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

Day: Monday
Date: November 2, 2026
Time: Beginning at 2:00 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 provide 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

6. Meeting Items

6.A **AB-2026-0174** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from CC Nevada, LLC ("Applicant") for the abandonment of a 78,359 square foot drainage and public utility easement bisecting the parcel located at 801 N Lompa Lane, Assessor's

Parcel Number ("APN") 010-741-06. (Lena Reseck, lreseck@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.

7. Staff Reports (non-action items)

7.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

8. Public Comment**

The public is invited at this time to provide 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.

9. 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/granicus.

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

STAFF REPORT

Report To: Planning Commission **Meeting Date:** November 2, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **AB-2026-0174** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from CC Nevada, LLC ("Applicant") for the abandonment of a 78,359 square foot drainage and public utility easement bisecting the parcel located at 801 N Lompa Lane, Assessor's Parcel Number ("APN") 010-741-06. (Lena Reseck, lreseck@carsoncity.gov)

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

Proposed Motion
I move to recommend that the Board of Supervisors approve the abandonment of the drainage and public utility easement, 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 for additional information.

Background/Issues & Analysis
See attached for additional information.

Applicable Statute, Code, Policy, Rule or Regulation
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.

Financial Information
Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives
N/A

Attachment(s):
AB-2026-0174 (801 N Lompa Ln)_Complete Packet.pdf

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

_____
(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 2, 2026

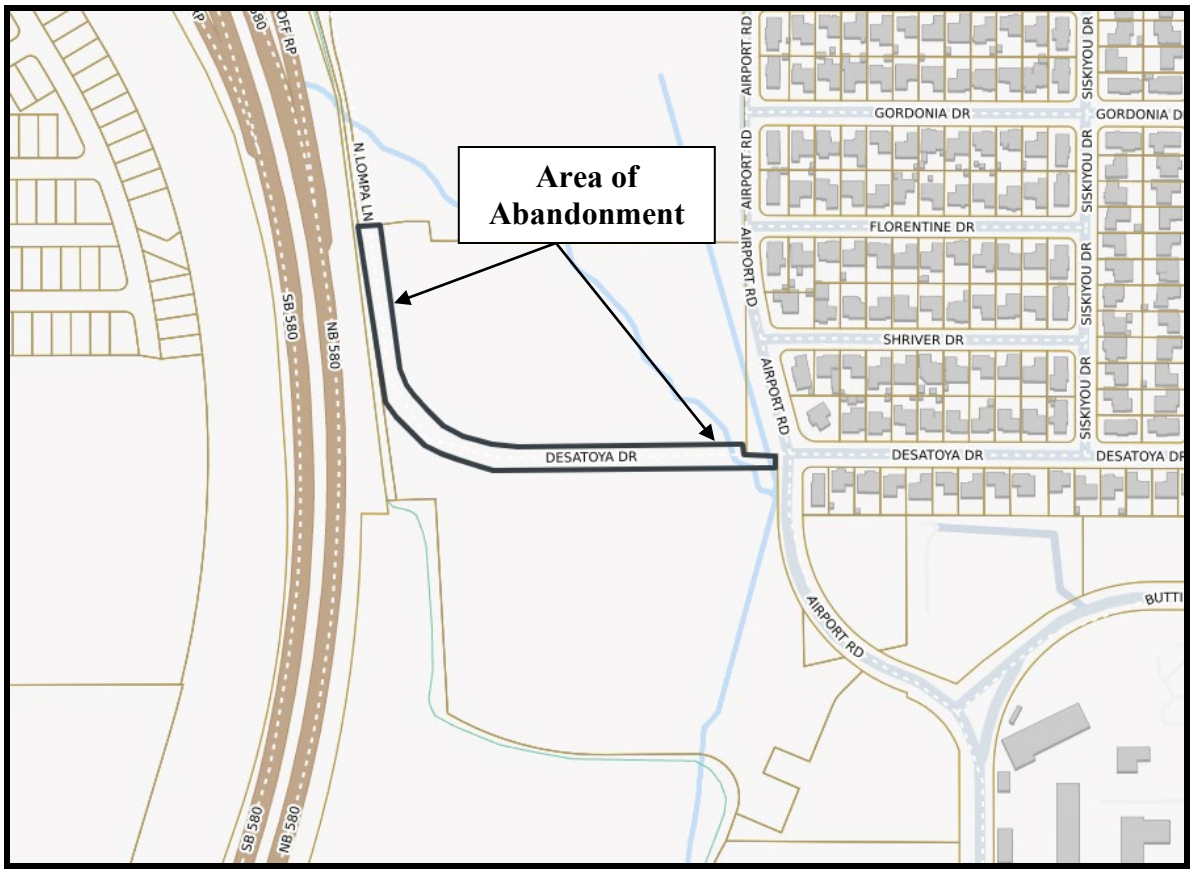
FILE NUMBER: AB-2026-0174

STAFF CONTACT: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from CC Nevada, LLC ("Applicant") for the abandonment of a 78,359 square foot drainage and public utility easement bisecting the parcel located at 801 N Lompa Lane, Assessor's Parcel Number ("APN") 010-741-06. (Lena Reseck, lreseck@carsoncity.gov)

RECOMMENDED MOTION: "I move to recommend that the Board of Supervisors approve the abandonment of the drainage and public utility easement, 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, as required by the Planning Division to fully complete the abandonment process.

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 sent to the applicant for signature after approval by the Board of Supervisors.

3. Conditional approval for the requested abandonment shall expire one year after Board of Supervisors' approval of the original application.

4. Prior to the recordation of the abandonment of the public utility and drainage easement, the abandonment of right-of-way (AB-2025-0190) shall be recorded first or the two documents may be recorded concurrently.

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.

MASTER PLAN DESIGNATION: High Density Residential (HDR)

ZONING: Multi-Family Apartments Specific Plan Area (MFA-SPA)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH:	Multi-Family Apartments SPA/Vacant Land
SOUTH:	Agricultural (A)/Vacant land
EAST:	Single Family 6,000 (SF6)/Single Family Residential
WEST:	Interstate 580, Multi-Family Duplex Specific Plan Area (MFD-SPA)/Single Family Residential

DISCUSSION:
The proposed abandonment would abandon a 78,359 ± square foot drainage and public utility easement ("PUE") bisecting the parcel. The easement is shown on Parcel Map Number 2959 recorded on March 19, 2019. The portion of the easement to be abandoned was never developed. The request to abandon is being made so that future development may occur on the currently vacant parcel. The public access easement created with the PUE and drainage easement on Parcel Map 2959 was approved to be abandoned by the Board of Supervisors on September 18, 2025 (AB-2025-0190). The drainage easement was inadvertently left out in the abandonment at that time. The abandonment will allow for the future extension of N. Lompa Lane to connect with Airport Road and Butti Way. The area being abandoned will revert to the parcel where it is located.

Per CCMC 17.15, the Planning Commission shall recommend approval or conditional approval to the Board of Supervisors and make the finding that the abandonment will not result in material injury to the public. The Board of Supervisors is authorized to abandon the drainage and PUE.

Per NRS 278.480(5) if, upon public hearing by the Board of Supervisors, the Board is satisfied that the public will not be materially injured by the proposed vacation it shall order the street or easement vacated.

PUBLIC COMMENTS: A public notice was sent by mail to the abutting property owners per NRS 278.480 on October 16, 2026. At 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 November 2, 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.

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

1. What is the chain of title of the right-of-way?
   A 60 foot wide access, drainage, and utility easement was granted per map 2959 in March of 2019. No payment was made for this easement. The subject abandonment is for a portion of this easement.

2. Will the abandonment result in material injury to the public?
   The easement is undeveloped and the abandonment of the easement will not result in material injury to the public. Drainage and utility easements will be adjusted to the future road alignment.

3. What is the history regarding the street being dedicated or not?
   The drainage and public utility easement was dedicated through Map 2959 in March of 2019.

4. What should the reasonable consideration be if the street was not dedicated?
   Development Engineering has no comment on this finding.

5. If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?
   The easement has no existing public benefit because the easement area is undeveloped.

6. What is the applicability of the parking value analysis applied to this request?
   There is no existing parking value for this easement.

7. Should utilities easements be reserved, continued or vacated?
   There are no drainage or utility improvements within the easement. The drainage and utility easement will be adjusted to the future road alignment.

8. Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?
   No conditions of approval are being offered.

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 will not result in material injury to the public. Future development is being proposed on the site. The portion of the easement being abandoned was never developed. Drainage and utility easements will be adjusted to the future road alignment with an approved parcel map.

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

The 60 foot drainage and public utility easement was dedicated as a permanent public easement on Parcel Map 2959, File

Number 493058, recorded on March 19, 2019. There is no documentation that confirms that the easement was accepted by Carson City.

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

The easement was dedicated on Parcel Map 2959. The recorded documents have been reviewed and no financial consideration is deemed necessary because the easement was never accepted. No fee was exchanged and no financial consideration is required as part of this abandonment.

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

The approval of the abandonment along with the abandonment of the public access easement approved on September 25, 2025 by the Board of Supervisors and the proposed extension of N. Lompa Lane to align with Airport Road and Butti Way will be a public benefit as the connectivity will be located away from local residential streets. This request will allow for future development on the parcel. Drainage and utility easements will be adjusted to the future road alignment with an approved parcel map.

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

The easement is undeveloped and does not contain drainage or utility infrastructure; therefore, the easement does not provide parking value.

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

Utility easements should be vacated. The utility companies have stated that they do not have a utility in the portion of the easement being abandoned nor do they desire a continuation of said easement in the present location. Drainage and utility easements will be adjusted to the future road alignment with an approved parcel map.

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

Staff has included within this staff report conditions of approval required by CCMC 18.02.0460 and other conditions necessary in order to make the required abandonment findings.

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

FILE # AB-2026-0174

CARSON CITY
PLANNING DIVISION

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):

010-741-06

STREET ADDRESS:

899 N Lompa Ln

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

The applicant is requesting this Abandonment application to replace application submitted under AB-2025-0305 in order to include the request of a partial abandonment of the drainage easement with the public utility easement abandonment granted by Parcel Map No. 2959 located within APN 010-741-06. Parcel Map No. 2959 granted a 60' easement for access, drainage and public utilities for the proposed extension of North Lompa Ln. which has been approved for right of way abandonment on 9/18/25 under AB-2025-0190 to accommodate the realignment of the North Lompa Lane extension offered for dedication on PM 2025-0426. There are no existing drainage ditches or facilities built within the proposed drainage easement abandonment area.

APPLICANT	PHONE #
CC Nevada, LLC	
MAILING ADDRESS, CITY, STATE, ZIP	
5780 Fleet St #225, Carlsbad, CA 92008	
EMAIL ADDRESS	
PROPERTY OWNER	PHONE #
CC Nevada, LLC	
MAILING ADDRESS, CITY, STATE, ZIP	
5780 Fleet St #225, Carlsbad, CA 92008	
EMAIL ADDRESS	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Wood Rodgers Inc.	775-823-4068
MAILING ADDRESS, CITY, STATE, ZIP	
1361 Corporate Blvd, Reno, NV 89502	
EMAIL ADDRESS [redacted]	

Wood Rodgers Inc.

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

I, CC Nevada, LLC, 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	Address	Date
[signature]	5780 Fleet St. Carlsbad CA.	10.13.26

APPLICANT	PHONE #
MAILING ADDRESS, CITY, STATE, ZIP	
EMAIL ADDRESS	
PROPERTY OWNER	PHONE #
MAILING ADDRESS, CITY, STATE, ZIP	
EMAIL ADDRESS	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
MAILING ADDRESS, CITY, STATE, ZIP	
EMAIL ADDRESS	

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

I, CC Nevada, LLC, 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	Address	Date
	5780 Fleet St. Carlsbad Ca.	10.13.26

UTILITY STATEMENT

ADDRESS AND APN(S): 041-741-04

1. We DO have a utility in the easement(s) adjoining the line(s) to be deleted and desire a continuation of said easement in its present location regardless of lot line location.

Signature	Print Name	Company	Date

2. We DO NOT have a utility adjoining the line(s) to be deleted and take no exception to the elimination of easements, if any, along the line(s) to be deleted.

Signature	Print Name	Company	Date
Chris Robinson	Chris Robinson	NV Energy	5/30/2025

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

Signature	Print Name	Company	Date

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

NV Energy
Charter Communication
Carson City Utilities
Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENT

ADDRESS AND APN(S): ____010-741-04_____

1. We DO have a utility in the easement(s) adjoining the line(s) to be deleted and desire a continuation of said easement in its present location regardless of lot line location.

Signature	Print Name	Company	Date

2. We DO NOT have a utility adjoining the line(s) to be deleted and take no exception to the elimination of easements, if any, along the line(s) to be deleted.

Signature	Print Name	Company	Date
	Cliff Cooper	AT&T Nevada	05/14/2025

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

Signature	Print Name	Company	Date

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

NV Energy
Charter Communication
Carson City Utilities
Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENT

ADDRESS AND APN(S): 010-741-04

1. We DO have a utility in the easement(s) adjoining the line(s) to be deleted and desire a continuation of said easement in its present location regardless of lot line location.

Signature	Print Name	Company	Date

2. We DO NOT have a utility adjoining the line(s) to be deleted and take no exception to the elimination of easements, if any, along the line(s) to be deleted.

Signature	Print Name	Company	Date
Armando Grajeda	Armando Garjeda	Spectrum / Charter	5/15/25

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

Signature	Print Name	Company	Date

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

NV Energy
Charter Communication
Carson City Utilities
Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENT

ADDRESS AND APN(S): 899 N Lompa Ln, APN 010-741-04

1. We DO have a utility in the easement(s) adjoining the line(s) to be deleted and desire a continuation of said easement in its present location regardless of lot line location.

Signature	Print Name	Company	Date

2. We DO NOT have a utility adjoining the line(s) to be deleted and take no exception to the elimination of easements, if any, along the line(s) to be deleted.

Signature	Print Name	Company	Date
Frank Lee	Frank Lee	Southwest Gas Corporation	6/10/2025

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

Signature	Print Name	Company	Date

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

NV Energy
Charter Communication
Carson City Utilities

Southwest Gas Corporation
AT&T Nevada

EXHIBIT A
LEGAL DESCRIPTION FOR
ABANDONMENT OF PUBLIC UTILITY
& DRAINAGE EASEMENT

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, M.D.M., Carson City, State of Nevada, being a portion of Parcel A as described in the Lot Line Adjustment Quitclaim Deed, recorded on August 18, 2025 as Document No. 556851, and as shown on Record of Survey Map No. 3132, recorded on August 18, 2025, as File No. 556852, together with that portion of Airport Road abandoned per Document No. 556922, recorded on August 21, 2025 and excepting therefrom the portion dedicated for public right-of-way purposes per Document No. 556719, recorded August 12, 2025, all filed in the Official Records of Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Northeasterly corner of the Resultant Parcel per Reversion to Acreage Map No. 3063, recorded on December 5, 2022, as File No. 537119, filed in said Official Records;

THENCE departing said Northeasterly corner and along the Easterly line of said Resultant Parcel, South 00°53'33"West a distance of 465.00 feet to the POINT OF BEGINNING;

THENCE South 00°53'33" West a distance of 25.00 feet;

THENCE South 89°03'21" East a distance of 69.31 feet to the Westerly right-of-way of Airport Road, also being the beginning of a non-tangent curve to the right;

THENCE along said Westerly right-of-way from a radial line which bears South 85°57'53" West, 30.15 feet along the arc of a 370.00 foot radius curve through a central angle of 04°40'08";

THENCE continuing along said Westerly right-of-way, South 00°38'01" West a distance of 4.89 feet;

THENCE departing said Westerly right-of-way, North 89°03'33" West a distance of 680.14 feet to the beginning of a tangent curve to the right;

THENCE 353.74 feet along the arc of a 245.00 foot radius curve through a central angle of 82°43'29" to the Westerly line of said Parcel A;

THENCE along said Westerly line, North 06°20'04" West a distance of 345.20 feet;

THENCE departing said Westerly and along the prolongation of the line common to Parcel 3 and Parcel 4 per Parcel Map No. 2959, recorded on March 19, 2019, as File No. 493058, filed in said Official Records, North 83°39'55" East a distance of 60.00 feet;

THENCE departing said common line, South 06°20'04" East a distance of 345.20 feet to the beginning of a tangent curve to the left;

THENCE 267.11 feet along the arc of a 185.00 foot radius curve through a central angle of 82°43'29";

THENCE South 89°03'33" East a distance of 609.39 feet to the POINT OF BEGINNING;

Containing 78,359 square feet of land, more or less.

The Basis of Bearings for this description is identical to that as shown on said Record of Survey Map No. 3132.

EXHIBIT A
LEGAL DESCRIPTION FOR
ABANDONMENT OF PUBLIC UTILITY
& DRAINAGE EASEMENT

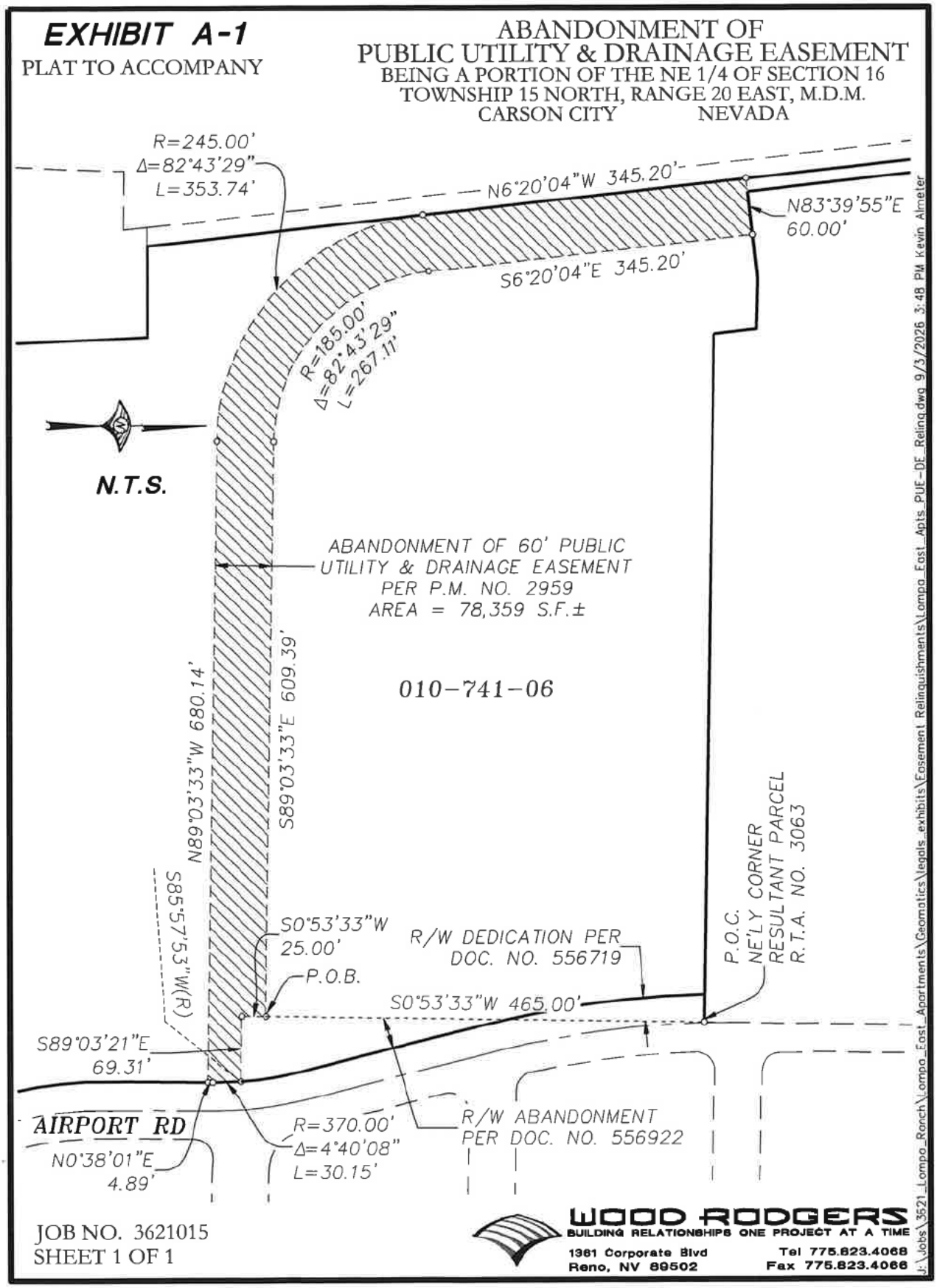
See Exhibit A-1, Plat to Accompany, attached hereto and made a part hereof.

Prepared by:
Wood Rodgers, Inc.
1361 Reno Corporate Dr.
Reno, NV 89502
(775) 823-4068



9-8-26

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052


EXHIBIT A-1
PLAT TO ACCOMPANY
ABANDONMENT OF
PUBLIC UTILITY & DRAINAGE EASEMENT
BEING A PORTION OF THE NE 1/4 OF SECTION 16
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.
CARSON CITY NEVADA
R=245.00'
Δ=82°43'29"
L=353.74'
N6°20'04"W 345.20'
N83°39'55"E
60.00'
S6°20'04"E 345.20'
R=185.00'
Δ=82°43'29"
L=267.11'
N.T.S.
ABANDONMENT OF 60' PUBLIC
UTILITY & DRAINAGE EASEMENT
PER P.M. NO. 2959
AREA = 78,359 S.F.±
010-741-06
N89°03'33"W 680.14'
S89°03'33"E 609.39'
S85°57'53"W(R)
S0°53'33"W
25.00'
P.O.B.
R/W DEDICATION PER
DOC. NO. 556719
S0°53'33"W 465.00'
P.O.C.
NE'LY CORNER
RESULTANT PARCEL
R.T.A. NO. 3063
S89°03'21"E
69.31'
AIRPORT RD
N0°38'01"E
4.89'
R=370.00'
Δ=4°40'08"
L=30.15'
R/W ABANDONMENT
PER DOC. NO. 556922
JOB NO. 3621015
SHEET 1 OF 1
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066
J:\Jobs\3521_Lompa_Ranch\Lompa_East_Apartments\Geomatics\legals_exhibits\Easement Relinquishments\Lompa_East_Apts_PUE-DE_Reling.dwg 9/3/2026 3:48 PM Kevin Almeter

ORDER OF ABANDONMENT
AB-2026-0174

AN ORDER ABANDONING A ±78,359 SQUARE FOOT PORTION OF A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT LOCATED WITHIN THE SUBJECT AND RESULTANT PARCEL, APN 010-741-06, COMMENCING AT THE NORTHWESTERLY CORNER OF SAID SUBJECT AND RESULTANT PARCEL AND TERMINATING AT THE EAST PROPERTY LINE AT THE INTERSECTION OF AIRPORT ROAD AND DESATOYA DRIVE.

WHEREAS, on October 13, 2026, CC Nevada LLC, ("APPLICANT") duly filed a written application seeking vacation and abandonment of a 60 foot wide public utility easement and drainage easement, totaling approximately ±78,359 square feet in size; 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 November 2, 2026. At the public hearing, testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject drainage and public utility easement 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 November 5, 2026, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the access, drainage, and public utility easement 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 public utility easement and drainage easement is more particularly described on the attached Exhibit A and depicted in attached Exhibit A-1. The abandonment area will be reverted to the parcel that the easement lies within (APN 010-741-06).

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described public utility easement and drainage easement is hereby abandoned according to the provisions of NRS 278.480.
2. Conditional approval for the requested abandonment shall expire one year after Board of Supervisors' approval of the original application.
3. 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, as required by the Planning Division to fully complete the abandonment process.
4. Prior to the recordation of the abandonment of the public utility and drainage easement, the abandonment of right-of-way (AB-2025-0190) shall be recorded first or the two documents may be recorded concurrently.

ORDERED the 5th day of November, 2026, by the Board of Supervisors

_____
LORI BAGWELL, MAYOR

ATTEST:

_____
WILLIAM SCOTT HOEN, Clerk-Recorder

DRAFT

STAFF REPORT

Report To: Planning Commission **Meeting Date:** November 2, 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) _____ Aye/Nay
2) _____ _____
_____
_____
_____
_____

_____
(Vote Recorded By)