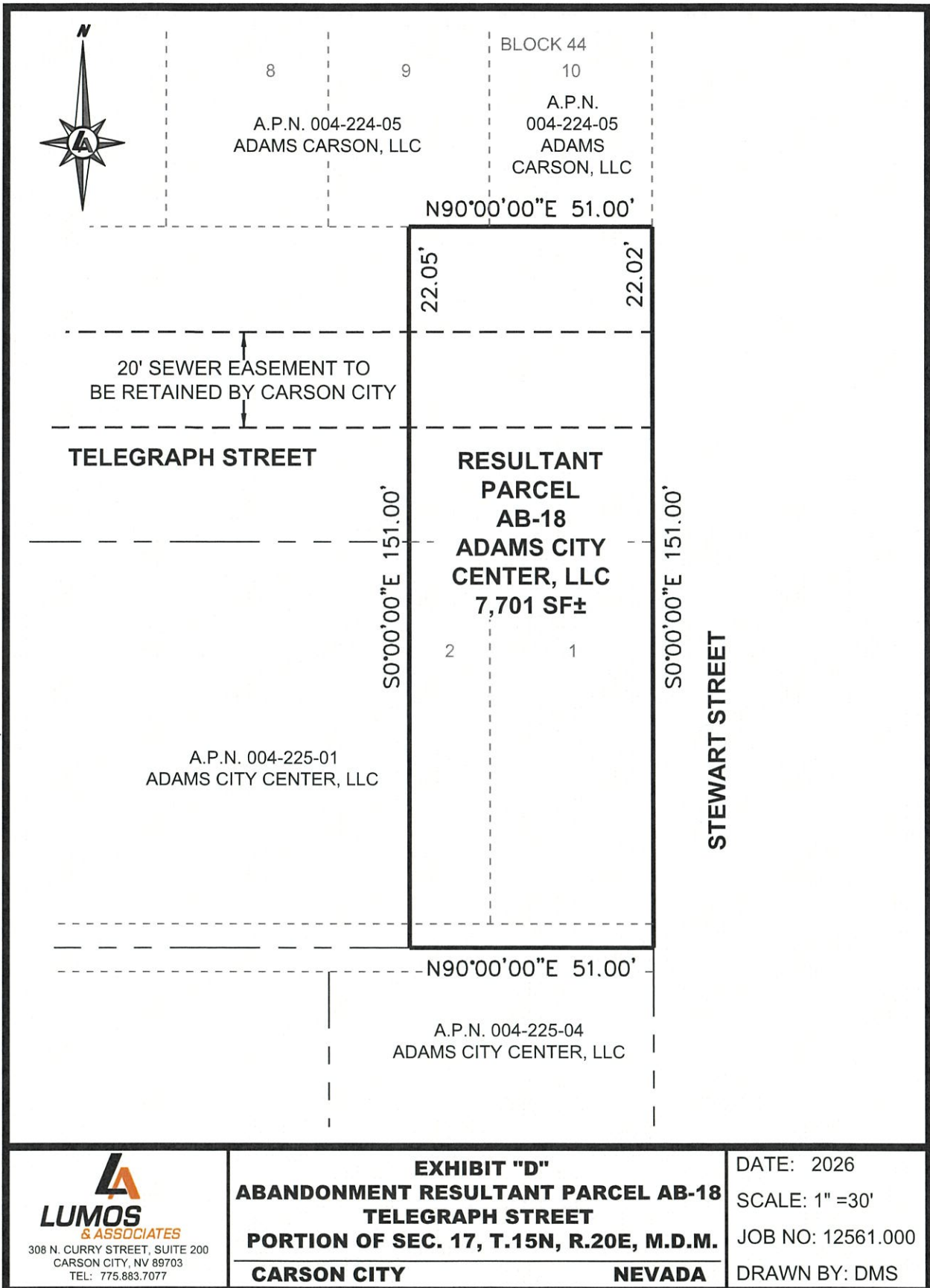


EXHIBIT "A"

PORTION OF PROCTOR STREET AND FALL STREET TO BE ABANDONED ABUTTING THE SOUTHERLY AND WESTERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-225-03

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Block 29 of the said Musser Subdivision;

THENCE along the southerly line of said Block 29, North 90°00'00" East, 102.00 feet to the southeast corner of Lot 8;

THENCE leaving said southerly line, South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 153.50 feet;

THENCE North 00°00'00" East, 109.00 feet;

THENCE North 90°00'00" East, 51.50 feet to the westerly line of said Block 29;

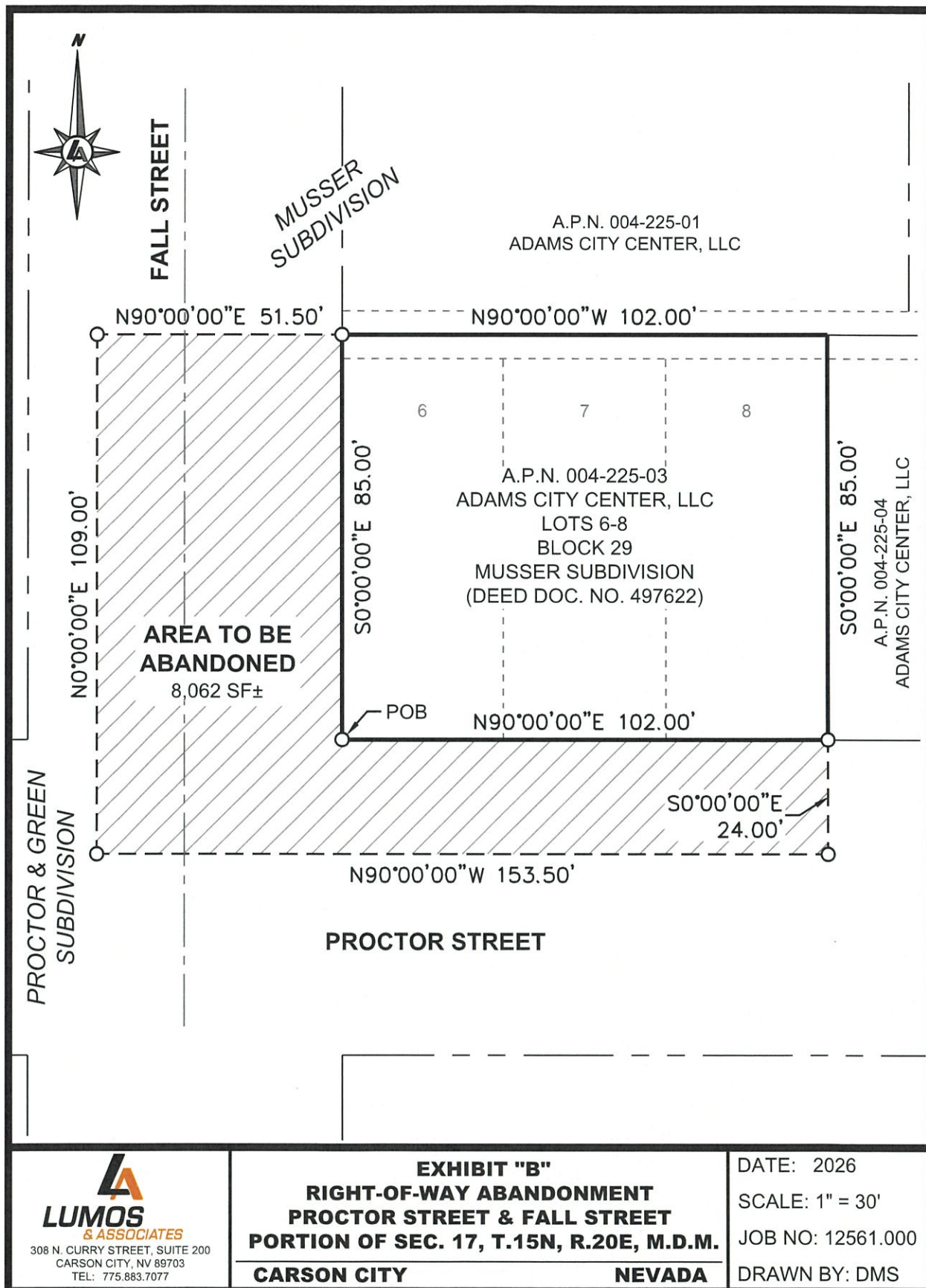
THENCE along the westerly line of said Block 29, South 00°00'00" East, 85.00 feet to the **POINT OF BEGINNING**.

Containing 8,062 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.



Prepared by
Lumos & Associates
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JN 12561.000



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EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
PROCTOR STREET & FALL STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 30'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-21

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 6, 7 and 8 in Block 29 of Musser Division to Carson City, Nevada, and that portion of the abandoned alleyway contiguous thereto.

Containing 8,670 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Within the Proctor & Green Subdivision recorded May 15, 1963, under Map No. 190 and File No. 61492 and the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southwest corner of Block 29 of the said Musser Subdivision;

THENCE along the southerly line of said Block 29, North 90°00'00" East, 102.00 feet to the southeast corner of Lot 8;

THENCE leaving said southerly line, South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 153.50 feet;

THENCE North 00°00'00" East, 109.00 feet;

THENCE North 90°00'00" East, 51.50 feet to the westerly line of said Block 29;

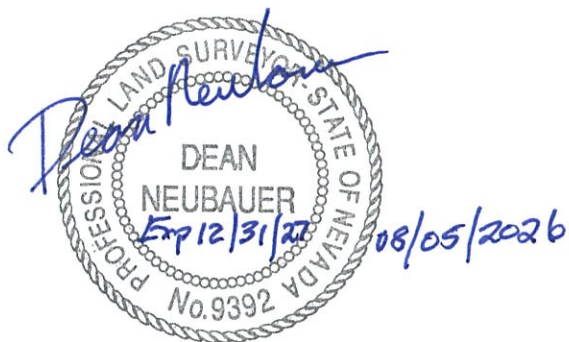
THENCE along the westerly line of said Block 29, South 00°00'00" East, 85.00 feet to the **POINT OF BEGINNING**.

Containing 8,062 square feet, more or less.

Abandonment Resultant Parcel AB-21 contains 16,732 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000



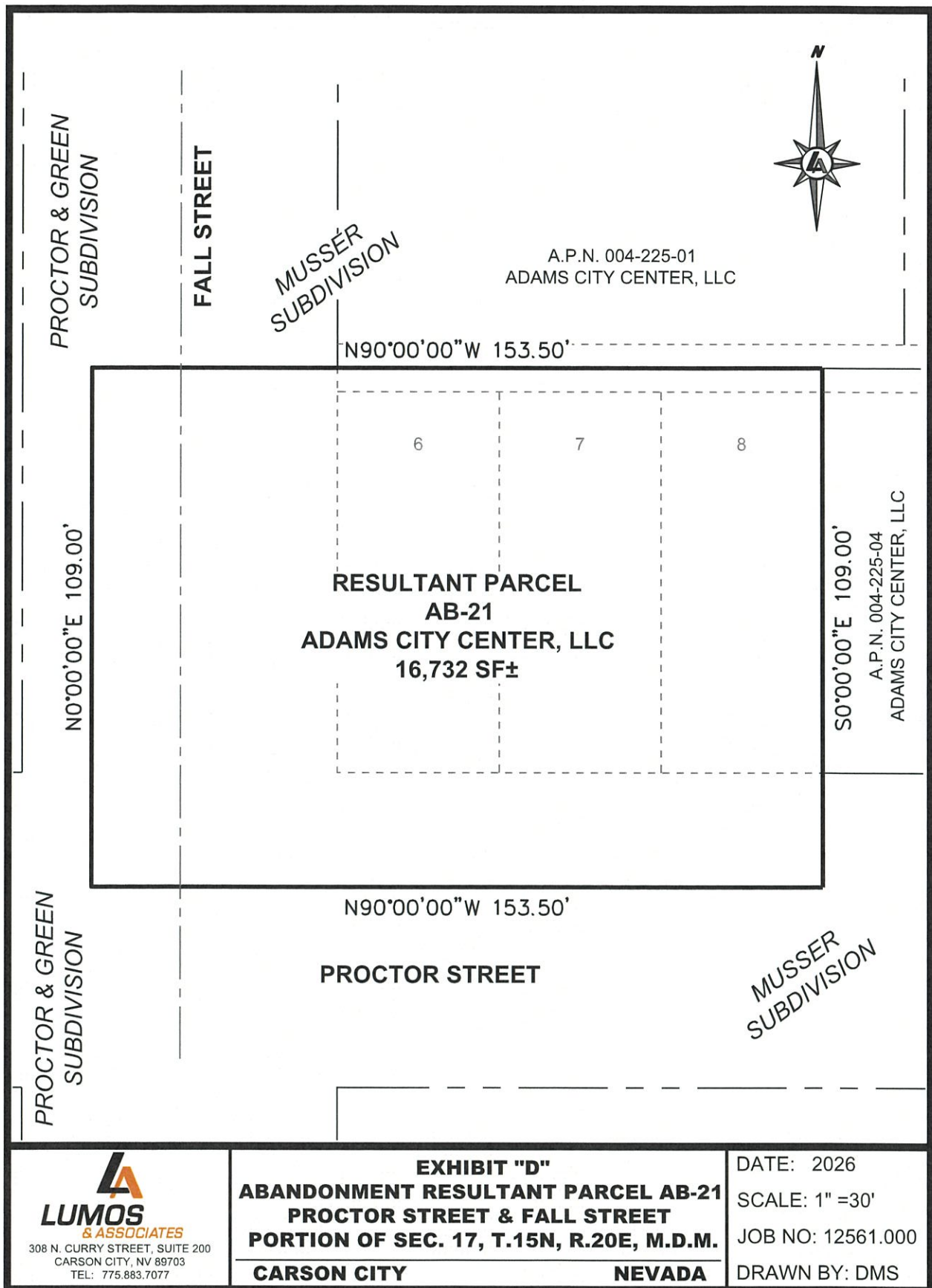


EXHIBIT "A"

PORTION OF PROCTOR STREET TO BE ABANDONED ABUTTING THE SOUTHERLY BOUNDARY OF A PARCEL OWNED BY ADAMS CITY CENTER, LLC, A.P.N. 004-225-04

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Block 29 of the said Musser Subdivision;

THENCE South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 68.00 feet;

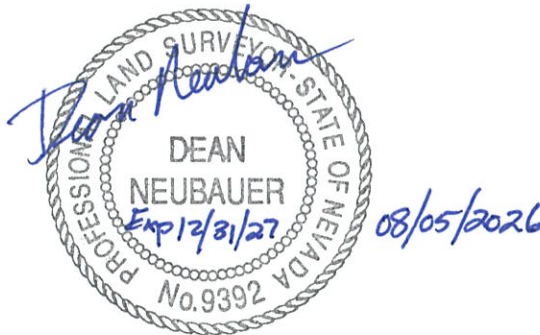
THENCE North 00°00'00" East, 24.00 feet to the southwest corner of Lot 9 of said Block 29;

THENCE along the south line of said Block 29, North 90°00'00" East, 68.00 feet to the **POINT OF BEGINNING**.

Containing 1,632 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN 12561.000





A.P.N. 004-225-02
ADAMS CITY
CENTER, LLC

A.P.N. 004-225-02
ADAMS CITY CENTER, LLC

MUSSER SUBDIVISION

N90°00'00"E 68.00'

9

10

A.P.N. 004-225-03
ADAMS CITY
CENTER, LLC

A.P.N. 004-225-04
ADAMS CITY CENTER, LLC
LOTS 9 & 10
BLOCK 29
MUSSER SUBDIVISION
(DEED DOC. NO. 497623)

N0°00'00"E 85.00'

S0°00'00"E 85.00'
STEWART STREET

N90°00'00"E 68.00'

POB

N0°00'00"E
24.00'

**AREA TO BE
ABANDONED**

1,632 SF±

S0°00'00"E
24.00'

N90°00'00"W 68.00'

PROCTOR STREET



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
RIGHT-OF-WAY ABANDONMENT
PROCTOR STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 20'

JOB NO: 12561.000

DRAWN BY: DMS

EXHIBIT "C"
ABANDONMENT RESULTANT PARCEL – AB-22

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

Lots 9 and 10 in Block 29 of Musser Division, Carson City, Nevada. Together with the South 1/2 of the East-West alley in said Block 29 that is contiguous to Lots 9 and 10, as abandoned by Certificate recorded May 17, 1968 in Book 76 at Page 289 as File No. 37476, Official Records.

Containing 5,780 square feet, more or less.

INCLUDING THERETO:

All that certain real property situate within a portion of Section 17, Township 15 North, Range 20 East, M.D.M., within the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of Block 29 of tsaid Musser Subdivision;

THENCE South 00°00'00" East, 24.00 feet;

THENCE North 90°00'00" West, 68.00 feet;

THENCE North 00°00'00" East, 24.00 feet to the southwest corner of Lot 9 of said Block 29;

THENCE along the south line of said Block 29, North 90°00'00" East, 68.00 feet to the **POINT OF BEGINNING**.

Containing 1,632 square feet, more or less.

Abandonment Resultant Parcel AB-22 contains 7,412 square feet, more or less.

The Basis of Bearings of this description is identical to the Musser Subdivision recorded April 30, 1963, under Map No. 187 and File No. 60997, Carson City, State of Nevada. Official Records of Carson City, State of Nevada.

Prepared by
Lumos & Associates
Dean Neubauer, P.L.S. 9392
308 N. Curry Street, Suite 200
Carson City, NV 89703
JN.12561.000





A.P.N. 004-225-02
ADAMS CITY
CENTER, LLC

A.P.N. 004-225-02
ADAMS CITY CENTER, LLC

MUSSER SUBDIVISION

N90°00'00"E 68.00'

9

10

A.P.N. 004-225-03
ADAMS CITY
CENTER, LLC

N0°00'00"E 109.00'

**RESULTANT PARCEL
AB-22
ADAMS CITY CENTER, LLC
7,412 SF±**

S0°00'00"E 109.00'

STEWART STREET

N90°00'00"W 68.00'

PROCTOR STREET



308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

**EXHIBIT "D"
ABANDONMENT RESULTANT PARCEL AB-22
PROCTOR STREET
PORTION OF SEC. 17, T.15N, R.20E, M.D.M.**

CARSON CITY

NEVADA

DATE: 2026

SCALE: 1" = 20'

JOB NO: 12561.000

DRAWN BY: DMS



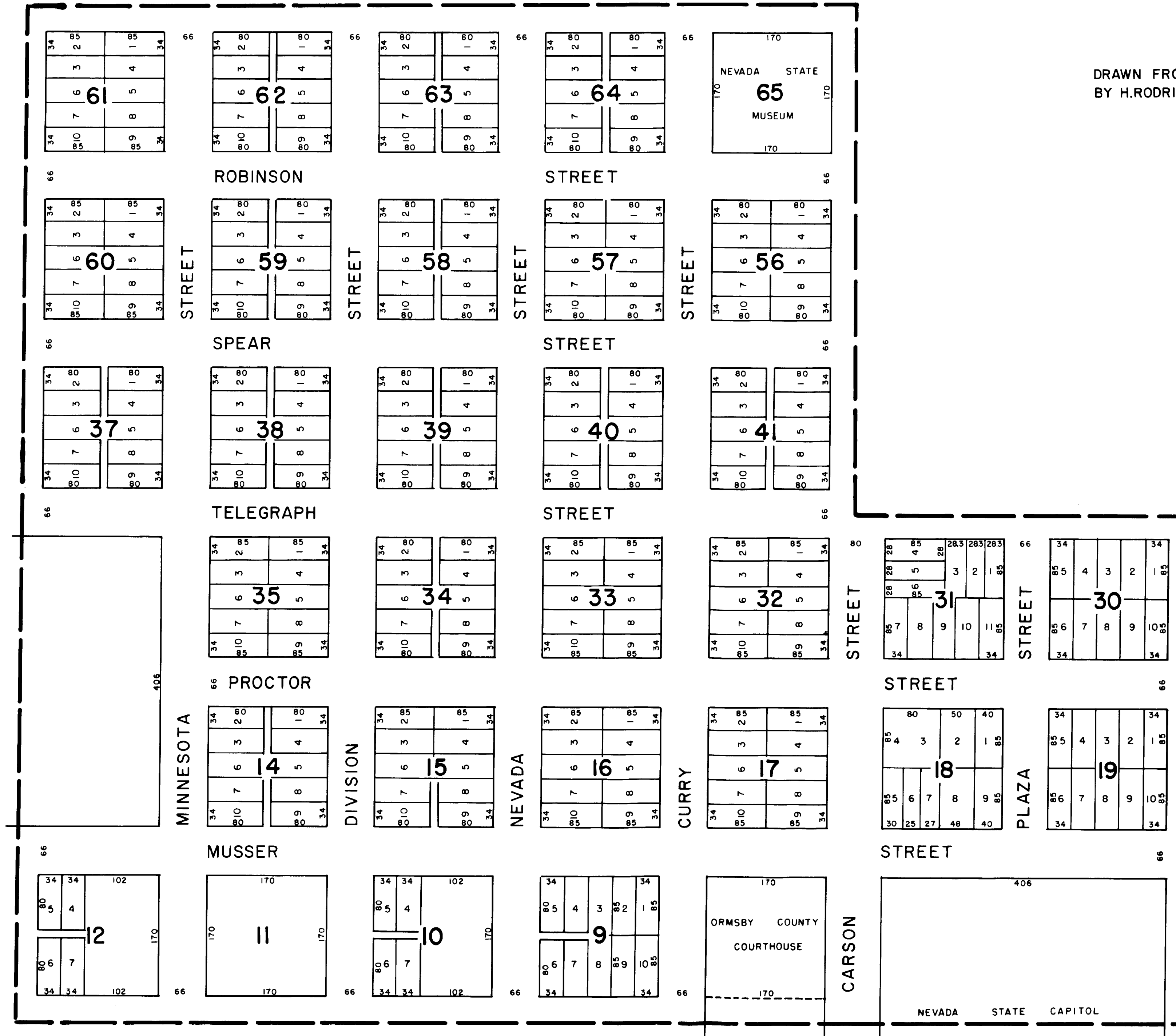
PLAN HOLD

DRAWING NUMBER

MAP OF
PROCTOR & GREEN SUBD

PLANS FOR THE PROCTOR & GREEN SUBDIVISION
RECORDED IN BOOK 12

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. ATTACH TO BACK OF PRINT ON THIS LINE AND SEAL TO AVOID DAMAGE.



PROCTOR & GREEN SUBDIVISION

(COPY)

DRAWN FROM ENGR'S MAP-CARSON CITY NEVADA
BY H. RODRIGUEZ FOR COUNTY RECORDER'S OFFICE

1963

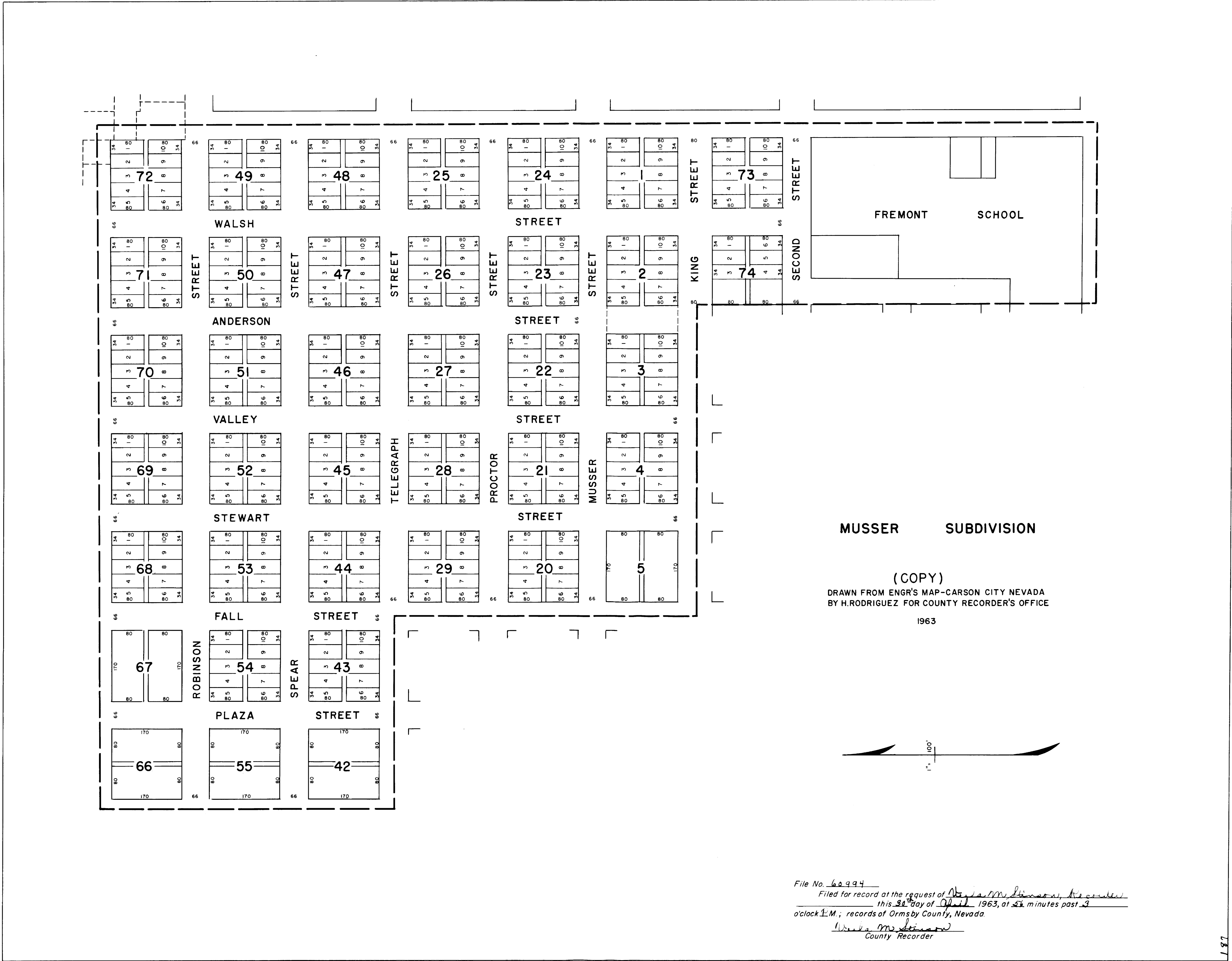
1"=100'

File No. 61492
Filed for record at the request of Neel M. Stinson, County Recorder
this 15 day of May 1963, at 93 minutes past 9
o'clock AM; records of Ormsby County, Nevada
Neel M. Stinson
County Recorder

DRAWING NUMBER
MAP-
MUSSEr SUBDIVISION

PLAN, FIELD CORRELATION, TOLERANCE - CALIFORNIA
MAY 1963

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON DOTTED LINE AND TUB TO ADHESIVE



Dina Schnurbusch

From: Stephen Pottey <SPottey@carsoncity.gov>
Sent: Friday, July 31, 2026 8:22 AM
To: Dina Schnurbusch
Subject: RE: Memo of Support ~ Carson City City Hall/Town Square Abandonment

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Dina,

Carson City Public Works supports the following ROW abandonments:

- N Fall from E Robinson to E Proctor
- A portion of N Plaza St from E Spear St to E Proctor.
- E Telegraph from N Plaza to N Stewart.
- A portion of E Proctor from N Plaza to N Stewart.
- E Spear St from N Fall to N Stewart.



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



From: Dina Schnurbusch <dschnurbusch@LumosInc.com>
Sent: Thursday, July 30, 2026 4:25 PM
To: Stephen Pottey <SPottey@carsoncity.gov>
Subject: [EXTERNAL] Memo of Support ~ Carson City City Hall/Town Square Abandonment

Stephen,

Can I please get the Memo of Support for the abandonment of the Right-of-way's for the Town Hall/Town Square project?

I am slated to submit the application to Carson City on August 5th.



Dina Schnurbusch
Surveying Technician III
Surveying Division

308 N. Curry St Suite 200
Carson City, NV 89703
775.883.7077

July 31, 2026

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

**Abandonment Project Description and Justification for
portions of Spear Street, Telegraph Street, Fall Street,
Proctor Street & Plaza Street
Carson City, Nevada**

In response to the Carson City Municipal Code (CCMC) Section 17.15.010 and Section 17.15.035 (5), this letter serves as the project description and justification for the abandonments of N. Fall Street from E. Robinson Street to E. Proctor Street, a portion of N. Plaza Street from E. Spear Street to E. Proctor Street, E. Telegraph Street from N. Plaza Street to N. Stewart Street, a portion of E. Proctor Street from N. Plaza Street to N. Stewart Street and E. Spear Street from N. Fall Street to N. Stewart Street abutting A.P.N. Numbers 004-211-05, 004-211-10, 004-211-11, 004-221-01, 004-213-01, 004-213-02, 004-213-06, 004-213-05, 004-213-04, 004-213-03, 004-224-07, 004-224-08, 004-224-02, 004-224-03, 004-216-01, 004-216-03, 004-216-04, 004-216-05, 004-225-01, 004-225-02, 004-225-03 and 004-225-04 in Carson City, Nevada.

Per Carson City Municipal Code (CCMC) Section 17.15.010, respond to the following required findings:

- Will the abandonment result in material injury to the public?

Lumos Answer: *The abandonments will not result in material injury to the public.*

- What is the history regarding the street being dedicated or not?

Lumos Answer: *The existing streets were dedicated to the public on the Musser Subdivision filed April 30, 1963 as Map No. 187 and File No. 60994 and the Proctor & Green Subdivision filed May 15, 1963 as Map No. 190 and File No. 61492 in the Official Records of Carson City, Nevada.*

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

Lumos Answer: *The existing streets were dedicated to the public on the Musser Subdivision filed April 30, 1963 as Map No. 187 and File No. 60994 and the Proctor &*

Green Subdivision filed May 15, 1963 as Map No. 190 and File No. 61492 in the Official Records of Carson City, Nevada

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

Lumos Answer: *The public at large will not be benefited nor hindered resulting in no material injury to the public.*

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

Lumos Answer: *There will be no difference made to current parking conditions at this time.*

- Should utility easements be reserved, continued or vacated?

Lumos Answer: *There are no utility easements shown on the Musser Subdivision map or the Proctor & Green Subdivision map.*

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

Lumos Answer: *There are no current conditions of approval by the board of supervisors or recommendations by the planning commission or staff.*

Per Carson City Municipal Code (CCMC) Section 17.15.035(5), respond to the following required findings:

- If the subject right-of-way was ever dedicated. If so, documentation is mandatory regarding the street's dedication.

Lumos Answer: *The existing rights-of-way were dedicated to the public on the Musser Subdivision filed April 30, 1963 as Map No. 187 and File No. 60994 and the Proctor & Green Subdivision filed May 15, 1963 as Map No. 190 and File No. 61492 in the Official Records of Carson City, Nevada. Copies of the maps are included in this submittal.*

- How will all adjoining parcels have access, should the abandonment be approved?

Lumos Answer: *Access will still be provided by Stewart, Proctor, Robinson and Plaza Streets.*

- How will the public at large benefit from and not be injured from the proposed abandonment?

Lumos Answer: *The proposed action will neither benefit nor hinder the public at large and will not result in any material injury to the public.*

If you have any questions, please do not hesitate to contact me at (775) 883-7077.

Sincerely,



Dina Schnurbusch
Survey Technician III

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

A.P.N. 004-211-11; -211-05; 211-10; 004-221-01; 004-213-01; -213-02; -213-03;
-213-04; -213-05-; 213-06; 004-224-07; -224-08; -224-02; -224-03; 004-216-01;
-216-05; -216-04; 216-03; 004-225-01; -225-02; -225-03; -225-04

LOCATED AT:

PORIONS OF FALL STREET, PLAZA STREET, SPEAR STREET, TELEGRAPH STREET & PROCTOR STREET
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

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

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

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

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

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

Signature	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): AT&T will require a new easement, centered on the new location of the facilities that are to be relocated on this project

 Digitally signed by Cliff Cooper Date: 2026.08.03 06:45:51 -07'00'	Cliff Cooper	AT&T Nevada	8/3/2026
	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. 004-211-11; -211-05; 211-10; 004-221-01; 004-213-01; -213-02; -213-03;
-213-04; -213-05; 213-06; 004-224-07; -224-08; -224-02; -224-03; 004-216-01;
-216-05; -216-04; 216-03; 004-225-01; -225-02; -225-03; -225-04

LOCATED AT:

PORTIONS OF FALL STREET, PLAZA STREET, SPEAR STREET, TELEGRAPH STREET & PROCTOR STREET
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

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

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

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

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

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

<i>Armando Grajeda</i>	Armando Grajeda	Spectrum Pacific West LLC	7/30/26
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. 004-211-11; -211-05; 211-10; 004-221-01; 004-213-01; -213-02; -213-03;
-213-04; -213-05; 213-06; 004-224-07; -224-08; -224-02; -224-03; 004-216-01;
-216-05; -216-04; 216-03; 004-225-01; -225-02; -225-03; -225-04

LOCATED AT:

PORTIONS OF FALL STREET, PLAZA STREET, SPEAR STREET, TELEGRAPH STREET & PROCTOR STREET
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

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

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

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

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

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

<i>Chris Robinson</i>	Chris Robinson	NV Energy	8/3/2026
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. 004-211-11; -211-05; 211-10; 004-221-01; 004-213-01; -213-02; -213-03;
-213-04; -213-05; 213-06; 004-224-07; -224-08; -224-02; -224-03; 004-216-01;
-216-05; -216-04; 216-03; 004-225-01; -225-02; -225-03; -225-04

LOCATED AT:

PORTIONS OF FALL STREET, PLAZA STREET, SPEAR STREET, TELEGRAPH STREET & PROCTOR STREET
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

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

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

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

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

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

Signature	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):

Southwest Gas does not have any facilities within the exhibit as shown within the Right-of-Way.

	Cody Ebbe	Southwest Gas Corporation	08/04/2026	
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



STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0131** For Possible Action: Discussion and possible action regarding an application from Jeff Frame (“Applicant”) for a special use permit (“SUP”) to (1) allow for the construction of a parking garage as the primary use on a parcel; (2) allow for alternative compliance with the Downtown Mixed Use Standards, specifically related to building envelope stepback requirements for the parking garage; and (3) authorize off-street parking for the future development of the parcels immediately west and north of the proposed parking garage to be provided off-site, in the parking garage, on property zoned Downtown Mixed Use (“DT-MU”), located at 307 E. Telegraph Street, 311 E. Telegraph Street, 302 E. Proctor Street, and 310 N. Stewart Street, Assessor’s Parcel Numbers (“APNs”) 004-225-01 through -04. (Heather Ferris, hferris@carsoncity.gov)

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

Proposed Motion

“I move to approve LU-2026-0131, based on the findings and subject to the conditions of approval contained in the staff report.”

Board's Strategic Goal

Quality of Life

Previous Action

See attached staff report for additional information.

Background/Issues & Analysis

See attached staff report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Municipal Code (CCMC) 18.02.0452 (Special use permits), CCMC 18.04.187 (Table of permitted uses); CCMC 18.07 (Downtown Mixed-Use District); CCDS Division 6 (Downtown Mixed-Use District); CCDS Division 2 (Parking and Loading).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

[LU-2026-0131 \(Parking Garage\)_SR_09.30.26.pdf](#)

[LU-2026-0131_application packet_Redacted.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2026

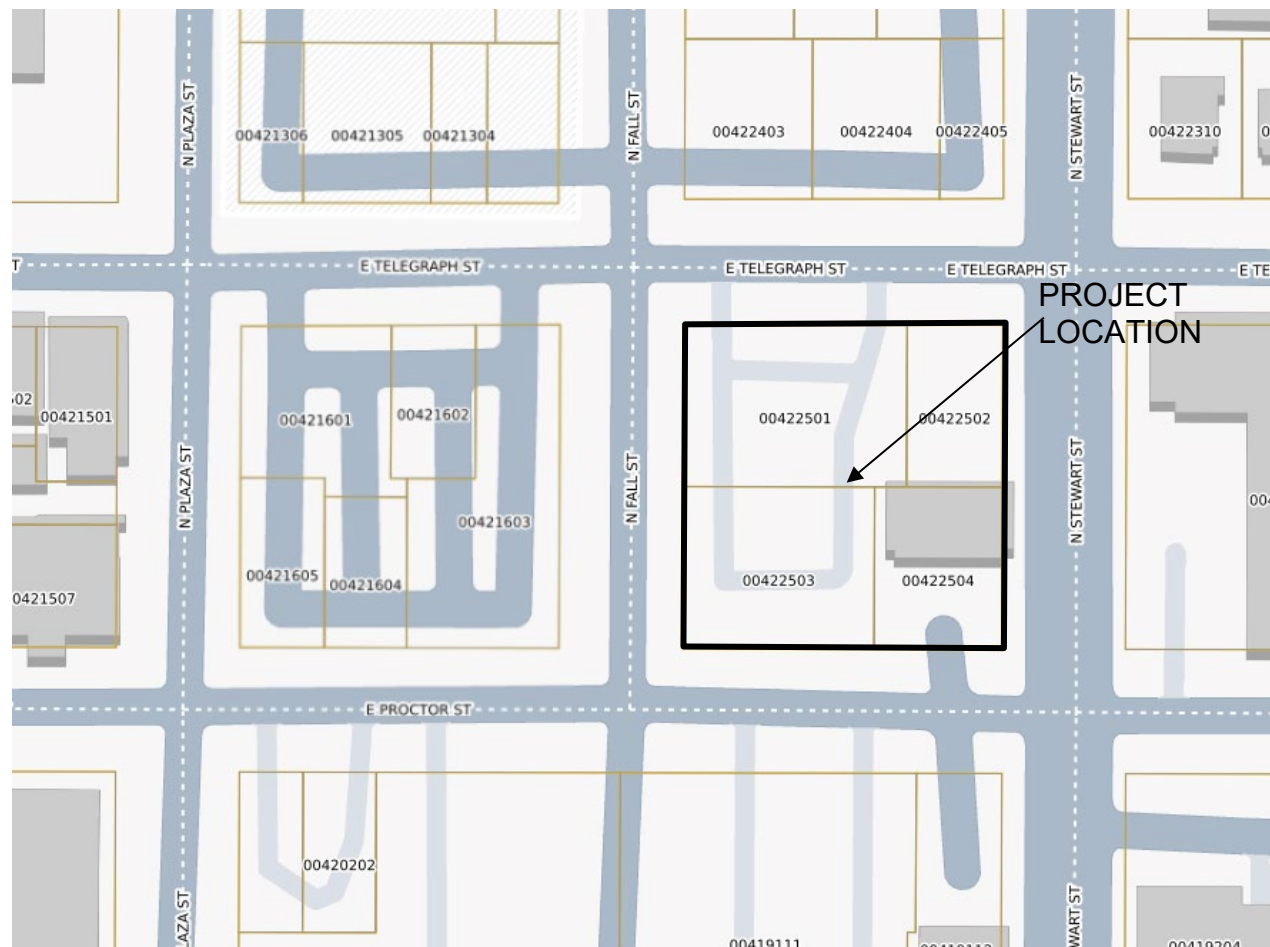
FILE NO: LU-2026-0131

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Jeff Frame (“Applicant”) for a special use permit (“SUP”) to (1) allow for the construction of a parking garage as the primary use on a parcel; (2) allow for alternative compliance with the Downtown Mixed Use Standards, specifically related to building envelope stepback requirements for the parking garage; and (3) authorize off-street parking for the future development of the parcels immediately west and north of the proposed parking garage to be provided off-site, in the parking garage, on property zoned Downtown Mixed Use (“DT-MU”), located at 307 E. Telegraph Street, 311 E. Telegraph Street, 302 E. Proctor Street, and 310 N. Stewart Street, Assessor’s Parcel Numbers (“APNs”) 004-225-01 through -04. (Heather Ferris, hferris@carsoncity.gov)

RECOMMENDED MOTION: “I move to approve LU-2026-0131, based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.
3. The project shall conform to any other applicable provision of the Nevada Revised Statutes ("NRS") or Carson City Municipal Code ("CCMC").
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. With the building permit application, the applicant shall submit, for Planning Manager review and approval, a landscape and irrigation plan which demonstrates compliance with the requirements of Carson City Development Standards (CCDS) Division 3 and Division 6.
6. With the building permit application, the applicant shall submit, for the Planning Manager review and approval, a lighting plan including manufacturers cut sheets, demonstrating compliance with the requirements of Carson City Development Standards Division 1.3 for all exterior lighting.
7. With the building permit application, the applicant shall submit plans which demonstrate that one elevator is designed to accommodate a gurney in the supine position and will be labeled with a medical label as approved by the Carson City Fire Department EMS Chief.
8. With the building permit application, the applicant shall submit plans which demonstrate that elevators on the first floor will be provided with an approved Knox Box with all required elevator keys located in the knox box.
9. If electric vehicle charging stations are proposed in the future, all charging stations shall be located on the first floor.
10. With the building permit application, the applicant shall submit plans which demonstrate any surfaces identified as primary or secondary access for emergency services are rated to support all Carson City Fire Department Equipment engaged in emergency operations.
11. Prior to issuance of a building permit, the applicant must submit plans which include the removal and replacement of the valley gutter at the intersection of N. Stewart Street and E. Proctor Street.
12. Prior to the issuance of the building permit, the applicant shall complete the abandonment, AB-2026-0134 and the lot line deletion, LLD-2026-0135.

13. Prior to issuance of the building permits for the building to the north and the building to the west, the applicant shall provide an agreement or other documentation acceptable to the Community and Economic Development Director, demonstrating that the required number of parking spaces are reserved for the future development to the north and west of the parking garage.
14. Due to the nature of the use, no trash enclosure is required.

LEGAL REQUIREMENTS: Carson City Municipal Code (CCMC) 18.02.0452 (Special use permits), CCMC 18.04.187 (Table of permitted uses); CCMC 18.07 (Downtown Mixed-Use District); Carson City Development Standards (CCDS) Division 6 (Downtown Mixed-Use District); CCDS Division 2 (Parking and Loading).

MASTER PLAN DESIGNATION: Downtown Mixed-Use

ZONING DISTRICT: Downtown Mixed-Use District

KEY ISSUES: Will the proposed parking garage be compatible with the surrounding neighborhood and be in keeping with the standards of CCMC? Will the alternative compliance be consistent with the downtown character, incorporated into a broader mix of uses, and consistent with the master plan policies for downtown?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Downtown Mixed-Use / parking lot

EAST: Downtown Mixed-Use / apartments

WEST: Downtown Mixed-Use / parking lot

SOUTH: Downtown Mixed-Use / parking lot and restaurant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded

SLOPE/DRAINAGE: generally flat

SITE DEVELOPMENT INFORMATION:

EXISTING STRUCTURE: Office building

PROPOSED STRUCTURE: 4-story parking garage providing 408 spaces

PROJECT SITE: 1.32 acres

DISCUSSION:

The applicant is proposing the construction of a 47-foot-tall, 4-story parking garage with a total of 408 parking spaces. Per the application, the parking garage is intended to support civic functions, future redevelopment opportunities, downtown employment, special events, and public access within the downtown core.

The subject property is comprised of 4 parcels currently totaling approximately 0.66 acres in size. A right-of-way abandonment and lot line deletion are also currently being processed. Upon the recordation of the abandonment and lot line deletion the parcel size will be approximately 1.32 acres. The project site is zoned Downtown Mixed-Use (DTMU) and is designated as Urban Mixed-Use within the DTMU district. The project site fronts N. Stewart Street, which is a minor arterial and E. Proctor Street which is a local road. East Telegraph and North Fall Streets are proposed to be abandoned.

Per CCMC 18.04.187, a parking garage is allowed as a primary use in the DTMU zoning district

subject to first obtaining a special use permit. While a parking garage is allowed as a primary use in the DTMU subject to first obtaining a special use permit, it must be designed and constructed consistent with Division 6 of the Development Standards. Per CCMC 18.07.025, alternative compliance may be approved subject to a special use permit and three additional findings. The applicant is requesting alternative compliance from the requirements of CCDS 6.7(1)(c) which limits the structure to 4 stories or 48 feet, whichever is lower, and requires a setback after the third story.

Additionally, consistent with CCDS Division 2.3(3), the applicant has requested a special use permit to authorize the parking garage to serve as the primary off-street parking for the future development to the west and north of the project site.

The Planning Commission is authorized to approve a special use permit.

PUBLIC COMMENTS: Public notices were mailed to 40 property owners within 450 feet of the subject site on September 18, 2026. As of the writing of this report, no comments have been received. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on the submittal date to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering:

The Public Works Department, Development Engineering Division ("Development Engineering"), has no preference or objection to the special use request, provided that the following condition is met:

- The valley gutter at the intersection of Stewart St. and Proctor St. will need to be removed and replaced

Additionally, please note, the following items, at a minimum, must be addressed with the building permit per CCMC.

- The project must meet all Carson City Development Standards and Standard Details, including but not limited to the following:
 - Any sidewalk or curb and gutter along the frontage must be replaced if any of the following conditions exist:
 - Sidewalk cross slope exceeding 2%.
 - Missing corner curb ramps and curb ramps that do not meet current ADA standards.
 - Sidewalk with uplift from tree roots.
 - Sidewalk with a width less than 5 feet.
 - Curb and gutter that is cracked or badly spalling
 - The portions of Proctor Street along the project frontage are required to include half-street full-depth rehabilitation.

ENGINEERING DISCUSSION:

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

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

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

CCMC 18.02.0452(5)(b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:

Development Engineering has no comment on this finding.

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

The parking garage itself will not have a detrimental effect on vehicle/ pedestrian traffic.

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

Development Engineering has no comment on this finding.

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

The proposed use will have a negligible impact on City water, sewer, and stormwater runoff.

Sanitary Sewer: Will not overburden downstream facilities.

Water: Will not overburden downstream facilities; a pump or looping may be necessary for sprinklers.

Storm Drain: Will not overburden facilities.

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

The project meets engineering standards for health and safety.

Earthquake faults: There are no known faults on the subject property.

FEMA flood zones: Shaded X

Fire Department:

1. One elevator will be designed to accommodate a gurney in the supine position and labeled with a medical label as approved by the Carson City Fire Department EMS Chief.
2. Elevators on the first floor shall be provided with an approved Knox Box with all required elevator keys located in the knox box
3. All charging stations shall be located on the first floor.
4. Any surfaces identified as primary or secondary access for emergency services must be rated to support all Carson City Fire Department Equipment engaged in emergency operations.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.0452 (Special use permits) with the supplemental findings identified in CCMC 18.07.025 (Conditional use criteria) as enumerated below and substantiated in the public record for the project.

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

The project is in substantial compliance with the Carson City master plan. The project site is

designated Downtown Mixed-Use in the master plan. The purpose of the designation is to recognize downtown as the most intense activity center and the “heart” of the community. The DTMU designation is intended to allow for and encourage a broader mix of uses than exist today in Downtown, while respecting its historic context and creating an inviting, pedestrian-friendly environment. Downtown is comprised of a series of smaller character areas.

The subject property is in the Urban Mixed-Use area. There is a high concentration of underutilized parcels in the Urban Mixed-Use area, many of which are currently used for surface parking. There are opportunities in this area for larger, higher-intensity development, which may be suitable for uses that require a larger footprint (Policy 6.3b- Downtown Character Areas).

Per CCDS 6.4(2), the purpose of the urban mixed-use character area is to provide for urban intensity mixed-use development in areas of downtown that contain larger tracts of vacant or underutilized land. It is intended to provide opportunities for concentrations of active uses such as convention space, casinos, hotels, urban residential or similar uses which typically have more intensive land requirements than could be readily accommodated in other areas of downtown. To support these objectives, building heights in this area are permitted to be higher than in other character areas within downtown, provided appropriate transitions are provided to the more modest scale of development found along Carson Street, the surrounding neighborhoods, and the State Capitol complex.

Policy DTMU 1.6 calls for large-scale infill projects involving the consolidation of multiple blocks to ensure they are designed in such a way as to complement “the urban, pedestrian-friendly context by incorporating clear pedestrian connections to the surrounding area, establishing strong relationships between buildings and the street, and minimizing the impacts of parking on primary street frontages.” The proposed development of the parking garage will minimize the need for parking lots on primary street frontages as the garage will provide the parking for the future development of the parcels to the north and west of the project site, greatly reducing the amount of surface parking. Additionally, the pedestrian connections will be maintained with 15-foot-wide sidewalks along E. Proctor and N. Stewart Streets.

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

The request, including a special use permit to (1) allow for the construction of a parking garage as the primary use on a parcel; (2) allow for alternative compliance with the Downtown Mixed Use Standards, specifically related to building envelope setback requirements for the parking garage; and (3) authorize off-street parking for the future development of the parcels immediately west and north of the proposed parking garage to be provided off-site, in the parking garage is compatible with and preserves the character and integrity of adjacent properties and neighborhoods.

The parking garage will minimize the impacts of parking on the primary street frontage by relocating the existing surface parking to the garage. Pedestrian connections will be maintained with 15-foot-wide sidewalks along E. Proctor and N. Stewart Streets and new street trees will be installed. The garage will also provide for parking for the future development to the north and west of the parking garage. Consistent with CCDS 1.3 all exterior lighting will be shielded and directed downward so as not to allow light and glare to spill over into the night sky or adjacent properties.

Although the project includes relief from the setback requirement, the design of the building is in keeping with the requirements of CCMC. The building will include panelized brick facades, cast stone detailing, prominent archway features, and articulations which will provide visual relief.

Additionally, the bulk of the building is 33 feet in height, however, the stairwell and the elevator shaft require additional height increasing the maximum overall height to 47 feet.

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

The project, including the parking garage, alternative standard, and request for off-street parking for the future development to the west and north to be provided in the parking garage, will not result in a detrimental effect on vehicular or pedestrian traffic. The garage will result in a consolidation of parking which is currently dispersed among several surface parking lots, but the garage itself will not result in any increase in traffic. Additionally, the pedestrian connections will be improved with 15-foot-wide sidewalks along E. Proctor and N. Stewart Streets.

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

The project, including the parking garage, alternative standard, and request for off-street parking for the future development to the west and north to be provided in the parking garage, will not result in a detrimental impact to the use, peaceful enjoyment, economic value, or development of adjacent properties or the neighborhood.

The parking garage will minimize the impacts of parking on the primary street frontage by relocating the existing surface parking to the garage. The consolidation of the parking in the garage will allow for redevelopment of existing surface parking lots. Pedestrian connections will be improved with 15-foot-wide sidewalks along E. Proctor and N. Stewart Streets and new street trees will be installed.

Although the project includes relief from the stepback requirement, the design of the building is in keeping with the requirements of CCMC. The building will include panelized brick facades, cast stone detailing, prominent archway features, and articulations which will provide visual relief. Additionally, the bulk of the building is 33 feet in height, however, the stairwell and the elevator shaft require additional height increasing the maximum overall height to 47 feet. The building does not exceed the allowable height of 48 feet.

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

The project, including the parking garage, alternative standard, and request for off-street parking for the future development to the west and north to be provided in the parking garage, will not overburden existing public services or facilities. The parking garage will result in a consolidation of parking which is currently dispersed among several surface parking lots which are currently served by police and fire protection. At the time of building permit application, Fire Department will review the building plans to ensure compliance with the fire code. Additionally, with the building permit application, Development Engineering will review the application to ensure that the valley gutter at N. Stewart Street and E. Proctor is replaced, the portions of E. Proctor Street along the project frontage is rehabilitated, and all necessary improvements are made to sidewalks, curb ramps, etc.

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

The project, including the parking garage, alternative standard, and request for off-street parking for the future development to the west and north to be provided in the parking garage, will not adversely affect the health, safety and welfare of the public.

The parking garage will minimize the impacts of parking on the primary street frontage by relocating the existing surface parking to the garage. The consolidation of the parking in the garage will allow

for redevelopment of existing surface parking lots. Pedestrian connections will be improved with 15-foot-wide sidewalks along E. Proctor and N. Stewart Streets and new street trees will be installed.

Although the project includes relief from the stepback requirement, the design of the building is in keeping with the requirements of CCMC. The building will include panelized brick facades, cast stone detailing, prominent archway features, and articulations which will provide visual relief. Additionally, the bulk of the building is 33 feet in height, however, the stairwell and the elevator shaft require additional height increasing the maximum overall height to 47 feet. The building does not exceed the allowable height of 48 feet.

SUPPLEMENTAL FINDINGS: CCMC 18.07.025 requires that in addition to the findings listed in CCMC 18.02.0452, the following three supplemental findings are met for a proposed alternative approach to the DTMU standards to be approved.

1. Is consistent and compatible with the character and intent of the downtown area;

The alternative approach to the DTMU standards includes relief from the requirements of CCDS 6.7(1)(c) which limits the structure to 4 stories or 48 feet, whichever is lower, and requires a stepback after the third story. While the design of the parking garage does not include a stepback after 3 stories, it is in keeping with the requirements of CCMC and CCDS. The building will include panelized brick facades, cast stone detailing, prominent archway features, and articulations which will provide visual relief. Additionally, the bulk of the building is 33 feet in height, however, the stairwell and the elevator shaft require additional height increasing the maximum overall height to 47 feet. The building does not exceed the allowable height of 48 feet. Because the design incorporates articulation and pedestrian scale features, the design meets the intent of CCDS with regard to massing, scale, and visual integration.

2. Incorporates or can be incorporated as part of a broader mix of uses to support an active people-oriented environment within the downtown area; and

The project can be incorporated as part of a broader mix of uses to support an active, people-oriented environment within the downtown area. The project will consolidate existing surface parking into a parking structure which will allow for redevelopment of existing surface parking lots. The project site is in an area with a broad mix of uses including restaurants, government offices, apartments, hotels, and other commercial uses. Given the location of the site adjacent to these uses, it will contribute to the mix of uses already in the area.

3. Can be integrated into the more urban development pattern in a manner that is consistent with master plan policies for the downtown area.

Staff finds the proposed development is consistent with the master plan policies of the downtown. It will consolidate existing surface parking into a parking structure which will allow for the redevelopment of existing surface parking lots. The proposed development of the parking garage will minimize the impacts of parking on primary street frontages as the garage will provide the parking for the future development of the parcels to the north and west of the project site, greatly reducing the amount of surface parking that is visible from the street. Additionally, the pedestrian connections will be maintained with 15-foot-wide sidewalks along E. Proctor and N. Stewart Streets.



108 E. Proctor Street, Carson City, NV 89701

Phone: (775) 887-2180

Email: planning@carsoncity.gov

SUBMITTAL PACKET - Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Engineering Project Impact Reports

FEE: \$2450 (Major) / \$2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

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

PROJECT INFORMATION

CARSON CITY - CITY HALL PARKING GARAGE

PROJECT'S ASSESSOR PARCEL NUMBER(S):

00422501, 00422502, 00422503, 00422504

STREET ADDRESS:

307 East Telegraph Street, Carson City, Nevada 89701

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

THIS APPLICATION IS FOR A FOUR-STORY, ABOVE-GROUND, PARKING GARAGE

STRUCTURE MADE PRIMARILY OF CONCRETE. THE PARKING GARAGE IS PROPOSED

TO BE CLAD IN A PANELIZED BRICK SYSTEM WITH ARCHITECTURAL CAST STONE

ACCENTS. ARCHWAY OPENINGS ACCENT THE BUILDING FACADE WHICH CREATE

WINDOW SHAPED OPENINGS, DECORATIVE WALL INSETS, AND DIRECTLY REFERENCE

THE HISTORIC ARCHITECTURAL CHARACTER FOUND THROUGHOUT DOWNTOWN

CARSON CITY. THE PARKING SPACES ARE INTENDED TO BE USED FOR THE FUTURE

CARSON CITY HALL AND EVENT PLAZA.

PROVIDED PARKING SPACE: +/- 396 INCLUDING 8 ACCESSIBLE PARKING SPACE

APPLICANT JEFF FRAME		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP [REDACTED]		
EMAIL ADDRESS [REDACTED]		
PROPERTY OWNER STEVE NEIGHBORS		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP [REDACTED]		
EMAIL ADDRESS [REDACTED]		
APPLICANT AGENT/REPRESENTATIVE FRAME ARCHITECTURE		PHONE # [REDACTED]
MAILING ADDRESS, CITY, STATE, ZIP [REDACTED]		
EMAIL ADDRESS [REDACTED]		
[REDACTED]		
PROPERTY OWNER'S AFFIDAVIT (Use additional page(s) if necessary for additional owners.)		
<i>Adams City Center, LLC by</i> <u>STEVE NEIGHBORS</u> being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.		
Signature <i>Manager</i>	[REDACTED] Address	Date <i>July 29, 2026</i>
ACKNOWLEDGMENT OF APPLICANT		
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.		
<i>[Signature]</i> Applicant's Signature	JEFF FRAME Print Name	<i>7.29.2026</i> Date



August 31, 2026

Re: **Special Use Permit
Application** 307 East
Telegraph Street Carson City,
NV 89701

To: **Carson City Planning Division**
108 E Proctor Street
Carson City, NV 89701

Project Description

The request for the parking garage as the primary use on the property.

The proposed project consists of a four-story parking garage that will serve as the primary and only use on the subject property. The purpose of the facility is to provide structured parking to support Carson City Hall, future downtown development, and public parking demands within the Downtown Mixed-Use (MU-DT) District. The garage will provide a total of 408 parking spaces and is designed as a stand-alone parking structure rather than an occupied office, commercial, residential, or mixed-use building.

As a parking structure, the building's fourth level functions as the upper parking deck rather than an occupied floor containing office, commercial, or residential uses. The design is driven by the operational requirements of structured parking, including vehicle circulation, parking efficiency, elevators, and life-safety stair towers. While the building extends to four levels, its overall form and functionality differ significantly from a traditional occupied building of similar height.

Along with arched openings that reflect the historic architectural character of the demolished V&T Engine House and Machine Shop, the project incorporates high-quality architectural materials and detailing, per Appendix 18.06.6.6.10(6), including window shaped openings brick facades, changes in color and textures including: cast stone accents, masonry columns and brick. The design also includes enhanced pedestrian improvements along adjacent streets, including widened sidewalks and street trees, contributing to the urban environment and supporting the vision of the Downtown Mixed-Use District.

The parking garage is intended to be a long-term public infrastructure investment that supports civic functions, future redevelopment opportunities, downtown employment, special events, and public access within the downtown core.



Request for alternative standards.

This is required since the project does not provide the required step back after the third story. Since you are requesting alternative standards, you will also need to address CCMC 18.07.020 a and b.

1. The applicant acknowledges that the proposed parking structure does not incorporate the step-back requirement above the third story and is therefore requesting Alternative Compliance pursuant to CCMC 18.07.020(3). The proposed design provides a result that is equal to or superior to the intent of the Downtown Mixed-Use standards by incorporating a high-quality architectural façade, articulated elevations, substantial brick and cast stone materials, pedestrian-oriented streetscape improvements, and contextual design elements that reflect the historic character of downtown Carson City. The project is located within the MU-DT (Downtown Mixed-Use) district and is intended to support public parking, future civic facilities, and downtown revitalization objectives. The request is not based on economic considerations but rather on achieving an architecturally compatible and functional urban parking structure that meets the goals of the Downtown Mixed-Use District.
2. With respect to CCMC 18.07.020(a) and (b), the proposed alternative standard is consistent with the purpose and intent of the Downtown Mixed-Use District and promotes the established urban character of downtown Carson City. The building maintains a pedestrian-scaled environment through enhanced sidewalk widths, street trees, active street frontage treatments, and architectural detailing that minimizes the visual mass of the structure. Additionally, the project contributes to the long-term redevelopment and economic vitality of the downtown core by providing structured parking necessary to support future mixed-use, civic, commercial, and public investments in the surrounding area

Request for off-site parking for the parcels planned for future development to the north and west per CCDS 2.3.3.

1. The parcel to the west of the Parking Garage is planned for a 45,705 square foot office building, per 6.6.5 a single use building (greater than 30,000 sf) is required to have 3 spaces per 1,000 square feet.
 - A. Parking required: 138 parking spaces
2. The parcel to the north of the Parking Garage is planned for a future hotel and conference center, estimated area of 85,000 square feet; per 6.6.5 a mixed use building greater than 30,000 square feet is required to provide 2 spaces per 1,000 square feet.
 - A. Parking required: 170 spaces
3. This would reserve 308 spaces of the 408 spaces being constructed in the new parking garage with the remaining 100 spaces for public use.



August 31, 2026

Re: **Special Use Permit Application**
307 East Telegraph Street
Carson City, NV 89701

To: **Carson City Planning Division**
108 E Proctor Street
Carson City, NV 89701

Special Use Permit Application Findings per CCMC 18.02.0452(5):

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

Response: The proposed parking garage substantially complies with and furthers the Master Plan by providing public infrastructure essential to downtown revitalization, civic investment, and redevelopment within the Downtown Mixed-Use (MU-DT) District. The structure serves Carson City Hall, future commercial and mixed-use development, public events, and downtown visitors. Consolidating parking within a structured facility promotes efficient land use and allows surrounding properties to develop with active uses rather than surface parking lots.

The requested alternative standard to the fourth-story step-back required by CCMC 18.07.020 remains consistent with the intent of the Master Plan because the project achieves the underlying objectives of that requirement — reducing perceived scale and maintaining a pedestrian-oriented street edge — through architectural design rather than a physical upper-story setback. In lieu of the step-back, the building incorporates the additional design features identified in CCMC Appendix 18.06.6.6(10), including masonry cladding, cast stone detailing, arched openings, horizontal banding, façade articulation, and varied materials and treatments. These features break up the building mass, create visual interest, and reinforce compatibility with the historic architectural character of downtown Carson City.

The alternative standard is further supported by the nature of the use. The fourth level functions as an upper parking deck rather than occupied office, residential, or commercial floor area, so its visual and functional impacts differ from those of a traditional occupied story, while overall building height and mass remain comparable to other urban buildings downtown.

The project also advances Master Plan objectives for walkability, downtown investment, and placemaking through widened sidewalks, street trees, and improved pedestrian connections that strengthen the public realm.

Accordingly, the proposed use, together with the requested alternative standard, is in substantial compliance with and in furtherance of the goals, objectives, and policies of the Carson City Master Plan. It provides a superior public benefit, supports downtown redevelopment, promotes efficient land use, enhances the pedestrian environment, and achieves the intent of the MU-DT development standards through the alternative design features authorized under CCMC Appendix 18.06.6.6(10).



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

Response: The proposed parking garage is compatible with and preserves the character and integrity of surrounding properties and the downtown Carson City neighborhood through its architectural design, urban form, and streetscape improvements. Although the project requests an alternative standard to the fourth-story step-back required by CCMC 18.07.020, the design achieves the intent of that requirement by incorporating the additional design features identified in CCMC Appendix 18.06.6.6(10) — panelized brick façades, cast stone detailing, prominent archway features, horizontal banding, and decorative façade articulation — together with historic design references to the V&T Engine Building that reflect the architectural character of downtown Carson City and adjacent civic and commercial development.

The alternative standard is particularly appropriate because the structure is a parking garage rather than an occupied commercial, office, residential, or mixed-use building. The fourth level functions as the top parking deck rather than an occupied floor, and the building's articulation and material variation provide visual relief equivalent to or greater than a physical setback, preserving the established urban character of the Downtown Mixed-Use District.

The project also delivers substantial public realm improvements that strengthen compatibility with adjacent properties, including widened sidewalks, new street trees, pedestrian-oriented building frontages, enhanced landscaping, and improved pedestrian circulation along Stewart Street and Proctor Street.

The use will not generate the adverse impacts associated with more intensive commercial or industrial uses. It involves no manufacturing processes or outdoor operations producing significant noise, vibrations, fumes, odors, dust, or glare. Lighting will be directed and shielded in accordance with applicable development standards to minimize spillover onto neighboring properties, and vehicle activity will occur within a structured facility designed for safe circulation, reducing the proliferation of downtown surface parking lots. Construction-related impacts will be mitigated through compliance with applicable building, engineering, and construction requirements governing dust control, noise management, site safety, and public access.

Accordingly, the proposed use, together with the requested alternative standard, is compatible with and preserves the character and integrity of adjacent properties and neighborhoods, because the alternative approach satisfies the purpose of the CCMC 18.07.020 step-back through the additional design features authorized under CCMC Appendix 18.06.6.6(10), high-quality building materials, and pedestrian-oriented improvements that support the long-term vision for downtown Carson City.



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

Response: The proposed parking garage will have little to no detrimental effect on vehicular or pedestrian traffic and will improve circulation and parking efficiency within the downtown area. The facility consolidates parking demand into a structured garage containing 408 parking spaces, reducing the need for dispersed surface lots and supporting existing and future civic, commercial, hospitality, and mixed-use development in downtown Carson City. Centralizing parking in a single facility improves land use efficiency, minimizes vehicle-pedestrian conflicts across the district, and supports the development patterns envisioned for the downtown core. The structure is designed with dedicated ingress and egress points, adequate drive aisles, visibility, and internal circulation to safely accommodate anticipated demand, together with code-compliant pedestrian access routes that separate pedestrian movement from vehicle travel wherever practical.

The requested alternative standard to the fourth-story step-back required by CCMC 18.07.020 has no effect on traffic operations, circulation patterns, parking access, roadway capacity, or pedestrian safety. The alternative pertains solely to the architectural configuration of the building's upper level and does not increase the building footprint, parking count, trip generation, or intensity of use. Because it does not alter site access, internal circulation, parking supply, or pedestrian pathways, the alternative design maintains the same level of vehicular and pedestrian functionality as a fully compliant design.

The project further promotes pedestrian activity and safety through widened sidewalks, new street trees, improved pedestrian connections, and clearly defined pedestrian entrances that enhance walkability within the Downtown Mixed-Use District and advance the Master Plan objective of a walkable urban downtown core.

Accordingly, the proposed use, together with the requested alternative standard, will have little to no detrimental effect on vehicular or pedestrian traffic and, through centralized structured parking and enhanced pedestrian facilities, will provide an overall benefit to circulation within downtown Carson City.



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

Response: The proposed parking garage will not result in a detrimental impact to the use, peaceful enjoyment, economic value, or development potential of adjacent properties or the surrounding downtown neighborhood. To the contrary, the project provides essential public parking infrastructure supporting existing businesses, civic uses, and planned redevelopment within the Downtown Mixed-Use (MU-DT) District. Consolidating parking demand within a structured facility promotes efficient land use, reduces pressure for additional surface parking downtown, and facilitates higher-value development on nearby properties that might otherwise be constrained by parking requirements.

The requested alternative standard to the fourth-story step-back required by CCMC 18.07.020 creates no adverse impact on neighboring properties. It affects only the architectural configuration of the upper portion of the structure and does not increase the approved building height, intensity of use, parking capacity, traffic generation, noise levels, or operational characteristics of the facility. The garage remains a four-story structure whether or not the upper level is stepped back.

The intent of the step-back — reducing perceived building mass and maintaining compatibility with the surrounding urban environment — is achieved through the additional design features identified in CCMC Appendix 18.06.6.6(10), including articulated façades, prominent archway openings, brick cladding systems, cast stone detailing, horizontal banding, and varied architectural treatments. These features prevent the garage from reading as a monolithic structure, create visual interest consistent with the historic downtown character, and enhance compatibility with surrounding civic, commercial, and future mixed-use development.

Operationally, the garage is a passive use that generates no dust, odors, vibrations, excessive noise, or other nuisance conditions affecting adjacent owners or occupants. The project further benefits neighboring properties through widened sidewalks, street trees, pedestrian-oriented circulation, and urban frontage improvements that strengthen the walkability and attractiveness of the district and support continued investment.

Accordingly, the proposed use, together with the requested alternative standard, will not result in a detrimental impact to the use, peaceful enjoyment, economic value, or development potential of adjacent properties or the neighborhood in general. The project instead provides a long-term public benefit that supports downtown revitalization and achieves the intent of the Downtown Mixed-Use development standards through the alternative design features authorized under CCMC Appendix 18.06.6.6(10).



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

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

Response: The proposed project is not expected to increase the student population or generate additional enrollment within the local school district. Instead, it will indirectly benefit students and the community by supporting the ongoing revitalization of downtown Carson City. The new City Hall and supporting parking structure will improve access to civic services, enhance public infrastructure, and create a safer, more accessible, and attractive public environment. These improvements will provide students and families with a more welcoming civic space for community events, public activities, and access to government services.

Question: How will your project affect police and fire protection?

Response: The proposed project will maintain adequate access for police and fire protection services. A dedicated fire truck access lane will be provided around the project site to ensure emergency vehicle access while minimizing conflicts with existing traffic circulation. The site design will support safe and efficient emergency response operations without negatively impacting surrounding streets or public safety services.

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

Response: The proposed parking garage will connect entirely to the existing Carson City municipal water system and will not be served by a well. Due to the inherent nature of the facility, water demand is minimal—restricted primarily to routine maintenance, code-required fire suppression, and minor streetscape irrigation. The project will not degrade water supply, quality, or pressure for adjacent properties. Final utility infrastructure and line capacity will be coordinated and approved through the Carson City Development Engineering Division during the civil plan review process.

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

Response: The proposed project will incorporate appropriate stormwater management measures to accommodate increased impervious surfaces resulting from paving and site improvements. Drainage will be designed in accordance with applicable City standards and will utilize a combination of site grading, drainage inlets, collection systems, and/or other approved stormwater management strategies to direct runoff appropriately and prevent impacts to adjacent properties. The final drainage design will be coordinated with the Development Engineering Division as part of the project review process.



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

Response: The project will connect to the existing public sanitary sewer system. Adequate capacity of the existing sewage disposal trunk line will be verified during the project review process in coordination with the Development Engineering Division. No septic system is proposed for this project.

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

Response: The proposed parking garage project includes an additional accelerated lane along North Stewart Street to provide safer and more efficient vehicle access to the parking garage. Any required roadway improvements will be designed and coordinated with the Development Engineering Division to meet applicable City standards and ensure appropriate traffic circulation and safety.

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

Response: Refer to the attached Engineering Project Impact Reports.

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

Response: The proposed parking garage will not have a detrimental affect on the health, safety, and welfare of the public. On the contrary, providing a well-lit, parking garage with security amenities, will give the public safer parking accommodations for the downtown of Carson City. This project will turn an under-utilized city block into a public / private parking garage for future development, local residents, and visitors to use throughout the year.



Additional Findings Requested by Carson City Community & Economic Development on August 17th, 2026 - per CCMC 18.07.025 - Conditional use criteria:

Finding #7: Is consistent and compatible with the character and intent of the downtown area;

Response: The project directly aligns with the aesthetic intent and historic legacy of the downtown core. Rather than a utilitarian industrial design, the four-story, 47-foot structure is clad in a panelized brick system and thin architectural cast stone units over the concrete structural walls, echoing the historic masonry buildings of downtown Carson City. Built to the zero setback line consistent with the Downtown Mixed-Use district, the building holds the street edge and reinforces the district's continuous urban frontage.

To eliminate the aesthetic monotony often associated with structured parking, the building envelope incorporates a highly articulated façade with multiple ins and outs along the building face, anchored by taller, vertically prominent stair towers at the building corners wrapped in panelized brick and aluminum storefront glazing. Architectural cast stone water table and banding carry a consistent horizontal datum across each elevation, while the towers break up the structure's horizontal bulk and establish classic structural rhythm and vertical landmarks along the streetscape.

The defining elements — pedestrian-scale cast stone archway openings, decorative wall insets, and the salvaged historic smoke stack — directly honor the industrial heritage of the historic V&T Engine House and Machine Shop, the brick façade and detailing complement the adjacent Laxalt Building and surrounding civic and commercial development. Together with ground-level storefront glazing, these human-scale features satisfy the Downtown Development Standards regarding massing, scale, and visual integration, and constitute the additional design features identified in CCMC Appendix 18.06.6.6(10) provided in lieu of the fourth-story step-back required under CCMC 18.07.020.

The design further mitigates visual impacts along the public right-of-way through new 15-foot-wide sidewalks with street trees along East Proctor Street and North Stewart Street, together with defined pedestrian entrances that complement adjacent properties and reinforce the walkable character of the downtown core.

Finding #8: Incorporates or can be incorporated as part of a broader mix of uses to support an active people-oriented environment within the downtown area;

Response: The project serves as the foundational infrastructure required to anchor the upcoming future development. By consolidating and verticalizing parking, the structure frees up critical urban land areas that would otherwise be consumed by flat, pedestrian-unfriendly surface parking lots.

This centralization directly supports a vibrant, pedestrian-oriented public realm by creating a seamless transition into a pedestrian-only plaza via the proposed abandonment of Fall Street. The structure provides 24/7 parking access that serves a dynamic cross-section of downtown users, seamlessly bridging the gap between daytime civic employees, local residents, and evening visitors patronizing nearby restaurants, retail spaces, and community events.

The active streetscape upgrades along East Proctor Street ensure that the structure functions as an inviting gateway to the urban center rather than a physical barrier to pedestrian mobility.

Finding #9: The Proposed Use Can Be Integrated Into the More Urban Development Pattern in a Manner Consistent With Master Plan Policies for the Downtown Area

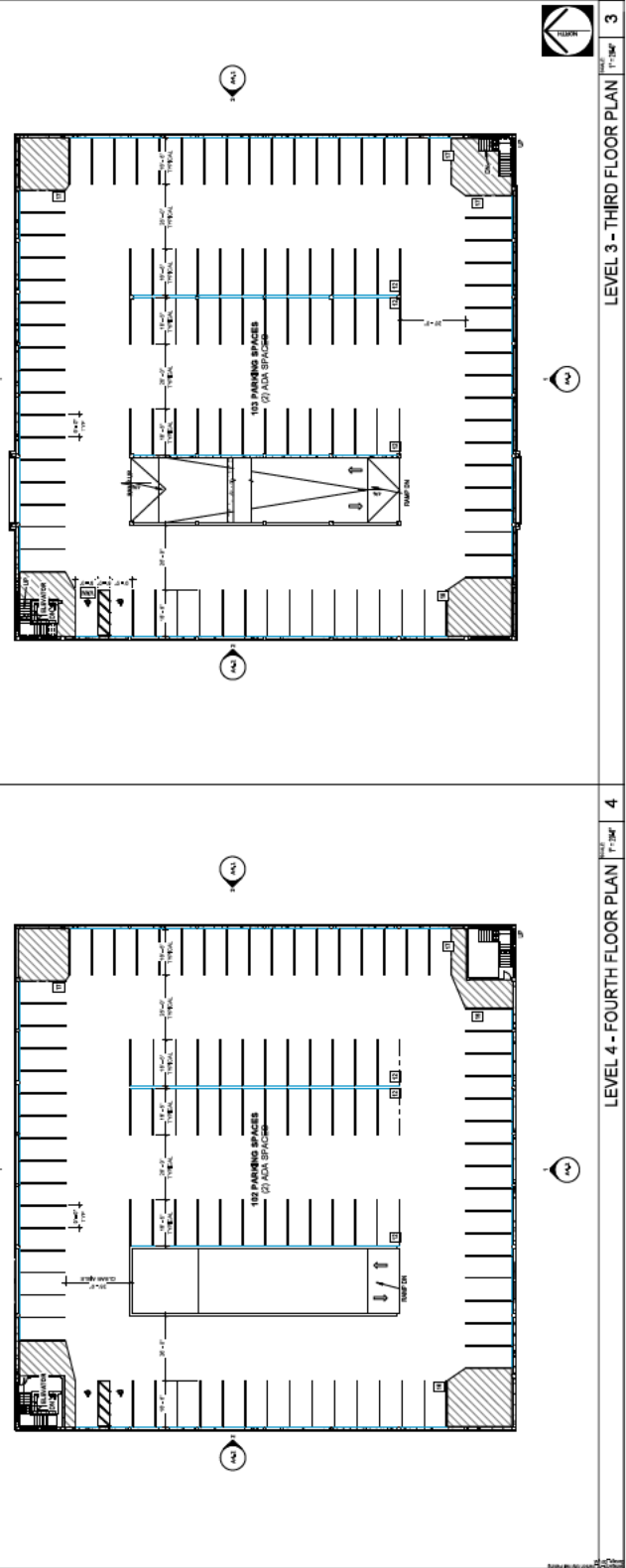
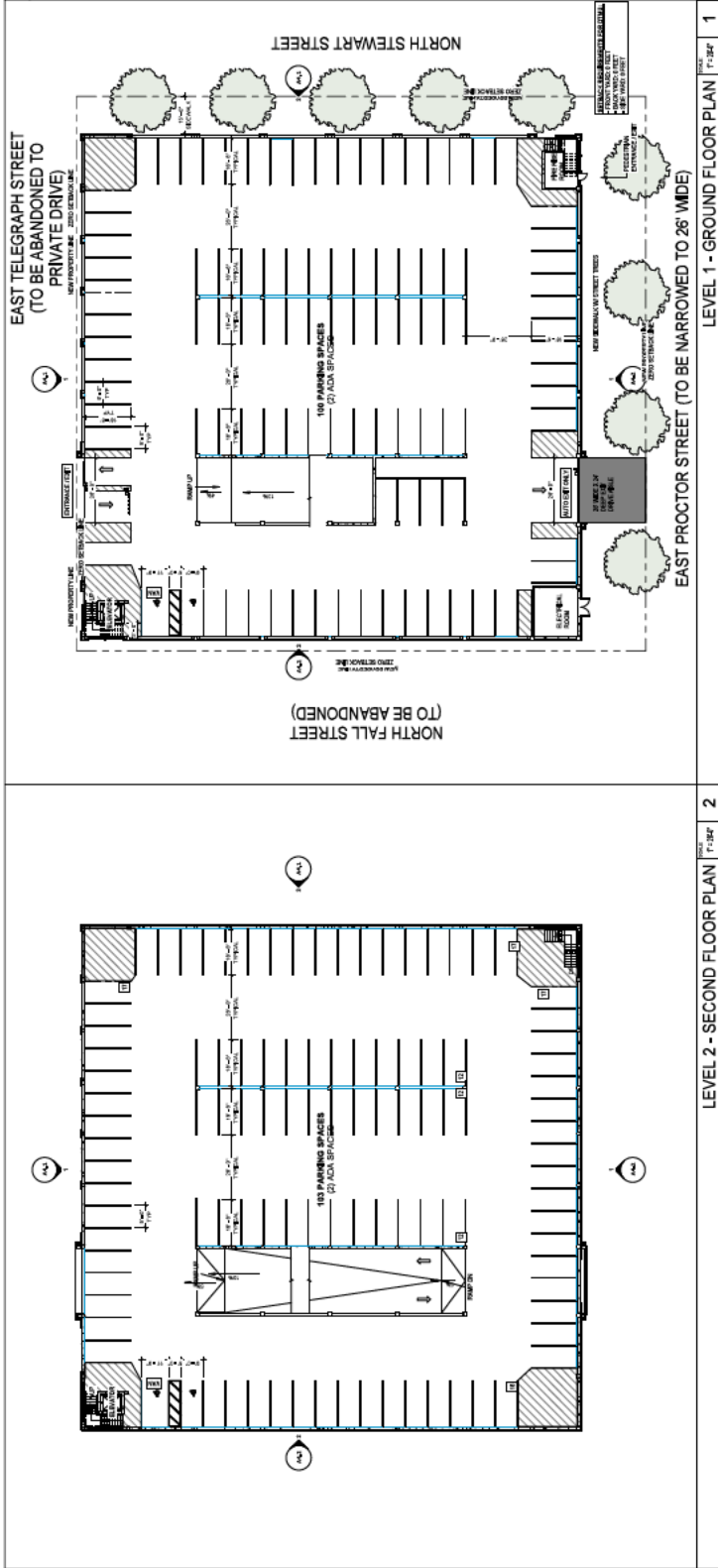
Response: The proposed garage is not merely compatible with the downtown's urban development pattern — it is the infrastructure that makes that pattern achievable. Master Plan Policies MU 1.5 (Structured Parking) and DTMU 1.4 (Mix of Uses) call for compact, high-density urban form rather than sprawling surface footprints, and this project delivers exactly that: it absorbs regional parking demand vertically, on a single site, freeing the surrounding blocks for the active civic, office, hospitality, and retail uses the Master Plan envisions.

The parking program confirms this role directly, with 138 spaces reserved for the future office building to the west, 170 for the future hotel and convention center to the north, and 100 spaces remaining for public use. Each of those spaces represents a surface lot that does not have to be built downtown.

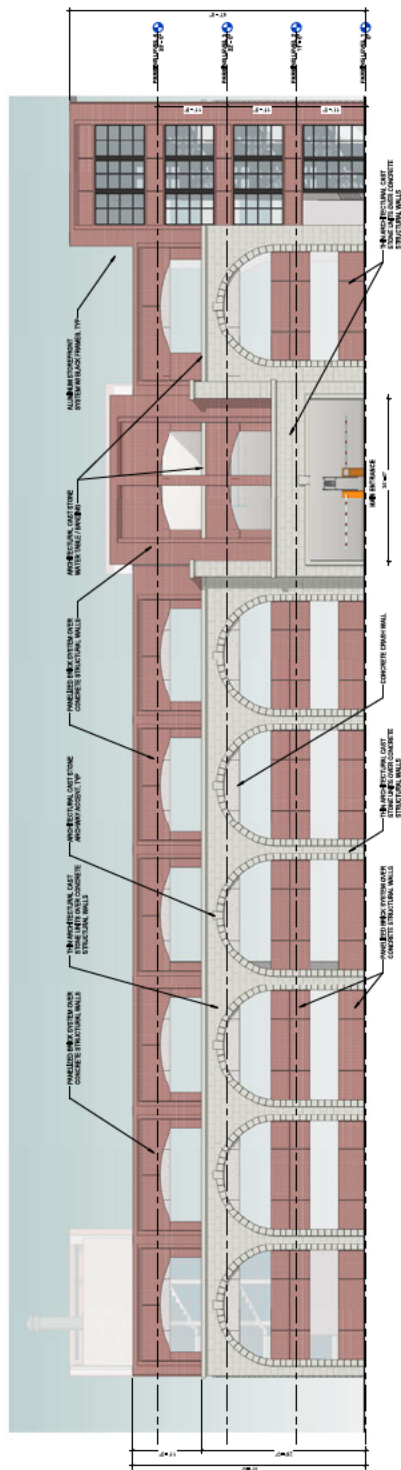
Urban integration is reinforced by a deliberate circulation strategy. Primary vehicular ingress and egress are drawn entirely off the high-use arterials and located on East Telegraph Street, preserving traffic flow on adjacent roadways and keeping the Stewart Street and Proctor Street frontages available for pedestrians rather than curb cuts. Combined with the widened sidewalks and street trees along those frontages, the result satisfies the district's infrastructure demands while maintaining a safe, continuous, and highly walkable urban street grid.

Sincerely,

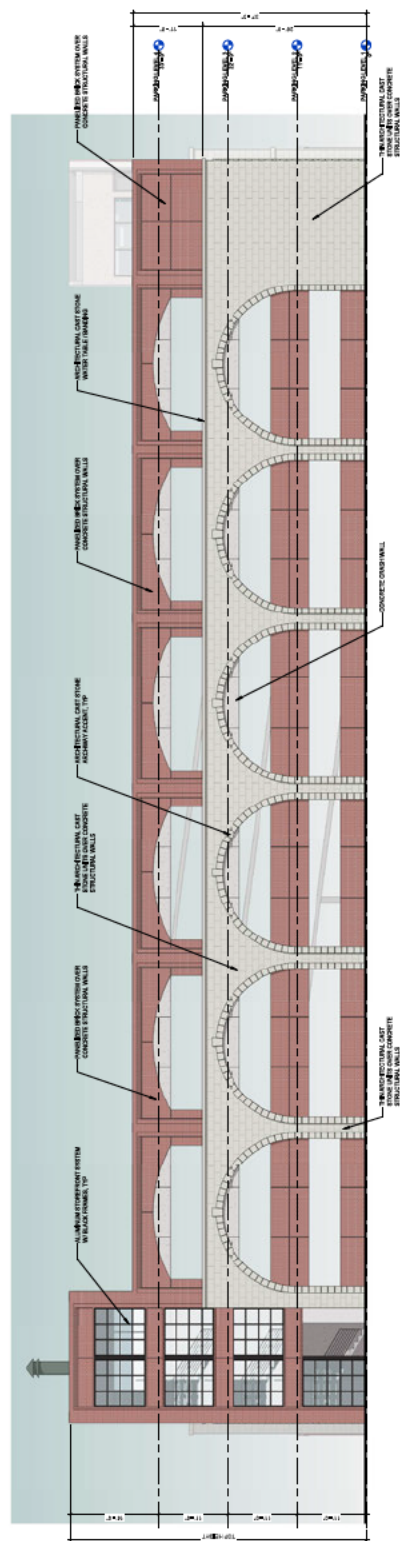
Jeff Frame
Principal Architect Frame
Architecture, Inc

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Test 10



Journal of





STAFF REPORT

Report To: Planning Commission **Meeting Date:** September 30, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: Staff Reports (non-action items)

- Director's report to the Commission. (Hope Sullivan)
- Future agenda items.
- Commissioner reports/comments.

Agenda Action: Other / Presentation **Time Requested:** N/A

Proposed Motion

N/A

Board's Strategic Goal

Efficient Government

Previous Action

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

