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

Day: Wednesday
Date: July 29, 2026
Time: Beginning at 5:00 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 – June 24, 2026

5.A June 24, 2026
Click Here for Staff Report

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. (Heather Manzo, hmanzo@carsoncity.gov)
Click Here for Staff Report

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. (Lena Reseck, lreseck@carsoncity.gov).
Click Here for Staff Report

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. (Heather Manzo, hmanzo@carsoncity.gov)
Click Here for Staff Report

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. (Heather Ferris, hferris@carsoncity.gov)
Click Here for Staff Report

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. (Heather Ferris, hferris@carsoncity.gov)
Click Here for Staff Report

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. (Heather Manzo, hmanzo@carsoncity.gov)
Click Here for Staff Report

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. (Heather Manzo, hmanzo@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)

8. 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.

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/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

Agenda Item No: 5.A

STAFF REPORT

Report To: **Meeting Date:** July 29, 2026

Staff Contact:

Agenda Title: June 24, 2026

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

Proposed Motion
I move to approve the minutes of June 24, 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):
6-24-2026 Draft Minutes (PC).pdf

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

_____
(Vote Recorded By)

DRAFT MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, June 24, 2026 ● 5:00 PM
Community Center Robert "Bob" Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chairperson – Charles Borders, Jr.
Vice Chair – Vern Krahn
Commissioner – Greg Brooks
Commissioner – Ellen DeChristopher
Commissioner – Greg Petersen
Commissioner – Teri Preston
Commissioner – Rob Pyzel

Staff

Hope Sullivan, Community and Economic Development Director
Kyle Fischer, Deputy Director of Community and Economic Development
Heather Ferris, Planning Manager
Mihaela Neagos, Deputy District Attorney
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

(5:00:46) – Chair Borders called the meeting to order at 5:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:00:49) – 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	Absent	
Commissioner Ellen DeChristopher	Absent	
Commissioner Greg Petersen	Present	
Commissioner Teri Preston	Present	
Commissioner Rob Pyzel	Present	

3. PLEDGE OF ALLEGIANCE

(5:01:09) – Commissioner Petersen led the Pledge of Allegiance.

4. PUBLIC COMMENT

(5:01:41) – Chairperson Borders entertained public comments. Director of Community and Economic Development Hope Sullivan noted that the Board of Supervisors agreed to include economic development in the City's master plan, resulting in the pursuit of economic development ventures including the Walkabout William Street program running from June 22 through July 20 to encourage the public to visit and support businesses impacted by the ongoing construction on William Street. She noted that 23 businesses were participating, with donated prizes including free oil changes, free car washes, staycations at Gold Dust West with free hotel rooms, free dinner, free bowling, Starbucks Coffee. Ms. Sullivan noted that more information could be found at CarsonCity.gov/WalkaboutWilliamStreet.

(5:05:01) – Deni French, a Carson City resident, expressed appreciation for Heather Ferris, Heather Manzo, and Natalie Kiel at the Community and Economic Development Office for responding to his questions and providing information.

(5:06:23) – Ms. Sullivan introduced the new Deputy Director of Community and Economic Development Kyle Fischer. She highlighted Mr. Fischer's strong architectural background and his commitment to Carson City, quoting his statement, "Although I'm relatively new to Carson City, I've grown to love everything the community has to offer. It feels like home and I'm deeply committed to seeing it thrive while preserving its small-town charm. Working for the city gives me the opportunity to contribute to the community I care about and ensure it continues to grow in ways that maintain its character, livability and sense of place." Mr. Fischer introduced himself to the Commission, noted his indirect experience working with the Commission while working with the State of Nevada, and shared that he lives in Carson City and was excited to be a part of the community.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 27, 2026

(5:08:28) – Chair Borders introduced the item and entertained comments and/or changes; however, none were forthcoming. He then entertained a motion.

(5:09:12) – MOTION: Vice Chair Krahn moved to approve the minutes of the May 27, 2026 meeting as presented. The motion was seconded by Commissioner Pyzel and carried 5-0-0.

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

6. MEETING ITEMS

6.a LU-2026-0085 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE CARSON CITY PUBLIC WORKS DEPARTMENT ("APPLICANT") FOR A SPECIAL USE PERMIT ("SUP") TO ALLOW FOR THE CONSTRUCTION OF AN OFFICE AND WAREHOUSE BUILDING AND TEMPORARY PLACEMENT OF AN OFFICE TRAILER ON A SITE ZONED PUBLIC REGIONAL ("PR"), LOCATED AT 3320 EAST 5TH STREET, ASSESSOR'S PARCEL NUMBER ("APN") 010-031-11.

(5:09:30) – 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. Ms. Ferris explained that the project includes a new office and equipment storage building at the City's Water Resource Recovery Facility and requires a special use permit (SUP) as the project is located within the Public Regional (PR) Zoning District. She noted that the Commission approved a SUP for the same request on January 31, 2024, which had expired.

(5:11:39) – Vice Chair Krahn questioned if the Public Works Department had asked for a year extension on its SUP and Ms. Ferris confirmed Public Works did not request a year extension, noting that the Department was flagged for the expired SUP while requesting a building permit.

(5:12:39) – In response to Vice Chair Krahn's question, City Engineer Darren Anderson, representing the Public Works Department, explained that the project includes a temporary office on site adjacent to the building, which was not included in the footprint. Vice Chair Krahn questioned why the temporary office building was not part of the SUP and Mr. Anderson stated that the temporary office suite was not associated with the SUP and was part of a reorganizational movement of staff back approximately two years ago. In response to Commissioner Preston, Ms. Ferris confirmed that the City does not pay the SUP fee.

(5:14:32) – Mr. Anderson accepted the seven Conditions of Approval.

(5:14:37) – Chair Borders expressed concerns with the Public Works Department failing to act on a SUP in the past and emphasized the need to track the Public Works Department's permits, with Commissioner Preston agreeing.

PUBLIC COMMENT

(5:16:43) – Chair Borders entertained public comments. Deni French questioned whether promoting the sustainability and use of a prefab metal structure applies to the main facility or only to the additional office buildings. Ms. Sullivan stated that she would address Mr. French's questions offline.

(5:18:01) – MOTION: Vice Chair Krahn moved to approve Special Use Permit LU-20260085 based on the ability to make the required findings and subject to the Conditions of 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, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Brooks, DeChristopher

6.b LU-2026-0087 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM LC COCHISE, LLC ("APPLICANT") FOR A SPECIAL USE PERMIT ("SUP") TO ALLOW FOR A 50 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN A NON-RESIDENTIAL ZONING DISTRICT ON 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.

(5:18:23) – 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 explained that the 6.95-acre subject property is proposed to be subdivided into 50 single-family residential lots with common areas and public streets at a density of 7.19 units per acre, with lot sizes between 2,970 and 4,229 square feet, with retail commercial setbacks applied to adjacent residential zoning, and internal setbacks of 10 feet to the house front, 20 feet to the garage front, 10 feet street side, 5 feet side yard, and 10 feet rear yard. Ms. Ferris explained that parking will be provided via two-car garages for each home and on-street parking along Voltaire Street. She added that the private yards will be a minimum of 360 square feet and that the development would include two small common amenity areas and 34,994 square feet of landscaping area. Ms. Ferris noted that the plan includes the use of riprap on the west slope of the project along with trees. She stated that the applicant was considering other slope stabilization options to eliminate or reduce the amount of riprap and increase the landscaping. Ms. Ferris confirmed that the applicant provided three different building elevations and proposed a maximum height of 28 feet. She noted that public comments received were included as Late Material, all of which are incorporated into the record. Ms. Ferris responded to clarifying questions.

(5:28:01) – Chair Borders proposed adding a Condition of Approval requesting that the applicant provide a will serve letter from Waste Management.

(5:29:36) – In response to Commissioner Pyzel, Ms. Ferris clarified that West Willow Street was abandoned between 2018 and 2019 and that the two private drives shown on the west side of the subdivision would not require inclusion as specific conditions of approval since they are private.

(5:30:57) – Commissioner Preston asked about the status of the Clearview Ridge project to the north and Ms. Ferris explained that all phases of its map are recorded, an infrastructure and site improvement permit were in place, noting that construction had not occurred and building permits had not been issued. Commissioner Preston questioned the cost of the planned Appion Way traffic signal and Ms. Sullivan clarified that Clearview Ridge's pro rata share was for oversizing a water line on Overland Street under a development agreement. Senior Project Manager Stephen Pottéy stated that he does not recall Clearview Ridge paying into the signal and believes a nearby commercial project south of Appion contributed instead. In response to Commissioner Preston, Mr. Pottéy confirmed that Cochise Street is classified as a local street and that this project would finish along its frontage.

(5:38:12) – Vice Chair Krahn expressed concerns regarding the visual impact of the rock riprap and retaining wall and questioned if the southside landscape buffer would soften the visual impacts.

(5:42:44) – Ken Krater of Krater Consulting Group, representing the applicant, LC Cochise LLC, stated that the project is under contract with a for-rent community builder. Mr. Krater noted that such for rent communities with the company are well-maintained, with front yard landscaping, detention basins, and common areas. Mr. Krater cited the group's first project on Mae Anne Avenue in Reno as an example of a well-maintained property. In response to Chair Borders' question, Mr. Krater confirmed that a detailed set of CC&Rs will be recorded. Mr. Krater confirmed short term rentals would not be permitted within the community and committed to adding it to the CC&Rs. In response to Chair Borders, Mr. Krater stated that the development would not include a common water meter. Mr. Krater added that the project would be built like any single-family residential development and would include separate utility services for water, sewer, gas, and electric.

(5:45:20) – In response to Commissioner Preston, Mr. Krater explained that the project would pay the same taxes as a for-sale single-family residential property, is a compact and efficient development with fewer streets and utilities, will be built to public street standards, will require less maintenance, and should provide net positive tax revenue with fewer police and fire service calls for the City compared to maintaining older housing stock. Mr. Krater confirmed that the project would be taxed at the higher commercial rate of 8 percent cap rather than the 3 percent residential cap.

(5:48:27) – In response to Chair Borders' concerns regarding fire protection, Mr. Krater stated that the homes will not be sprinklered because they are under 5,000 square feet and do not trigger International Fire Code sprinkler thresholds, but he noted the site's moderate fire zone classification requires fire-resistant roofs and siding under current code.

(5:48:52) – In response to Vice Chair Krahn's concerns regarding visual impacts, Mr. Krater explained that the corner basin will be landscaped, shifting from extensive riprap to revegetated 2:1 slopes and mechanically stabilized Earth (MSE) retaining walls with textured, beveled blocks. Mr. Krater noted that detailed visual representations of the improvements would be prepared.

(5:58:30) – Ms. Sullivan recommended a condition requiring a revised landscape plan and wall details reflecting the visual representations to be approved by the Commission.

(06:06:11) – In response to Ms. Sullivan, Mr. Krater estimated that his team would need approximately two weeks to create detailed visual representations, which would include drawings of the block and retaining walls. Mr. Krater emphasized his team's commitment to moving forward immediately and directing the engineer to prepare full site improvement plans. He noted plans to close escrow in January 2027 and begin construction between February and April 2027 depending on winter weather conditions.

(6:08:25) – Mr. Krater clarified that the development would not include an on-site leasing office.

(6:19:21) – Ms. Sullivan reminded the Commission that it was considering the SUP since the property is zoned non-residential and stressed looking at the proposal as a tentative map.

(6:21:45) – Mr. Krater agreed with the added condition to receive a will serve letter from Waste Management prior to the submission of final improvement plans.

(6:22:23) – Ms. Sullivan proposed adding a condition to the Conditions of Approval that reads as follows: The applicant has represented that riprap areas will be partially replaced with landscaping to promote neighborhood compatibility. The revised landscape plan, including the wall detail, must be approved by the Planning Commission prior to the issuance of a site improvement permit. Mr. Krater accepted the added condition.

PUBLIC COMMENT

(6:23:17) – Deni French reminded the Commission of the natural habitat existing within the area of the development. Mr. French expressed his opposition against a rental community, since renters could face no-cause evictions after investing in the neighborhood and paying for roads and taxes. Mr. French urged the Commission that if the site is developed for housing it should be as owner-occupied homes that provide long-term stability and future family benefits instead of rentals.

(6:25:49) – MOTION: Commissioner Pyzel moved to approve LU-2026-0087 based on the ability to make the required SUP findings and subject to the recommended conditions of approval included in the staff report. The motion was seconded by Vice Chair Krahn and carried 5-0-0.

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

6.c SUB-2026-0086 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM LC COCHISE, LLC ("APPLICANT") FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS ("BOARD") CONCERNING A TENTATIVE SUBDIVISION MAP TO CREATE 50 SINGLE FAMILY RESIDENTIAL LOTS AND ASSOCIATED COMMON AREA PARCELS 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.

(5:18:21) – Chair Borders introduced items 6.b and 6.c concurrently.

(6:27:21) – MOTION: Commissioner Pyzel moved to recommend approval of SUV-2026-0086 to the Board based on the ability to make the required tenant subdivision map findings and subject to the amended Conditions of Approval included in the Staff Report, including the Condition to obtain a will serve letter from Waste Management and the Community and Economic Development Director's condition regarding the revised landscaping plan. The motion was seconded by Commissioner Petersen and carried 5-0-0.

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

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

- FUTURE AGENDA ITEMS

- COMMISSIONER REPORTS/COMMENTS

(6:28:47) – Ms. Sullivan went over the Director's Report, which is incorporated into the record, and noted a building valuation of approximately over $22 million as of June 2026 and $96 million year-to-date, with 76 housing starts in June, including 4 single family units and 72 multifamily housing units, and 212 total housing starts year-to-date. She reported on a liquor hearing held on June 23 with licenses issued to the Fox and Fire Pizzeria and Taproom and Smoke City NVLP. Ms. Sullivan reported on 64 open code enforcement cases and 72 closed cases. She added that code enforcement was continuing work on illegal street vendors. Ms. Sullivan stated that 31 new business licenses were issued in June 2026. She announced the Car Show and Shine at Gold Dust West, the German Shepherd Dog Club of Reno Show at Fuji Park, the Competencia del Caballo Bailador at Fuji Park, a community celebration for America's

250th birthday by Carson City Elks, the Fourth of July Dinner and Fireworks Spectacular at Eagle Valley Golf Course, and the Downtown Revival Car Show on July 11. Ms. Sullivan noted that the July 29, 2026 Planning Commission meeting would include a SUP for a detached building at Capital View Drive, a SUP on Clearview Drive for self-storage units, the abandonment of a right of way for an alley at 1114 North Curry Street, a SUP for a utility substation at Sutro Terrace and Goni Road, a SUP for an existing billboard at 2400 East William Street, and the abandonment of a right of way for the Affinity Project at Lompa Ranch North.

(6:33:49) – Commissioner Petersen noted that he would be unable to attend the July 29, 2026 Planning Commission meeting.

(6:34:12) – Commissioner Preston said she wished to see more single-family developments available for purchase and Ms. Sullivan indicated that a future project would focus on the matter with listening sessions to come.

8. PUBLIC COMMENT

(6:35:22) – Deni French expressed disappointment with the decision to proceed with the rental housing project and asked for clarification on which parts of the neighborhood will pay the increased crosswalk and street improvement costs. Mr. French warned that the project would bring more residents, increase traffic, and change the area's overall terrain and activity patterns.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(6:37:04) – Chair Borders adjourned the meeting at 6:37 p.m.

The Minutes of the June 24, 2026 Carson City Planning Commission meeting are so approved on this 29th day of July, 2026.

STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **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. (Heather Manzo, hmanzo@carsoncity.gov)

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

Proposed Motion
I move to approve the landscape and wall plan associated with SUB-2026-0086.

Board's Strategic Goal
Quality of Life

Previous Action
June 24, 2026 (Item C) – The Planning Commission recommended approval of SUB-2026-0086 to the Board of Supervisors based on the ability to make the required tentative subdivision map findings and subject to certain conditions of approval, including that, "The Applicant has represented that the rip-rap areas will be partially replaced with landscaping to promote neighborhood compatibility. The revised landscape plan, including the wall must be approved by the Planning Commission prior to issuance of the site improvement permit."

Background/Issues & Analysis
At the June 24, 2026 Planning Commission meeting, the Commission moved to add a condition of approval to the tentative subdivision map to require Commission approval of the updated landscape and wall plans demonstrating the rip rap had been removed as a slope treatment, and landscaping, revegetation and a structural decorative wall would be incorporated into the design. Attached to this report are plans demonstrating the condition has been addressed.

Applicable Statute, Code, Policy, Rule or Regulation
CCDS Division 1, Section 1.13 and Division 3.

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):
SUB-2026-0086 - 2 to 1 Slope Revegetation and Retaining Wall Plans - 7-10-2026

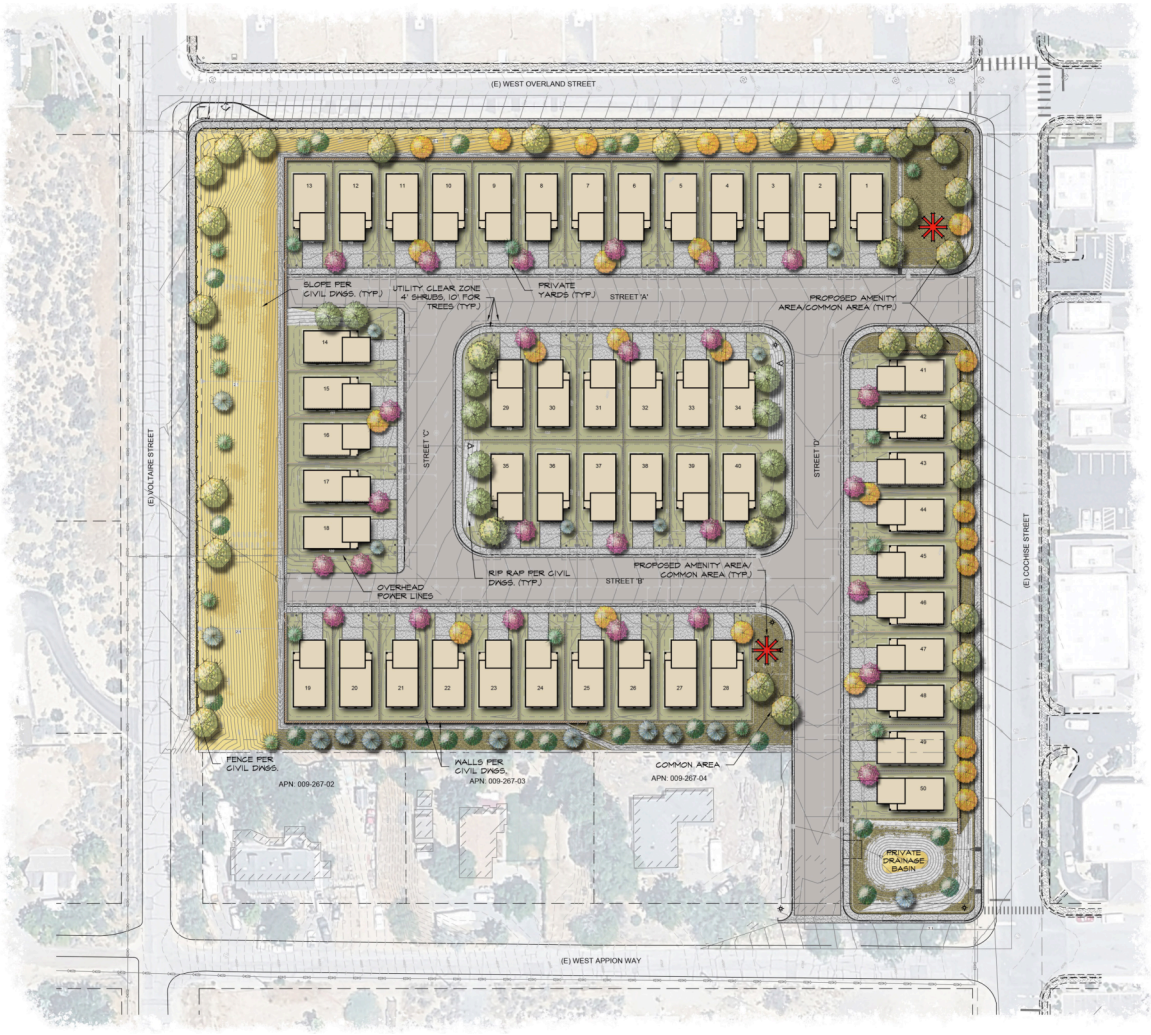
Motion: _____ 1) _____ Aye/Nay
2) _____ _____
_____
_____
_____
_____

_____
(Vote Recorded By)

Tentative Subdivision Map & Special Use Permit

for

Cochise Single Family Subdivision



Revegetation Plan for 2:1 Slopes

Submitted to Carson City Planning Commission
July 29, 2026

PLANT LEGEND

SIDE YARD TREES

FRONT YARD TREES

COMMON AREA TREES

COMMON AREA EVERGREEN TREES

PRIVATE YARDS

COMMON AREA LANDSCAPE

RE-VEGETATION AREA

PLANTED 2:1 SLOPES

AMENITY LEGEND

FOUR (4) AMENITIES FROM THE FOLLOWING LIST WILL BE PROVIDED THROUGHOUT THE PROJECT.

- BENCHES AND OR PICNIC TABLES
- BICYCLE REPAIR STATION
- DOG RELIEF AREA
- FITNESS STATIONS
- LAWN AREAS FOR YARD GAMES
- NATIVE POLLINATOR GARDEN
- SHADE STRUCTURE

LANDSCAPE DATA

SITE AREA: 302,742 SQ FT (6.95 ACRES)
JURISDICTION: CARSON CITY
APN: 009-267-13
ZONING: RC (RESIDENTIAL COMMERCIAL)

REQUIRED LANDSCAPE AREA = 34,994 SQ FT
- 20% OF IMPERVIOUS SITE AREA (112,470 SQ FT) = 22,494 SQ FT
- COMMON AREA (250 SQ FT PER LOT) =12,500 SQ FT

- FRONT YARDS, SIDE YARDS OF CORNER LOTS

PROVIDED LANDSCAPE AREA = 34,994 SQ FT MIN. (0.80 ACRES)

REQUIRED TREES = 119 MIN.
- (1 TREE PER 400 SQ FT OF REQUIRED LANDSCAPE AREA) = 57

INCLUDES
(1 TREE PER 30 LN FT OF STREET FRONTAGE) = 56

- (1 TREE PER FRONT YARD) = 50
- (2 TREES PER SIDE YARD - 6 YARDS) = 12

REQUIRED SHRUBS = 714 MIN.
- (6 SHRUBS PER REQUIRED TREE)

GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

2. TREES
   - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
   - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
   - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION AND PROVIDED AT THE DISCRETION OF THE OWNER.

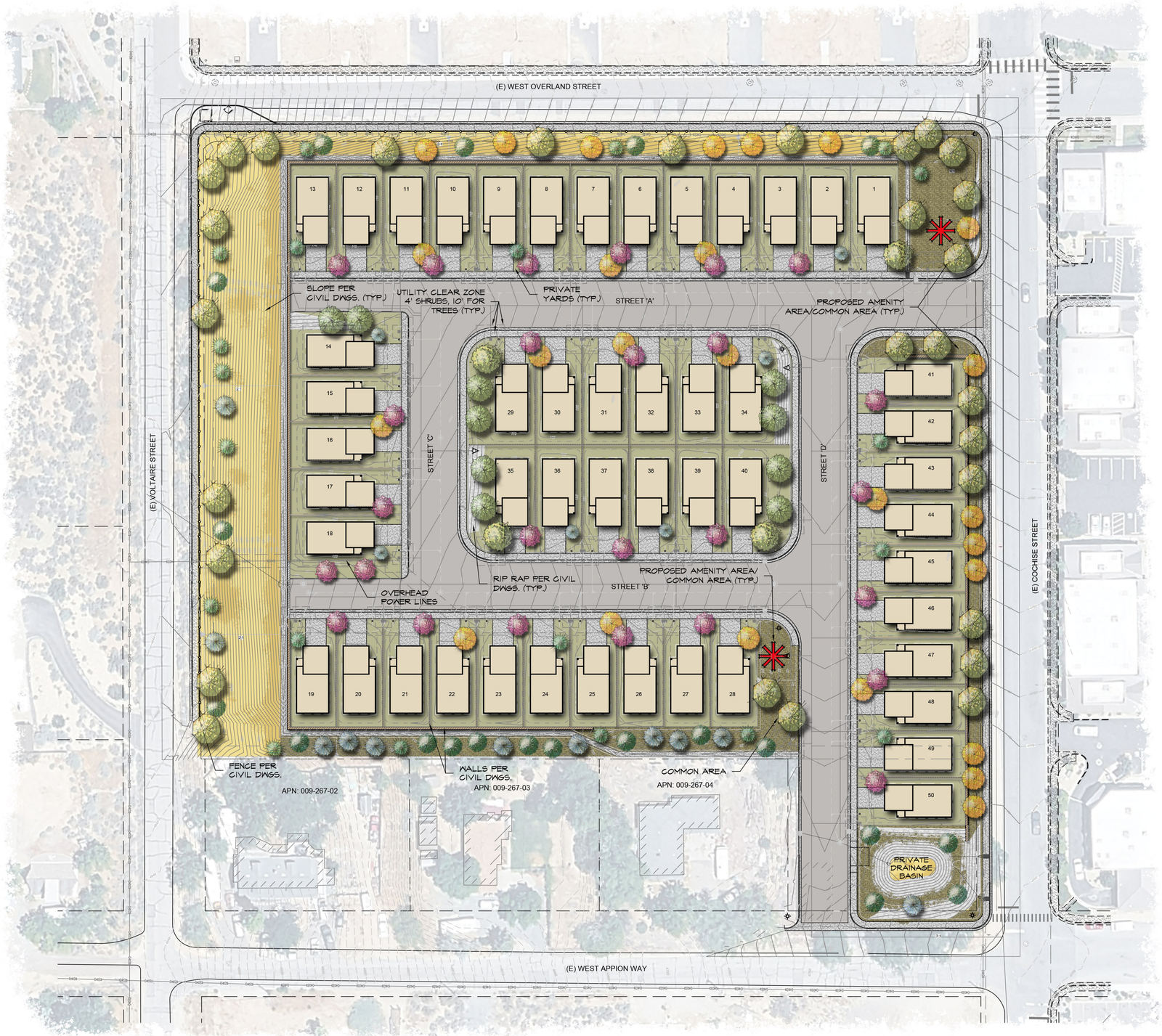
3. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).

4. ALL SHRUB BEDS WILL RECEIVE 3" DEPTH MULCH WITH WEED CONTROL.

5. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

6. PLANTING PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CARSON CITY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

7. AMENITIES AND AMENITY AREAS ARE CONCEPTUAL. SELECTION SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.



0' 40 80 120

Scale in Feet

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L.A. StudioNevada
the landscape architecture studio
1552 C Street Sparks, NV 89431 (775) 323-2223 NV RLA #440
www.lastudionevada.com

Preliminary Landscape Plan

COCHISE 50 LOT SUBDIVISION

LC Cochise, LLC.

Carson City Co. Nevada

Carson City

No.	Revision Date

LA No: 571-503-04-26
Designed: KRD
Drawn: KRD
Checked: RMH
Date: 6/30/2026

PROGRESS SET
Not for Construction

Sheet L1 of 1

GREAT BASIN NATIVES



STREAMBANK WHEATGRASS



SAGEBRUSH STEPPE: SAGEBRUSH, RABBITBRUSH AND SULFUR BUCKWHEAT



SAGEBRUSH, BITTERBRUSH, EPHEDRA, MOUNTAIN MAHOGANY AND JUNIPER - VIRGINIA PEAK, NV



ARROWLEAF BALSAM ROOT, LUPINE, DAISY, SAGEBRUSH PRISON HILL TRAIL CARSON CITY-photo by Kelli Du Fresne



SANDBERG BLUEGRASS



GREAT BASIN WILD RYE



SHEEP FESCUE



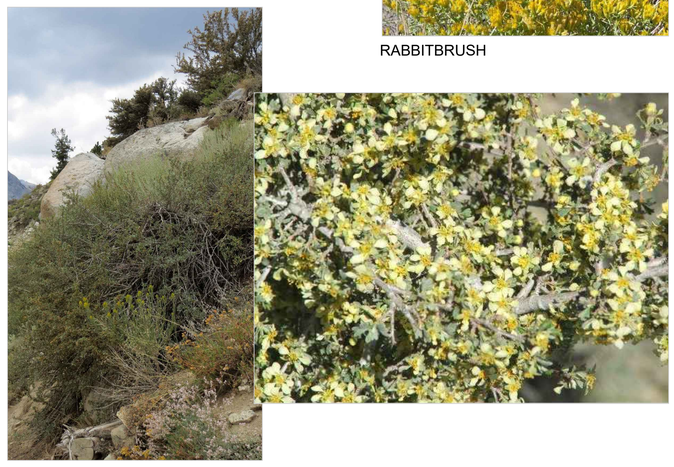
INDIAN RICE GRASS



WYOMING SAGEBRUSH



RABBITBRUSH



BITTERBRUSH



SPINY HOPSAGE



DESERT PEACH

PROPOSED DRYLAND SEED BLEND

SOURCE: COMSTOCK SEED
JUNE 2026

GRASSES
- STREAMBANK WHEATGRASS
- SANDBERG BLUEGRASS
- GREAT BASIN WILDRYE
- SHEEP FESCUE
- INDIAN RICEGRASS

SHRUBS
- WYOMING SAGEBRUSH WYOMING
- RUBBER RABBITBRUSH
- FOURWING SALTBUSH
- GREEN MORMON TEA
- BITTERBRUSH
- SPINY HOPSAGE
- DESERT PEACH

FLOWERS (BLEND)
- DRYLAND AGGRESSIVE BLEND
  - ARROWLEAF BALSAMROOT (P)*
  - BACHELOR BUTTON (A)
  - BEEPLANT, YELLOW (A)
  - BUCKWHEAT SULFUR (P)
  - FLAX, BLUE (P)
  - GLOBEMALLOW DESERT (P)
  - INDIAN BLANKET FLOWER (A)
  - LUPINE ARGENTEUS (P)
  - PENSTEMON PALMER (P)
  - PENSTEMON ROCKY MOUNTAIN (P)
  - PENSTEMON SPECIOSUS (P)
  - PEONY BROWNII (P)
  - POPPY CALIFORNIA (A)
  - PRIMROSE, EVENING YELLOW (P)
  - SUNFLOWER (A)
  - WALLFLOWER SIBERIAN (P)
  - YARROW, WHITE (P)

*(A) = ANNUAL (P) = PERENNIAL

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www.lastudionevada.com

Preliminary Native Re-vegetation Plant Palette
COCHISE 50 LOT SUBDIVISION
LC Cochise, LLC.
Carson City Co. Nevada
Carson City

No.	Revision Date

LA No: 571-503-04-26
Designed: KRD
Drawn: KRD
Checked: RMH
Date: 6/29/2026

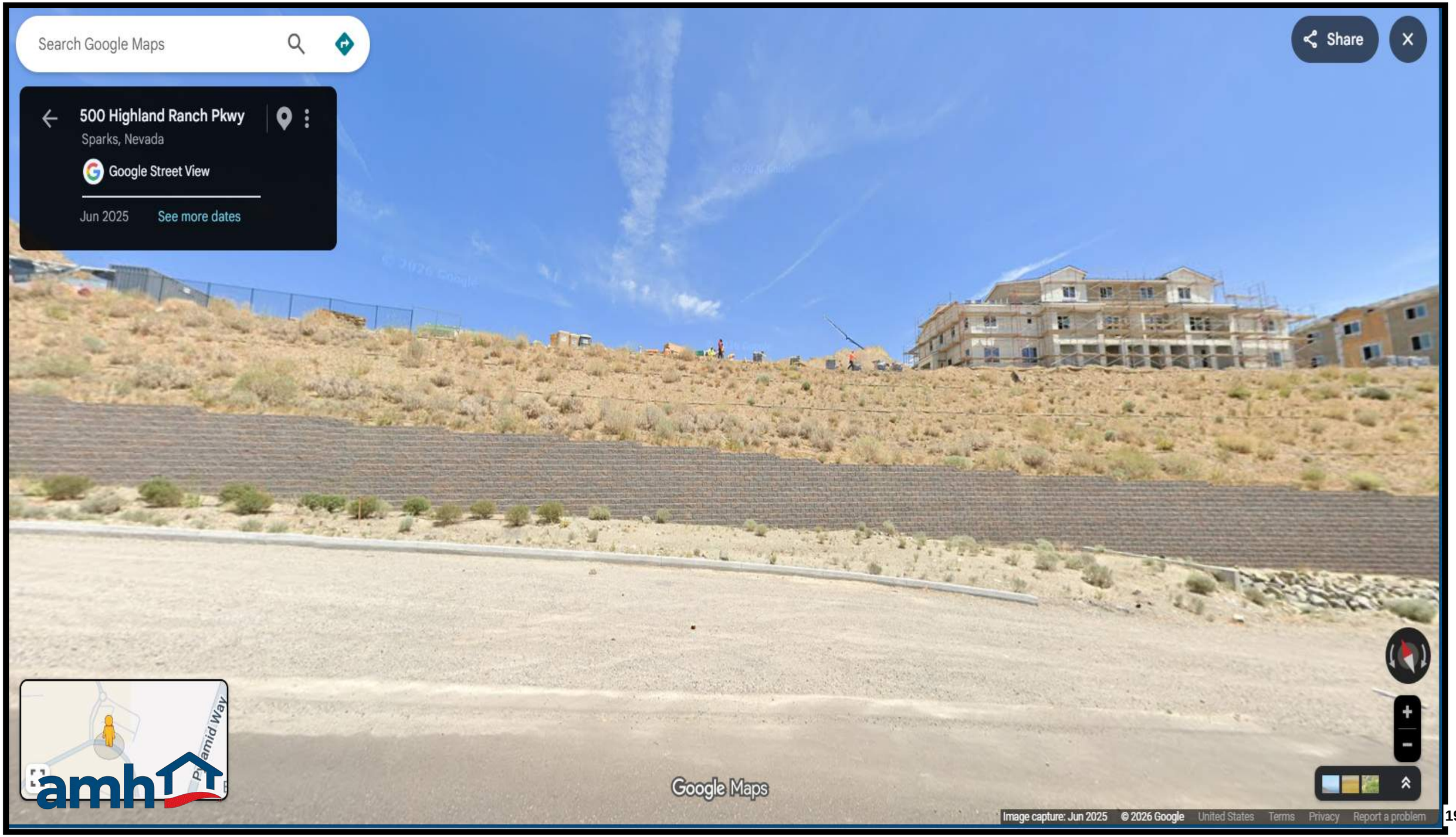
PROGRESS SET
Not for Construction

Sheet L1 of 1

Cochise & Willow Project
50 Lots
AMH Development
6/29/2026

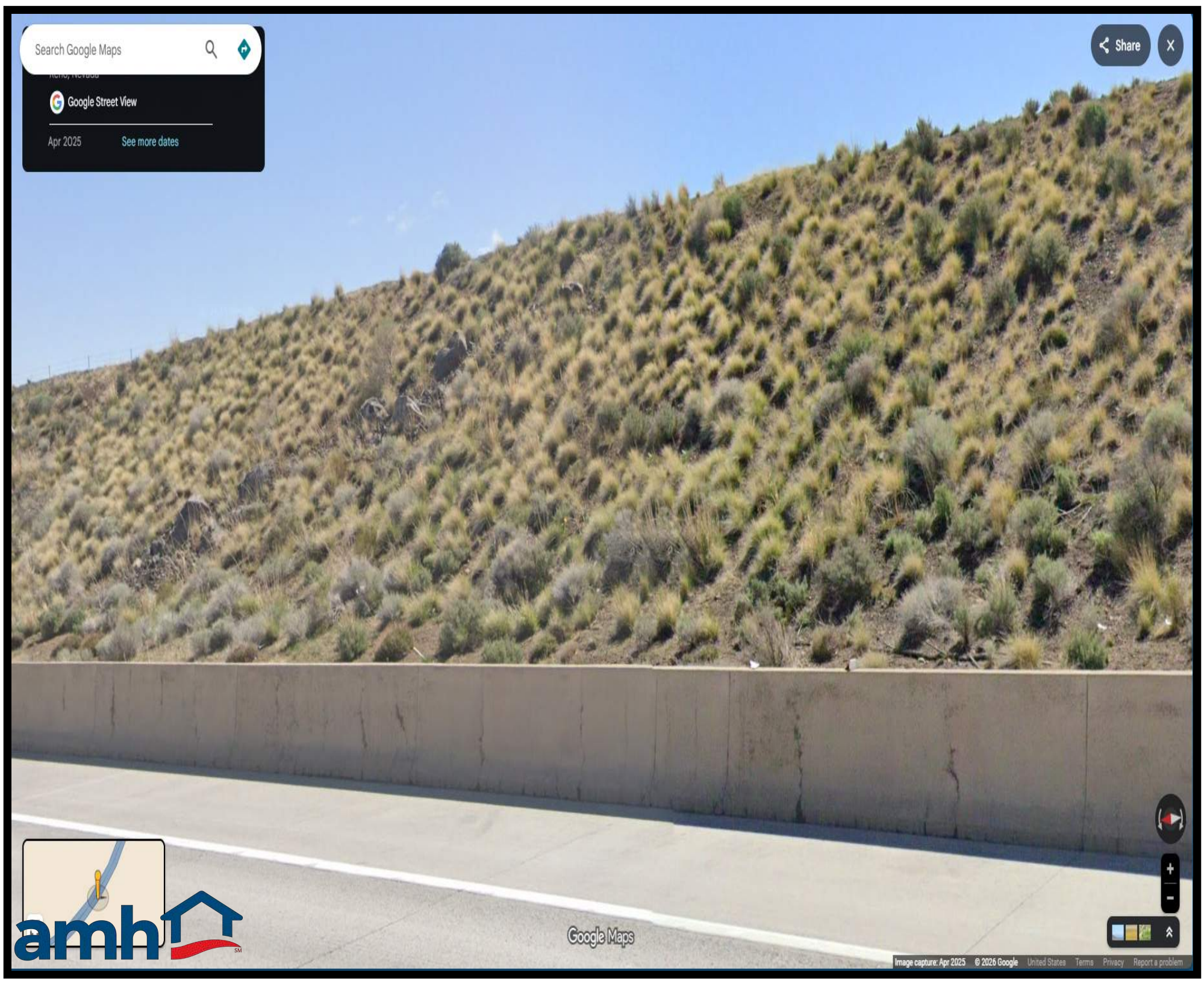
Map location for site visit: https://maps.app.goo.gl/iqRfDoSLpg8Kzb6x7
Photo of similar representation to our intended slope:

Proposed Primary Slope Stabilization Visual Example (Block color & seed blend may differ)



Slope Native Seed Re-Vegetation Examples





Slope Native Seed Re-Vegetation and Stabilization Example

(Example Location: South of the subject project near Topsy Lane. LA Studio Plans were done in 2020.)



Slope Native Seed Re-Vegetation and Stabilization Example

(Example Location: AMH Highland Village West, Sun Valley, NV)

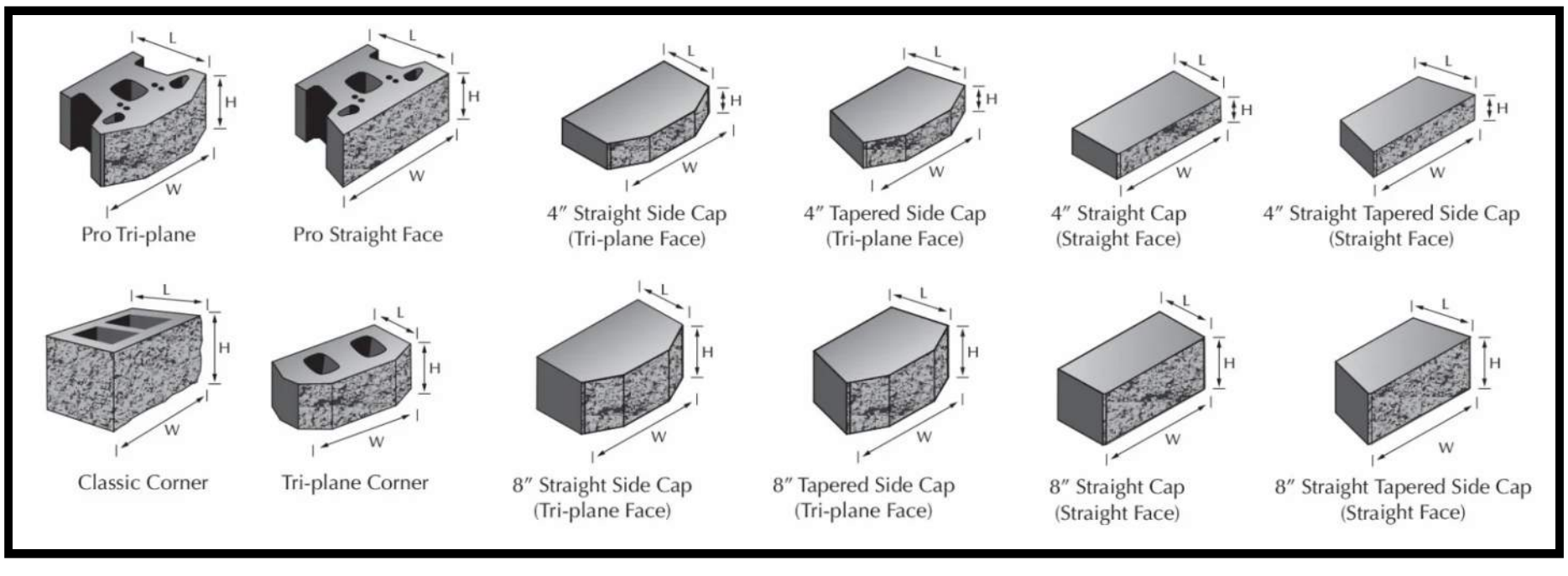


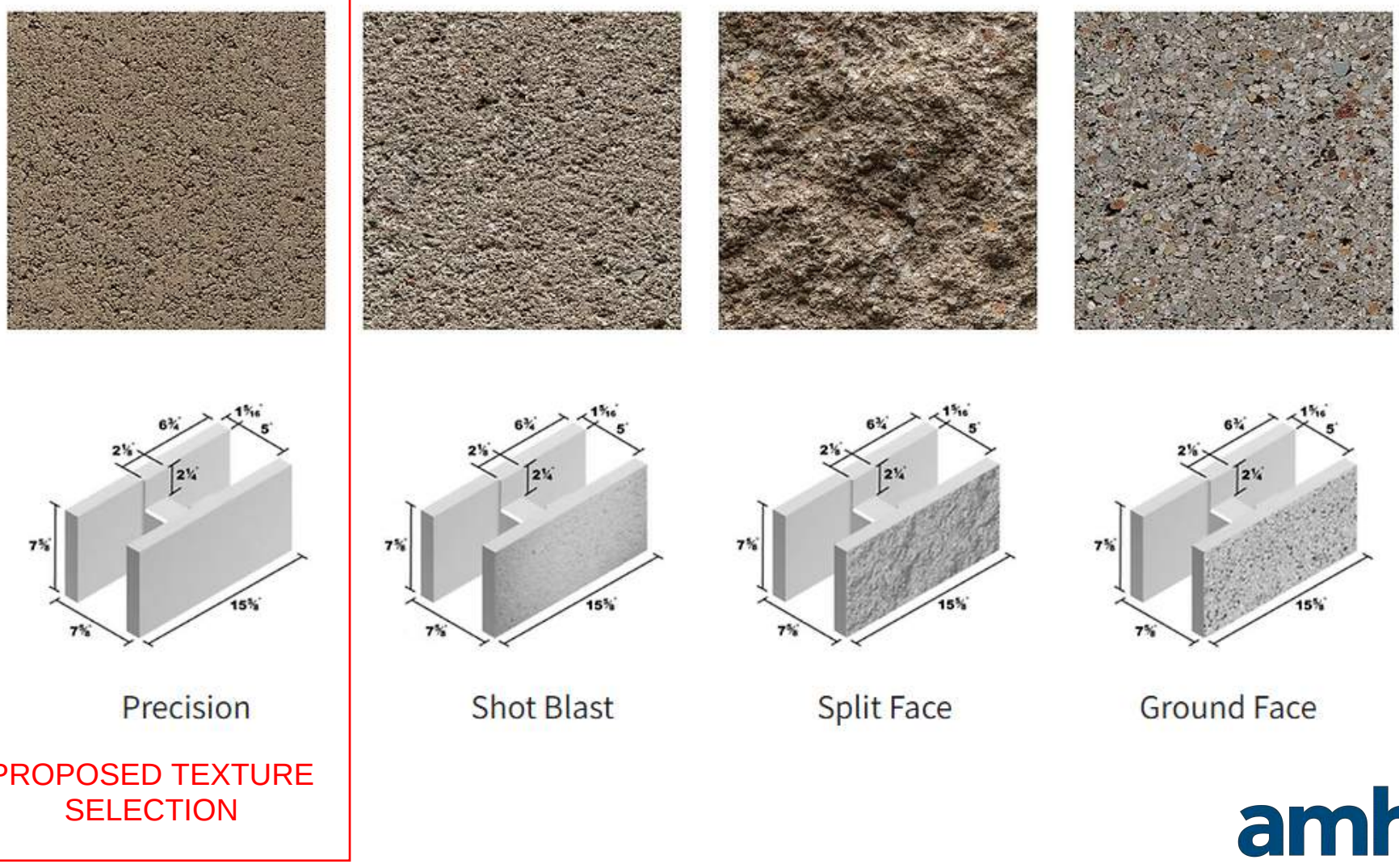
Typical Block Color Selection Options



PROPOSED COLOR SELECTION

Typical Block Style Selection Options (Can vary depending on alignment of wall if curves, structural engineering requirements, etc.)

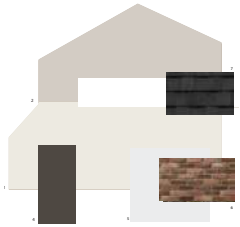
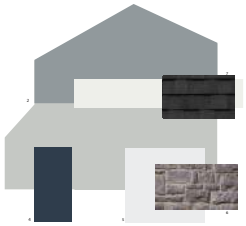
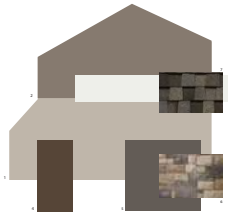
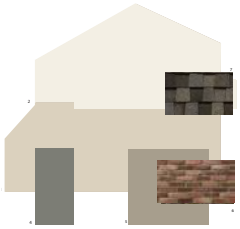
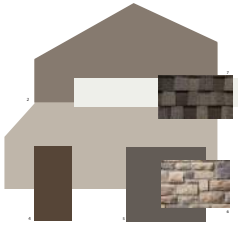
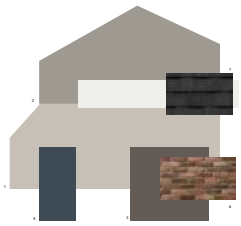
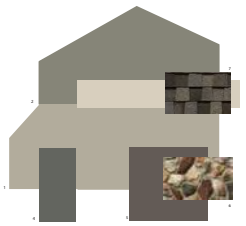
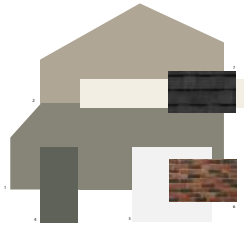
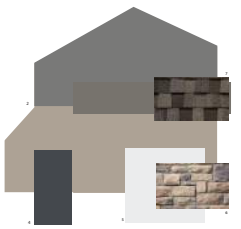
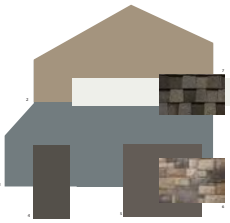
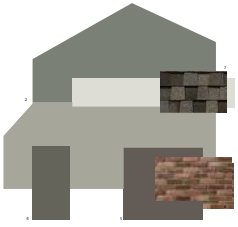
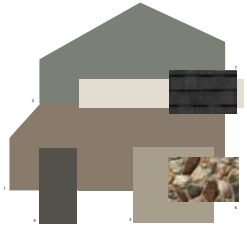
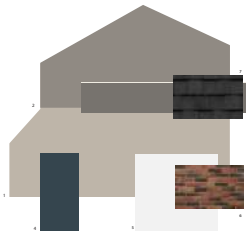
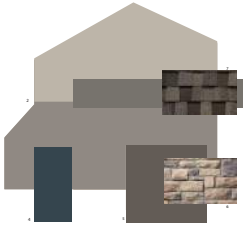




PROPOSED TEXTURE SELECTION

AMH HOUSING COLOR SCHEMES
PROPOSED OPTIONS FOR COCHISE

SOUTHWEST REGION - RENO
ELEVATION STYLE COLORS

	Q FARMHOUSE	**R** BUNGALOW	**T** MOUNTAIN	**U** TRADITIONAL	**Y** MODERN	
1						1
2						2
3						3
4						4

Cochise & Willow Project
50 Lots
AMH Development
6/29/2026

Slope Native Seed Re-Vegetation Example

AMH Highland Village West Example
66 lots
Sun Valley



Cochise & Willow Project
50 Lots
AMH Development
6/29/2026

Stacked Block/Keystone Retaining Wall & Perimeter MSE Retaining Wall Examples

AMH Hillsdale Corner Example
58 lots
NW Reno



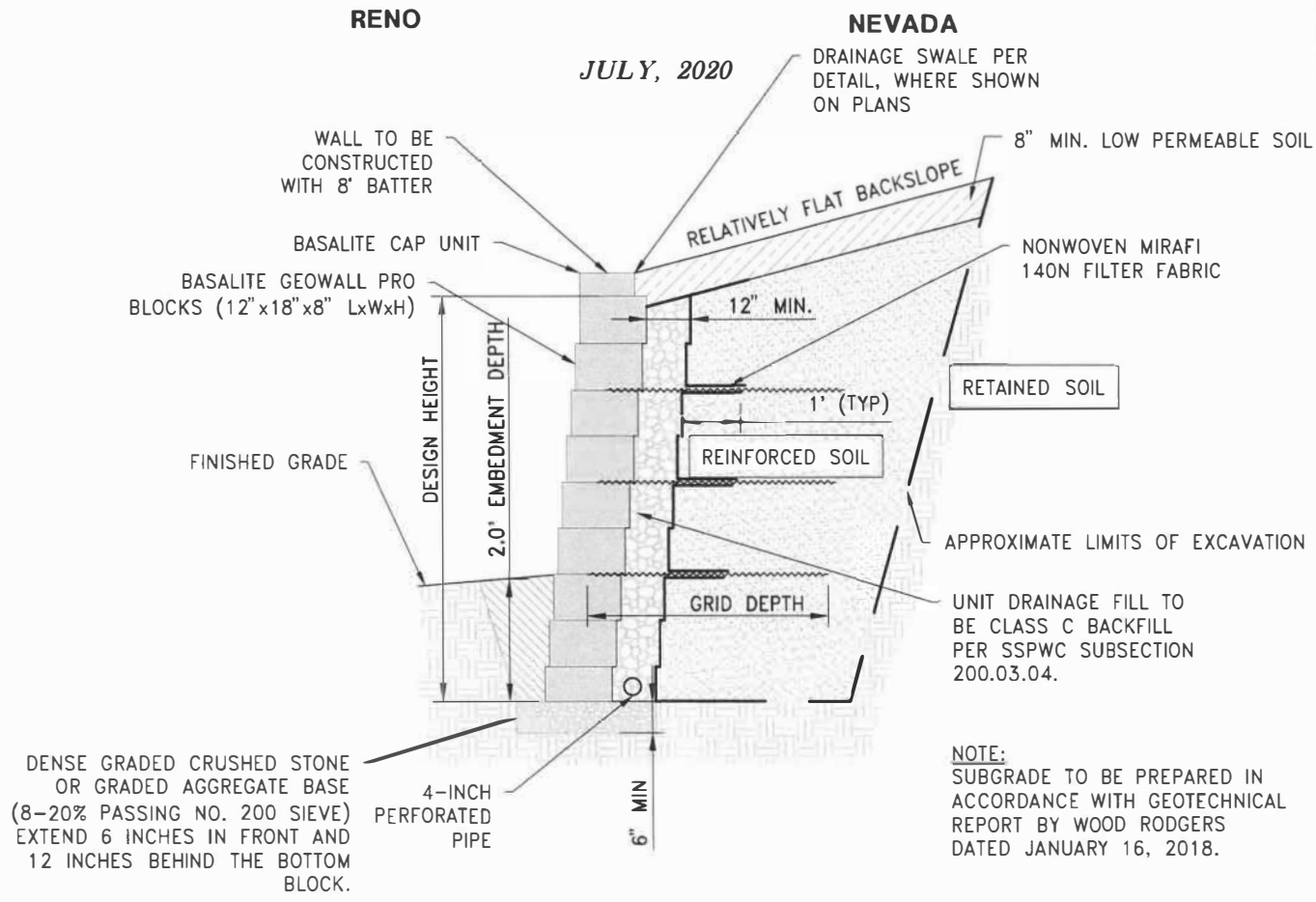
Cochise & Willow Project
50 Lots
AMH Development

Mechanically Stabilized Earth (MSE) Retaining Wall Examples

AMH Hillsdale Corner Example
58 lots
NW Reno



FIGURE 1-TYPICAL WALL SECTION & REINFORCEMENT NOTES

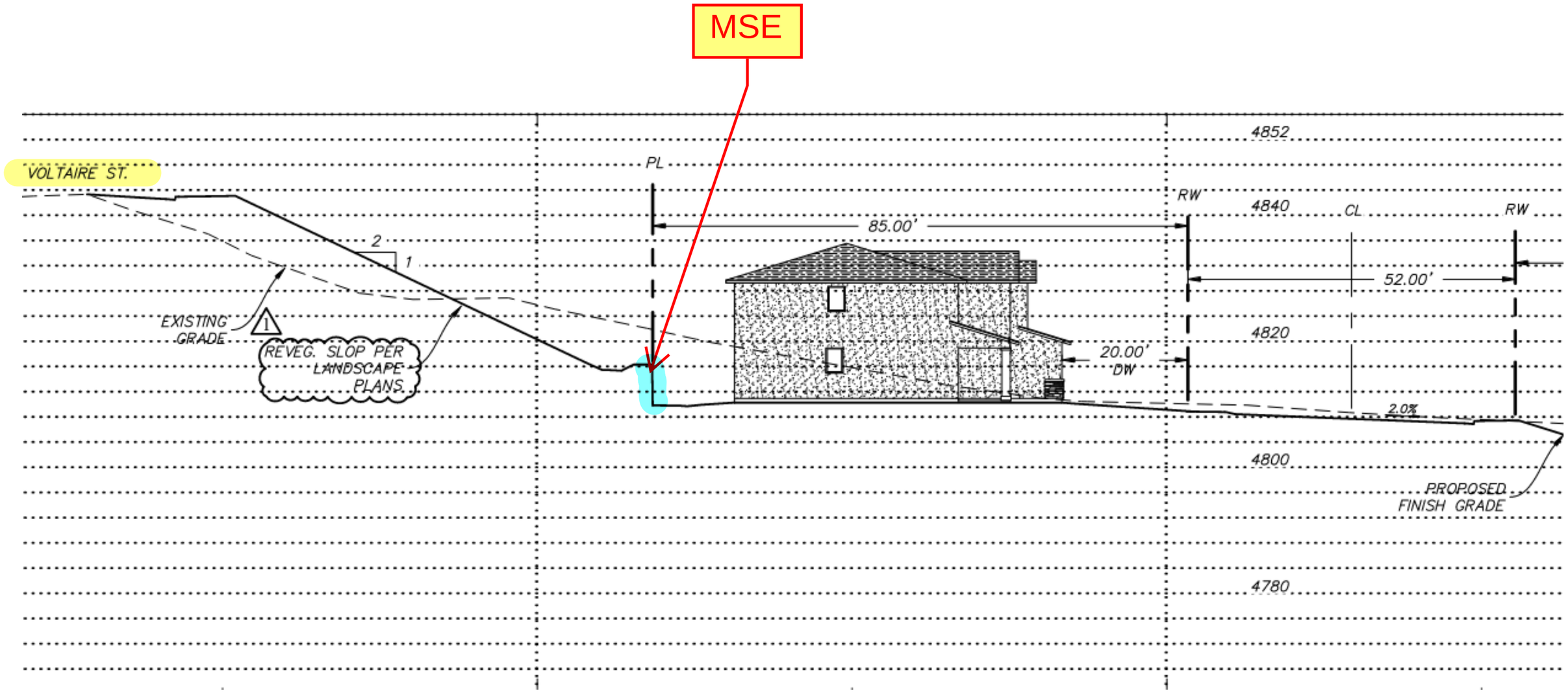


2.0'-10.0' WALL SECTION

N.T.S

J:\...s\1345_Som...t 03 S...tt A OA\Geo ch\Geot h\O SE Wall Design\Report Docs\01 July 2020 Basalite Update\Basalite Design\EXH_TYP_WALL_SECTION_NG...7/

PROPOSED MSE LOCATION

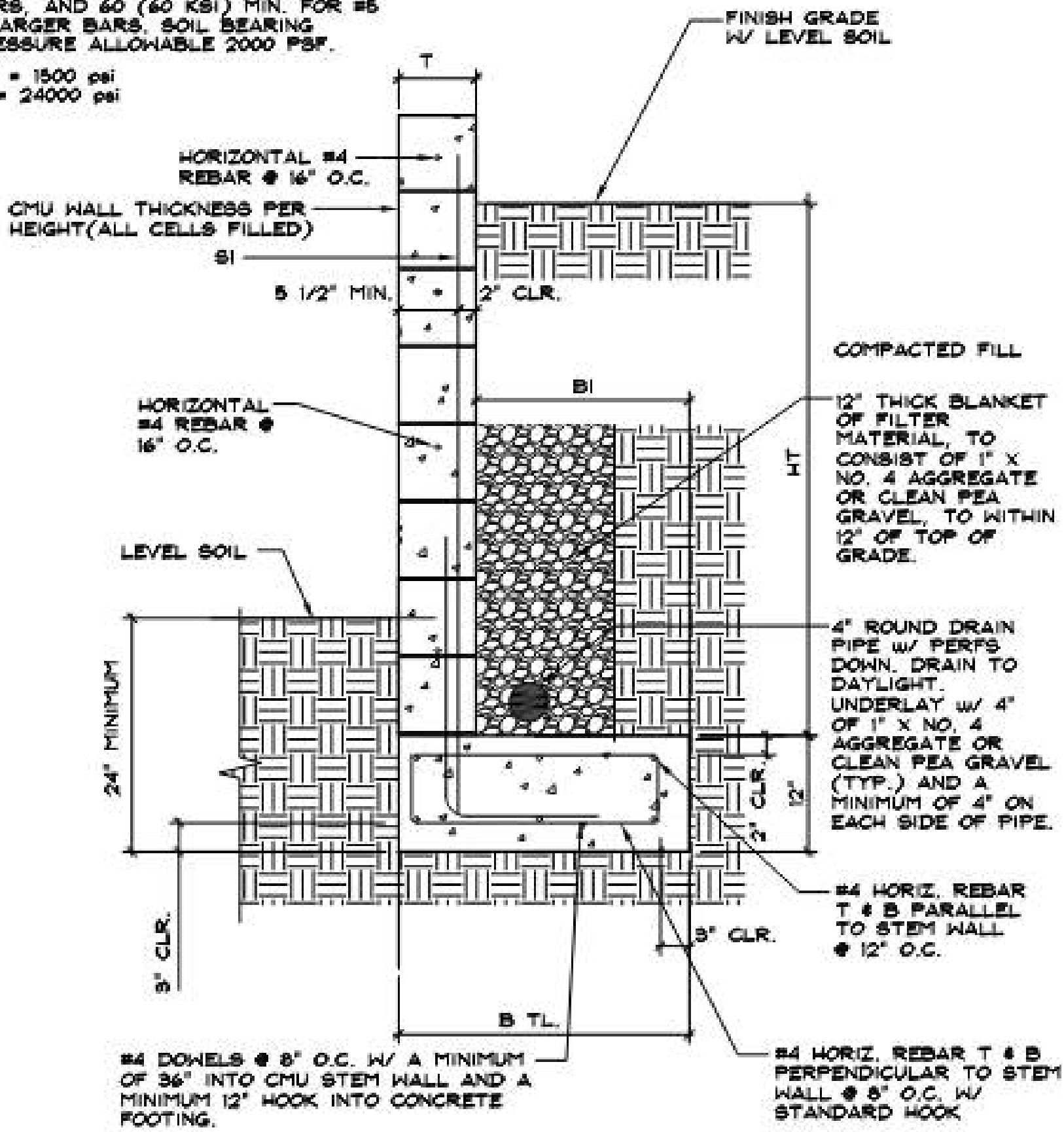


CONCRETE MASONRY UNIT (CMU) RETAINING WALL EXAMPLE (BLOCK COLOR AND TEXTURE SELECTION WILL DIFFER)



CONCRETE MASONRY UNIT (CMU) RETAINING WALL DESIGN EXAMPLE

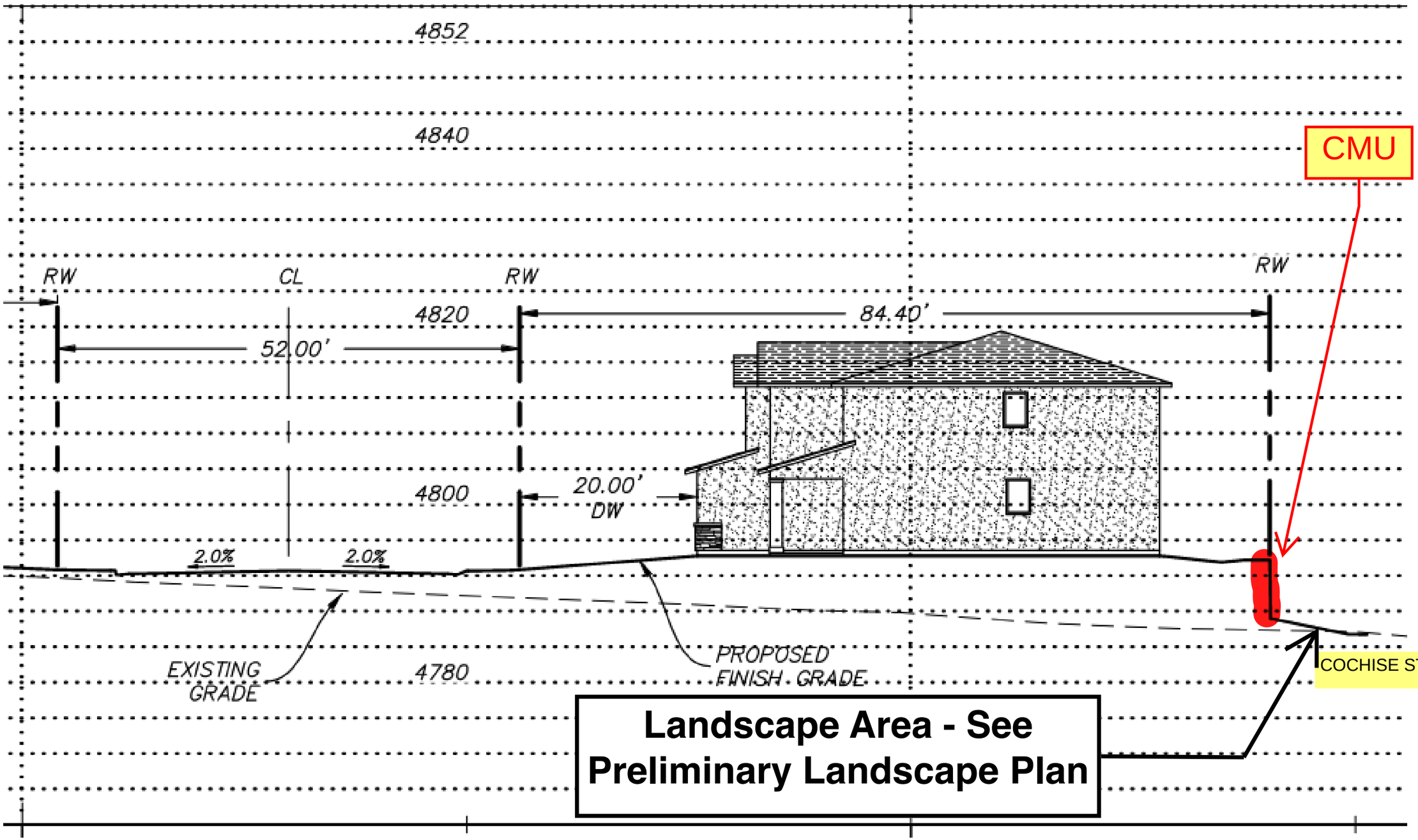
1. PROVIDE FULL HEIGHT SUPPORT OF RETAINING WALL UNTIL CONCRETE IS CURED, MIN. 7 DAYS.
2. SEE CALCS AND FOUNDATION PLAN FOR BOLTS AND HOLDOWNS.
3. CONCRETE TO HAVE Fc = 2500 PSI MIN. REBAR TO BE GRADE 40 (40 KSI) MIN. FOR #4 BARS, AND 60 (60 KSI) MIN. FOR #5 # LARGER BARS. SOIL BEARING PRESSURE ALLOWABLE 2000 PSF.
4. f'm = 1500 psi
   Fs = 24000 psi



HT	B TL.	B1	T	SI
4'-0"	3'-0"	2'-8"	8"	#4 BARS @ 8" O.C. AT EDGE
5'-0"	3'-10"	3'-2"	8"	#5 BARS @ 8" O.C. AT EDGE
6'-0"	4'-6"	3'-10"	8"	#5 BARS @ 8" O.C. AT EDGE

RW1 RETAINING WALL DETAIL

PROPOSED CMU LOCATION



STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **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. (Lena Reseck, lreseck@carsoncity.gov).

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

Proposed Motion
"I move to approve special use permit LU-2026-0102 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 (â€œCCMCâ€) 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

Attachment(s):
LU-2026-0102 4220 Capitol View Dr (Complete Packet Redacted).pdf

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

_____
(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 29, 2026

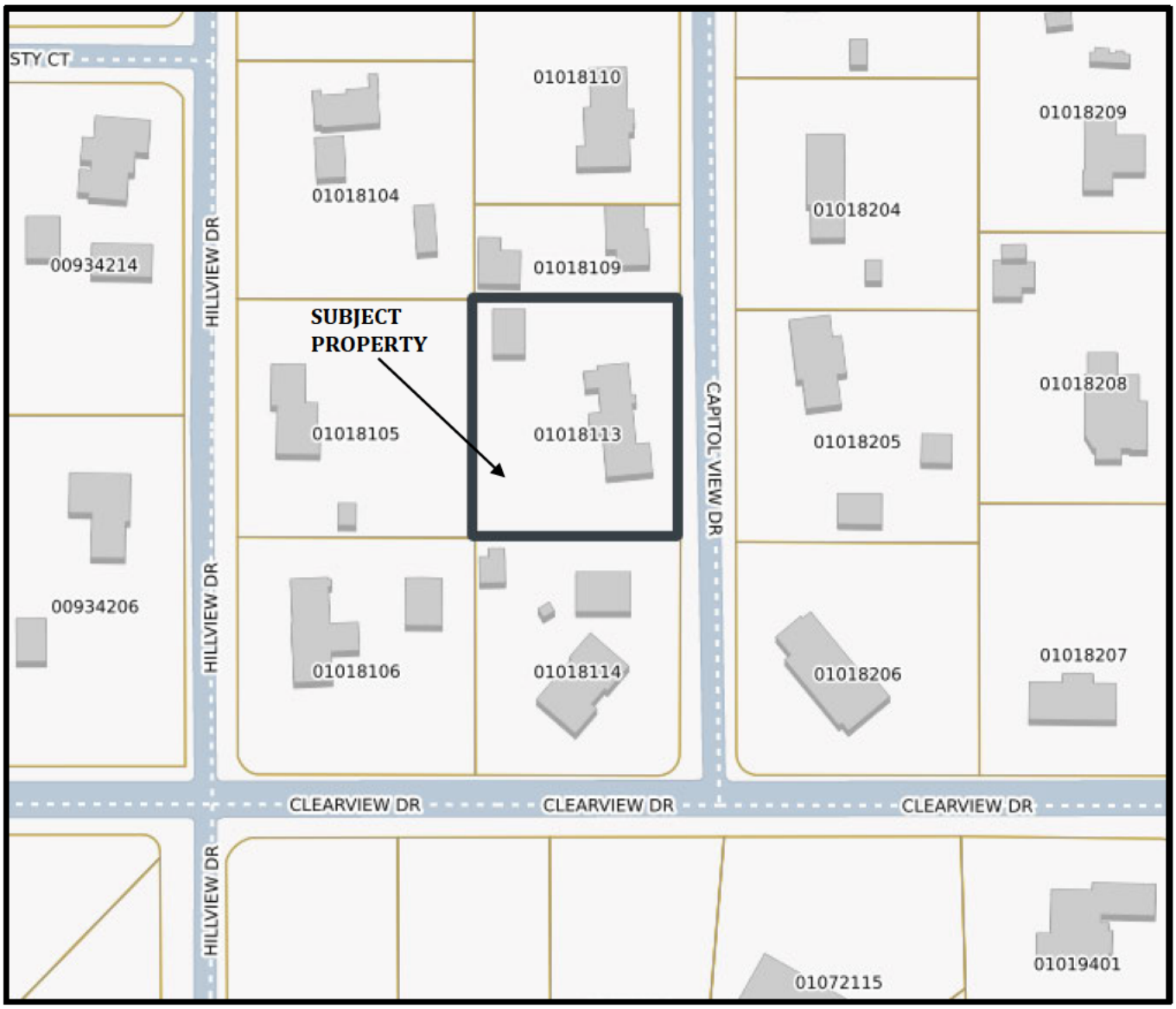
FILE NO: LU-2026-0102

STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: 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. (Lena Reseck, lreseck@carsoncity.gov).

PROPOSED MOTION: "I move to approve special use permit LU-2026-0102 based on the findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

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.

The following shall be submitted with a Building Permit application:

5. A copy of the Notice of Decision and conditions of approval with the Building Permit application.

6. The detached building size shall not exceed 1,560 square feet.

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

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. 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: Single Family 1 Acre (SF1A)/Single Family Residence
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. EARTHQUAKE FAULT: III Moderate Severity, beyond 500 feet

3. SLOPE/DRAINAGE: Level

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.87 acres (37,897.20 square feet)
2. PROPOSED STRUCTURE SIZE: 1,560 square feet
3. PROPOSED STRUCTURE HEIGHT: 17.3 feet
4. SETBACKS:

Required	**Proposed**
Front: 30 feet	Front: 45+ feet
Side: 15 feet	Side: 15 feet (South side) 15+ feet (North side)
Rear: 30 feet	Rear: 181 feet

DISCUSSION AND BACKGROUND:

The applicant is proposing to construct a 1,560 square foot detached metal accessory structure. The existing single-family residence has an assessed floor area including the attached garage of approximately 2,520 square feet. The applicant has existing accessory structures on the property including a 160 square foot patio cover, 200 square foot storage shed, 120 square foot storage shed, and a 864 square foot detached garage. The total accessory structure square footage will be 2,904 square feet. The accessory structures are more than 1,000 square feet and more than 100 percent (115 percent) of the primary structure which requires the approval of a SUP per CCMC 18.05.055(3).

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 the color burnished slate 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 35 property owners within 500 feet of the subject site on July 10, 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 July 29, 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 existing driveway aprons exceed the maximum cumulative width of 36 feet provided in CCDS 12.12.2. The new driveway cannot be installed as shown. The existing driveway aprons may be moved and/or consolidated to accommodate the new garage; however, the cumulative driveway width may not be increased. This width is measured at 5 feet back from the edge of the street.

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-ow-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. The cumulative width of the driveways on the site will be required to meet the Carson City Development Standards.

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:
This project will have no impact on City water or sewer infrastructure and a negligible impact on storm drainage.

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: the USGS earthquake fault line maps do not show a fault line within 500 feet of the project.
FEMA flood zones: the project is in zone X with no special requirements.
Site slope: The site is level.

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 being proposed will not have electrical, plumbing, or gas services so therefore will have a minimal impact on existing public water or sewer services.

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 #** LU-2026-0102

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 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
RV/Storage Garage

PROJECT'S ASSESSOR PARCEL NUMBER(S):
01018113

STREET ADDRESS:
4220 Capitol View Dr 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.

The proposed building is a 26' x 60' metal building, slab on grade. 14' height at all four corners. 17' 3" ridge height. The manufacturer is American Carports, Inc. Proposed building is to be used as an RV/Storage garage.

APPLICANT	PHONE #
Douglas Nunes	7073040011
MAILING ADDRESS, CITY, STATE, ZIP	
4220 Capitol View Dr Carson City, NV 89701	
EMAIL ADDRESS	
[redacted]	
PROPERTY OWNER	PHONE #
Douglas & Jerys Nunes	7073040011
MAILING ADDRESS, CITY, STATE, ZIP	
4220 Capitol View Dr Carson City, NV 89701	
EMAIL ADDRESS	
[redacted]	
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, Douglas Nunes, 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.

Douglas Nunes	4220 Capitol View Dr Carson City, NV 89701	06/11/2026
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.

Douglas Nunes	Douglas Nunes	06/11/2026
Applicant's Signature	Print Name	Date

1. This project is in compliance with the goals set forth in the Carson City Master Plan. It creates no adverse affect on the surrounding community. This building is for private use only. It will create no additional noise or traffic in the area.

2.

   a. All adjoining properties are the same zoning as this property, SF1A, one dwelling unit per lot. All private residences.

   b. All adjoining properties have detached garages, sheds and other outbuildings. One in particular has a similar building to this proposed building. Because of the zoning setbacks, there is a distance of 30' between this proposed building and the detached garage of the neighbor to the south. There is a distance of 107' between this proposed building and the 30' setback of the neighbor to the west. There is a distance of 164' between the edge of the proposed building and the 15' setback of the neighbor to the north. The distance to the east side is Capitol View Rd is 49' from the road asphalt edge to the face of the proposed building.

      After construction is complete, it is expected there will be no additional noise, dust, odors, vibrations, fumes or glare associated with proposed building.

      The proposed building's roof and siding will be in complimentary colors to the existing home.

   c. For the majority of each year, their will be no activity in the proposed building, only RV and pickup storage. This project will not negatively impact the peaceful enjoyment of the surrounding neighorhood.

   d. There will be wall sconces only; two on each side of the front roll up doors on the east face and one sconce at each (2) man door on the north side of the building, and one at the rear roll up door on the west wall. The light beams will shine mostly in a downward direction. The lights will be installed at a later date, after changes to main service power line by NV Energy. The lights will be 110w LED. East wall 10' height at each corner, north wall 7' height at each man door, west wall 8' height.

   e. Proposed building will have an asphalt driveway from Capitol View Dr to the east face of the building, matching the existing driveway to the north of the property. No further landscaping is planned at this time, leaving the existing landscape in it's natural state.

   f. Proposed building is for private use only, will not impact the people of the city.

3. This project will have negligible impact on pedestrial and/or vehicular traffic. No additional traffic lights or walkways will be needed.

4. This project will not result in any damage to other property in the vicinity. The proposed building will house an RV trailer and pickup used a few times a year.

5.

a. The project will have no affect on the school district student population.

b. There will be no affect on police and fire protection in a normal situation.

c. This project will have no water supply to the building.

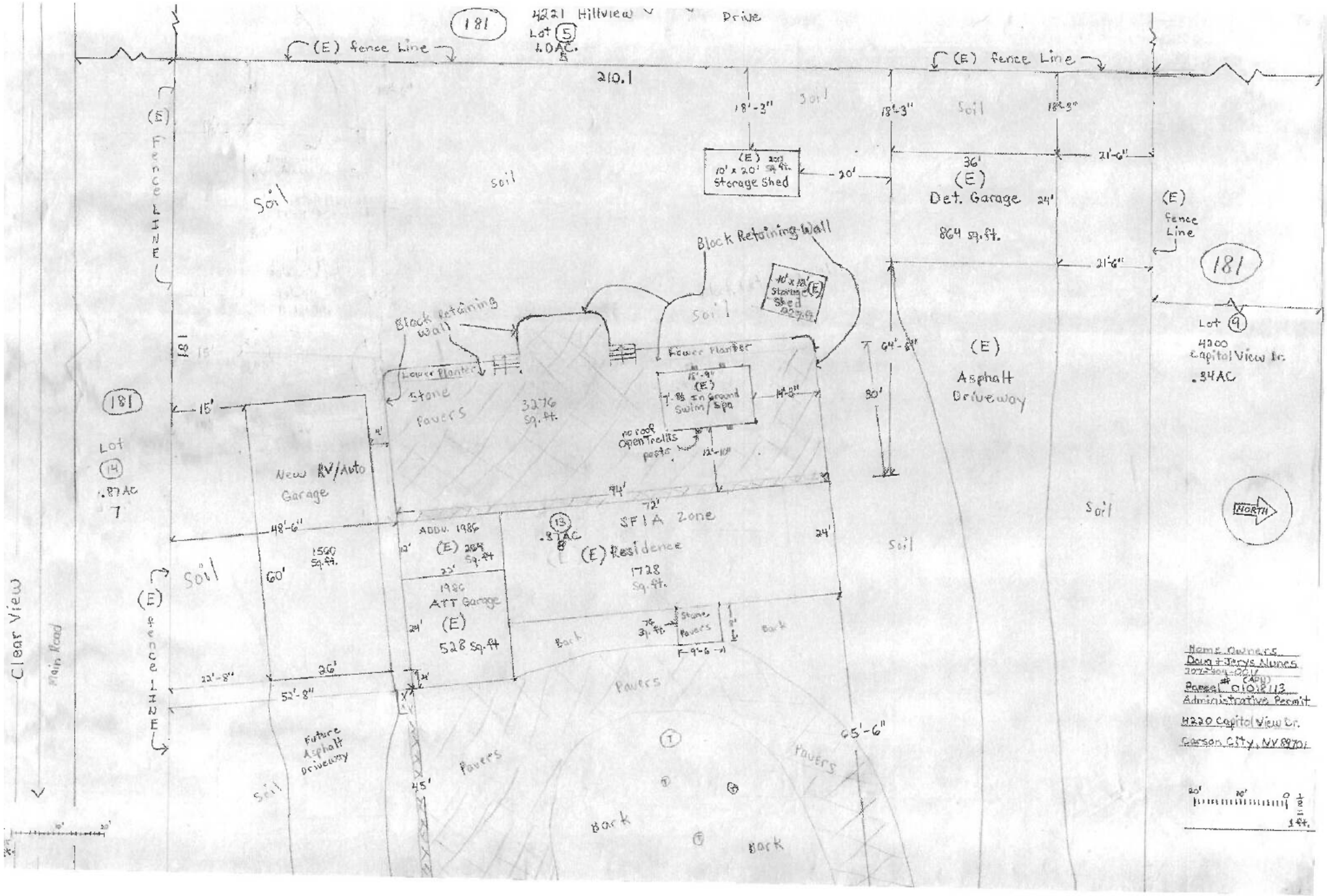
d. The slab on compacted grade will sit 8" above grade. All run off will slope away from the building. The asphalt driveway will be crowned to shed water. The natural soil, being mostly of sand, will accommodate the water runoff. If, at a future date, an issue with runoff occurs, I plan to dig gravel runoff pits.

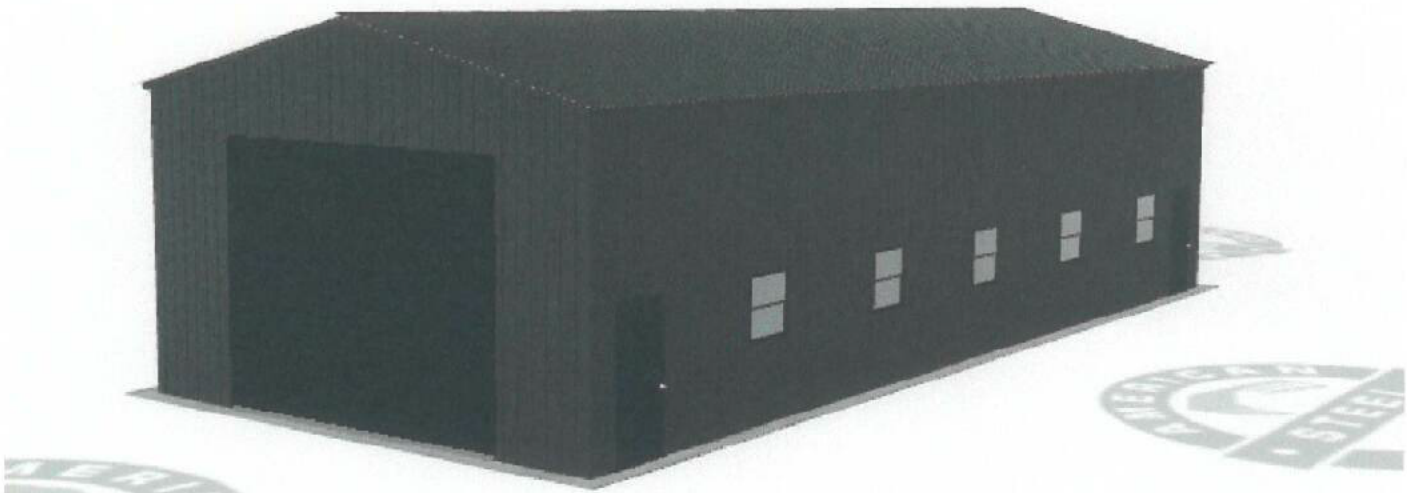
e. N/A

f. There will be an asphalt-to-asphalt butt joint at the street, matching existing driveway to the north. The new driveway will run from Capitol View Dr to the east face of proposed building.

g. Title report was used as the source of my information.

6. The proposed building will be on private property, used for storage, behind a fence, there will be no detriment to public health, safety, convenience and welfare.


4221 Hiltview Drive
181
Lot 5
4.0AC.
(E) fence Line
210.1
(E) Fence LINE
18'-3"
Soil
(E) 200 sq.ft.
10' x 20'
Storage Shed
20'
36'
21'-6"
(E)
Det. Garage
24'
864 sq.ft.
(E)
fence
Line
Block Retaining Wall
10' x 12' (E) Storage Shed 120 sq.ft.
Block Retaining Wall
Flower Planter
Lower Planter
Stone
Pavers
3276
Sq.ft.
15'-9" (E) 7'-8" in ground Swim Spa
64'-8"
64'-8"
80'
(E)
Asphalt
Driveway
Lot
9
4200
Capital View Dr.
.34AC
181
Lot
14
.87AC
7
15'
New RV/Auto
Garage
48'-6"
1500
Sq.ft.
60'
ADDN. 1986
(E) 288 Sq.ft.
22'
1986
ATT Garage
(E)
528 Sq.ft
24'
94'
72'
SFIA Zone
13
.8 AC
8
(E) Residence
1728
Sq.ft.
24'
no roof
Open Trellis
posts
12'-10"
Stone
Pavers
75 sq.ft.
F-9'-6"
Back
Pavers
NORTH
Clear View
Main Road
(E) fence LINE
22'-8"
36'
52'-8"
Future
Asphalt
Driveway
45'
65'-6"
Name Owners
Dave + Terys Nunes
Parcel # 010-212-13
Administrative Permit
4220 Capitol View Dr.
Carson City, NV 89701
20' 10' 0
1/8" = 1 ft.

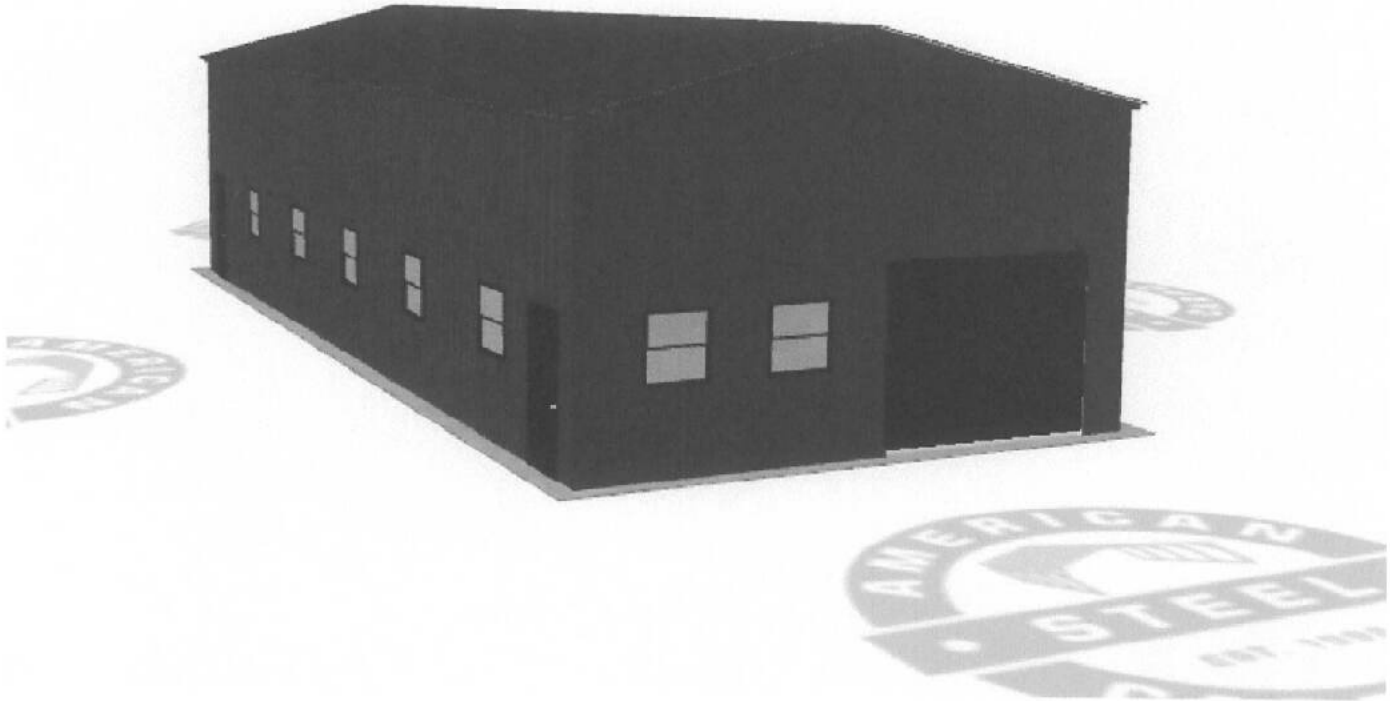


26' x 60' x 14'
17'-3" Ridge ht.

Not to Scale

Doug + Jerys Nunes/4220 Capitol View Drive.






18x12 Roll-Up Door

Closest color Match to the main house



- Burnished slate

STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **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. (Heather Manzo, hmanzo@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 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 staff report.

Background/Issues & Analysis
See attached staff report.

Applicable Statute, Code, Policy, Rule or Regulation
Nevada Revised Statutes (â€œNRSâ€) 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-2026-0103 (Affinity Drainage Easement) PC SR 7-29-2026.pdf

Order of Abandonment - AB-2026-0103 (Affinity Drainage Easement) - DRAFT - 7-16-2026.pdf

AB-2026-0103 combined packet.pdf

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

_____
(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2026

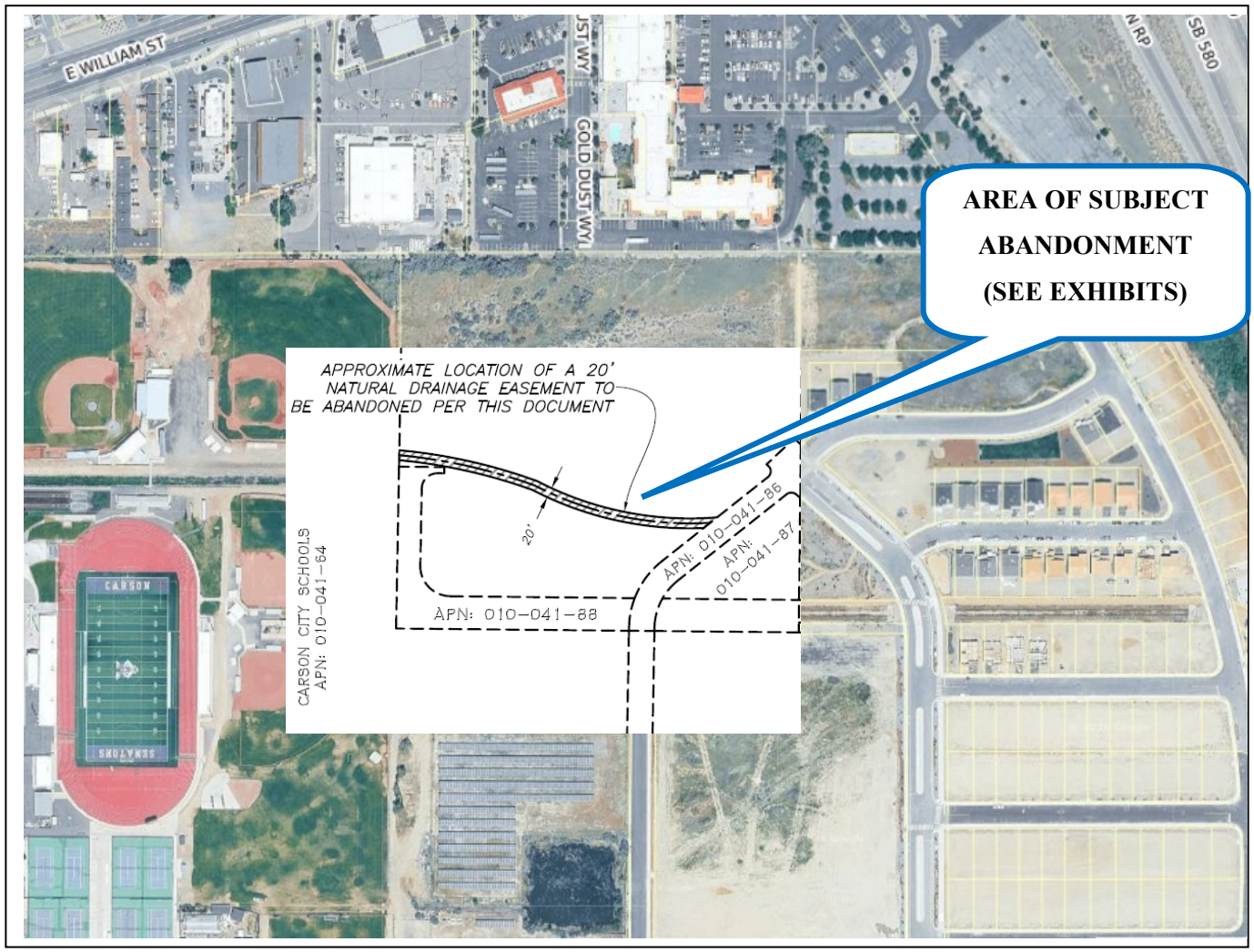
FILE NUMBER: AB-2026-0103

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: 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. (Heather Manzo, hmanzo@carsoncity.gov)

RECOMMENDED MOTION: I move 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.

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. The Order of Abandonment shall be recorded within one year of the Board of Supervisors' approval, or the approval shall be null and void.

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: Corridor Mixed-Use

PRESENT ZONING: GC-SPA

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

SURROUNDING ZONING AND LAND USE INFORMATION:
- EAST: MFA-SPA & SF6-SPA / Vacant land and future single-family development
- WEST: P / Carson High School
- NORTH: GC / Gold Dust West Casino
- SOUTH: P & GC-SPA / Carson High School and vacant land for a future 10-acre school site

DISCUSSION: The proposed abandonment would eliminate a 12,615-square-foot drainage easement that bisects a parcel approved for the development of a multifamily residential housing project. In preparation of plans for submittal of building permits, the Applicant became aware of the drainage easement. The drainage that previously flowed within the easement has been relocated to an engineered drainage channel that has been dedicated to the City, and the easement is no longer necessary. The request to abandon is being made to allow future development on the currently vacant parcel.

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 easement.

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 July 10, 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 July 29, 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 no conditions of approval.

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?

No. The easement was originally dedicated due to the presence of a creek which discharged onto the property. This creek now runs in an engineered flood channel, which is owned by the City. No flows go through the drainage easement.

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

The drainage easement was dedicated via Map 974. There is no indication that the easement was paid for.

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

There is no indication that the easement was paid for by the City, but rather that it was to delineate an existing creek. No reasonable consideration is required.

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

The creek flows that used to be in the subject easement are now within a flood channel in a City-owned parcel. There is no longer any public benefit for this easement.

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

The easement in question is a drainage easement and it provided no parking value.

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

No other utilities are involved with this easement. No other utility easements need to be reserved, continued, or vacated.

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

Development Engineering has no comment on this finding at this time.

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 drainage easement being abandoned is unnecessary and unused as the drainage has been relocated to an engineered drainage channel that has been dedicated to the City.

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

The drainage easement was dedicated via Map 974.

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

Since the drainage easement was dedicated, no reasonable consideration is necessary.

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

Since the drainage has been relocated to an engineered drainage channel that has been dedicated to the City, the drainage easement contained within the subject abandonment area no longer serves a purpose and is not necessary.

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

The drainage easement proposed to be abandoned bisects the parcel and doesn't provide any parking value.

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

There are no utilities located within the drainage easement abandonment area and, as such, no utility easements need be reserved or continued. The drainage easement no longer serves a purpose with the relocation of the drainage facility into an engineered channel within property that has been dedicated to the City.

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 to make the required abandonment findings.

ORDER OF ABANDONMENT
AB-2026-0103

AN ORDER ABANDONING A 20-FOOT-WIDE 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.

WHEREAS, on June 11, 2026, Inland Group, ("Applicant") duly filed a written application seeking vacation and abandonment of a 20-foot-wide, 12,615 square foot drainage easement; 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 July 29, 2026. At the public hearing, testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject drainage 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 August 20, 2026, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the drainage 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 drainage easement as more particularly described on the attached **Exhibit A** and depicted in attached **Exhibit A-1**.

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described drainage easement is 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 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.

ORDERED this 20TH day of August, 2026, by the Carson City Board of Supervisors.

_____
LORI BAGWELL, MAYOR

ATTEST:

_____
WILLIAM SCOTT HOEN, Clerk-Recorder

DRAFT

EXHIBIT "A"

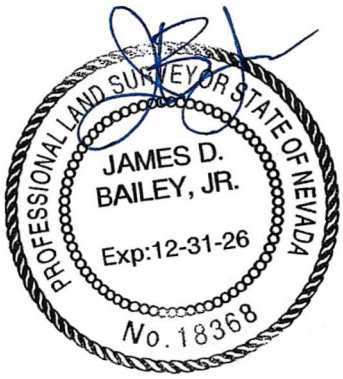
ABANDONMENT OF 20-FOOT EASEMENT

The following describes an easement to be partially abandoned, situate within a portion of the northwest one-quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Meridian, Carson City, Nevada, being a 20-foot Natural Drainage Easement as shown within Parcel "F", granted per Parcel Map No. 974, File No. 99350, recorded 06/27/1983, Book 4, Page 974, Official Records of Carson City, Nevada, being further described as follows:

All that portion of said 20-foot Natural Drainage Easement lying within Parcel A of that "Official Plat for Blackstone Ranch North, Phase 1", recorded December 23, 2024, as File No. 551983, Subdivision Map No. 3116, Official Records of Carson City, Nevada.

See Exhibit A-1 attached hereto and made a part hereof.

James D. Bailey, Jr.
P.L.S. 18368



James D. Bailey, Jr.
Digitally signed by James D. Bailey, Jr.
Date: 2026.06.11 10:15:27 -07'00'

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, STE. B1
RENO, NV. 89521

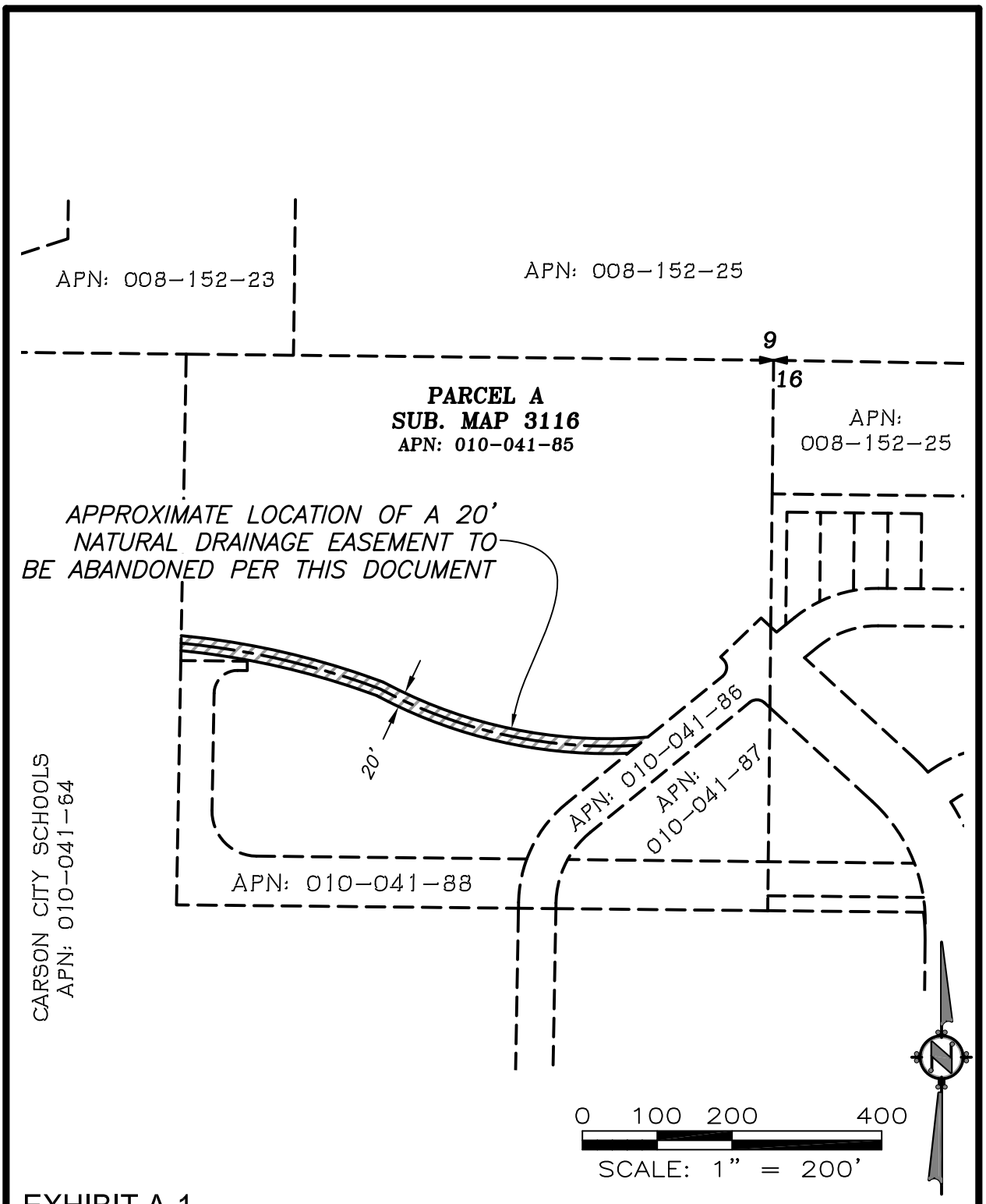


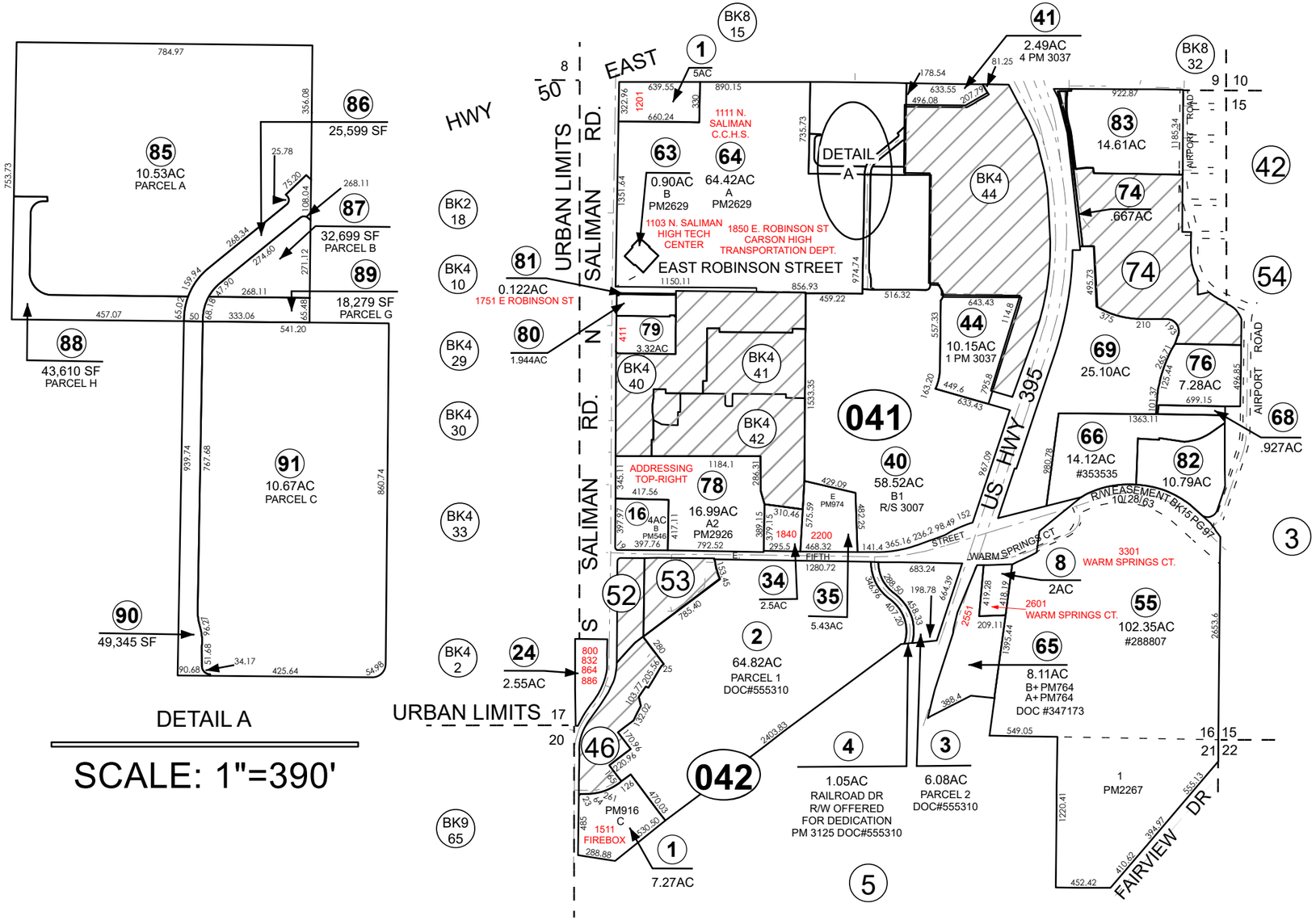
EXHIBIT A-1

ABANDONMENT OF EASEMENT
LYING WITHIN PARCEL A OF
SUBDIVISION MAP NO. 3116
APN: 010-041-85

DRAWN BY: EMV	JUNE 2026	(AFF26101)

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
8725 Technology Way, Reno, NV 89521
(775) 690-4194

SECTION 16 AND
PORTION NW 1/4 SECTION 21, T.15 N., R.20 E., M.D.B. & M.



DETAIL A

SCALE: 1"=390'

SCALE:1"=1200'

ADDRESSES: 010-041-78
LOMPA RANCH APARTMENTS

1610 E 5TH ST	1770 E 5TH ST
1620 E 5TH ST	1780 E 5TH ST
1630 E 5TH ST	1790 E 5TH ST
1640 E 5TH ST	1800 E 5TH ST
1650 E 5TH ST	1810 E 5TH ST
1660 E 5TH ST	1820 E 5TH ST
1670 E 5TH ST	1830 E 5TH ST
1680 E 5TH ST	1840 E 5TH ST
1690 E 5TH ST	1850 E 5TH ST
1700 E 5TH ST	1860 E 5TH ST
1710 E 5TH ST	1870 E 5TH ST
1720 E 5TH ST	1880 E 5TH ST
1730 E 5TH ST	1890 E 5TH ST
1740 E 5TH ST	1900 E 5TH ST
1750 E 5TH ST	1910 E 5TH ST
1760 E 5TH ST	1920 E 5TH ST

APN	MAP INFO
010-041-34	B PM678 #479250
010-041-67 010-041-68 010-041-69	LESS LL ADJ #110824 PM 975 LESS LL ADJ #119656 R/S 1916 LESS LL ADJ #135591 R/S 1960 LESS #415802 LESS DEEDS, #191690 #191691, #191692
010-041-74	2 R/S 2828 DOC #450239 SUPPORTING A PARCEL MAP WAIVER PLUS #455642
010-041-76	ADJ 2 R/S2890 LLA #468334
010-041-79	2 PM 2943
010-041-80	1 PM 2943
010-041-81	R/W NOT YET ACCEPTED PM 2943
010-041-82	#347133 R/W DED #492599
010-041-83	4 PM 2959
010-041-86	R/W NOT YET ACCEPTED PM 3116
010-041-87	B PM 3116
010-041-88	H PM 3116
010-041-89	G PM 3116
010-041-90	R/W NOT YET ACCEPTED PM 3116

ADDRESS ADDITIONS PARCEL 010-041-78 4/29/2026

CARSON CITY NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON.ORG/HOME

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 04/30/2026

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 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):

010 041 85

STREET ADDRESS:

Vacant land, Carson City, NV 89701

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

Parcel Map 974, recorded June 27, 1983, shows a "CL Natural Drainage Easement" across Parcel "F". This note only appears on Parcel F, but shows the centerline of the drainage labeled "Ash Canyon Creek" entering from the West and continuing out the East side of the parcel. Several years ago this drainage had been re-routed and contained within the constructed Vicee Canyon Creek Channel, which flows along an adjoining East and South parcel, therefore negating the need for the 20' Natural Drainage Easement.

APPLICANT	PHONE #
Inland Group	509 321 3227
MAILING ADDRESS, CITY, STATE, ZIP	
120 W Cataldo Ave., Spokane, WA 99201	
EMAIL ADDRESS	
tjb@inlandconstruction.com	
PROPERTY OWNER	PHONE #
Joshua G. Myers, Trustee of Myers Family Trust	
MAILING ADDRESS, CITY, STATE, ZIP	
550 W Plumb Lane Suite B, 450, Reno, Nevada 89509	
EMAIL ADDRESS	
jgm@blackstonedevelopmentgroup.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Jim Bailey	775 690 4194
MAILING ADDRESS, CITY, STATE, ZIP	
8725 Technology Way, Ste. B1, Reno, NV 89521	
EMAIL ADDRESS	
Jim@meridiansurveyor.com	

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

I, Joshua Myers, Trustee, 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: Trustee — Address: 550 W Plumb Ln Suite B 450 Reno NV 89509 — Date: 6/1/26

Public Right-of-Way Abandonment Checklist

Each complete application packet shall contain:

- A completed application form signed by the affected property owner(s) and notarized. If more than one property owner is affected, use additional copies of the application form for the Owner's Affidavit.

- A written project description describing the proposed abandonment and how access to the parcel(s) will be obtained if an access is proposed to be abandoned. There is a section on the application form for this information, but provide additional sheets if necessary.

- 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?
  - What is the history regarding the street being dedicated or not?
  - What should the reasonable consideration be if the street was not dedicated?
  - If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?
  - What is the applicability of the parking value analysis applied to this request?
  - Should utilities easements be reserved, continued or vacated?
  - Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?

- A statement of justification explaining the purpose of the project and pertinent details of the proposed abandonment. Per Carson City Municipal Code (CCMC) Section 17.15.035(5), this justification must include the following information:
  - If the subject right-of-way was ever dedicated. If so, documentation is mandatory regarding the street's dedication.
  - How all adjacent parcels will have access, should the abandonment be approved.
  - How the public at large will benefit from and not be injured from the proposed abandonment.

- An 8.5"x11" Site Map/Exhibit:
  - Drawn to scale, including date, north arrow and scale.
  - Include name address and phone number of the Professional Land Surveyor, licensed in the state of Nevada, who is responsible for the exhibit.
  - Include the stamp, signature, date and license expiration date of the surveyor.
  - Indicate all parcels, rights-of-way and easements or reservations that abut the proposed abandonment.
  - The exhibit (or supplemental documentation) shall indicate any parcel(s) of land that may rely upon access of any sort over the proposed abandonment. Alternative access to the same parcels may be indicated, but note shall be made as to whether they exist or are proposed.
  - Maintain a one-inch margin on all sides.

- Legal descriptions of the proposed abandonment AND the resulting abutting parcel(s).

- A Memo of Support from Development Engineering. To obtain this memo, a pre-submittal conference is required with Development Engineering per CCMC Section 17.15.005(1). Please contact Development Engineering at (775) 887-2300.

- A Utility Statement signed by each utility company as indicated on the Utility Statement form.

- Title Report (current within the last 12 months).

- Documentation of property taxes paid to date on affected parcels.

- If available, a copy of the document(s) that dedicated/established the right-of-way originally, or a report of the document references approved by Development Engineering. Contact Development Engineering at (775) 887-2300 for assistance with this item.

PRELIMINARY REPORT FORM

Prelim Number:

TTR2502803-CD

Issued By:

TICOR TITLE OF NEVADA, INC.

In response to the application for a policy of title insurance referenced herein, **Chicago Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Shelly Saltz, Title Officer
Authorized Officer or Agent

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

Attest:

Marjorie Nemzura, Secretary

SCHEDULE A

Proposed Buyer: **CAP Acquisitions, LLC, a Washington limited liability company**
Proposed Lender:
Proposed Loan Amount: **$0.00**
Property Address: **Vacant Land, Carson City, NV 89701**
Order No.: **TTR2502803**
Effective date: **August 15, 2025 at 7:30AM**
Short Term Rate: **No**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Shelly Saltz Ticor Title of Nevada, Inc. 5441 Kietzke Lane, Suite 100 Reno , NV 89511 Phone: 775-824-3240 Fax: 775-324-7402 Main Phone: 775-324-7400 Email: ssaltz@ticortitle.com	Escrow Officer: Luann Barnes Ticor Title of Nevada, Inc. 5441 Kietzke Lane, Suite 100 Reno, NV 89511 Phone: 775-842-2483 Fax: 775-824-3233 Main Phone: 775-324-7400 Email: Luann.Barnes@ticortitle.com

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

   FEE

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

   Joshua G. Myers, as Trustee of the Myers Family Exempt Trust under agreement dated March 16, 2017

3. The Land referred to in this Report is described as follows:

   For APN/Parcel ID(s): 010-041-41 and 010-041-85

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

   PARCEL 1:

   Parcel 4 of Parcel Map 3037 for the Myers Family Exempt Trust, according to the map thereof, filed in the office of the County Recorder of Carson City, State of Nevada, on January 14, 2022, as File No. 528981, Official Records.

   APN: 010-041-41

   PARCEL 2:

   Parcel A as shown on the Official Plat for Blackstone Ranch North, Phase 1, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 23, 2024, as File No. 551983, Official Records.

   APN: 010-041-85

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims: (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

SCHEDULE B – Section B

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

8. Delinquent General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, are delinquent as follows:
   Assessor's Parcel No.: 010-041-41
   Fiscal Year: 2024-2025
   Total Tax: $1,961.06, plus penalties and costs, if any

9. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:
   Assessor's Parcel No.: 010-041-41
   Fiscal Year: 2025-2026
   Total Taxes: $2,971.09
   1st Installment: $ 743.74 OPEN
   2nd Installment: $ 742.45 OPEN
   3rd Installment: $ 742.45 OPEN
   4th Installment: $ 742.45 OPEN

10. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:
   Assessor's Parcel No.: 010-041-85
   Fiscal Year: 2025-2026
   Total Taxes: $13,361.67
   1st Installment: $ 3,341.37 OPEN
   2nd Installment: $ 3,340.10 OPEN
   3rd Installment: $ 3,340.10 OPEN
   4th Installment: $ 3,340.10 OPEN

11. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.

12. Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the Land is located within said district. To verify payment, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.

13. The Land lies within the boundaries of an Agricultural or Open Space Use Assessment District and is potentially subject to deferred real property taxes, the amount is undetermined until the time of conversion.

14. Water rights, claims or title to water, whether or not disclosed by the Public Records.

15. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Sierra Sierra Pacific Power Company, a corporation
   Purpose: to construct, operate and maintain an electric power line
   Recording Date: December 12, 1952
   Recording No.: Book 59, Page 514, Powers, Plats, Miscellaneous Records

SCHEDULE B – Section B
(continued)

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Carson City, a municipal corporation
Purpose: for the location, construction and maintenance of a sanitary sewer line
Recording Date: February 27, 1968
Recording No.: Book 73, Page 312, as Document No. 33702, Official Records

A portion of the above easement was relinquished by an instrument
Entitled: Abandonment of Public Utility Easement Blacistone Ranch North, Phase 1 Capital Crossing
Recording Date: December 23, 2024
Recording No.: 551982, Official Records

18. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 678;
Recording Date: August 31, 1978
Recording No.: Book 3, Page 679, as File No. 82033, Official Records

19. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 974;
Recording Date: June 27, 1982
Recording No.: Book 4, Page 974, as File No. 19350, Official Records

20. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 975;
Recording Date: June 29, 1983
Recording No.: Book 4, Page 975, as File No. 19422, Official Records

A portion of the easements granted on the above map were relocated by an instrument
Entitled: Boundary Line Adjustment Deed
Recording Date: February 19, 2021
Recording No.: 516791, Official Records

21. Terms, provisions and conditions as contained in an instrument
Entitled: Development and Infrastructure Improvement Agreement
By and Between: RD Lompa, LLC, a Nevada limited liability company and Blackstone NV L.L.C., a Nevada limited liability company and Lompa Ranch LLC, a Nevada limited liability company
Recording Date: May 9, 2017
Recording No.: 474719, Official Records

22. Terms, provisions and conditions as contained in an instrument
Entitled: Grant of Reciprocal Storm Drain, Construction and Maintenance Easements
By and Between: Arraiz Family 1993 Trust, RD Lompa, LLC, a Nevada limited liability company and Myers Family Exempt Trust
Recording Date: May 9, 2017
Recording No.: 474720, Official Records

23. Terms, provisions and conditions as contained in an instrument
Entitled: Ordinance No. 2017-25 Development Agreement-Lompa Ranch North Specific Plan
By: The Board of Supervisors of Carson City
Recording Date: May 24, 2018
Recording No.: 485378, Official Records

SCHEDULE B – Section B
(continued)

24. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$2,000,000.00
Dated:	February 26, 2020
Trustor/Grantor:	Joshua G. Myers, as Trustee of the Myers Family Exempt Trust under agreement dated March 16, 2017
Trustee:	Stewart Title Company
Beneficiary:	The Foothills Bank, a division of Glacier Bank
Recording Date:	March 12, 2020
Recording No.:	504216, Official Records

AFFECTS SAID LAND AND OTHER LAND

A substitution of trustee under said deed of trust which names, as the substituted trustee, the following

Trustee:	The Foothills Bank, a division of Glacier Bank
Recording Date:	April 30, 2021
Recording No:	519873, Official Records

25. Easements as relocated in an instrument

Entitled:	Boundary Line Adjustment Quitclaim Deed
Recording Date:	February 19, 2021
Recording No.:	516791, Official Records

26. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 3007;

Recording Date:	February 19, 2021
Recording No.:	516792, Official Records

27. Terms, provisions and conditions as contained in an instrument

Entitled:	Development and Infrastructure Improvement Agreement
Executed by:	RD Lompa, LLC, a Nevada limited liability company, Blackstone NV L.L.C., a Nevada limited liability company and Myers Family Exempt Trust
Recording Date:	April 30, 2021
Recording No.:	519871, Official Records

28. Terms, provisions and conditions as contained in an instrument

Entitled:	Restrictive Covenant
Executed by:	Joshua Myers, Trustee of the Myers Family Exempt Trust
Recording Date:	June 24, 2021
Recording No.:	521828, Official Records

29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	temporary relocatable nonexclusive easement for access, ingress and egress
Recording Date:	December 17, 2021
Recording No:	528107, Official Records
Affects:	Southeasterly portion of Parcel 2

30. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 3037;

Recording Date:	January 19, 2022
Recording No.:	528981, Official Records

SCHEDULE B – Section B
(continued)

31. Terms, provisions and conditions as contained in an instrument
Entitled: Development and Infrastructure Improvement Agreement
Executed by: AMH NV17 Development, LLC, a Delaware limited liability company and Josh Myers, Trustee of the Myers Family Exempt Trust u/d/t March 16, 2017
Recording Date: April 19, 2022
Recording No.: 531752, Official Records

32. Terms, provisions and conditions as contained in an instrument
Entitled: Notice of Creation of Maintenance District
Executed by: RD Lompa, LLC, a Nevada limited liability company, Capitol Homebuilders, LLC, a Nevada limited liability company, AMH NV 17 Development, LLC, a Delaware limited liability company, and Cross Creek Apartments, LLC, a Nevada limited liability company
Recording Date: November 8, 2024
Recording No.: 550950, Official Records

33. Terms, provisions and conditions as contained in an instrument
Entitled: Notice of Board Decision Creation of Landscape Maintenance District and Levy of Assessment
Executed by: Lompa Ranch North Landscape Maintenance District
Recording Date: November 15, 2024
Recording No.: 551086, Official Records

34. Terms, provisions and conditions as contained in an instrument
Entitled: Ordinance No. 2024-8 approving a development agreement concerning the creation of the Lompa Ranch North Landscape Maintenance District
Executed by: The Board of Supervisors of Carson City
Recording Date: November 25, 2024
Recording No.: 551313, Official Records

35. Easement(s) and rights incidental thereto as delineated or as offered for dedication on the Official Plat for Blackstone Ranch North, Phase 1 Map No. 3116;
Recording Date: December 23, 2024
Recording No.: 551983, Official Records

36. The Land has been deeded to the County Treasurer for non-payment of real property taxes by document as set forth below:
Type of Document: Tax Receiver's Trustee Certificates
Recording Date: June 3, 2024
Recording No.: 555268, Official Records
Affects: Parcel 1

37. The Land was approved for agricultural use assessment for taxation purposes by the county assessor and is subject to a potential lien for any deferred taxes which may be levied against said Land by reason of a change in use of said Land for purposes other than agricultural, as evidenced by document:
Recording Date: July 1, 2025
Recording No.: 555800, Official Records
Affects: Parcel 1

38. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.

SCHEDULE B – Section B
(continued)

39. Any policy of title insurance issued under this application will not insure a legal right of access to and from said Land. Insuring Provision 4 will be deleted.

END OF EXCEPTIONS

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:

REQUIREMENTS

1. Furnish to the Company for review: **(Myers Family Exempt Trust)**

   a) Certification of Trust in accordance with Nevada Revised Statutes.

2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: CAP Acquisitions, LLC, a Washington limited liability company

   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

   c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

   d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

INFORMATIONAL NOTES

1 Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).

2 Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

3 Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

4 Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

END OF INFORMATIONAL NOTES

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES
Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within twenty-four (24) – thirty-six (36) months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE
The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within (sixty) 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at Eighty Percent (80%) or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)
The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is Seventy Percent (70%) of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be Fifty Percent (50%) to Seventy Percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

EMPLOYEE RATE
No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE
This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is Seventy Percent (70%) of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be Eighty-Five Percent (85%) of the applicable rate with a minimum charge of Three Hundred Eighty-Five and No/100 Dollars ($385.00). The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE
If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be Seventy-Five Percent (75%) of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT
Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST RESPONDER RATE
Any person in a given transaction who is a First Responder shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws.
- EMT
- Paramedic
- Search & Rescue team member

The discount shall be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.

EMPLOYEE RATES
An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

INVESTOR RATE
This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

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

ATTACHMENT ONE
(CONTINUED)

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

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

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

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

ATTACHMENT ONE
(CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

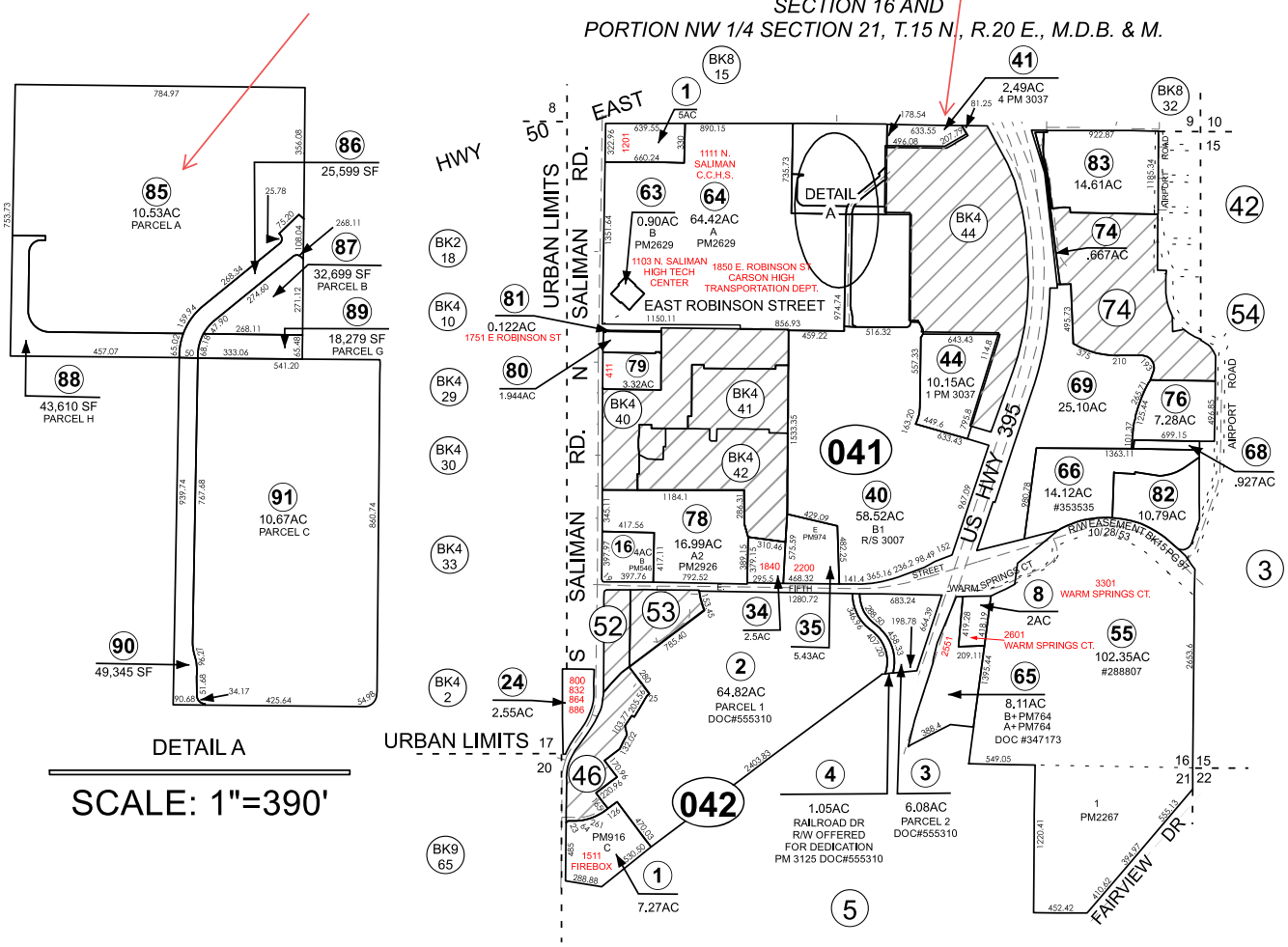
This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

10-04

SECTION 16 AND
PORTION NW 1/4 SECTION 21, T.15 N., R.20 E., M.D.B. & M.



DETAIL A

SCALE: 1"=390'

SCALE:1"=1200'

APN	MAP INFO
010-041-34	B PM678 #479250
010-041-67	LESS LL ADJ #110824 PM 975
	LESS LL ADJ #119656 R/S 1916
	LESS LL ADJ #135591 R/S 1960
010-041-68	LESS #415802
010-041-69	LESS DEEDS, #191690 #191691, #191692
010-041-74	2 R/S 2828 DOC #450239 SUPPORTING A PARCEL MAP WAIVER PLUS #455642
010-041-76	ADJ 2 R/S2890 LLA #468334
010-041-79	2 PM 2943
010-041-80	1 PM 2943
010-041-81	R/W NOT YET ACCEPTED PM 2943
010-041-82	#347133 R/W DED #492599
010-041-83	4 PM 2959
010-041-86	R/W NOT YET ACCEPTED PM 3116
010-041-87	B PM 3116
010-041-88	H PM 3116
010-041-89	G PM 3116
010-041-90	R/W NOT YET ACCEPTED PM 3116

ADD PARCELS 010-042-01, 02, 03, 04 PER MAP 3125 DOC#555310 6/5/2025

CARSON CITY NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON.ORG/HOME

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 06/13/2025

Doc # 560558
Recorded 2/2/2026 11:05 AM
Requested by RECORDING SECRETARY
Carson City - NV
William "Scott" Hoen Clerk - Recorder
Pg 1 of 6 Fee: $0.00
Recorded By: MR

DEDICATION OF LAND FOR PUBLIC PURPOSES

APN#: 010-041-88 & 010-041-89

GRANTOR: The Myers Family Exempt Trust

GRANTEE: CARSON CITY, a consolidated municipality and political subdivision of the State of Nevada

A PORTION OF THE NW1/4, SEC. 16, T. 15 N., R. 20 E., M. D. M.

GRANTOR HEREBY OFFERS, AND GRANTEE HEREBY ACCEPTS, THE DEDICATION IN FEE, for public use, of lands owned by GRANTOR, more specifically described in Exhibits "D" and "E" hereto and shown in Exhibits "D-1" and "E-1" hereto.

TOGETHER WITH, all and singular the tenements, hereditaments, appurtenances thereto belonging or in anywise appertaining, and the reversions, remainders, rents, issues, and profits thereof unto the GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year acknowledged below.

GRANTOR, The Myers Family Exempt Trust

By: _____
Signature

State of Florida
County of Brevard) ss

This instrument was acknowledged before me on this 3rd day of December, 2025 by Joshua Myers as trustee of The Myers Family Exempt Trust, Joshua Myers, Trustee

_____
(Signature of Notarial Officer)

ANNA LESZCZYNSKI
Notary Public - State of Florida
Commission # HH 720240
My Comm. Expires Sep 15, 2029
Bonded through National Notary Assn.

GRANTEE, CARSON CITY

APPROVED

Lori Bagwell 1/22/26
Lori Bagwell, Mayor Date

ATTEST:

William Scott Hoen 1/27/2026
William Scott Hoen, Clerk-Recorder Date

REVIEWED AND RECOMMEND BY:

Darren Anderson 1/20/26
Darren Anderson, P.E., City Engineer Date

APPROVED AS TO FORM:

1/28/26
District Attorney or his or her Authorized Designee: J. Daniel Yu. Date

UNOFFICIAL COPY

EXHIBIT "D"
LEGAL DESCRIPTION
FOR PARCEL G AS SHOWN ON THE
OFFICIAL PLAT FOR BLACKSTONE RANCH NORTH, PHASE 1

Parcel G as shown on the Official Plat for Blackstone Ranch North, Phase 1, recorded in the Office of the Carson City Recorded on December 23, 2024, as File No. 551983, situate within Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, M.D.M., City of Carson, Nevada, being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel G, also being a point on the easterly right-of-way of Monroe Avenue;

THENCE leaving said right-of-way along the northerly line of said Parcel G, South 89°23'14" East, 268.11 feet to the northeast corner of said Parcel G;

THENCE along the easterly line of said Parcel G, South 00°36'46" West, 65.49 feet to the southeast corner of said Parcel G;

THENCE along the southerly line of said Parcel G, North 89°25'57" West, 283.06 feet to the southwest corner of said Parcel G and a point on said easterly right-of-way of Monroe Avenue;

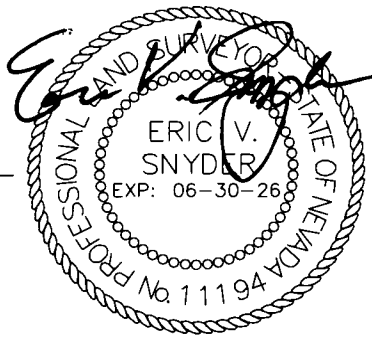
THENCE North 01°01'01" East, 7.40 feet to the beginning of a tangent curve to the right;

THENCE along said tangent curve to the right with a radius of 125.00, a central angle of 27°51'33" and an arc length of 60.78 feet to the **POINT OF BEGINNING**.

Containing Parcel G contains an approximate area of 18,279 square feet.

See Exhibit "D-1" attached hereto and made a part hereof.

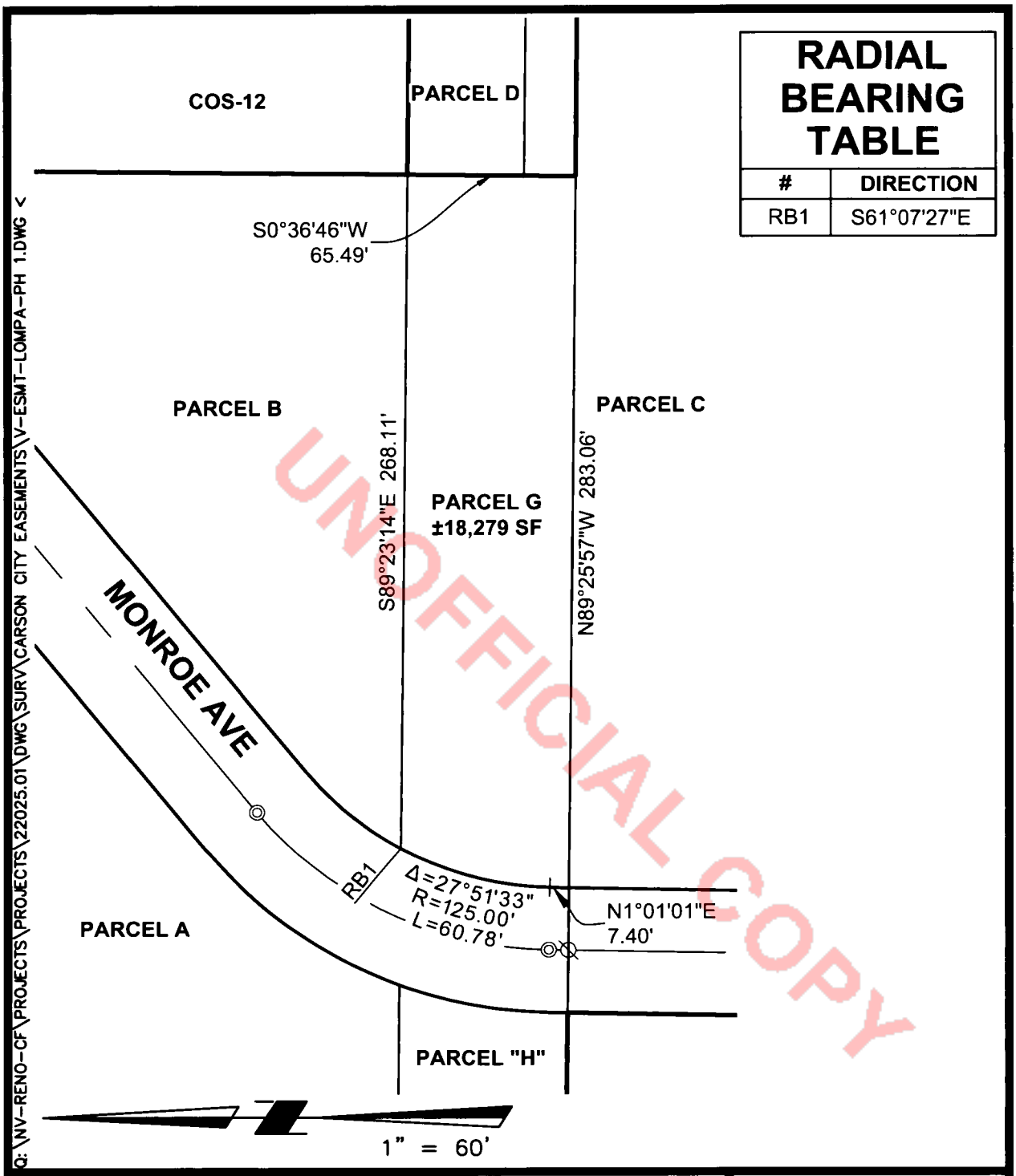
The basis of bearings for this description is identical to Official Plat for Blackstone Ranch North, Phase 1, recorded in the Office of the Carson City Recorded on December 23, 2024, as File No. 551983.



09/29/2025

Eric V. Snyder, PLS 11194
Bowman Consulting Group Ltd.
1150 Corporate Blvd.
Reno, NV 89502

UNOFFICIAL COPY



RADIAL BEARING TABLE

#	DIRECTION
RB1	S61°07'27"E

UNOFFICIAL COPY

EXHIBIT "D-1"
TO ACCOMPANY LEGAL DESCRIPTION FOR
PARCEL G
LYING WITHIN SECTION 16, T15N, R20E, M.D.M.
CARSON CITY, NEVADA

Bowman
1150 CORPORATE BLVD.
RENO, NV 89502

SHEET 1 OF 1

EXHIBIT "E"
LEGAL DESCRIPTION
FOR PARCEL H AS SHOWN ON THE
OFFICIAL PLAT FOR BLACKSTONE RANCH NORTH, PHASE 1

Parcel H as shown on the Official Plat for Blackstone Ranch North, Phase 1, recorded in the Office of the Carson City Recorded on December 23, 2024, as File No. 551983, situate within Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, M.D.M., City of Carson, Nevada, being more particularly described as follows:

BEGINNING at the northeast corner of said Parcel H, also being a point on the westerly right-of-way of Monroe Avenue being a point on a curve concave easterly;

THENCE along said right-of-way the following two (2) courses:

Along curve concave southeasterly with a radial bearing of South 69°37'03 East, a radius of 175.00 feet, a central angle of 18°44'16", and an arc length of 57.23 feet to the southeast corner of said Parcel H;

THENCE South 01°04'44" West, 9.71 feet;

THENCE leaving said right-of-way along the southerly line of said Parcel H, North 89°25'57" West, 457.07 feet to the southwest corner of said Parcel H;

THENCE leaving said southerly line along the westerly line of said Parcel H, North 01°00'52" East, 326.37 feet to the northwest corner of said Parcel H;

THENCE leaving said westerly line along the northerly and easterly line of said Parcel H the following seven (7) courses:

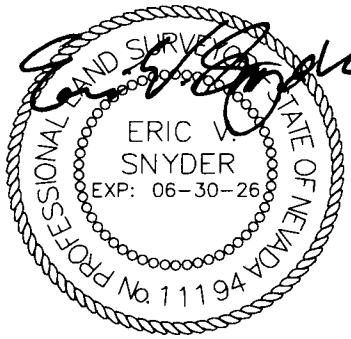
1) South 89°26'41" East, 88.95 feet;
2) South 00°33'59" West, 12.48 feet;
3) North 89°25'52" West, 13.01 feet to the beginning of a tangent curve to the left;
4) Along said tangent curve to the left with a radius of 31.00', a central angle of 89°32'45", and arc length of 48.46 feet;
5) South 01°01'01" West, 156.53 feet to the beginning of a tangent curve to the left;
6) Along said tangent curve to the left with a radius of 60.00', a central angle of 90°24'15", and arc length of 94.67 feet;
7) South 89°23'14" East, 361.40 feet to the **POINT OF BEGINNING.**

Containing Parcel H contains an approximate area of 43,610 square feet.

See Exhibit "E-1" attached hereto and made a part hereof.

UNOFFICIAL COPY

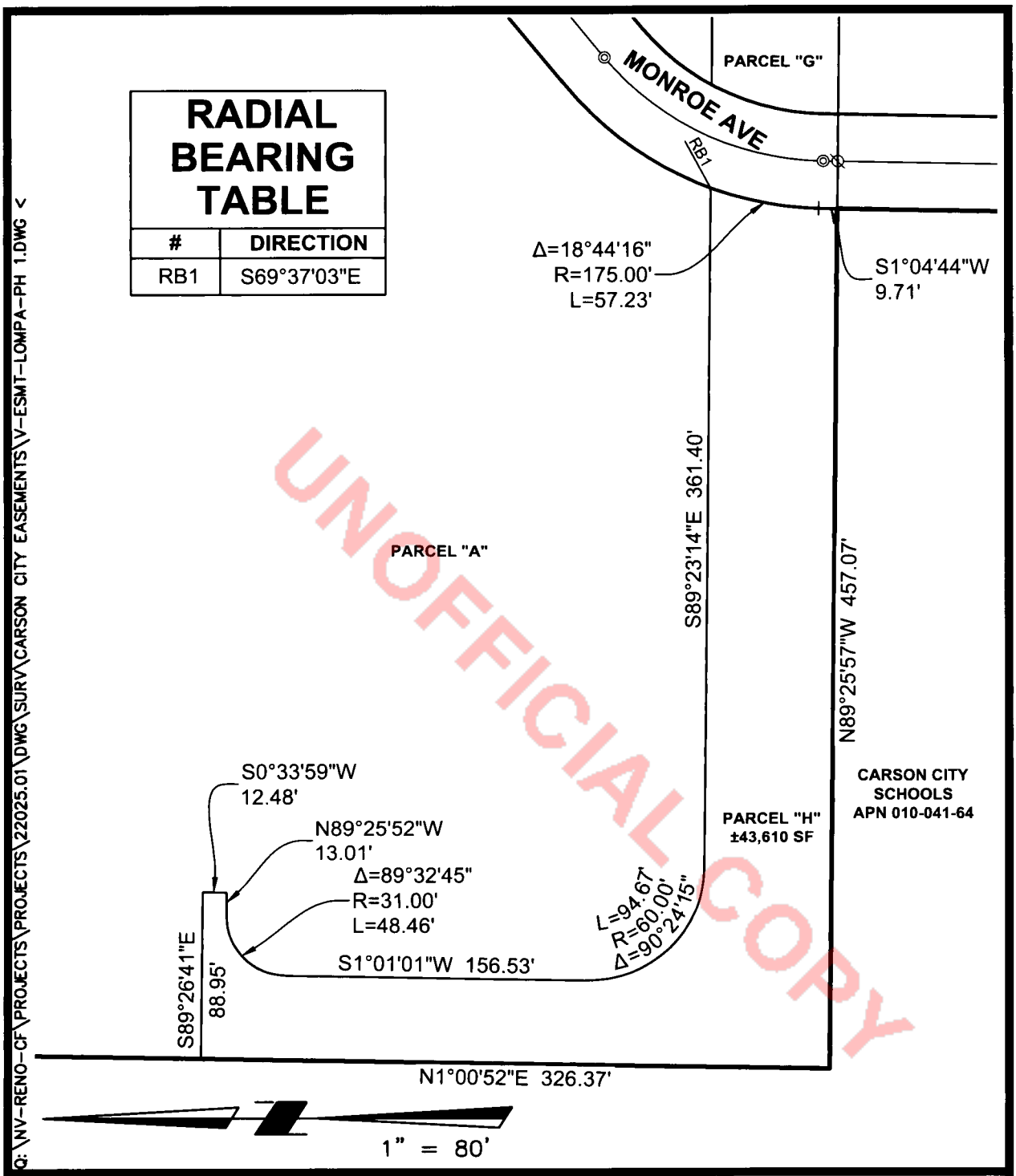
The basis of bearings for this description is identical to Official Plat for Blackstone Ranch North, Phase 1, recorded in the Office of the Carson City Recorded on December 23, 2024, as File No. 551983.



09/29/2025

Eric V. Snyder, PLS 11194
Bowman Consulting Group Ltd.
1150 Corporate Blvd.
Reno, NV 89502

UNOFFICIAL COPY



UNOFFICIAL COPY

EXHIBIT "E-1"
TO ACCOMPANY LEGAL DESCRIPTION FOR
PARCEL H
LYING WITHIN SECTION 16, T15N, R20E, M.D.M.
CARSON CITY, NEVADA

Bowman
1150 CORPORATE BLVD.
RENO, NV 89502

SHEET 1 OF 1

EXHIBIT "A"

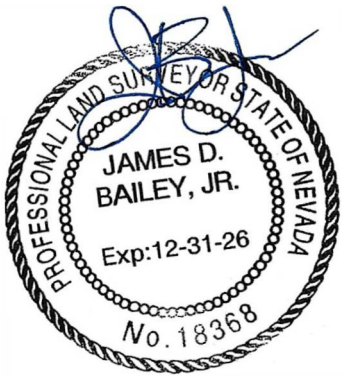
ABANDONMENT OF 20-FOOT EASEMENT

The following describes an easement to be partially abandoned, situate within a portion of the northwest one-quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Meridian, Carson City, Nevada, being a 20-foot Natural Drainage Easement as shown within Parcel "F", granted per Parcel Map No. 974, File No. 99350, recorded 06/27/1983, Book 4, Page 974, Official Records of Carson City, Nevada, being further described as follows:

All that portion of said 20-foot Natural Drainage Easement lying within Parcel A of that "Official Plat for Blackstone Ranch North, Phase 1", recorded December 23, 2024, as File No. 551983, Subdivision Map No. 3116, Official Records of Carson City, Nevada.

See Exhibit A-1 attached hereto and made a part hereof.

James D. Bailey, Jr.
P.L.S. 18368



James D. Bailey, Jr.
Digitally signed by James D. Bailey, Jr.
Date: 2026.06.11 10:15:27 -07'00'

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, STE. B1
RENO, NV. 89521

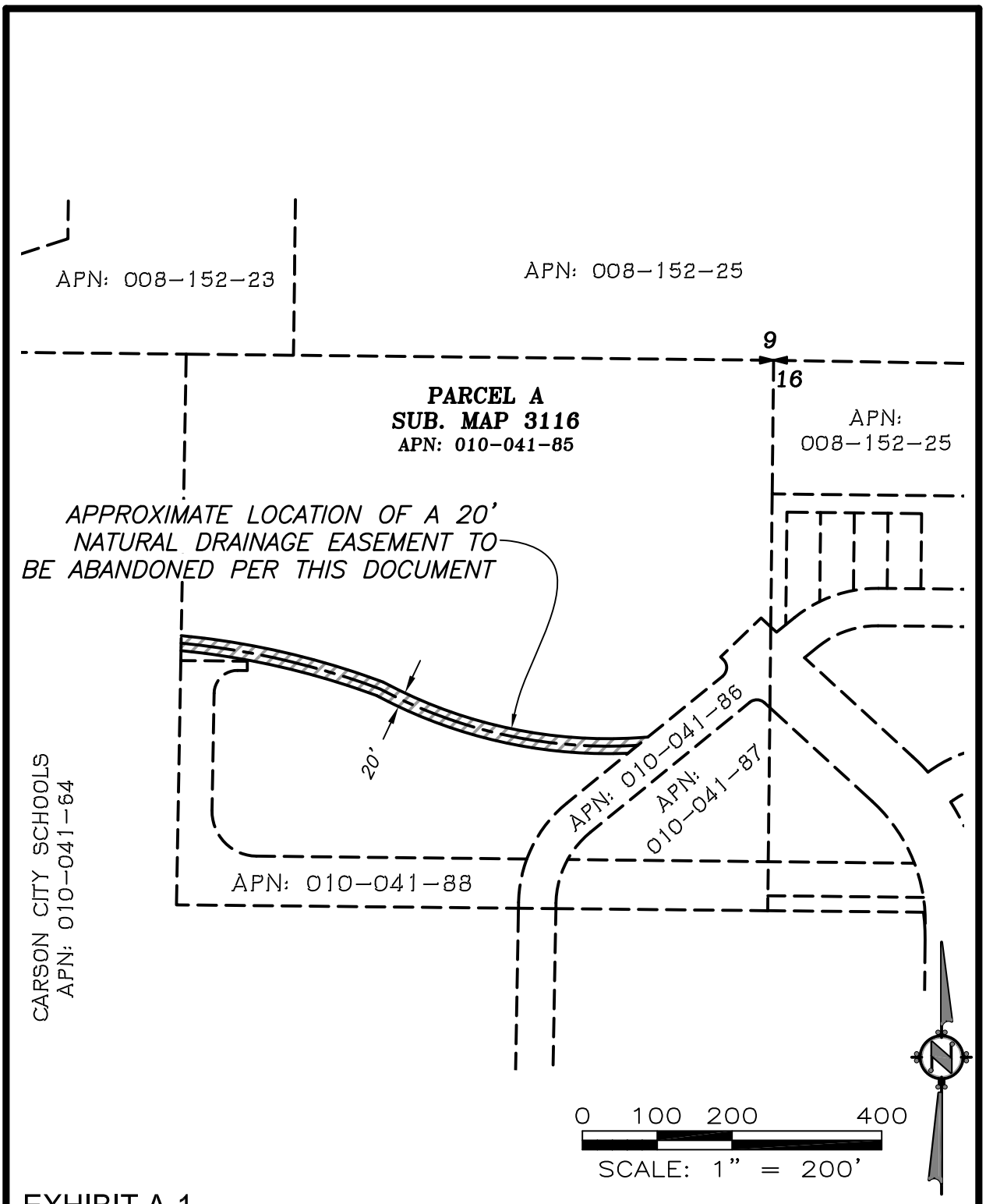


EXHIBIT A-1

ABANDONMENT OF EASEMENT
LYING WITHIN PARCEL A OF
SUBDIVISION MAP NO. 3116
APN: 010-041-85

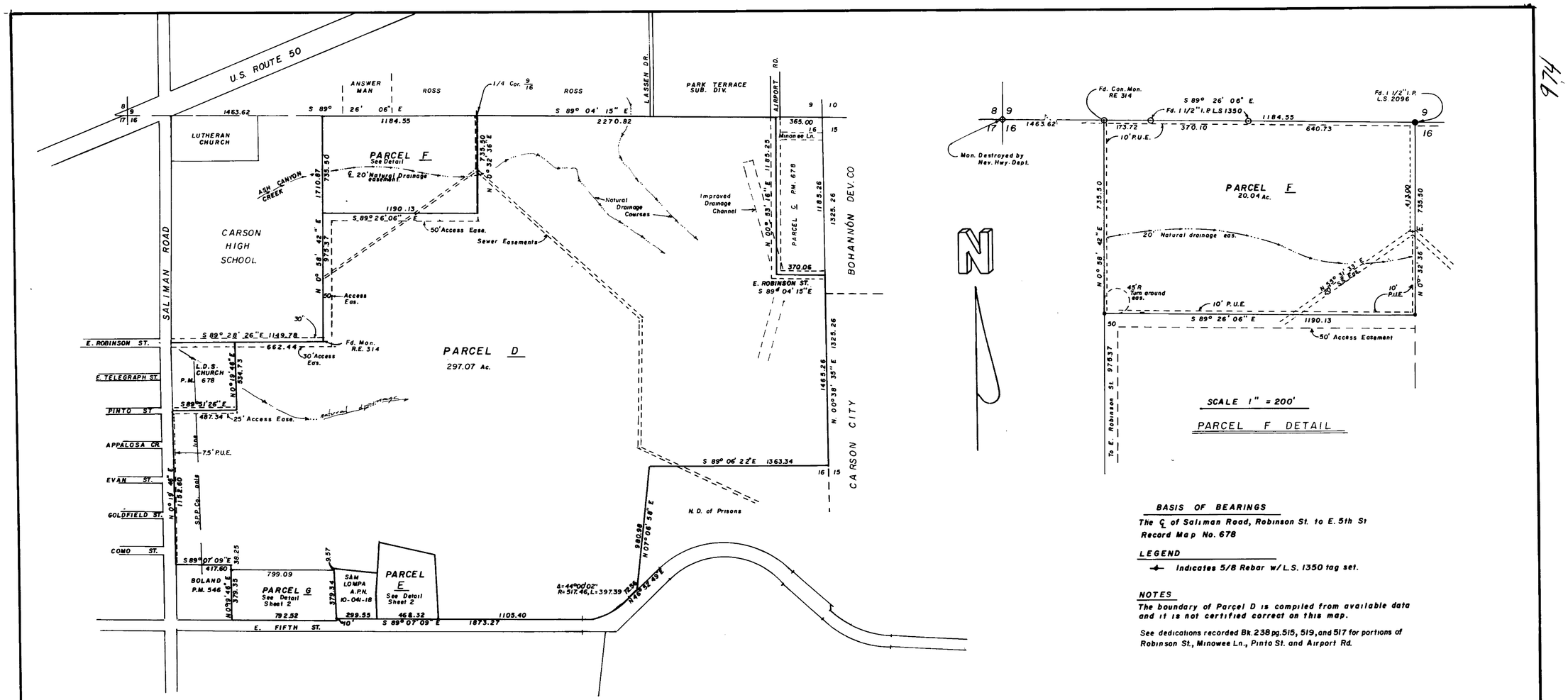
DRAWN BY: EMV	JUNE 2026	(AFF26101)

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
8725 Technology Way, Reno, NV 89521
(775) 690-4194

974

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR



VICINITY MAP
SCALE 1" = 400'

SCALE 1" = 200'

PARCEL F DETAIL

BASIS OF BEARINGS

The ℄ of Saliman Road, Robinson St. to E. 5th St Record Map No. 678

LEGEND

◆ Indicates 5/8 Rebar w/L.S. 1350 tag set.

NOTES

The boundary of Parcel D is compiled from available data and it is not certified correct on this map.

See dedications recorded Bk. 238 pg. 515, 519, and 517 for portions of Robinson St., Minonee Ln., Pinto St. and Airport Rd.

OWNERS' CERTIFICATE

This is to certify that the undersigned, Eva Lompa and The First Interstate Bank are the owners of the parcels shown on this plat, and that all easements for utility installations and access as shown hereon are dedicated as permanent easements for the stated purpose and that the streets, avenues, and public places shown hereon are dedicated and set apart to be public.

Eva Lompa
Eva Lompa

First Interstate Bank

STATE of NEVADA)
CARSON CITY) SS

On this 16th day of May, 1983, Eva Lompa and A.W. Cieslewicz Jr. Vice President of the First Interstate Bank and they did depose and say that they executed the foregoing certificate freely and voluntarily for the uses and purposes stated therein.

NOTARY PUBLIC

UTILITY COMPANIES

The easements shown on this plat have been checked and approved by:

P.E. Thomas 6-21-82
Sierra Pacific Power Co.

Jack W. Brazy 6-24-82
Bell Telephone Co. of Nev.

T.M. Flanagan 6-24-82
Southwest Gas Corp.

Carson T.V. Cable Co. 6-24-82

SURVEYORS' CERTIFICATE

I, James A. Rankin, do hereby certify that this is a true and accurate plat of the lands represented hereon as taken from the field notes of a survey made by me at the installance of Eva Lompa. This survey was completed on the 20th day of April, 1983. The monuments are of the character and occupy the positions indicated hereon and are sufficient to enable this survey to be retraced.

James A. Rankin R.L.S. 1350

CITY ENGINEERS' CERTIFICATE

The undersigned hereby certifies that he is the duly appointed Carson City Engineer and that he has examined the parcel map shown hereon and finds that all provisions of the laws of the State of Nevada and Carson City pertaining to parcel map procedure have been complied with and he is satisfied that this map is technically correct.

Carson City Engineer

PARCEL MAP REVIEW COMMITTEE

Approved by the Carson City Parcel Map Review Committee at their meeting held on the 21st day of June 1982

Planning Director

RECORDER'S CERTIFICATE

Filed for Record this 27th day of June 1983 at 2:37 P.M., in Book 4 Page 974 of the Official Records of Carson City, Nevada at the request of Eva Lompa.

FILE No. 19350 FEE $10.00 pd

Pete Lupera
CARSON CITY RECORDER
Norma L Desordi

PARCEL MAP for
EVA LOMPA and
THE FIRST INTERSTATE BANK
A DIVISION OF PARCEL D OF
PARCEL MAP NO. 678,
A PORTION OF SECTION 16, T.15N.,
R.20E., M.D.M., CARSON CITY, NV.

SHEET 1 of 2

RANKIN ENGINEERING CO.

MAP No. 974

93

974-A

974-A

94

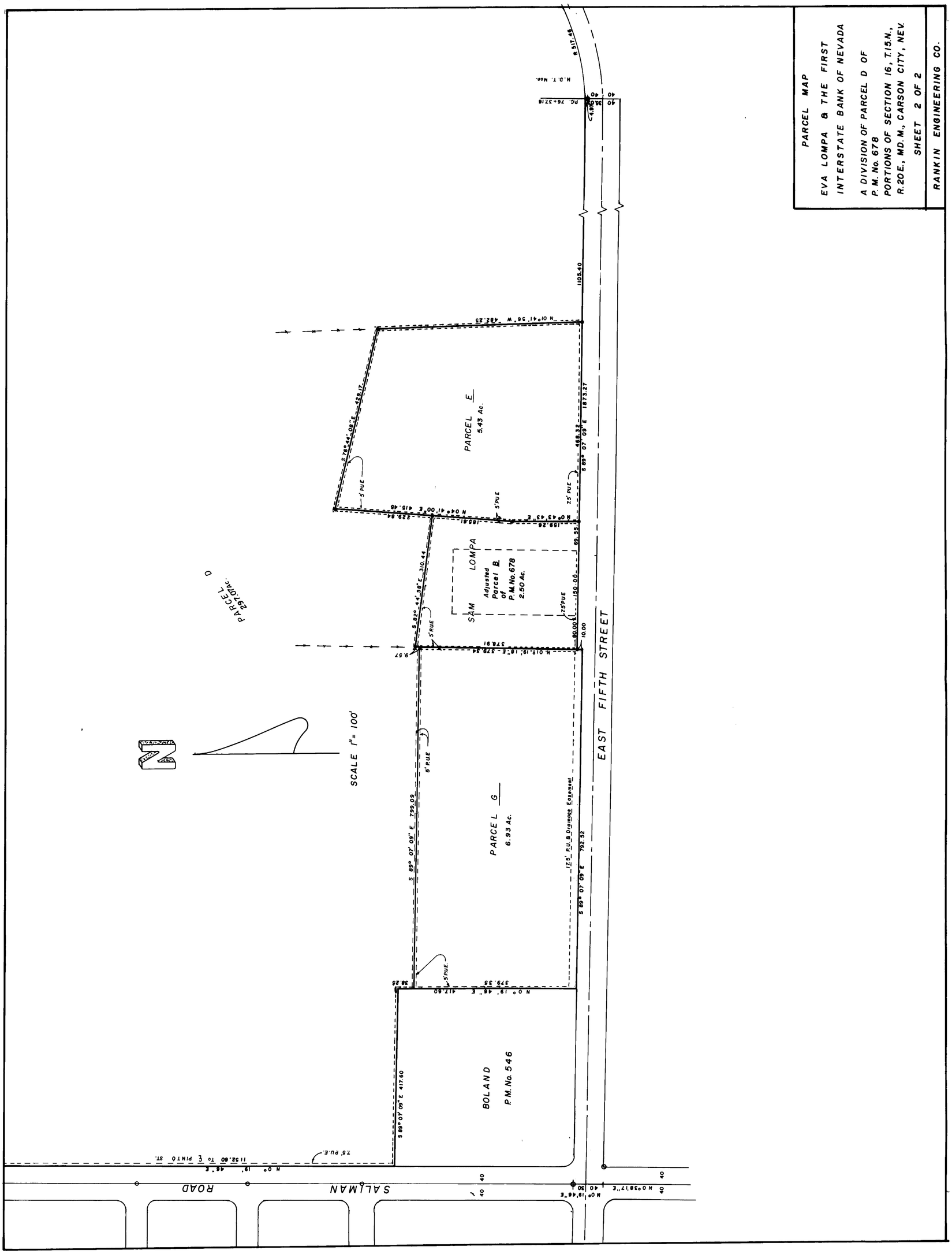
PARCEL MAP

EVA LOMPA & THE FIRST INTERSTATE BANK OF NEVADA

A DIVISION OF PARCEL D OF P.M. No. 678 PORTIONS OF SECTION 16, T.15N., R.20E., MD.M., CARSON CITY, NEV.

SHEET 2 OF 2

RANKIN ENGINEERING CO.



DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 075AR
POSITION DOES OF POINT ON THIS LINE

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 075AR
POSITION DOES OF POINT ON THIS LINE

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 075AR
POSITION DOES OF POINT ON THIS LINE

DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 075AR
POSITION DOES OF POINT ON THIS LINE

974-A

ABANDONMENT JUSTIFICATION FINDINGS

This application requests the abandonment of a 20-foot Natural Drainage Easement established by Parcel Map No. 974, File No. 97166, recorded June 27, 1983, in Book 4 of Parcel Maps, Page 974, Official Records of Carson City, Nevada.

The easement is located within a portion of the Northwest Quarter of Section 16, Township 15 North, Range 20 East, M.D.M. The easement begins at the west line of Parcel F of Parcel Map No. 974, extends easterly across Parcel F, and terminates at the north-south centerline of Section 16, which corresponds to the east line of Parcel F. Due to the age and nature of the original grant, the precise location of the easement cannot be determined from the available record documents.

The purpose of this application is to abandon the Natural Drainage Easement located within Parcel A of Subdivision Tract Map No. 3116 (APN: 010-041-85). The drainage course for which the easement was originally established has been permanently relocated and is now conveyed within the constructed Vicee Canyon Creek Channel. As a result, the easement is no longer necessary for drainage purposes.

Pursuant to Carson City Municipal Code (CCMC) Section 17.15.035(5), the following information is provided:

• Dedication of Right-of-Way
The subject drainage easement was not dedicated to Carson City, and no evidence of dedication has been identified in the available record documents.

• Access to Adjacent Parcels
The proposed abandonment will not affect access to any adjacent parcels. Drainage formerly accommodated by the easement has been redirected and is contained within the constructed Vicee Canyon Creek Channel.

• Public Benefit and Potential Injury
Approval of the abandonment will not result in injury to the public. The drainage function formerly served by the easement has been replaced by the constructed Vicee Canyon Creek Channel, eliminating the need for the easement while maintaining adequate drainage conveyance.

Pursuant to CCMC Section 17.15.010, the following findings are provided:

• Will the abandonment result in material injury to the public?
No. The drainage facilities formerly associated with the easement have been replaced by the constructed Vicee Canyon Creek Channel, which provides the necessary drainage conveyance.

• What is the history regarding the easement being dedicated or not dedicated?
No evidence has been found indicating that the drainage easement was ever dedicated to Carson City.

• What should the reasonable consideration be if the easement was not dedicated?
Not applicable. The easement no longer serves its original drainage purpose.

• If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?
Not applicable.

• What is the applicability of a parking value analysis to this request?
Not applicable. The request involves a drainage easement and does not affect parking resources.

• Should utility easements be reserved, continued, or vacated?
Not applicable. The subject easement was established solely for drainage purposes, and no utility facilities are known to exist within the easement area.

• Are any conditions of approval by the Board of Supervisors, or recommendations by the Planning Commission or staff, included?
No. The drainage channel that replaced the function of the subject easement is located, in part, within Parcels G and H of Subdivision Tract Map No. 3116. Carson City accepted the Offer of Dedication for these parcels by Document No. 560558, recorded February 2, 2026, Official Records of Carson City, Nevada.

TITLE EXCEPTIONS

THE FOLLOWING REFERENCED ITEM NUMBERS WERE OBTAINED FROM SCHEDULE B, SECTION B, EXCEPTIONS OF A PRELIMINARY REPORT ISSUED BY TICOR TITLE COMPANY OF NEVADA, INC., ORDER NO. TTR2502803-CD, DATED AS OF AUGUST 15, 2025. ALL DOCUMENTS REFERENCED BELOW ARE A PART OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, UNLESS OTHERWISE INDICATED.

ITEM NO.'S 1-15: NOT PLOTTABLE/NOT APPLICABLE.

16 **ITEM NO. 16:** *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SIERRA SIERRA PACIFIC POWER COMPANY, A CORPORATION. PURPOSE: TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC POWER LINE. RECORDING DATE: DECEMBER 12, 1952. RECORDING NO.: BOOK 59, PAGE 514, POWERS, PLATS, MISCELLANEOUS RECORDS*
[PLOTTED; DOES NOT AFFECT PARCELS]

17 **ITEM NO. 17:** *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CARSON CITY, A MUNICIPAL CORPORATION. PURPOSE: FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER LINE. RECORDING DATE: FEBRUARY 27, 1968. RECORDING NO.: BOOK 73, PAGE 312, AS DOCUMENT NO. 33702, OFFICIAL RECORDS.*
[PLOTTED; AFFECTS PARCEL 2]

A PORTION OF THE ABOVE EASEMENT WAS RELINQUISHED BY AN INSTRUMENT ENTITLED: ABANDONMENT OF PUBLIC UTILITY EASEMENT BLACKSTONE RANCH NORTH, PHASE 1 CAPITAL CROSSING. RECORDING DATE: DECEMBER 23, 2024. RECORDING NO.: 551982, OFFICIAL RECORDS.
[PLOTTED; DOES NOT AFFECTS PARCELS]

ITEM NO. 18: *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 678; RECORDING DATE: AUGUST 31, 1978, RECORDING NO.: BOOK 3, PAGE 679, AS FILE NO. 82033, OFFICIAL RECORDS.*
[NONE PLOTTABLE; DOES NOT AFFECT PARCEL]

19 **ITEM NO. 19:** *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 974; RECORDING DATE: JUNE 27, 1982, RECORDING NO.: BOOK 4, PAGE 974, AS FILE NO. 19350, OFFICIAL RECORDS.*
[PLOTTED; AFFECTS PARCEL 2; THE NATURAL DRAINAGE LINE SHOWN ON PARCEL MAP 974 WAS NOT GRANTED AS AN EASEMENT IN THE OWNER'S CERTIFICATE, HAS SINCE BEEN RE-LOCATED TO THE VICEE CANYON DRAINAGE CHANNEL AS SHOWN ON THIS SURVEY, AND PER THE CARSON CITY PLANNING DEPARTMENT IS NOT CONSIDERED AN EASEMENT AND DOES NOT NEED TO BE ABANDONED]

20 **ITEM NO. 20:** *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 975; RECORDING DATE: JUUNE 29, 1983, RECORDING NO.: BOOK 4, PAGE 975, AS FILE NO. 19422, OFFICIAL RECORDS.*
[PLOTTED; AFFECTS PARCEL 1]

A PORTION OF THE EASEMENTS GRANTED ON THE ABOVE MAP WERE RELOCATED BY AN INSTRUMENT ENTITLED: BOUNDARY LINE ADJUSTMENT DEED. RECORDING DATE: FEBRUARY 19, 2021. RECORDING NO.: 516791, OFFICIAL RECORDS.
[NONE PLOTTABLE; AFFECTS PARCEL 1; SEE EXCEPTION #25 ALSO]

ITEM NO. 21: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENT AGREEMENT. BY AND BETWEEN: RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY AND BLACKSTONE NV L.L.C., A NEVADA LIMITED LIABILITY COMPANY AND LOMPA RANCH LLC, A NEVADA LIMITED LIABILITY COMPANY. OFFICIAL RECORDS. RECORDING DATE: MAY 9, 2017. RECORDING NO.: 474719, OFFICIAL RECORDS.*
[NOT PLOTTABLE, BLANKET IN NATURE; DOES NOT DIRECTLY AFFECT SUBJECT PARCELS]

22 **ITEM NO. 22:** *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: GRANT OF RECIPROCAL STORM DRAIN, CONSTRUCTION AND MAINTENANCE EASEMENTS. BY AND BETWEEN: ARRAIZ FAMILY 1993 TRUST, RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY AND MYERS FAMILY EXEMPT TRUST. RECORDING DATE: MAY 9, 2017. RECORDING NO.: 474720, OFFICIAL RECORDS.*
[PLOTTED; DOES NOT AFFECT PARCELS]

ITEM NO. 23: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: ORDINANCE NO. 2017-25 DEVELOPMENT AGREEMENT-LOMPA RANCH NORTH SPECIFIC PLAN. BY: THE BOARD OF SUPERVISORS OF CARSON CITY. RECORDING DATE: MAY 24, 2018. RECORDING NO.: 485378, OFFICIAL RECORDS.*
[NOT PLOTTABLE; AFFECTS PARCEL 2]

ITEM NO. 24: *A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: $2,000,000.00, DATED: FEBRUARY 26, 2020, TRUSTOR/GRANTOR: JOSHUA G. MYERS, AS TRUSTEE OF THE MYERS FAMILY EXEMPT TRUST UNDER AGREEMENT DATED MARCH 16, 2017*
TRUSTEE: STEWART TITLE COMPANY, BENEFICIARY: THE FOOTHILLS BANK, A DIVISION OF GLACIER BANK RECORDING DATE: MARCH 12, 2020, RECORDING NO.: 504216, OFFICIAL RECORDS AFFECTS SAID LAND AND OTHER LAND.
A SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES, AS THE SUBSTITUTED TRUSTEE, THE FOLLOWING TRUSTEE: THE FOOTHILLS BANK, A DIVISION OF GLACIER BANK, RECORDING DATE: APRIL 30, 2021, RECORDING NO: 519873, OFFICIAL RECORDS.
[NOT SURVEY RELATED]

ITEM NO. 25: *EASEMENTS AS RELOCATED IN AN INSTRUMENT, ENTITLED: BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED RECORDING DATE: FEBRUARY 19, 2021, RECORDING NO.: 516791, OFFICIAL RECORDS.*
[NONE PLOTTABLE; AFFECTS PARCEL 1]

ITEM NO. 26: *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON RECORD OF SURVEY MAP NO. 3007; RECORDING DATE: FEBRUARY 19, 2021, RECORDING NO.: 516792, OFFICIAL RECORDS.*
[NONE PLOTTABLE; AFFECTS PARCEL 1]

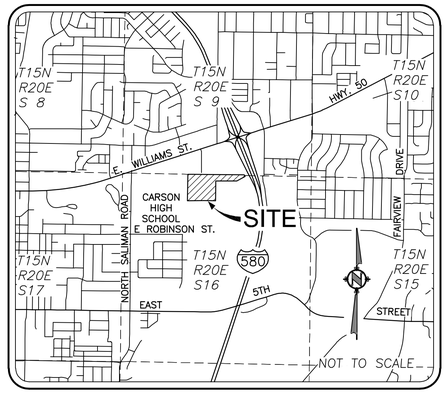
ITEM NO. 27: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENT AGREEMENT EXECUTED BY: RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY, BLACKSTONE NV L.L.C., A NEVADA LIMITED LIABILITY COMPANY AND MYERS FAMILY EXEMPT TRUST, RECORDING DATE: APRIL 30, 2021 RECORDING NO.: 519871, OFFICIAL RECORDS.*
[NONE PLOTTABLE; DOES NOT AFFECT PARCELS]

ITEM NO. 28: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: RESTRICTIVE COVENANT, EXECUTED BY: JOSHUA MYERS, TRUSTEE OF THE MYERS FAMILY EXEMPT TRUST RECORDING DATE: JUNE 24, 2021, RECORDING NO.: 521828, OFFICIAL RECORDS.*
[NONE PLOTTABLE; AFFECTS PARCELS 1 AND 2]

29 **ITEM NO. 29:** *EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: PURPOSE: TEMPORARY RELOCATABLE NONEXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS RECORDING DATE: DECEMBER 17, 202, RECORDING NO: 528107, OFFICIAL RECORDS, AFFECTS: SOUTHEASTERLY PORTION OF PARCEL 2.*
[PLOTTED; AFFECTS PARCEL 2]

30 **ITEM NO. 30:** *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 3037; RECORDING DATE: JANUARY 19, 2022, RECORDING NO.: 528981, OFFICIAL RECORDS.*
[PLOTTED; AFFECTS PARCEL 1]

ITEM NO. 31: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENT AGREEMENT, EXECUTED BY: AMH NV17 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JOSH MYERS, TRUSTEE OF THE MYERS FAMILY EXEMPT TRUST U/D/T MARCH 16, 2017, RECORDING DATE: APRIL 19, 2022 RECORDING NO.: 531752, OFFICIAL RECORDS.*
[NONE PLOTTABLE, BLANKET IN NATURE; AFFECTS PARCEL 2]



VICINITY MAP

TITLE EXCEPTIONS (CONT.)

ITEM NO. 32: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: NOTICE OF CREATION OF MAINTENANCE DISTRICT, EXECUTED BY: RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY, CAPITOL HOMEBUILDERS, LLC, A NEVADA LIMITED LIABILITY COMPANY, AMH NV 17 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CROSS CREEK APARTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY RECORDING DATE: NOVEMBER 8, 2024*
RECORDING NO.: 550950, OFFICIAL RECORDS.
[NOT PLOTTABLE, BLANKET IN NATURE; AFFECTS PARCELS 1 AND 2]

ITEM NO. 33: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: NOTICE OF BOARD DECISION CREATION OF LANDSCAPE MAINTENANCE DISTRICT AND LEVY OF ASSESSMENT, EXECUTED BY: LOMPA RANCH NORTH LANDSCAPE MAINTENANCE DISTRICT, RECORDING DATE: NOVEMBER 15, 2024, RECORDING NO.: 551086, OFFICIAL RECORDS.*
[NOT PLOTTABLE, BLANKET IN NATURE; AFFECTS PARCELS 1 AND 2]

ITEM NO. 34: *TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: ORDINANCE NO. 2024-8 APPROVING A DEVELOPMENT AGREEMENT CONCERNING THE CREATION OF THE LOMPA RANCH NORTH LANDSCAPE MAINTENANCE DISTRICT, EXECUTED BY: THE BOARD OF SUPERVISORS OF CARSON CITY RECORDING DATE: NOVEMBER 25, 2024, RECORDING NO.: 551313, OFFICIAL RECORDS.*
[NOT PLOTTABLE, BLANKET IN NATURE; AFFECTS PARCELS 1 AND 2]

35 **ITEM NO. 35.** *EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE OFFICIAL PLAT FOR BLACKSTONE RANCH NORTH, PHASE 1 MAP NO. 3116; RECORDING DATE: DECEMBER 23, 2024 RECORDING NO.: 551983, OFFICIAL RECORDS.*
[PLOTTED; AFFECTS PARCEL 2]

ITEM NO. 36: *THE LAND HAS BEEN DEEDED TO THE COUNTY TREASURER FOR NON-PAYMENT OF REAL PROPERTY TAXES BY DOCUMENT AS SET FORTH BELOW: TYPE OF DOCUMENT: TAX RECEIVER'S TRUSTEE CERTIFICATES RECORDING DATE: JUNE 3, 2024, RECORDING NO.: 555268, OFFICIAL RECORDS AFFECTS: PARCEL 1.*
[NOT PLOTTABLE; AFFECTS PARCEL 1]

ITEM NO. 37: *THE LAND WAS APPROVED FOR AGRICULTURAL USE ASSESSMENT FOR TAXATION PURPOSES BY THE COUNTY ASSESSOR AND IS SUBJECT TO A POTENTIAL LIEN FOR ANY DEFERRED TAXES WHICH MAY BE LEVIED AGAINST SAID LAND BY REASON OF A CHANGE IN USE OF SAID LAND FOR PURPOSES OTHER THAN AGRICULTURAL, AS EVIDENCED BY DOCUMENT: RECORDING DATE: JULY 1, 2025, RECORDING NO.: 555800, OFFICIAL RECORDS AFFECTS: PARCEL 1.*
[NOT PLOTTABLE; AFFECTS PARCEL 1]

ITEM NO. 38: *RIGHTS AND CLAIMS OF PARTIES IN POSSESSION BY REASON OF UNRECORDED LEASES, IF ANY, THAT WOULD BE DISCLOSED BY AN INQUIRY OF THE PARTIES OR BY AN INSPECTION OF SAID LAND.*

ITEM NO. 39: *ANY POLICY OF TITLE INSURANCE ISSUED UNDER THIS APPLICATION WILL NOT INSURE A LEGAL RIGHT OF ACCESS TO AND FROM SAID LAND. INSURING PROVISION 4 WILL BE DELETED.*

POSSIBLE ENCROACHMENTS/OBSERVATIONS

1. *THE BARBED WIRE AND CHAIN LINK FENCES ALONG THE NORTH, WEST AND SOUTH LINES OF THE SUBJECT PROPERTY VARY EACH SIDE OF THE PROPERTY LINE AS SHOWN ON THIS SURVEY.*
2. *UTILITIES, AND PORTIONS OF LANDSCAPING, SIDEWALK AND CURB & GUTTER AT THE NORTH WEST RETURNS OF MONROE AVENUE AND MATTERHORN LANE ARE WITHIN THE PROPERTY LINE OF PARCEL 2.*

LEGAL DESCRIPTION

(PER TITLE REPORT AS SHOWN ON NOTE #1)

ALL THAT CERTAIN REAL PROPERTY SITUATE IN CARSON CITY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 4 OF PARCEL MAP 3037 FOR THE MYERS FAMILY EXEMPT TRUST, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF CARSON CITY, STATE OF NEVADA, ON JANUARY 14, 2022, AS FILE NO. 528981, OFFICIAL RECORDS.

APN: 010-041-41

PARCEL 2:

PARCEL A AS SHOWN ON THE OFFICIAL PLAT FOR BLACKSTONE RANCH NORTH, PHASE 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON DECEMBER 23, 2024, AS FILE NO. 551983, OFFICIAL RECORDS.

APN: 010-041-85

NOTES

1. *THE SUBJECT PARCEL IS REFERENCED BY A PRELIMINARY REPORT ISSUED BY TICOR TITLE COMPANY OF NEVADA, INC., ORDER NO. TTR2502803, DATED AS OF AUGUST 15, 2025.*
2. *(TABLE A ITEM 1) PROPERTY CORNERS NOT FOUND HAVE BEEN SET WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 18368".*
3. *(TABLE A ITEM 2) SUBJECT PARCEL IS ADDRESSED AS VACANT LAND, CARSON CITY, NV 89701*
4. *(TABLE A ITEM 3) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X (SHADED) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, BASED ON LOMR 24-09-0322P, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2025, AND FLOOD INSURANCE RATE MAP NO. 32000101111, WITH A DATE OF MAP REVISION OF JUNE 20, 2019, FOR COMMUNITY NUMBER 320001, IN CARSON CITY, STATE OF NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.*
5. *(TABLE A ITEM 4) LAND AREA OF SUBJECT PARCEL 1: 2.49± ACRES; LAND AREA OF SUBJECT PARCEL 2: 10.54± ACRES.*
6. *(TABLE A ITEM 5) ELEVATIONS AND CONTOURS SHOWN ARE A COMBINATION OF SMALL UNMANNED AIRCRAFT SYSTEM (SUAS) AERIAL PHOTOGRAPHY AND SUPPORTED BY FIELD GROUND SHOTS USING GPS. THE ELEVATION DATUM IS DERIVED FROM THE CARSON CITY CONTROL NETWORK POINT "CC019" WITH A PUBLISHED ELEVATION OF 4643.03 FEET AND IS BASED NAVD 1988 DATUM. LOCAL BENCHMARK ELEVATION IS SHOWN ON PAGE 2 OF THIS SURVEY AS A SET MAG NAIL IN ASPHALT AT THE NORTH PARKING LOT WITH AN ELEVATION OF 4637.29' (NAVD 1988). AREAS WITHIN THE BRUSH/TREE DRIP LINE AREA MAY NOT MEET MAPPING ACCURACY STANDARDS.*
7. *(TABLE A ITEM 6(A)&6(B) AS OF THE DATE OF THIS SURVEY, NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.*
8. *(TABLE A ITEM 8) SUBSTANTIAL FEATURES ARE SHOWN PLOTTED ON THIS SURVEY.*
9. *(TABLE A ITEM 11A) THE SURFACE LOCATIONS OF THE UTILITIES ARE BASED ON A FIELD SURVEY, BUT THE UNDERGROUND LOCATIONS ARE BASED ON A COMBINATION OF FIELD SURVEY EVIDENCE INCLUDING OBTAINING INVERT ELEVATIONS AT MANHOLES, AND AS-BUILT PLANS PROVIDED BY CARSON CITY. THE SURVEYOR MAKES NO GUARANTEES TO THE LOCATIONS OF THE UNDERGROUND UTILITIES, OR THAT ALL UTILITIES HAVE BEEN LOCATED.*
10. *(TABLE A ITEM 13) NAMES OF ADJACENT PARCEL OWNERS AND THEIR RESPECTIVE ASSESSOR'S PARCEL NUMBERS ARE SHOWN ON PAGE 2 OF THIS SURVEY.*
11. *(TABLE A ITEM 16) CONSTRUCTION ACTIVITY AND EARTH MOVING WORK HAS BEEN COMPLETED ALONG THE EAST AND SOUTHEAST LINES OF SUBJECT PARCEL 2 AND IS IN PROGRESS ALONG THE EASTERLY PORTION OF THE SOUTH LINE OF PARCEL 1. THERE ARE NO BUILDINGS ON THE SUBJECT PARCELS AS OF THE SURVEY DATE.*
12. *(TABLE A ITEM 17) ROADWAY CONSTRUCTION FOR MONROE AVENUE HAS BEEN COMPLETED ALONG THE SOUTHEAST OF SUBJECT PARCEL 2 AND ROADWAY CONSTRUCTION HAS BEEN COMPLETED FOR HARVEY STREET WHICH INTERSECTS WITH THE EASTERLY PORTION OF THE SOUTH LINE OF PARCEL 1. BOTH STREETS HAVE BEEN OFFERED FOR DEDICATION TO CARSON CITY PER SUBDIVISION MAP 3116.*
13. *TITLE REPORT PARCEL 1 HAS ACCESS TO HARVEY STREET, AND TITLE REPORT PARCEL 2 HAS ACCESS TO MONROE AVENUE AND MATTERHORN LANE, ALL OF WHICH HAVE BEEN DEDICATED TO CARSON CITY PER SUBDIVISION TRACT MAP NO. 3116.*
14. *THE ARCS AND LINES OF PARCEL A AND PARCEL H AS SHOWN ON SUBDIVISION MAP NO. 3116 ARE NOT FULLY DIMENSIONED AND ARE NOT CAPABLE OF BEING MATHEMATICALLY CLOSED.*
15. *PARCEL H IS DESCRIBED AND DIMENSIONED ON A DOCUMENT ENTITLED "DEDICATION OF LAND FOR PUBLIC PURPOSES", RECORDED FEBRUARY 2, 2026, AS DOCUMENT NO. 560558, OFFICIAL RECORDS OF THE CARSON CITY RECORDER'S OFFICE. PARCEL H AS DESCRIBED DOES NOT CLOSE MATHEMATICALLY BY 0.16 FEET.*
16. *AS SHOWN ON SUBDIVISION MAP NO. 3116, THE EAST LINE OF PARCEL H HAS A BEARING AND DISTANCE OF N01°01'01"E, 7.79', AND CONFLICTS WITH THE EAST LINE OF PARCEL H AS SHOWN IN DOCUMENT NO. 560558, WHICH HAS A BEARING AND DISTANCE OF N01°04'44"E, 9.71'.*
17. *THE DIMENSIONING SHOWN ON THIS SURVEY IS A COMBINATION OF CALCULATED ARCS AND LINES USED TO OBTAIN A CLOSED MATHEMATICAL FIGURE. RECORD DISTANCES AND THEIR REFERENCES ARE SHOWN ALONG SIDE THE CALCULATED (C) DISTANCES.*
18. *THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN ABUTTING PARCELS OF LAND OR PUBLIC STREETS.*
19. *THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.*
20. *THE PROPERTY HAS INDIRECT ACCESS TO EAST ROBINSON STREET AND NORTH SALIMAN STREET VIA ACCESS AND PUBLIC UTILITY EASEMENT GRANTED PER DOCUMENT NO. 427000, RECORDED OCTOBER 9, 2012.*

OWNER:

JOSHUA G. MYERS
AS TRUSTEE OF THE MYERS FAMILY EXEMPT TRUST UNDER AGREEMENT DATED MARCH 16, 2017

SURVEY CERTIFICATION

CAP ACQUISITIONS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; JOSHUA G. MYERS, AS TRUSTEE OF THE MYERS FAMILY EXEMPT TRUST; THE FOOTHILLS BANK, A DIVISION OF GLACIER BANK; TICOR TITLE OF NEVADA, INC.; AND CHICAGO TITLE INSURANCE COMPANY, A FLORIDA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 8, 11(A), 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 25, 2026.

DATE OF MAP: APRIL 7, 2026
REVISED: APRIL 23, 2026

JAMES D. BAILEY, JR.
NEVADA PLS 18368

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JAMES D. BAILEY, JR.
Exp:12-31-26
No. 18368

James D. Bailey, Jr. Digitally signed by James D. Bailey, Jr. Date: 2026.04.23 16:05:58 -07'00'

No.	REVISIONS	DATE	BY
#1	Correct FEMA flood zone, update exceptions 19, 20a, & 21.	4/23/2026	JDB

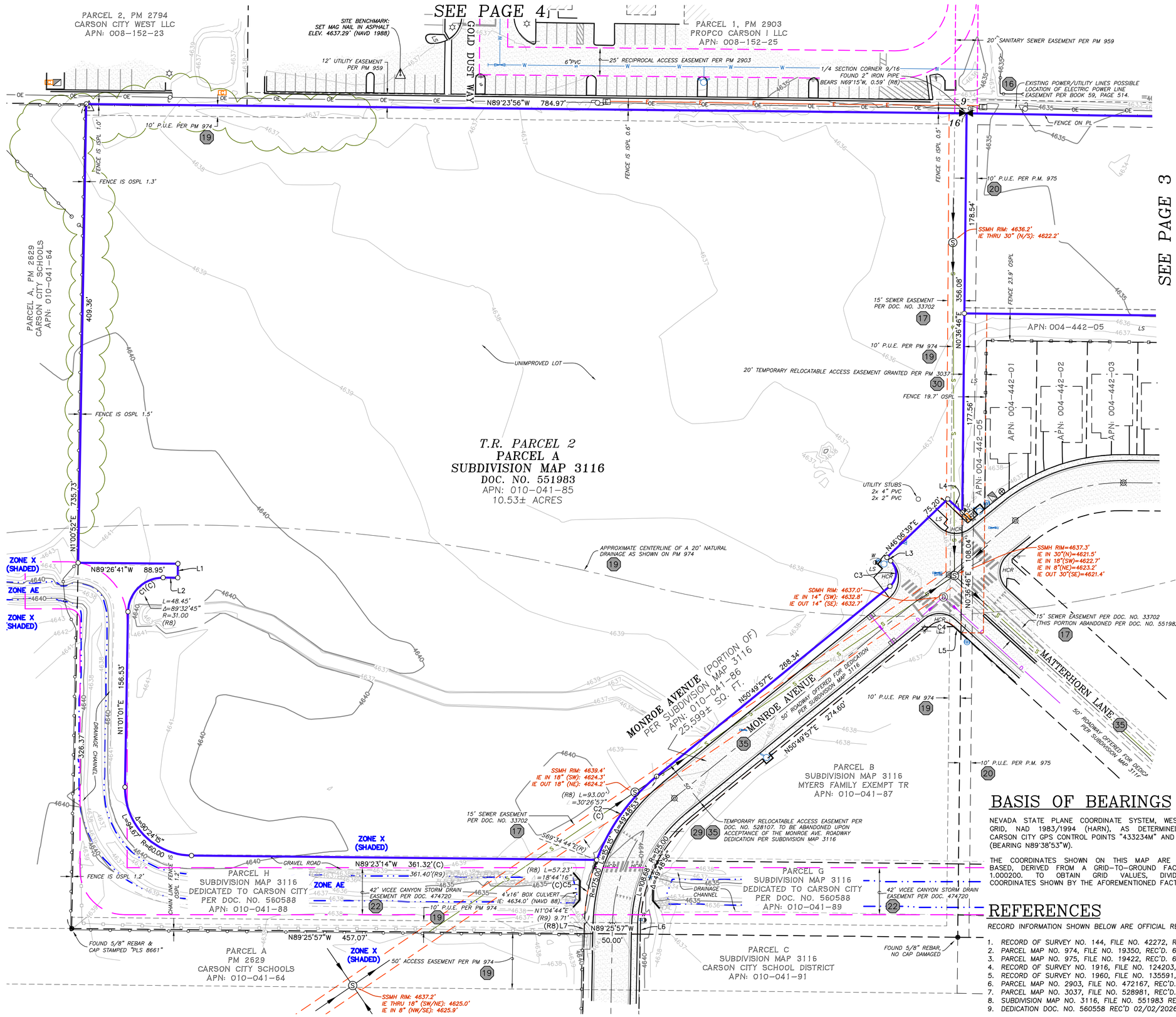
DATE: APRIL 7, 2026
SCALE: (AS NOTED)
DRAWN BY: EMV
CHECKED BY: JDB

Meridian Surveying & Mapping, Inc.
Land Construction and Boundary Surveys
8725 Technology Way, Reno, NV 89521 - (775) 680-4194
Email: Jim@MeridianSurveyor.com MeridianSurveyor.com

ALTA/NSPS LAND TITLE SURVEY
FOR
APN: 010-041-41 AND 010-041-85
CARSON CITY NEVADA

SHEET 1 OF 4

ALTA/NSPS SURVEY (AFF26051)



LEGEND

- SET 5/8" REBAR & CAP STAMPED PLS 18368
- FOUND PROPERTY CORNER AS NOTED
- FOUND CENTERLINE WELL MONUMENT
- FND. SECTION CORNER
- PLOTTED TITLE REPORT EXCEPTION
- TRANSFORMER
- BOLLARD
- ELECTRIC VAULT
- UTILITY POLE & GUY ANCHOR
- COMMUNICATIONS VAULT
- SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORMDRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STREET SIGN
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- LS LANDSCAPE AREA
- HCR HANDICAP RAMP
- U UTILITY BOX/STUB
- PL PROPERTY LINE
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- T.R. TITLE REPORT
- (R8) REFERENCE NUMBER
- (C) CALCULATED
- ISPL INSIDE PROPERTY LINE
- OSPL OUTSIDE PROPERTY LINE
- SUBJECT BOUNDARY LINE
- ADJACENT PARCEL LINE
- E USA MARKING –ELECTRIC LINE (UNDERGRO
- OE ELECTRIC LINE (OVERHEAD)
- S SEWER LINE
- D STORM DRAIN LINE
- W WATER LINE
- BUILDING FOUNDATION
- 6' CHAIN LINK FENCE
- x BARBED WIRE FENCE
- PLASTIC FENCE
- CONCRETE RETAINING WALL
- STREET CENTERLINE
- ROAD EDGE OF PAVEMENT
- SURVEY TIES
- FEMA FLOOD ZONE LINE
- CONCRETE
- ASPHALT
- ROCK RIP-RAP
- TREE/BRUSH LINE

LINE TABLE		
LINE	BEARING	DIST.
L1	N0°33'59"E	12.48'
L2	N89°25'52"W	13.01'
L3	N47°33'48"W	4.50'
L4	N47°28'54"W	17.57'
L5	N47°33'56"W	9.88'
L6	N1°01'01"E	7.40'
L7	N1°01'01"E	7.79'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°33'07"	31.00	48.45'
C2	30°24'38"	175.00	92.88'
C3	98°23'45"	15.00	25.76'
C4	81°36'07"	15.00	21.36'
C5	19°24'15"	175.00	59.27'

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 1983/1994 (HARN), AS DETERMINED FROM CARSON CITY GPS CONTROL POINTS "433234M" AND "CC019" (BEARING N89°38'53"W).

THE COORDINATES SHOWN ON THIS MAP ARE GROUND BASED, DERIVED FROM A GRID-TO-GROUND FACTOR OF 1.000200. TO OBTAIN GRID VALUES, DIVIDE THE COORDINATES SHOWN BY THE AFOREMENTIONED FACTOR.

REFERENCES

RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

1. RECORD OF SURVEY NO. 144, FILE NO. 42272, REC'D. 8/25/1961
2. PARCEL MAP NO. 974, FILE NO. 19350, REC'D. 6/27/1983
3. PARCEL MAP NO. 975, FILE NO. 19422, REC'D. 6/29/1983
4. RECORD OF SURVEY NO. 1916, FILE NO. 124203, REC'D. 1/16/1992
5. RECORD OF SURVEY NO. 1960, FILE NO. 135591, REC'D. 7/23/1992
6. PARCEL MAP NO. 2903, FILE NO. 472167, REC'D. 2/03/2017
7. PARCEL MAP NO. 3037, FILE NO. 528981, REC'D. 1/14/2022
8. SUBDIVISION MAP NO. 3116, FILE NO. 551983 REC'D 12/23/2024
9. DEDICATION DOC. NO. 560558 REC'D 02/02/2026

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JAMES D. BAILEY, JR.
Exp:12-31-26
No. 18368

James D. Bailey, Jr. Digitally signed by James D. Bailey, Jr. Date: 2026.04.23 16:06:24 -07'00'

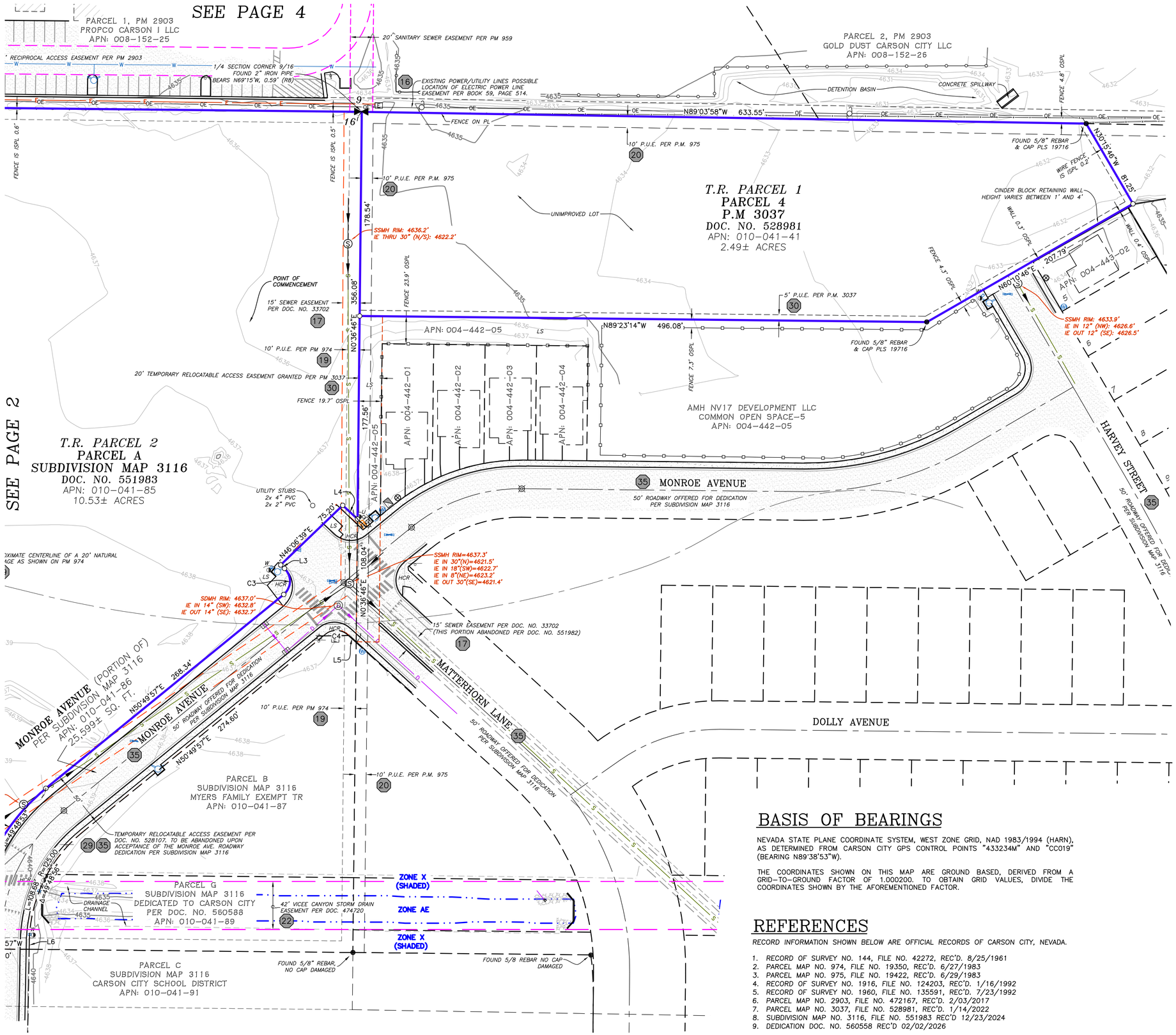
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Meridian Surveying & Mapping, Inc.
Land, Construction and boundary Surveys
8725 Technology Way, Reno, NV 89521 - (775) 680-4194
Email: Jim@MeridianSurveyor.com MeridianSurveyor.com

ALTA/NSPS LAND TITLE SURVEY
FOR
APN: 010-041-41 AND 010-041-85
CARSON CITY NEVADA

SHEET 2 OF 4
ALTA/NSPS SURVEY (AFF26051)



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BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 1983/1994 (HARN), AS DETERMINED FROM CARSON CITY GPS CONTROL POINTS "433234M" AND "CC019" (BEARING N89°38'53"W).

THE COORDINATES SHOWN ON THIS MAP ARE GROUND BASED, DERIVED FROM A GRID-TO-GROUND FACTOR OF 1.000200. TO OBTAIN GRID VALUES, DIVIDE THE COORDINATES SHOWN BY THE AFOREMENTIONED FACTOR.

BENCHMARK

BENCH MARK: THE ELEVATION DATUM IS BASED ON THE CARSON CITY CONTROL NETWORK POINT "CC019" AS SHOWN ON THAT "OFFICIAL RECORD OF SURVEY OF 2010 CARSON CITY CONTROL NETWORK" WITH A PUBLISHED ELEVATION OF 4643.03 FEET AND IS BASED ON THE NAVD 1988 DATUM.

REFERENCES

RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

1. *RECORD OF SURVEY NO. 144, FILE NO. 42272, REC'D. 8/25/1961*
2. *PARCEL MAP NO. 974, FILE NO. 19350, REC'D. 6/27/1983*
3. *PARCEL MAP NO. 975, FILE NO. 19422, REC'D. 6/29/1983*
4. *RECORD OF SURVEY NO. 1916, FILE NO. 124203, REC'D. 1/16/1992*
5. *RECORD OF SURVEY NO. 1960, FILE NO. 135591, REC'D. 7/23/1992*
6. *PARCEL MAP NO. 2903, FILE NO. 472167, REC'D. 2/03/2017*
7. *PARCEL MAP NO. 3037, FILE NO. 528981, REC'D. 1/14/2022*
8. *SUBDIVISION MAP NO. 3116, FILE NO. 551983 REC'D 12/23/2024*
9. *DEDICATION DOC. NO. 560558 REC'D 02/02/2026*

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JAMES D. BAILEY, JR.
Exp:12-31-26
No. 18368

James D. Bailey, Jr.

Digitally signed by James D. Bailey, Jr.
Date: 2026.04.23 16:06:49 -07'00'

No.	REVISIONS	DATE	BY
#1	Correct FEMA flood zone, update exceptions 19, 20a, & 21.	4/23/2026	JDB

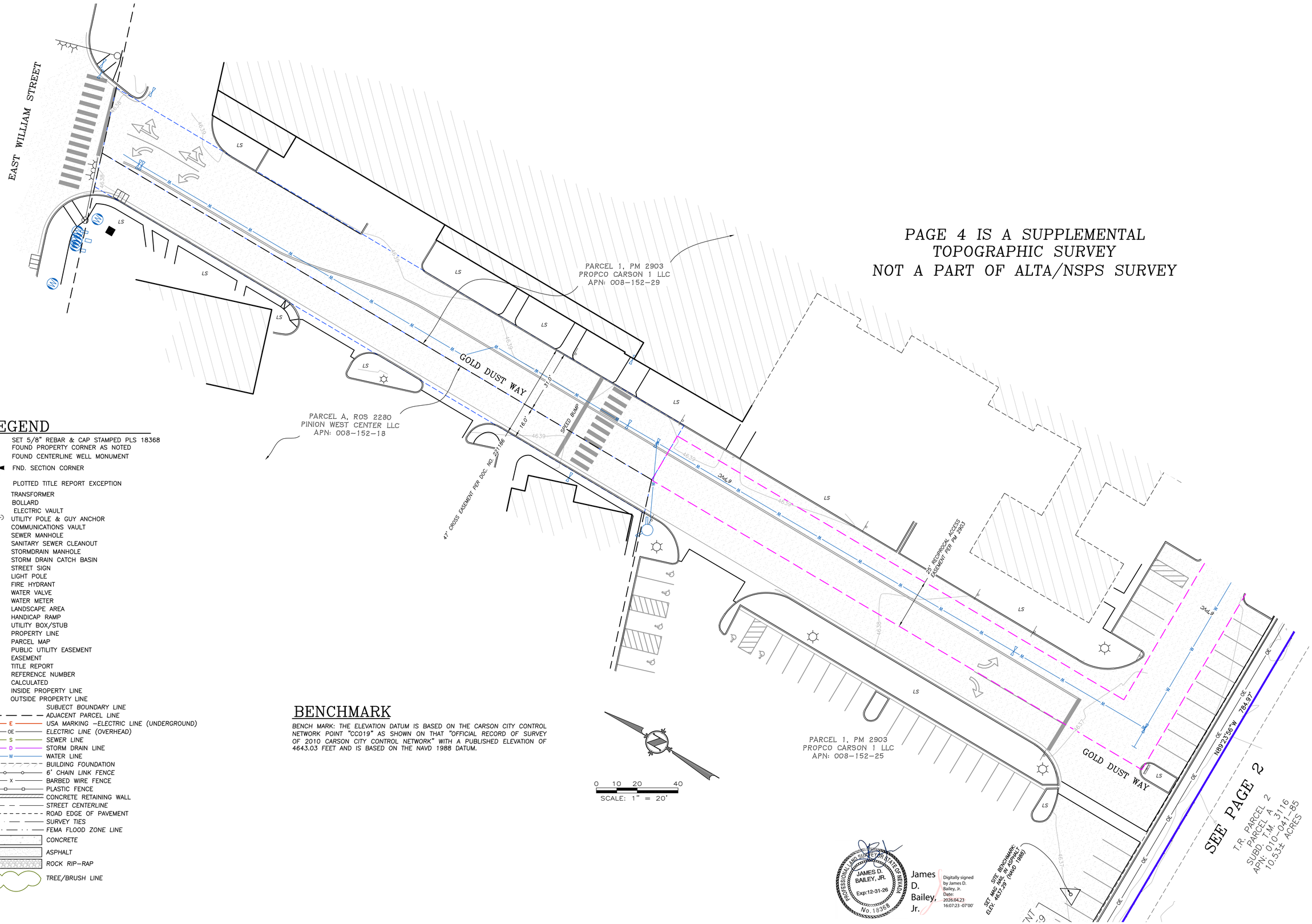
DATE: APRIL 7, 2026
SCALE: (AS NOTED)
DRAWN BY: EMV
CHECKED BY: JDB

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
8725 Technology Way, Reno, NV 89521 - (775) 680-4194
Email: jim@MeridianSurveyor.com MeridianSurveyor.com

ALTA/NSPS LAND TITLE SURVEY
FOR
APN: 010-041-41 AND 010-041-85
CARSON CITY NEVADA

SHEET 3 OF 4

ALTA/NSPS SURVEY (AFF26051)



PAGE 4 IS A SUPPLEMENTAL TOPOGRAPHIC SURVEY
NOT A PART OF ALTA/NSPS SURVEY

LEGEND

- SET 5/8" REBAR & CAP STAMPED PLS 18368
- FOUND PROPERTY CORNER AS NOTED
- FOUND CENTERLINE WELL MONUMENT
- FND. SECTION CORNER
- (11) PLOTTED TITLE REPORT EXCEPTION
- TRANSFORMER
- BOLLARD
- ELECTRIC VAULT
- UTILITY POLE & GUY ANCHOR
- COMMUNICATIONS VAULT
- SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORMDRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STREET SIGN
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- LS LANDSCAPE AREA
- HCR HANDICAP RAMP
- U UTILITY BOX/STUB
- PL PROPERTY LINE
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- T.R. TITLE REPORT
- (RB) REFERENCE NUMBER
- (C) CALCULATED
- ISPL INSIDE PROPERTY LINE
- OSPL OUTSIDE PROPERTY LINE
- SUBJECT BOUNDARY LINE
- ADJACENT PARCEL LINE
- E USA MARKING –ELECTRIC LINE (UNDERGROUND)
- OE ELECTRIC LINE (OVERHEAD)
- S SEWER LINE
- D STORM DRAIN LINE
- W WATER LINE
- BUILDING FOUNDATION
- 6' CHAIN LINK FENCE
- X BARBED WIRE FENCE
- PLASTIC FENCE
- CONCRETE RETAINING WALL
- STREET CENTERLINE
- ROAD EDGE OF PAVEMENT
- SURVEY TIES
- FEMA FLOOD ZONE LINE
- CONCRETE
- ASPHALT
- ROCK RIP-RAP
- TREE/BRUSH LINE

BENCHMARK

BENCH MARK: THE ELEVATION DATUM IS BASED ON THE CARSON CITY CONTROL NETWORK POINT "CC019" AS SHOWN ON THAT "OFFICIAL RECORD OF SURVEY OF 2010 CARSON CITY CONTROL NETWORK" WITH A PUBLISHED ELEVATION OF 4643.03 FEET AND IS BASED ON THE NAVD 1988 DATUM.

0 10 20 40
SCALE: 1" = 20'

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JAMES D. BAILEY, JR.
Exp:12-31-26
No. 18368

James D. Bailey, Jr.
Digitally signed by James D. Bailey, Jr.
Date: 2026.04.23 16:07:23 -07'00'

No.	REVISIONS	DATE	BY
#1	Correct FEMA flood zone, update exceptions 19, 20a, & 21.	4/23/2026	JDB

DATE: APRIL 7, 2026
SCALE: (AS NOTED)
DRAWN BY: EMV
CHECKED BY: JDB

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
8725 Technology Way, Reno, NV 89521 - (775) 680-4194
Email: jim@MeridianSurveyor.com MeridianSurveyor.com

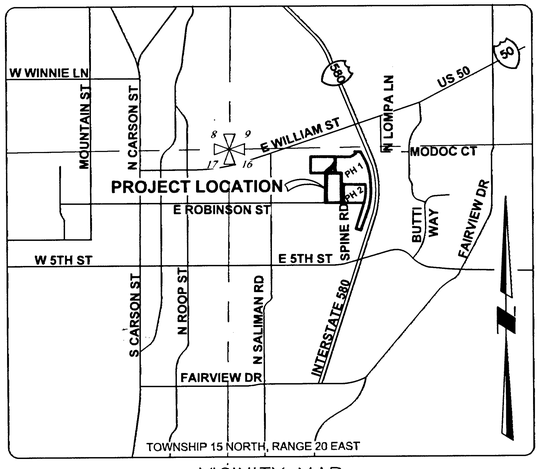
ALTA/NSPS LAND TITLE SURVEY
FOR
APN: 010-041-41 AND 010-041-85
CARSON CITY NEVADA

SHEET 4 OF 4

ALTA/NSPS SURVEY (AFF26051)

Doc # 551983
Recorded 12/23/2024 8:44 AM
Requested by CC PLANNING
Carson City - NV
William "Scott" Hoen Clerk - Recorder
Pg 1 of 5 Fee: $108.00
Recorded By: CM

OFFICIAL PLAT
FOR
BLACKSTONE RANCH NORTH, PHASE 1
A COMMON OPEN SPACE DEVELOPMENT



VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMH NV17 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY (APN: 010-041-42) AND JOSHUA MYERS, TRUSTEE OF THE MYERS FAMILY EXEMPT TRUST (APN'S: 010-041-52 & 010-041-43), ARE THE OWNERS OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED ARE THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278A. THAT PARCELS "D", "E", "F", "G" & "H" SHOWN HEREON ARE HEREBY DEEDED TO CARSON CITY IN FEE TITLE. AND THAT THE STREETS AND DRIVES SHOWN FOR DEDICATION ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS, UNLESS OTHERWISE, AND FOR THE STATED PURPOSE. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH THE PROPERTY OF THE PRESENT OWNER.

AMH NV17 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

James R. Bruner — James R Bruner / VP Land Development — 11-25-24
SIGNATURE — PRINT NAME/TITLE — DATE

OWNER ACKNOWLEDGEMENT

STATE OF Nevada
COUNTY OF Clark } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 25th, 2024.
BY James R. Bruner AS Vice President of Land Developement

Megan Alger
NOTARY PUBLIC

Notary Public State of Nevada
Megan Elizabeth Alger
My Commission Expires: 08/05/2028
Appointment No. 24-6697-01

MY COMMISSION EXPIRES 08.05.2028

MYERS FAMILY EXEMPT TRUST

Joshua Myers (Trustee) — 11/19/24
SIGNATURE — PRINT NAME/TITLE — DATE

OWNER ACKNOWLEDGEMENT

STATE OF AZ
COUNTY OF Maricopa } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 19th, 2024.
BY Joshua Myers AS Trustee

Kathy R. Thomas
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-16-2026

KATHY R. THOMAS
Notary Public - Arizona
Maricopa County
Commission # 621624
My Comm. Expires Mar 16, 2026

TITLE COMPANY CERTIFICATE (FILE NO. NCS-1206623-HHLV)

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT AMH NV17 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JOSHUA G. MYERS, AS TRUSTEE OF THE MYERS FAMILY EXEMPT TRUST ARE THE OWNERS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED; EXCEPT PER DEED(S) OF TRUST INSTRUMENT NO. 504216 AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF November 15, 2024.

FIRST AMERICAN TITLE COMPANY

Nicole Howell — Nicole Howell Sale Escrow Manager — November 15, 2024
SIGNATURE — PRINT NAME/TITLE — DATE

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Malcolm J. Wilson, P.E. — Malcolm J. Wilson, P.E. / Chief Water Rights — 11/27/2024
DIVISION OF WATER RESOURCES — PRINT NAME/TITLE — DATE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Marina Holcomb — Marina Holcomb — 11/27/24
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL — PRINT NAME/TITLE — DATE

SURVEYOR'S CERTIFICATE

I, ERIC V. SNYDER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF AMH NV17 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JOSHUA MYERS, TRUSTEE FOR THE MYERS FAMILY EXEMPT TRUST.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., CARSON CITY, NEVADA, AND THE SURVEY WAS COMPLETED AUGUST 2024.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY December 17, 2026, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

ERIC V. SNYDER ~ PLS 11194 — 10/22/2024

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — ERIC V. SNYDER — EXP: 06-30-25 — No. 11194

REFERENCES

1. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 1916 FOR CARSON CITY SCHOOL DISTRICT, RECORDED JANUARY 16, 1992, AS FILE NO. 124203, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
2. PARCEL MAP NO. 2903 FOR CLARK AND JEAN RUSSELL FAMILY TRUST DATED OCTOBER 10, 1989, RECORDED FEBRUARY 3, 2017, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
3. PARCEL MAP NO. 2629 FOR CARSON CITY SCHOOL DISTRICT (05-126), RECORDED JANUARY 24, 2007, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
4. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 3007 FOR THE MYERS FAMILY EXEMPT TRUST, RECORDED FEBRUARY 19, 2021, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
5. PARCEL MAP NO. 3037 FOR THE MYERS FAMILY EXEMPT TRUST, RECORDED JANUARY 14, 2022, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

Q:\NV-RENO-CF\PROJECTS\PROJECTS\22025.01\DWG\SURV\PLATS\PHASE 1\V-FPLT-LOMPA PH 1.DWG <ESNYDER> 10/21/2024 11:08 AM

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, , OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY — CHRIS ROBINSON SR. RIGHT OF WAY AGENT — 11/19/2024
CARSON CITY UTILITY COMPANY — DARREN ANDERSON / CITY ENGR. — 12/3/24
NEVADA BELL TELEPHONE COMPANY D.B.A AT&T NEVADA — CLIFF COSGRAVE SR SPECIALIST OSP DESIGN — 10/29/2024
CHARTER COMMUNICATIONS — Armando Espino Construction Mgr — 10/29/24
SOUTHWEST GAS CORPORATION — Cody Ebbe / Engineer Tech. — 11/05/24
(SIGNATURE — PRINT NAME/TITLE — DATE)

PLANNING DIVISION CERTIFICATE

THIS MAP CONFORMS TO THE APPROVED TENTATIVE MAP (SUB-2021-0399) AND THAT ALL CONDITIONS IMPOSED UPON SUCH APPROVAL HAVE BEEN SATISFIED.

HOPE SULLIVAN, AICP — COMMUNITY DEVELOPMENT DIRECTOR — 12-3-24
PRINT NAME/TITLE — DATE

BOARD OF SUPERVISORS APPROVAL CERTIFICATE

ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS 20th DAY OF January, 2022.

LORI BAGWELL — MAYOR — 12/30/24
PRINT NAME/TITLE — DATE

William Scott Hoen — CITY CLERK — 12-23-2024
PRINT NAME/TITLE — DATE

CARSON CITY CLERK CERTIFICATE

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS AND ACCEPTANCE OF DEEDED PARCELS "D", "E", "F", "G" & "H" AS SHOWN HEREON IS BEING DEFERRED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.390.

William Scott Hoen — CITY CLERK — 12-23-2024
PRINT NAME/TITLE — DATE

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP. THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF. THAT ALL PROVISIONS OF LAW HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

CITY ENGINEER — DARREN ANDERSON / CITY ENGINEER — 12/3/24
PRINT NAME/TITLE — DATE

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO

APN'S: 010-041-42, 010-041-43 & 010-041-52

SIGNATURE — Amber Lafollette, Chief Deputy Treasurer — 12/3/24
PRINT NAME/TITLE — DATE

COUNTY RECORDER'S CERTIFICATE
FILE NO: 551983
FILED FOR RECORD AT THE REQUEST OF Blackstone Ranch
ON THIS 23 DAY OF Dec 2024
AT 44 MINUTES PAST 8 O'CLOCK A.M.
OFFICIAL RECORDS OF CARSON CITY, NEVADA.
William Scott Hoen
COUNTY RECORDER
BY: DEPUTY
FEE: $108.00
BK:11 PGE:3116

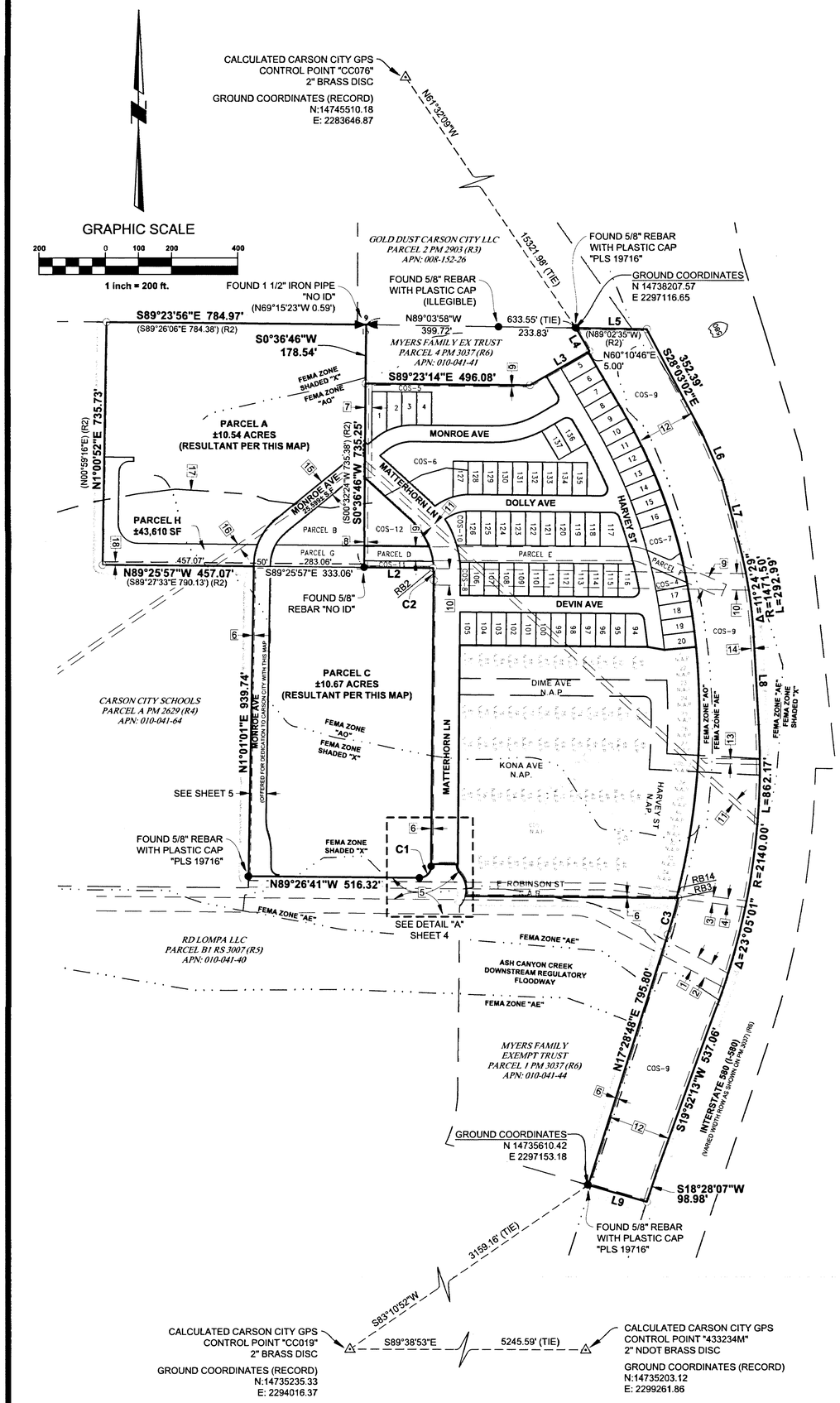
OFFICIAL PLAT
FOR
BLACKSTONE RANCH NORTH, PHASE 1
A COMMON OPEN SPACE DEVELOPMENT
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 3037, PARCEL 2 OF PARCEL MAP NO. 3037 & E. LOMPA PARCEL OF RS MAP NO. 1916 SITUATE WITHIN SECTION 16, T15N, R20E, M.D.M., CARSON CITY, NEVADA

CFA, a Bowman company
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BLVD. | RENO, NV 89502
775-856-1150 MAIN | CFARENO.COM

JOB NO. 22025.01
DRAWN BY DRE
CHECKED BY EVS
DATE OCT. 21, 2024
SHEET 1 OF 5

3116

3116



EASEMENT NOTES

1. 44' GRANT OF RECIPROCAL STORM DRAIN, CONSTRUCTION AND MAINTENANCE EASEMENT PER DOCUMENT NO. 474720, RECORDED MAY 09, 2017, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
2. 44' CHANNEL EASEMENT AND REIMBURSEMENT AGREEMENT PER DOCUMENT NO. 503238, RECORDED FEBRUARY 11, 2020, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
3. 20' WATERLINE EASEMENT AGREEMENT PER DOCUMENT NO. 414956, RECORDED AUGUST 26, 2011, OFFICIAL RECORDS OF CARSON CITY, NEVADA, ABANDONMENT REQUEST CASE NO. AB-2023-0171, BY DOCUMENT RECORDED ON December 23, 2024 AS FILE NO. 551982, OFFICIAL RECORDS OF CARSON CITY.
4. 20' WATERLINE EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES PER DOCUMENT NO. 415803, RECORDED SEPTEMBER 27, 2011, OFFICIAL RECORDS OF CARSON CITY, NEVADA, ABANDONMENT REQUEST CASE NO. AB-2023-0171, BY DOCUMENT RECORDED ON December 23, 2024 AS FILE NO. 551982, OFFICIAL RECORDS OF CARSON CITY.
5. TEMPORARY RELOCATEABLE PRIVATE ACCESS EASEMENT PER DOCUMENT NO. 528362, RECORDED DECEMBER 17, 2021, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
6. 5' PUE PER PM NO. 3037 FOR THE MYERS FAMILY EXEMPT TRUST, FILE NO. 528981, RECORDED JANUARY 14, 2022, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
7. 7. 20' TEMPORARY RELOCATEABLE ACCESS EASEMENT PER PM NO 3037 FOR THE MYERS FAMILY TRUST, FILE NO. 528981, RECORDED JANUARY 14, 2022, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
8. 8. 10' PUE PER PM NO. 975 FOR EVA LOMPA AND THE FIRST INTERSTATE BANK OF NEVADA, FILE NO. 19422, RECORDED JUNE 29, 1983, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
9. 42' GRANT OF RECIPROCAL STORM DRAIN, CONSTRUCTION AND MAINTENANCE EASEMENT PER DOCUMENT NO. 474720, RECORDED MAY 09, 2017, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
10. 50' ACCESS EASEMENT PER PM NO. 975 FOR EVA LOMPA AND THE FIRST INTERSTATE BANK OF NEVADA, FILE NO. 19422, RECORDED JUNE 29, 1983, OFFICIAL RECORDS OF CARSON CITY, NEVADA, ABANDONMENT REQUEST CASE NO. AB 2023-0203, ABANDONED BY DOCUMENT RECORDED ON AUGUST 24, 2023, AS FILE NO. 541846, OFFICIAL RECORDS OF CARSON CITY.
11. 15' SANITARY SEWER EASEMENT PER DOCUMENT NO. 33702, RECORDED FEBRUARY 27, 1968, OFFICIAL RECORDS OF CARSON CITY, NEVADA, ABANDONMENT REQUEST CASE NO. AB-2023-0171, BY DOCUMENT RECORDED ON December 23, 2024 AS FILE NO. 551982, OFFICIAL RECORDS OF CARSON CITY.
12. DRAINAGE AND PEDESTRIAN & BICYCLE PATH EASEMENT PER DOCUMENT NO. 353535, RECORDED MAY 10, 2006, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
13. UTILITY EASEMENT PER DOCUMENT NO. 353535, RECORDED MAY 10, 2006, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
14. 10' PUE PER BLA QUITCLAIM DEED DOCUMENT NO. 516791, RECORDED FEBRUARY 19, 2021, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
15. TEMPORARY RELOCATABLE ACCESS EASEMENT PER DOCUMENT NO. 528107, RECORDED DECEMBER 17, 2021, OFFICIAL RECORDS OF CARSON CITY, NEVADA TO BE ABANDONED UPON ACCEPTANCE OF THE MONROE AVENUE ROADWAY DEDICATION TO CARSON CITY AS GRANTED PER THIS MAP.
16. 15' SANITARY SEWER EASEMENT PER DOCUMENT NO. 33702, RECORDED FEBRUARY 27, 1968, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
17. CENTERLINE OF A 20' WIDE NATURAL DRAINAGE EASEMENT PER PARCEL MAP NO. 974 FOR EVA LOMPA AND FIRST INTERSTATE BANK, RECORDED JUNE 27, 1983, FILE NO. 19350, OFFICIAL RECORDS OF CARSON CITY NEVADA.
18. 10' PUE PER RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CARSON CITY SCHOOL DISTRICT, RECORDED JANUARY 16, 1992, FILE NO. 124203, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

NOTES

1. TOTAL AREA: 28.62 ACRES (AREA TABULATIONS ON SHEET 2 HEREIN)
2. THERE ARE NO WELLS OR SEPTIC TANKS ON THIS SITE.
3. ALL LOTS ARE REQUIRED TO HOOK-UP TO CITY WATER AND SEWER SYSTEMS.
4. ALL DEVELOPMENT SHALL BE IN ACCORD WITH TENTATIVE MAP SUB-2021-0399 AND ITS ASSOCIATED CONDITIONS OF APPROVAL.
5. A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON OPEN SPACES SHOWN HEREON.
6. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
7. SEE TYPICAL LOT EASEMENTS DETAIL TO RIGHT ON THIS PAGE.
8. ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON SHALL INCLUDE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
9. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
10. UPON DEVELOPMENT, ALL LOTS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LATERALS OF SUFFICIENT SIZE TO SERVE EACH LOT, INCLUDING ANY OVERSIZING REQUIRED PER THE PROVISIONS OF CCMC 12.01 AND 12.05.
11. RIGHT OF WAY TO BE OFFERED FOR DEDICATION TO CARSON CITY WITH THIS FINAL MAP ARE: MATTERHORN LANE, MONROE AVE, DOLLY AVE, DEVIN AVE AND A PORTION OF HARVEY ST (8.88 ACRES ±), AND PARCELS "D", "E", "F", "G" & "H" SHOWN HEREON ARE HEREBY DEEDED TO CARSON CITY IN FEE TITLE.
12. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION AND SIERRA PACIFIC POWER COMPANY, DBA NV. ENERGY WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.
13. THE LANDSCAPE MAINTENANCE DISTRICT (LMD) SHALL BE FUNDED THROUGH A MAINTENANCE DISTRICT OR SIMILAR INSTRUMENT PRIOR TO THE FINAL MAP APPROVAL.
14. THE MINIMUM RESIDENTIAL LOT SIZE IS 4,500 SQUARE FEET PER TENTATIVE MAP APPROVED ON JULY 8, 2022.
15. ALL COMMON OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. THE FIVE-FOOT (5') LANDSCAPE BUFFER OVER THE NORTHERLY PORTION OF LOT 5 IS ALSO A NO-BUILD EASEMENT.
17. THE MINIMUM RESIDENTIAL LOT SIZE SHOWN ON THIS PLAT IS 4,320 SQUARE FEET.

LINE, CURVE & RADIAL BEARING TABLES

SEE SHEET 3

BASIS OF BEARINGS

SEE SHEET 3

ZONING

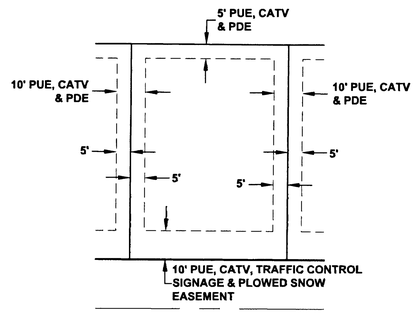
1) CURRENT MASTER PLAN: MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, OPEN SPACE & MIXED USE COMMERCIAL.
2) CURRENT ZONING DISTRICT: GC-SPA, MFA-SPA & MFD-SPA

LEGEND

- ◎ STANDARD STREET MONUMENT TO BE SET "PLS 11194"
- ⌀ DIMENSION POINT, NOTHING FOUND OR SET
- ● FOUND MONUMENT AS NOTED
- ◉ FOUND STANDARD STREET MONUMENT IN WELL
- FOUND 1/4 SECTION CORNER
- GEODETIC CONTROL POINT AS NOTED
- STREET NAME CHANGE
- ⊥ OR ○ TYPICAL PROPERTY CORNER – 5/8" REBAR & CAP OR NAIL & WASHER "PLS 11194" AT REAR OF LOT AND EITHER 5/8" REBAR & CAP "PLS 11194" OR NAIL & WASHER AT FRONT LOT CORNER OR CURB SCRIBE ON PROJECTION OF LOT LINE
- ADJOINER LOT LINES
- CENTERLINE ROADWAY
- EASEMENT LINE
- FEMA LINE
- PROPERTY LINES
- SECTION LINE
- GRAPHIC BORDER
- TIE
- () RECORD INFORMATION
- (R1) REFERENCE NUMBER
- (R) RADIAL BEARING
- RB1 RADIAL BEARING NUMBER
- COS COMMON OPEN SPACE
- PM PARCEL MAP
- RS RECORD OF SURVEY
- SF SQUARE FOOT
- APN ASSESSOR PARCEL NUMBER
- PDE PUBLIC DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- CATV CABLE TELEVISION EASEMENT
- LMD LANDSCAPE MAINTENANCE DISTRICT

AREAS

AREA NAME	SQ. FT.	ACRES
LOTS 1-20	91,129	2.09
LOTS 94-137	206,498	4.74
PARCEL A	459,039	10.54
PARCEL B	32,699	0.75
PARCEL C	464,850	10.67
LANDSCAPE MAIN. DIST. D, E, F, G & H	104,042	2.39
COMMON OPEN SPACE 4-12	674,118	15.48
ROWS	386,599	8.88
TOTAL	**2,418,974**	**55.53**



TYPICAL LOT EASEMENTS

NOT TO SCALE

SETBACKS

FRONT:	15 FEET
DRIVEWAY:	20 FEET
SIDE:	5 FEET
STREET SIDE:	10 FEET
REAR:	10 FEET

PROFESSIONAL SEAL

ERIC SNYDER
EXP: 06-30-26
STATE OF NEVADA
No. 11194
PROFESSIONAL LAND SURVEYOR

11/07/2024

OFFICIAL PLAT
FOR
BLACKSTONE RANCH NORTH, PHASE 1
A COMMON OPEN SPACE DEVELOPMENT
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 3037, PARCEL 2 OF PARCEL MAP NO. 3037 & E. LOMPA PARCEL OF RS MAP NO. 1916 SITUATE WITHIN SECTION 16, T15N, R20E, M.D.M., CARSON CITY, NEVADA

CFA, a **Bowman** company
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BLVD. | RENO, NV 89502
775-856-1150 MAIN | CFARENO.COM

JOB NO.	22025.01
DRAWN BY	DRE
CHECKED BY	EVS
DATE	OCT. 21, 2024
SHEET	2 OF 5

3116-A

3116-A

CALCULATED CARSON CITY GPS CONTROL POINT "CC076" 2" BRASS DISC

GROUND COORDINATES (RECORD) N:14745510.18 E: 2283646.87

GROUND COORDINATES N 14738207.57 E 2297116.65

GOLD DUST CARSON CITY LLC PARCEL 2 PM 2903 (R3) APN: 008-152-26

MYERS FAMILY EX TRUST PARCEL 4 PM 3037 (R6) APN: 010-041-41

PARCEL A ±10.53 ACRES (RESULTANT PER THIS MAP)

PARCEL B ±32.699 S.F. (RESULTANT PER THIS MAP)

PARCEL C ±10.67 ACRES (RESULTANT PER THIS MAP)

PARCEL "D" ±9,213 SF

PARCEL "E" 27216 SF±

PARCEL "F" 5724 SF±

PARCEL "G" ±18,279 SF

COS-5 51248 SF±

COS-6 56134 SF±

COS-7 9515 SF±

COS-8 2724 SF±

COS-9 11.92 ACRES

COS-10 4416 SF±

COS-11 ±4,191 SF

COS-12 22600 SF±

COS-4 3961 SF±

PRESERVE AREA EASEMENT TO BE GRANTED BY DOC NO.549057

5' LANDSCAPE BUFFER SEE NOTE 15

GRADING & MAINTENANCE EASEMENT TO BE GRANTED BY DOC NO. 540617.

INTERSTATE 580 (I-580) (VARIED WIDTH ROW AS SHOWN ON PM 3037) (R6)

MONROE AVE (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

HARVEY ST (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

MATTERHORN LN ROW 5.20 ACRES ± (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

DOLLY AVE (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

DEVIN AVE (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

LOT 1 5994 SF± · LOT 2 4955 SF± · LOT 3 4553 SF± · LOT 4 4518 SF± · LOT 5 4839 SF± · LOT 6 4320 SF± · LOT 7 4320 SF± · LOT 8 4320 SF± · LOT 9 4410 SF± · LOT 10 4453 SF± · LOT 11 4455 SF± · LOT 12 4457 SF± · LOT 13 4458 SF± · LOT 14 4465 SF± · LOT 15 4465 SF± · LOT 16 4468 SF± · LOT 17 7193 SF± · LOT 18 4418 SF± · LOT 19 4418 SF± · LOT 20 4418 SF± · LOT 94 6087 SF± · LOT 95 4523 SF± · LOT 96 4522 SF± · LOT 97 4523 SF± · LOT 98 4523 SF± · LOT 99 4523 SF± · LOT 100 4523 SF± · LOT 101 4523 SF± · LOT 102 4523 SF± · LOT 103 4523 SF± · LOT 104 4523 SF± · LOT 105 5025 SF± · LOT 106 4527 SF± · LOT 107 4527 SF± · LOT 108 4527 SF± · LOT 109 4527 SF± · LOT 110 4527 SF± · LOT 111 4527 SF± · LOT 112 4527 SF± · LOT 113 4527 SF± · LOT 114 4527 SF± · LOT 115 4527 SF± · LOT 116 5632 SF± · LOT 117 7193 SF± · LOT 118 4630 SF± · LOT 119 4630 SF± · LOT 120 4630 SF± · LOT 121 4630 SF± · LOT 122 4630 SF± · LOT 123 4630 SF± · LOT 124 4630 SF± · LOT 125 4630 SF± · LOT 126 4628 SF± · LOT 127 4662 SF± · LOT 128 4523 SF± · LOT 129 4522 SF± · LOT 130 4522 SF± · LOT 131 4522 SF± · LOT 132 4523 SF± · LOT 133 4523 SF± · LOT 134 4522 SF± · LOT 135 4522 SF± · LOT 136 5029 SF± · LOT 137 4524 SF±

SEE SHEET 5

SEE SHEET 4

RADIAL BEARING TABLE

#	DIRECTION
RB1	S74°52'09"E
RB2	S82°39'56"W
RB3	S75°30'35"E
RB4	S4°53'39"E
RB5	S16°50'16"E
RB6	S61°11'02"W
RB7	N27°26'05"W
RB8	S73°54'36"W
RB9	S75°56'38"W
RB10	N75°33'23"E
RB11	S89°28'08"W
RB12	N88°11'34"E
RB13	N00°47'12"W
RB14	N75°28'39"W
RB15	S84°28'46"W
RB16	S84°05'26"W

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N00°33'19"E	6.92'
L2	N89°25'57"W	208.14'
L3	N60°10'46"E	207.79'
L4	N30°15'46"W	81.25'
L5	N89°03'58"W	213.43'
L6	S23°16'47"E	159.48'
L7	S14°37'17"E	192.56'
L8	S03°12'48"E	266.24'
L9	N73°48'56"W	183.83'
L10	N00°33'19"E	3.75'
L11	N89°26'41"W	77.00'
L12	N55°00'22"E	4.01'
L13	S55°00'22"W	5.95'
L14	S30°15'46"E	41.65'
L15	N00°33'19"E	21.88'
L16	N47°28'54"W	10.55'
L17	S50°49'57"W	15.80'
L18	S50°49'57"W	14.80'
L19	S50°49'57"W	30.60'
L20	S30°15'46"E	14.04'
L21	N30°15'46"W	14.04'
L22	N30°15'46"W	45.00'
L23	S30°15'46"E	45.00'
L24	S30°15'46"E	50.04'
L25	N30°15'46"W	50.78'
L26	N50°49'57"E	61.64'
L27	N55°00'22"E	52.98'
L28	S79°59'20"E	51.94'
L29	N89°26'41"W	49.00'
L30	N89°26'41"W	49.00'
L31	N47°33'56"W	9.88'
L32	S15°55'09"E	15.55'
L33	N47°33'48"W	4.50'
L34	S47°28'54"E	17.57'
L35	N50°49'57"E	14.81'
L36	N47°33'56"W	15.27'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	90°00'00"	35.00'	54.98'
C2	07°53'23"	269.00'	37.04'
C3	02°59'23"	2200.00'	114.80'
C4	43°54'51"	30.00'	22.99'
C5	00°46'58"	75.50'	1.03'
C6	19°06'45"	75.50'	25.19'
C7	38°35'40"	75.50'	50.86'
C8	1°13'41"	2099.00'	44.99'
C9	1°13'41"	2195.00'	47.05'
C10	81°11'22"	20.50'	29.05'
C11	101°40'09"	20.50'	36.38'
C12	69°44'14"	20.50'	24.95'
C13	5°30'25"	125.00'	12.01'
C14	30°05'59"	125.00'	65.67'
C15	35°36'25"	125.00'	77.68'
C16	35°36'25"	150.00'	93.22'
C17	35°36'25"	175.00'	108.76'
C18	18°09'23"	175.00'	55.46'
C19	15°00'04"	175.00'	45.82'
C20	02°26'58"	175.00'	7.48'
C21	114°01'11"	20.50'	40.80'
C22	01°26'48"	1519.00'	38.36'
C23	90°00'00"	20.50'	32.20'
C24	02°49'41"	305.00'	15.05'
C25	05°32'52"	299.00'	28.95'
C26	13°11'07"	175.00'	40.27'
C27	15°36'39"	175.00'	47.68'
C28	10°59'03"	175.00'	33.55'
C29	39°46'49"	175.00'	121.50'
C30	00°57'45"	2195.00'	36.88'
C31	00°57'45"	2099.00'	35.27'
C32	00°21'18"	1569.00'	9.72'
C33	00°21'18"	1665.00'	10.32'
C34	01°38'57"	1665.00'	47.92'
C35	01°38'57"	1569.00'	45.16'
C36	01°38'53"	1569.00'	45.13'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C37	01°38'53"	1665.00'	47.89'
C38	01°38'52"	1665.00'	47.89'
C39	01°38'52"	1569.00'	45.13'
C40	01°38'44"	1569.00'	45.06'
C41	01°38'44"	1665.00'	47.82'
C42	01°38'42"	1665.00'	47.80'
C43	01°38'42"	1569.00'	45.04'
C44	01°38'40"	1569.00'	45.03'
C45	01°38'40"	1665.00'	47.78'
C46	01°38'37"	1665.00'	47.77'
C47	01°38'37"	1569.00'	45.01'
C48	01°07'49"	1569.00'	30.95'
C49	01°07'49"	1665.00'	32.84'
C50	39°46'49"	150.00'	104.14'
C51	81°36'07"	15.00'	21.36'
C52	15°27'38"	125.00'	33.73'
C53	15°23'17"	175.00'	47.00'
C54	88°58'46"	22.00'	34.17'
C55	15°27'36"	150.00'	40.47'
C56	15°27'38"	150.00'	40.48'
C57	98°23'45"	15.00'	25.76'
C58	09°10'56"	218.50'	35.02'
C59	06°20'51"	299.00'	33.12'
C60	10°16'07"	299.00'	53.59'
C61	16°21'26"	299.00'	85.36'
C62	00°17'28"	1665.00'	8.46'
C63	03°09'42"	1665.00'	91.88'
C64	03°38'02"	1665.00'	105.60'
C65	59°28'23"	12.00'	12.46'
C66	02°25'54"	1569.00'	66.59'
C67	01°56'17"	1569.00'	53.07'
C68	02°43'01"	1569.00'	74.40'
C69	49°48'56"	125.00'	108.68'
C70	21°57'26"	125.00'	47.90'
C71	27°51'33"	125.00'	60.78'
C72	18°44'16"	175.00'	57.23'
C73	00°50'00"	2074.00'	30.16'
C74	03°37'17"	2074.00'	131.09'

RADIAL BEARING TABLE (cont.)

#	DIRECTION
RB17	S25°58'56"E
RB18	S10°22'17"E
RB19	S74°49'22"W
RB20	S76°45'38"W
RB21	S84°12'28"W
RB22	S73°56'21"W

RADIAL BEARING TABLE (cont.)

#	DIRECTION
RB23	S68°58'11"W
RB24	S81°22'23"W
RB25	S01°50'12"E
RB26	S86°59'57"W
RB27	N85°31'33"W

LEGEND

- () RECORD INFORMATION
- (R1) REFERENCE NUMBER
- (R) RADIAL BEARING
- RB1 RADIAL BEARING NUMBER
- COS COMMON OPEN SPACE
- PM PARCEL MAP
- RS RECORD OF SURVEY
- SF SQUARE FOOT
- APN ASSESSOR PARCEL NUMBER
- PDE PUBLIC DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- CATV CABLE TELEVISION EASEMENT

- STANDARD STREET MONUMENT TO BE SET "PLS 11194"
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND STANDARD STREET MONUMENT IN WELL
- FOUND 1/4 SECTION CORNER
- GEODETIC CONTROL POINT AS NOTED
- STREET NAME CHANGE
- TYPICAL PROPERTY CORNER – 5/8" REBAR & CAP OR NAIL & WASHER "PLS 11194" AT REAR OF LOT AND EITHER 5/8" REBAR & CAP "PLS 11194" OR NAIL & WASHER AT FRONT LOT CORNER OR CURB SCRIBE ON PROJECTION OF LOT LINE
- ADJOINER LOT LINES
- CENTERLINE ROADWAY
- EASEMENT LINE
- FEMA LINE
- PROPERTY LINES
- SECTION LINE
- GRAPHIC BORDER
- TIE

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000200.

AREAS

SEE SHEET 2

FEMA NOTE

SUBJECT PROPERTY IS SITUATE WITHIN FEMA FLOOD DESIGNATION'S "ZONE X", "ZONE AO" AND "ZONE AE" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP'S (FIRM) NUMBER'S):

3200010092G – EFFECTIVE DATE: DECEMBER 22, 2016
3200010111H – EFFECTIVE DATE: JUNE 20, 2019
(THE FLOOD DESIGNATION LINES SHOWN HEREON WERE DOWNLOADED FROM THE FEMA WEBSITE AND APPROXIMATE IN NATURE)

PROFESSIONAL SEAL

NEVADA PROFESSIONAL LAND SURVEYOR ERIC V. SNYDER EXP: 06-30-26 STATE OF NEVADA No. 11194

12/11/2024

COMMON OPEN SPACE DEVELOPMENT
FOR
BLACKSTONE RANCH NORTH, PHASE 1
A COMMON OPEN SPACE DEVELOPMENT
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 3037, PARCEL 2 OF PARCEL MAP NO. 3037 & E. LOMPA PARCEL OF RS MAP NO. 1916
SITUATE WITHIN SECTION 16, T15N, R20E, M.D.M., CARSON CITY, NEVADA

CFA, a Bowman company
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BLVD. | RENO, NV 89502
775-856-1150 MAIN | CFARENO.COM

JOB NO.	22025.01
DRAWN BY	DRE
CHECKED BY	EVS
DATE	OCT. 21, 2024
SHEET	3 OF 5

Q:\NV-RENO-CF\PROJECTS\PROJECTS\22025.01\DWG\SURV\PLATS\PHASE 1\V-FPLT-LOMPA PH 1.DWG <ESNYDER> 12/11/2024 9:45 AM

316-B

316-B

Doc # 551983 12/23/2024 4 of 5

SEE SHEET 3

N89°26'41"W 623.93'

DEVIN AVE

N89°26'41"W 536.31' (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

LOT 105 25025 SF | LOT 104 4523 SF± | LOT 103 4523 SF± | LOT 102 4523 SF± | LOT 101 4523 SF± | LOT 100 4523 SF± | LOT 99 4523 SF± | LOT 98 4523 SF± | LOT 97 4523 SF± | LOT 96 4522 SF± | LOT 95 4523 SF± | LOT 94 6087 SF±

N89°26'41"W 567.72'

LOT 18 4418 SF± — S80°47'43"W 96.00' (R)

LOT 19 4418 SF± — S82°01'24"W 96.00' (R)

LOT 20 4418 SF± — S83°15'05"W 96.00' (R)

S84°28'46"W 96.00' (R)

C10 L=170.25' R=2099.00' Δ=4°38'51"

C11 L=292.99' R=1471.50' Δ=11°24'29"

L=83.89' R=2049.00' Δ=2°20'45"

RB16 RB15 L26

LOT 82 N.A.P. | LOT 83 N.A.P. | LOT 84 N.A.P. | LOT 85 N.A.P. | LOT 86 N.A.P. | LOT 87 N.A.P. | LOT 88 N.A.P. | LOT 89 N.A.P. | LOT 90 N.A.P. | LOT 91 N.A.P. | LOT 92 N.A.P. | LOT 93 N.A.P.

LOT 21 N.A.P. | LOT 22 N.A.P. | LOT 23 N.A.P. | LOT 24 N.A.P. | LOT 25 N.A.P. | LOT 26 N.A.P. | LOT 27 N.A.P. | LOT 28 N.A.P. | LOT 29 N.A.P. | LOT 30 N.A.P. | LOT 31 N.A.P. | LOT 32 N.A.P. | LOT 33 N.A.P. | LOT 34 N.A.P.

50' WIDE SANITARY SEWER EASEMENT GRANTED BY THIS MAP

S89°26'41"E 626.71'

RB28

DIVE AVE N.A.P.

S89°26'41"E 559.37'

L29

Δ=88°18'49" R=20.50' L=31.60'

L=44.99'

LOT 81 N.A.P. | LOT 80 N.A.P. | LOT 79 N.A.P. | LOT 78 N.A.P. | LOT 77 N.A.P. | LOT 76 N.A.P. | LOT 75 N.A.P. | LOT 74 N.A.P. | LOT 73 N.A.P. | LOT 72 N.A.P. | LOT 71 N.A.P. | LOT 70 N.A.P.

R=2099.00' L=200.48' Δ=1°13'41"

LOT 58 N.A.P. | LOT 59 N.A.P. | LOT 60 N.A.P. | LOT 61 N.A.P. | LOT 62 N.A.P. | LOT 63 N.A.P. | LOT 64 N.A.P. | LOT 65 N.A.P. | LOT 66 N.A.P. | LOT 67 N.A.P. | LOT 68 N.A.P. | LOT 69 N.A.P.

R=2049.00' Δ=5°36'19" L=767.85'

L30

RB27

COS-3 N.A.P.

KONA AVE N.A.P.

HARVEY ST N.A.P.

LOT 57 N.A.P. | LOT 56 N.A.P. | LOT 55 N.A.P. | LOT 54 N.A.P. | LOT 53 N.A.P. | LOT 52 N.A.P. | LOT 51 N.A.P. | LOT 50 N.A.P. | LOT 49 N.A.P. | LOT 48 N.A.P. | LOT 47 N.A.P. | LOT 46 N.A.P.

COS-1 N.A.P.

LOT 45 N.A.P.

LOT 35 N.A.P. | LOT 36 N.A.P. | LOT 37 N.A.P. | LOT 38 N.A.P. | LOT 39 N.A.P. | LOT 40 N.A.P. | LOT 41 N.A.P. | LOT 42 N.A.P. | LOT 43 N.A.P. | LOT 44 N.A.P.

E. ROBINSON ST N.A.P.

COS-2 N.A.P.

S89°31'50"E 445.48'

204.88'

S82°36'17"E 413.42'

RB14 RB3 208.54' N89°26'41"W 5.15'

N14°48'07"E 23.93'

N89°26'41"W 638.28'

N89°26'41"W 643.43'

S82°36'17"E 206.02'

Δ=1°20'32" R=2140.00' L=50.14'

50' WIDE WATERLINE EASEMENT GRANTED BY THIS MAP

50' WIDE SANITARY SEWER EASEMENT GRANTED BY THIS MAP

S86°55'26"E 281.58'

Δ=1°20'25" R=2140.00' L=50.06'

N86°55'26"W 334.69'

Δ=20°02'35"

GRADING & MAINTENANCE EASEMENT GRANTED BY DOC NO. 540617.

WATERLINE EASEMENT GRANTED PER INSTRUMENT NO: 547167

S3°12'48"E 266.24'

INTERSTATE 580 (I-580) (VARIED WIDTH ROW AS SHOWN ON PM 3037) (R6)

Δ=23°05'01" R=2140.00' L=862.17'

PARCEL C ±10.67 ACRES (RESULTANT PER THIS MAP)

N0°33'19"E 860.74'

31.50' 49.00' 251.00' 288.08' 163.08'

MATTERHORN LN (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

S0°33'19"W 765.08'

DETAIL "A"

Δ=38°51'07" R=75.50' L=51.20'

C1

RD LOMPA LLC PARCEL B1 RS 3007 (R5) APN: 010-041-40

MYERS FAMILY EXEMPT TRUST PARCEL 1 PM 3037 (R6) APN: 010-041-44

DETAIL "A"

PHASE 2 N.A.P.

N0°33'19"E 860.74'

MATTERHORN LN (OFFERED FOR DEDICATION TO CARSON CITY WITH THIS MAP)

N0°33'19"E 765.08' 163.08'

31.50' L11 45.50' 3.50' L10

N89°26'41"W 516.32'

FOUND 5/8" REBAR WITH PLASTIC CAP "PLS 19716"

FOUND 5/8" REBAR WITH PLASTIC CAP "PLS 19716"

C1 C4 C7 C6 C5 RB1

L=71.10' R=75.50' Δ=54°00'00"

N89°26'41"W 643.43'

RD LOMPA LLC PARCEL B1 RS 3007 (R5) APN: 010-041-40

MYERS FAMILY EXEMPT TRUST PARCEL 1 PM 3037 (R6) APN: 010-041-44

SEE RIGHT

SEE LEFT

MYERS FAMILY EXEMPT TRUST PARCEL 1 PM 3037 (R6) APN: 010-041-44

N17°28'48"E 795.80'

COS-9 11.92 ACRES

S19°52'13"W 837.06'

INTERSTATE 580 (I-580) (VARIED WIDTH ROW AS SHOWN ON PM 3037) (R6)

GROUND COORDINATES N 14735610.42 E 2297153.18

N73°48'56"W 183.83'

3159.19' (TIE)

RD LOMPA LLC PARCEL B1 RS 3007 (R5) APN: 010-041-40

N1°25'10"E 3183.39'

CALCULATED CARSON CITY GPS CONTROL POINT "CC019" 2" BRASS DISC

GROUND COORDINATES (RECORD) N:14735235.33 E: 2294016.37

S89°38'53"E 5245.59' (TIE)

CALCULATED CARSON CITY GPS CONTROL POINT "433234M" 2" NDOT BRASS DISC

GROUND COORDINATES (RECORD) N:14735203.12 E: 2299261.86

LINE, CURVE & RADIAL BEARING TABLES

SEE SHEET 3

BASIS OF BEARINGS

SEE SHEET 3

LEGEND

SEE SHEETS 2, 3 & 5

AREAS

SEE SHEET 2

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

PROFESSIONAL SEAL

LAND SURVEYOR ERIC V. SNYDER EXP: 06-30-26 No 11914 STATE OF NEVADA PROFESSIONAL

10/22/2024

COMMON OPEN SPACE DEVELOPMENT FOR

BLACKSTONE RANCH NORTH, PHASE 1

A COMMON OPEN SPACE DEVELOPMENT
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 3037, PARCEL 2 OF PARCEL MAP NO. 3037 & E. LOMPA PARCEL OF RS MAP NO. 1916
SITUATE WITHIN SECTION 16, T15N, R20E, M.D.M., CARSON CITY, NEVADA

CFA, a Bowman company
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BLVD. | RENO, NV 89502
775-856-1150 MAIN | CFARENO.COM

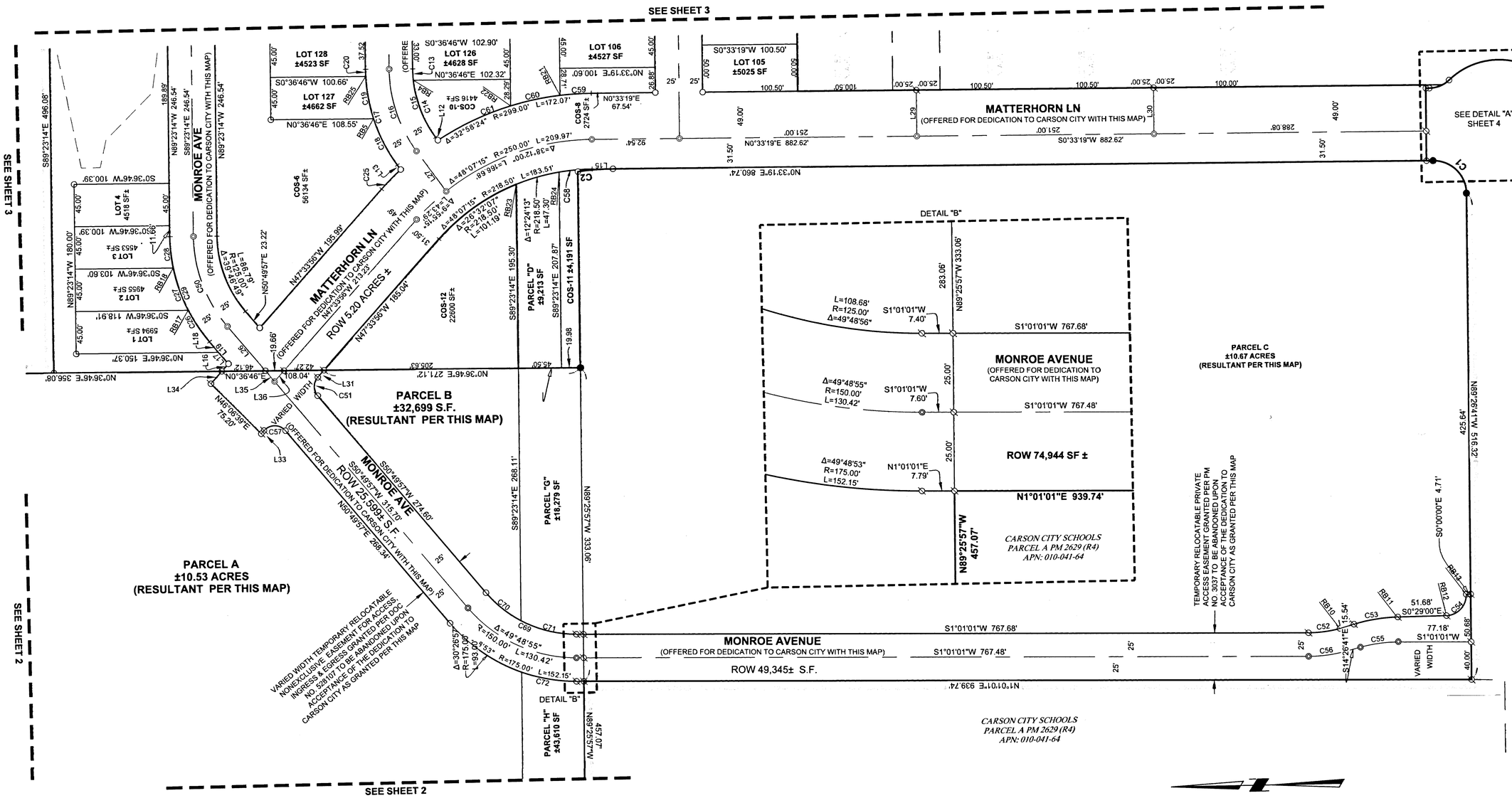
JOB NO.	22025.01
DRAWN BY	DRE
CHECKED BY	EVS
DATE	OCT. 16, 2024
SHEET	4 OF 5

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104

Doc # 551983 12/23/2024 5 of 5



LEGEND

- ◎ STANDARD STREET MONUMENT TO BE SET "PLS 11194"
- ∅ DIMENSION POINT, NOTHING FOUND OR SET
- ● FOUND MONUMENT AS NOTED
- ◉ FOUND STANDARD STREET MONUMENT IN WELL
- FOUND 1/4 SECTION CORNER
- △ GEODETIC CONTROL POINT AS NOTED
- STREET NAME CHANGE
- OR ○ TYPICAL PROPERTY CORNER – 5/8" REBAR & CAP OR NAIL & WASHER "PLS 11194" AT REAR OF LOT AND EITHER 5/8" REBAR & CAP "PLS 11194" OR NAIL & WASHER AT FRONT LOT CORNER OR CURB SCRIBE ON PROJECTION OF LOT LINE
- ADJOINER LOT LINES
- CENTERLINE ROADWAY
- EASEMENT LINE
- FEMA LINE
- PROPERTY LINES
- SECTION LINE
- GRAPHIC BORDER
- TIE

- () RECORD INFORMATION
- (R1) REFERENCE NUMBER
- (R) RADIAL BEARING
- RB1 RADIAL BEARING NUMBER
- COS COMMON OPEN SPACE
- PM PARCEL MAP
- RS RECORD OF SURVEY
- SF SQUARE FOOT
- APN ASSESSOR PARCEL NUMBER
- PDE PUBLIC DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- CATV CABLE TELEVISION EASEMENT

LINE, CURVE & RADIAL BEARING TABLES

SEE SHEET 3

BASIS OF BEARINGS

SEE SHEET 3

AREAS

SEE SHEET 2

REFERENCES

1. PARCEL MAP NO. 974 FOR EVA LOMPA AND THE FIRST INTERSTATE BANK, RECORDED JUNE 27, 1983, AS FILE NO. 19350, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
2. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 1916 FOR CARSON CITY SCHOOL DISTRICT, RECORDED JANUARY 16, 1992, AS FILE NO. 124203, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
3. PARCEL MAP NO. 2903 FOR CLARK AND JEAN RUSSELL FAMILY TRUST DATED OCTOBER 10, 1989, RECORDED FEBRUARY 3, 2017, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
4. PARCEL MAP NO. 2629 FOR CARSON CITY SCHOOL DISTRICT (05-126), RECORDED JANUARY 24, 2007, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
5. RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 3007 FOR THE MYERS FAMILY EXEMPT TRUST, RECORDED FEBRUARY 19, 2021, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
6. PARCEL MAP NO. 3037 FOR THE MYERS FAMILY EXEMPT TRUST, RECORDED JANUARY 14, 2022, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

PROFESSIONAL SEAL

NEVADA LAND SURVEYOR ERIC V. SNYDER EXP: 06-30-26 STATE OF NEVADA PROFESSIONAL 11194

10/22/24

COMMON OPEN SPACE DEVELOPMENT
FOR
BLACKSTONE RANCH NORTH, PHASE 1
A COMMON OPEN SPACE DEVELOPMENT
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 3037, PARCEL 2 OF PARCEL MAP NO. 3037 & E. LOMPA PARCEL OF RS MAP NO. 1916
SITUATE WITHIN SECTION 16, T15N, R20E, M.D.M., CARSON CITY, NEVADA

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JOB NO.	22025.01
DRAWN BY	DRE
CHECKED BY	EVS
DATE	OCT. 21, 2024
SHEET	5 OF 5

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D-913

3116-D

DISCLAIMER

HISTORICAL DOCUMENTS ARE CURRENTLY UNDER CONSTRUCTION AND MAY NOT BE SHOWN. DISCREPANCIES ARE BEING CORRECTED.

Property Information

Parcel ID
010-041-85
Tax Year
2026
Land Use Group
FARM
Land Use
610 - Agricultural Not Qualified per NRS 361A for Deferment - Vacant
Zoning
A
Tax District
024 - Eagle Valley
Site Address
SEC 16 15/20
Neighborhood
111 - Book 10, Lompa Ranch East
Parcel Acreage
10.5300
Assessed Value
232,623
Tax Rate
0.0000
Tax Cap
High Cap
Tax Cap Returned
Total Tax Fiscal Year (2026 - 2027)
$0.00
Total Unpaid All Years
$0.00
Pay Taxes
Public Notes
RANCHER STATEMENTS / FINANCIALS NOT RETURNED BY THE JUNE 30, 2022 DEADLINE.
AG DEFERRED LIENS THRU 2028/2029 **REMAINING AG LIENS MUST BE PAID UPON SALE OR MAP RECORDING.

No Photos & Sketches

Assessments

Assessor Descriptions

No Personal Exemptions

No Billing Information

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
⌄	(2025 - 2026)	$14,430.68	$14,430.68	$0.00

Installment 1

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
8/18/2025	$3,341.37	$0.00	$133.65	$3,475.02	$3,475.02	$0.00

Installment 2

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
10/6/2025	$3,340.10	$0.00	$334.07	$3,674.17	$3,674.17	$0.00

Installment 3

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
1/5/2026	$3,340.10	$0.00	$601.29	$3,941.39	$3,941.39	$0.00

Installment 4

Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Total Paid	Total Unpaid
3/2/2026	$3,340.10	$0.00	$0.00	$3,340.10	$3,340.10	$0.00

Related Names

CURRENT OWNER FOR 2026 (2026 - 2027)

Name
MYERS, JOSHUA G TRUSTEE
Mailing Address
Status
Current

CURRENT OWNER FOR 2026 (2026 - 2027)

Name
MYERS FAMILY EXEMPT TR 3/16/17
Mailing Address
Status
Current

CURRENT Mail To FOR 2026 (2026 - 2027)

Name
MYERS FAMILY EXEMPT TR 3/16/17
Mailing Address
JOSHUA G MYERS, TRUSTEE
10645 N ORACLE RD #121-204
ORO VALLEY, AZ 85737
Status
Current

No Personal Property

No Structure Information

Sales History

Genealogy

Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	01004152	A	2025	2025	Yes

No Taxing Bodies Information

© 2026 DEVNET, Inc
Data updated: 2026-05-28 17:15:00
wEdge Version: 5.1.9628.14968
Assembly Date: 2026/05/12

STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **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. (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 background and analysis.

Background/Issues & Analysis
See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation
Nevada Revised Statutes (â€œNRSâ€) 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-2026-0104 (1114 Curry St. Abandonment)-SR_07.29.26.pdf

Draft Order with Exhibits.pdf

Combined Application_AB-2026-0104.pdf

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

_____
(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2026

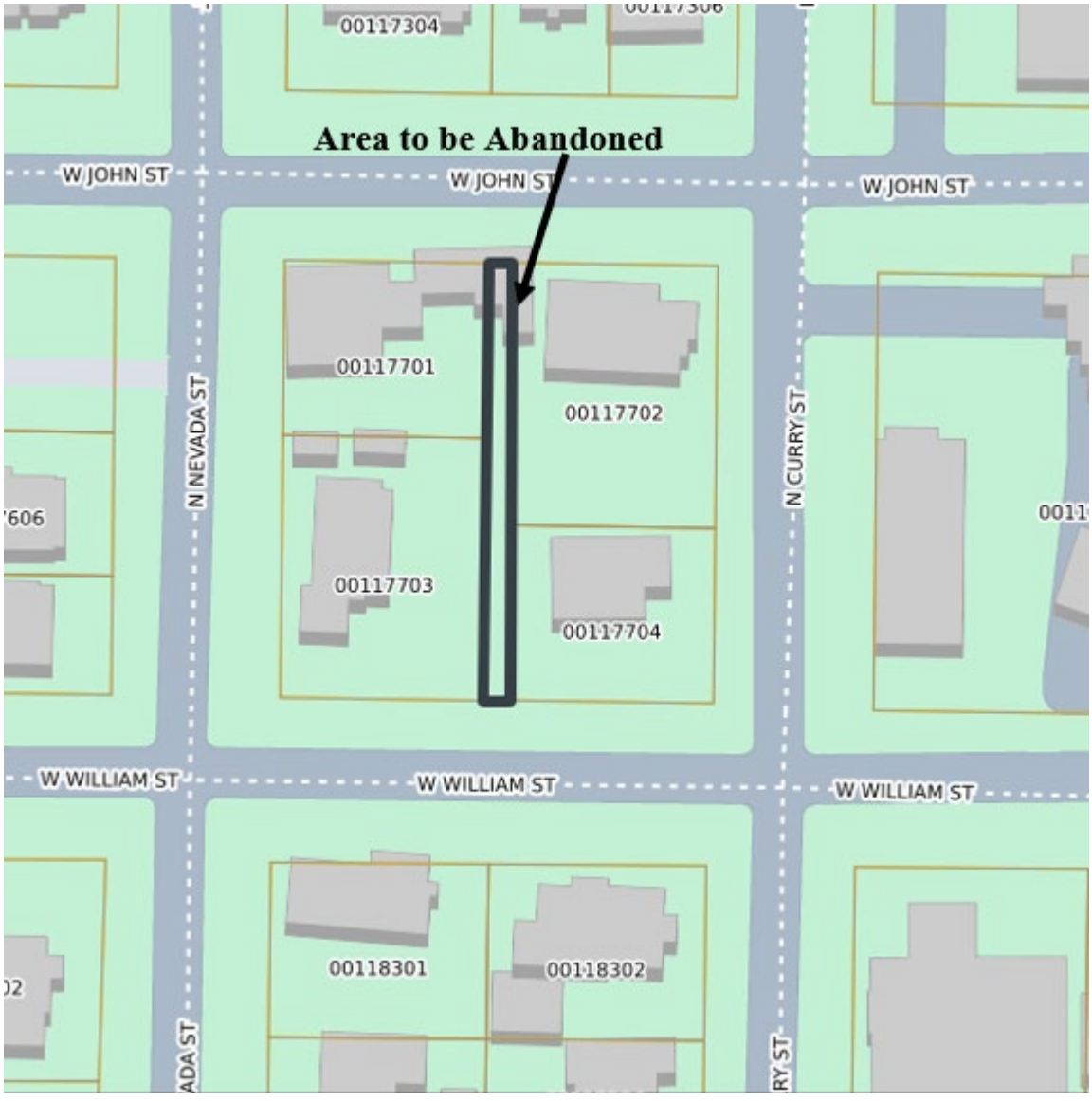
FILE NUMBER: AB-2026-0104

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 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. (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, a utility easement must be reserved to accommodate existing NV Energy facilities in the abandonment area.

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: 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 / gas station and convenience store
- WEST: Residential Office (RO)/ duplex
- NORTH: Retail Commercial (RC) / single family residence and restaurant
- SOUTH: DTMU / physical therapy office

DISCUSSION:
The subject abandonment area consists of a 10-foot-wide alley that runs north to south, west of N Curry Street and east of N Nevada Street. The alley is shown on the Curry Addition map (Map No. 191) recorded on May 15, 1963. The area to be abandoned is approximately 1,682.5 square feet in size. The request is being made to accommodate development plans for the property at 1114 N Curry Street. Although the proposed development only impacts one parcel, staff encourage the applicant to come forward with an abandonment for the entire alley. Per NRS 278.480(7), upon recordation of an order of abandonment, the alley will revert to the abutting property owners.

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 mail to the abutting property owners per NRS 278.480 on July 10, 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 July 29,

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.

CONDITIONS OF APPROVAL:

- A public utility easement must be reserved for the utilities that will be located on the property.

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

What is the chain of title of the right-of-way?
The 10' wide alley was created and offered for dedication by the Curry Addition in 1963 (Map #191).

1. Will the abandonment result in material injury to the public?
No. The proposed abandonment will not result in material injury to the public. The 10-foot-wide alley on APNs 001-177-01, -02, -03, -04 is not in use as a public right-of-way.

2. What is the history regarding the street being dedicated or not?
The 10' wide alley was created and offered for dedication by the Curry Addition in 1963 (Map #191).

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

4. If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?
Development Engineering has no comment on this finding.

5. What is the applicability of the parking value analysis applied to this request?
There was no parking value in the alleyway proposed for abandonment.

6. Should utilities easements be reserved, continued or vacated?
NV Energy company has indicated that they have existing utilities in the right-of-way and desire a public utility easement (PUE) to be reserved.

7. Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?
There are no conditions provided by Development Engineering for this application.

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 will not result in material injury to the public. The alley is not actively used as public right-of-way. Development on adjacent parcels has spilled over into the alley. A condition is recommended to ensure that all utilities that require a public utility easement will be accommodated

should the abandonment be approved.

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

The 10’ wide alley was created and offered for dedication by Curry Addition in 1963 (Map #191). There is no indication that the City ever paid for the right-of-way.

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

The right of way was dedicated by the Curry Addition map (Map # 191), no fee was exchanged, and 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?**

Approval of the proposed abandonment will not affect the public. However, the abandonment will facilitate development of one of the parcels in which the abandonment area will return.

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

Development from the adjacent parcels has spilled over into the alley. On-street parking is not available on this right-of-way; therefore, the abandonment will not have a negative impact on on-street parking available adjacent to other parcels and each property has on-site parking available.

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

NV Energy has indicated that they have an existing utility in the subject right-of-way and has requested a public utility easement be reserved. Staff has included a condition of approval requiring the establishment of the required easement prior to recordation of the order of abandonment.

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 as well as conditions requiring the reservation of an easement to accommodate existing NV Energy facilities.

ORDER OF ABANDONMENT
AB-2026-0104

AN ORDER ABANDONING A 10-FOOT-WIDE ALLEY, APPROXIMATELY 1,682.5 SQUARE FEET IN SIZE, RUNNING NORTH TO 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.

WHEREAS, on June 11, 2026, Villoria, Oliphant, Oster & Aman, LLP ("Applicant") duly filed a written application seeking vacation and abandonment of a 10-foot-wide, 1,682.5 square foot alley; 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 July 29, 2026. At the public hearing, testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject alley 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 August 6, 2026, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the alley 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 alley are more particularly described on the attached Exhibit A and depicted in attached Exhibit B and resultant parcels are described on attached Exhibits C through F and depicted in attached Exhibit G.

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described alley is 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 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 order, a utility easement must be reserved to accommodate existing NV Energy facilities in the abandonment area.

ORDERED this 6TH day of August, 2026, by the Carson City Board of Supervisors.

_____
LORI BAGWELL, MAYOR

ATTEST:

_____
WILLIAM SCOTT HOEN, Clerk-Recorder

DRAFT

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
ALLEY TO BE ABANDONED

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada; the 10' wide alley as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493 in the Official Records of Carson City, Nevada more particularly described as follows:

COMMENCING at the Northwest corner of said Block 9, THENCE along the northerly line of said Block 9, South 88°58'29" East, 82.28 feet to the Northeast corner of said Lot 10, Block 9 and the **POINT OF BEGINNING**;

THENCE continuing along the northerly line of said Block 9, South 88°58'29" East, 10.00 feet to the Northwest corner of said Lot 5, Block 9;

THENCE departing the Northwest corner of Lot 5, Block 9, southerly along the westerly line of Lots 5, 4, 3, 2, AND 1, South 1° 12' 01" West, 168.26 feet to the Southwest corner of said Lot 1, Block 9;

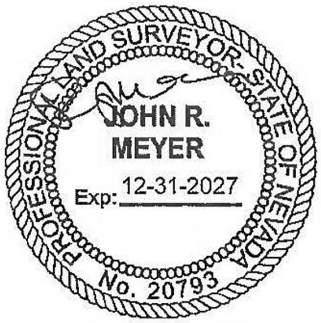
THENCE departing the Southwest corner of Lot 1, Block 9, North 88° 53' 47" West, 10.00 feet to the Southeast corner of Lot 6, Block 9;

THENCE northerly along the easterly line of Lots 6, 7, 8, 9, AND 10, North 1° 12' 01" East, 168.25 feet to the Northeast corner of said Lot 10, Block 9 and **THE POINT OF BEGINNING**.

AREA = 1683 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511

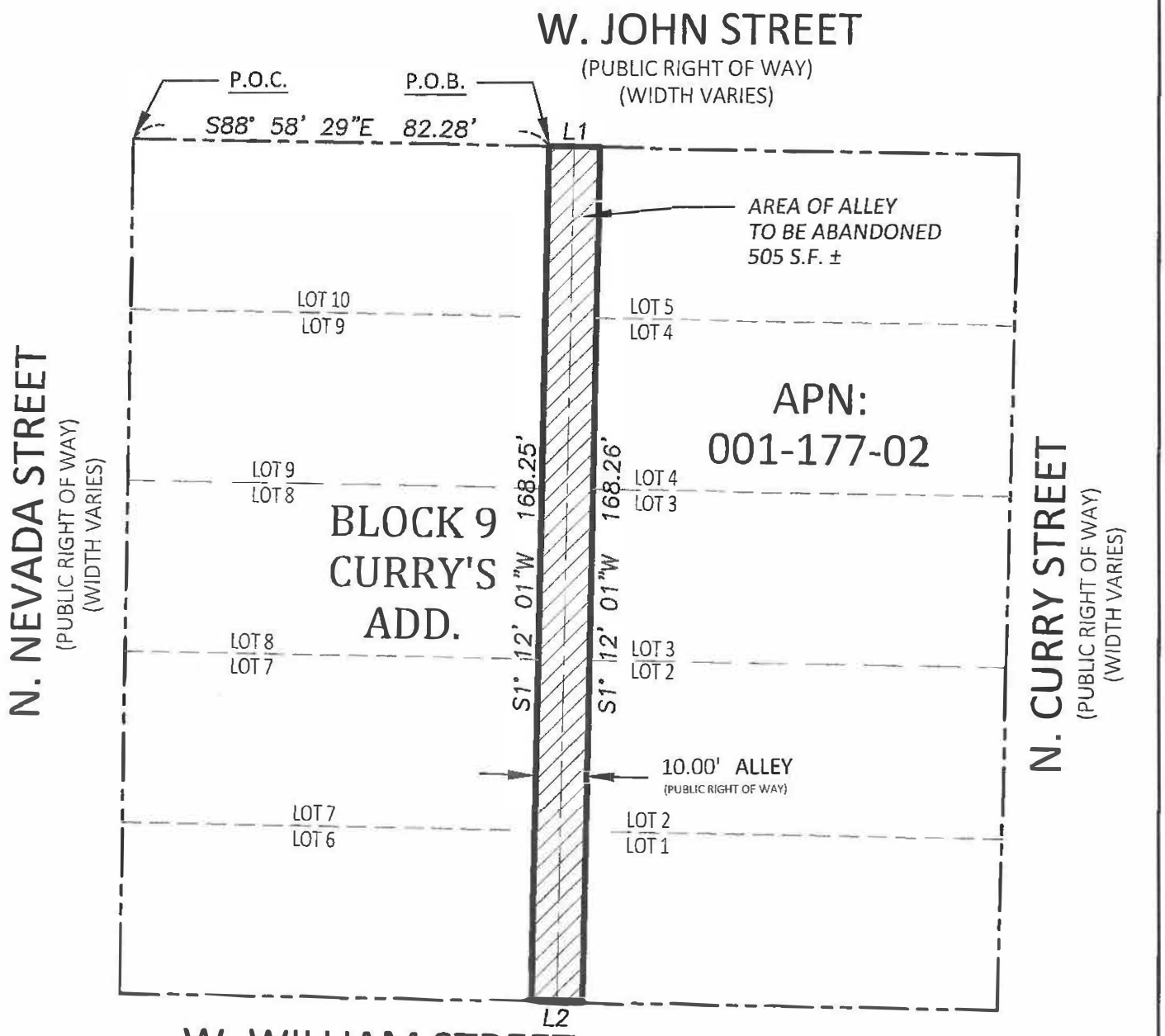


06/17/2026

John Randolph Meyer
NV PLS 20793

John Randolph Meyer

Digitally signed by John Randolph Meyer
Date: 2026.06.17 13:58:51 -07'00'



LEGEND

AREA TO BE ABANDONED

PROPERTY ADJACENT

RIGHT OF WAY LINE

CENTER LINE

Parcel Line Table		
Line #	Length	Direction
L1	10.00	S88° 58' 29.00"E
L2	10.00	S88° 53' 05.25"E

N

SCALE IN FEET

30' 0' 30' 60'

1 OF 1

EXHIBIT "B"
MAP TO SUPPORT LEGAL DESCRIPTION FOR
ALLEY TO BE ABANDONED
SITUATE WITHIN A PORTION OF THE
NW1/4 OF THE NW1/4 OF
OF SEC. 17, T.15N., R.20E., M.D.M
CARSON CITY, NEVADA

SCALE: 1' = 30'

DRAWN BY: JROB

DATE: 06/10/26

MEYER SURVEYING

MEYER
SURVEYING
PO BOX 19193
RENO, NEVADA 89511
(775) 786-1166
www.meyersurvey.com

EXHIBIT "C"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-02

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

COMMENCING at the Northwest corner of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493, THENCE along the northerly line of said Block 9, South 88°58'29" East, 87.28 feet to the **POINT OF BEGINNING**;

THENCE continuing along the northerly line of said Block 9, South 88°58'29" East, 87.28 feet to the Northeast corner of said Block 9;

THENCE southerly along the easterly line of said Block 9, South 1° 27' 01" West, 101.07 feet to the southeasterly corner of Lot 3 of said Block 9;

THENCE departing the easterly line of said Block 9, North 88° 53' 47" West, 86.83 feet to a point on the centerline of the abandoned alley;

THENCE northerly along the centerline of the abandoned alley, North 1° 12' 01" East, 100.95 feet to the **POINT OF BEGINNING**;

AREA = 8,793 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY

EXHIBIT "D"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-04

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2 of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493,

THENCE South 88°53'47" East, 86.83;

THENCE South 1° 27' 01" West, 67.37 feet;

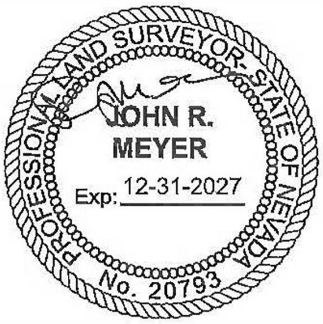
THENCE North 88° 51' 23" West, 86.54 feet;

THENCE North 1° 12' 01" East, 67.30 feet to the **POINT OF BEGINNING**;

AREA = 5,837 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY

EXHIBIT "E"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-03

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 8 of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493,

THENCE South 88°55'21" East, 86.98 feet;

THENCE South 1° 27' 01" West, 100.95 feet;

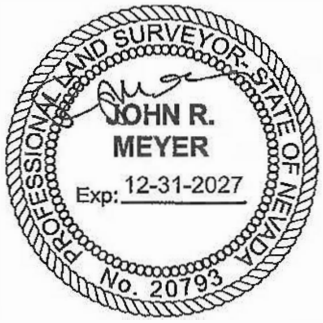
THENCE North 88° 51' 23" West, 86.54;

THENCE North 0° 57' 00" East, 100.85 feet;

AREA = 8,755 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY

EXHIBIT "F"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-01

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493,

THENCE South 88°58'29" East, 87.28 feet;

THENCE South 1° 27' 01" West, 67.30 feet;

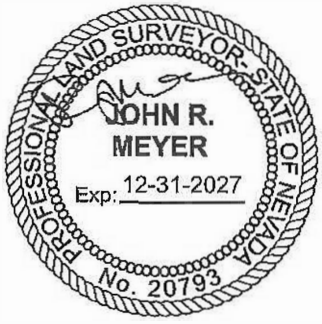
THENCE North 88° 55' 21" West, 86.98 feet;

THENCE North 0° 57' 00" East, 67.22 feet;

AREA = 5,860 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

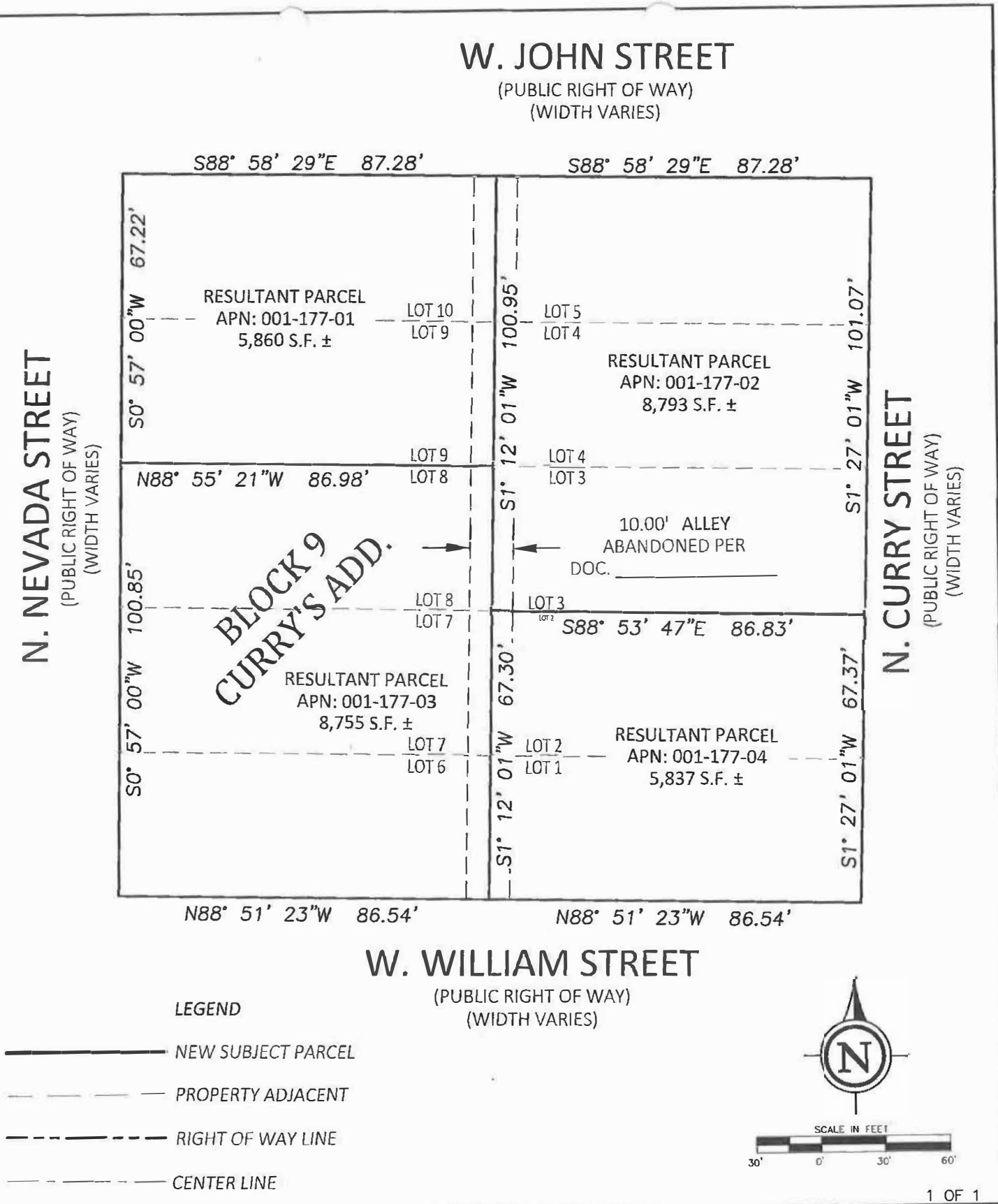
Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY



1 OF 1

EXHIBIT "G" MAP TO SUPPORT LEGAL DESCRIPTION FOR **RESULTANT PARCELS** SITUATE WITHIN A PORTION OF THE NW1/4 OF THE NW1/4 OF OF SEC. 17, T.15N., R.20E., M.D.M CARSON CITY, NEVADA	SCALE: 1' = 30' DRAWN BY: JROB DATE: 06/10/26	MEYER SURVEYING PO BOX 19193 RENO, NEVADA 89511 (775) 786-1166 www.meyersurvey.com

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

FILE # _____

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):

APN: 001-177-02

STREET ADDRESS:

1114 N. CURRY ST. CARSON CITY, NV

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

REQUEST FOR THE PARTIAL ABANDONMENT OF THE ALLEY ADJACENT TO THE SUBJECT PARCEL. THE PROPOSED AREA TO BE ABANDONED IS A 5' STRIP, WESTERLY OF THE PROPERTY LINE TO THE CENTERLINE OF THE ALLEY, AREA = 505 S.F. +/-.

THE NEED FOR THE ABANDONMENT IS TO MITIGATE THE EXISITNG STRUCURE (CARRAIGE HOUSE) THAT PARTIALLY ENCROACHES ON THE ALLEY. VARIOUS MAPS SHOW THE STRUCTURE MAY HAVE BEEN BUILT IN THE LATE 1800'S.

CARSON CITY STAFF HAS ADVISED THE APPLICANT THAT AN ABANDONMENT IS REQUIRED TO OBTAIN FUTURE BUILDING PERMIT(S). THERE ARE NO EXISITNG ALLEY IMPROVEMENTS, OBSERVED UTILITIES, OR OTHER PUBLIC USES WITHIN THE POROPOSED AREA OF ABANDONMENT. THE ADJACENT PROPERTIES HAVE ACCESS TO THE FOLLOWING PUBLIC R/W: N. CURRY ST, W. JOHN ST., N. NEVADA ST., AND W. WILLIAM ST. THERE WILL BE NO NEGATIVE OR ADVERSE AFFECT OF THIS ABANDONMENT TO THE ADJACENT PARCELS OR THE PUBLIC.

APPLICANT VILLORIA, OLIPHANT,OSTER & AMAN LLP	PHONE # [redacted]
MAILING ADDRESS, CITY, STATE, ZIP PO BOX 62 RENO, NV 89504	
~~EMAIL ADDRESS~~ →	
PROPERTY OWNER LYNNE PETERSON	PHONE # [redacted]
MAILING ADDRESS, CITY, STATE, ZIP 5411 Ethel Wy Carson City NV 89701	
EMAIL ADDRESS [redacted]	
APPLICANT/AGENT/REPRESENTATIVE MEYER SURVEYING	PHONE # [redacted]
MAILING ADDRESS, CITY, STATE, ZIP P.O. BOX 19193	
EMAIL ADDRESS [redacted]	

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

I, LYNNE PETERSON, 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.

L Peterson — Signature
5411 Ethel Wy CC NV 89701 — Address
6/11/26 — Date

This certificate is attached to a 1 *page document dated* 6/11/2026 *entitled* PROPERTY OWNERS AFFIDAVIT.

AFFIDAVIT/JURAT

State of NEVADA
County of CARSON CITY

I LYNNE PETERSON *(Name of person making statement)*, swear/affirm before DANIEL ALEXANDER *(Notary Public's name)* that the attached instrument is true and correct.

Sworn to and subscribed before me this 11TH day of JUNE, 2026 *(Year)*, by LYNNE PETERSON *(Name of person making statement)*.

Notary Public's Signature

DANIEL ALEXANDER
Notary Public's Name

DANIEL L ALEXANDER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 23-0248-12
MY APPT. EXPIRES MAY 30, 2027

(Seal)

Signer's Identity verified by:

- ☐ *Personally known to me*
- ☐ *Identity proven on the oath* _____ Name of credible witness
- ☒ *Identity proven on the basis of* NVDL 02 02026617 Description of identity card or other document

Copyright ©2020 American Association of Notaries, Inc. PO Box 630601 Houston, TX 77263 1-800-721-2663 www.usnotaries.com

MEYER SURVEYING

SURVEYING | MAPPING | GIS

John Randolph Meyer, PLS
Principal Surveyor

July 6, 2026

Project Description: 10’ Alley Abandonment

Subject Property:
1114 & 1102 N. Curry St / 1113 & 1103 N. William St.., Carson City, NV
APN: 001-177-01, 02, 03, & 04
Applicant/Agent: Meyer Surveying on behalf of:
Lynne Peterson (owner) & Villoria, Oliphant Oster & Aman LLP (buyer)

Overview of Request

This application requests the abandonment of the 10’ alley immediately (public right-of-way) adjacent to the subject parcels. Specifically, the full width of the 10’ alley running North-Soutb between W. John St and W. William St. encompassing an estimated area of approximately 505 square feet +/-.

Project Justification and Purpose

The primary objective of this abandonment is to resolve and mitigate existing encroachments. A historic carriage house and garage encroach into the public alley right-of-way. Historical maps indicate that this carriage house was likely constructed in the late 1800s, long predating modern zoning and setback standards.

Carson City administrative staff advised the applicant that this right-of-way abandonment is a mandatory prerequisite to clearing the property's title defects and obtaining future building permits for the site. Approval of this abandonment will legally adjust the property boundary to encompass the historic structure, facilitating future property maintenance and compliant development.

Public Interest and Impact Analysis

The proposed partial abandonment will not cause material injury, negative impacts, or adverse effects to adjacent parcels or the general public due to the following conditions:

- **Infrastructure & Utilities:** There are currently no physical alley improvements, active public uses maintained within the proposed 10-foot abandonment area. There is an existing Nevada Energy overhead service line to 1114 N. Curry St. NVE staff has requested a new easement for this line crossing affected 3rd party parcel APN:001-177-09.
- **Surrounding Access:** The abandonment will not leave any neighboring properties landlocked or restricted. All adjacent parcels maintain excellent, continuous access to the surrounding public right-of-way network, which includes N. Curry St., W. John St., N. Nevada St., and W. William St.
- **Public Benefit:** Legalizing the boundary of a century-old historic structure preserves the local historic fabric of Carson City and clears the path for code-compliant building improvements, which benefits the community at large.

Accompanying Submittals

To satisfy the requirements of Carson City Municipal Code (CCMC) 17.15, this project description is supported by an 8.5"x11" stamped site exhibit prepared by a licensed Professional Land Surveyor, complete legal descriptions of the abandonment area and resulting parcel, utility sign-offs, and a Title Report.

John R. Meyer
Nevada PLS #20793
(exp. 12-31-27)

MEYER SURVEYING

SURVEYING | MAPPING | GIS

John Randolph Meyer, PLS
Principal Surveyor

July 6, 2026

Project Justification: 10’ Alley Abandonment

Subject Property:
1114 & 1102 N. Curry St / 1113 & 1103 N. William St.., Carson City, NV
APN: 001-177-01, 02, 03, & 04
Applicant/Agent: Meyer Surveying on behalf of:
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Public Interest and Impact Analysis

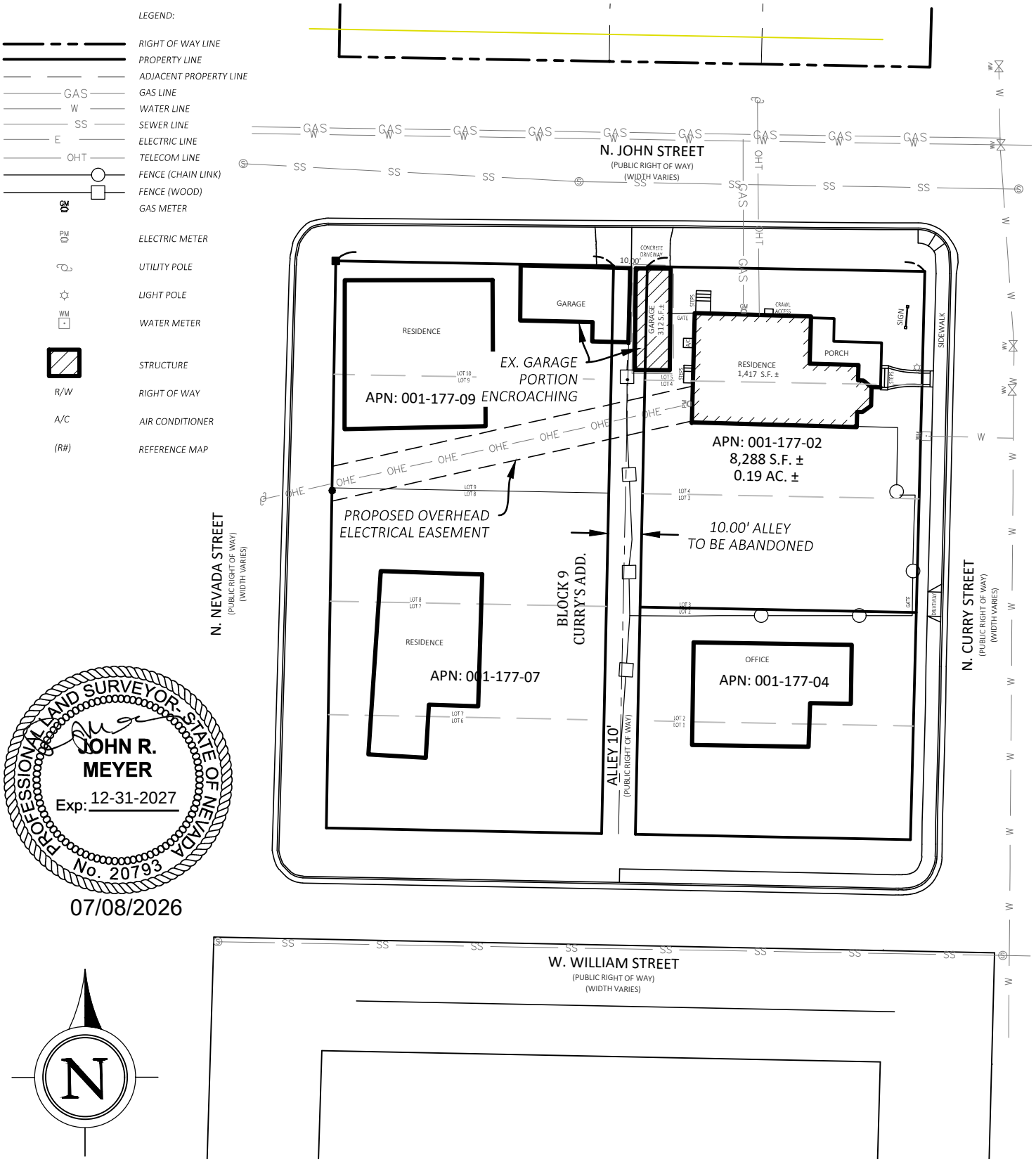
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Accompanying Submittals

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John R. Meyer
Nevada PLS #20793
(exp. 12-31-27)



PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JOHN R. MEYER
Exp: 12-31-2027
No. 20793

07/08/2026

1 OF 1

SITE PLAN
TO SUPPORT
ABANDONMENT APPLICATION
10' ALLEY BLOCK 9 CURRY'S ADD.
APN: 001–177–01, 02, 03, & 04
POR. N½ OF THE NW¼ SEC 17, T.15N., R.20E., M.D.M
CARSON CITY, NEVADA

SCALE: 1'=40'

DRAWN BY: J.R.M.

DATE: 06/11/26

MEYER SURVEYING
SURVEYING | MAPPING | GIS
PO BOX 19193
RENO, NEVADA
(775) 786-1166
meyersurvey.com

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APN: 001-177-01_1113 N Nevada St, APN: 001-177-02_1114 N Curry St
APN: 001-177-03_216 W William St, APN: 001-177-04_1112 N Curry St
(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
Armando Espino	Armando Espino	Spectrum	7/6/2026

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

3. OTHER: (Please type 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 Communications
Carson City Utilities (will sign during review)
Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APN: 001-177-01_1113 N Nevada St, APN: 001-177-02_1114 N Curry St
APN: 001-177-03_216 W William St, APN: 001-177-04_1112 N Curry St
(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

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
Chris Robinson	Chris Robinson	NV Energy	6/29/2026

3. OTHER: (Please type 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 Communications
Carson City Utilities (will sign during review)
Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APN: 001-177-01_1113 N Nevada St, APN: 001-177-02_1114 N Curry St
APN: 001-177-03_216 W William St, APN: 001-177-04_1112 N Curry St
(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
Cliff Cooper (Digitally signed by Cliff Cooper Date: 2026.06.18 06:23:57 -07'00')	Cliff Cooper	AT&T Nevada	06/18/2026

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

3. OTHER: (Please type 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 Communications
Carson City Utilities (will sign during review)
Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APN: 001-177-01_1113 N Nevada St, APN: 001-177-02_1114 N Curry St
APN: 001-177-03_216 W William St, APN: 001-177-04_1112 N Curry St
(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

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

3. OTHER: (Please type in a statement which applies to your situation): Southwest Gas does have a Service utility in the area to be abandoned but does not object to the proposed changes.

Signature	Print Name	Company	Date
Frank Lee	Frank Lee	Southwest Gas Corporation	6/30/2026

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

EXHIBIT "A"
LEGAL DESCRIPTIONS
FOR THE EXISTING PARCELS
BLOCK 9 CURRY'S ADDITION

APN: 001-177-01

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

Lots 9 and 10 in Block 9 of CURRY'S ADDITION in Carson City, Ormsby County, Nevada, commonly known as 1113 North Nevada Street, Carson City, Nevada

The above legal description was transcribed from the previously recorded Grant, Bargain, Sale Deed Document No. 544519 recorded on January 17, 2024 in the Official Records of Carson City, Nevada.

APN: 001-177-02

The real property situate in the County of Carson City, State of Nevada, bounded and described as follows:

Lots 3, 4, and 5, Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493.

The above legal description was transcribed from the previously recorded Grant, Bargain, Sale Deed Document No. 204312 recorded on June 13, 1997 in the Official Records of Carson City, Nevada.

APN: 001-177-04

The real property situate in the County of Carson City, State of Nevada, described as follows:

Lots 1 and 2, in Block 9 of Curry Addition to Carson City, State of Nevada.

The above legal description was transcribed from the previously recorded Grant, Bargain, Sale Deed Document No. 531832 recorded on April 21, 2022 in the Official Records of Carson City, Nevada.

APN: 001-177-03

The following described real property situated in Carson City, State of Nevada, bounded and described as:

Lots 6, 7, and 8 in Block 9 as shown on the map of Curry's Division, of Carson City, a copy of which was filed in the Office of Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963 in Book 1 of Maps, Map No. 191, File No. 61493.

Commonly known as: 1103 N. Nevada Street, Carson City, Nevada 89703.

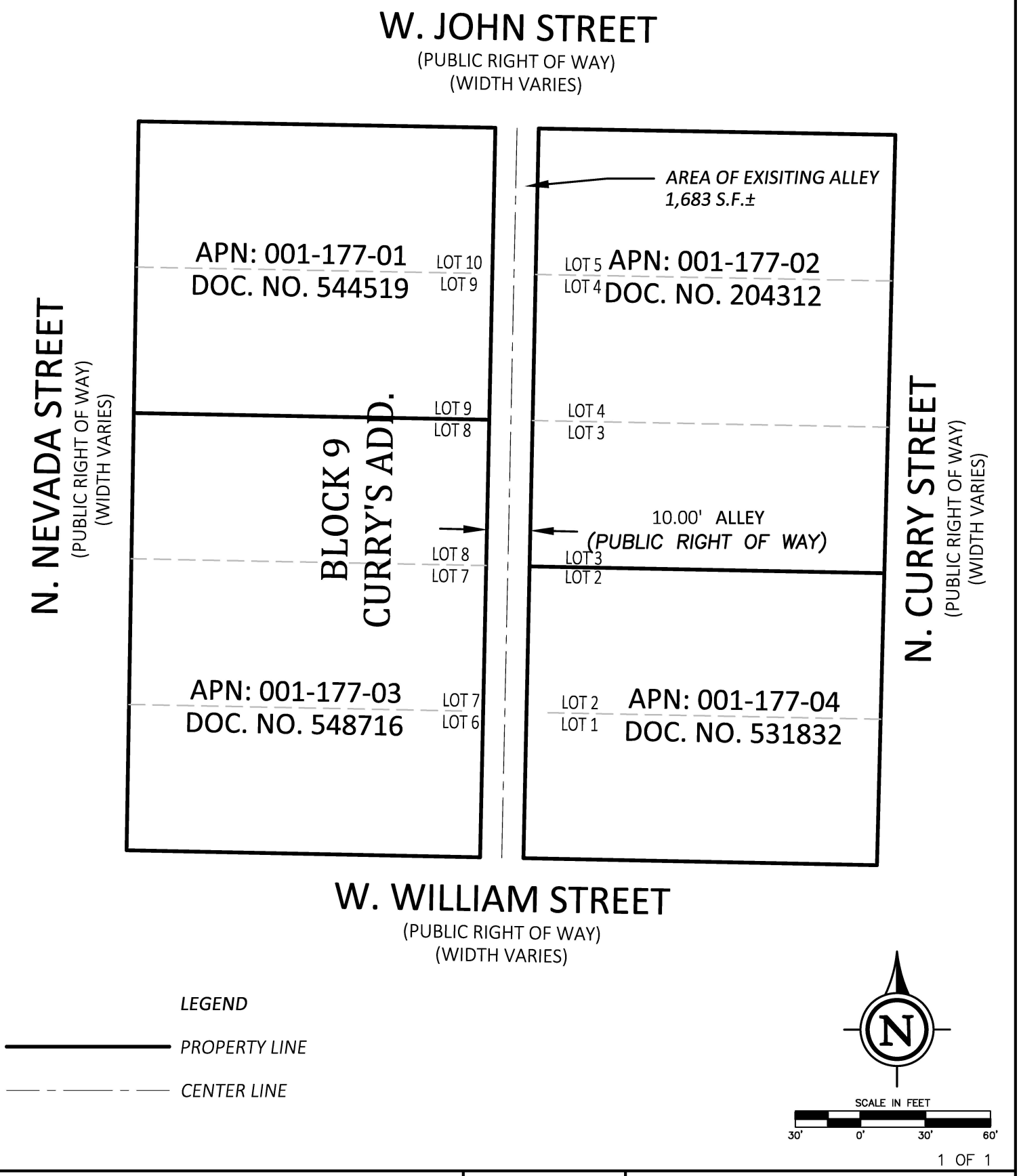
The above legal description was transcribed from the previously recorded Quitclaim Deed Document No. 548716 recorded on August 02, 2024 in the Official Records of Carson City, Nevada.

John Randolph Meyer

Digitally signed by John Randolph Meyer
Date: 2026.06.17 13:54:25 -07'00'



06/17/2026



1 OF 1

EXHIBIT "B"
MAP TO SUPPORT LEGAL DESCRIPTION FOR
EXISTING PARCELS
SITUATE WITHIN A PORTION OF THE
NW1/4 OF THE NW1/4 OF
OF SEC. 17, T.15N., R.20E., M.D.M
CARSON CITY, NEVADA

SCALE: 1' = 30'

DRAWN BY: JROB

DATE: 06/10/26

MEYER SURVEYING
PO BOX 19193
RENO, NEVADA 89511
(775) 786-1166
www.meyersurvey.com

EXHIBIT "C"
LEGAL DESCRIPTION
FOR
ALLEY TO BE ABANDONED

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada; the 10' wide alley as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493 in the Official Records of Carson City, Nevada more particularly described as follows:

COMMENCING at the Northwest corner of said Block 9, THENCE along the northerly line of said Block 9, South 88°58'29" East, 82.28 feet to the Northeast corner of said Lot 10, Block 9 and the **POINT OF BEGINNING**;

THENCE continuing along the northerly line of said Block 9, South 88°58'29" East, 10.00 feet to the Northwest corner of said Lot 5, Block 9;

THENCE departing the Northwest corner of Lot 5, Block 9, southerly along the westerly line of Lots 5, 4, 3, 2, AND 1, South 1° 12' 01" West, 168.26 feet to the Southwest corner of said Lot 1, Block 9;

THENCE departing the Southwest corner of Lot 1, Block 9, North 88° 53' 47" West, 10.00 feet to the Southeast corner of Lot 6, Block 9;

THENCE northerly along the easterly line of Lots 6, 7, 8, 9, AND 10, North 1° 12' 01" East, 168.25 feet to the Northeast corner of said Lot 10, Block 9 and **THE POINT OF BEGINNING**.

AREA = 1683 S.F.±

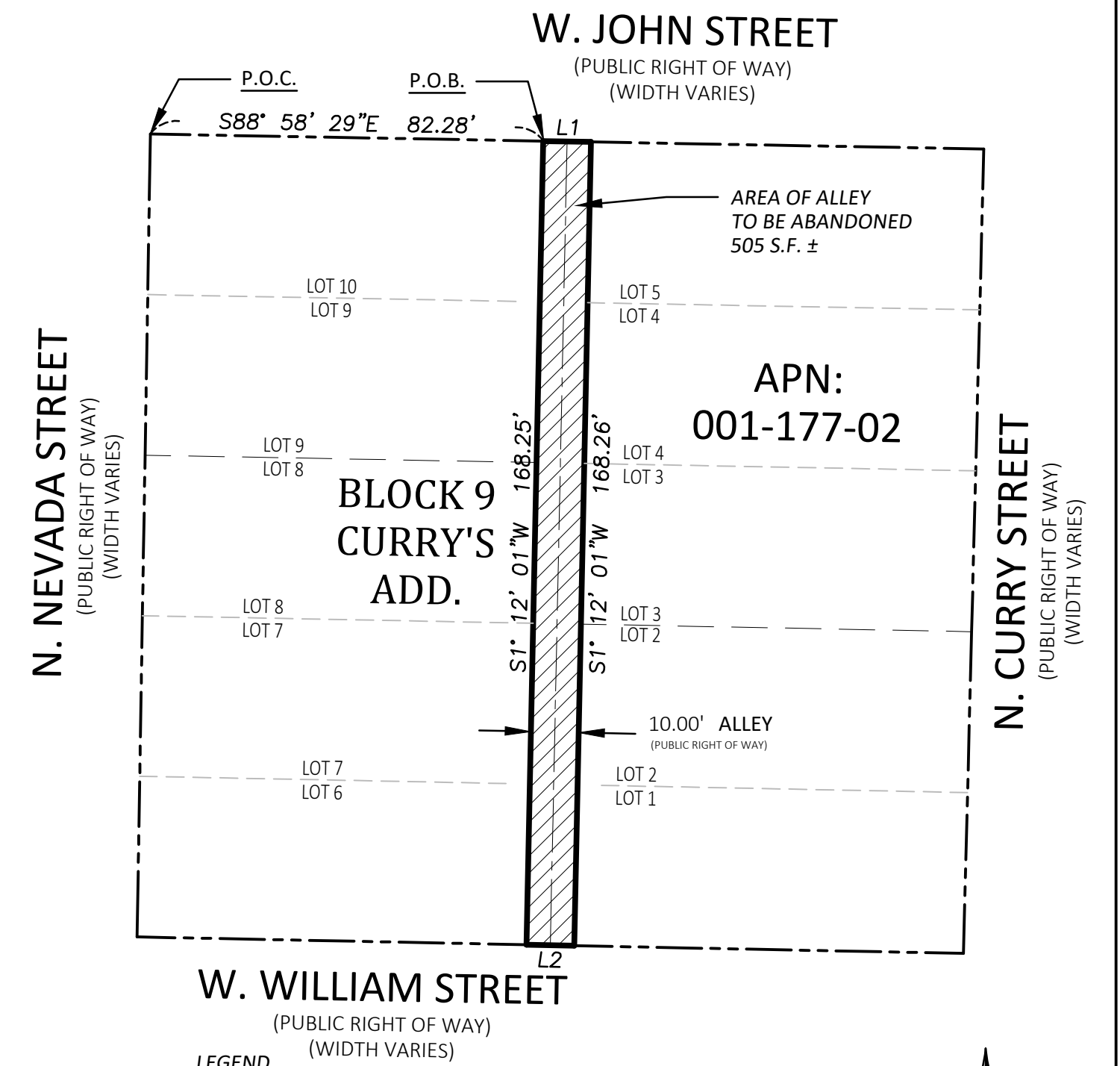
BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/17/2026



LEGEND

AREA TO BE ABANDONED

PROPERTY ADJACENT

RIGHT OF WAY LINE

CENTER LINE

Parcel Line Table		
Line #	Length	Direction
L1	10.00	S88° 58' 29.00"E
L2	10.00	S88° 53' 05.25"E

N

SCALE IN FEET

30' 0' 30' 60'

1 OF 1

EXHIBIT "D"
MAP TO SUPPORT LEGAL DESCRIPTION FOR
ALLEY TO BE ABANDONED
SITUATE WITHIN A PORTION OF THE
NW1/4 OF THE NW1/4 OF
OF SEC. 17, T.15N., R.20E., M.D.M
CARSON CITY, NEVADA

SCALE: 1' = 30'

DRAWN BY: JROB

DATE: 06/10/26

MEYER SURVEYING
PO BOX 19193
RENO, NEVADA 89511
(775) 786-1166
www.meyersurvey.com

EXHIBIT "E"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-02

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

COMMENCING at the Northwest corner of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493, THENCE along the northerly line of said Block 9, South 88°58'29" East, 87.28 feet to the **POINT OF BEGINNING**;

THENCE continuing along the northerly line of said Block 9, South 88°58'29" East, 87.28 feet to the Northeast corner of said Block 9;

THENCE southerly along the easterly line of said Block 9, South 1° 27' 01" West, 101.07 feet to the southeasterly corner of Lot 3 of said Block 9;

THENCE departing the easterly line of said Block 9, North 88° 53' 47" West, 86.83 feet to a point on the centerline of the abandoned alley;

THENCE northerly along the centerline of the abandoned alley, North 1° 12' 01" East, 100.95 feet to the **POINT OF BEGINNING**;

AREA = 8,793 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY

EXHIBIT "F"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-04

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2 of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493,

THENCE South 88°53'47" East, 86.83;

THENCE South 1° 27' 01" West, 67.37 feet;

THENCE North 88° 51' 23" West, 86.54 feet;

THENCE North 1° 12' 01" East, 67.30 feet to the **POINT OF BEGINNING**;

AREA = 5,837 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY

EXHIBIT "G"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-03

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 8 of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493,

THENCE South 88°55'21" East, 86.98 feet;

THENCE South 1° 27' 01" West, 100.95 feet;

THENCE North 88° 51' 23" West, 86.54;

THENCE North 0° 57' 00" East, 100.85 feet;

AREA = 8,755 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY

EXHIBIT "H"
LEGAL DESCRIPTION
RESULTANT PARCEL

APN: 001-177-01

All that certain real property situate within a portion of the NW1/4 of the NW1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of Block 9, as shown on the map of Curry's Addition to Carson City, Nevada, a copy of which was filed in the office of the Ormsby County Recorder, known as the Carson City Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493,

THENCE South 88°58'29" East, 87.28 feet;

THENCE South 1° 27' 01" West, 67.30 feet;

THENCE North 88° 55' 21" West, 86.98 feet;

THENCE North 0° 57' 00" East, 67.22 feet;

AREA = 5,860 S.F.±

BASIS BEARINGS:
NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

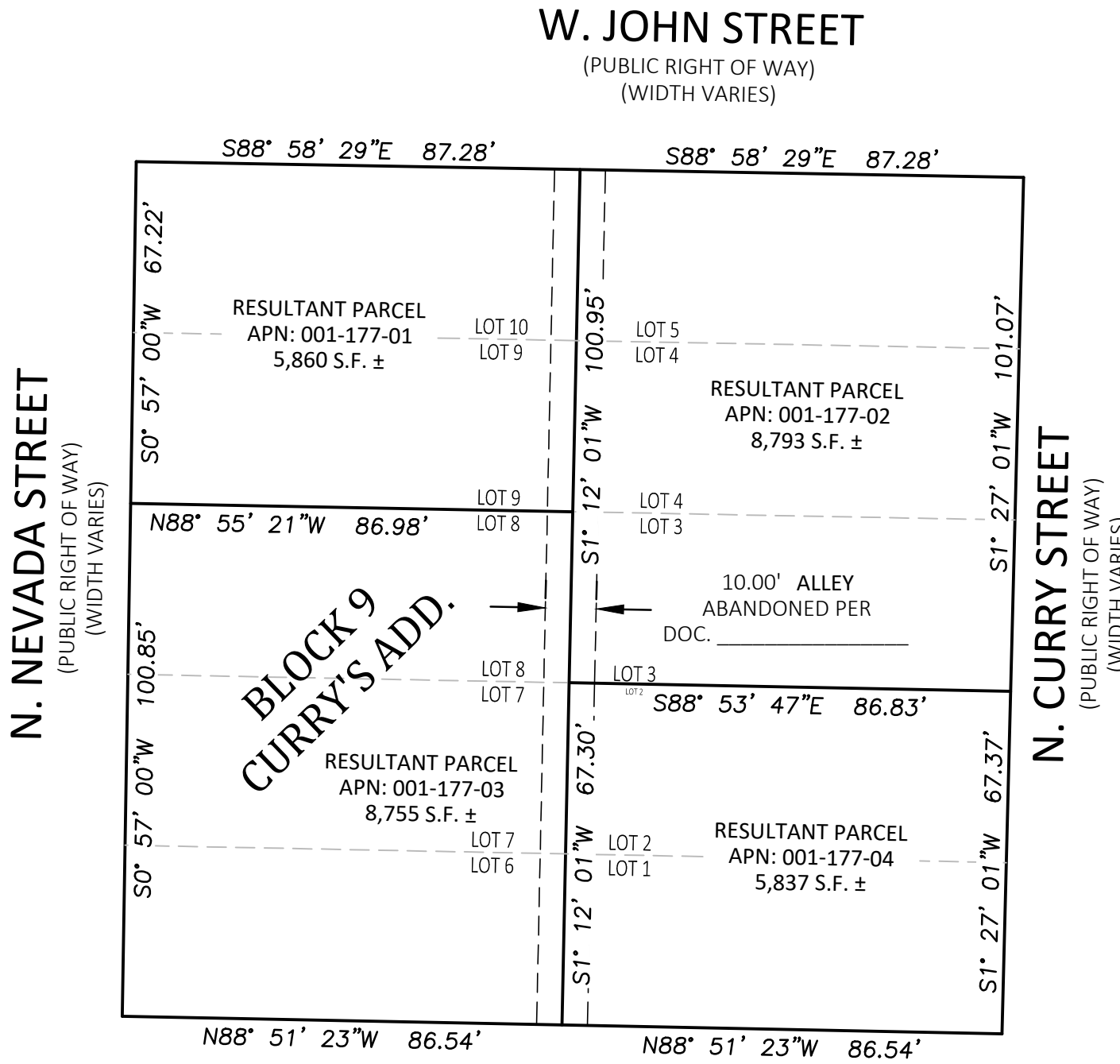
Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511



John Randolph Meyer
NV PLS 20793

06/10/2026

FOR REVIEW ONLY



1 OF 1

EXHIBIT "I"
MAP TO SUPPORT LEGAL DESCRIPTION FOR
RESULTANT PARCELS
SITUATE WITHIN A PORTION OF THE
NW1/4 OF THE NW1/4 OF
OF SEC. 17, T.15N., R.20E., M.D.M
CARSON CITY, NEVADA

SCALE: 1' = 30'

DRAWN BY: JROB

DATE: 06/10/26

MEYER SURVEYING
PO BOX 19193
RENO, NEVADA 89511
(775) 786-1166
www.meyersurvey.com

STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **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. (Heather Ferris, hferris@carsoncity.gov)

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

Proposed Motion
"I move to approve LU-2026-0101 based on findings and subject to conditions of approval contained in the staff report."

Board's Strategic Goal
Economic Development

Previous Action
See attached staff report for additional background and analysis.

Background/Issues & Analysis
See attached background for additional background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation
CCMC 18.04.020 (Determination of Districts); CCMC 18.02.0452 (Special Use Permits); CCMC 18.04.130 Retail commercial (RC) district; CCMC 18.04.135 General commercial (GC) district; CCMC 18.04.187 Table of Permitted Uses; CCDS Division 1.10

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-2026-0101 (350 E Clearview Dr.)- PC_SR_07.29.26.pdf

Clearview Self Storage - SUP Application__Redacted.pdf

Public Comment - Carol Wolff (7.19.2026).pdf

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

_____
(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 29, 2026

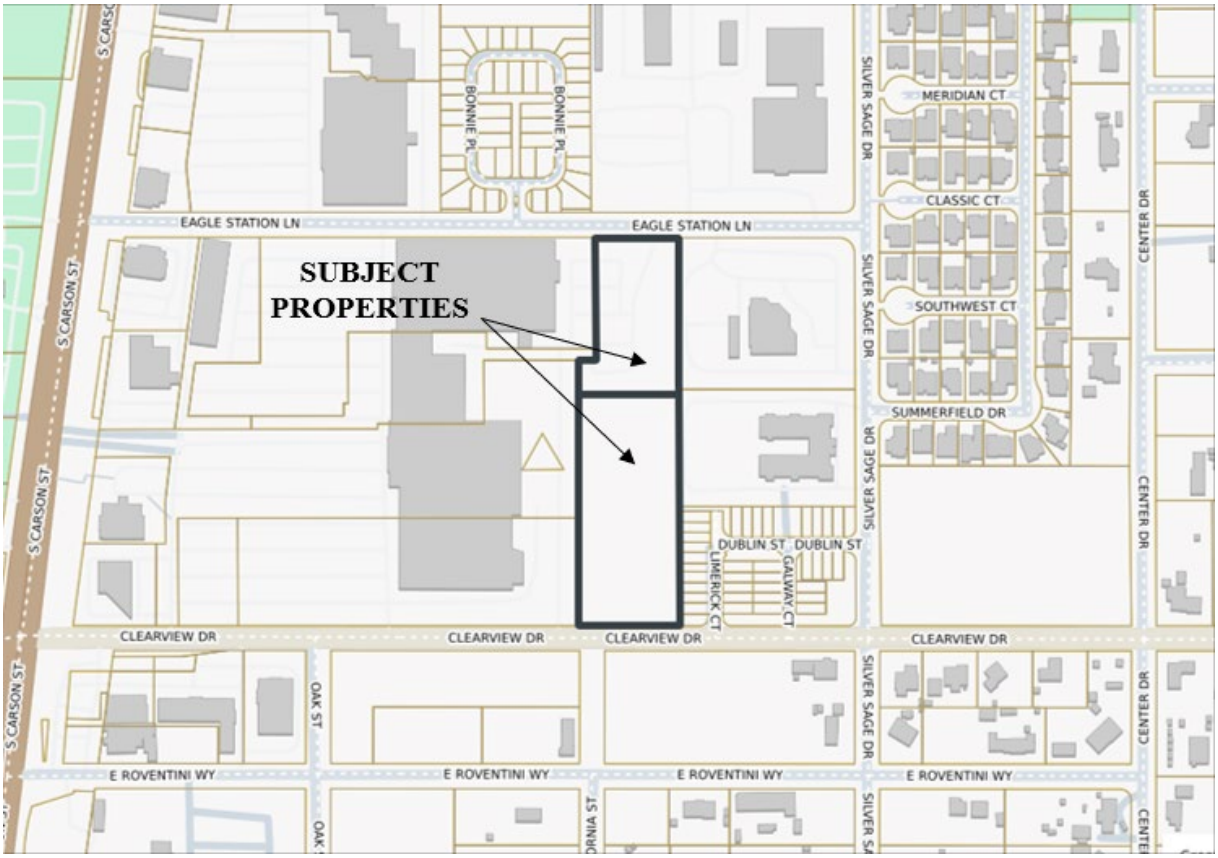
FILE NO: LU-2026-0101

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: 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.

RECOMMENDED MOTION: "I move to approve LU-2026-0101 based on 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 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. All development shall be constructed or developed substantially in accordance with any

site plan approved by the Planning Commission, including any modification that is made by the imposition of additional conditions by the Planning Commission.

3. Permits must be obtained, and construction commenced to establish the use within 12 months of approval and permits must remain valid until the project is completed, or the SUP shall be deemed null and void. Extension of time may be requested and granted pursuant to CCMC 18.02.0454 (Extensions of Time).

4. With the submittal of the site improvement permit(s), the applicant shall submit a detailed landscape and irrigation plan demonstrating compliance with Carson City Development Standards ("CCDS") Division 3.3.

5. With the submittal of the site improvement permit(s), the applicant shall submit fencing and wall details demonstrating compliance with CCDS Division 1.10.

6. Hours of operation shall be limited to the hours of 7 a.m. to 7 p.m. daily.

7. With the submittal of the site improvement permit(s), the applicant shall submit a detailed lighting plan which shall include a photometric survey demonstrating even lighting throughout the site, with no spillover lighting.

8. With the submittal of the building permit, the applicant shall submit an addendum to the geotechnical report to determine the minimum setback from the earthquake fault on site.

9. With the submittal of the site improvement permit, the applicant shall demonstrate compliance with the required minimum driveway spacing as detailed in Carson City Development Standards 12.12, Table 12.12.

10. The site plans submitted with the site improvement permit and building permit must include the locations of existing and proposed dry utilities on the site. If buildings are proposed to be constructed over existing utilities and/or easements, the developer shall be responsible for abandoning and relocating utilities and/or easements.

LEGAL REQUIREMENTS: CCMC 18.04.020 (Determination of Districts), CCMC 18.02.0452 (Special Use Permits), CCMC 18.04.130 Retail commercial (RC) district, CCMC 18.04.135 General commercial (GC) district; CCMC 18.04.187 Table of Permitted Uses; Carson City Development Standards (CCDS) Division 1.10- Personal storage and interior storage.

MASTER PLAN DESIGNATION: Corridor Mixed-Use (CMU)

PRESENT ZONING: Retail Commercial and General Commercial

KEY ISSUES: Does the application meet the required findings for approval of a Special Use Permit? Is the proposed use compatible with surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:
NORTH: Retail Commercial / Southwest Gas
EAST: Retail Commercial / bank, state offices, and townhomes
SOUTH: Single Family 1 Acre / single family residence
WEST: General Commercial / retail shopping center

ENVIRONMENTAL INFORMATION:
1. FLOOD ZONE: Zone X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Zone III, Moderate Severity

3. SLOPE: Generally flat

SITE DEVELOPMENT INFORMATION:
PROPERTY SIZE: 4.78 +/- acres total
EXISTING LAND USE: parking lot and drainage basin
VARIANCES REQUESTED: None

BACKGROUND: The Planning Commission approved an SUP for this request on May 28, 2025 (LU-2025-0151); however, the SUP has expired. In speaking with the applicant, they are working through the building permit process; however, the building permit has not been issued, and work has not commenced resulting in the SUP expiring. The Applicant has filed this SUP request utilizing the same plans and proposal as was previously approved.

DISCUSSION: The subject property is comprised of two parcels totaling 4.78 acres. The applicant is proposing the development of an indoor, single-story climate controlled personal storage facility on the northernmost parcel (APN 009-125-20) and seven buildings with a mix of indoor RV, boat and personal storage on the southernmost parcel (APN 009-125-21). The facility will include a total of 382 units and will have a small office on-site.

The subject property is split zoned Retail Commercial and General Commercial. Personal storage, including indoor storage of boats and RVs is allowed in the GC zoning district; however, personal storage is only allowed in the RC zoning district as part of a personal storage retail/office complex. Per CCMC 18.04.020.2 where a parcel of land is divided by a zoning district boundary, the following shall apply: “To utilize the entire parcel with a use that is allowed in only one of the two zoning districts, a zoning map amendment or special use permit must be issued for that portion of the property not zoned for the use.” Therefore, a Special Use Permit is requested to establish the use. The Planning Commission has the authority to approve a Special Use Permit.

Personal storage facilities are subject to the development standards outlined in CCDS Division 1.10 (Personal storage and interior storage) which outlines specific criteria that must be met. The development standards and how the proposed facility will meet these criteria are addressed below.

1.10 Personal storage and interior storage.

The standards set forth in this section apply to the use of personal storage and interior storage located in all zoning districts. The Board of Supervisors hereby declare that trends indicate as communities continue to grow, the need for personal storage and interior storage uses also increases. With the continued development of upscale subdivisions prohibiting on-site storage of vehicles or other items, personal storage and interior storage facilities are becoming increasingly necessary. This section sets forth criteria and standards for the development of personal storage facilities.

Personal storage and interior storage facilities.

1. Not less than 60 percent of the street frontage of any lot on which a personal storage or interior storage facility is located must be developed with retail or office space if the lot is in the Neighborhood Business (NB), Retail Commercial (RC) or Tourist Commercial (TC) zoning districts.

Staff Response: The subject property is split zoned Retail Commercial and General Commercial. Personal storage, including indoor storage of boats and RVs is allowed in the GC zoning district; however, personal storage is only allowed in the RC zoning district as part of a personal storage retail/office complex. Per CCMC 18.04.020.2 where a parcel of land is

divided by a zoning district boundary, the following shall apply: "To utilize the entire parcel with a use that allowed in only one of the two zoning districts, a zoning map amendment or special use permit must be issued for that portion of the property not zoned for the use." A Special Use Permit is requested to establish a personal storage facility; therefore, this requirement does not apply.

2. A sight-obscuring perimeter opaque fence or wall must be provided to screen views of individual storage units. A vehicular entrance gate is not required to be opaque.

Staff Response: The applicant proposes a combination of fences and walls to meet this requirement. Staff is recommending a condition of approval requiring the applicant to demonstrate compliance with this requirement at the time of site improvement permit.

3. The architectural and site design of the retail or office building, storage units, perimeter fencing, lighting and landscaping are subject to approval by the Director. Any metal prefabricated exterior office or retail building is prohibited.

Staff Response: The applicant has provided building elevations which appear to demonstrate general compliance with the requirement of CCDS. Landscape and irrigation plans, as well as lighting plans are required to be submitted with the building permit for review and approval. Staff will review the building permit to ensure compliance with the City's standards.

4. Any business activity other than storage is prohibited within individual storage units.

Staff Response: The applicant is not proposing any other uses within the individual storage units.

5. Outside storage is prohibited except as otherwise specifically authorized by Title 18 of CCMC or the provisions set forth in this Title 18 Appendix.

Staff Response: The applicant does not propose outdoor storage.

6. Storage units adjacent to residential areas must:

    a. Have a minimum 20-foot landscape buffer and a solid 6-foot masonry wall located between the storage units and residential uses.
    b. Have limited hours of operation between 7:00 a.m. to 7:00 p.m. unless otherwise approved by the Planning Commission; and
    c. Not have any sign exceeding 6 feet in height.

Staff Response: The project site is adjacent to residential uses to the east and south, across Clearview Drive. While the applicant has included landscaping and a combination of walls and fences, staff is recommending conditions of approval to ensure compliance with each of these requirements.

PUBLIC COMMENTS: Public notices were mailed to 109 property owners within 600 feet of the subject property on May 14, 2025. As of the writing of this report, one written comment has been received and is attached for the Planning Commission's review and consideration. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 28, 2025, depending on the date of submittal of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations that are not code requirements

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 provided that the following conditions are met:

- An addendum to the geotechnical report must be submitted if any of the proposed buildings will be regularly occupied to determine the minimum setback from the earthquake fault on site.

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 use generates a small amount of traffic and does not trigger the requirement for a traffic impact study. The transportation division has reviewed the project and does not recommend any further analysis or mitigations.

Per Carson City Development Standards 12.12, Table 12.12, the minimum spacing between driveways on a road with a speed limit of 35 mph be 150'. The site improvement permit plans convert one of the southern driveways to an emergency exit to meet this standard.

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 have a negligible impact on City sewer and water services.

The project proposes to decrease the size of the existing shared detention basin. The existing basin was designed for a 100-year storm event, which is above the 10-year storm event that is required by today's standards. The proposed design meets today's requirements. There are no regional flows coming onto the site that would necessitate a 100-year basin.

CCMC 18.02.0452(5)(f) – Will not adversely affect the health, safety and welfare of the public:
The project will meet engineering standards for health and safety if conditions are met.
Earthquake faults: The USGS linear earthquake fault maps show an earthquake fault line bisecting the site. There is no required setback from fault lines for unoccupied structures such as storage units. The proposed condition of approval would require a geotechnical analysis to

establish a minimum setback if occupied structures such as an office are ever proposed.
FEMA flood zones: The FEMA flood Zone is X with no special requirements.
Site slope: The slope is level.

FIRE DEPARTMENT:

1. The project shall meet or exceed the 2018/2024 International Fire Code (IFC) requirements.

2. The project shall meet or exceed the 2018/2024 Northern Nevada International Fire Code Amendments.

3. Approved automatic fire sprinklers shall be provided for all structures greater than 5000 square feet (includes any attached covers and or buildings for storage) or greater than two stories in height.

4. The Fire Department Connection shall be within 100 feet of an approved fire hydrant.

5. Fire sprinklers shall be designed at 60 psi per Carson City Public Works.

6. An approved fire alarm shall be installed for all buildings.

7. Fire Department access shall be provided to within 150 feet of all portions of the buildings. If this cannot be met, all structures that do not meet this requirement must be provided with approved automatic fire sprinklers.

8. If fire sprinklers are provided, the Fire Department Connection shall be within 100 feet of an approved fire hydrant.

9. Fire Hydrant placement shall be approved by the fire department and public works.

10. The hammer head shall meet or exceed the Carson City Municipal Code and International Fire Code.

11. Any structure that is greater than 30 feet in height from the ground plane shall meet or exceed fire code requirements for aerial apparatus.

12. All access gates shall be knox controlled meeting the International Fire Code.

13. A knox box(s) shall be provided for access into storage units.

14. Addressing shall meet or exceed the international fire code and Carson City Municipal code.

ENVIRONMENTAL HEALTH DIVISION:

1. The property owner is responsible for mitigating/treating any mosquito breeding sites on the property created due to water detention basins or drainage.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.0452 (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.**

This application has been made consistent with CCMC 18.04.020.2(c) which allows for a parcel with more than 1 zoning district to apply for a special use permit for the portion of the property that is not zoned for the use. The parcel is zoned General Commercial and Retail Commercial and has Master Plan designation of Corridor Mixed-Use (CMU). The CMU designation is intended to encourage a mixed-use pattern of development along the City's high traffic corridors. These areas would include a mix of office, retail light industrial, and service uses as well as high density housing (Policy CMU 1.1).

The project area already contains a mix of uses including a shopping center, bank, government offices, and residential uses. The project is located in a commercial area with a townhome development immediately adjacent to the southeast corner of the project site and single-family residential uses on the south side of Clearview Drive. The project site is essentially vacant. There is currently a parking lot on a portion of the northern parcel and a drainage basin on the southern parcel. The proposed development would be considered infill and as proposed will provide appropriate height, density, and setback transition and connectivity to surrounding development to ensure compatibility with surrounding development.

2. **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 subject property in an area generally characterized as commercial. There is a large shopping center to the west, utility company offices and yard to the north, a bank, government offices, and a townhome development to the east, and single-family residences on the south side of Clearview Drive. As proposed, the applicant has incorporated walls and fencing as well as landscape buffers where adjacent to residential properties. Staff is recommending conditions of approval to ensure compliance with the screening and buffering requirements as well as limiting hours of operation and requiring a lighting plan to be submitted with the improvement plans to ensure lighting does not spill over onto adjacent properties. As conditioned, the project will be compatible with the character and integrity of adjacent properties and neighborhoods.

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

The applicant has provided a letter from an engineer which outlines the estimated traffic generated from the proposed project. Based on the Institute of Traffic Engineer's Trip Generation Manual, 11th edition, the project will generate 154 daily trips and 21 peak hour trips per day. This traffic does not trigger the need for a full traffic impact analysis. The transportation division has reviewed the project and does not recommend any further analysis or mitigations.

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 property in an area generally characterized as commercial. There is a large shopping center to the west, utility company offices and yard to the north, a bank, government offices, and a townhome development to the east, and single-family residences on the south side of Clearview Drive. As proposed, the applicant has incorporated walls and fencing as well as landscape buffers where adjacent to residential properties. Staff is recommending conditions of approval to ensure compliance with the screening and buffering requirements as well as limiting hours of operation and requiring a lighting plan to be submitted with the improvement plans to ensure lighting does not spill over onto adjacent properties. As conditioned, the project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or 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.**

The proposed use will not overburden existing public services. The existing sewer and water are sufficient to provide service to the project. The project is proposing to decrease the size of the existing shared on-site detention basin. The existing basin was designed for a 100-year storm event, which is above the 10-year storm event that is required by today's standards. The proposed design meets current requirements and there are no regional flows coming onto the site that would necessitate a 100-year basin. The use is commercial in nature and will not result in generating additional students to impact the schools. The Fire Department has also reviewed the development. The department currently serves this area. As noted in the Fire Department comments, the project must comply with the currently adopted edition of the International Fire Code and the Northern Nevada Fire Code Amendments as adopted by Carson City. The Fire Department will review the site improvement and building permits for compliance with these requirements at the time they are submitted.

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

The proposed storage facility is a fairly passive use and will not be detrimental to public health, safety, convenience and welfare. The project has been reviewed by pertinent departments including Fire and Engineering. At the time the applicant submits plans for a building permit, the plans will be reviewed for compliance with current codes.

Attachments:
Application: LU-2026-0101

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

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 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
Clearview Self-Storage & RV Storage

PROJECT'S ASSESSOR PARCEL NUMBER(S):

009-125-20 & 009-125-21

STREET ADDRESS:

350 E Clearview Drive, Carson City, NV

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

Please see attached Description

APPLICANT	PHONE #
Clearview Self-Storage	[redacted]
MAILING ADDRESS, CITY, STATE, ZIP	
[redacted]	
EMAIL ADDRESS	
[redacted]	
PROPERTY OWNER	PHONE #
Carson City Property LLC	[redacted]
MAILING ADDRESS, CITY, STATE, ZIP	
[redacted]	
EMAIL ADDRESS	
[redacted]	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Al Salzano	[redacted]
MAILING ADDRESS, CITY, STATE, ZIP	
[redacted]	
EMAIL ADDRESS	
[redacted]	

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

I, Robert C Rothe, 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 | PO Box 17840, Reno NV 89511 (Address) | 6/2/2026 (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.

Applicant's Signature | Robert C Rothe (Print Name) | 6/2/2026 (Date)

Clearview Self-Storage Project Description

The Clearview Self-Storage Project is located on APNs 009-125-20 and 009-125-21, located behind to the Southgate Shopping Center. The project consists of a climate-controlled self-storage building and five single-story storage buildings providing a mix of self-storage, RV, boat, and vehicle storage units.

The project previously received approval of a Special Use Permit from the Carson City Planning Commission. Following that approval, the applicant continued to advance the project through detailed engineering, permit processing, Geoengineering studies, parking & Trip generation studies. Due to the time required to complete the permit review process, the Special Use Permit expired before construction permits could be finalized and construction to begin. The applicant has addressed all the comments and has submitted final revised permit drawings.

The applicant is requesting approval of a new Special Use Permit to allow the project to move forward. The proposed development remains substantially consistent with the project previously approved by the Planning Commission, with no significant changes to the overall use, site layout, or operational characteristics.

The project will provide needed storage facilities and enclosed RV and boat storage for Carson City residents and businesses while making productive use of underutilized property adjacent to an existing commercial center. As a low-traffic and a quiet commercial use, the project is compatible with surrounding commercial development and is expected to have minimal impact on nearby properties and public infrastructure.

Special Use Permit Application Findings

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

   The proposed self-storage facility is fully consistent with the objectives of the Carson City Master Plan by supporting smart, efficient land use and helping accommodate future growth within the City's existing urban footprint. It utilizes an infill or underutilized site within the current city limits—avoiding unnecessary expansion into public lands or the urban fringe. This supports the City's goals of preserving open space, protecting community gateways, and making more efficient use of existing infrastructure. The facility also complements Mixed-Use Activity Centers, as self-storage provides a needed service that supports surrounding residential and commercial uses—particularly for small businesses, renters, and homeowners undergoing transitions. While not a mixed-use development itself, the facility contributes to a well-rounded local economy and supports diversified land use patterns. By focusing development within the established urban area, minimizing environmental impact, and supporting the evolving needs of the community, this project advances the core vision of the Master Plan and contributes to a more sustainable, efficient Carson City.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

Explanation:

A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

The General types of land uses surrounding the property are as follows:
North - Across Eagle Station Ln, parking lot for an office building.
East - Office buildings on the north half and Townhomes on the south half.
South – Across Clearview, Vacant lot
West - Large Commercial Retail.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

Our proposed self-storage facility is consistent with surrounding commercial and light industrial uses in the area, and similar developments have been approved nearby without any reported negative impacts on property values or neighborhood quality. Self-storage is a low-impact use that produces minimal noise, dust, odors, vibrations, or other nuisances. The project will be attractively designed with high-quality materials and professional landscaping to complement nearby properties. While the use differs from some retail or office neighbors, it is quieter and generates significantly less traffic or disruption, making it a great buffer between the Commercial Retail on the west side of the property and the Residential on the East.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

This development will not interfere with the peaceful enjoyment, use, or development of surrounding properties. Self-storage facilities operate with low-intensity traffic, limited customer presence, and quiet day-to-day activity. The project will not involve any heavy machinery or excessive lighting, and will be separated from neighboring uses by landscaped buffers, setbacks, and thoughtful building orientation. The quiet nature of the facility, combined with modern design and management, ensures that it will enhance—not detract from—the character of the area.

D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting(wattage/height/placement) provided.

Outdoor lighting for the project will be designed with sensitivity to neighboring properties. All fixtures will be fully shielded, downward-facing LED lights placed strategically to provide security without creating glare or light spillover. In addition to using shielded fixtures, the building layout itself has been intentionally designed to act as a physical buffer, blocking direct lines of sight to neighboring properties and

further minimizing any lighting impacts. Where appropriate, motion sensors or timers will also be used to reduce unnecessary nighttime lighting, ensuring that the facility remains a good neighbor after dark.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating?

Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

The proposed self-storage facility will have little to no detrimental effect on existing vehicular or pedestrian traffic. Self-storage is a low-traffic land use, with customers typically visiting their units on an infrequent basis and during off-peak hours. Unlike retail, office, or food service uses, it does not generate high volumes of vehicle trips or sustained on-site activity.

The roadway serving the project is currently capable of handling existing traffic levels, and the modest increase in trips from the facility will not strain local infrastructure. Additionally, self-storage facilities do not attract significant pedestrian traffic, so there will be minimal impact on foot traffic or pedestrian safety.

Driveway placement and internal circulation have been designed to ensure safe ingress and egress, with clear sightlines and efficient traffic flow.

Overall, the nature of the use, combined with thoughtful site design, ensures that the project will operate safely and efficiently without negatively impacting surrounding traffic patterns.

No additional walkways or traffic lights will be needed.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

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

The project will have no impact on the local school district, as it does not involve residential development or add to the student population, so no additional demand on school resources is anticipated. It does however add services to college students as they have a source to store belongings too large to move during summer breaks.

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

The facility will not place a significant burden on police or fire services. Self-storage operations are low-activity and pose minimal risk of criminal activity or fire incidents. The site will be equipped with 24/7 video surveillance, supporting public safety and reducing service demand.

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.

The water demand for the project is minimal, limited primarily to restrooms, office use, and fire protection systems. The existing public water supply is sufficient to serve these needs without degrading pressure or quality for surrounding users. No new wells are required, and current water infrastructure is adequate.

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.

The development will include paved surfaces for drive aisles and parking, but drainage will be managed on-site through an engineered retention basin which will comply with all city stormwater requirements and ensure no off-site runoff impacts.

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.

The project will connect to the existing municipal sewer system. Given the low occupancy and utility needs of a self-storage facility, the impact on sewer capacity is expected to be minimal. Preliminary utility reviews indicate there is adequate capacity in the trunk line to serve the site. No septic system will be used.

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.

No Road Improvements necessary

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

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

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

Our proposed self-storage facility is situated within the General Commercial / Retail Commercial zoning district. According to CCMC Section 18.04. While self-storage is

not a traditional retail or office use for Retail Commercial it is directly aligned with the General Commercial zoning purpose of accommodating retail, wholesale, service, and repair uses. It provides a valuable service by offering secure, accessible storage for both new and used materials—supporting small retail businesses, contractors, and individuals. Self-storage facilities align with this purpose by offering essential storage solutions that support both residents and businesses, thereby contributing to the district's intent to accommodate a diverse range of commercial services.

Intensity and Dimensional Standards

In compliance with CCMC Section 18.04.195, which outlines the Intensity and Dimensional Standards for non-residential districts, our project adheres to the following requirements:

- **Lot Size and Coverage:** The project conforms to the minimum lot size and does not exceed the maximum lot coverage stipulated for the GC/RC zoning.
- **Setbacks:** The building design respects all required front, side, and rear yard setbacks, ensuring appropriate spacing from property lines and adjacent structures.
- **Building Height:** The facility's height is within the permissible limits set by the zoning code, maintaining consistency with the surrounding built environment.
- **Parking and Landscaping:** Adequate off-street parking is provided in accordance with CCMC standards, and the landscaping plan meets or exceeds the minimum requirements, enhancing the site's aesthetic appeal and contributing to environmental quality.

By meeting these standards, the project ensures compatibility with the district's development goals and maintains the character and integrity of the surrounding area.

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

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

Our proposed self-storage facility has been thoughtfully designed to align with the community's values and needs, and we are committed to ensuring that it will not be detrimental to public health, safety, convenience, or welfare.

Self-storage is a low-impact, low-traffic use that typically generates minimal noise, requires limited utility services, and produces no significant emissions. The facility will adhere to all local building codes, fire safety regulations, and security standards, 24/7 video surveillance, secure access control, and LED site lighting designed to minimize light pollution and promote safety without disturbing nearby properties.

From a community standpoint, the facility will reduce local demand for household and business storage, helping residents and small businesses remain organized and efficient—particularly during transitions such as moving, renovation, or expansion. Additionally, by consolidating storage into a single, well-maintained site, the project may help reduce the incidence of illegal or unsafe outdoor storage in residential and commercial areas.

We have taken extra care to design the facility with an attractive architectural aesthetic and professional landscaping that complements the surrounding area, enhancing rather than detracting from the neighborhood character. The development will also generate local construction jobs and long-term employment opportunities for the community.

Overall, this self-storage facility will provide a needed service in a safe, clean, and well-managed environment, while contributing positively to the local economy and preserving the well-being of the surrounding community.

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

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

The proposed self-storage facility has been carefully planned to ensure that it will not result in material damage or cause prejudice to any properties in the surrounding area. This project is a low-intensity land use that generates significantly less traffic, noise, and environmental impact compared to many other commercial or industrial developments.

The facility will not include any heavy manufacturing, outdoor operations, or activities that would adversely affect adjacent uses. In fact, self-storage is widely recognized as a compatible neighbor due to its quiet operation, limited hours of customer access, and lack of disruptive elements. Furthermore, there will be no emissions, vibrations, or pollutants that would impact nearby structures or properties.

We are also incorporating high-quality perimeter fencing, strategic landscaping buffers, and thoughtful building orientation to provide visual screening and maintain privacy for neighboring properties. In areas adjacent to residential or sensitive land uses, setbacks and design features will be enhanced to minimize any perceived encroachment or visual impact.

Additionally, by providing secure, climate-controlled storage options, the facility can support nearby businesses and residents, ultimately helping to preserve the condition and functionality of their own properties—reducing clutter, preventing overuse of garages or offices for storage, and discouraging informal or unsightly outdoor storage alternatives.

In summary, this project is designed not only to coexist harmoniously with its surroundings, but to provide tangible benefits to property owners in the vicinity, while preserving property values and community aesthetics.

Robison Engineering Company, Inc
846 Victorian Avenue, Suite 20
Sparks, NV US

www.robisoneng.com

Carson City Building Division
108 E. Proctor St.
Carson City, NV 89701

Date: 2025-04-09

SUBJECT: **Clearview Storage Facility**
Eagle Station Ln & Clearview Drive
Trip Generation Letter

RENG Project #
1-2581-01.001

Building Official,

This letter presents our initial estimate of traffic impact due to the proposed Commercial development, in accordance with the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition:

Table 1 – Estimated Project Trips

Use (Code)	Building sf	Units (Ksf)	Average Daily Trips	AM Peak Trips	PM Peak Trips
Office (710)	1962	2.0	20	5	7
Mini Warehouse (151)	92,394	92.4	134	8	14

We estimate that the facility will generate no more than 154 total daily trips during normal business hours, and no more than 21 peak hour trips per day, which is well below Carson City's Municipal code Section 12.13.1.1 threshold of 80 or more peak hour trips per day, therefore we do not anticipate that a formal traffic study will be required.

A portion of the site has previously been used as employee / overflow parking for an adjacent retail commercial building: we expect a slight reduction in trips on Eagle Station Lane due to the conversion to this lower-intensity use, as traffic to the JC Penney store turns into the west, front parking lot instead of using the east, rear parking lot associated with the current project.

Please do not hesitate to contact me if you have questions or would like additional information.

Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison, PE
775-852-2251 x 700
nathan@robisoneng.com



2025-04-09

GCW
ENGINEERS \ SURVEYORS

May 12, 2025

Daylon Rothe
City Management Services, Inc.
8630 Technology Way, Suite B
Reno, NV 89521

Parking Generation Letter for Clearview Self Storage in Carson City, NV

Dear Mr. Rothe,

This letter provides a summary of the parking generation and parking supply for the proposed Clearview Self Storage facility and existing adjacent shopping center in Carson City, NV. The proposed project consists of a 43,980 square foot climate-controlled personal storage facility on the northern parcel (APN 009-125-20), and 52,128 square feet of RV, boat, and personal storage in seven (7) different buildings on the southern parcel (APN 009-125-21). The site is located east of S. Carson Street between Eagle Station Lane and Clearview Drive, as shown in **Exhibit 1**. A preliminary site plan is provided in **Attachment A**.

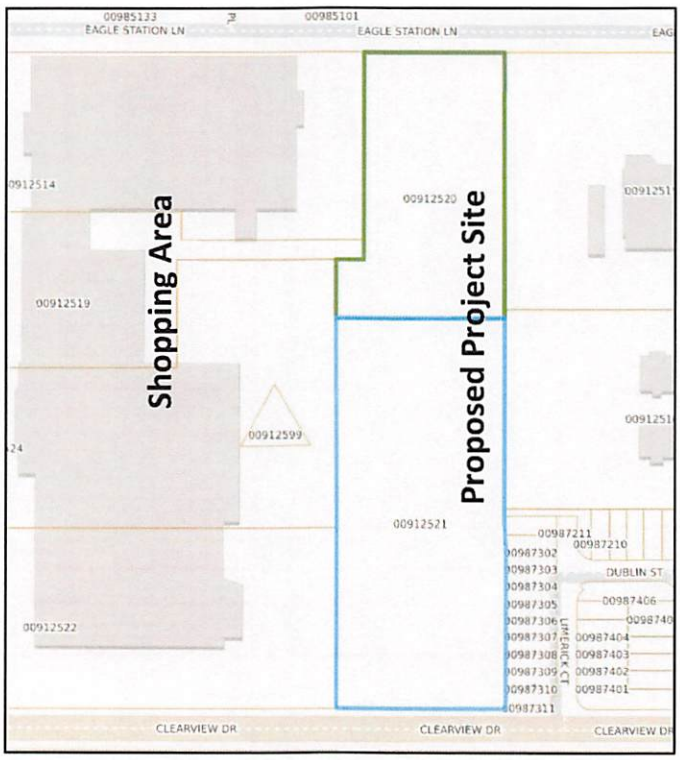


Exhibit 1: Project Location

Since the construction of the proposed self-storage facility will impact the adjacent existing shopping center parking, this analysis includes both sites in response to comments received in the Carson City Major Project Review (MPR-2025-0043 dated February 18, 2025). The letter stated (in part) that:

> *7. Parking and Loading – Carson City Development Standards, Division 2*
>
> *The number of parking spaces required for various uses is described in the parking section of the CCMC, Division 2.2 of the Carson City Development Standards. Parking is to be provided at a ratio of 1 space per 1,000 square feet of storage space plus 1 space for each employee. The plans submitted with the MPR application do not provide parking consistent with this ratio. The plans submitted for your building permit should include a parking plan that meets Division 2 of the Development Standards.*
>
> *Additionally, the climate-controlled storage building will impact the shopping center parking. A parking analysis must be submitted with the building plans which demonstrate that both the shopping center and the storage facility will have sufficient parking.*
>
> *An alternative parking standard may be considered by the Director. Such requests should be made in writing and must include a parking analysis, parking plan, and supporting documentation from an accredited source (e.g., Institute of Transportation Engineers).*

Therefore, the goal of this letter is to:

- Quantify the parking generated by the proposed site per the *Institute of Transportation Engineers' (ITE) Parking Generation Manual, 6th Edition* compared to the proposed number of provided spaces.
- Quantify the parking generated by the adjacent shopping center per the *Institute of Transportation Engineers' (ITE) Parking Generation Manual, 6th Edition* compared to the proposed number of provided spaces that will remain after the proposed project completion.

Parking Generation Evaluation – Self Storage

Self-Storage Parking Supply

As shown in **Exhibit 2**, the project site includes 15 spaces near the north entrance on Eagle Station Lane, including 1 handicap space and 14 regular parking spaces. Additionally, parallel parking is allowed in front of the units in Buildings 1-7, creating approximately 59 additional spaces. Although not part of the project

site plan, some of the rear parking for the existing JCPenney store will remain, creating a shared parking opportunity as well. The parking supply for the northern parcel is shown in **Exhibit 2**.

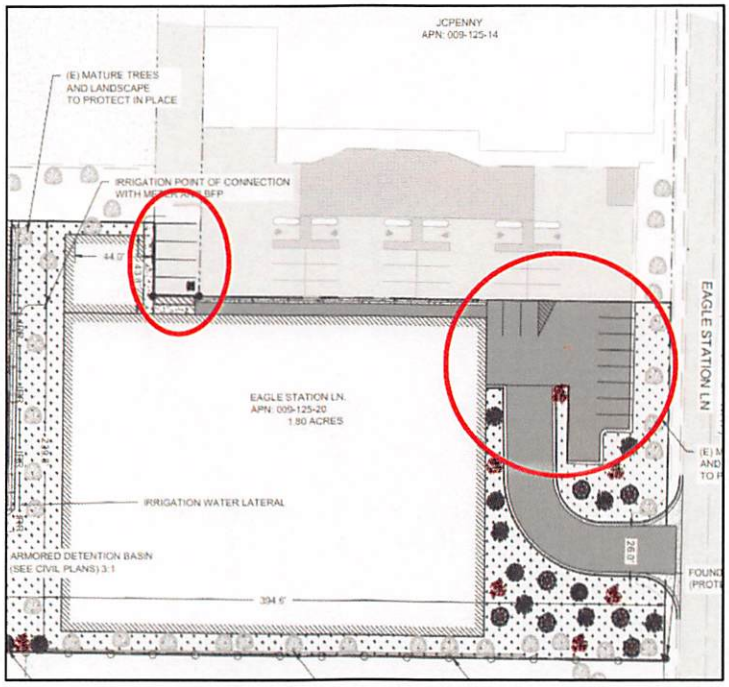


Exhibit 2: Self-Storage Parking Layout
Source: Preliminary Site Plan

Self-Storage Parking Generation

The proposed site consists of a main, climate-controlled building and 7 auxiliary buildings with storage units, as shown in **Table 1**. One staff member will be on site during business hours.

Table 1. Proposed Self-Storage Site Data

Storage Facility	Size (sq. ft.)	Approx. Units
Climate Controlled Bldg.	43,980	265
Building 1	7,020	10
Building 2	15,400	20
Building 3	19,525	42
Building 4	2,200	11
Building 5	800	4
Building 6	3,613	12
Building 7	3,570	18
Total:	***96,108***	***382***

The parking demand for the proposed site was calculated using rates from the Institute of Transportation Engineers' (ITE) *Parking Generation Manual, 6th Edition*, based on land use 151 Mini-Warehouse. **Table 2** shows the average parking generation for weekdays and weekends, based on both the building square footage and number of storage units.

Table 2. Self-Storage Parking Generation – Entire Site

ITE Parking Generation Variables: Land Use 151 (Mini-Warehouse)	Avg Rate	Parking Generation	Size	Parking Supply[1]
Per 1,000 SF (Mon-Fri) – *produces highest parking gen.*	0.10	10	96,108 sf / 382 Units	74 spaces
Per 1,000 SF (Sat)	0.09	9		
Per 100 units (Mon-Fri)	1.26	5		
Per 100 units (Sat)	0.94	4		

Notes 1: 15 spaces are provided on the north side of the project site and 59 parallel parking spaces are provided around the storage facilities. Additionally, shared parking is available with the JCPenney adjacent site.

As shown in **Table 2**, the highest parking generation rate from ITE results in a parking demand of less than 10 vehicles for the entire site. **Table 3** shows the breakdown by section of the site.

Table 3. Self-Storage Parking Generation – by Section

ITE Parking Generation Land Use 151 (Mini-Warehouse)	Size (sf)	Parking Generation	Parking Supply[1]
Climate Controlled Bldg.	43,980	4	15 spaces
Employee Parking	N/A	1	
Buildings 1-7	52,128	5	59 spaces

Notes 1: 15 spaces are provided on the north side of the project site and 59 parallel parking spaces are provided around the storage facilities. Shared parking is also available with the JCPenney adjacent site.

Self-Storage Parking Sufficiency

Tables 2 and **3** demonstrate that the proposed self-storage site plan has more than sufficient parking.

Parking Generation Evaluation – Shopping Center

Shopping Center Parking Supply

The adjacent shopping center has over 1,200 parking spaces in the front of the building, and approximately 122 parking spaces in the back. The parking spaces in the back of the building will be reduced from 122 spaces to 18 spaces with the proposed project, as shown in **Exhibit 3**.

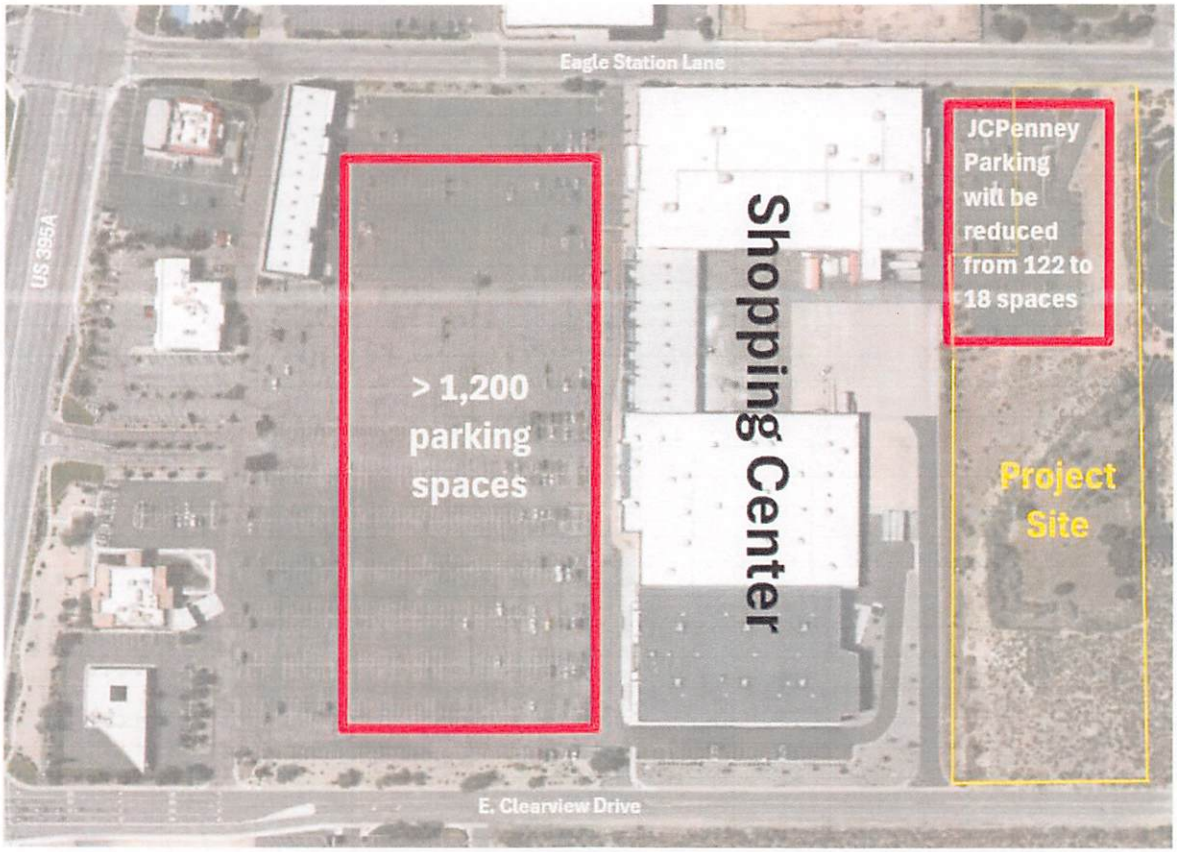


Exhibit 3: Shopping Center Parking

Shopping Center Parking Generation

The parking demand for the overall shopping center was estimated using rates from the ITE *Parking Generation Manual, 6th Edition*, based on land use 820 Shopping Center, >150ksf. Saturday rates were used as these were the highest. **Table 4** shows the average parking generation, based on a building square footage of 260,000 square feet (conservatively estimated using Google Earth).

Table 4. Shopping Center Parking Generation

ITE Parking Generation Land Use 820 (Shopping Center >150k)	Approx. Size (ksf)	Rate	Parking Generation	Parking Supply
Shopping Center	260	2.43	632	>1,200 spaces

Shopping Parking Sufficiency

Table 4 demonstrates that the shopping center has more than sufficient parking. Other properties on the site along US 395A have their own parking and likely utilize only a small portion of the shopping center parking. Reducing the number of parking spaces in the back of the JCPenney store as part of the proposed project site is not expected to significantly impact the overall parking in the shopping center.

Conclusion

Both the proposed self-storage facility and the shopping center individually have an adequate parking supply based on the parking generation evaluation. The reduction of parking spaces behind the JCPenney store is not expected to have any significant impact on overall parking. The shared parking spaces between the proposed project and JCPenney further demonstrate that parking levels are sufficient.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

Sincerely,
GCW, Inc.



Lauren Picou, PE, PTOE
Senior Project Engineer

Attachments:
A – Preliminary Site Plan

new self-storage for:

carson clearview self-storage

e. clearview drive - a.p.n. 009-125-20 & 21
carson city, nevada

scope of work:

NEW PRE-ENGINEERED METAL SELF-STORAGE BUILDINGS INCLUDING INTERIOR CLIMATE CONTROLLED STORAGE IN A CONDITIONED BUILDING. ALL MECHANICAL, PLUMBING ELECTRICAL + ALL ASSOCIATED SITE WORK + UTILITIES

area tabulation:

BUILDING 1:	7,600 SQFT.	MAX. FIRE AREA = 3348 SQFT.
BUILDING 2:	8,400 SQFT.	MAX. FIRE AREA = 4648 SQFT.
BUILDING 3:	6,930 SQFT.	MAX. FIRE AREA = 3,780 SQFT.
BUILDING 4:	2,288 SQFT.	MAX. FIRE AREA = 2288 SQFT.
BUILDING 5:	888 SQFT.	MAX. FIRE AREA = 888 SQFT.
BUILDING 6:	360 SQFT.	MAX. FIRE AREA = 360 SQFT.
BUILDING 7:	3,978 SQFT.	MAX. FIRE AREA = 3978 SQFT.
CLIMATE CONT BUILDING:	43,368 SQFT.	AUTOMATIC FIRE SPRINKLERS
OFFICE:	780 SQFT.	

IBC Table 706.4 FIRE WALL-RESISTANCE RATINGS
S-1 GROUP 3-HR. RATED SEPARATION WALLS REQ'D.

code analysis:

CODES:	2018 NO. NEVADA AMENDMENTS 2018 USC. (BUILDING) 2018 U.E.C. (ENERGY) 2018 U.F.C. (FIRE) 2018 NO. NEVADA U.F.C. AMENDMENTS 2018 U.M.C. (MECHANICAL) 2018 U.P.C. (PLUMBING) 2017 N.E.C. (ELECTRICAL) 2018 ANSI A117.1 (ACCESSIBILITY)
OCCUPANCY:	S-1 (SELF-SERVICE STORAGE)
CONSTRUCTION TYPE:	II-B (NON-RATED)
FIRE SPRINKLERS:	CLIMATE CONTROLLED BLDG. ONLY
OCCUPANT LOAD: BUILDING: VISITING AREAS: SALES SELLING AREA: SALES AREA: OFFICE AREA: TOTAL LOAD:	4 X 1 OCCUPANT = 4 OCC. 768 SF. / 15 Net. = 52 > 49 168 SF. / 15 Net. = 12 < 49 0 SF. / 300 Gross = 1 < 49 78 SF. / 100 Gross = 1 < 49 9 OCCUPANTS > 49 OCC 2 EXITS REQ'D. - 3 PROVIDED

architect:

AL SALZANO, ARCHITECT
5495 GRASS VALLEY ROAD
RENO, NV 89510
(775) 233-1994

contractor:

PRECREST CONSTRUCTION + DEVELOPMENT
1838 FAITLET LANE
RENO, NV 89521
(775) 826-1924
(775) 686-2251 FAX
NV LICENSE #36754

civil:

ROBISON ENGINEERING COMPANY, INC.
846 VICTORIAN AVENUE
SPARKS, NV 89431
(775) 852-2251

general notes:

1. CONSTRUCTION SHALL MEET THE CURRENT REQUIREMENTS OF THE IBC, CARSON CITY BUILDING + PLANNING DEPARTMENTS AND ANY APPLICABLE CC&R'S within this DEVELOPMENT.
2. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE DESIGN TEAM OF ANY DISCREPANCIES.
3. FIELD VERIFY ALL UTILITY LOCATIONS - CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES + REQUIREMENTS.
4. ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS
5. SEPARATE SUBMITTALS: PLANS FOR INSTALLATION OF ANY FIRE ALARM, HOOD SUPPRESSION, OR FIRE SPRINKLER SYSTEMS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY CONTRACTORS LICENSED BY THE NEVADA STATE FIRE MARSHALL'S OFFICE TO DO THIS WORK. A SEPARATE PERMIT IS REQUIRED.

index of drawings

T0.1	COVER SHEET, DRAWING INDEX
C1 of 4	CIVIL TITLE PAGE
C2 of 4	EXISTING CONDITIONS + EMP PLAN
C3 of 4	SITE PLAN
C4 of 4	LANDSCAPE PLAN
A2.1	OVERALL BUILDING FLOOR PLANS
A3.1	EXTERIOR ELEV. BLDG. 1 + 2
A3.2	EXTERIOR ELEV. BLDG. 3
A3.3	EXTERIOR ELEV. BLDG. 4 + 7
A3.4	CLIMATE CONTROL BLDG. ELEV.

sAL zano
architect
5495 grass valley road
reno, nevada 89510
775.233.1994 cell
al.salzano@aol.com
www.alsalzano.com

4-9-25

dates
1
2
3

new self-storage
for:
e. clearview drive - a.p.n. 009-125-20 & 21
carson city, nevada

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sheet title
cover sheet, drawing index

sheets

job no. 2469

T0.1

CLEAR VIEW STORAGE FACILITY
SPECIAL USE PERMIT
FOR
AVISON YOUNG

811 Know what's below. Call before you dig.

SHEET LIST

SHEET NO.	SHEET LABEL	SHEET DESCRIPTION
1	C0	TITLE SHEET
2	C1	EXISTING CONDITIONS
3	C2	SITE PLAN
4	L1	LANDSCAPE PLAN

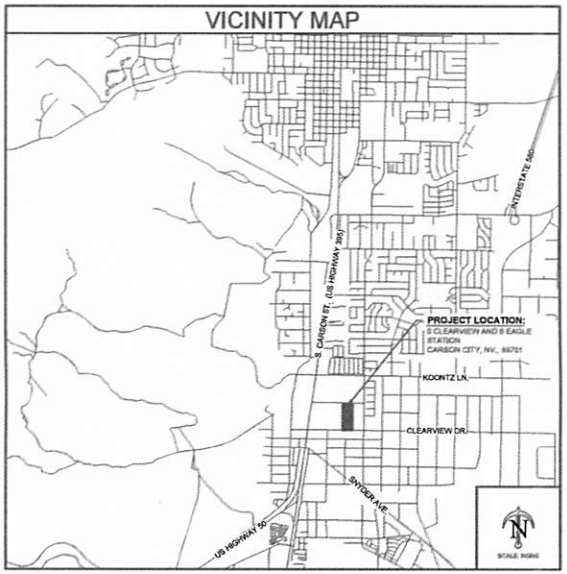
PROJECT SUMMARY

JURISDICTION:	CARSON CITY
COUNTY:	CARSON
APN:	009-125-21 & 009-125-20
ADDRESS:	EAGLE STATION LN, & CLEARVIEW DR.
ZONING:	GC/RC & GC/RC
FEMA FLOOD ZONE:	X
PROJECT SUMMARY:	SELF STORAGE UNITS
PROJECT ACREAGE:	1.65AC AND 3.07 AC

PROJECT AUTHORITY

CIVIL ENGINEER	SURVEYOR	OWNER
ROBISON ENGINEERING COMPANY	ROBISON ENGINEERING COMPANY	AVISON YOUNG
NATHAN ROBISON, PE, WRS	MICHAEL SMITH, PE, PLS	8590 S. MCCARREN
846 VICTORIAN AVE, SUITE 20	846 VICTORIAN AVE, SUITE 20	BLVD. SUITE A
SPARKS, NV 89431	SPARKS, NV 89431	RENO, NV., 89509
(775) 852-2251 x 700	(775) 852-2251 x 709	(775) 332-7300
nathan@robisoneng.com	michael@robisoneng.com	

VICINITY MAP



LIST OF ABBREVIATIONS:

A	APPLE	DOM	DOMESTIC	LP	LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	DWY	DRIVEWAY	LT	LEFT	REF. (R)	REFERENCE
		E	ELM	M	MAPLE	RGS	RECORD OF SURVEY
AC	ASPHALT CONCRETE	(E)	EXISTING	MAX	MAXIMUM	ROW	RIGHT-OF-WAY
Ac	ACRES	EA	EACH	MDD	MAXIMUM DRY DENSITY	RR	RAILROAD
ACI	AMERICAN CONCRETE INSTITUTE	EC	END OF CURVATURE	MH	MANHOLE	R/W	RECLAIMED WATER
ACP	ASBESTOS CEMENT PIPE	EG	EXISTING GRADE	MIN	MINIMUM	RTC	REGIONAL TRANSPORTATION COMMISSION
AGG	AGGREGATE	EL,ELEV	ELEVATION	MJ	MECHANICAL JOINT (PIPE FITTING)	S=	SLOPE (%)
AHJ	AUTHORITY HAVING JURISDICTION	EP	EDGE OF PAVEMENT	MUTCD	MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES	SF	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER	ETC	ET CETERA			SFNF	(MONUMENT) SEARCHED FOR, NOT FOUND
APPROX	APPROXIMATELY	FDC	FIRE DEPARTMENT CONNECTION	NAP	NOT A PART	SD	STORM DRAIN or STRUCTURAL DETAIL
ASP	ASPEN	FG	FINISHED GRADE	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION	SDCI	STORM DRAIN CURB INLET
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	FES	FLARED END SECTION			SDDI	STORM DRAIN DROP INLET
B	BIRCH	FFE	FINISHED FLOOR ELEVATION	NOAA	NATIONAL OCEANOGRAPHIC AND ATMOSPHERIC ADMINISTRATION	SDR	STANDARD DIMENSION RATIO
BC	BEGIN CURVATURE	FFC	FRONT FACE OF CURB			SS	SANITARY SEWER
BFP	BACKFLOW PREVENTER	FH	FIRE HYDRANT	NTS	NOT TO SCALE	SSCO	SANITARY SEWER CLEANOUT
BLD	BUILDING	F	FIR	OC	ON CENTER	SSPWC	STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
BM	BENCHMARK	FL	DRAINAGE FLOWLINE	OE	OR EQUAL		
BR	BRINE PIPELINE	FLA	FLANGED (PIPE FITTING)	P	PEACH	SP	SPRUCE
BSWBOW	BACK OF SIDEWALK	FT, '	FEET	(P)	PROPOSED	STA	STATION
BW	BOTTOM OF WALL	FUT	FUTURE	PBL	PUBLIC/MUNICIPALLY OWNED	TBC	TOP BACK OF CURB
(C)	CALCULATED	G	GROUND (ELEV.)	PC	POINT OF CURVATURE	TC/TOC	TOP OF CURB
CATV	CABLE TELEVISION	GAL	GALLON	PCC	PORTLAND CEMENT CONCRETE	TELE/TEL	TELEPHONE
CFS	CUBIC FEET PER SECOND	GALV	GALVANIZED	PI	POINT OF INTERSECTION	TEMP	TEMPORARY
C&G	CURB AND GUTTER	GB	GRADE BREAK	#	PLUS OR MINUS	TM	TRACT MAP
CH	CHERRY	GIS	GEOGRAPHIC INFORMATION SYSTEM	PN	PINE	TMWA	TRUCKEE MEADOWS WATER AUTHORITY
CI	CONTOUR INTERVAL	GV	GATE VALVE	PCCC	POINT OF COMPOUND CURVATURE	TP	TURNING POINT
℄	CENTERLINE	HDPE	HIGH-DENSITY POLYETHYLENE	POI	PUSH-ON JOINT (PIPE FITTING)	(TYP)(TYP.)	TYPICAL
CLSM	CONSOLIDATED LOW STRENGTH MATERIAL	HGL	HYDRAULIC GRADE LINE	PP	POWER/TELEPHONE/UTILITY POLE	TW	TOP OF WALL
CMP	CORRUGATED METAL PIPE	HP	HIGH POINT	PRC	POINT OF REVERSE CURVATURE	UGE	UNDERGROUND ELECTRICAL
CON	CITY OF RENO	HVAC	HEATING, VENTILATION & AIR CONDITIONING	PREL/PM	PRELIMINARY	UNO	UNLESS NOTED OTHERWISE
COTG	CLEAN OUT TO GRADE	ID	IDENTIFICATION/INSIDE DIAMETER	PRVC	POINT OF REVERSE VERTICAL CURVE	UPRR	UNION PACIFIC RAILROAD
CP	CONTROL POINT	IE	INVERT ELEVATION	PRV	PRESSURE RELIEF VALVE	USGS	UNITED STATES GEOLOGICAL SURVEY
CW	COTTON WOOD	ICV	IRRIGATION CONTROL VALVE	PT	POINT OF TANGENCY/END CURVE	VG	VALLEY GUTTER
CY	CUBIC YARDS	IFC	ISSUED FOR CONSTRUCTION or INTERNATIONAL FIRE CODE	PVT	PRIVATE (NOT PUBLICLY OWNED)	W	WILLOW
Ø	DIAMETER (INSIDE)			PUE	PUBLIC UTILITY EASEMENT	WACO	WASHOE COUNTY
DEMO	DEMOLISH OR DEMOLITION	IN, "	INCH/INCHES	PVC	POLYVINYL CHLORIDE	WCOR	WASHOE COUNTY OFFICIAL RECORDS
DEP	DEPRESSED	INT	INTERSECTION	PVI	POINT OF VERTICAL INTERSECTION	WWL	WATER/WATER LINE
DI	DROP INLET	IRR	IRRIGATION	PVIE	POINT OF VERTICAL INTERSECTION ELEVATION	XTC	X-TRU COAT PIPE
DJ.	DUCTILE IRON	J	JUMPER	PVIS	POINT OF VERTICAL INTERSECTION STATION	YH	YARD HYDRANT
DOC	DOCUMENT	LF	LINEAR FEET	R	RADIUS OF ARC OR CIRCLE, RADIAL	YR	YEAR

LINE AND HATCHING LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SUBJECT PL	NOT USED
	ADJACENT PL	NOT USED
	SETBACK	NOT USED
	EASEMENT	NOT USED
	CENTER LINE	
4545	MAJOR CONTOUR	4545
4539	MINOR CONTOUR	4539
	GRADE BREAK	
	FENCELINE	
	FLOW LINE	
	PCC RETAINING WALL	
	ROCKERY WALL	
TOP TOP	TOP OF SLOPE	TOP TOP
TOE TOE	TOE OF SLOPE	TOE TOE
NOT USED	LIMIT OF DISTURBANCE	
E E	ELECTRIC LINE	E E
OHE OHE	OVERHEAD ELECTRIC	OHE OHE
T T	TELECOMMUNICATIONS	T T
F F	FIBER OPTIC	F F
G G	GAS LINE	G G
INJ INJ	INJECTION PIPELINE	INJ INJ
BR BR	BRINE PIPELINE	BR BR
SS SS	SANITARY SEWER	SS SS
SS SS	LEACH LINE	SS SS
SSFM SSFM	FORCED SEWER MAIN	SSFM SSFM
SD SD	STORM DRAIN	SD SD
W W	WATER LINE	W W
FW FW	FIRE WATER LINE	FW FW
RW RW	RECLAIMED WATER LINE	RW RW
IRR IRR	IRRIGATION LINE	IRR IRR
	ASPHALT CONCRETE	
	UNPAVED ROAD/DRIVEWAY	
	PCC	
	STRUCTURE	
	LANDSCAPING	
	RIPRAP	
	SIDEWALK, CURB & GUTTER	

SYMBOLS LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BENCHMARK	
	CONTROL POINT	
	PROPERTY CORNER	
1/2 1/4 1/2 1/2 1	PLSS CORNER	NOT USED
	SURVEY MONUMENT	
	TEST PIT/BORE HOLE	
E	ELECTRIC MANHOLE	E
EM	ELECTRIC METER	EM
EP	ELECTRIC PANEL	EP
ET	ELECTRIC TRANSFORMER	ET
EV	ELECTRIC VAULT	EV
GM	GAS METER	GM
	GAS VALVE	
SSCO	SEWER CLEANOUT	SSCO
	SEWER MANHOLE	S
	FLARED END SECTION	
	STORM DRAIN CURB INLET	
	STORM DRAIN DROP INLET	
	STORM DRAIN MANHOLE	D
12" SD	UTILITY SIZE/DIRECTION	12" SD
T	TELECOM MANHOLE	T
TV	TELECOM VAULT	TV
	BUSH/SHRUB	
ICV	IRRIGATION CONTROL VALVE	ICV
PN 18"	TREE	PN 18"
BFP	BACKFLOW PREVENTER	BFP
	FIRE HYDRANT	
WM	WATER METER	WM
	WATER VALVE	
W	WELL	W
	GUY WIRE	
	LIGHT POLE	
	UTILITY POLE	
	SIGN	
	BOLLARD	
	PAVEMENT MARKINGS	
80	INTERSTATE	NOT USED
395	HIGHWAY	NOT USED
	DETAIL NUMBER/SECTION	1 / L02
	DETAIL BUBBLE	
	SHEET LABEL	

CLEAR VIEW STORAGE
SPECIAL USE PERMIT

TITLE SHEET

CARSON CITY, NV

THE 48"x36" SHEETS AND ASSOCIATED PDF FORMATTED DRAWINGS ARE INTENDED TO BE PRINTED AT A SCALE OF 1/2" = 1'-0". IF THIS SHEET IS NOT 48"x36" THE SCALE IS INCORRECT.

0" 1/2" 1"
INCHES FULL SCALE

PROJECT NO. 1-2481-01.001

PREPARED FOR:
AVISON YOUNG
8590 S. MCCARREN BLVD. SUITE A
RENO, NV., 89509
(775) 332-7300

846 VICTORIAN AVENUE SPARKS, NV 89431 (775) 852-2251

DRAWN BMF

NEVADA
NATHAN ROBISON
No. 23264
CIVIL
Exp. 2025-12-31
2025-04-03

REFERENCES

1	RENO TOPO - 08-2023
2	PM 2283
3	
4	
5	
6	
7	
8	

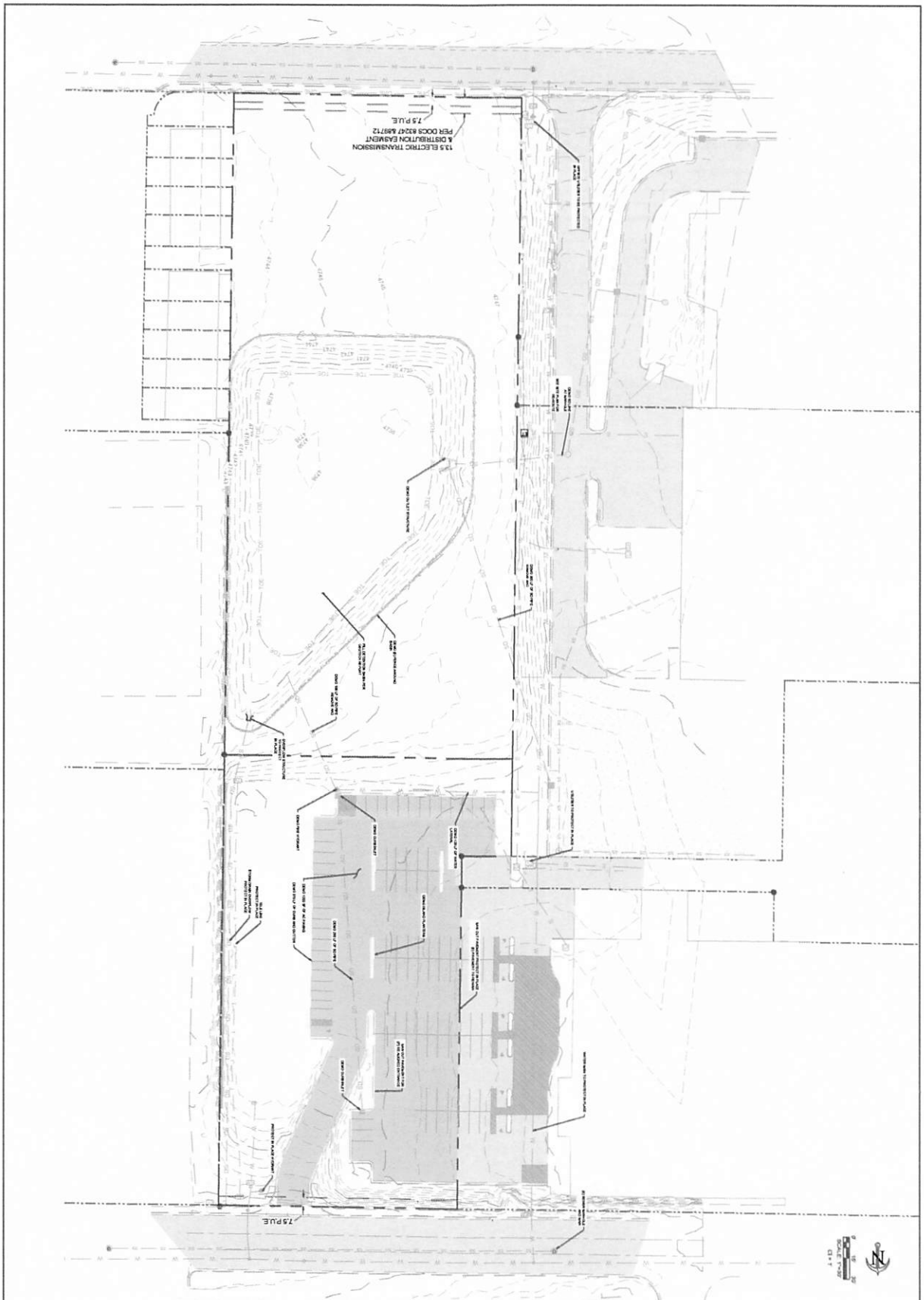
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P1	DRAFT ISSUED FOR CLIENT REVIEW	2025-03-05	BMF	NER
0	REV0 - ISSUED FOR CC REVIEW	2025-04-02	BMF	NER

REVISIONS

APPROVALS

C0

SHEET 1 OF 4



NO	DESCRIPTION	DATE	BY	CHK'D
P1	DRAFT ISSUED FOR CLIENT REVIEW	2025-03-05	BMF	NER
0	REV0 - ISSUED FOR CC REVIEW	2025-04-02	BMF	NER

1	RENO TOPO - 08-2023
2	PM 3293
3	
4	
5	
6	
7	
8	

DRAWN: BMF

PREPARED FOR: AVISON YOUNG

6580 S. MCCARREN BLVD. SUITE A RENO, NV, 89508

(775)-333-7300

0" 1/2" 1"

INCH@FULL SCALE

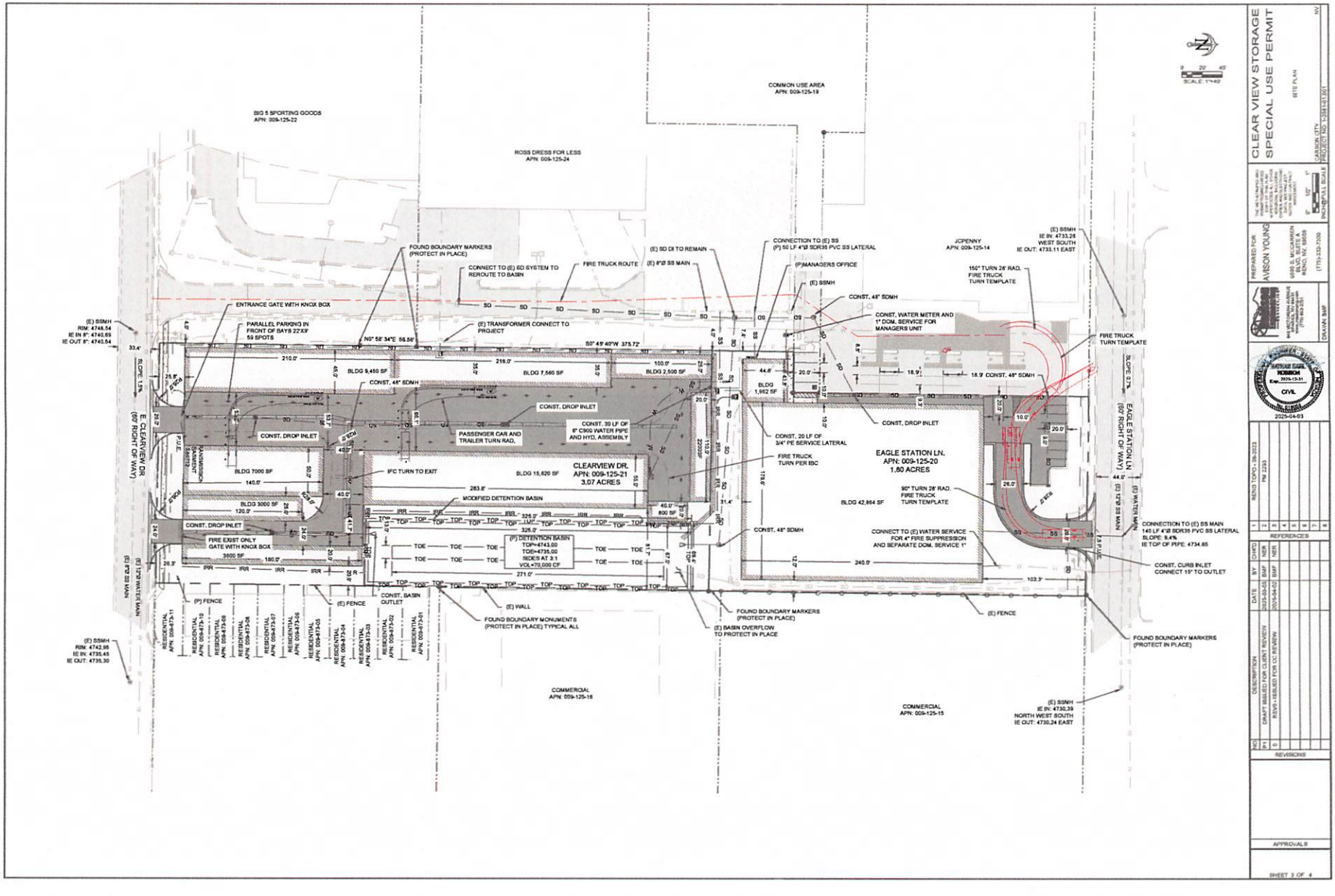
CLEAR VIEW STORAGE
SPECIAL USE PERMIT

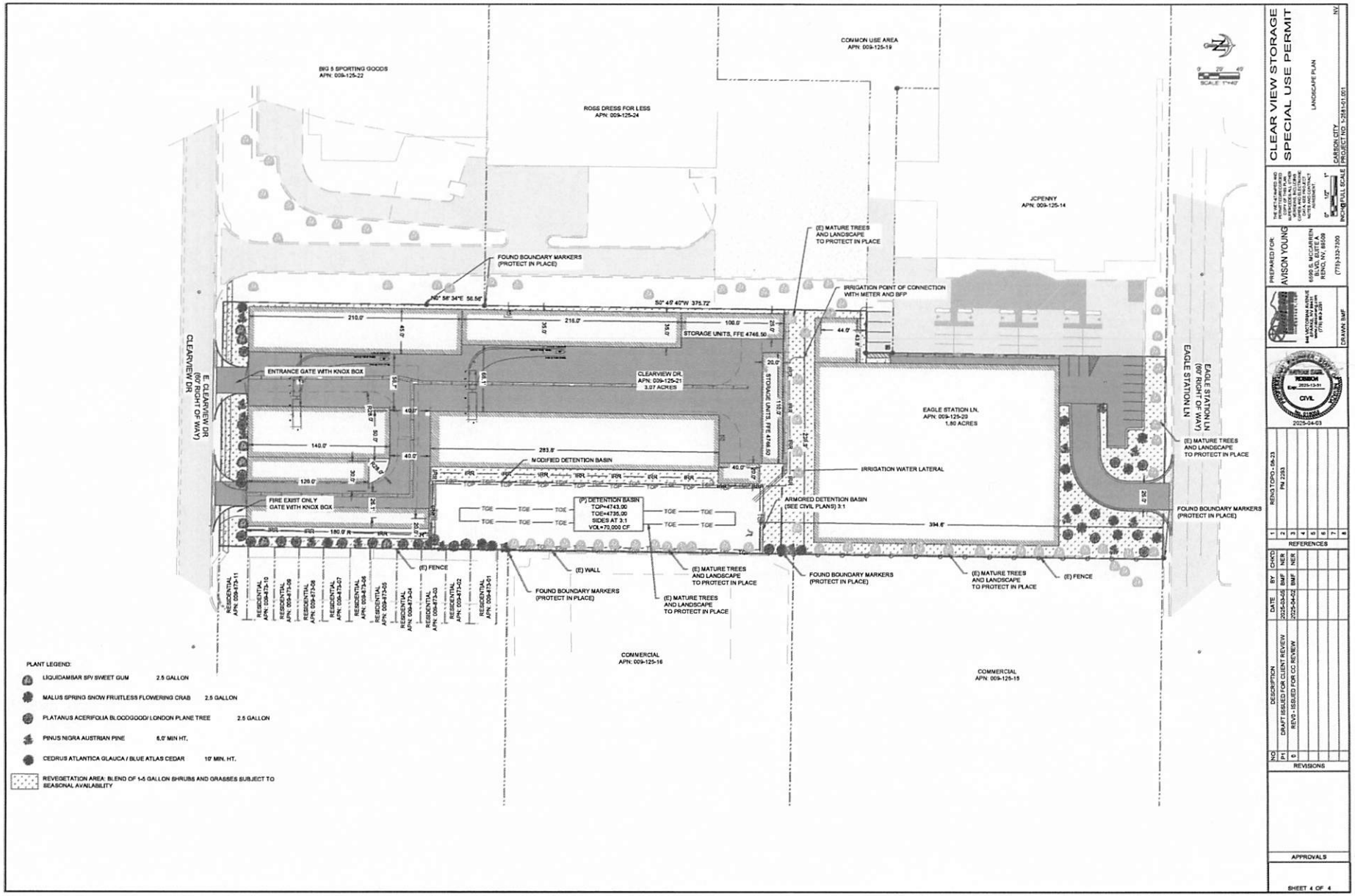
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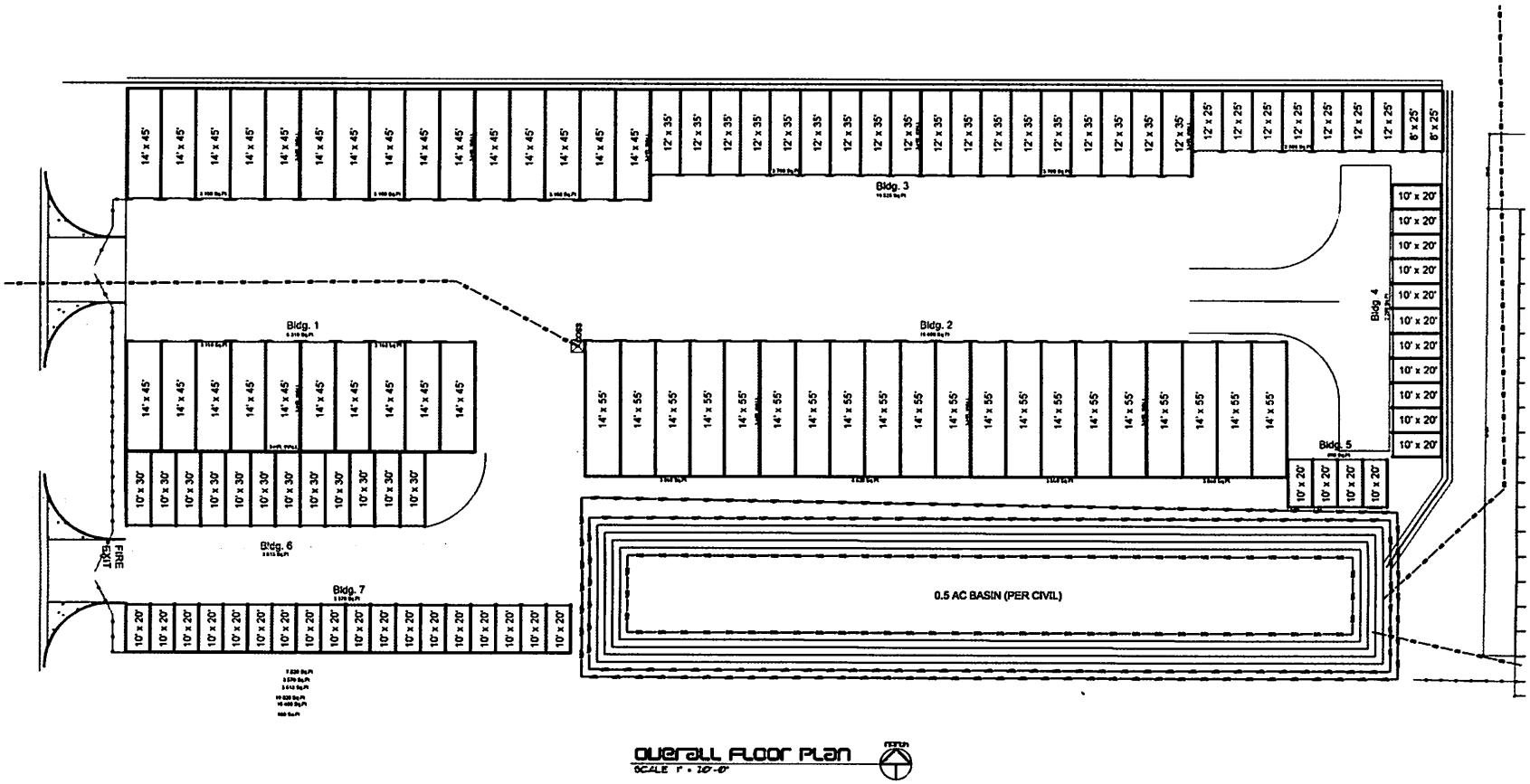
CARSON CITY NV

PROJECT NO: 1-2561-01.001

SHEET 2 OF 4


CLEAR VIEW STORAGE
SPECIAL USE PERMIT
SITE PLAN
CARSON CITY, NV
PREPARED FOR:
AVISON YOUNG
SCALE: 1"=40'
BIG 5 SPORTING GOODS
APN: 009-125-22
ROSS DRESS FOR LESS
APN: 009-125-24
COMMON USE AREA
APN: 009-125-19
JCPENNY
APN: 009-125-14
CLEARVIEW DR.
APN: 009-125-21
3.07 ACRES
EAGLE STATION LN.
APN: 009-125-20
1.80 ACRES
E. CLEARVIEW DR (60' RIGHT OF WAY)
EAGLE STATION LN (60' RIGHT OF WAY)
COMMERCIAL
APN: 009-125-16
COMMERCIAL
APN: 009-125-15
FOUND BOUNDARY MARKERS (PROTECT IN PLACE)
CONNECT TO (E) SD SYSTEM TO REROUTE TO BASIN
FIRE TRUCK ROUTE
(E) SD DI TO REMAIN
(E) 8"Ø SS MAIN
CONNECTION TO (E) SS (P) 50 LF 4"Ø SDR35 PVC SS LATERAL
(P)MANAGERS OFFICE
(E) SSMH
(E) SSMH IE IN: 4733.28 WEST SOUTH IE OUT: 4733.11 EAST
152" TURN 28' RAD. FIRE TRUCK TURN TEMPLATE
CONST. 48" SDMH
CONST. WATER METER AND 1" DOM. SERVICE FOR MANAGERS UNIT
ENTRANCE GATE WITH KNOX BOX
PARALLEL PARKING IN FRONT OF BAYS 22'X9' 59 SPOTS
(E) TRANSFORMER CONNECT TO PROJECT
FIRE TRUCK TURN TEMPLATE
(E) SSMH RIM: 4746.54 IE IN 8": 4740.65 IE OUT 8": 4740.54
BLDG 9,450 SF
BLDG 7,560 SF
BLDG 2,500 SF
BLDG 1,962 SF
CONST. 48" SDMH
CONST. DROP INLET
CONST. 30 LF OF 8" C900 WATER PIPE AND HYD. ASSEMBLY
PASSENGER CAR AND TRAILER TURN RAD.
CONST. 20 LF OF 3/4" PE SERVICE LATERAL
FIRE TRUCK TURN PER IBC
BLDG 7000 SF
BLDG 15,620 SF
IFC TURN TO EXIT
MODIFIED DETENTION BASIN
BLDG 3000 SF
BLDG 42,864 SF
90" TURN 28' RAD. FIRE TRUCK TURN TEMPLATE
FIRE EXIST ONLY GATE WITH KNOX BOX
3600 SF
(P) DETENTION BASIN TOP=4743.00 TOE=4735.00 SIDES AT 3:1 VOL=70,000 CF
CONNECT TO (E) WATER SERVICE FOR 4" FIRE SUPPRESSION AND SEPARATE DOM. SERVICE 1"
CONNECTION TO (E) SS MAIN 140 LF 4"Ø SDR35 PVC SS LATERAL SLOPE: 8.4% IE TOP OF PIPE: 4734.65
CONST. CURB INLET CONNECT 15" TO OUTLET
(P) FENCE
(E) FENCE
CONST. BASIN OUTLET
(E) WALL
FOUND BOUNDARY MONUMENTS (PROTECT IN PLACE) TYPICAL ALL
(E) BASIN OVERFLOW TO PROTECT IN PLACE
FOUND BOUNDARY MARKERS (PROTECT IN PLACE)
(E) SSMH IE IN: 4730.39 NORTH WEST SOUTH IE OUT: 4730.24 EAST
(E) SSMH RIM: 4742.95 IE IN: 4735.45 IE OUT: 4735.30
(E) 12"Ø WATER MAIN
(E) 8"Ø SS MAIN
RESIDENTIAL APN: 009-473-11
RESIDENTIAL APN: 009-473-10
RESIDENTIAL APN: 009-473-09
RESIDENTIAL APN: 009-473-08
RESIDENTIAL APN: 009-473-07
RESIDENTIAL APN: 009-473-06
RESIDENTIAL APN: 009-473-05
RESIDENTIAL APN: 009-473-04
RESIDENTIAL APN: 009-473-03
RESIDENTIAL APN: 009-473-02
RESIDENTIAL APN: 009-473-01
DESCRIPTION
DRAFT ISSUED FOR CLIENT REVIEW
REVS - ISSUED FOR CC REVIEW
REVISIONS
REFERENCES
APPROVALS
SHEET 3 OF 4


BIG 5 SPORTING GOODS
APN: 009-125-22
ROSS DRESS FOR LESS
APN: 009-125-24
COMMON USE AREA
APN: 009-125-19
JCPENNY
APN: 009-125-14
E CLEARVIEW DR
(60' RIGHT OF WAY)
CLEARVIEW DR
EAGLE STATION LN
(60' RIGHT OF WAY)
EAGLE STATION LN
APN: 009-125-20
1.80 ACRES
CLEARVIEW DR.
APN: 009-125-21
3.07 ACRES
FOUND BOUNDARY MARKERS
(PROTECT IN PLACE)
(E) MATURE TREES
AND LANDSCAPE
TO PROTECT IN PLACE
IRRIGATION POINT OF CONNECTION
WITH METER AND BFP
STORAGE UNITS, FFE 4746.50
ENTRANCE GATE WITH KNOX BOX
FIRE EXIST ONLY
GATE WITH KNOX BOX
MODIFIED DETENTION BASIN
(P) DETENTION BASIN
TOP=4743.00
TOE=4735.00
SIDES AT 3:1
VOL=70,000 CF
IRRIGATION WATER LATERAL
ARMORED DETENTION BASIN
(SEE CIVIL PLANS) 3:1
(E) FENCE
(E) WALL
COMMERCIAL
APN: 009-125-16
COMMERCIAL
APN: 009-125-18
RESIDENTIAL
APN: 009-473-11
RESIDENTIAL
APN: 009-473-10
RESIDENTIAL
APN: 009-473-09
RESIDENTIAL
APN: 009-473-08
RESIDENTIAL
APN: 009-473-07
RESIDENTIAL
APN: 009-473-06
RESIDENTIAL
APN: 009-473-05
RESIDENTIAL
APN: 009-473-04
RESIDENTIAL
APN: 009-473-03
RESIDENTIAL
APN: 009-473-02
RESIDENTIAL
APN: 009-473-01
PLANT LEGEND:
LIQUIDAMBAR SPV SWEET GUM 2.5 GALLON
MALUS SPRING SNOW FRUITLESS FLOWERING CRAB 2.5 GALLON
PLATANUS ACERIFOLIA BLOODGOOD/ LONDON PLANE TREE 2.5 GALLON
PINUS NIGRA AUSTRIAN PINE 6.0' MIN HT.
CEDRUS ATLANTICA GLAUCA / BLUE ATLAS CEDAR 10' MIN. HT.
REVEGETATION AREA: BLEND OF 1-5 GALLON SHRUBS AND GRASSES SUBJECT TO SEASONAL AVAILABILITY
CLEAR VIEW STORAGE
SPECIAL USE PERMIT
LANDSCAPE PLAN
CARSON CITY
NV
PROJECT NO. 5-2581-01.001
PREPARED FOR:
AVISON YOUNG
6990 EL MCCARREN BLVD, STE E
RENO, NV. 89509
(775) 332-7300
DRAWN: BMF
CIVIL
2025-04-03
REN-3 TOPO - 09-23
PM 2293
REFERENCES
NO
DESCRIPTION
DATE
BY
CHK'D
P1
DRAFT ISSUED FOR CLIENT REVIEW
2025-03-05
BMF
NER
0
REVO - ISSUED FOR CC REVIEW
2025-04-02
BMF
NER
REVISIONS
APPROVALS
SHEET 4 OF 4



OVERALL FLOOR PLAN
SCALE 1" = 10'-0"

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4-9-25

4-9-25

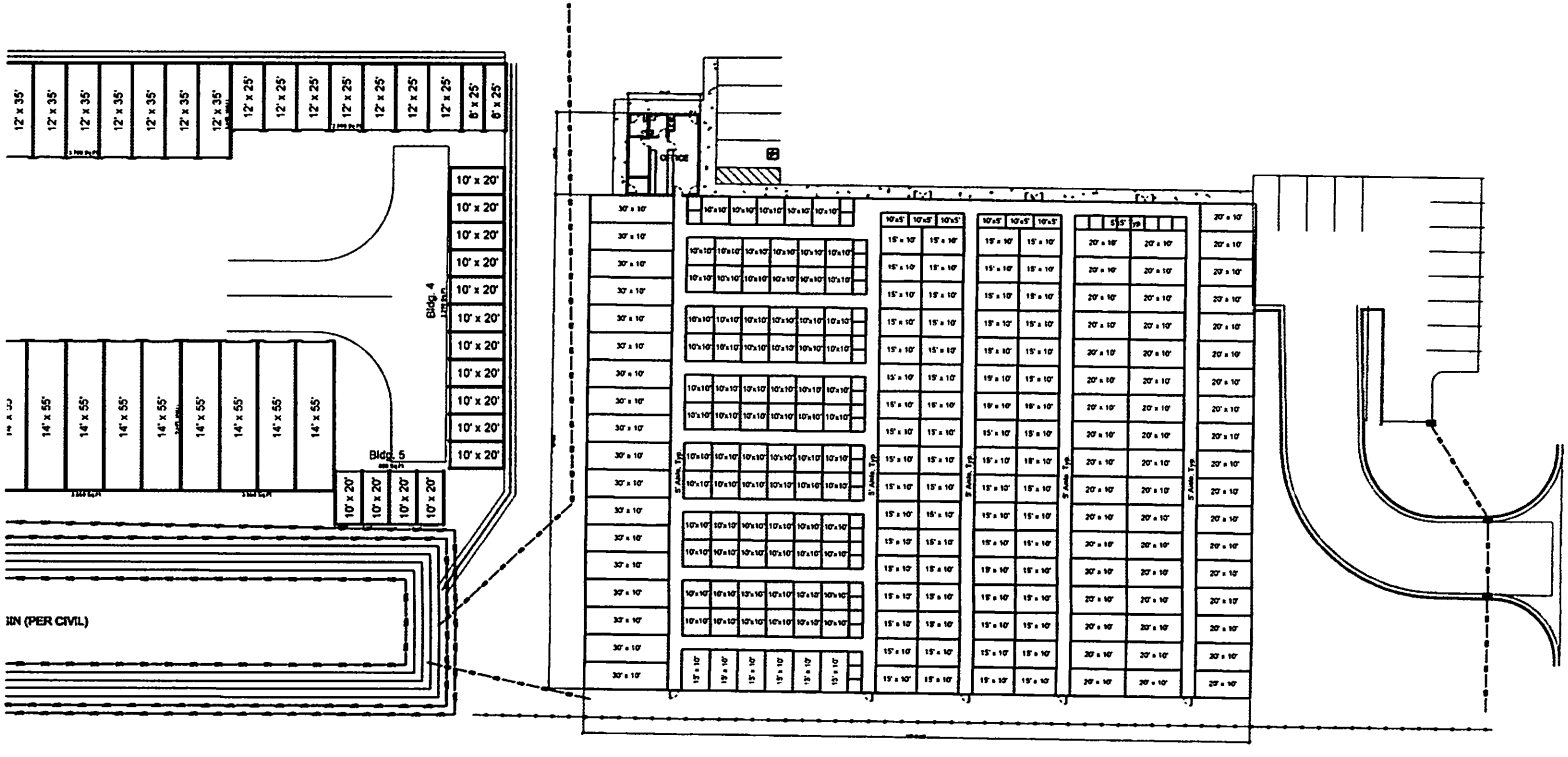
new self-storage
APN: CARSON CITY/VIEW DRIVE - APN 009-125-20 & 21
B. CARSON/VIEW DRIVE
CARSON CITY, NEVADA

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OVERALL BLDG. FLOOR PLANS

2463

A2.1



OVERALL FLOOR PLAN
SCALE 1" = 20'-0"

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4-9-25

ISSUES

PDF:
NEW SELF-STORAGE
CARSON CITY NEW SELF-STORAGE
E. CLEARVIEW DRIVE · A.P.N. 009-125-20 & 21
CARSON CITY, NEVADA

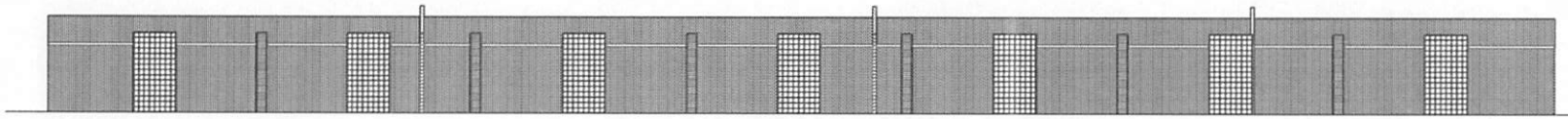
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DRAWING TITLE
CLIMATE CONTROL BLDG. PLAN

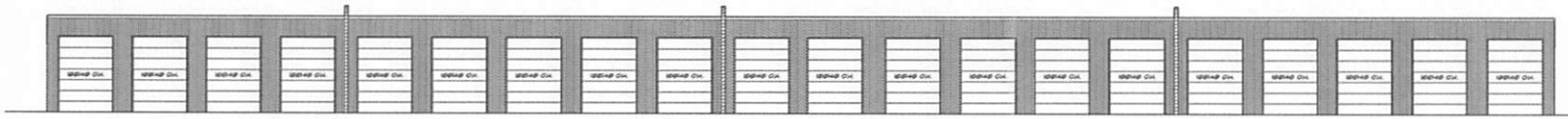
STATUS

DATE
2463

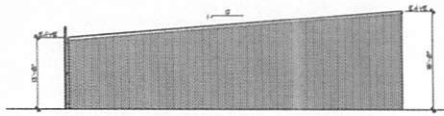
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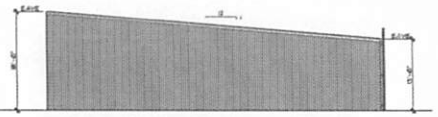
bldg. 2 - east elevation
SCALE 1" = 10'-0"



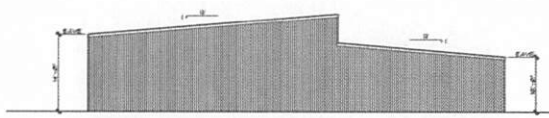
bldg. 2 - west elevation
SCALE 1" = 10'-0"



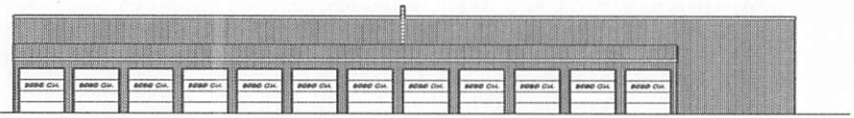
bldg. 2 - north elevation
SCALE 1" = 10'-0"



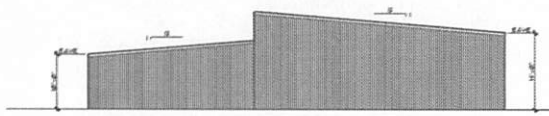
bldg. 2 - south elevation
SCALE 1" = 10'-0"



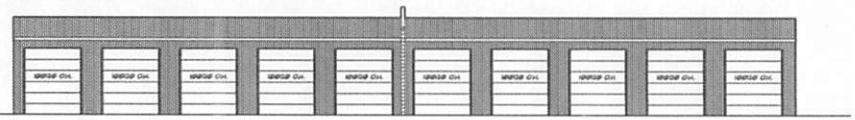
bldg. 1 & 6 - south elev.
SCALE 1" = 10'-0"



bldg. 1 & 6 - east elevation
SCALE 1" = 10'-0"



bldg. 1 & 6 - north elev.
SCALE 1" = 10'-0"



bldg. 1 & 6 - west elevation
SCALE 1" = 10'-0"

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architect
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reno, nevada 89510
775.233.1984 cell
a.j.salzano@aol.com
www.ajsalzano.com

2-4-25

4-9-25

DATE

new self-storage

PROJECT:
carson clearview self-storage
a. clearview drive - a.p.n. 009-125-20 & 21
carson city, nevada

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DRAWING

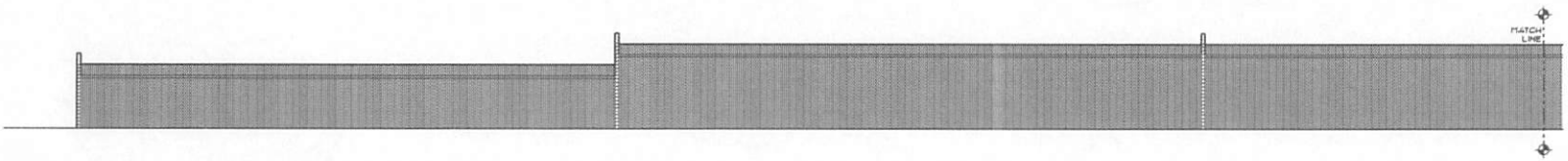
EXTERIOR ELEV.
BLDG. 1 & 2

DRAWING

JOB NO.

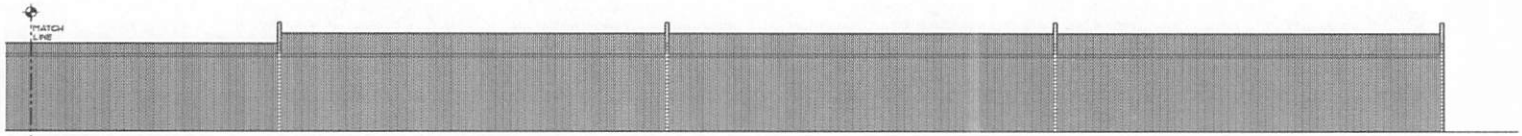
2463

A3.1



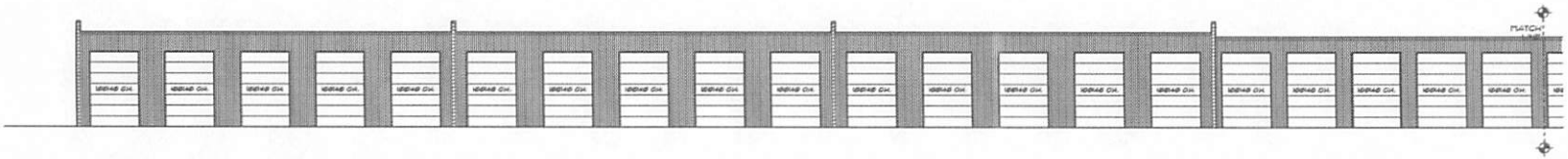
bldg. 3 - west elevation

SCALE 1" = 10'-0"



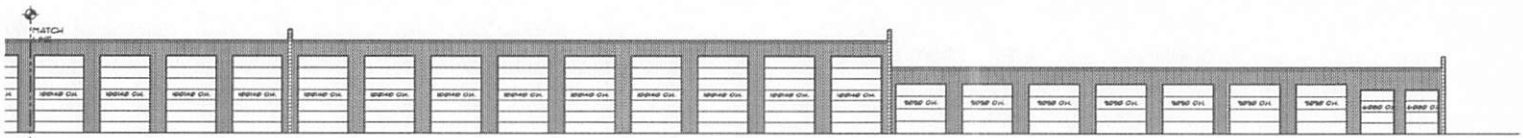
bldg. 3 - west elev. cont.

SCALE 1" = 10'-0"



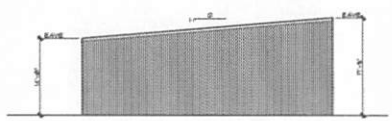
bldg. 3 - east elevation

SCALE 1" = 10'-0"



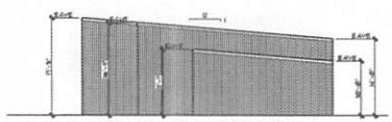
bldg. 3 - east elev. cont.

SCALE 1" = 10'-0"



bldg. 3 - south elev.

SCALE 1" = 10'-0"



bldg. 3 - north elev.

SCALE 1" = 10'-0"

SALZANO architect
5995 grass valley road
reno, nevada 89510
775.233.1984 cell
a.salzano@aol.com
www.asalzano.com

4-9-25

DATE

4-9-25

REVISIONS

1

2

3

new self-storage

PDI:

carson clearview self-storage

e. clearview drive - a.p.n. 009-125-20 & 21

carson city, nevada

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DRAWING

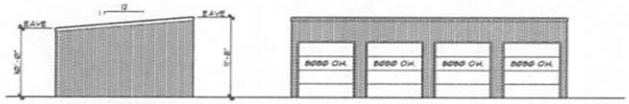
EXTERIOR ELEV. BLDG. 3

BY/DATE

JOB NO.

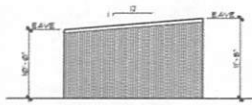
2463

A3.2

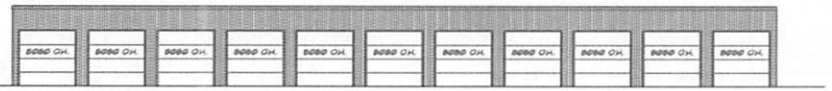


north elev.
SCALE 1/8" = 1'-0"

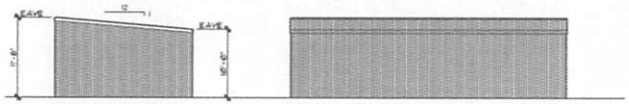
bldg. 5 - west elevation
SCALE 1/8" = 1'-0"



west elev.
SCALE 1/8" = 1'-0"

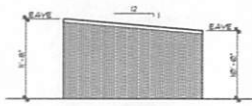


bldg. 4 - south elevation
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south elev.
SCALE 1/8" = 1'-0"

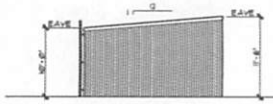
bldg. 5 - east elevation
SCALE 1/8" = 1'-0"



east elev.
SCALE 1/8" = 1'-0"



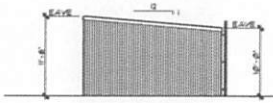
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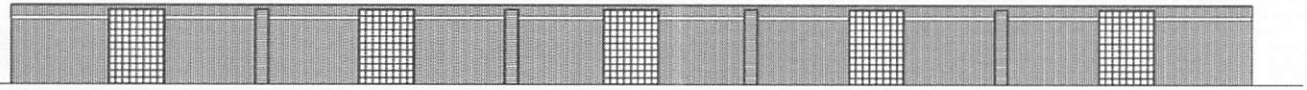
east elev.
SCALE 1/8" = 1'-0"



bldg. 7 - north elevation
SCALE 1/8" = 1'-0"



west elev.
SCALE 1/8" = 1'-0"



bldg. 7 - south elevation
SCALE 1/8" = 1'-0"

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4-9-25

4-9-25

DATE

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new self-storage

FOR:
carson clearview self-storage
& clearview drive - a.p.n. 009-125-20 & 21
carson city, nevada

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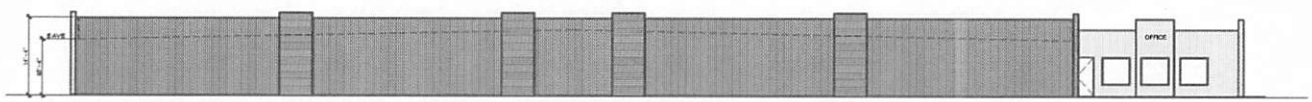
DRAWING

EXTERIOR ELEV.
BLDG. 4 THRU 7

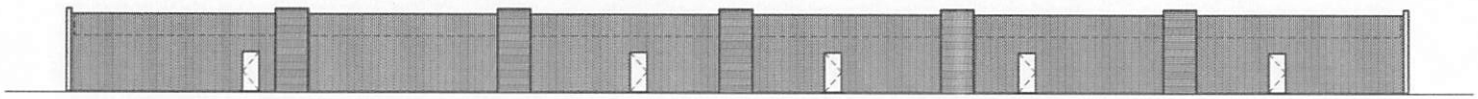
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JOB NO. 2463

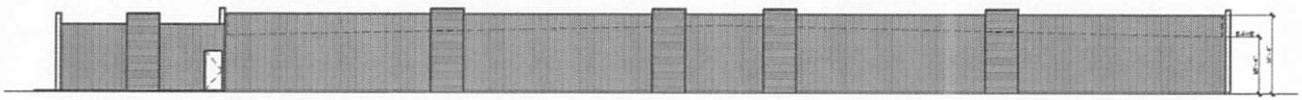
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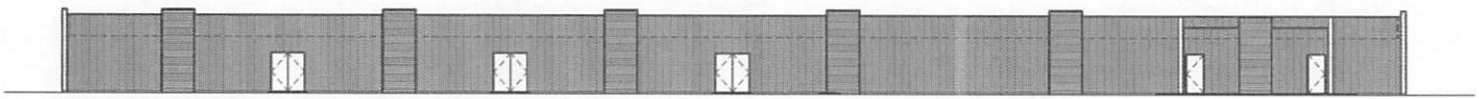
north elevation
SCALE 1" = 10'-0"



east elevation
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south elevation
SCALE 1" = 10'-0"



west elevation
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new self-storage

POI:
carson clearview self-storage
& clearview drive - a.p.n. 009-125-20 & 21
carson city, nevada

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DRAWINGS

CLIMATE CONTROL BUILDING ELEV.

APPROVED

JOB NO. 2463

A3.4

NOTES

Vanessa Iniguez

From: Vanessa Iniguez
Sent: Monday, July 20, 2026 9:49 AM
To: Vanessa Iniguez
Subject: FW: [EXTERNAL] LU-2026-0101 Clearview Self Storage SUP Hearing

---

From: Carol Wolff <cjwolff775@gmail.com>
Sent: Sunday, July 19, 2026 3:30 PM
To: Planning Department <planning@carsoncity.gov>
Subject: [EXTERNAL] LU-2026-0101 Clearview Self Storage SUP Hearing

I am writing to express my opposition to the application submitted by Clearview Self Storage to construct and operate a 43,980-square-foot climate-controlled self-storage facility at 393 Eagle Station Lane and 350 Clearview Drive.

My concerns are as follows:

1. Increased Traffic and Safety Concerns

This project is likely to increase traffic at the already congested intersection of I-580, Highway 50 and South Carson Street. During peak afternoon hours, approximately 3:00 p.m. to 5:30 p.m., this intersection experiences significant congestion from commuter traffic, commercial trucks, and regular city traffic traveling south.

I would like to know whether the Nevada Department of Transportation or Carson City has completed a traffic impact study that specifically evaluates the additional traffic this development would generate. Given the nature of a storage facility, there will likely be additional vehicles towing boats, trailers, and recreational vehicles, which could further increase congestion and create additional safety concerns.

2. Better Locations Are Available

I question whether Carson City needs another self-storage facility, particularly in this location. There are more appropriate areas for this type of development, such as the Goni Road and Arrowhead Drive industrial area, where similar commercial and manufacturing businesses are already located. Those locations also provide convenient freeway access via the College Parkway interchange and would have less impact on nearby residential neighborhoods.

3. A Community-Oriented Use Would Better Serve Residents

The proposed site could provide a much greater benefit to the surrounding community if it were preserved as a neighborhood park or developed into a small dog park similar to the one located off Sonoma Street.

This area is frequented by deer during various times of the year, making it a valuable open space. In addition, many residents in the surrounding neighborhood are older adults who own pets for companionship but have limited mobility. A nearby dog park would provide a safe, accessible place for exercise and social interaction for both residents and their pets, improving quality of life in ways that another storage facility cannot.

For these reasons, I respectfully request that the Planning Commission deny the application for the proposed Clearview Self Storage facility. I encourage the Commission to consider land uses that better serve the surrounding neighborhood and preserve the character and livability of this area.

Thank you for your time and consideration of my comments.

Carol Wolff

450 Dublin Street

Carson City, NV 89701

STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **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. (Heather Manzo, hmanzo@carsoncity.gov)

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

Proposed Motion
I move to approve LU-2026-0097, 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 background and analysis.

Background/Issues & Analysis
See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation
CCMC 18.02.050 (Review); 18.02.0452 (Special Use Permit); 18.04.187 (Table of Permitted Uses); and the Carson City Development Standards (â€œCCDSâ€) 4.8 (Requirements for Billboards and Off-Premises Signs).

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-2026-0097 (2400 HWY 50 East Billboard) - PC SR - 7-29-2026.pdf

LU-2026-0097 - SUP Application

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

_____
(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 29, 2026

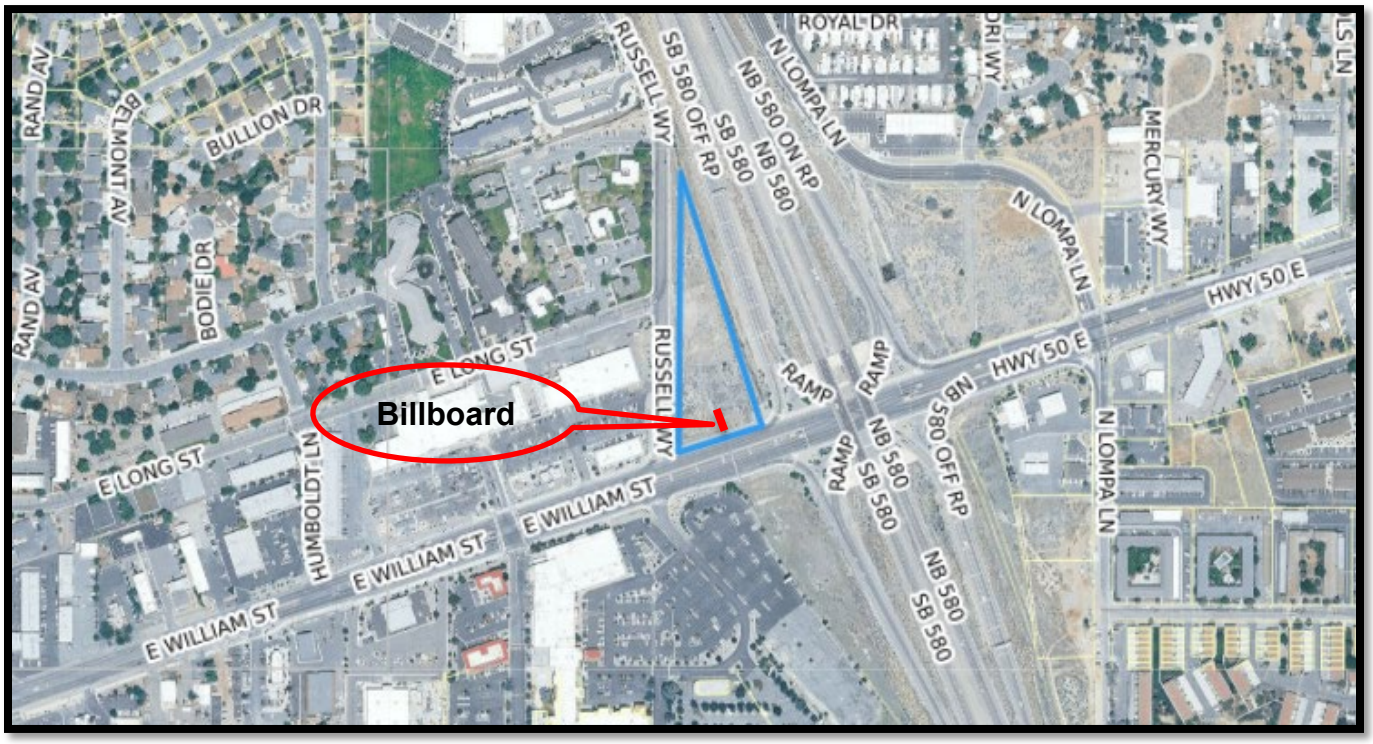
FILE NO: LU-2026-0097

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: 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. (Heather Manzo, hmanzo@carsoncity.gov)

PROPOSED MOTION: I move to approve LU-2026-0097, 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. This approval is for the continued use of the existing off premises sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code ("CCMC") for new off premises signs, and with the approval of a new special use permit.

5. Without further notice, the subject special use permit shall expire on July 29, 2029, unless a new special use permit to continue the use of the off-premises sign is acquired by that date. It is the applicant's responsibility to submit a complete special use permit application in sufficient time to be scheduled for review prior to the expiration date.

6. Carson City business license fees shall be paid for the billboard and kept current at all times.

7. All portions of the billboard structure shall be maintained and free of graffiti. Failure to do so may constitute cause for revocation of applicant's business license and special use permit.

8. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require approval of the Planning Division of the Carson City Community Development Department ("Planning Division") and may require a building permit. Such modifications may only be done in accordance with the lighting standards of the CCMC. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details (cut sheets) must be provided with the building permit application if a light fixture change is proposed.

9. Lights shall be turned off when paid advertisements are not present.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.0452 (Special Use Permit); 18.04.187 (Table of Permitted Uses); and the Carson City Development Standards ("CCDS") 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Mixed-Use Commercial

ZONING: General Commercial ("GC")

KEY ISSUES: Does the application demonstrate compliance with the CCDS regulations for off-premises (billboard) signs, and does the application meet the required findings for approval of an SUP? Is the billboard compatible with surrounding properties? Has the billboard caused any material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:
NORTH: GC / Vacant lot
EAST: GC / I-580
SOUTH: GC / Gold Dust West
WEST: GC / Shopping center with various retail and restaurant uses

ENVIRONMENTAL INFORMATION:
FLOOD ZONE: X and X Shaded (areas of minimal flooding)
SLOPE/DRAINAGE: Project area is flat
SEISMIC ZONE: Zone II, moderate earthquake potential, with fault zone beyond 500 feet

PREVIOUS REVIEWS:
SUP-05-265, SUP-11-012, SUP-16-013 and LU-2021-0022:

SUP-05-265: The original request to construct a billboard at this location was approved on April 26, 2006.

SUP-11-012: A five-year review of the existing billboard was conducted and approved March 30, 2011, which extended the review date to March 30, 2016.

SUP-16-013: A five-year review of the existing billboard was conducted and approved on March 30, 2016, which extended the review date to March 31, 2021.

LU-2021-0022: A five-year review of the existing billboard was conducted and approved on February 24, 2021, which extended the review date to March 31, 2026.

SITE DEVELOPMENT INFORMATION:
PARCEL AREA: 2.34 acres
EXISTING PRIMARY USE: Vacant land, billboard
HEIGHT: Approximately 28 feet above the existing grade.
AREA: 10 feet by 40 feet or 400 square feet.
SETBACKS (to the sign pole): 392 feet from the north property line; 5 feet from the south property line; 90 feet from the freeway right-of-way property line on the east; 160 feet from the west property line
NUMBER OF FACES: Two
LIGHTING: The billboard has existing acceptable lighting

DISCUSSION: The subject parcel is located on the north side of Highway 50 East. The billboard is located along the East William Street frontage. This is a split-zoned parcel, with commercial zoning on the south and mobile home zoning on the north. The distance from the billboard to the closest residential zoned property is more than 400 feet. The billboard has been at this location for approximately 20 years. No known complaints or concerns have been registered regarding the location or existence of the billboard.

The applicant is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per Carson City Development Standards section 4.8.3(2), an SUP issued for a billboard automatically expires every five years unless an SUP request to continue the use of the billboard is granted by the Planning Commission. The SUP expired on March 30, 2026 and this request was submitted for processing with the June 9, 2026 Planning Commission applications. Upon review of the request, the billboard complies with the standards contained in CCMC for new billboards. The following is a review of the billboard with regard to the specific guidelines of Development Standards Division 4.8.3:

a. Special Use Permit Required: Approval of an SUP is required for a billboard. The most recently

approved SUP inadvertently expired on March 30, 2026. Upon approval of the required review, the next required review date will be July 29, 2031.

b. Permitted Streets: Billboards are permitted along North and South Carson Street between Douglas and Washoe Counties, US Highway 50 between Lyon County and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. This property is addressed at 2400 East William Street/HWY 50 East and is located adjacent to HWY 50 East. The location is compliant with this standard.

c. Height: The maximum permitted sign height is 28 feet from the adjacent "permitted street" elevation. The height of the sign is 28 feet above the ground. The billboard is in compliance.

d. Number of Sign Faces: One sign face per side (single or double-faced sign) is permitted. The subject billboard is a double-faced sign. The billboard is in compliance.

e. Zoning of the Site: New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) use districts. This site is in compliance for zoning, as the billboard is located on a parcel which is zoned GC.

f. Spacing Distance: Billboards may not be located within 1,000 feet of each other. The billboard is more than 1,100 feet away from the nearest billboard, which is located to the west and on the south side of East William Street. The billboard is in compliance with this requirement.

g. Area of Sign: The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10 feet by 40 feet or 400 square feet and is in compliance with this requirement.

h. Setback from Certain Uses and Zoning: A billboard sign may not be within 300 feet of a property zoned Agriculture ("A"), Conservation Reserve ("CR"), or any residential district. The billboard is in an area where no properties within proximity are zoned A or CR. The billboard is in compliance with this requirement.

i. Setback from Redevelopment Areas: A billboard sign may not be within 1,000 feet of a redevelopment area. The billboard is located approximately 2,850 feet to the east, in compliance with this requirement.

j. Prohibited Supporting Structures: A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign. The billboard is freestanding and is in compliance with this requirement.

k. Prohibited Characteristics and Materials: Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may have external lighting glare onto adjacent properties or rights-of-way. The billboard is in compliance with this requirement.

PUBLIC COMMENTS: Public notices were mailed on July 10, 2026 to 48 property owners and 43 mobile home park residents, within 1,000 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 additional 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 July 29, 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:

This project will have negligible 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.

SPECIAL USE PERMIT FINDINGS: CCMC 18.02.050 (Review); 18.02.0452 (Special Use Permit); 18.04.187 (Table of Permitted Uses); and CCDS.

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

Goal 3.3.d. Dark Skies: The billboard uses downward, not outward or upward lighting. No lighting which is detrimental is created by this billboard.

Goal 5.3.b. Access to Community Information: The billboard promotes economic vitality by providing an avenue for the promotion of Carson City businesses, products and services to the traveling public.

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.

This billboard is located on the northwest corner of the intersection of US HWY 50/East William Street and Interstate 580 ("I-580"), in an area zoned for commercial activity. The billboard is oriented toward traffic traveling on East William Street/HWY 50 East. This is a high-traffic, commercial area and the billboard has had no complaints. The billboard has been in place for approximately 15 years and has downlit illumination that is pointed toward the billboard face. The billboard generates no noise, vibrations, fumes, odors, dust or glare which could have an adverse impact on adjacent uses.

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

Access to the site is limited to infrequent copy changes and structure maintenance. This project will have negligible 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 the northwest corner of the intersection of US HWY 50/East William Street and I-580, in an area zoned for commercial activity. The billboard is oriented toward traffic traveling on East William Street/HWY 50 East. This is an area that is currently developed with commercial enterprises, and the billboard has had no complaints. The billboard has been in place for approximately 15 years and has downlit illumination that is pointed toward the billboard face. 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 project has no impact on City sewer; storm drain or water infrastructure. The site is served by police and fire protection and will not generate any students. As such, the project will not overburden public services nor facilities.

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

The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the health, safety and welfare of the public.

Docusign Envelope ID: 8DC351C4-5ADB-4B9E-BDDF-33F1256D905A

SPECIAL USE PERMIT (CCMC 18.02.0452) **FILE #** LU-2026-0097

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 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
BILLBOARD SIGN SUP RENEWAL

PROJECT'S ASSESSOR PARCEL NUMBER(S):

0002-105-01

STREET ADDRESS:

2400 E. Williams St, 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.

SUP Renewal for existing off premise billboard on property location.

Existing structure has 2, 10'x40' faces (400 square feet each).

Docusign Envelope ID: 8DC351C4-5ADB-4B9E-BDDF-33F1256D905A

APPLICANT	PHONE #
OUTFRONT MEDIA	916-596-0915
MAILING ADDRESS, CITY, STATE, ZIP	
8174 BERRY AVE, SACRAMENTO CA 95828	
EMAIL ADDRESS	
kevin.johnson@outfront.com	
PROPERTY OWNER	PHONE #
Heybourne Airport Centre LLC	775-315-3702
MAILING ADDRESS, CITY, STATE, ZIP	
124 8TH ST, SEAL BEACH CA 90740-6304 C002 C/O DOUG GORGEN	
EMAIL ADDRESS	
cdugg13@aol.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Kevin Johnson	916-596-0915
MAILING ADDRESS, CITY, STATE, ZIP	
8174 Berry Ave Sacramento CA 95828	
EMAIL ADDRESS	
kevin.johnson@outfront.com	

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

I, Doug Gorgen, 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.

Signed by: Frank Gonzales TTE Doug Gorgen 9D2B5D83F10942B...

124 8th St Seal Beach Ca 90740

04/28/2026 | 4:01:44 PM EDT

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.

Applicant's Signature | Kevin Johnson (Print Name) | 4/22/26 (Date)

OUTFRONT media

Project Description

This Special Use Pemit application is for an EXISTING off premise advertising sign. The sign is 28 feet in height above the adjacent street Elevation. The subject parcel is located on the North Side of Highway 50 at it's intersection and East of Russell Way, Assessor's parcel number 002-105-01. The site is zoned general commercial and is currently vacant land. The sign is built on the south side of the parcel, with the support pole approximately 90 feet west of the NDOT designated freeway right of way line (parcel's east property line) and approximately 5 feet north of the property line front East Highway 50 (Westbound). The sign is double faced (2) 10x40 (400 square feet each) and the faces are parallel to each other. All surrounding uses are currently commercial. Existing sign has lighting that is above the sign and casts no light into the sky.

Kevin Johnson

4/22/2025

2026 SPECIAL USE PERMIT APPLICATION QUESTIONAIRE

Applicant and Sign Owner
OUTFRONT Media LLC
C/O Kevin Johnson
8174 Berry Ave
Sacramento CA 95828

Property Owner
Heybourne Airport Center LLC

Property Description
SUP #LU-2021-0022
Lease agreement 903943 (918577 & A) N/L Hwy 50 East @ Hwy 50 1 Miles S/O Carson City
2400 East Williams St, APN 002-105-01
State Permit 4658

QUESTION 1: How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Answer:

Chapter 3: A Balanced Land Use Pattern – The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.

This special use permit will promote land use patterns that support the use and availability of public facilities and services by providing a medium to notify the traveling motorist to and through Carson City. This use positively impacts the local economy by encouraging the public's utilization of the local good and services and drives employment, ultimately improving the quality of life in the city.

This pre-existing display meets the requirements of this section based on the environmental facts such as it does not use any water, it protects existing vegetation, it is sited outside of primary flood plains and away from geological hazards.

It meets proper setbacks from public roadways and residential dwellings.

Chapter 4: Equitable Distribution of Recreational Opportunities

This Chapter is not applicable to this project.

Chapter 5: Economic Vitality - The Carson City Master Plan seeks to maintain it strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas and include the roles of technology, tourism, recreational amenities and other economic strengths vital to a successful community.

The sign offers the community a forum to reach the population by providing an opportunity for the local marketing including but not limited to varied housing choices for the city's employees, promotion of local goods and services and notification of recreational opportunities for residents and visitors, untimely promoting tourism and stimulating the economy. This cost effect resource provides revenue to the land owner and to the merchants advertising on the sign and helps to diversify and stimulate the local economy of Carson City, in which turn encourages planned growth such as redevelopment, the need for regional retail centers and additional housing, ultimately creating employment opportunities.

Chapter 6: Livable Neighborhoods and Activity Centers – The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

The quality of life is enhanced from a commercial application and a design application. Local businesses profit by increased visibility and sales. Motorists are informed of the availability of services and destinations downtown and regionally.

The building materials are designed for durability and incorporate subtle design and color.

Chapter 7: A Connected City – The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities and sidewalks.

This use promotes travel patterns that will direct traffic off of East Highway 50 (East Williams St.) to downtown and the business core areas. This project is a key for the transportation pattern and the flow into the future of the city. By promoting Carson City's key assets to the motorists and pedestrians it furthers the goal for an efficient, well planned transportation model.

The site is located in the Community/Regional Commercial Land Use category.
Confirmed on EN Vision Carson City Land Use Map
http://carson.org/Home/ShowDocument?id=561

C/RC 1.1 – Characteristics:
C/RC centers provides a mix of retail services in a concentrated setting that serves the local community, but many also include larger retail centers with the unique stores or characteristics that provide a regional draw. C/RC centers are typically anchored by large formal retailers, which provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber and other household goods, often under one roof. Complementary uses, such as restaurants, specialty markets, specialty stores (such as books, furniture, computers, audio, office supplies and clothing stores) are also appropriate. The concentrated, unified design of C/RC centers allows a variety of community needs to be met in a "one-stop shop" setting. Although some single use highway oriented commercial activities will continue to occur in some areas, this pattern of development is generally not encouraged.

This billboard can effectively be utilized to direct the public to retail stores and restaurants and to draw consumers to make use of the goods and services sold in this mix retail designation.

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A: Surrounding zoning and uses – The existing property is vacant land. The entire area is zoned general commercial
*: Property to the south is the Gold Dust Casino (across HWY 50)
*: The property to the north is an existing MFA Zoned complex in existence prior to the installation of the existing sign.
*: The property to the East (across hwy 580) several parcels zoned general commercial.
*: The property to the west is an existing commercial development.

B: Potential impacts on the surrounding property – The sign exists in a general commercial zone and the use is consistent with development in the neighborhood. The use has been in existence since 2010 and was installed under a relocation agreement with NDOT, Carson City and our predecessor CBS Outdoor. The ground rental enhances the property value of the existing property and is not detrimental to any adjacent property. It does not cause and problems such as noise, dust, odors, vibrations, fumes, glare or physical activity with the adjacent property owners. There are other signs of this type on both sides of Highway 50 throughout Carson City. It is safe to assume these signs have obtained similar special use

permits for the sizes and heights. This use is a sign and will not be contained in a building. It is pre-existing and will not generate and construction-generated dusts.

C: Could the project be detrimental to the peaceful enjoyment of the development of surrounding properties - No. This sign has been in existence since 2010 and is in an appropriate zoning district and enjoys a valid leasehold interest with the property owner. As a result this existing sign will not be detrimental to the peaceful enjoyment of the development of surrounding properties and the general neighborhood.

D: OUTDOOR LIGHTING - No additional lighting is being added or created at this location. Existing lights point only to the sign face(s) from above and towards the ground. They also do not enter into/onto any adjoining properties.

E: LANDSCAPING - – No landscaping exists or is being added to this project.

F: Short and Long Range benefits to the people of Carson City: - The long and short range benefits to the citizens of Carson City are: Citizens enjoy access to goods and services, businesses benefit by the increased sales as a result of outdoor advertising and the landowners benefit by the receipt of lease rent and increased property values.

Question 3: This pre-existing use will have no detrimental effect on the traveling public either on foot or by vehicle.

Our off premise sign creates no additional foot nor vehicle traffic in the area other than the occasional person who services the sign.

Question 4: Has sufficient consideration been exercised by the applicant in adapting to existing improvements in the vicinity?

A: There will be no effect on the local school district. It will add zero (0) students.
B: There will be no additional effect to drain on the local law enforcement agencies.
C: There will be zero use of water for this subject use of the project.
D: This project does not require the covering or paving of any land.
E: There will be zero use of the sewer system for this project.
F: No road improvements are required
G: Knowledge of the project, property and long term, pre-existing use of the property)

This information was gathered by pre-existing information and information provided by the City of Carson City website.

Question 5: How does this use meet the definition and specific standards set forth elsewhere in Carson City Municiple Code, Title 18 for use.

ZONING GC: The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices.

This project meets those requirements by being a business use in an area that is for the purpose of commercial businesses.

Question 6: Will this project be detrimental to the public health, safety, convenience and welfare?

No, this pre-existing use of the property has never been detrimental to the city in any way. The benefits of the sign include, directing travelers to scenic areas of the Carson Valley, businesses in Carson City and general directions.

Question 7: Will the sign result in material damage or prejudice to other property in the vicinity.

No, this pre-existing use of the property has been an accepted use and requires no additional access, travelers or use of the property other than the current established use.

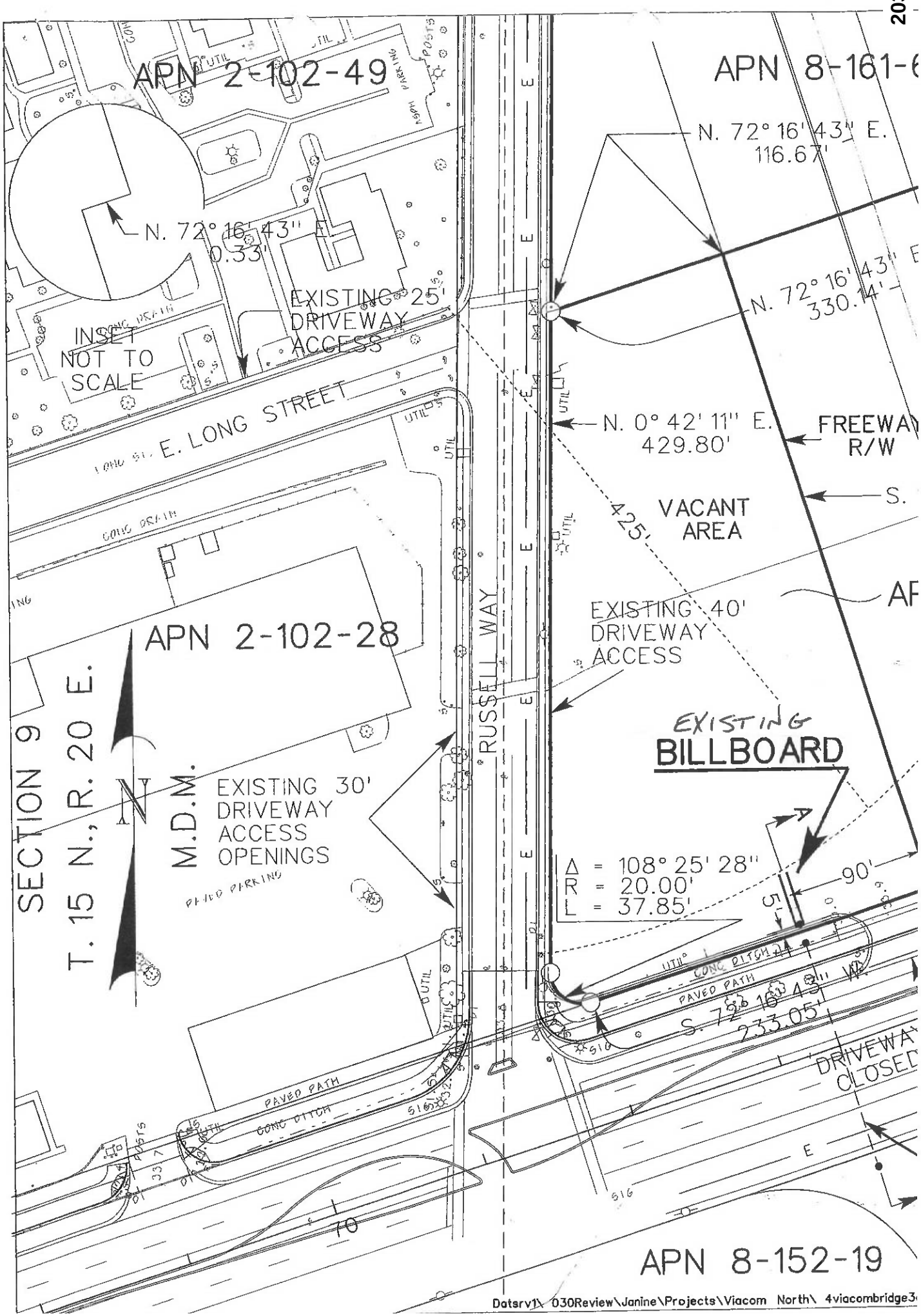
Additional Comments – We have been cognizant to the importance the sign has had on the area. This particular sign has been permitted and in existence since at least 2011. The property is zoned General Commercial and the zoning ordinance allows for this type of sign proposed. The property is also undeveloped to the extent that it will not interfere with the existing improvements in the area. The project will not require any new water hook ups or sewer lines and it will not result in the covering of land area with paving or a compacted surface.

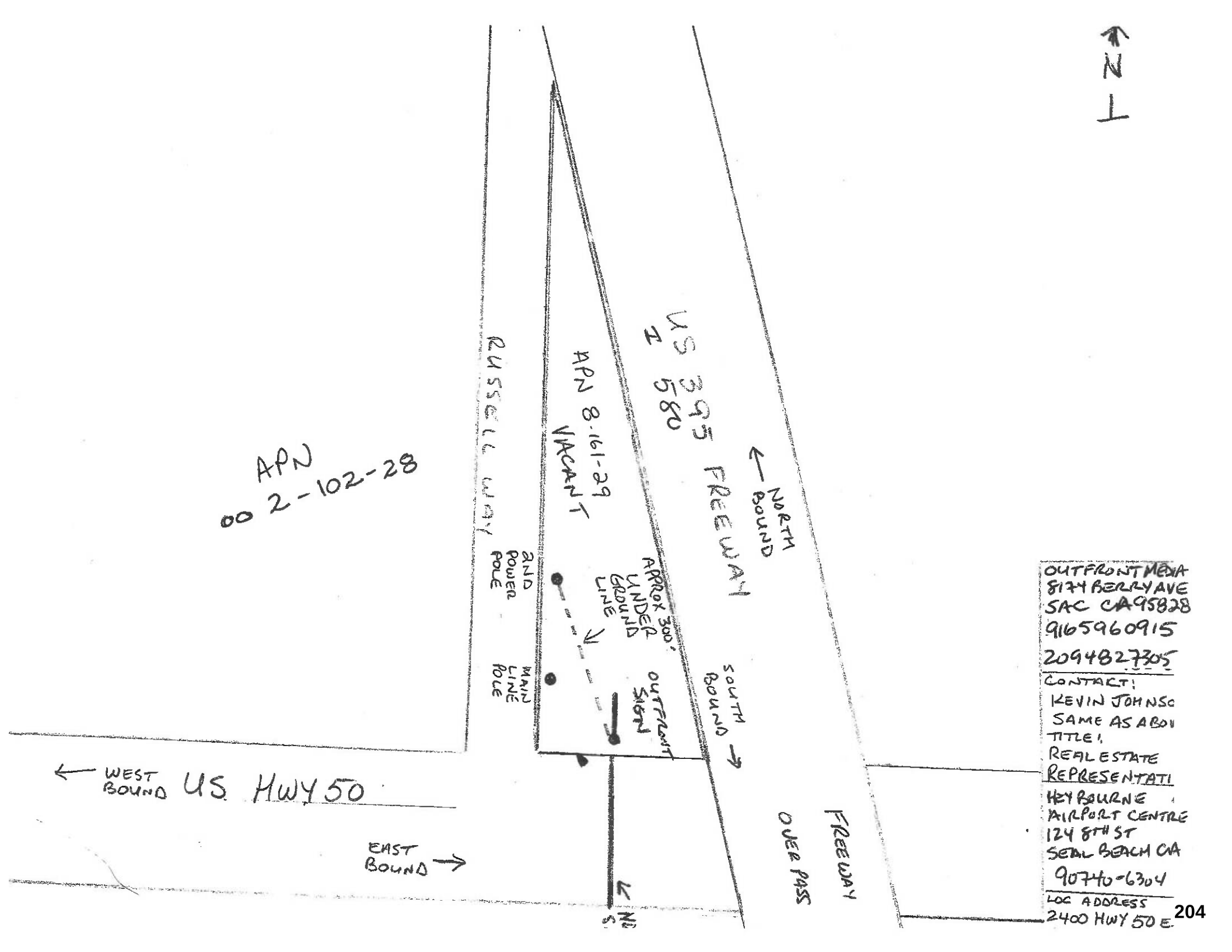
SUP APPLICATION PACKAGE OVERHEAD OF PROPERTY AND SURROUNDING AREA

2400 EAST WILLIAMS ST. CARSON CITY NEVADA

Existing Billboard on property.




APN 2-102-49
APN 8-161-6
N. 72° 16' 43" E.
116.67'
N. 72° 16' 43" E.
0.33'
EXISTING 25'
DRIVEWAY
ACCESS
INSET
NOT TO
SCALE
N. 72° 16' 43" E.
330.14'
E. LONG STREET
LONG ST.
CONC DRAIN
UTIL
N. 0° 42' 11" E.
429.80'
FREEWAY
R/W
VACANT
AREA
425'
APN 2-102-28
EXISTING 40'
DRIVEWAY
ACCESS
EXISTING
BILLBOARD
SECTION 9
T. 15 N., R. 20 E.
M.D.M.
N
EXISTING 30'
DRIVEWAY
ACCESS
OPENINGS
RUSSELL WAY
PAVED PARKING
Δ = 108° 25' 28"
R = 20.00'
L = 37.85'
90'
CONC DITCH
PAVED PATH
S. 72° 16' 43" W.
233.05'
DRIVEWAY
CLOSED
PAVED PATH
CONC DITCH
70'
APN 8-152-19
Datsrv1\ 030Review\Janine\Projects\Viacom North\ 4viacombridge3


N
US 395
I 580
FREEWAY
NORTH BOUND
SOUTH BOUND
FREEWAY
OVER PASS
APN 8-161-29
VACANT
APN
002-102-28
RUSSELL WAY
2ND POWER POLE
MAIN LINE POLE
APPROX 300' UNDER GROUND LINE
OUTFRONT SIGN
WEST BOUND
US HWY 50
EAST BOUND
OUTFRONT MEDIA
8174 BERRY AVE
SAC CA 95828
9165960915
2094827305
CONTACT:
KEVIN JOHNSO
SAME AS ABOV
TITLE:
REAL ESTATE
REPRESENTATI
HEYBOURNE
AIRPORT CENTRE
124 8TH ST
SEAL BEACH CA
90740-6304
LOC ADDRESS
2400 HWY 50 E.

SUP APPLICATION PACKAGE image of Existing Billboard

2400 EAST WILLIAMS ST. CARSON CITY NEVADA

West Face



East Face



STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **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. (Heather Manzo, hmanzo@carsoncity.gov)

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

Proposed Motion
I move to approve LU-2026-0098, 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 background and analysis.

Background/Issues & Analysis
See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation
CCMC 18.02.050 (Review); 18.02.0452 (Special Use Permit); 18.04.187 (Table of Permitted Uses); and 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-2026-0098 (South Sutro Terrace and Goni Road) PC SR - 7-29-2026.pdf

LU-2026-0098 combined application packet.pdf

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

_____
(Vote Recorded By)

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2026

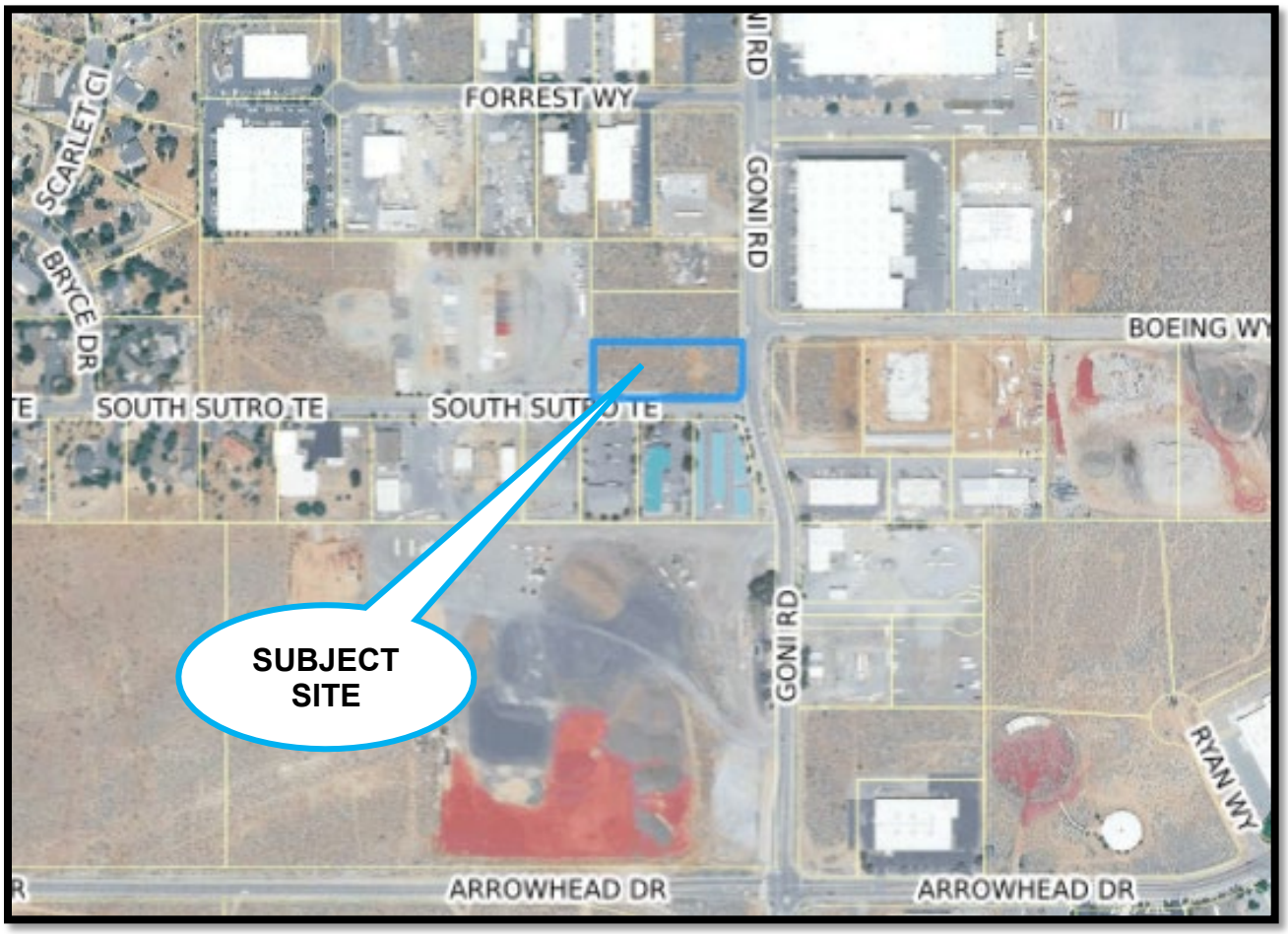
FILE NO: **LU-2026-0098**

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: 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. (Heather Manzo, hmanzo@carsoncity.gov)

PROPOSED MOTION: I move to approve special use permit LU-2026-0098 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. Prior to the issuance of a site improvement permit, the Applicant shall submit plans that conform with code requirements addressing waste disposal and providing off-street parking for one vehicle and a landscape plan that demonstrates compliance with Division 3 of the Carson City Development Standards ("CCDS"), to the approval of the Community and Economic Development Director.

6. The area of disturbance shall be limited to the 7,695-square-foot area, code required site and frontage improvements and access to the communications shelter as approved by this SUP. The remainder of the site shall remain undeveloped retaining natural vegetation until such time the remainder of the site is developed with a permitted use.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.0452 (Special Use Permit); 18.04.187 (Table of Permitted Uses); and the Carson City Development Standards ("CCDS").

MASTER PLAN DESIGNATION: Industrial

PRESENT ZONING: GI

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: GI / Vacant
EAST: GI / Vacant
WEST: GI / Cinderlite aggregate yard
SOUTH: GI / Industrial and personal storage uses

ENVIRONMENTAL INFORMATION:
FLOOD ZONE: Zone X and X Shaded (minimal flood hazard)
EARTHQUAKE FAULT: Zone III (Beyond 500 feet)
SLOPE/DRAINAGE: Site has an approximate 6 percent downslope from west to east

SITE DEVELOPMENT INFORMATION:
- SITE SIZE: Portion of a 1.08-acre site
- EXISTING DEVELOPMENT: undeveloped
- PROPOSED DEVELOPMENT: 960-square-foot unmanned communications shelter and backup generator.

DISCUSSION: The proposed project consists of the construction of a 960-square-foot, 11-foot, 2-inch tall, unmanned communications shelter and backup generator. Per CCMC Title 18.04.187, the use is most similar to a utility substation and requires an SUP. The proposal consists of development of a driveway accessing the site from South Sutro Terrace to a fenced area 81-feet by 95-feet (7,695 square feet) in size, with the building and backup generator contained within this fenced area. The Planning Commission is authorized to approve the SUP.

The Applicant has requested a waiver of several site improvements, including the installation of pavement for parking, landscape area and a trash enclosure. It should be noted that development standards cannot be waived by the Planning Commission and waiver of these standards is not under consideration as part of this SUP. Per the applicable sections of CCDS, such requests are to be made in writing, and the Director may approve or deny the request. The proposed use is compatible and in keeping with the character and integrity of adjacent property and the neighborhood and the Applicant will need to demonstrate that the project complies with code requirements prior to the approval of any permit associated with the establishment of the use.

PUBLIC COMMENTS: Public notices were mailed on July 10, 2026, to 30 property owners within 750 feet of the subject property. As of the writing of this report, staff has 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 July 29, 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 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 project will have a negligible impact on vehicle and pedestrian traffic. The project will be required to make several improvements to meet Carson City Municipal Code and Development Standards including, paving the driveway as shown in the application, widening Goni from the fog-line to include a minimum 4-foot-wide bike lane along the parcel frontage as shown in the application.

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 have no impact on City sewer or water infrastructure and will have a negligible impact on City storm drain 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.
Earthquake faults: The USGS Earthquake fault line maps do not show a fault line within 500 feet of the project.
FEMA flood zones: the project is in FEMA X and X-shaded flood zones with no special requirements.
Site slope: The site has a slope of roughly 6%.

SPECIAL USE PERMIT FINDINGS: CCMC 18.02.050 (Review); 18.02.0452 (Special Use Permit); 18.04.187 (Table of Permitted Uses); and CCDS.

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 Industrial Master Plan land use designation is intended for properties that provide light and heavy warehousing, distribution, manufacturing or other industrial support services and operations. The proposed unmanned telecommunications facility would be considered a support service that benefits customers by providing communications infrastructure that will serve emergency and public safety support systems, in addition to other communication users. 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.

Setback standards for the project are based upon the GI zoning district standards and that the project is not located adjacent to residential zoning nor along an arterial roadway. The minimum setbacks are: 30 feet for the front and zero feet for the side, street side and rear yards. That said, a six-foot minimum landscape buffer is required for non-arterial roadway frontages. The proposed 960-square-foot, 11-foot, 2-inch tall, unmanned communications shelter and backup generator is most similar to a utility substation. The proposal consists of development of a driveway accessing the site from South Sutro Terrace to a fenced area 81-foot by 95-foot area (7,695 square feet), with the building and backup generator contained within the fenced area.

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

The project will have a negligible impact on vehicle and pedestrian traffic. The project will be required to make several improvements to meet Carson City Municipal Code and Development Standards including paving the driveway as shown in the application and widening Goni from the fog-line to include a minimum 4-foot-wide bike lane along the parcel frontage as shown in the application.

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 within an industrial infill area and is compatible with existing uses surrounding 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 utility equipment shelter, generator and security fencing will not overburden existing public services and facilities. The project will have no impact on City sewer or water infrastructure and will have a negligible impact on City storm drain infrastructure. The Fire Department and Sheriff's office currently serve the site, and the request will not contribute to Carson City School District student enrollment.

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

The proposed building is consistent with other existing uses within an industrial neighborhood. The construction will require a building permit to ensure that the building is constructed to 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 #** _____

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 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
Switch Carson City POP Site

PROJECT'S ASSESSOR PARCEL NUMBER(S):

008-681-41

STREET ADDRESS:

4700 Goni Rd., 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.

This is a project to install an unmanned communications shelter and provisions necessary to to supply the shelter with power from NV Energy. To be clear, this is not a warehouse nor a data center. This is a communications shelter used as a point of presence for Switch's fiber network.

CARSON CITY STAFF HAS ADVISED THE APPLICANT THAT AN ABANDONMENT IS REQUIR BUILDING PERMIT(S). THERE ARE NO EXISITNG ALLEY IMPROVEMENTS, OBSERVED UTIL THE POROPOSED AREA OF ABANDONMENT. THE ADJACENT PROPERTIES HAVE ACCESS N. CURRY ST, W. JOHN ST., N. NEVADA ST., AND W. WILLIAM ST. THERE WILL BE NO NEG ABANDONMENT TO THE ADJACENT PARCELS OR THE PUBLIC.

APPLICANT	PHONE #
Switch	877-775-4774
MAILING ADDRESS, CITY, STATE, ZIP	
1 Superloop Circle, Sparks, NV 89437	
EMAIL ADDRESS	
lespinoza@switch.com	
PROPERTY OWNER	PHONE #
Switch	877-775-4774
MAILING ADDRESS, CITY, STATE, ZIP	
1 Superloop Circle, Sparks, NV 89437	
EMAIL ADDRESS	
lespinoza@switch.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Cameron Elwardt	702-701-0319
MAILING ADDRESS, CITY, STATE, ZIP	
5560 Longley Ave Ste 200, Reno, NV 89511	
EMAIL ADDRESS	
cameron.elwardt@qualuscorp.com	

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

I, Luis Espinoza, 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.

	7135 S Decatur Blvd	5/21/26
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.

	Luis Espinoza	5/21/26
Applicant's Signature	Print Name	Date

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

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

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



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.

3. Title block in lower right-hand corner including:
   (a) Applicant's name, mailing address, and daytime phone number (including area code).
   (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
   (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
   (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
   (e) Project title and permit request. (Example: Variance, Special Use Permit).

4. Property lines of the subject property with dimensions indicated.

5. All existing and proposed structures shall be shown, including:
   (a) Distances from property lines indicated by dimensions.
   (b) Distances between buildings shall be indicated on the site plan.
   (c) Clearly label existing and proposed structures and uses, and show dimensions.
   (d) Square footage of all existing and proposed structures.
   (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
   (f) Elevations of any proposed structures/additions.
   (g) All easements.

6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.

7. Project access:
   (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
   (b) Show adjoining street names.
   (c) Show all curb cuts with dimension.

8. Show the Assessor Parcel Number(s) of adjoining parcels.

9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.

10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.

11. If specific landscape areas are required or provided, show with dimensions.

12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

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

SPECIAL USE PERMIT APPLICATION FINDINGS

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

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

CCMC 18.02.0452(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.carsoncity.gov/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 place 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).

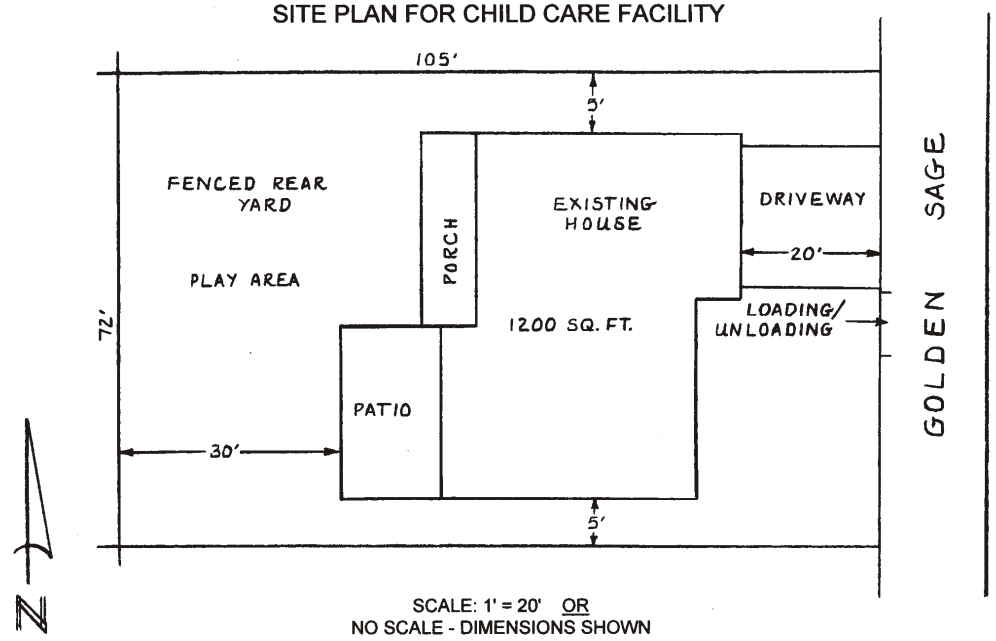
6. Will not adversely affect the health, safety and welfare of the public.

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.

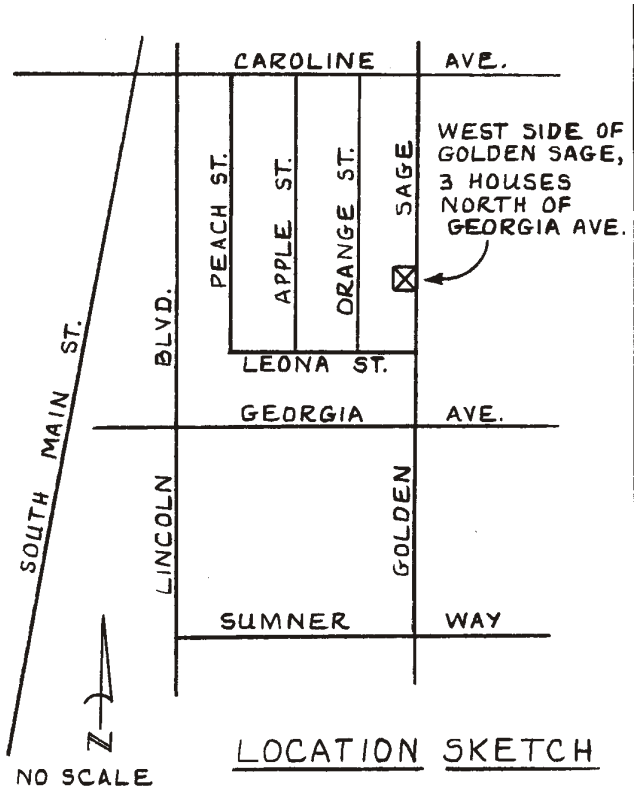
If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

EXAMPLE
SPECIAL USE PERMIT/VARIANCE

SITE PLAN FOR CHILD CARE FACILITY



SCALE: 1' = 20' OR
NO SCALE - DIMENSIONS SHOWN



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 333-3333

APPLICANT: SAME

REQUEST: To allow a childcare facility

LOCATION: 123 Golden Sage Drive

ZONING: Single Family 6,000 (SF6)

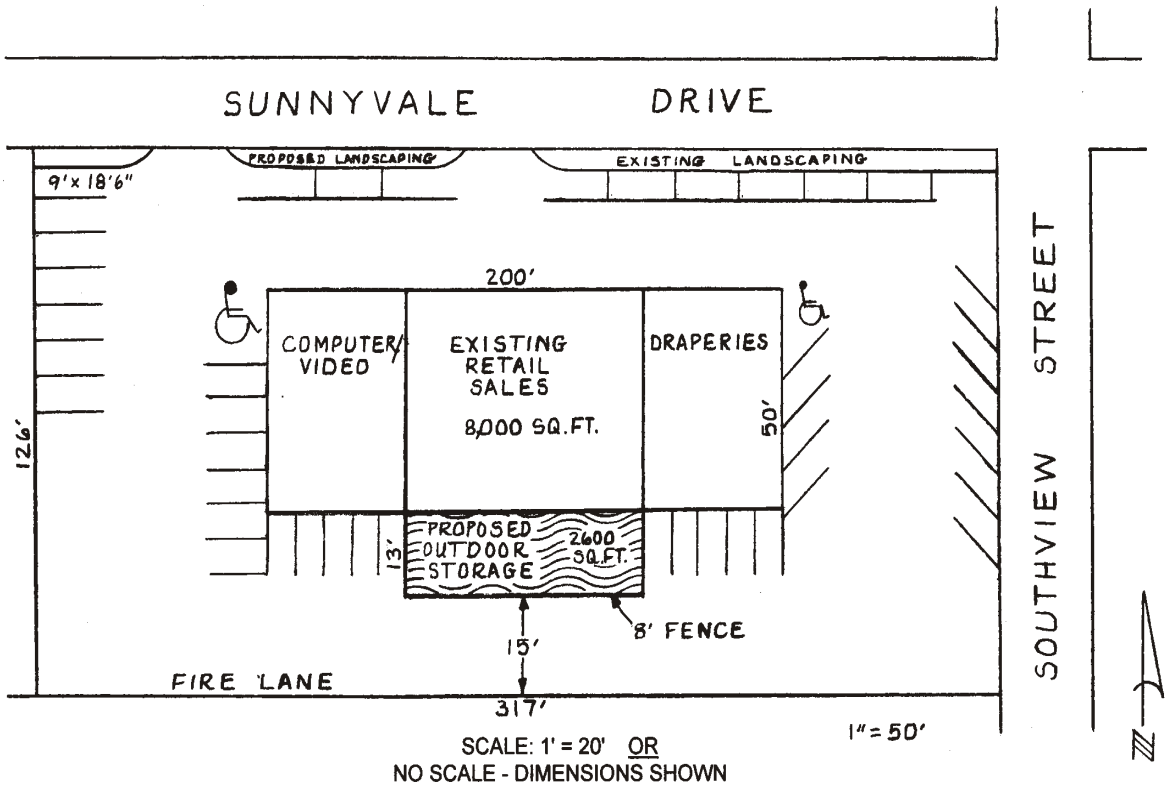
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

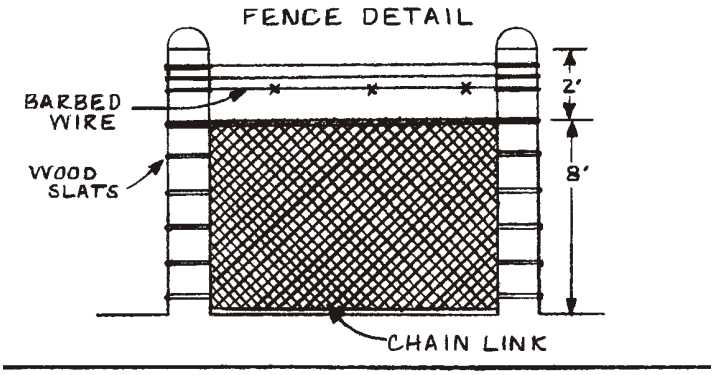
APN: 005-215-25

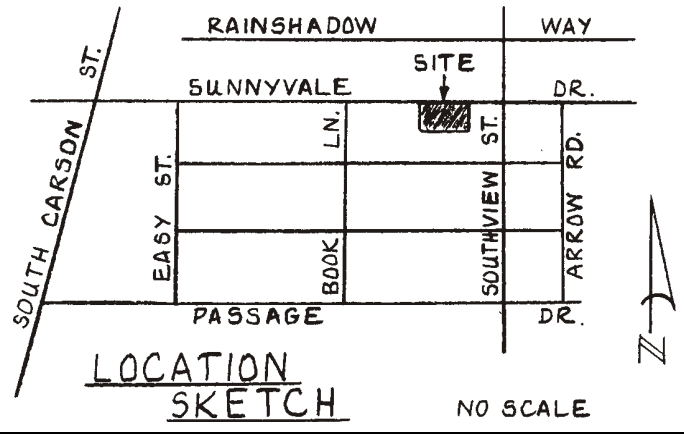
Site Plan Prepared By John Doe

EXAMPLE
SPECIAL USE PERMIT/VARIANCE

SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE







OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 111-1111

APPLICANT: Jane Smith
345 Someplace
Carson City NV 89701
(775) 222-2222

REQUEST: To allow outdoor storage in Retail Commercial (RC) zone

LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith

Special Use Permit – Project Description

Project: Switch – Carson City POP
Location: 4700 Goni Rd., Carson City, NV (APN 008-681-41)

The proposed project consists of the construction and operation of an unmanned communications shelter facility located at 4700 Goni Rd., Carson City, Nevada (APN 008-681-41). The facility will support critical telecommunications infrastructure necessary to provide reliable communication services, to support emergency systems, public safety systems, and entities such as the Nevada Public Hospitals Association, and the Nevada System of Higher Education (NSHE) which directly supports NDOT, NHP, Silvernet, among others.

The development includes the installation of a small, enclosed equipment shelter designed to support communications equipment and associated utility connections required for operation. The facility will occupy a limited footprint and will require only minor site improvements necessary to support the structure and ensure safe access.

The proposed use will function as an unmanned, utility substation as defined under section 18.01.617 in the CCMC governed under the PUC. Section 18.01.617 defines a "utility substation" as: "An assembly of equipment for electrical, telephone, gas or other utility company use to provide local distribution of services."

No permanent parking area is proposed, as the facility is unmanned and not open to the public. No full-time staff or public access is associated with the project. Site visits will be limited to infrequent maintenance activities, typically short in duration. Occasional maintenance vehicles will utilize existing site access or stabilized ground.

The project will not include a permanent trash enclosure, as no routine waste generation is anticipated; any incidental materials will be removed by maintenance personnel.

Existing landscaping plan will consist of xeriscape gravel. This site has no operational requirement for domestic water service. Relief from the irrigated landscaping requirement directly supports water conservation.

The subject property is located within an established General Industrial (GI) zoning area, and the proposed facility represents a low-intensity infrastructure use that is consistent with surrounding industrial and utility-supportive land uses.

Overall, the project is designed to provide essential communications infrastructure while maintaining a minimal physical and operational impact on the site and surrounding area.

FINDINGS IN SUPPORT OF SPECIAL USE PERMIT

Utility Substation Classification (Communications Shelter)
Project: Switch – Carson City POP
Location: 4700 Goni Rd., Carson City, NV (APN 008-681-41)

I. INTRODUCTION

Pursuant to Carson City Municipal Code (CCMC) 18.02.045(5), the following findings are provided in support of a request for a Special Use Permit (SUP) for the development and operation of an unmanned communications shelter facility, reviewed under the utility substation use classification.

The subject property is located at 4700 Goni Rd., Carson City, NV (APN 008-681-41) and is surrounded by properties zoned General Industrial (GI). The proposed facility is designed to support communications infrastructure and will operate as a low-intensity, unmanned use with minimal site disturbance and negligible operational impacts.

II. REQUIRED 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 proposed use is in substantial compliance with and in furtherance of the objectives and policies of the Carson City Master Plan.

The proposed communications shelter at 4700 Goni Rd. (APN 008-681-41) is consistent with the Carson City Master Plan, which supports:

- Development of essential infrastructure and public service systems
- Efficient land utilization, particularly within industrial-designated areas
- Sustainable development practices, including water conservation

The project provides critical communications infrastructure that supports both private and public sector needs, including potential emergency communications. The facility's small footprint and limited site improvements are consistent with orderly and efficient land use patterns anticipated within industrial areas.

The incorporation of xeriscape landscaping further supports regional water conservation objectives and aligns with environmental stewardship policies.

Accordingly, the proposed use is in conformance with and advances applicable Master Plan goals and policies.

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.

A.

The proposed use is compatible with and preserves the character and integrity of adjacent properties and neighborhoods.

The subject site at 4700 Goni Rd. (APN 008-681-41) is located within an area where all adjacent properties are zoned General Industrial (GI).

The GI zoning district is intended to accommodate:

- Industrial operations and facilities
- Utility and infrastructure uses
- Support services and related development

B.

The proposed communications shelter is fully compatible with this zoning designation and surrounding development pattern.

The facility:

- Is less intensive than typical permitted GI uses, such as manufacturing or warehousing
- Operates as an unmanned, passive use
- Generates no emissions, odor, dust, or vibration
- Produces minimal, intermittent equipment noise well below typical industrial thresholds

All equipment will be enclosed within the shelter structure, further minimizing any potential visual or auditory impacts.

C. Lighting

Any exterior lighting will be:

- Shielded and downward-directed
- Limited to safety and maintenance requirements
- Designed to eliminate spillover onto adjacent properties

D. Landscaping

Landscaping at 4700 Goni Rd. (APN 008-681-41) will include:

- Xeriscape design utilizing drought-tolerant plant species
- Preservation of existing vegetation where feasible
- Minimal irrigation requirements

E. Mitigation Measures

The project incorporates the following:

- Minimal grading and site disturbance
- Enclosed equipment to reduce visibility and noise
- No permanent trash enclosure (no ongoing waste generation)
- No paved parking area due to unmanned status

The proposed development preserves the character and integrity of the surrounding industrial area.

3. The proposed use will have little to no detrimental effect on vehicular or pedestrian traffic.

The communications shelter at 4700 Goni Rd. (APN 008-681-41) will generate negligible traffic due to its operational characteristics:

- No full-time or part-time employees
- No customer or public access
- Only occasional maintenance visits

Goni Road and surrounding infrastructure are designed to accommodate industrial traffic volumes, which significantly exceed the minimal traffic associated with the project.

No impacts to pedestrian or vehicular circulation are anticipated, and no roadway improvements are required.

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

The proposed use at 4700 Goni Rd. (APN 008-681-41) will not adversely impact surrounding properties because it:

- Generates less activity than permitted industrial uses
- Produces minimal noise and no operational disturbances
- Has limited visual presence

Given that the site is surrounded by GI-zoned properties, the proposed facility is substantially less intensive than other allowable uses, and therefore will not affect:

- Adjacent property values
- Existing or future development potential
- The peaceful enjoyment of nearby properties

5. The proposed use will not overburden existing public services or facilities.

The communications shelter at 4700 Goni Rd. (APN 008-681-41) will not impose significant demands on public services:

- Schools: No impact (non-residential use)
- Police and Fire: Minimal demand due to infrequent visitation and secure design
- Water: Negligible demand; xeriscape landscaping eliminates irrigation needs
- Sewer: No sanitary facilities; no sewer usage
- Drainage: Minimal impervious surface; existing drainage patterns maintained
- Roads: Existing infrastructure is adequate

These findings are based on standard design and operational characteristics of utility and communications facilities, which are intended to function independently of municipal service demands.

6. The proposed use will not adversely affect the health, safety, and welfare of the public.

The project provides a public benefit by supporting reliable communications infrastructure, which is essential for:

- Emergency response systems
- Public safety communications
- Regional connectivity

The facility will be:

- Unmanned and secured
- Designed in compliance with all applicable building and safety codes
- Operated with minimal environmental impact

Accordingly, the project promotes and supports the health, safety, and welfare of the community.

III. CONCLUSION

Based on the foregoing analysis, the proposed communications shelter at 4700 Goni Rd., Carson City, NV (APN 008-681-41) satisfies all required findings under CCMC 18.02.045(5).

The project:

- Is consistent with the Master Plan
- Is fully compatible with surrounding General Industrial zoning
- Will not impact traffic, public services, or adjacent properties
- Supports essential infrastructure and public safety systems

Approval of the Special Use Permit is therefore justified.

Respectfully submitted,

Cameron Elwardt
Sr. Project Manager, Qualus
702-701-0319
Cameron.Elwardt@qualuscorp.com

PUBLIC UTILITIES COMMISSION OF NEVADA

CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY

Switch Business Solutions, LLC

CPC 2841 Sub 1
(supersedes and replaces
CPC 2841)
Docket No. 08-02029

The Public Utilities Commission of Nevada ("Commission") hereby grants Switch Business Solutions, LLC the authority to operate as a competitive supplier of telecommunication service within the State of Nevada, pursuant to Assembly Bill 518 passed by the Nevada Legislature in 2007.

Switch Business Solutions, LLC is hereby granted this Certificate of Public Convenience and Necessity as evidence of its authority to operate as a competitive supplier of telecommunication service within the State of Nevada. As a condition of this Certificate, Switch Business Solutions, LLC shall render reasonably continuous and adequate service to the public within the State of Nevada. Failure to comply with all applicable provisions of the Nevada Revised Statutes; all applicable rules, regulations and orders of the Commission; and any applicable terms, conditions and limitations pertaining to the privileges granted in this Certificate shall comprise sufficient grounds for the suspension or revocation of this Certificate. Nothing contained in this Certificate shall be construed to create a franchise or to constitute the grant of an irrevocable Certificate.

This Certificate of Public Convenience and Necessity supersedes and replaces, in all respects, CPC 2841. CPC 2841 shall be, and the same is hereby, cancelled.

This Certificate of Public Convenience and Necessity shall not be conveyed or transferred without the Commission's prior approval.

Any errors in the drafting of this Certificate of Public Convenience and Necessity may be corrected without further proceedings by the Commission.

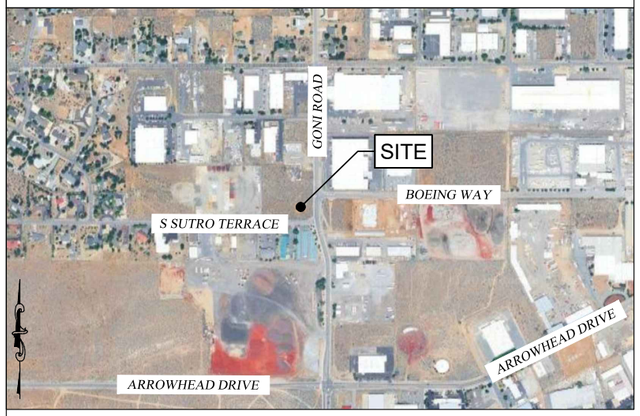
By the Commission,

JO ANN P. KELLY, Chairman

Attest: Crystal Jackson
CRYSTAL JACKSON, Commission Secretary

Dated: Carson City, Nevada
4-3-08
(SEAL)

VICINITY MAP

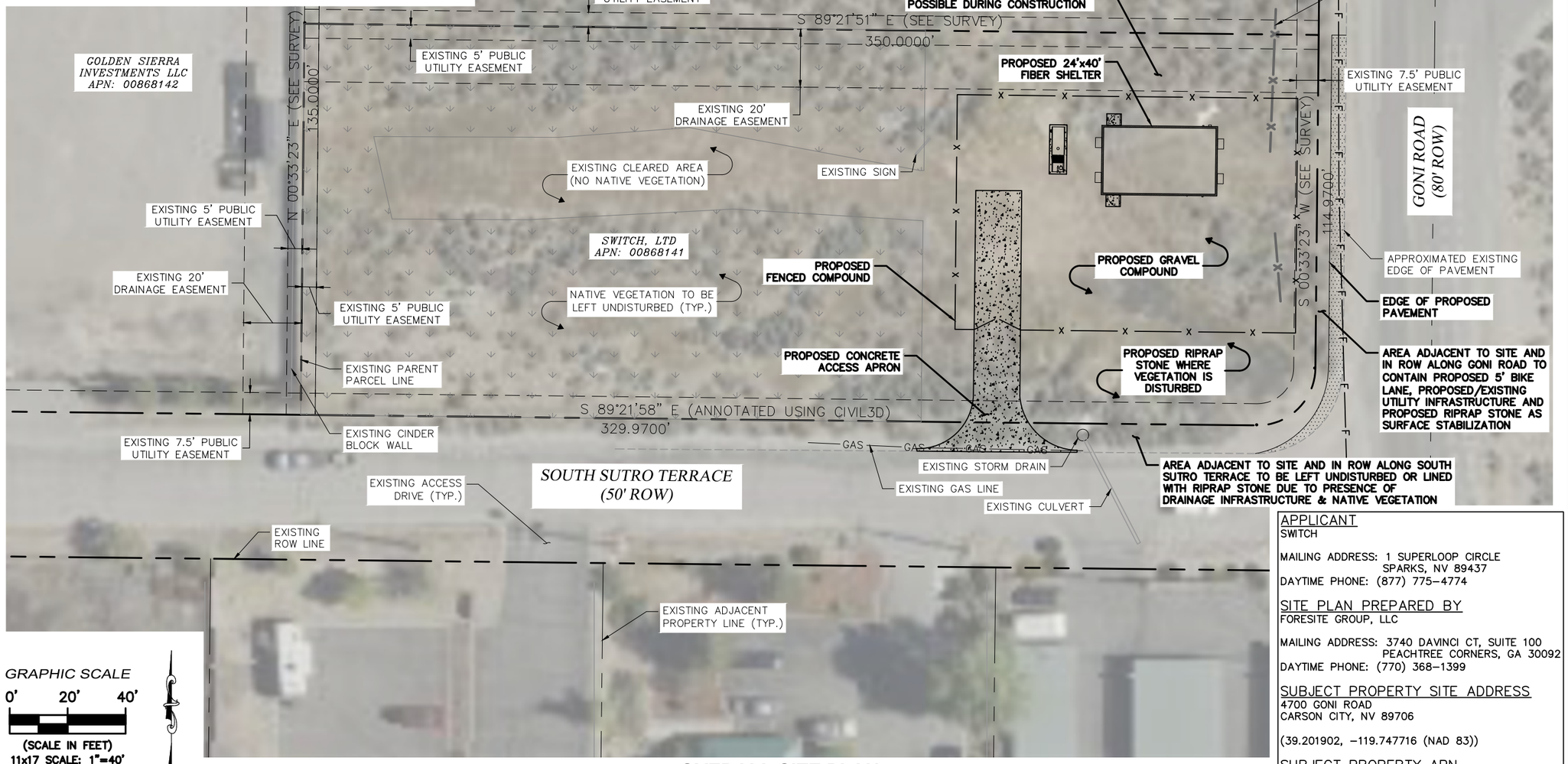


THIS SITE PLAN PROPOSES USING EXISTING VEGETATION TO SATISFY CARSON CITY LANDSCAPING REQUIREMENTS. SEE 'EXISTING VEGETATION (SITE LANDSCAPING)' TABLE FOR THE MINIMUM ANTICIPATED AREA OF EXISTING VEGETATION TO REMAIN AFTER CONSTRUCTION. THIS AREA EXCEEDS THE AREA THAT WOULD BE REQUIRED FOR PROPOSED LANDSCAPING AS CALCULATED BY TAKING 20% OF IMPERVIOUS SURFACE COVERAGES (EXCLUDING THE BUILDING ROOF). ADDITIONALLY, THE PROPOSED COMPOUND IS TO FEATURE CLEAN #57 STONE, WHICH IS TYPICALLY ASSIGNED A GRAVEL VOID PERCENTAGE OF 40%. CARSON CITY CCMC CATEGORIZES AN IMPERVIOUS SURFACE COVERAGE AS ONE THAT "PREVENTS THE INFILTRATION OF WATER INTO THE GROUND," THEREFORE CALCULATIONS MAY BE CONSIDERED CONSERVATIVE.

EXISTING VEGETATION (SITE LANDSCAPING)	
AREA DESCRIPTION	AREA (AC)
PROPERTY	1.08
PROPOSED ROOF	0.02
PROPOSED GRAVEL & CONCRETE (INCLUDES AREA FALLING INSIDE ROW)	0.23
20% OF (PROPOSED GRAVEL & CONCRETE) AREA = REQUIRED LANDSCAPE AREA*	0.05
AREA COVERED BY EXISTING VEGETATION TO BE LEFT UNDISTURBED**	0.55

*CARSON CITY CODE EXCLUDES ROOF FROM CALCULATION
**EXCLUDES ANTICIPATED LIMITS OF DISTURBANCE FOR PROPOSED GRADING AND ANY AREAS DIRECTLY ADJACENT TO PROPOSED INFRASTRUCTURE, SEE HATCH ON PLANS FOR MINIMUM ANTICIPATED LIMITS OF NATIVE VEGETATION THAT WILL REMAIN AFTER CONSTRUCTION IS COMPLETE

EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY QUALUS, DATED 3/23/2025, AND AERIAL IMAGERY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



GRAPHIC SCALE
0' 20' 40'
(SCALE IN FEET)
11x17 SCALE: 1"=40'
24x36 SCALE: 1"=20'

OVERALL SITE PLAN

APPLICANT
SWITCH

MAILING ADDRESS: 1 SUPERLOOP CIRCLE
SPARKS, NV 89437
DAYTIME PHONE: (877) 775-4774

SITE PLAN PREPARED BY
FORESITE GROUP, LLC

MAILING ADDRESS: 3740 DAVINCI CT, SUITE 100
PEACHTREE CORNERS, GA 30092
DAYTIME PHONE: (770) 368-1399

SUBJECT PROPERTY SITE ADDRESS
4700 GONI ROAD
CARSON CITY, NV 89706

(39.201902, -119.747716 (NAD 83))

SUBJECT PROPERTY APN
00868141

switch

FORESITE group
Foresite Group, LLC w | www.fg-inc.net
3740 Davinci Ct. o | 770.368.1399
Suite 100 f | 770.368.1944
Peachtree Corners, GA 30092

SEAL:

PROJECT:
CARSON CITY
LOCATED AT:
4700 GONI RD
CARSON CITY, NV 89706

APPROVALS
OWNER
CONSTRUCTION

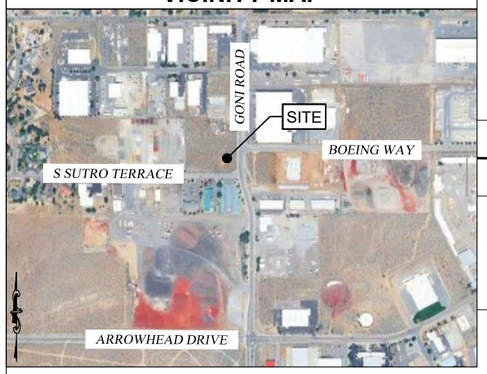
REVISIONS	DATE

ISSUED FOR:	SPECIAL USE PERMIT
PROJECT MANAGER:	MWM
DRAWING BY:	JAH
DATE:	5/28/2026
TITLE:	

OVERALL SITE PLAN
SHEET NUMBER: SP-1
JOB/FILE NUMBER: 1956.014

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_4780\Carson City - Switch - Fiber POP Shelter_2026.5.14.dwg SP-1 May 28, 2026 3:37pm by: mmerritt

VICINITY MAP



EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY QUALUS, DATED 3/23/2025, AND AERIAL IMAGERY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING 5' PUBLIC UTILITY EASEMENT
EXISTING 5' PUBLIC UTILITY EASEMENT
EXISTING 20' DRAINAGE EASEMENT
EXISTING 7.5' PUBLIC UTILITY EASEMENT
5'-0" SIDE BUILDING SETBACK
2'-0"
117'-6"
32'-0"
2'-0"
EXISTING SIGN
10'-0"
PROPOSED GENERATOR MOUNTED ON 6'x17' CONCRETE PAD (102 SF)
PROPOSED 24'x40' SHELTER (960 SF, ±10'-6" HEIGHT)
12'-0"
34'-6"
81'-0"
48'-0"
(1) PROPOSED 9'x18' PARKING SPOT
EXISTING HOG WIRE FENCE TO BE REMOVED (TYP.)
PROPOSED GRAVEL COMPOUND
94'-11"
16'-0" GATE
2'-0"
PROPOSED INTERIOR TRAFFIC FLOW PATTERN ALLOWING FOR MULTIPLE VEHICLES TO ENTER & EXIT
PROPOSED COMPOUND FENCE
30'-0" FRONT BUILDING SETBACK
EXISTING GAS LINE
EXISTING 7.5' PUBLIC UTILITY EASEMENT
GAS GAS GAS GAS GAS GAS GAS GAS
EXISTING STORM DRAIN
PROPOSED CONCRETE ACCESS APRON
AREA ADJACENT TO SITE AND IN ROW ALONG SOUTH SUTRO TERRACE TO BE LEFT UNDISTURBED DUE TO PRESENCE OF DRAINAGE DITCHES AND INFRASTRUCTURE
EXISTING CULVERT
EXISTING EDGE OF PAVEMENT
SOUTH SUTRO TERRACE (50' ROW)

OHP OHP OHP OHP OHP OHP OHP
NVE PROPOSED OVERHEAD POWER
NVE PROPOSED UTILITY POLE (TYP.)
GONI ROAD (80' ROW)
PROPOSED FIBER VAULT (TYP.)
EXISTING AT&T FIBER TRANSMISSION LINE
AREA ADJACENT TO SITE AND IN ROW ALONG GONI ROAD TO CONTAIN PROPOSED RIPRAP STONE AS SURFACE STABILIZATION
PROPOSED 5'-0" BIKE LANE (FRONTAGE IMPROVEMENT ALONG GONI ROAD)
EXISTING ROAD CENTERLINE

GRAPHIC SCALE
0' 10' 20'
(SCALE IN FEET)
11x17 SCALE: 1"=20'
24x36 SCALE: 1"=10'

ENLARGED SITE PLAN

APPLICANT
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SEAL:

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APPROVALS
OWNER
CONSTRUCTION

REVISIONS	DATE

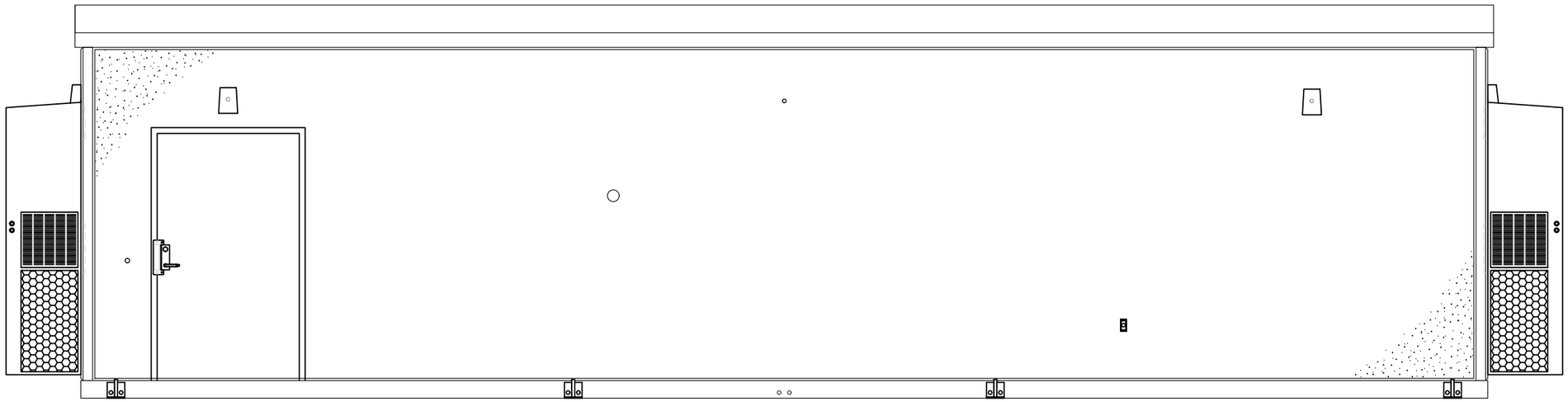
ISSUED FOR:	SPECIAL USE PERMIT
PROJECT MANAGER:	MWM
DRAWING BY:	JAH
DATE:	5/28/2026
TITLE:	

ENLARGED SITE PLAN
SHEET NUMBER: SP-2
JOB/FILE NUMBER: 1956.014

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_4780\Carson City - Switch - Fiber POP Shelter_2026.5.14.dwg SP-2 May 28, 2026 3:37pm by: mmerritt

DRAWING INDEX	
SHEET	DESCRIPTION
C1.0	COVER PAGE
C2.0	REVISION AND NOTES
C3.0	BILL OF MATERIALS
A1.0	OVERALL FLOOR PLAN
A1.1	REFLECTED CEILING
A1.2	WALL A INTERIOR LAYOUT
A1.3	WALL B INTERIOR LAYOUT
A1.4	WALLS C INTERIOR LAYOUT
A1.5	WALLS D INTERIOR LAYOUT
A2.0	EXTERIOR ELEVATIONS
E1.0	ELECTRICAL SCHEMATIC
S1.0	CONSTRUCTION DETAILS
S2.0	CASTINGS DETAILS
S2.1	CASTINGS DETAILS
S2.2	WALL A SLAB
S2.3	WALL B SLAB
S2.4	WALL C SLAB
S2.5	WALL D SLAB
S2.6	MOD 1 FLOOR SLAB
S2.7	MOD 2 FLOOR SLAB
S2.8	MOD 1 ROOF SLAB
S2.9	MOD 2 ROOF SLAB
S3.0	MODULAR MATE DETAILS
S3.1	MODULAR SHIPPING SUPPORTS
T1.0	FOUNDATION
T2.0	RIGGING NOTES
T3.0	TRANSPORT NOTES

CARSON CITY, NV
24'-0" X 40'-0" SHELTER



DESIGN CRITERIA

USAGE:	UNMANNED SHELTER
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	S-2
STORIES:	1
BUILDING HEIGHT:	11'-2 1/8"
FLOOR AREA:	960 SQFT
HEAVIEST MODULE WEIGHT:	116,000LBS
BUILDING WEIGHT:	232,000LBS
ROOF LIVE LOAD:	150 PSF
FLOOR LIVE LOAD:	250 PSF
RISK CATEGORY:	I
GROUND SNOW LOAD:	Pg = 60
WIND SPEED:	150 MPH, EXP. D
SEISMIC DESIGN:	D
SPECTRAL RESPONSE:	Ss = 0.65 S1 = 0.45

SPECIAL CONDITIONS/LIMITATIONS:

1. THIS STRUCTURE IS NOT DESIGNED FOR INSTALLATION IN A FLOOD HAZARD AREA.
2. THIS STRUCTURE IS AN UNMANNED EQUIPMENT SHELTER DESIGNED TO BE OCCUPIED FOR SHORT PERIODS OF TIME FOR EQUIPMENT MAINTENANCE.
3. THERMOBOND WILL NOT BE RESPONSIBLE FOR INSTALLATION OF ANY SPRINKLER SYSTEM, WHICH MAY BE REQUIRED BY LOCAL BUILDING OFFICIAL.
4. THERMOBOND WILL NOT BE RESPONSIBLE FOR ANY ANTENNA INSTALLATION ASSOCIATED WITH THIS BUILDING.
5. THIS BUILDING SHALL NOT BE LOCATED AT A SITE THAT EXCEEDS THE LISTED DESIGN LOADS.
6. IF BATTERIES WITH AN ELECTROLYTE CAPACITY OF MORE THAN 50 GAL. ARE TO BE INSTALLED IN THIS BUILDING, ONE OF THE FOLLOWING MUST BE INSTALLED BY OTHERS ON SITE:
   a. AN EXHAUST FAN WITH A HYDROGEN LIMIT SWITCH THAT LIMITS THE HYDROGEN TO 1% OF THE TOTAL VOLUME OF THE ROOM.
   b. CONTINUOUS VENTILATION SHALL BE PROVIDED AT A RATE NOT LESS THAN 1 CU.FT. PER MINUTE PER SQ.FT. OF FLOOR AREA OF THE ROOM.

STATE CODES

NEVADA:

2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL BUILDING CODE
2018 UNIFORM MECHANICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE

NOTES

1. AGENCY LABEL, STATE INSIGNIA, AND DATA PLATE TO BE LOCATED ON THE MAIN PANEL.

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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: COVER PAGE	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **C1.0**

ELECTRICAL NOTES:

1. ALL WIRING SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITION OF THE NEC.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. LISTED AND CLASSIFIED AS SUITABLE FOR THE PURPOSE SPECIFIED.
3. ALL WIRING SHALL BE SURFACE MOUNTED IN A RACEWAY OR EMT CONDUIT USING APPROVED CONNECTORS, COUPLINGS, AND CLAMPS. ALL CONDUIT SHALL BE ANCHORED IN PLACE AT APPROXIMATELY EVERY 4 FT ON CONDUIT RUNS. ANCHORED IN PLACE A MAXIMUM OF 3' FROM EVERY ELECTRICAL BOX.
4. ALL WIRING SHALL BE A STRANDED CONDUCTOR.
5. ALL WIRING SHALL BE TESTED AND INSPECTED PRIOR TO SHIPMENT.
6. GREEN GROUND CONDUCTORS SHALL BE RUN TO ALL OF THE BUILDINGS A/C POWERED DEVICES. CONDUIT SHALL NOT BE USED AS THE SOLE SOURCE OF GROUND.
7. ALL ALARM DEVICE WIRING SHALL BE RUN IN ITS OWN CONDUIT.
8. MINIMUM EMT CONDUIT SIZE SHALL BE TRADE SIZE 16 (1/2")
9. ELECTRICAL CONDUIT COUPLERS WILL BE STANDARD SCREW TYPE FITTINGS.

GENERAL NOTES:

1. LABEL FACE OF ALL ELECTRICAL EQUIPMENT WITH BLACK LABELS WITH WHITE LETTERS. EXCEPTION SHALL BE ALL UPS AND DC EQUIPMENT WHICH WILL HAVE RED LABELS WITH WHITE LETTERS.
2. PROPER DOOR FUNCTION WAS VERIFIED AT THE FACTORY. HOWEVER, DUE TO BUILDING MOVEMENT DURING SHIPPING, IT'S THE CUSTOMER'S RESPONSIBILITY TO VERIFY PROPER DOOR OPERATION, AND ADJUST AS NECESSARY, AFTER THE BUILDING IS SET AND ANCHORED.

INTEGRATION NOTES:

1. GROUND BARS TO BE INSTALLED.

REVISION LOG

REV	BY	DATE	DESCRIPTION
1	JWW	8/14/2025	CHANGED TO AN INTEGRATED MTS LOAD CENTER
2	JWW	10/23/2025	ADDED TIE DOWN POINTS
3	JWW	10/24/2025	REVISED LIFT/TIE DOWN POINTS, SUPPORT POSTS, & LIFT CHAINS
4	JWW	12/9/2025	CORRECTED TAPERED B-BOARD DETAIL ON SHEETS S2.8 & S2.9
5	JWW	12/23/2025	CHANGED FIRE EXTINGUISHER
6	JWW	3/9/2026	REPLACED ILC/MTS WITH TWO ILC/ATS, MTS, & GENERATOR RECEPTACLE
7	JWW	4/13/2026	REPLACED TWO ILC/ATS WITH TWO ATS AND TWO PANELBOARDS
8			
9			
10			
11			
12			
13			
14			
15			

ITEMS SHIPPED LOOSE

ITEM	QTY	UM	DESCRIPTION	MFR PART NUMBER	TBB PART NUMBER
1	16	EA	LIFTING LUGS		001-2059
2	22	EA	TIE DOWN PLATES		001-104-TELCOM
3	44	EA	TIE DOWN BOLTS		001-2169
4	32	EA	BLACK PLASTIC BASE PLUGS		001-2351
5	1	EA	OPEN BOX OF EXTRA FLOOR TILES		399-0671
6	1	EA	TUBE OF BRILLIANT WHITE CAULK		399-0197
7	4	EA	SEALANT, SIKA FLEX 15LM, CAPITOL TAN, 10 OZ TUBE		199-0495
8	1	EA	PINT CAN OF TELECOM BROWN PAINT		599-2253 & 001-3166
9	1	EA	PINT CAN OF ELASTOMERIC COARSE PAINT		599-2253 & 001-1046
10	70	EA	1/8" SHIMS FOR SHELTER SET		001-2206
11	70	EA	1/4" SHIMS FOR SHELTER SET		001-2207
12	1	EA	ENCLOSURE, 3R, SCREW COVER, 12 X 12 X 6		300-0059
13					
14					
15					

EXTERIOR FINISH SCHEDULE

ITEM	SURFACE	FINISH	PAINT COLOR
ROOF	BROOM FINISH	SEALED, ELASTOMERIC COARSE PAINT	WHITE
WALLS	EXPOSED WASHED AGGREGATE	BROWNTONE VOX CURE & SEAL	-
DOORS	STEEL, RATED	PAINT	TELECOM BROWN
JOINTS	AS FINISHED	SEALED PER DETAILS SHEET	TELECOM BROWN

SEE SHEET S1 FOR CONSTRUCTION NOTES

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PROJECT SERIAL NUMBER: **2506-258B**

SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID

PROJECT NAME: SWITCH

SITE NAME: CARSON CITY, NV

DRAWN: 7/18/25

DRAWN BY: JWW

REVISION #: 7

REVISED: 4/13/26

SHEET NAME: REVISION & NOTES

DRAWING NUMBER: **TBB2035**

SHEET NUMBER: **C2.0**

MATERIALS LIST

ITEM	QTY	UM	DESCRIPTION	MANUFACTURER	MFR PART NUMBER	TBB PART NUMBER	NOTE
1	1	EA	4070 FRAME - LHR	MESKER	F SERIES	099-1055-TELECOM	4
	1	EA	4070 DOOR SLAB	MESKER	NP SERIES	099-1943-TELECOM	4
	1	EA	POWDER COAT 4070 DOOR/FRAME TELECOM BROWN	GLOBAL		099-3681	7
	1	EA	MAGNETIC WEATHER STRIPPING (4070)	PEMKO	2815CM	099-0845	7
	1	EA	48" THRESHOLD	HAGER	415S	099-1150	7
	1	EA	48" THRESHOLD STOP	HAGER	481S	099-0932	7
	1	EA	48" NEOPRENE STYLE DOOR SWEEP	DESIGN HARDWARE	SW-R	099-0933	7
	1	EA	52" DRIP CAP	HAGER	810S	099-0934	7
	1	EA	DOOR RACEWAY AND PULL WIRE	GLOBAL		099-1494	7
	2	EA	NRP-SS HINGE	HAGER	ECBB1100NRP	099-0895	7
	1	EA	ANTI-PICK PLATE - FOR MORTISE & PANIC	DON-JO	ULP-111-630	099-0902	7
	1	EA	CONCEALED, BALL BEARING	GLOBAL		099-0942	7
	1	EA	SCHLAGE ELECTRONIC LOCKSET	SCHLAGE	L9492EUL 06N 626	099-3690	7
	1	EA	INTERCHANGABLE HOUSING FOR 7 PIN CORE	MORTISE	155-626	099-1182	7
	1	EA	SMART PACK III	HES	2005M3	099-1652	7
	1	EA	HYDRAULIC DOOR CLOSER	HAGER	5100	099-0205	7
	1	EA	HOLD OPEN ARM	HAGER	5961	099-1450	7
	1	EA	BLADE STOP SPACER FOR HD CLOSER	ALM		099-3653	7
	1	EA	CONSTRUCTION CORE w/KEY MT-1	CENTRAL IN HARDWARE	1C-7D1-STD-626	099-003	7
2	1	EA	4070 FRAME - RHR	MESKER	F SERIES	099-1054-TELECOM	4
	1	EA	4070 DOOR SLAB	MESKER	NP SERIES	099-1943-TELECOM	4
	1	EA	POWDER COAT 4070 DOOR/FRAME TELECOM BROWN	GLOBAL		099-3681	7
	1	EA	MAGNETIC WEATHER STRIPPING (4070)	PEMKO	2815CM	099-0845	7
	1	EA	48" THRESHOLD	HAGER	415S	099-1150	7
	1	EA	48" THRESHOLD STOP	HAGER	481S	099-0932	7
	1	EA	48" NEOPRENE STYLE DOOR SWEEP	DESIGN HARDWARE	SW-R	099-0933	7
	1	EA	52" DRIP CAP	HAGER	810S	099-0934	7
	1	EA	DOOR RACEWAY AND PULL WIRE	GLOBAL		099-1494	7
	2	EA	NRP-SS HINGE	HAGER	ECBB1100NRP	099-0895	7
	1	EA	ANTI-PICK PLATE - FOR MORTISE & PANIC	DON-JO	ULP-111-630	099-0902	7
	1	EA	CONCEALED, BALL BEARING	GLOBAL		099-0942	7
	1	EA	SCHLAGE ELECTRONIC LOCKSET	SCHLAGE	L9492EUL 06N 626	099-3690	7
	1	EA	INTERCHANGABLE HOUSING FOR 7 PIN CORE	MORTISE	155-626	099-1182	7
	1	EA	SMART PACK III	HES	2005M3	099-1652	7
	1	EA	HYDRAULIC DOOR CLOSER	HAGER	5100	099-0205	7
	1	EA	HOLD OPEN ARM	HAGER	5961	099-1450	7
	1	EA	BLADE STOP SPACER FOR HD CLOSER	ALM		099-3653	7
	1	EA	CONSTRUCTION CORE w/KEY MT-1	CENTRAL IN HARDWARE	1C-7D1-STD-626	099-003	7
3	4	EA	5 TON 2 STAGE HVAC W/6KW HEAT & ECONOMIZER, 3PH	BARD	W5SAC-B06ZPXXXJ	899-1213	8
	4	EA	SUPPLY GRILL	BARD	SG-5W	899-0007	8
	4	EA	RETURN GRILL	BARD	RG-5W	899-0008	8
4	1	EA	LEADLAG	BARD	MC5600-BC	100-0680	8,12
5	1	EA	REMOTE SENSOR FOR MC5000 SERIES, 35'	BARD	8301-095BX	100-0582	8
6	2	EA	400A PANELBOARD INTERIOR	SQUARE D	NQ442L4C		8,12
	2	EA	ENCLOSURE, NEMA 1	SQUARE D	MH68BE		8
	2	EA	COVER, SURFACE	SQUARE D	NC68VS		8
	2	EA	MAIN BREAKER ADAPTER KIT	SQUARE D	NQMB4LA	200-0467	8
	2	EA	BREAKER, 200A 2P	SQUARE D	LAL36400		8
	2	EA	FILLER PLATE KIT	SQUARE D	NQFP15	700-0075	8
	4	EA	GROUND BAR	SQUARE D	PK27GTA	200-0706	8
	4	EA	CKT BKR, 3/40A	SQUARE D	QO340	200-0076	8
	8	EA	CKT BKR, 1/20A	SQUARE D	QO120	200-0052	8
7	1	EA	400A MTS	RONK	7816		8,12
8	7	EA	QUADPLEX RECEPTACLE	LEVITON	(2) BR20-GY	800-120	7,12
9	4	EA	WEATHERPROOF GFCI RECEPTACLE	LEVITON	GFWT2-GY	800-0034	8
10	4	EA	THREE WAY SWITCH	LEVITON	CS320-2GY	800-0055	7
11	20	EA	48" LINEAR LED STRIP LIGHT WITH LENS (22W)	RDA LIGHTING	SMW4N-LED	500-0741	7
12	2	EA	EMERGENCY/EXIT LIGHT WITH BATTERY BACK-UP	LITHONIA	ECR LED	500-0177	7
13	6	EA	LED EXTERIOR LIGHT W/PHOTOCELL (12W)	RAB	SLIMXS	500-0256	7
14	4	EA	20" X 4" X 1/4" GROUND BAR	HARGER	GBI14420TBI	915-054	8
15	1	EA	11LB HALOTRON FIRE EXTINGUISHER	KIDDE	PRO10CDM	399-0063	2,7

MATERIALS LIST

ITEM	QTY	UM	DESCRIPTION	MANUFACTURER	MFR PART NUMBER	TBB PART NUMBER	NOTE
16	1	EA	WALL POCKET	AMAZON BASICS	DHBTB017	001-2048	7
17	1	EA	ENCLOSURE, N1, SCREW COVER, 12 X 12 X 6	B-LINE	12126SC NK	300-0210	7
18	1	EA	ENCLOSURE, 3R, SCREW COVER, 12 X 12 X 6	B-LINE	12126RTSC NK	300-0059	2,7
19	1	EA	ENCLOSURE, N1, SCREW COVER, 10 X 10 X 4	B-LINE	10104SC NK	300-0207	7
	1	EA	TERMINAL STRIP, 10 POLE, 60A, 600V	GRAINGER	6ZEJ8	050-0093	7
	1	EA	GROUND BAR	SQUARE D	PK7GTA	200-0639	8
20	2	EA	ENCLOSURE, N1, SCREW COVER, 6 X 6 X 4	B-LINE	664SC NK	300-0216	7
	2	EA	DISTRIBUTION BLOCK, 3 POLE, 175A, 1000V	GRAINGER	25CC10	200-1194	7
	6	EA	DISTRIBUTION BLOCK COVER, 1 POLE	GRAINGER	25CC01	200-1195	7
21	1	EA	ENCLOSURE, N1, 30 X 24 X 8	B-LINE	30248-1	300-0651	7
	1	EA	DUPLEX RECEPTACLE	LEVITON	BR20-GY	800-119	7,12
22	1	EA	400A GENERATOR RECEPTACLE	APPLETON	AJA40144-400-RS	025-0707	8
23	2	EA	400A ATS	ASCO			8,12
24							
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ITEMS DENOTED WITH A 1 OR 2 ARE SHIPPED LOOSE

MATERIAL LIST NOTES:

1. SHIP LOOSE
2. PRE-INSTALL REMOVE FOR SHIPMENT
3. FABRICATED ITEM
4. PAINT - TELECOM BROWN
5. PAINT - TELECOM GRAY
6. PAINT - COLOR DESIGNATED
7. OR EQUIVALENT
8. NO SUBSTITUTIONS ALLOWED
9. NO PART NUMBER SPECIFIED
10. MAY BE DELIVERED AT SITE
11. PROVIDED BY OTHERS
12. LABEL
13. QUANTITY ESTIMATED

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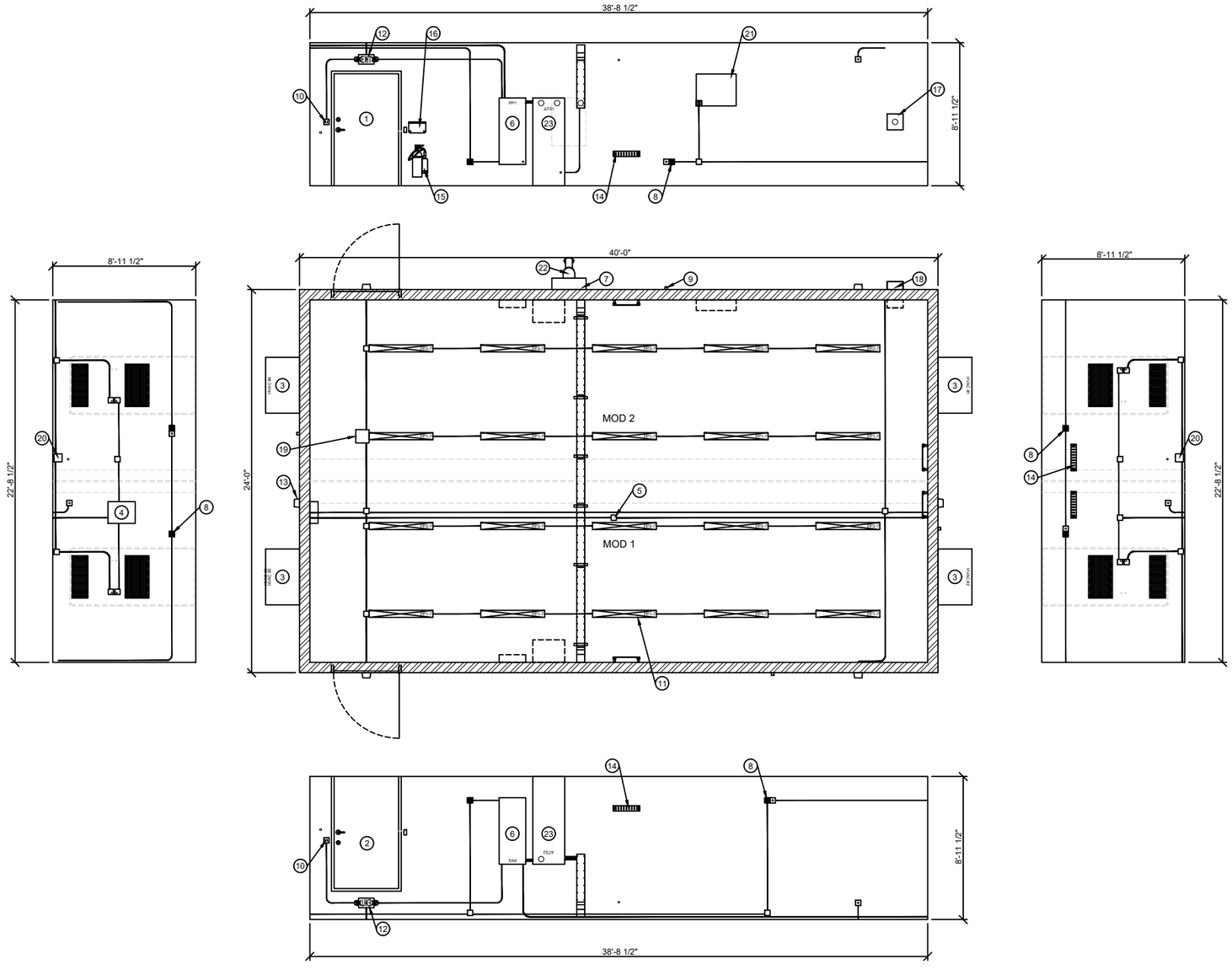
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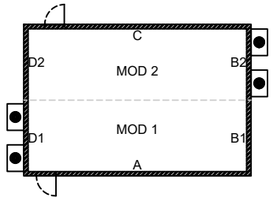
PROJECT SERIAL NUMBER: **2506-258B**
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID

PROJECT NAME: SWITCH
SITE NAME: CARSON CITY, NV

DRAWN: 7/18/25 | DRAWN BY: JWW
REVISION #: 7 | REVISED: 4/13/26

SHEET NAME: BILL OF MATERIALS
DRAWING NUMBER: **TBB2035**
SHEET NUMBER: **C3.0**





FLOOR PLAN

SCALE: 1/8" = 1'-0"

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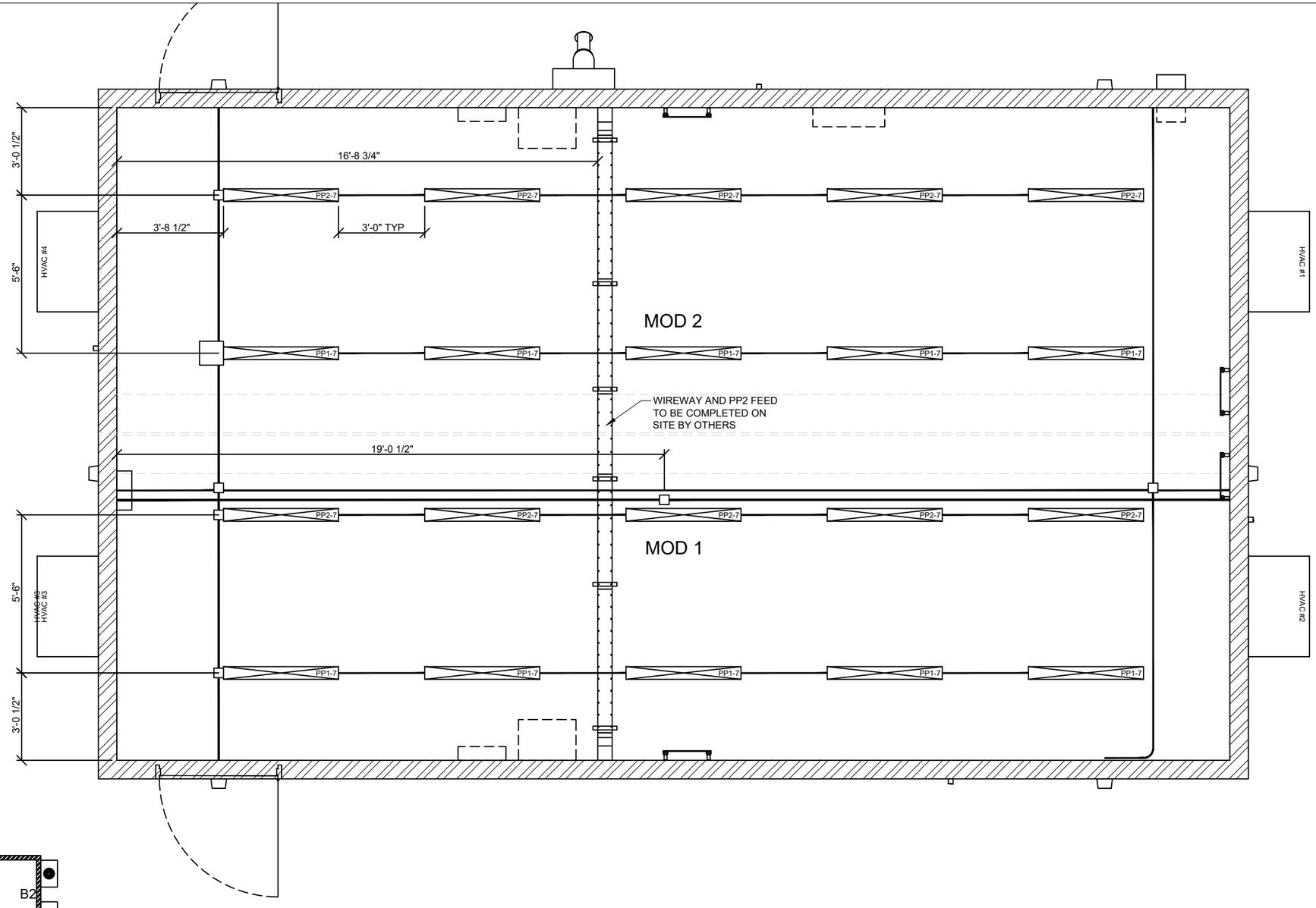
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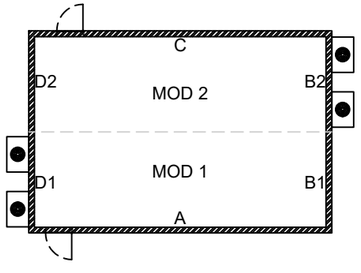
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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: OVERALL FLOOR PLAN	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **A1.0**





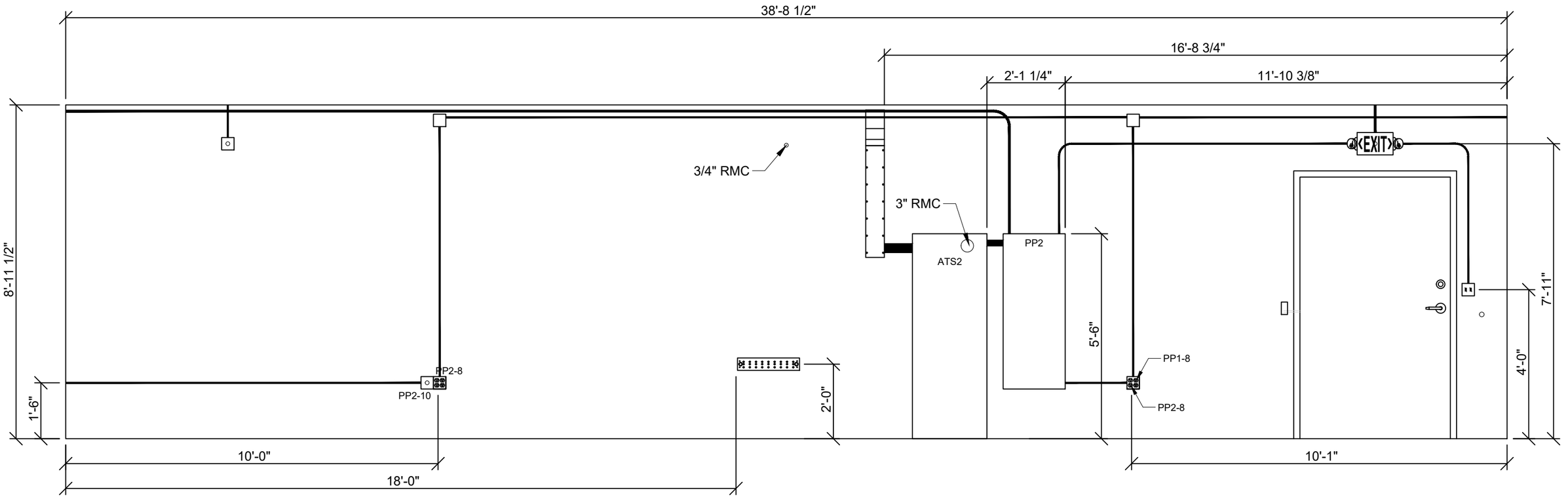
REFLECTED CEILING

SCALE: 1/4" = 1'-0"

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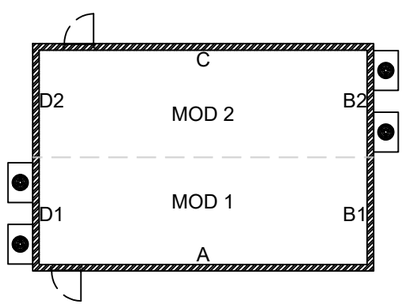
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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: REFLECTED CEILING	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **A1.1**



WALL A

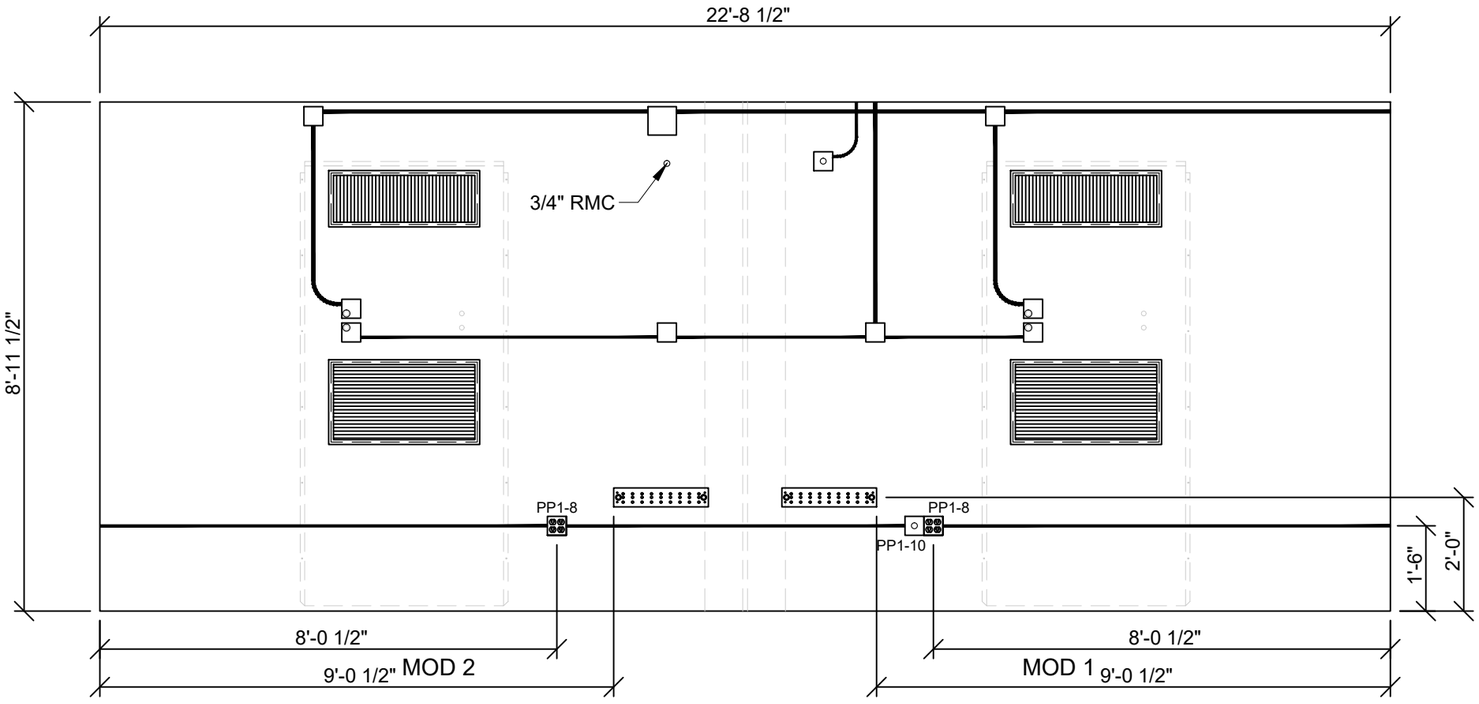
SCALE: 3/8" = 1'-0"



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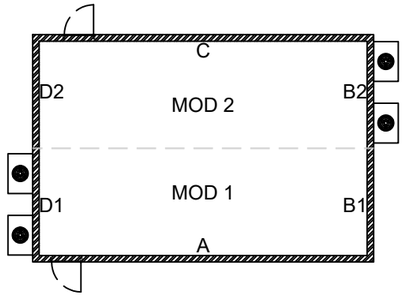
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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: WALL A INTERIOR LAYOUT	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **A1.2**



WALL B

SCALE: 3/8" = 1'-0"

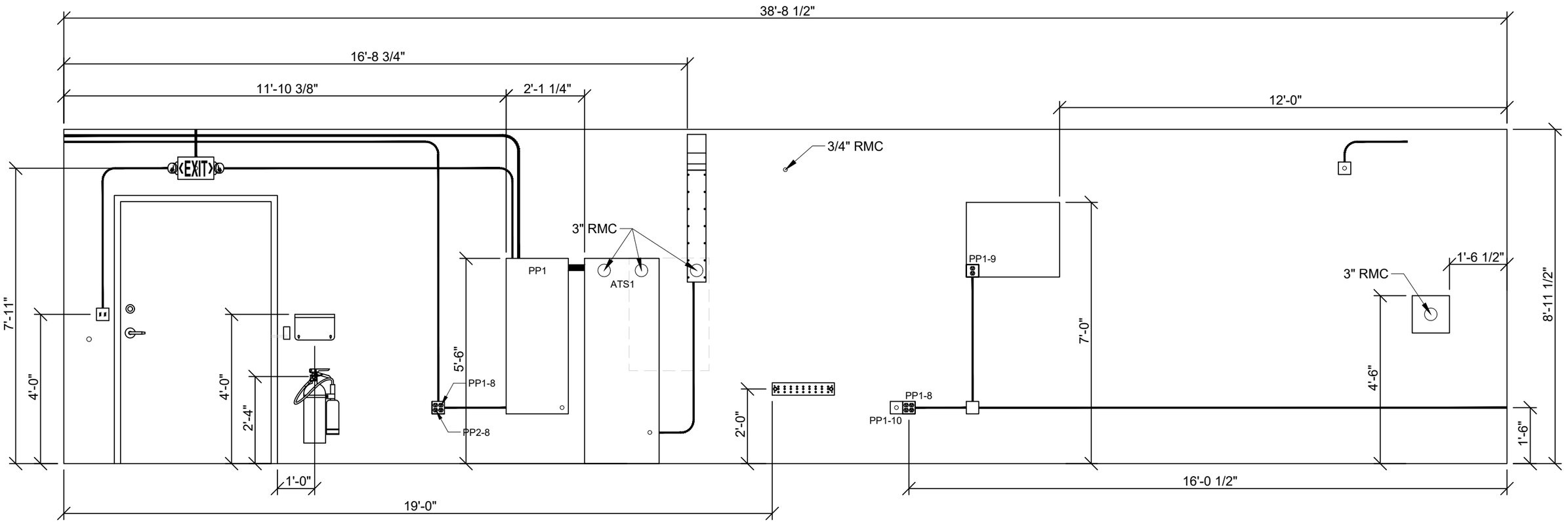


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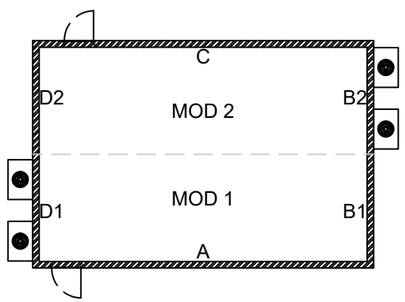
PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26

SHEET NAME: WALLB INTERIOR LAYOUT	
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **A1.3**



WALL C

SCALE: 3/8" = 1'-0"



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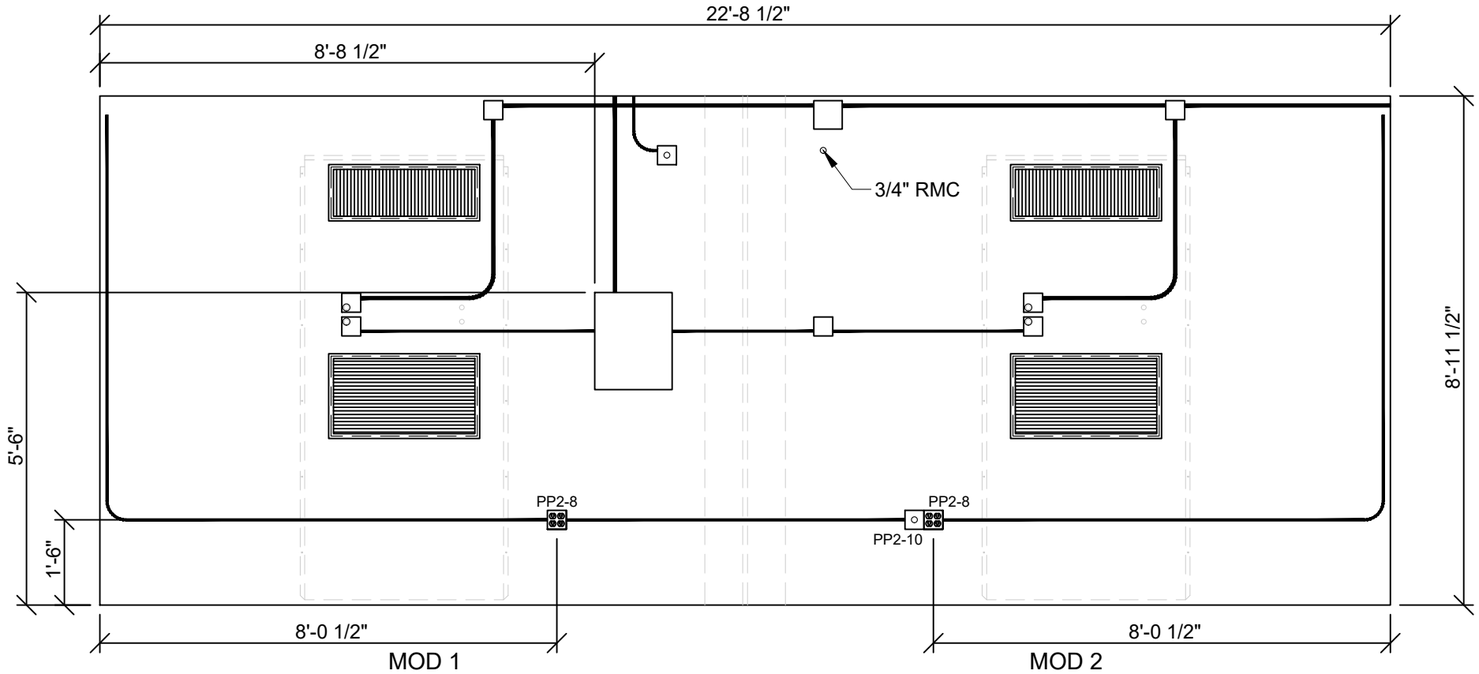
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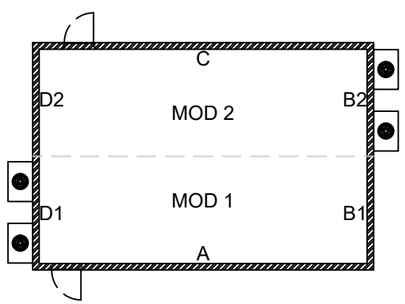
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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: WALL C INTERIOR LAYOUTS	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **A1.4**



WALL D

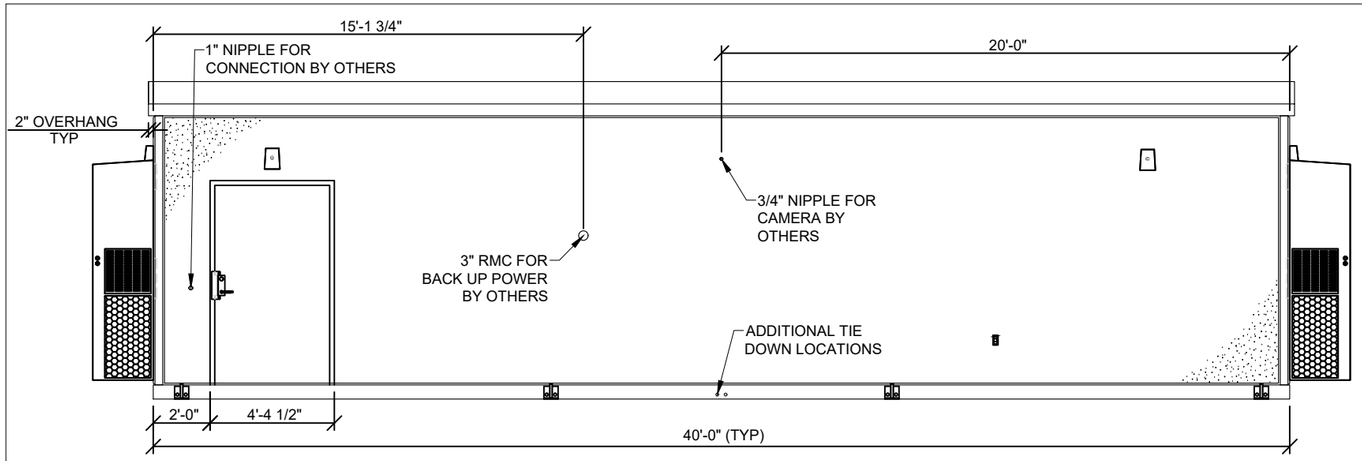
SCALE: 3/8" = 1'-0"



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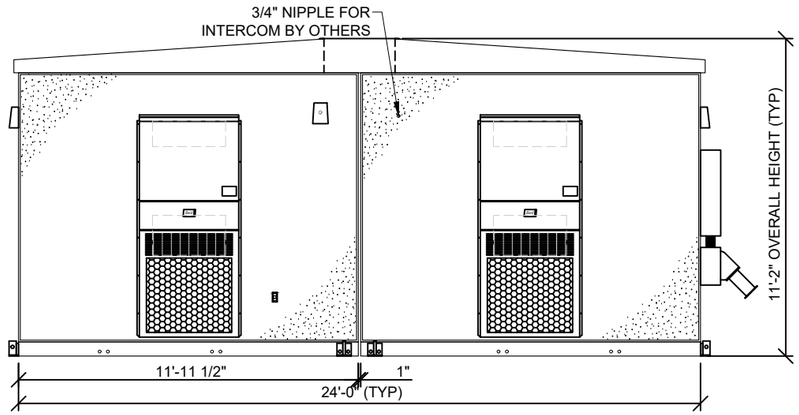
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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: WALL D INTERIOR LAYOUTS	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **A1.5**



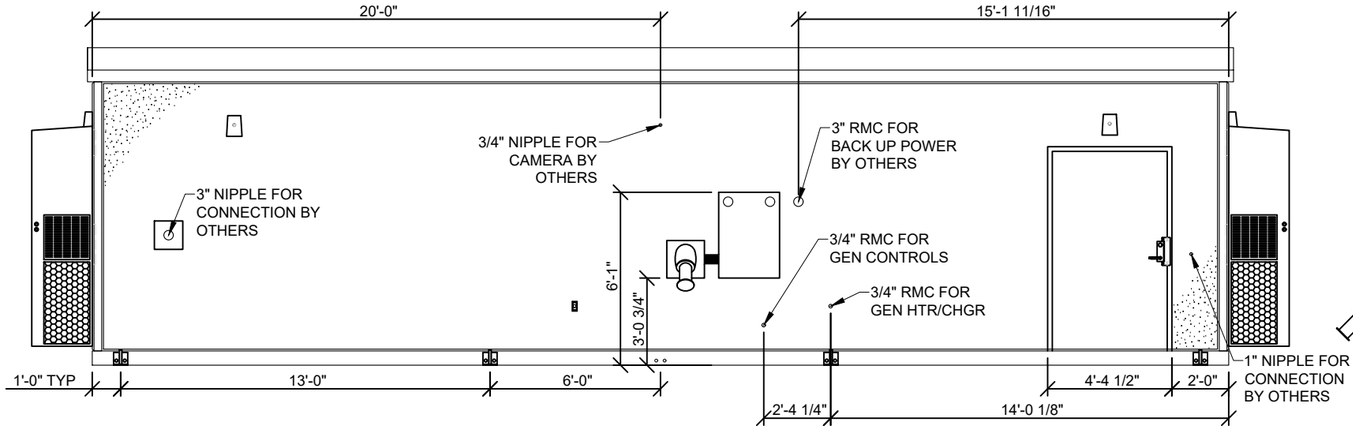
FRONT ELEVATION (WALL A)

SCALE: 3/16" = 1'-0"



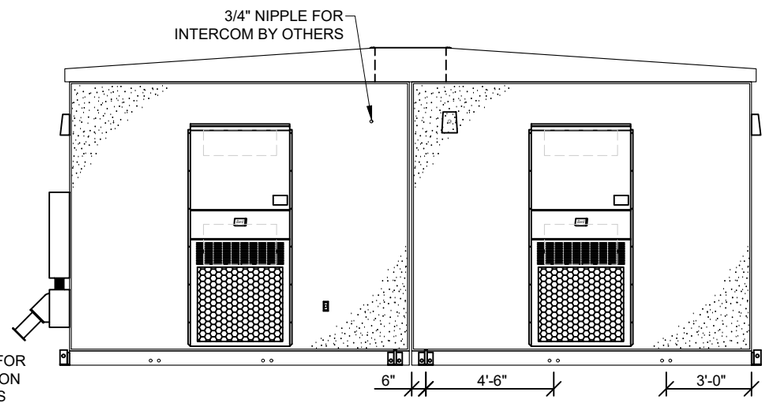
RIGHT ELEVATION (WALL B)

SCALE: 3/16" = 1'-0"



REAR ELEVATION (WALL C)

SCALE: 3/16" = 1'-0"



LEFT ELEVATION (WALL D)

SCALE: 3/16" = 1'-0"

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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: EXTERIOR ELEVATIONS	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **A2.0**

PP1 400A, 120/208VAC, 3ϕ/4W, 60HZ, M.BKR

LOAD	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	WIRE	BREAKER P	BREAKER TRIP			BREAKER TRIP	WIRE P	WIRE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	LOAD
HVAC #3	2748			8	3	40	1	2	40	3	8	2748			HVAC #4
		2748					3	4					2748		
			2748				5	6						2748	
LIGHTS *	256			12	1	20	7	8	20	1	12	1440			WALL B&C QUADPLEX
BOX DUPLEX		180		12	1	20	9	10	20	1	12		360		WALL B&C EXT GFCI
							11	12							
							13	14							
							15	16							
							17	18							
							19	20							
							21	22							
							23	24							
							25	26							
							27	28							
							29	30							
							31	32							
							33	34							
							35	36							
							37	38							
							39	40							
							41	42							
VA PER PHASE	3004	2928	2748									4188	3108	2748	VA PER PHASE
												7192	6036	5496	TOTAL VA PER PHASE
												60	50	46	AMPS PER PHASE
														18.7	TOTAL KVA
														60	MAX AMPS PER PHASE

* CALCULATED AT 125% FOR CONTINUOUS LOAD
** WIRING BY OTHERS

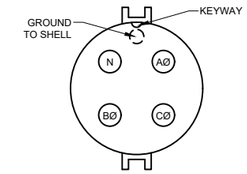
PP2 400A, 120/208VAC, 3ϕ/4W, 60HZ, M.BKR

LOAD	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	WIRE	BREAKER P	BREAKER TRIP			BREAKER TRIP	WIRE P	WIRE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	LOAD
HVAC #1	2748			8	3	40	1	2	40	3	8	2748			HVAC #2
		2748					3	4					2748		
			2748				5	6						2748	
LIGHTS *	256			12	1	20	7	8	20	1	12	1440			WALL A&D QUADPLEX
SPARE					1	20	9	10	20	1	12		360		WALL A&D EXT GFCI
							11	12							
							13	14							
							15	16							
							17	18							
							19	20							
							21	22							
							23	24							
							25	26							
							27	28							
							29	30							
							31	32							
							33	34							
							35	36							
							37	38							
							39	40							
							41	42							
VA PER PHASE	3004	2748	2748									4188	3108	2748	VA PER PHASE
												7192	5856	5496	TOTAL VA PER PHASE
												60	49	46	AMPS PER PHASE
														18.5	TOTAL KVA
														60	MAX AMPS PER PHASE

* CALCULATED AT 125% FOR CONTINUOUS LOAD
** WIRING BY OTHERS

SCHEMATIC LEGEND

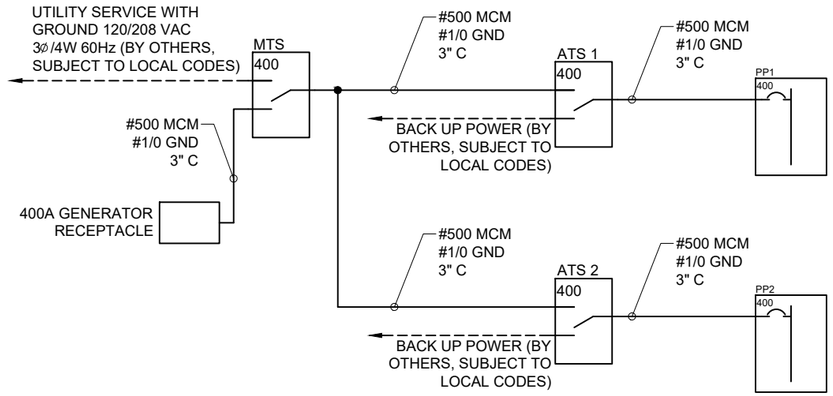
- CIRCUIT BREAKER
- FUSE
- CONNECTION
- ON SITE BY OTHERS
- ELECTRICAL EQUIPMENT



GENERATOR RECEPT WIRING

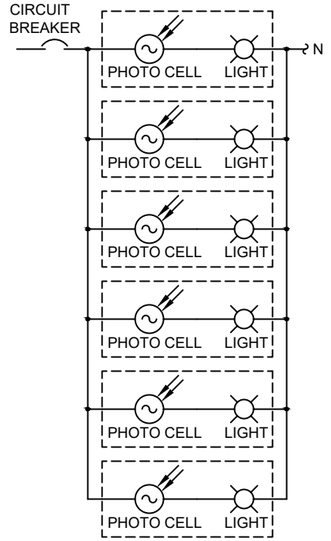
SCALE: NONE

FRONT EXTERIOR VIEW
4W-4P (STYLE 1)
(THREE PHASE)



ONE-LINE WIRING DIAGRAM

SCALE: NONE



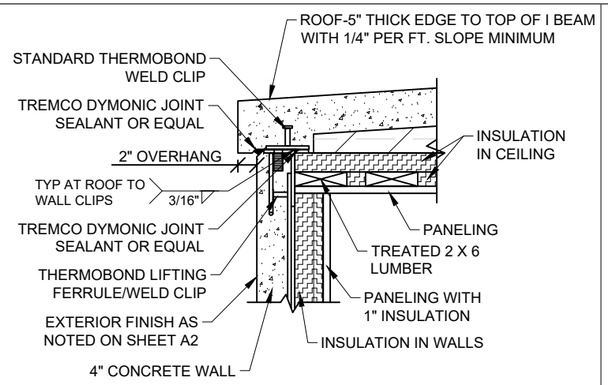
EXTERIOR LIGHT CIRCUIT

SCALE: NONE

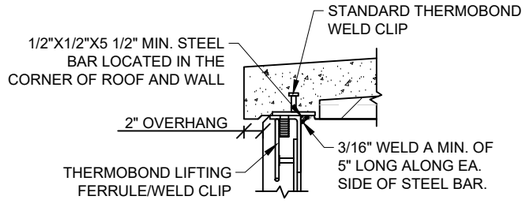
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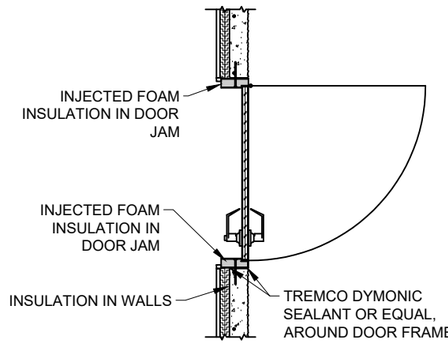
PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26
SHEET NAME: ELECTRICAL SCHEMATIC			
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **E1.0**		



1 ROOF TO WALL SECTION
SCALE: 3/4" = 1'-0"



4 ROOF TO WALL WELD
SCALE: 3/4" = 1'-0"



7 TYPICAL DOOR SECTION DETAIL
SCALE: 3/8" = 1'-0"

CONSTRUCTION MATERIALS:

INTERIOR FINISH:
- FLOOR: 1/8" X 12" X 12" VINYL TILE WITH 4" BASE COVE
- WALLS: 3/4" PANELING (11/16" OSB W/.030 FRP COATING) WITH 1" FOAM INSULATION (R-6.5) (CLASS "C" MINIMUM)
- CEILING: 3/4" PANELING (11/16" OSB W/.030 FRP COATING) (CLASS "C" MINIMUM)

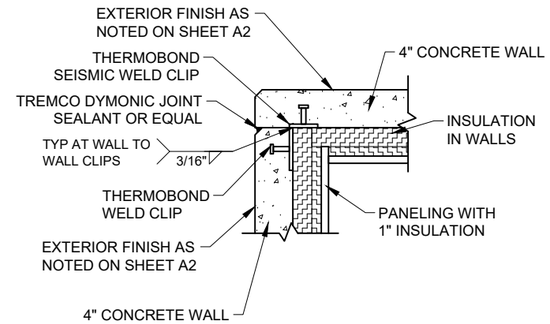
INSULATION:
- WALLS: 2" POLYISO FOAM INSULATION (R-13) ESR-1659
- CEILING: 2" POLYISO FOAM INSULATION (R-13) ESR-1659
  1 1/2" POLYISO FOAM INSULATION (R-10) ESR-1659

FRAMING:
- WALLS: N/A
- CEILING: 2" X 6" FURRING STRIPS ON SIDE AT 16" O.C.

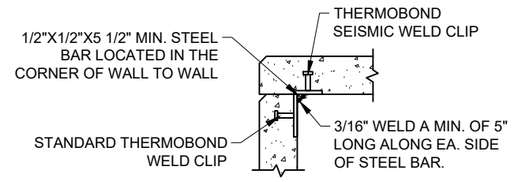
CONCRETE:
- FLOOR: 5000PSI LIGHTWEIGHT
- WALLS: 5000PSI LIGHTWEIGHT
- CEILING: 5000PSI LIGHTWEIGHT

CONSTRUCTION NOTES:

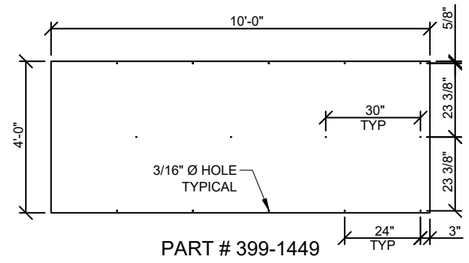
1. FLOORS ARE TO BE WAXED AND SEALED BEFORE SHIPPING.



2 WALL TO WALL SECTION
SCALE: 3/4" = 1'-0"

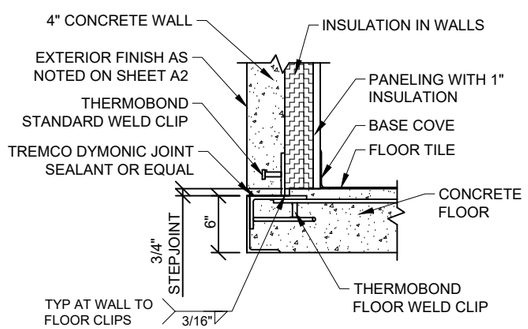


5 WALL TO WALL WELD
SCALE: 3/4" = 1'-0"

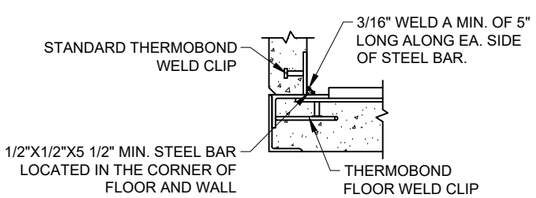


PART # 399-1449

8 WALL PANEL HOLE LAYOUT
SCALE: 1/4" = 1'-0"



3 WALL TO FLOOR SECTION
SCALE: 3/4" = 1'-0"

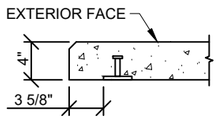


6 WALL TO FLOOR WELD
SCALE: 3/4" = 1'-0"

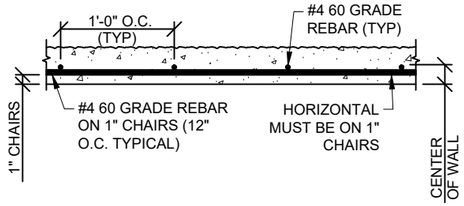
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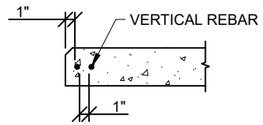
PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: CONSTRUCTION DETAILS	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S1.0**



1 TYPICAL SHORT WALL DETAIL
SCALE: 3/4" = 1'-0"



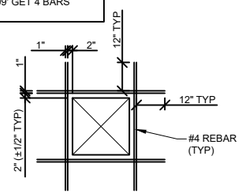
2 TYPICAL WALL REBAR LAYOUT
SCALE: 3/4" = 1'-0"



3 TYPICAL WALL END DETAIL
SCALE: 3/4" = 1'-0"

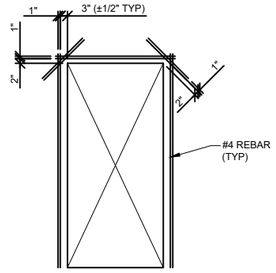
REBAR NOTES:
- LENGTH & WIDTH LESS THAN 2' GET 1 BAR
- LENGTH OR WIDTH FROM 2' TO 3.99' GET 2 BARS
- LENGTH OR WIDTH FROM 4' TO 5.99' GET 3 BARS
- LENGTH OR WIDTH FROM 6' TO 7.99' GET 4 BARS

NOTE: ALL BARS SHALL EXTEND AT LEAST 12" BEYOND THE LAST BAR CROSSED

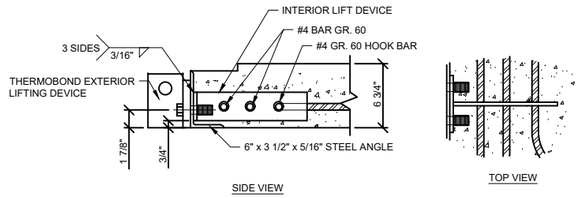


4 TYPICAL OPENING DETAIL
SCALE: NONE

NOTE: ALL BARS SHALL EXTEND AT LEAST 12" BEYOND THE LAST BAR CROSSED



5 DOOR REBAR DETAIL
SCALE: NONE



6 FLOOR INTERIOR LIFT DEVICE DETAIL
SCALE: 3/4" = 1'-0"

CASTING NOTES:

REINFORCING BAR:
- TENSION (STRENGTH) REINFORCEMENT AND SHRINKAGE & TEMPERATURE REINFORCEMENT TO BE A615 GRADE 60 DEFORMED BARS. REINFORCEMENT FOR LIFTING FERRULE WELD CLIP OR FLOOR WELD CLIP SHALL BE ASTM A706.
- REINFORCING BAR TO MEET ASTM A615, SECTION 12 BY VISUAL INSPECTION. LIGHT RUST IS ACCEPTABLE.
- REINFORCING BAR BEND DIAMETER SHALL NOT BE LESS THAN SIX BAR DIAMETERS.
- LOCATION AND FORMING TOLERANCES: +/- 1/8"
- PRIMARY SLAB STRENGTH REINFORCING BAR SHALL BE ON 1" CHAIRS ON CASTING BED.
- TRANSVERSE REINFORCING BARS (PRIMARY STRUCTURAL REBAR) MAY BE SPLICED PER SPLICE TABLE.
- LONGITUDINAL REINFORCING BARS (T&S REBAR) MAY BE SPLICED PER SPLICE TABLE.

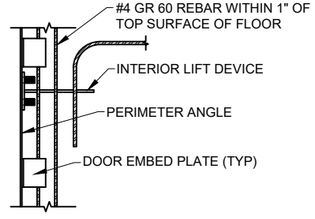
WELDING:
- WELDING PRACTICE FOR REINFORCING BAR TO CONFORM TO AWS D1.4, LATEST EDITION
- WELDING PRACTICE FOR STRUCTURAL STEEL TO CONFORM TO AWS D1.1, LATEST EDITION
- DO NOT WELD REINFORCING BAR WITHIN THREE BAR DIAMETERS OF A BEND.
- A615 BARS SHALLNOT BE WELDED. WELDING OF REINFORCEMENT IS LIMITED TO A706 BARS.
- CONTINUOUS ELECTRODES TO CONFORM TO AWS A5.15 OR AWS A5.20, LATEST EDITION.
- OTHER ELECTRODES TO CONFORM TO APPLICABLE AWS STANDARDS.

OTHER MATERIALS:
- PLATE AND ANGLE TO BE RAW ASTM A36 FY = 36 KSI (MIN)
- HEADED STUDS SHALL BE COX INDUSTRIES CA122 OR EQUAL.
- HOLES MUST BE DRILLED OR PUNCHED. PLASMA CUTTING OR TORCHING IS NOT PERMITTED.
- FLOOR-WALL CONNECTION PLATES ARE NOT TO BE SPACED MORE THAN 3' APART.
- WELD PLATE WP-11 MAXIMUM SPACING 3'-0" ON LONG WALLS.

CASTING TOLERANCES

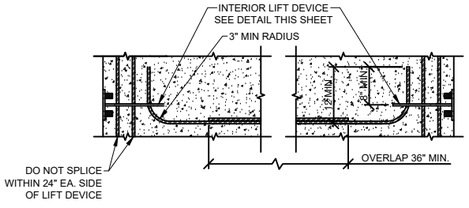
WALL PANELS (SEE NOTE 1)	TOLERANCE	FLOOR PANELS	TOLERANCES
LENGTH	+/- 1/8	LEVEL	+/- 1/8"
WIDTH	+/- 1/8	SQUARE	+/- 1/8"
DEPTH	+/- 1/8	VERTICAL WARP	+/- 1/8"
		EDGE SWEEP	+/- 3/8"
EMBED PLATE POSITION	+/- 1/4		
EMBED PLATE TIP/FLUSH	+/- 1/8		
PENETRATION LOCATION (SEE NOTE 3)	+/- 1/8		
BOWING	+/- 1/4		
WARPING	+/- 1/4 IN 10' LEAST DIMENSION, MAX.		
SQUARE (SEE NOTE 2)	+/- 1/8		

NOTES:
1. MAXIMUM DEVIATION OVER PANEL
2. MAXIMUM DIFFERENCE IN DIAGONAL DIMENSIONS
3. UNLESS NOTED OTHERWISE

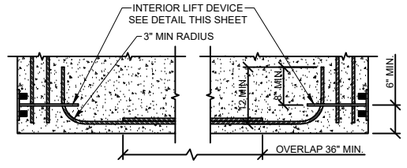


7 DETAIL FOR DOOR LOCATION
SCALE: NTS

THIS DETAIL APPLIES ONLY WHEN LIFT POINT IS UNDER DOOR OPENING



8 MID FLOOR CROSS TIE
SCALE: NONE



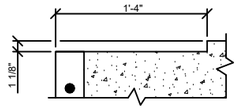
9 END FLOOR CROSS TIE
SCALE: NONE

ONE PER LIFT DEVICE PAIR REBAR: #4 GR 60.

REBAR SPLICING

BAR SIZE	#3	#4	#5	#6
LAP SPLICE LENGTH	12	16	22.5	32

NOTES:
1. ALL DIMENSIONS ARE INCHES
2. ALL DIMENSIONS ARE MINIMUMS



10 WALL NOTCH DETAIL
SCALE: 3/4" = 1'-0"

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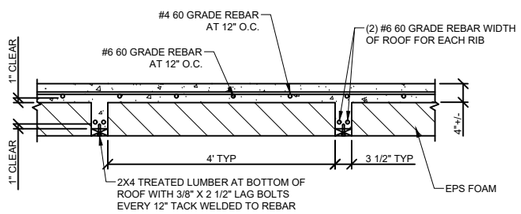
PROJECT SERIAL NUMBER: **2506-258B**
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID

PROJECT NAME: SWITCH
SITE NAME: CARSON CITY, NV

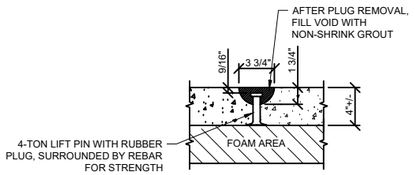
DRAWN: 7/18/25 | DRAWN BY: JWW
REVISION #: 7 | REVISED: 4/13/26

SHEET NAME: CASTING DETAILS
DRAWING NUMBER: **TBB2035**
SHEET NUMBER: **S2.0**

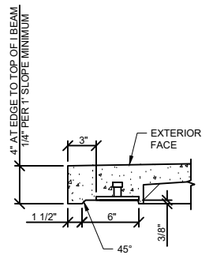
REBAR NOTES:
- SHORT (TENSION) DIRECTION 1" FROM TOP OF FOAM
- LONG (TENSION) DIRECTION 1-3/4" OR JUST ABOVE TENSION REBAR



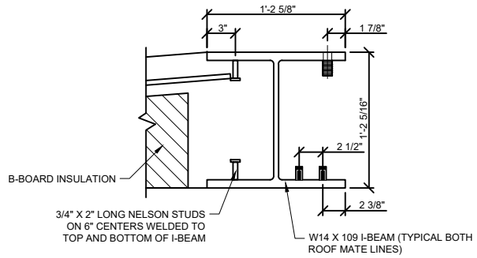
1 TYPICAL ROOF REBAR LAYOUT
SCALE: NONE



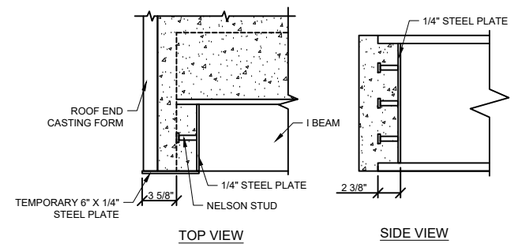
2 SECTION AT LIFTING PIN
SCALE: 3/4" = 1'-0"



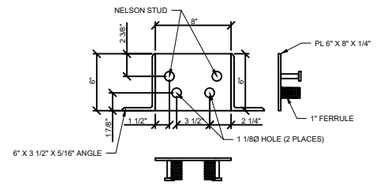
3 SECTION AT ROOF EDGE
SCALE: 3/4" = 1'-0"



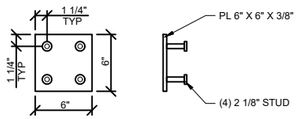
4 SECTION AT MATE LINE
SCALE: 3/4" = 1'-0"



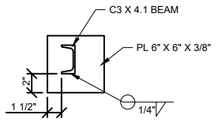
5 END OF MATE BEAM DETAIL
SCALE: 3/4" = 1'-0"



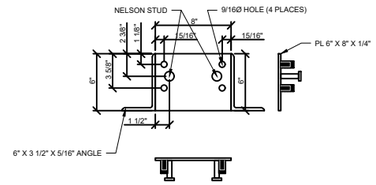
6 FLOOR LIFT CHAIN PLATE DETAIL
SCALE: 3/4" = 1'-0"



7 END COLUMN FLOOR PLATE DETAIL
SCALE: 3/4" = 1'-0"



8 END COLUMN BOTTOM DETAIL
SCALE: 3/4" = 1'-0"



9 FLOOR POST PLATE DETAIL
SCALE: 3/4" = 1'-0"

CASTING NOTES:

REINFORCING BAR:
- TENSION (STRENGTH) REINFORCEMENT AND SHRINKAGE & TEMPERATURE REINFORCEMENT TO BE A615 GRADE 60 DEFORMED BARS. REINFORCEMENT FOR LIFTING FERRULE WELD CLIP OR FLOOR WELD CLIP SHALL BE ASTM A706.
- REINFORCING BAR TO MEET ASTM A615, SECTION 12 BY VISUAL INSPECTION. LIGHT RUST IS ACCEPTABLE.
- REINFORCING BAR BEND DIAMETER SHALL NOT BE LESS THAN SIX BAR DIAMETERS.
- LOCATION AND FORMING TOLERANCES: +/- 1/8"
- PRIMARY SLAB STRENGTH REINFORCING BAR SHALL BE ON 1" CHAIRS ON CASTING BED.
- TRANSVERSE REINFORCING BARS (PRIMARY STRUCTURAL REBAR) MAY BE SPLICED PER SPLICE TABLE.
- LONGITUDINAL REINFORCING BARS (T&S REBAR) MAY BE SPLICED PER SPLICE TABLE.

WELDING:
- WELDING PRACTICE FOR REINFORCING BAR TO CONFORM TO AWS D1.4, LATEST EDITION
- WELDING PRACTICE FOR STRUCTURAL STEEL TO CONFORM TO AWS D1.1, LATEST EDITION
- DO NOT WELD REINFORCING BAR WITHIN THREE BAR DIAMETERS OF A BEND.
- A615 BARS SHALLNOT BE WELDED. WELDING OF REINFORCEMENT IS LIMITED TO A706 BARS.
- CONTINUOUS ELECTRODES TO CONFORM TO AWS A5.15 OR AWS A5.20, LATEST EDITION.
- OTHER ELECTRODES TO CONFORM TO APPLICABLE AWS STANDARDS.

OTHER MATERIALS:
- PLATE AND ANGLE TO BE RAW ASTM A36 FY = 36 KSI (MIN)
- HEADED STUDS SHALL BE COX INDUSTRIES CA122 OR EQUAL.
- HOLES MUST BE DRILLED OR PUNCHED. PLASMA CUTTING OR TORCHING IS NOT PERMITTED.
- FLOOR-WALL CONNECTION PLATES ARE NOT TO BE SPACED MORE THAN 3' APART.
- WELD PLATE WP-11 MAXIMUM SPACING 3'-0" ON LONG WALLS.

CASTING TOLERANCES

WALL PANELS (SEE NOTE 1)	TOLERANCE	FLOOR PANELS	TOLERANCES
LENGTH	+/- 1/8	LEVEL	+/- 1/8"
WIDTH	+/- 1/8	SQUARE	+/- 1/8"
DEPTH	+/- 1/8	VERTICAL WARP	+/- 1/8"
		EDGE SWEEP	+/- 3/8"
EMBED PLATE POSITION	+/- 1/4		
EMBED PLATE TIP/FLUSH	+/- 1/8		
PENETRATION LOCATION (SEE NOTE 3)	+/- 1/8		
BOWING	+/- 1/4		
WARPING	+/- 1/4 IN 10' LEAST DIMENSION, MAX.		
SQUARE (SEE NOTE 2)	+/- 1/8		
NOTES:			
1. MAXIMUM DEVIATION OVER PANEL			
2. MAXIMUM DIFFERENCE IN DIAGONAL DIMENSIONS			
3. UNLESS NOTED OTHERWISE			

REBAR SPLICING

BAR SIZE	#3	#4	#5	#6
LAP SPLICE LENGTH	12	16	22.5	32
NOTES:				
1. ALL DIMENSIONS ARE INCHES				
2. ALL DIMENSIONS ARE MINIMUMS				

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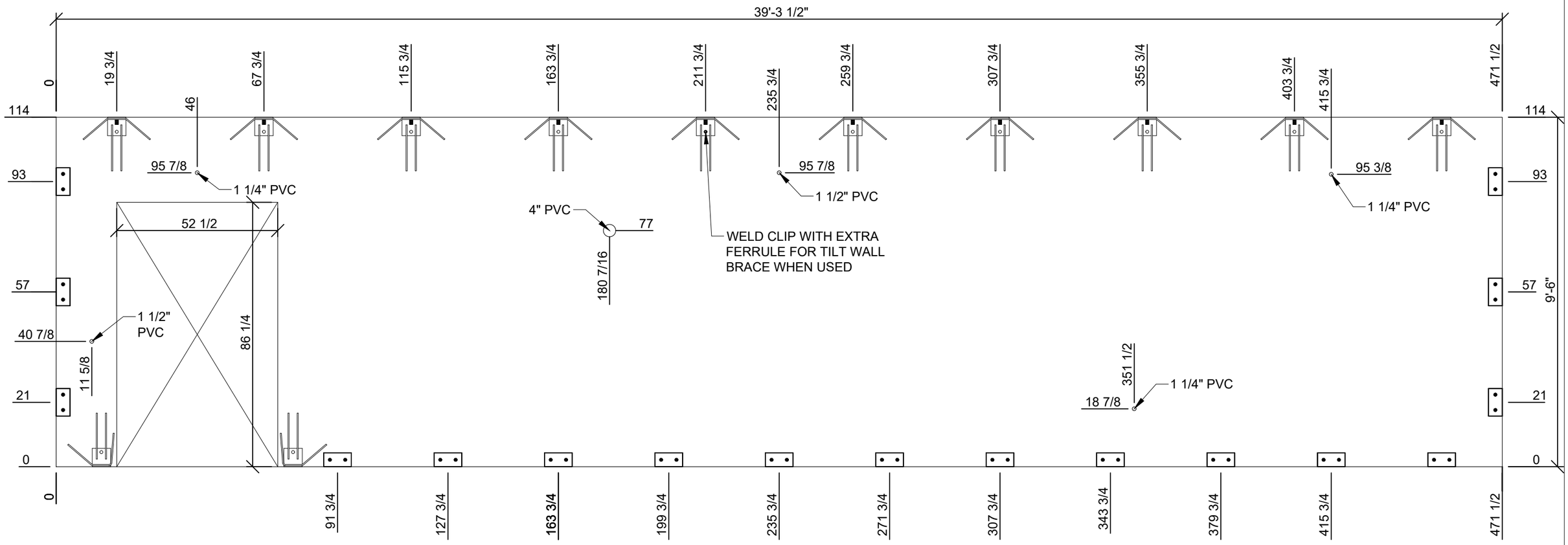
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PROJECT SERIAL NUMBER: **2506-258B**
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID

PROJECT NAME: SWITCH
SITE NAME: CARSON CITY, NV

DRAWN: 7/18/25 | DRAWN BY: JWW
REVISION #: 7 | REVISED: 4/13/26

SHEET NAME: CASTING DETAILS
DRAWING NUMBER: **TBB2035**
SHEET NUMBER: **S2.1**



WALL A LAYOUT (MOD 1)

SCALE: 3/8"=1'-0"

CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN

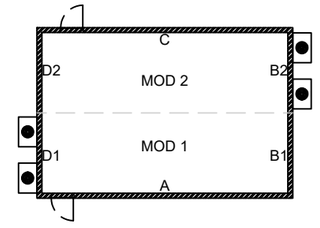
QC INSPECTION

DATE _____

CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAIRS
4. TIES
5. BLOCKING



REBAR NOTES:

- #6 SHORT (TENSION) DIRECTION 1" FROM BOTTOM OF CASTING BED - 12" O.C.
- #4 LONG (TENSION) DIRECTION 1-3/4" OR JUST ABOVE TENSION REBAR - 12" O.C.

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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: WALL A SLAB	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.2**

QC INSPECTION

DATE _____

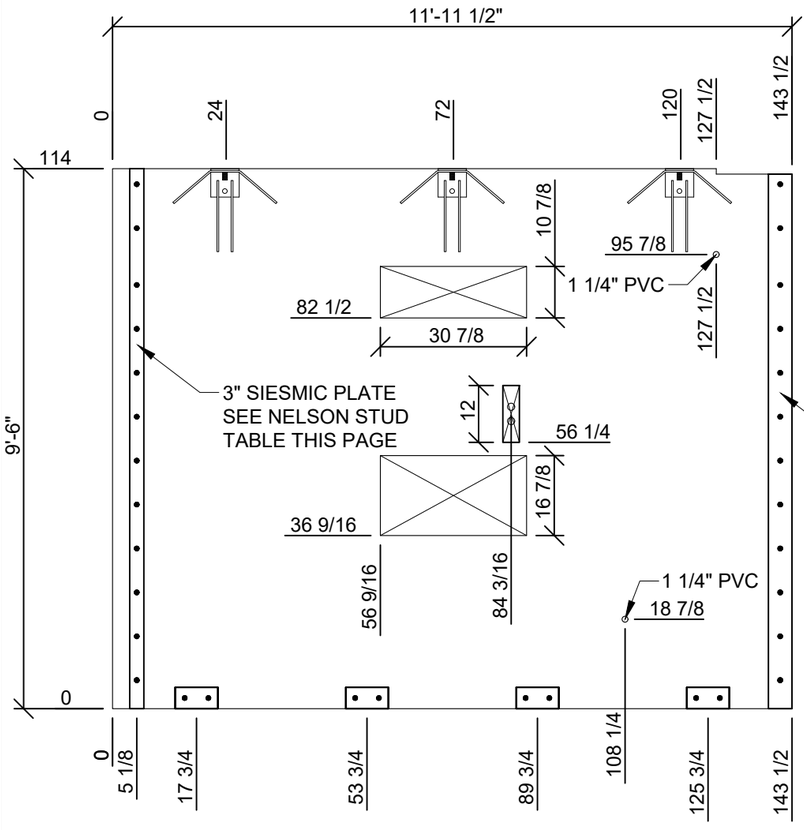
CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAINS
4. TIES
5. BLOCKING

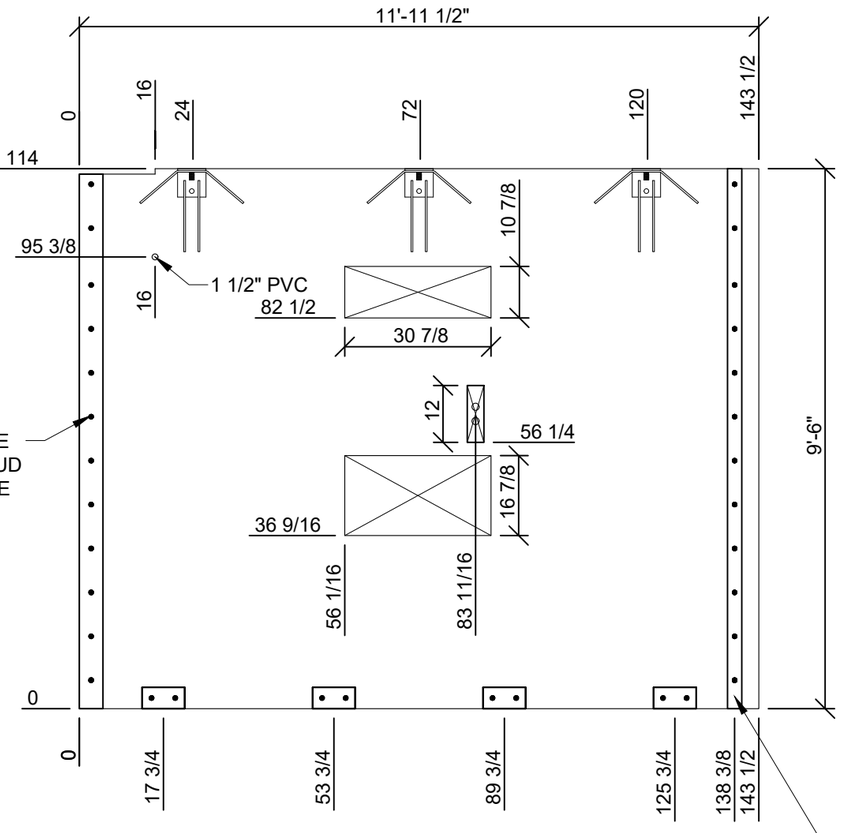
CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN



WALL B1 LAYOUT

SCALE: 3/8"=1'-0"

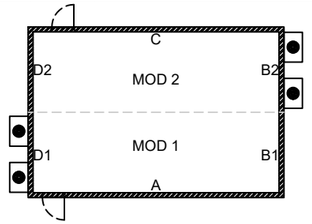


WALL B2 LAYOUT

SCALE: 3/8"=1'-0"

STUD TABLE

SHELTER LENGTH (FEET)	SHELTER WIDTH (FEET)				
	8'	10'	12'	13'	14'
	NUMBER OF STUDS				
8'	6	6	5	5	5
9'	7	6	6	6	5
10'	7	7	6	6	6
11'	8	7	6	6	6
12'	8	7	7	7	6
13'	9	8	7	7	7
14'	9	8	8	7	7
15'	10	9	8	8	7
16'	10	9	8	8	8
17'	11	9	9	8	8
18'	11	10	9	9	9
19'	11	10	9	9	9
20'	12	11	10	9	9
21'	12	11	10	10	10
22'	13	11	11	10	10
23'	13	12	11	11	10
24'	14	12	11	11	11
25'	14	13	12	11	11
26'	15	13	12	12	11
27'	15	14	12	12	12
28'	16	14	13	12	12
29'	16	14	13	13	12
30'	17	15	14	13	13
31'	17	15	14	13	13
32'	18	16	14	14	13
33'	18	16	15	14	14
34'	19	16	15	14	14
35'	19	17	15	15	14
36'	20	17	16	15	15
37'	20	18	16	16	15
38'	21	18	16	16	15
39'	21	18	17	16	16
40'	21	19	17	17	16

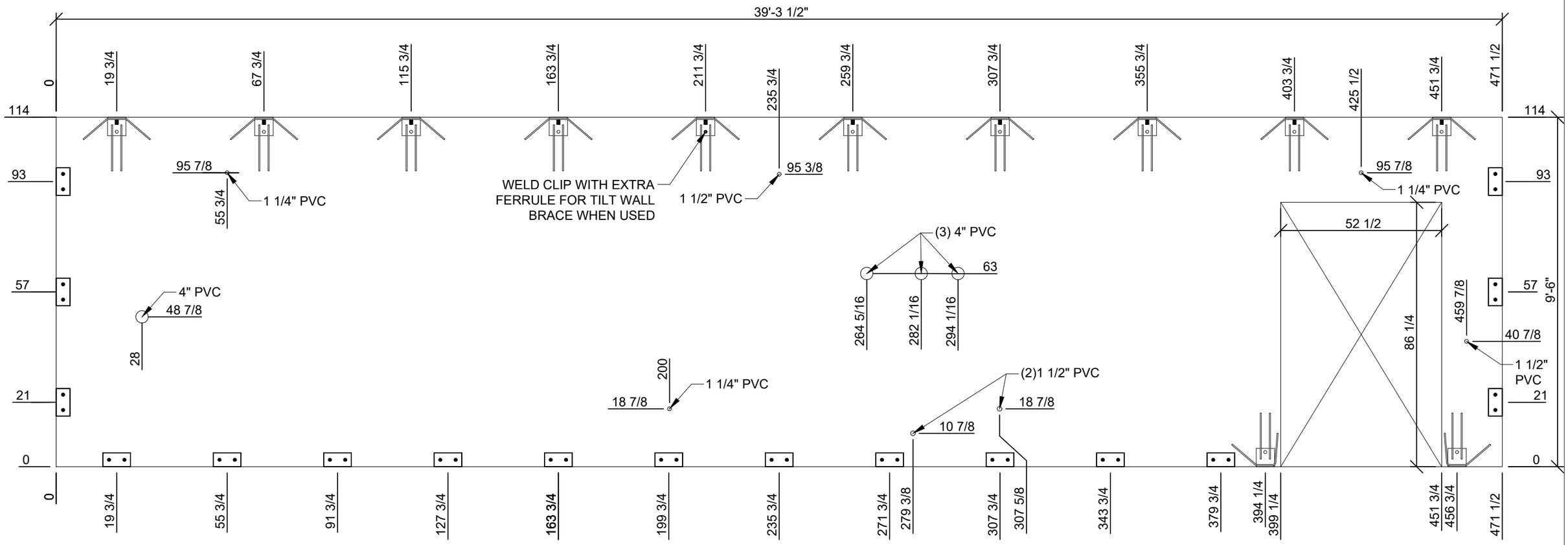


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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26

SHEET NAME: WALL B SLAB	
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.3**



WALL C LAYOUT (MOD 2)

SCALE: 3/8"=1'-0"

CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN

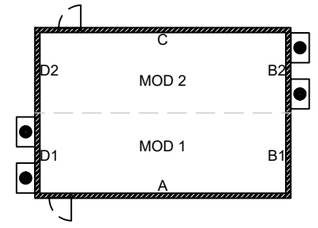
QC INSPECTION

DATE _____

CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAIRS
4. TIES
5. BLOCKING



REBAR NOTES:

- #6 SHORT (TENSION) DIRECTION 1" FROM BOTTOM OF CASTING BED - 12" 0.C.
- #4 LONG (TENSION) DIRECTION 1-3/4" OR JUST ABOVE TENSION REBAR - 12" 0.C.

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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW	SHEET NAME: WALL C SLAB	
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26	DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.4**

QC INSPECTION

DATE _____

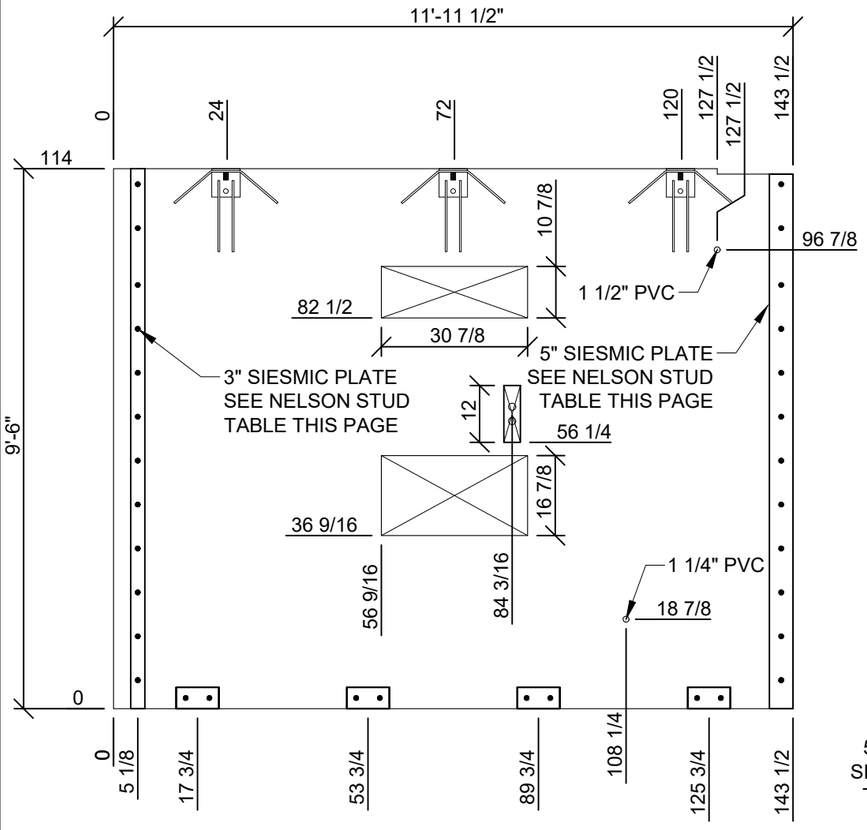
CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAIRS
4. TIES
5. BLOCKING

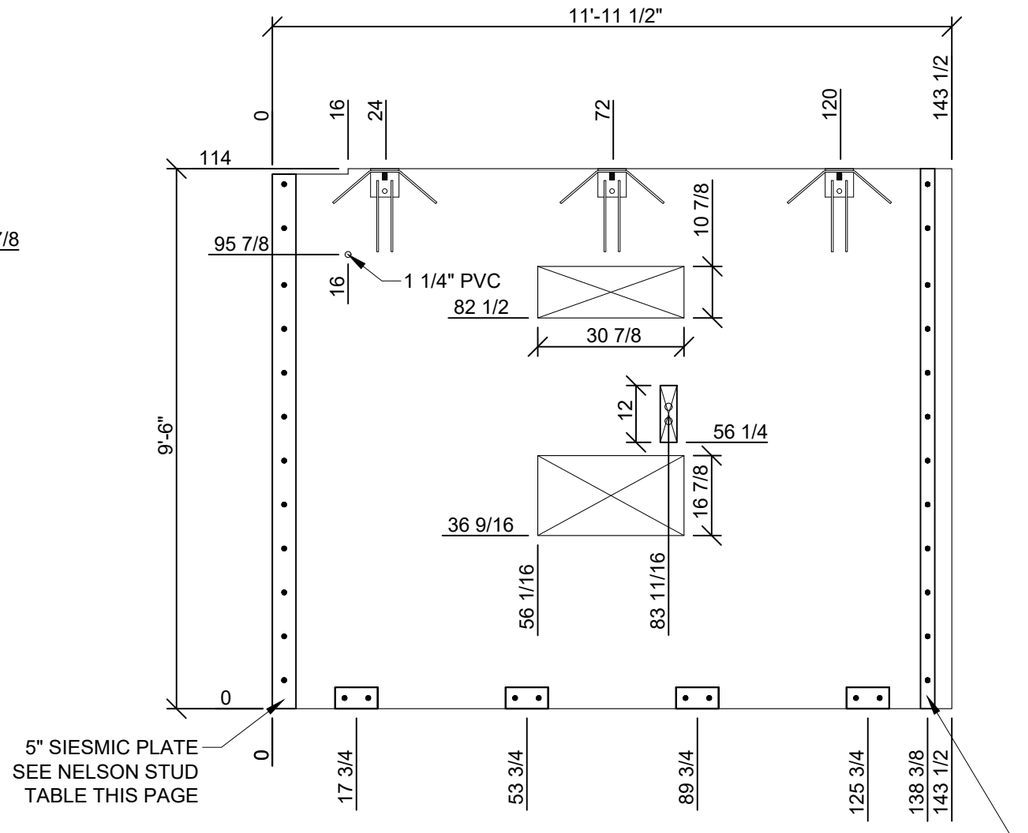
CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN



WALL D2 LAYOUT

SCALE: 3/8"=1'-0"

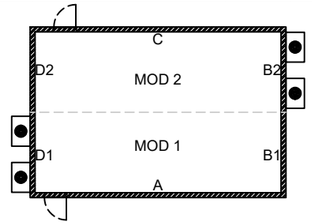


WALL D1 LAYOUT

SCALE: 3/8"=1'-0"

NELSON STUD TABLE

SHELTER LENGTH (FEET)	SHELTER WIDTH (FEET)				
	8'	10'	12'	13'	14'
	NUMBER OF STUDS				
8'	6	6	5	5	5
9'	7	6	6	6	5
10'	7	7	6	6	6
11'	8	7	6	6	6
12'	8	7	7	7	6
13'	9	8	7	7	7
14'	9	8	8	7	7
15'	10	9	8	8	7
16'	10	9	8	8	8
17'	11	9	9	8	8
18'	11	10	9	9	9
19'	11	10	9	9	9
20'	12	11	10	9	9
21'	12	11	10	10	10
22'	13	11	11	10	10
23'	13	12	11	11	10
24'	14	12	11	11	11
25'	14	13	12	11	11
26'	15	13	12	12	11
27'	15	14	12	12	12
28'	16	14	13	12	12
29'	16	14	13	13	12
30'	17	15	14	13	13
31'	17	15	14	13	13
32'	18	16	14	14	13
33'	18	16	15	14	14
34'	19	16	15	14	14
35'	19	17	15	15	14
36'	20	17	16	15	15
37'	20	18	16	16	15
38'	21	18	16	16	15
39'	21	18	17	16	16
40'	21	19	17	17	16

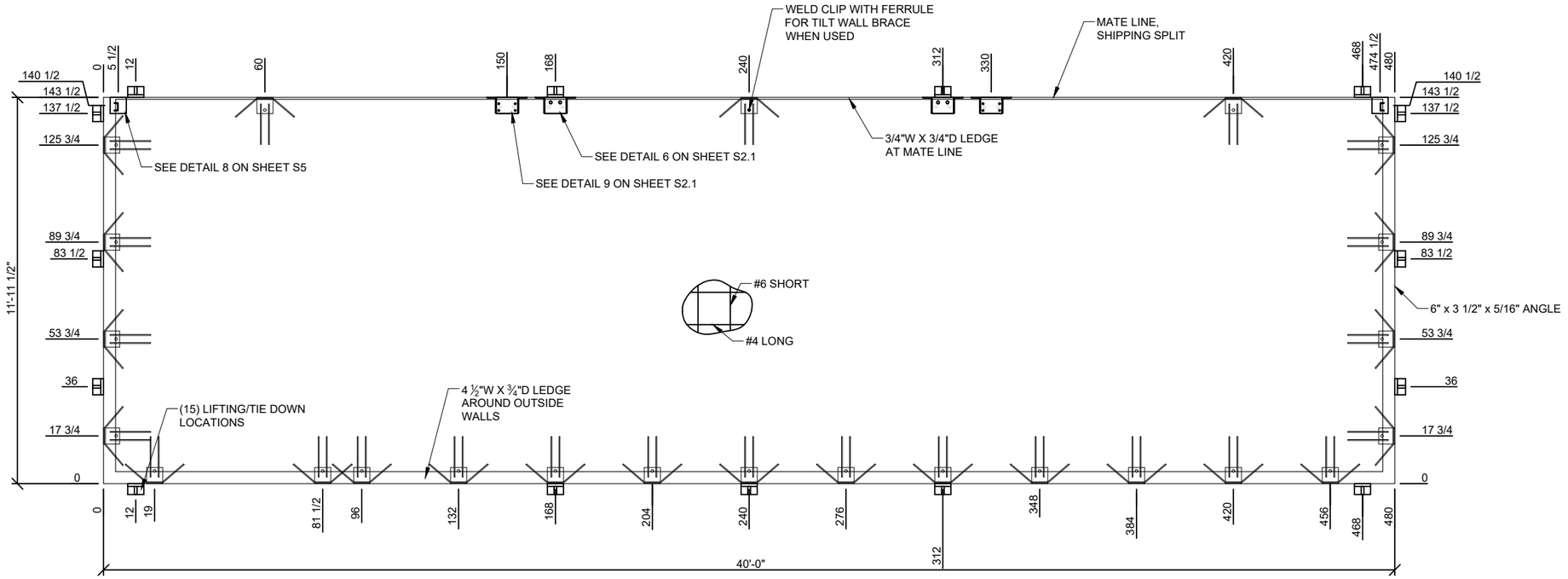


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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26

SHEET NAME: WALL D SLAB	
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.5**



FLOOR LAYOUT (MOD 1)

SCALE: 1/4" = 1'-0"

CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN

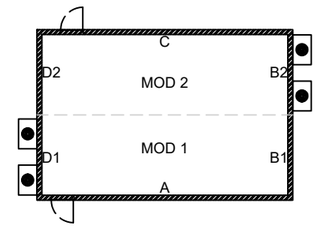
QC INSPECTION

DATE _____

CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAIRS
4. TIES
5. BLOCKING



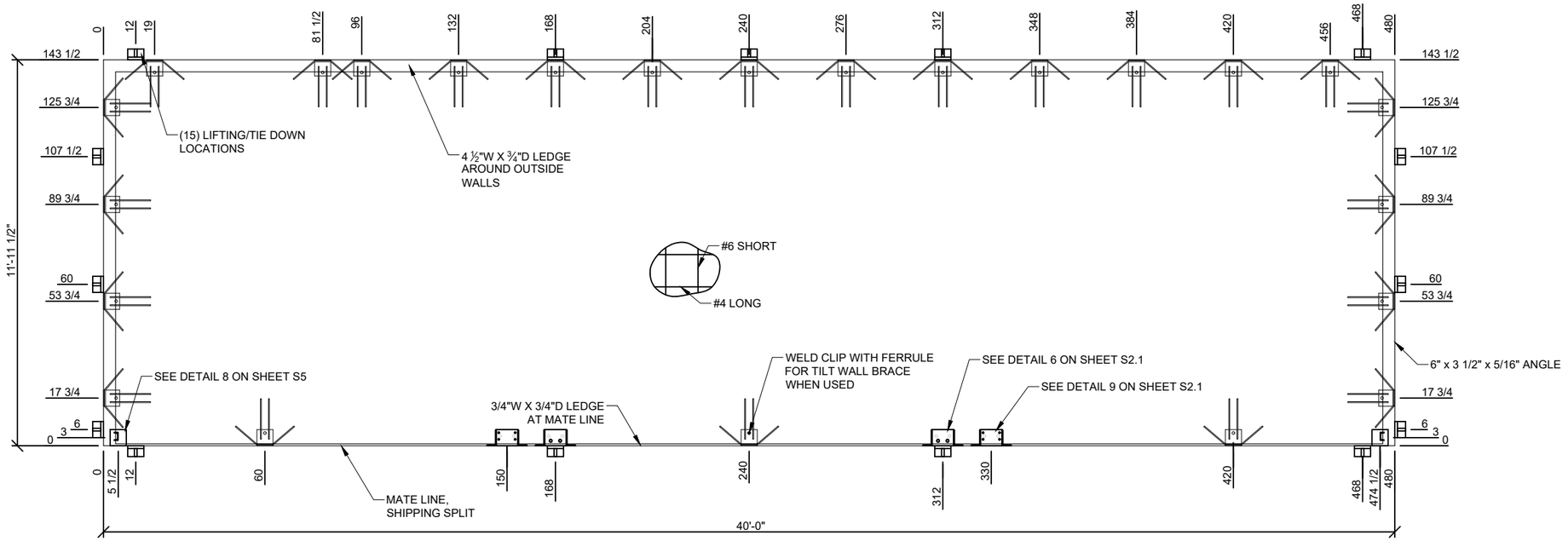
REBAR NOTES:

- #6 SHORT (TENSION) DIRECTION 1" FROM BOTTOM OF CASTING BED - 12" O.C.
- #4 LONG (TENSION) DIRECTION 1-3/4" OR JUST ABOVE TENSION REBAR - 12" O.C.

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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26
SHEET NAME: MOD 1 FLOOR SLAB			
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.6**		



FLOOR LAYOUT (MOD 2)

SCALE: 1/4" = 1'-0"

CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN

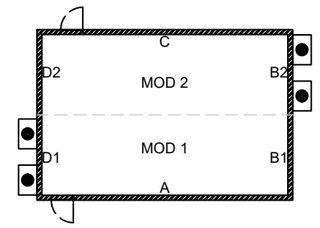
QC INSPECTION

DATE _____

CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAIRS
4. TIES
5. BLOCKING



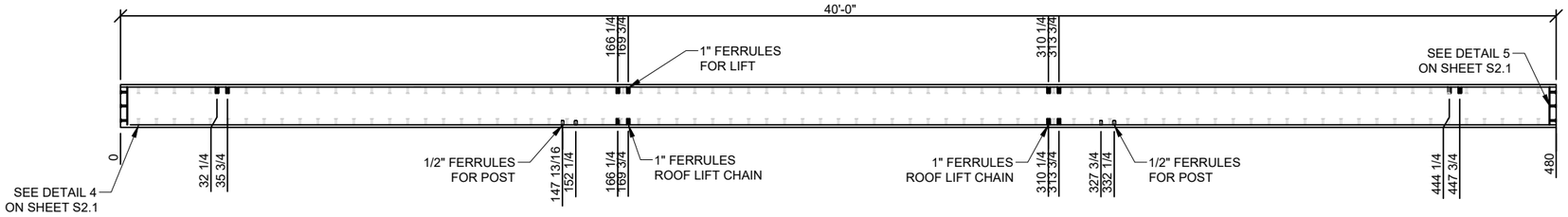
REBAR NOTES:

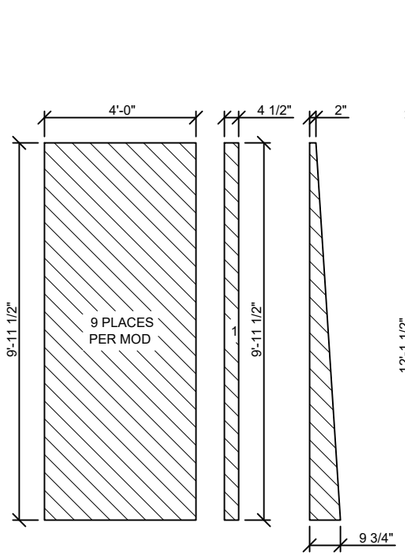
- #6 SHORT (TENSION) DIRECTION 1" FROM BOTTOM OF CASTING BED - 12" O.C.
- #4 LONG (TENSION) DIRECTION 1-3/4" OR JUST ABOVE TENSION REBAR - 12" O.C.

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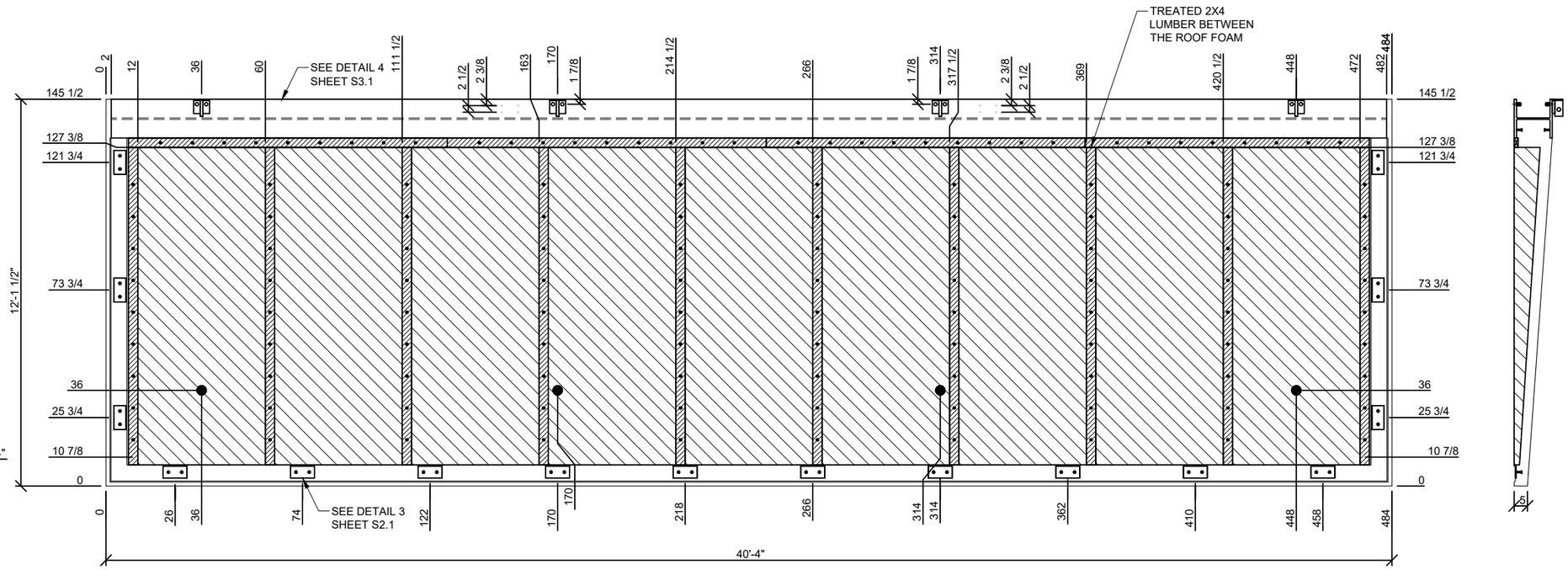
PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26
SHEET NAME: MOD 2 FLOOR SLAB			
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.7**		





TAPERED B-BOARD DETAIL

B-BOARD TO BE STEER-O-CELL EXPANDED POLYSTYRENE INSULATION BOARD PER ASTM C578-16.



CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN

QC INSPECTION

DATE _____

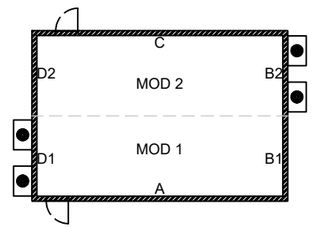
CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAIRS
4. TIES
5. BLOCKING

ROOF LAYOUT (MOD 1)

SCALE: 1/4" = 1'-0"



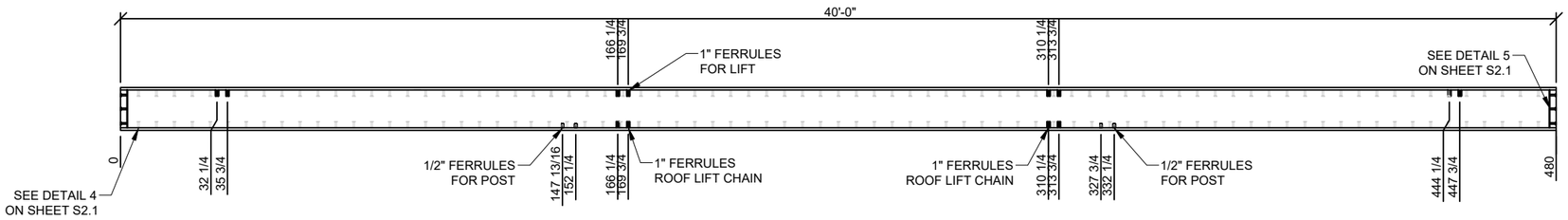
REBAR NOTES:

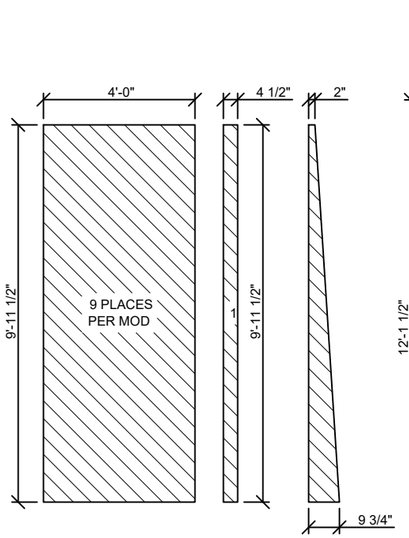
- #6 SHORT (TENSION) DIRECTION 1" FROM BOTTOM OF CASTING BED - 12" O.C.
- #4 LONG (TENSION) DIRECTION 1-3/4" OR JUST ABOVE TENSION REBAR - 12" O.C.

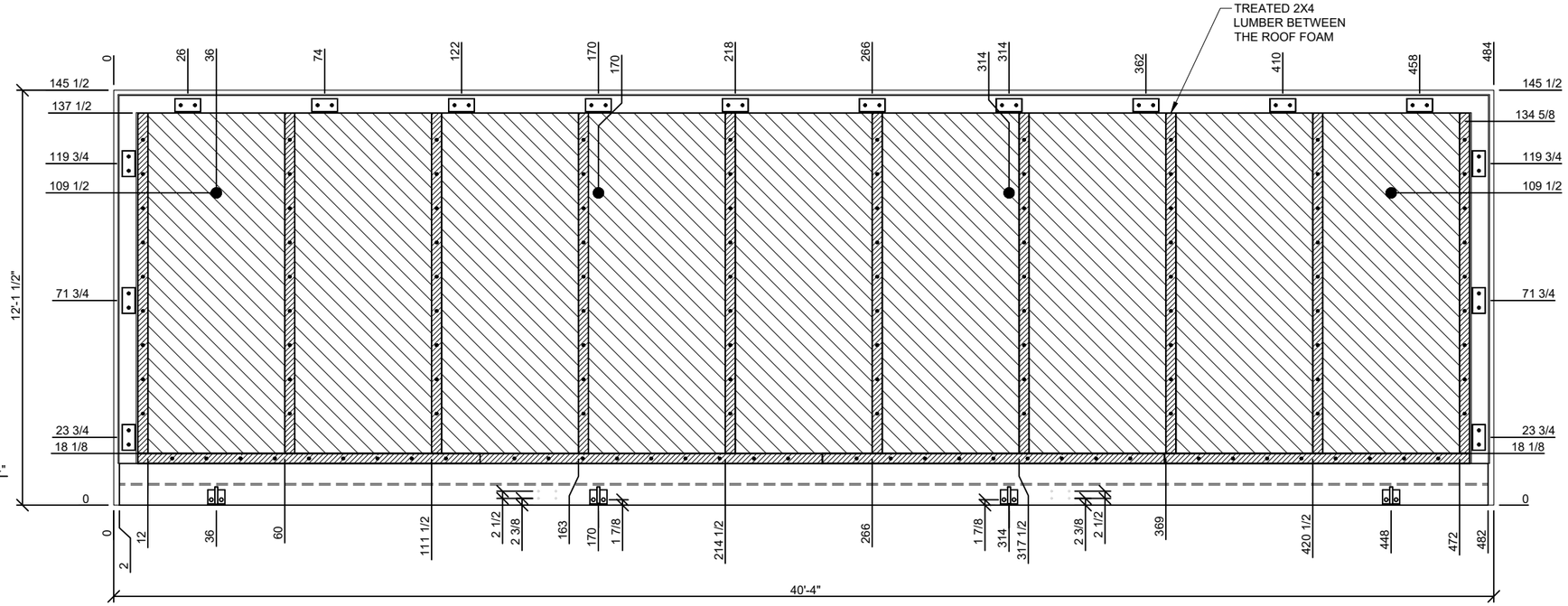
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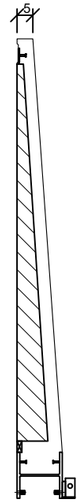
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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26
SHEET NAME: MOD 1 ROOF SLAB			
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.8**		









TAPERED B-BOARD DETAIL

B-BOARD TO BE STEER-O-CELL EXPANDED POLYSTYRENE INSULATION BOARD PER ASTM C578-16.

CASTING LEGEND

- LIFTING FERRULE WELD CLIP
- FLOOR WELD CLIP
- STANDARD WELD CLIP
- EXTERIOR LIFTING DEVICE
- ROOF LIFTING PIN

QC INSPECTION

DATE _____

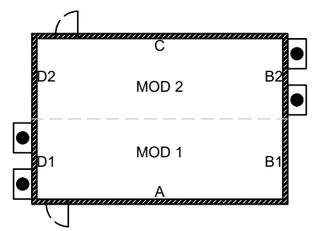
CASTING _____

INSPECTOR _____

1. SQUARNESS
2. REBAR
3. CHAIRS
4. TIES
5. BLOCKING

ROOF LAYOUT (MOD 2)

SCALE: 1/4" = 1'-0"



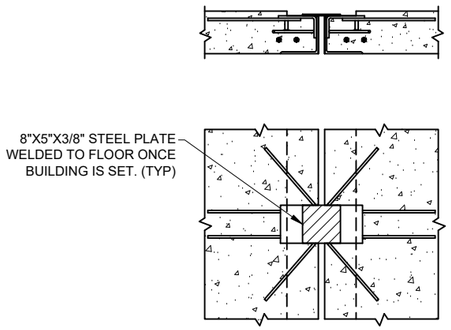
REBAR NOTES:

- #6 SHORT (TENSION) DIRECTION 1" FROM BOTTOM OF CASTING BED - 12" O.C.
- #4 LONG (TENSION) DIRECTION 1-3/4" OR JUST ABOVE TENSION REBAR - 12" O.C.

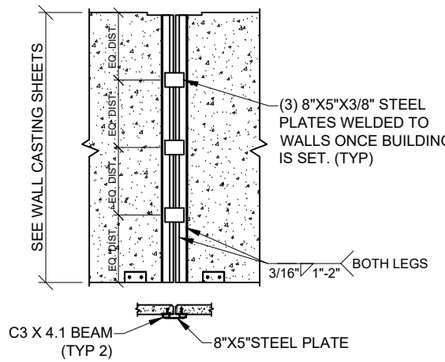
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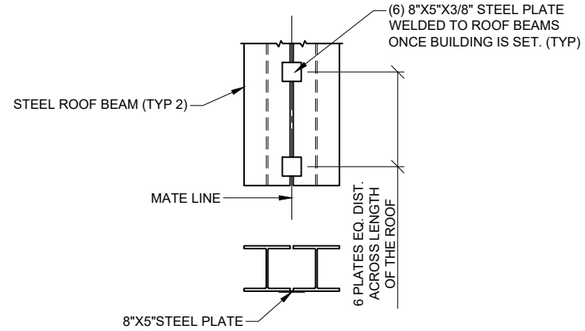
PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26
SHEET NAME: MOD 2 ROOF SLAB			
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S2.9**		



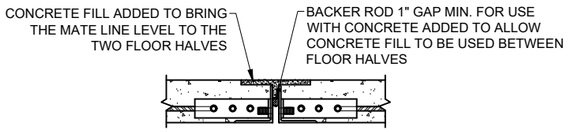
1 FLOOR TO FOR CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



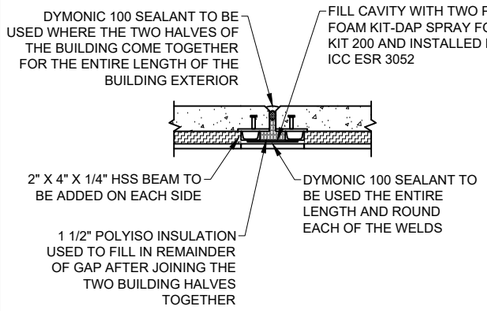
2 WALL TO WALL CONNECTION DETAIL
SCALE: 3/16" = 1'-0"



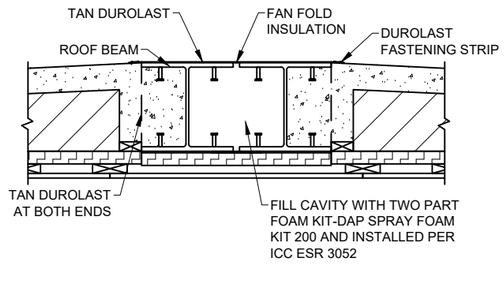
3 ROOF TO ROOF CONNECTION DETAIL
SCALE: 1/4" = 1'-0"



4 FLOOR TO FLOOR SECTION DETAIL
SCALE: 1/2" = 1'-0"



5 WALL TO WALL SECTION DETAIL
SCALE: 1/2" = 1'-0"

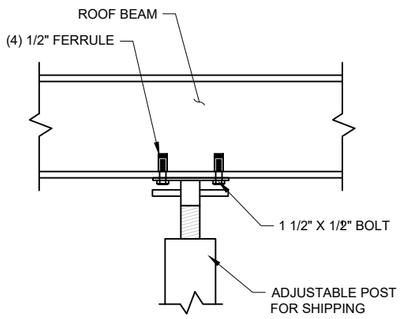


6 ROOF TO ROOF SECTION DETAIL
SCALE: 1/2" = 1'-0"

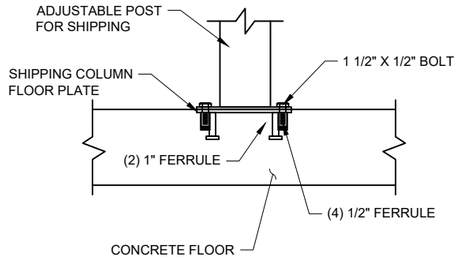
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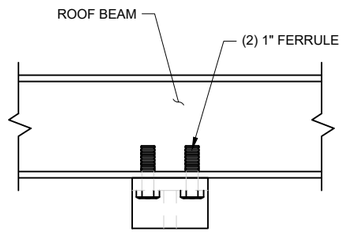
PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26
SHEET NAME: MODULAR MATE DETAILS			
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S3.0**		



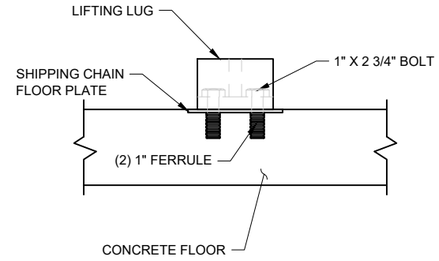
1 TOP OF POST DETAIL
SCALE: 1" = 1'-0"



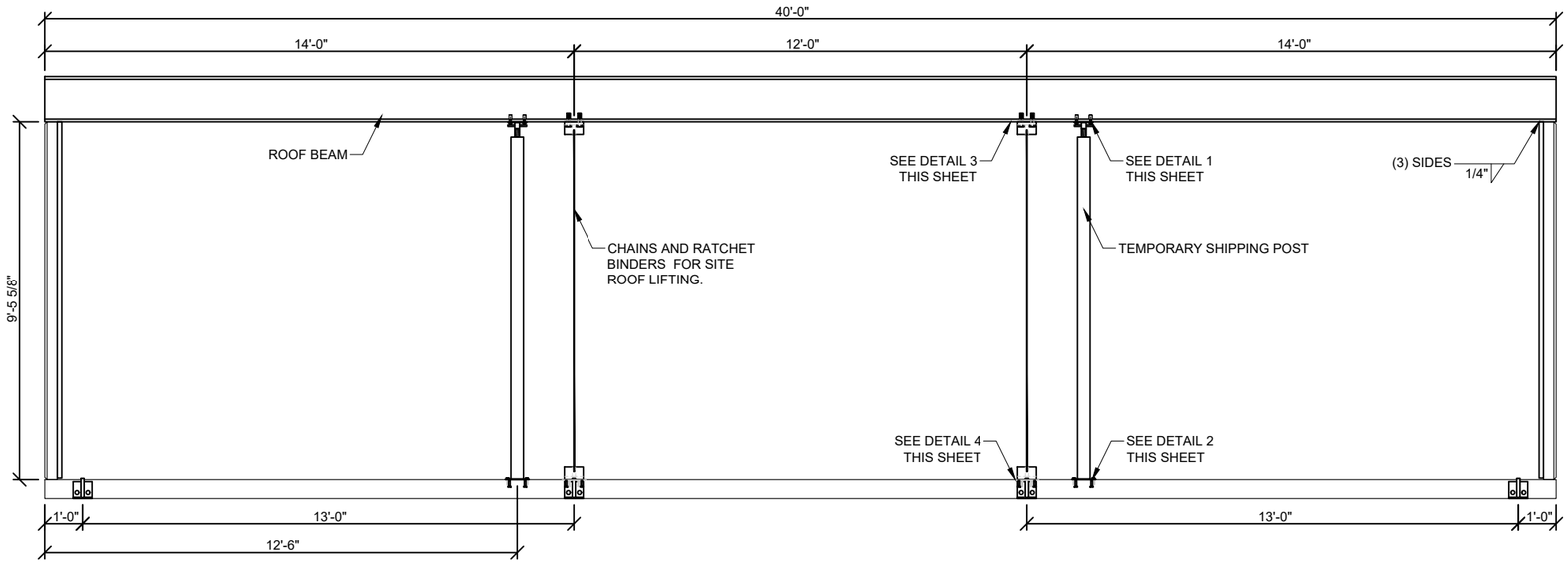
2 BOTTOM OF POST DETAIL
SCALE: 1" = 1'-0"



3 TOP OF CHAIN DETAIL
SCALE: 1" = 1'-0"



4 BOTTOM OF CHAIN DETAIL
SCALE: 1" = 1'-0"



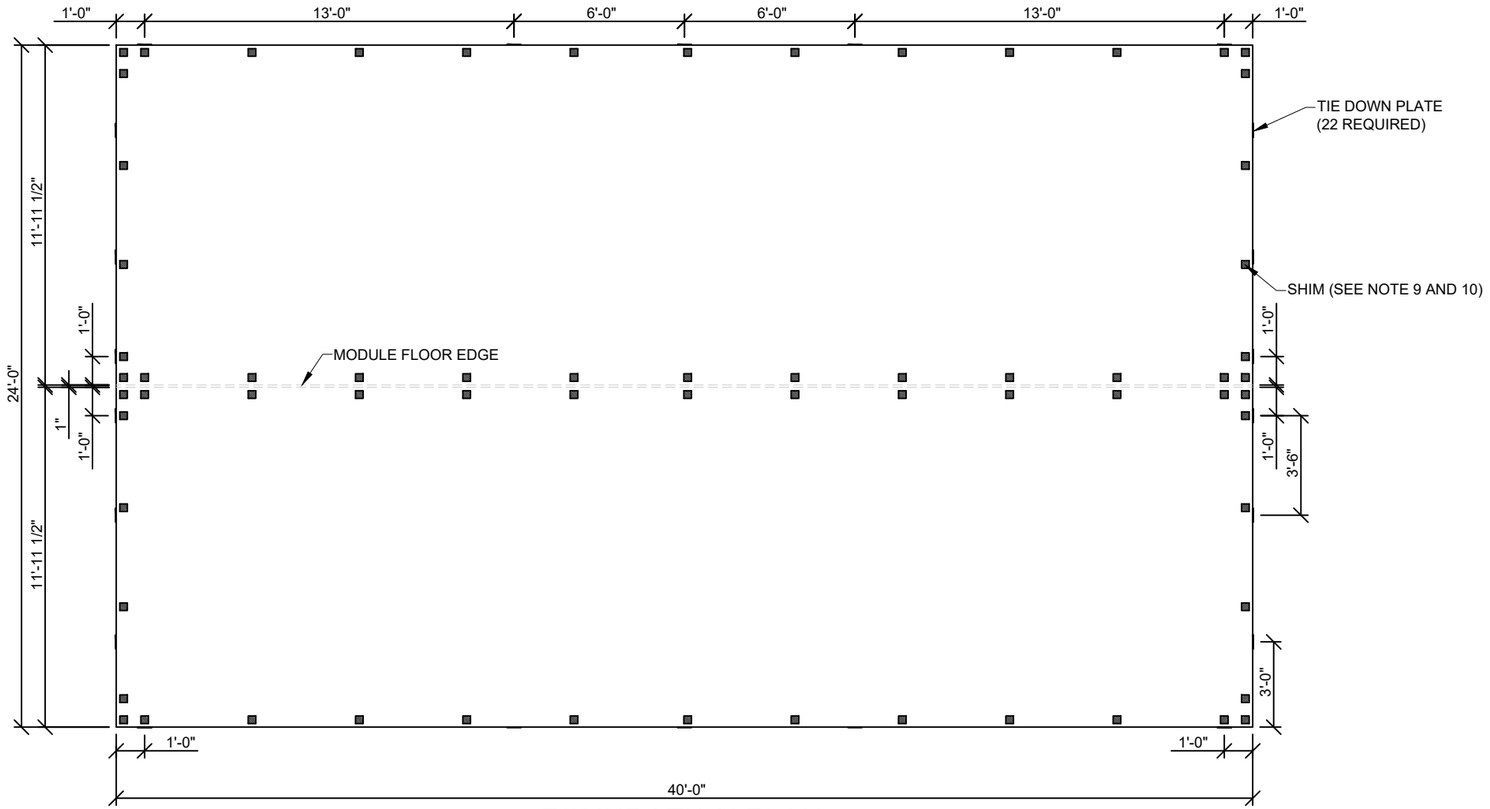
SHIPPING BRACE DESIGN
SCALE: 1/4" = 1'-0"

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PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26

SHEET NAME: MODULAR SHIPPING SUPPORTS	
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **S3.1**



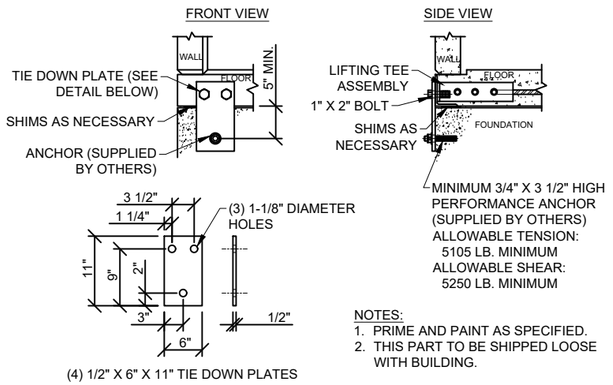
FOUNDATION PLAN

SCALE: 3/16"=1'-0"

FOUNDATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH ANY LOCAL, STATE, OR FEDERAL REGULATIONS.
2. FOUNDATION MUST SUPPORT THE FULL WEIGHT OF THE SHELTER.
3. UNLESS OTHERWISE NOTED, THE SHELTER MUST BE SUPPORTED AT ALL LIFTING LOCATIONS (MINIMUM). ADDITIONAL SUPPORT MAY BE REQUIRED PER PLAN.
4. SHELTER IS DESIGNED FOR A SLAB FOUNDATION FOR NON-STRUCTURAL REASONS. IF A DIFFERENT DESIGN IS REQUESTED, CONTACT THERMOBOND FOR APPROVAL.
5. ANCHOR LOCATION AND QUANTITY ARE REQUIRED PER PLAN. IF A DIFFERENT LOCATION OR QUANTITY IS REQUESTED, CONTACT THERMOBOND FOR APPROVAL.
6. SHELTER ANCHORING DEVICES MUST BE ENTIRELY ABOVE GRADE.
7. FOUNDATION MUST BE SQUARE TO WITHIN +/- 1/4".
8. FOUNDATION SUPPORT LOCATIONS MUST BE LEVEL OR SHIMMED TO +/- 1/8" AND FOUNDATION MAY NOT BE CROWNED BETWEEN SUPPORT LOCATIONS.
9. SHIM HARNESS DUROMETER 60 OR COMPRESSIVE STRENGTH OF 9000 PSI (MINIMUM)
10. SHIMS MUST BE 3" SQUARE (MINIMUM).
11. TIE DOWN HARDWARE ATTACHED TO SHELTER MUST BE TORQUED TO 145 +/- 5 FT-LB.
12. FOUNDATION FOOTPRINT PER PLAN +/- 1" EACH DIRECTION UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION. FOUNDATION DESIGN MUST BE COMPLETED BY A LICENSED PROFESSIONAL.



NOTES:
1. PRIME AND PAINT AS SPECIFIED.
2. THIS PART TO BE SHIPPED LOOSE WITH BUILDING.

1 TIE DOWN DETAIL

SCALE: 1/2" = 1'-0"

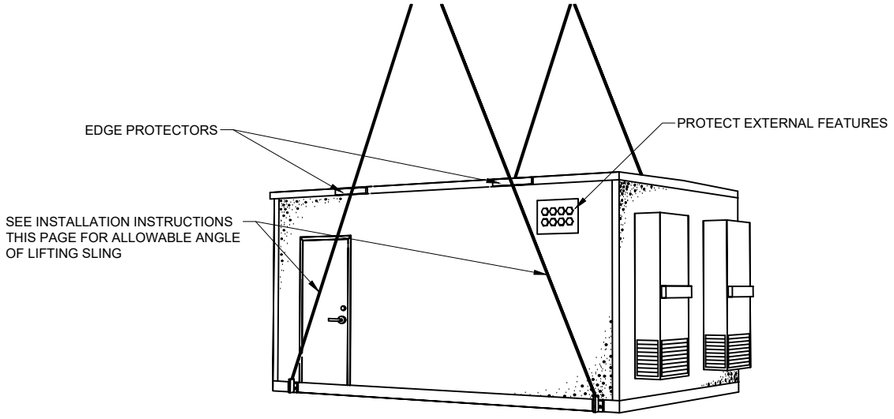
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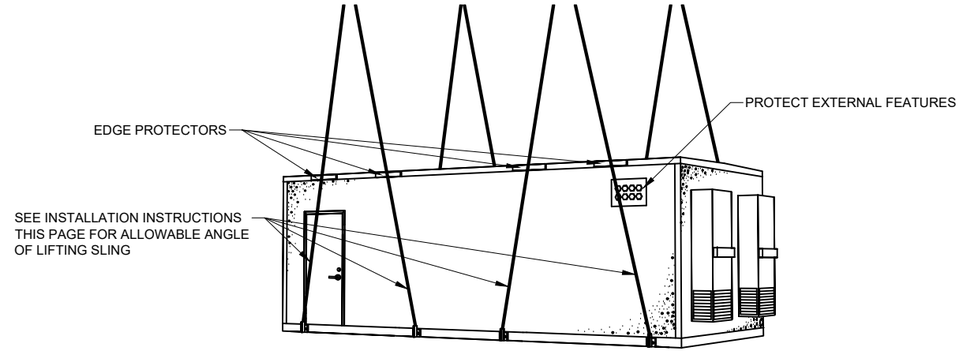
PROJECT SERIAL NUMBER: **2506-258B**	PROJECT NAME: SWITCH	DRAWN: 7/18/25	DRAWN BY: JWW
SHELTER SIZE: 24'-0"W OD X 40'-0" OD X 9'H ID	SITE NAME: CARSON CITY, NV	REVISION #: 7	REVISED: 4/13/26

SHEET NAME: FOUNDATION	
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **T1.0**

LIFTING POINT DEVICES WILL BE PROVIDED AS NOTED BELOW. ALL OTHER RIGGING EQUIPMENT AND PLAN IS THE RESPONSIBILITY OF THE RIGGING CONTRACTOR.



1 4 POINT BUILDING LIFT
SCALE: NONE

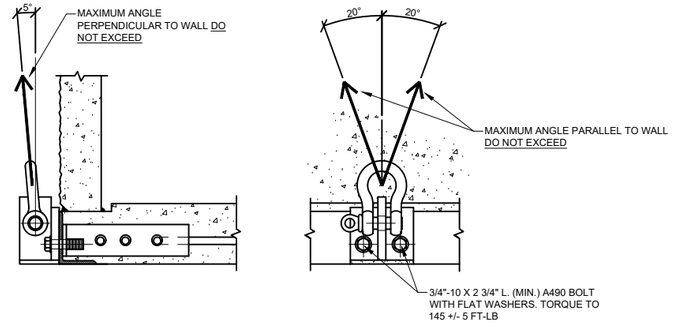


2 8 POINT BUILDING LIFT
SCALE: NONE

1. THESE LIFTING INSTRUCTIONS ARE NOT ENGINEERED BY THERMO BOND BUILDINGS, ANY LIFTING ENGINEERING THAT NEEDS TO BE DONE TO LIFT THE SHELTER IS THE RESPONSIBILITY OF THE CUSTOMER AND/OR RIGGING COMPANY.
2. AN UNBALANCED LOAD SHOULD BE ANTICIPATED, TAKE ALL NECESSARY PRECAUTIONS TO BALANCE THE LOAD PRIOR TO LIFTING THE SHELTER.

RIGGING NOTES:

1. THE SHELTER MUST BE LIFTED ONLY AT THE INDICATED LIFTING POINTS.
2. THE SHELTER MUST BE LIFTED USING ALL INDICATED LIFTING POINTS.
3. THE SHELTER MUST BE LEVEL WHEN LIFTING.
4. ANY TEMPORARY STRUCTURE MUST REMAIN IN PLACE DURING THE LIFTING PROCESS.
5. NO ADDITIONAL ON-SITE EQUIPMENT MAY BE ADDED TO THE SHELTER PRIOR TO LIFTING.
6. THERMO BOND LIFTING POINT DEVICES MUST BE USED FOR LIFTING. IF OTHER LIFTING DEVICES ARE REQUESTED, CONTACT THERMO BOND FOR APPROVAL.
7. MODIFICATION OF LIFTING POINT DEVICES IS NOT PERMITTED.
8. INSPECT LIFTING POINT DEVICES FOR DAMAGE PRIOR TO LIFTING. DO NOT USE DEVICES WITH DAMAGE AND CONTACT THERMO BOND FOR REPLACEMENT.
9. ROUTE RIGGING AWAY FROM ROOF LINE OR PROTECT FROM DAMAGE PRIOR TO LIFTING.
10. ROUTE RIGGING AWAY FROM EXTERNAL EQUIPMENT AND PROTRUSIONS OR PROTECT FROM DAMAGE PRIOR TO LIFTING.
11. DO NOT PLACE THE SHELTER ON UNEVEN OR UNSTABLE SURFACES.
12. RIGGING CONTRACTOR IS RESPONSIBLE FOR ENSURING SAFETY AND QUALITY REQUIREMENTS ARE MET.
13. RIGGING CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH ANY LOCAL, STATE, OR FEDERAL REGULATIONS.
14. INSPECT SHELTER AND EQUIPMENT FOR DAMAGE AFTER PLACEMENT.



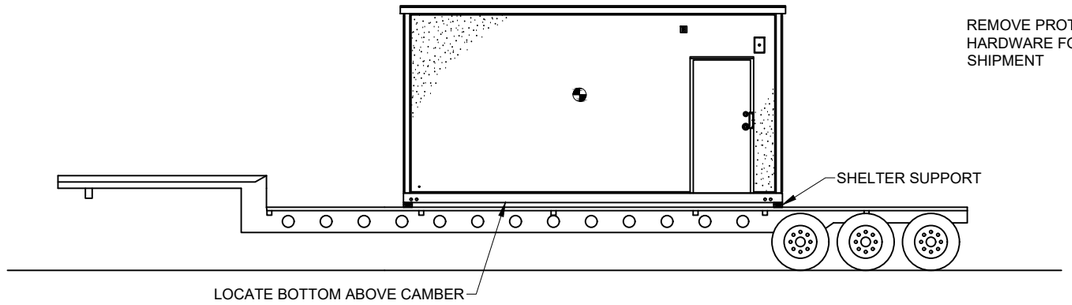
3 END INSTALLATION AND SLING LIMITS
SCALE: NONE

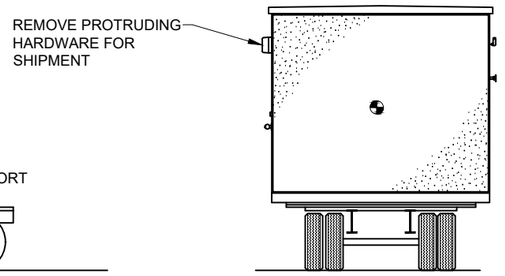
THERMO BOND BUILDINGS
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58120 County Road 3 Elkhart, IN 46517 574-295-1214
www.thermobond.com

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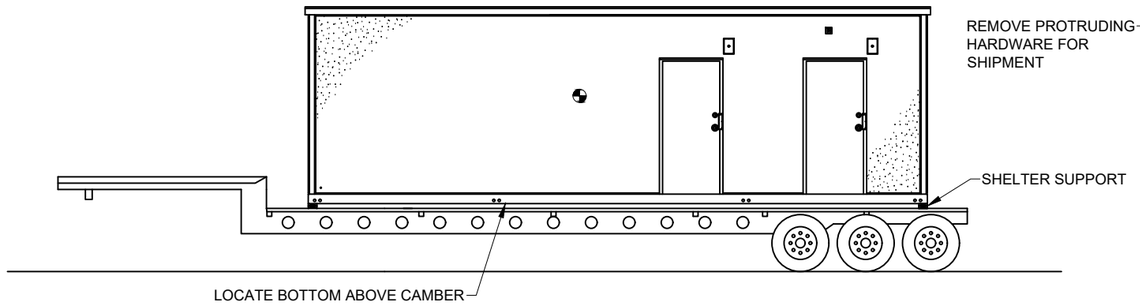
SHEET NAME: RIGGING NOTES	
DRAWING NUMBER: **TBB2035**	SHEET NUMBER: **T2.0**

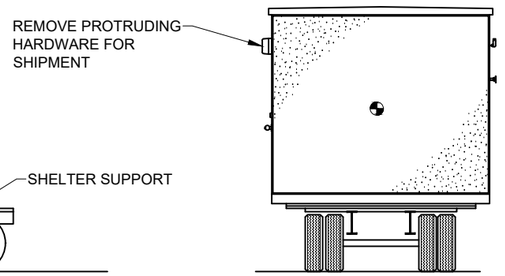




UP TO 20 FT LONG SHELTER

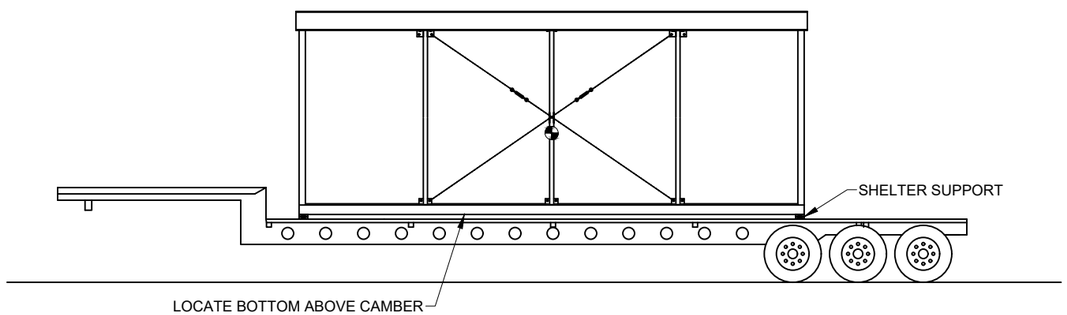
CENTER OF GRAVITY

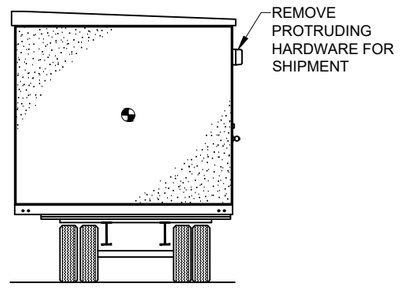




OVER 20 FT LONG SHELTER

CENTER OF GRAVITY





OPEN SIDED MODULAR SHELTER

CENTER OF GRAVITY

TRANSPORT NOTES:

1. CARTAGE COMPANY IS TO EXECUTE TIE DOWN, DETERMINE ADEQUACY OF TIE DOWN AND IS RESPONSIBLE FOR LOCATING SHELTER C.G. FOR EQUIPMENT REQUIREMENTS AND DOT COMPLIANCE.
2. REMOVE AND SHIP LOOSE ALL FIXTURES PROTRUDING OVER WIDTH LIKELY TO BE DAMAGED.
3. COVER OPENINGS WATERTIGHT.
4. PROVIDE DRIVER WITH SET OF LIFTING DRAWINGS AND INSTRUCTIONS TO DELIVER LIFTING DRAWING WITH SHELTER AT SITE OFF-LOAD.
5. INSPECT SHELTER FOR DAMAGE BEFORE RELEASING DRIVER.

DUNNAGE AND TIE DOWN NOTES:

1. BLOCK SHELTER ONLY AT THE ENDS, UNDER THE END WALLS.
2. BLOCK SHELTER ABOVE HIGHEST POINT OF TRAILER CAMBER BY AT LEAST 1 1/2".

THERMO BOND BUILDINGS

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605-356-2090

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Elkhart, IN 46517
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ELECTRICAL AND LIGHTNING PROTECTION SET

FOR

CARSON CITY POP01

CARSON CITY, NEVADA

OWNER/DEVELOPER:
SWITCH
1 SUPERLOOP CIRCLE
SPARKS, NV 89437

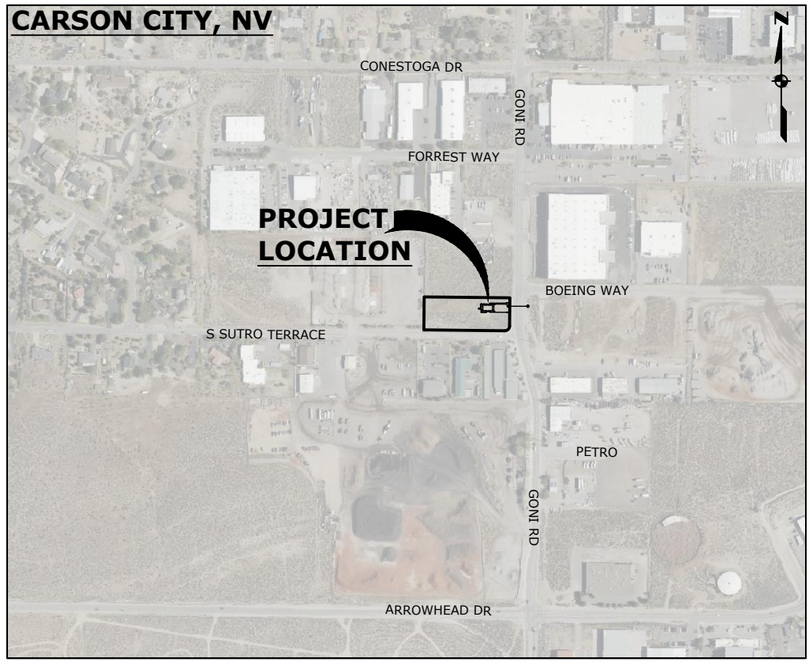
LUIS ESPINOZA
lespinoza@switch.com

CONTRACTOR:
ENVISION ELECTRIC
3740 DAVINCI CT, SUITE 100
PEACHTREE CORNERS, GA 30092
PHONE: (214) 673-8285

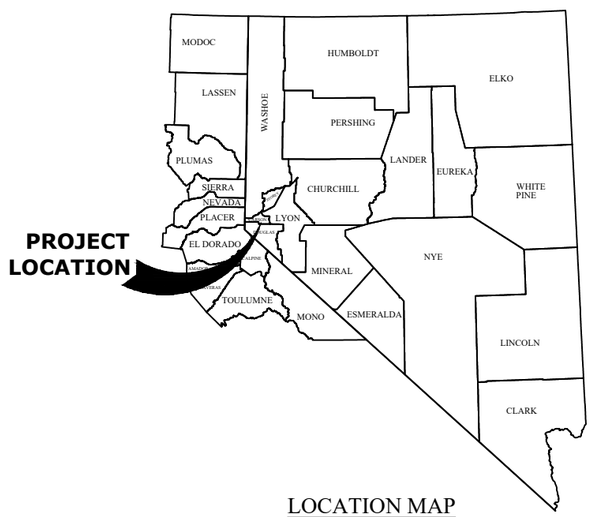
BRETT KOZLOWSKI
BKOZLOWSKI@LEVELUPCOMPANIES.COM

PERMITTING/MAPPING CONSULTANT:
QUALUS
5560 LONGLEY LANE
SUITE 200
RENO, NV 89511
PHONE: (775) 336-1300
FAX: (775) 336-1306

FOR QUESTIONS OR COMMENTS, CONTACT
CAMERON ELWARDT
PHONE: (702) 701-0319
Cameron.Elwardt@qualuscorp.com



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

ELECTRICAL DRAWING INDEX

SHEET NUMBER - DESCRIPTION	REVISION NO.
1 - COVER SHEET	4
2 - ELECTRICAL POWER PLAN	4
3 - ELECTRICAL SITE PLAN	4
4 - EXTERIOR ELEVATIONS	4
5 - EXTERIOR ELEVATIONS	4
6 - ELEVATIONS AND DETAILS	4
7 - ELEVATIONS AND DETAILS	1
8 - LIGHTNING PROTECTION & SCOPE OF WORK	4
9 - ONE-LINE DIAGRAM, DETAILS AND SCHEDULES	4
10 - NOTES, DETAILS, AND SCHEDULES	4
11 - ELECTRICAL SPECIFICATIONS	4
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13 - ELECTRICAL SPECIFICATIONS	4
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16 - CARSON CITY STANDARD DETAILS	1
17 - CARSON CITY STANDARD DETAILS	1

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Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

QUALUS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

PROFESSIONAL ENGINEER - STATE OF NEVADA
EDWARD W. LEGIER
Exp. 12/31/2027
ELECTRICAL
No. 11304
5/21/2026

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3	05/2026	NEW BUILDING LAYOUT	EFL	EL	EL
4	05/2026	CONDUCTOR TABLE UPDATED	EFL	EL	EL

REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION
NEVADA

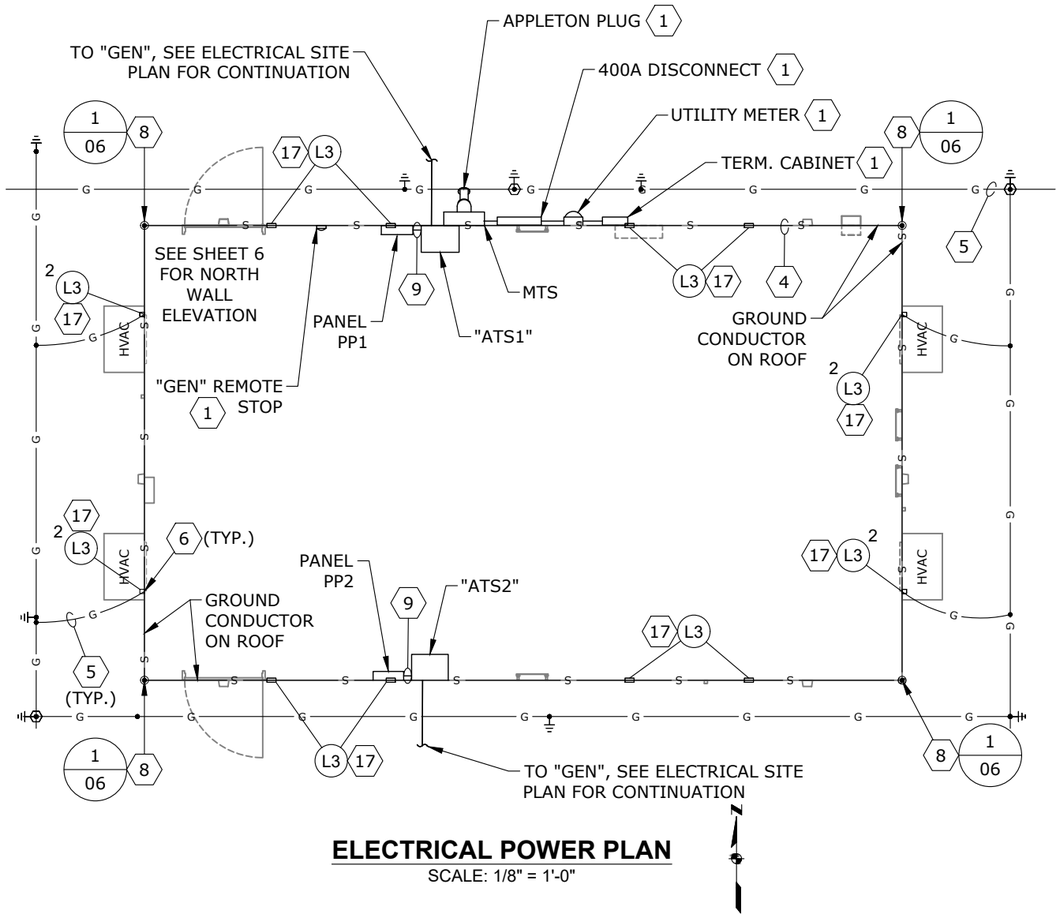
COVER SHEET

CARSON CITY

SHEET 1 OF 17

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ELECTRICAL POWER PLAN

SCALE: 1/8" = 1'-0"

KEY NOTES

1. ELECTRICAL CONTRACTOR SHALL RECEIVE AND INSTALL NEW EQUIPMENT COMPLETE WITH ALL REQUIRED CLEARANCES IN ACCORDANCE WITH ARTICLE 110.26 OF THE N.E.C. FIELD VERIFY ALL LOCATIONS AND ARRANGEMENTS OF NEW EQUIPMENT AND NOTIFY ENGINEER OF DISCREPANCIES. SEE ONE-LINE DIAGRAM, SHEET 8 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. ELECTRICAL CONTRACTOR SHALL RECEIVE AND INSTALL NEW STANDBY GENERATOR. SEE ONE-LINE DIAGRAM, SHEET 8 FOR ADDITIONAL INFORMATION AND REQUIREMENTS. PROVIDE PERMANENT PLAQUE IDENTIFICATION IN ACCORDANCE WITH ARTICLE 702.8(A) OF THE N.E.C.
3. CONTRACTOR SHALL PROVIDE TRENCHING AND BACKFILL EXISTING SURFACES AS REQUIRED TO PROVIDE AND INSTALL NEW 1-4" COMMUNICATIONS CONDUIT/FEEDERS. (MATCH EXISTING SURFACES)
4. PROVIDE #3/0 CU. LIGHTNING PROTECTION SYSTEM CONDUCTOR ALONG PERIMETER OF ROOF AS REQUIRED. SEE LIGHTNING PROTECTION DETAIL SHEETS 7-9 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
5. BOND #3/0 LIGHTNING PROTECTION SYSTEM CONDUCTOR TO NEW GROUNDING SYSTEM AS SHOWN UTILIZING CONNECTORS LISTED FOR THE PURPOSE.
6. PROVIDE #3/0 DOWNLEAD CONDUCTOR FOR CONNECTION TO SITE COUNTERPOSE RING.
7. PROVIDE SPARE 1" CONDUIT FROM GENERATOR INTO BUILDING.
8. PROVIDE SURFACE MOUNT AIR TERMINAL ON ROOF, SEE DETAIL NOTED FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
9. PROVIDE NEW FEEDER TO EQUIPMENT AS SHOWN. SEE ONE-LINE DIAGRAM, SHEET 8 FOR ADDITIONAL INFORMATION AND REQUIREMENTS. FIELD VERIFY EXACT ROUTING WITH OWNER PRIOR TO START OF WORK.
10. PROVIDE AND INSTALL 1"C, WITH CAT 6e COMMUNICATION CABLE TO BUILDING FOR GENERATOR MONITORING. PROVIDE MINIMUM 36" OF CAT 6e CABLE COILED FOR CUSTOMER TERMINATION. COORDINATE EXACT LOCATION OF CONDUIT PENETRATION WITH OWNER PRIOR TO START OF WORK.
11. WEATHERPROOF EMERGENCY POWER OFF(EPO) PUSHBUTTON ON OUTSIDE OF GENERATOR ENCLOSURE. FURNISH WITH GENERATOR EQUIPMENT PACKAGE.
12. PROVIDE AND INSTALL NEW GENERATOR SOURCE FEEDER TO EQUIPMENT AS NOTED/SHOWN. SEE ONE-LINE DIAGRAM, SHEET 8 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
13. CONNECT GENERATOR BLOCK HEATER AND BATTERY CHARGING CIRCUITS PER EQUIPMENT MANUFACTURERS SPECIFICATIONS. PROVIDE (4) #10, (1) #10 BOND, 1"C.
14. PROVIDE AND INSTALL 1"C WITH CONTROL WIRING PER MANUFACTURERS SPECIFICATION TO 'ATS' FOR GENERATOR START SIGNAL AND STATUS INDICATION. COORDINATE EXACT REQUIREMENTS WITH GENERATOR MANUFACTURER PRIOR TO START OF WORK.
15. STUB CONDUITS INTO GENSET ENCLOSURE AS DIRECTED BY GENERATOR SYSTEM VENDOR. COORDINATE EXACT LOCATIONS AND TERMINATION REQUIREMENTS PRIOR TO START OF WORK.
16. PROVIDE MINIMUM 5'-0" CLEARANCE AROUND NEW GENERATOR.
17. PROVIDE SECONDARY BONDING PLATE ON ROOF.

ELECTRICAL SYMBOL LEGEND

	JUNCTION BOX IN ACCESSIBLE LOCATION.
WP	INDICATES WEATHERPROOF DEVICE/EQUIPMENT. (NEMA 3R)
C.	CONDUIT, MINIMUM 1/2" TRADE SIZE. LARGER SIZES AS NOTED
SES	SERVICE ENTRANCE SECTION.
TMB	TELEPHONE MOUNTING BOARD.
	NEW PANELBOARD, SEE SCHEDULE FOR VOLTAGE RATING, MOUNTING REQUIREMENTS, GROUNDING ETC.
	CIRCUIT IN CONDUIT WITH GROUND WIRE CONCEALED IN WALL OR ABOVE CEILING CONSTRUCTION. SEE WIRE LEGEND.
	CIRCUIT IN CONDUIT WITH GROUND WIRE ROUTED UNDERGROUND.
	CONDUIT STUB-OUT AS NOTED. CAP AND MARK FOR FUTURE USE.
G	#3/0 BARE CU. GROUND CONDUCTOR. (L4)
S	#3/0 SUNLIGHT RESISTANT CU. GROUND CONDUCTOR. (L5)
	#3/4" x 10' COPPER CLAD GROUND ROD AND EXOTHERMIC WELD CONNECTION. (L8)(L9)(L10)
	GROUND ROD AND TEST WELL LOCATION. (L8)(L9)(L10)(L11)
X	NOTE REFERENCE BUBBLE INDICATING PLAN NOTE NUMBER.
# SHT	DETAIL REFERENCE BUBBLE INDICATING DETAIL NUMBER (TOP) AND SHEET REFERENCE NUMBER (BOTTOM).

NOTE 1: CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES.

NOTE 2: L3 DESCRIPTION IS SHOWN ON SHEET 6.

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EDWARD W. LEGIER
Exp. 12/31/2027
ELECTRICAL
No. 11304
5/21/2026

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4	05/2026	CONDUCTOR TABLE UPDATED	EFL	TMW	EL

REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

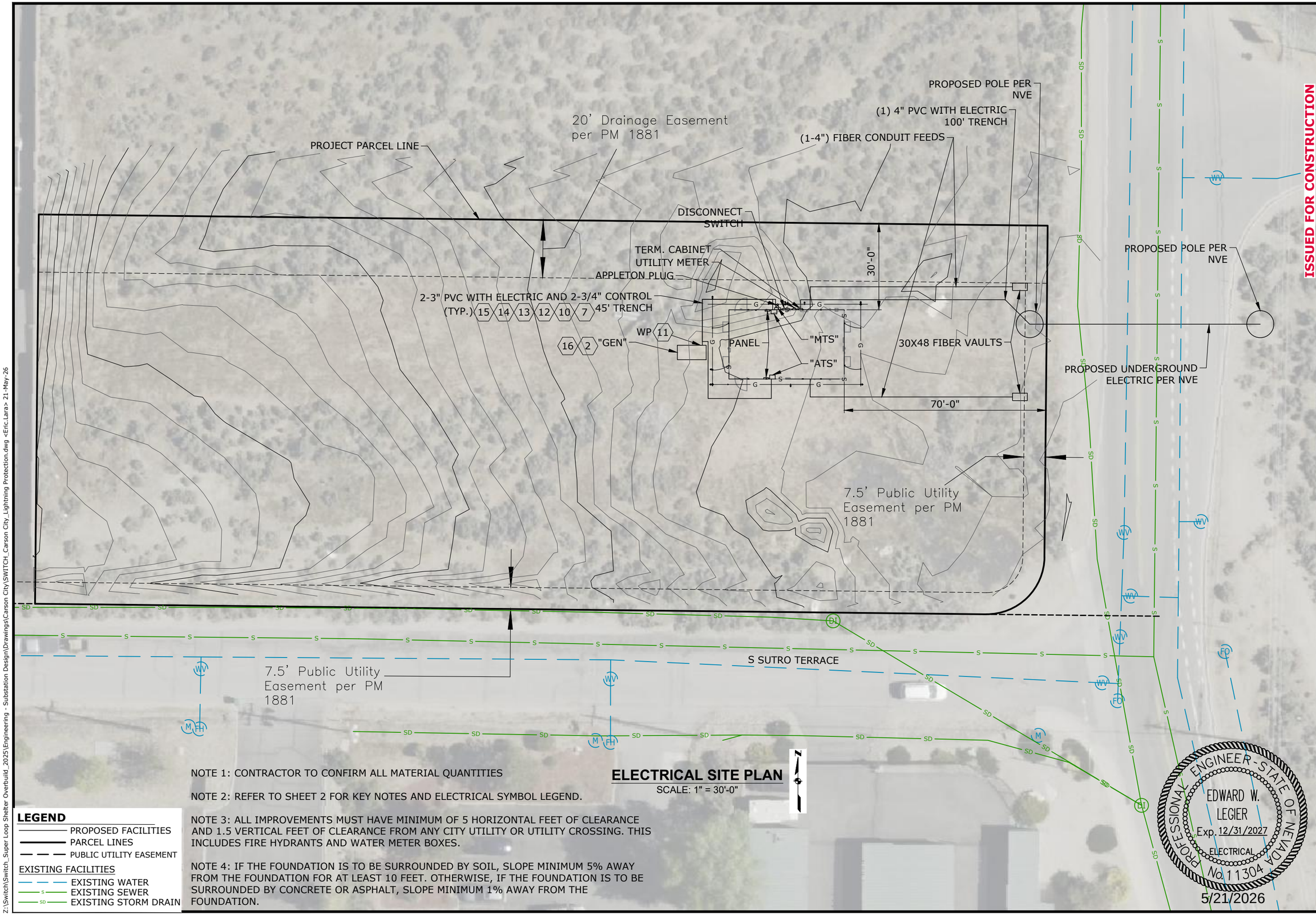
ELECTRICAL POWER PLAN

NEVADA
CARSON CITY

SHEET 2 OF 17

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NOTE 1: CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES

NOTE 2: REFER TO SHEET 2 FOR KEY NOTES AND ELECTRICAL SYMBOL LEGEND.

NOTE 3: ALL IMPROVEMENTS MUST HAVE MINIMUM OF 5 HORIZONTAL FEET OF CLEARANCE AND 1.5 VERTICAL FEET OF CLEARANCE FROM ANY CITY UTILITY OR UTILITY CROSSING. THIS INCLUDES FIRE HYDRANTS AND WATER METER BOXES.

NOTE 4: IF THE FOUNDATION IS TO BE SURROUNDED BY SOIL, SLOPE MINIMUM 5% AWAY FROM THE FOUNDATION FOR AT LEAST 10 FEET. OTHERWISE, IF THE FOUNDATION IS TO BE SURROUNDED BY CONCRETE OR ASPHALT, SLOPE MINIMUM 1% AWAY FROM THE FOUNDATION.

ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

LEGEND

- PROPOSED FACILITIES
- PARCEL LINES
- PUBLIC UTILITY EASEMENT

EXISTING FACILITIES

- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN

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SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

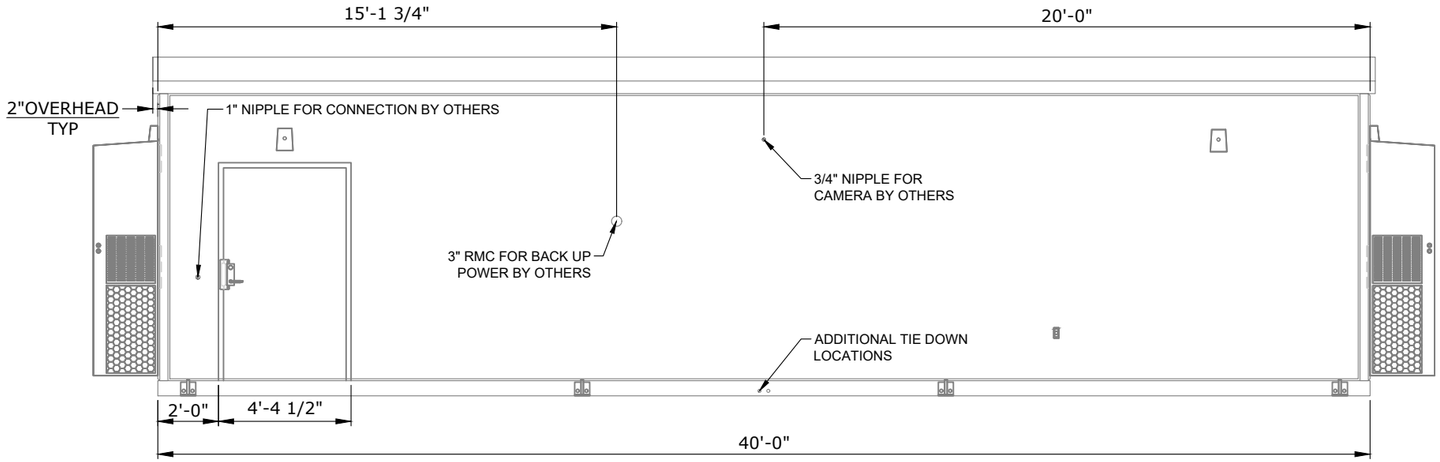
ELECTRICAL SITE PLAN

NEVADA
CARSON CITY

SHEET 3 OF 17

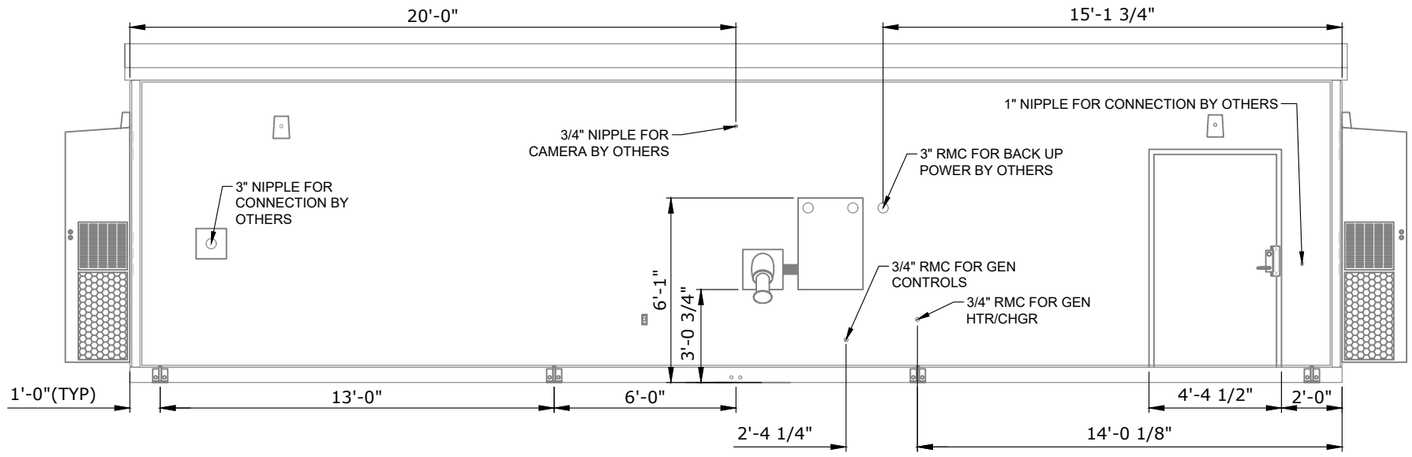
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SOUTH WALL EXTERIOR ELEVATION

SCALE: 1" = 5'-0"



NORTH WALL EXTERIOR ELEVATION

SCALE: 1" = 5'-0"

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REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

EXTERIOR ELEVATIONS

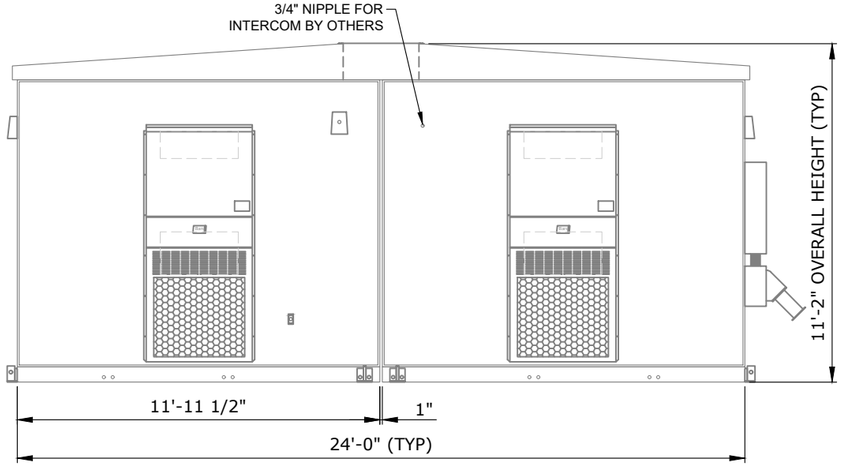
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SHEET 4 OF 17

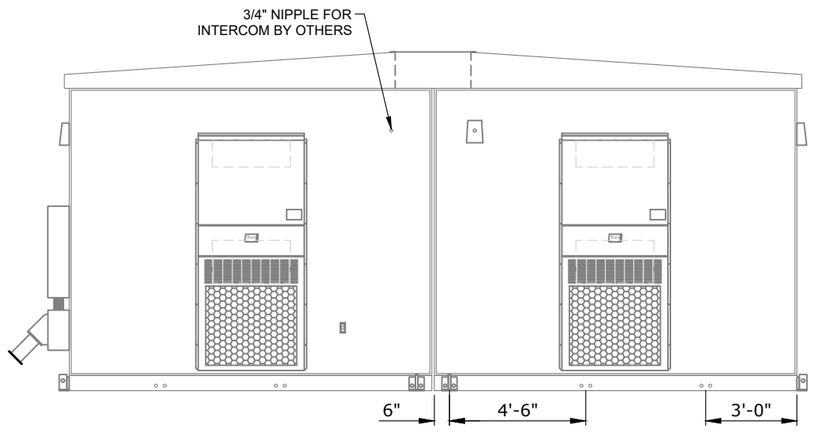
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EAST WALL EXTERIOR ELEVATION

SCALE: 1" = 5'-0"



WEST WALL EXTERIOR ELEVATION

SCALE: 1" = 5'-0"

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EDWARD W. LEGIER
Exp. 12/31/2027
ELECTRICAL
No. 11304

5/21/2026

ISSUED FOR CONSTRUCTION

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(775) 336-1300

switch
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(877) 775-4774

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0	12/2025	ORIGINAL ISSUES	EFL	TMW	EL
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3	05/2026	NEW BUILDING LAYOUT	EFL	EL	EL
4	05/2026	CONDUCTOR TABLE UPDATED	EFL	EL	EL

REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

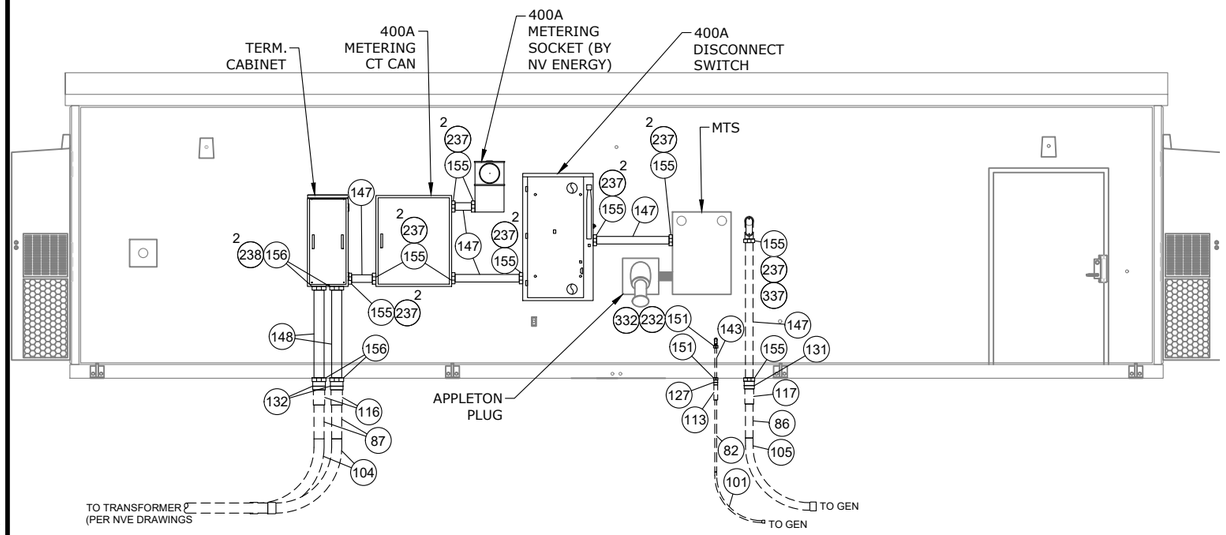
EXTERIOR ELEVATIONS

NEVADA
CARSON CITY

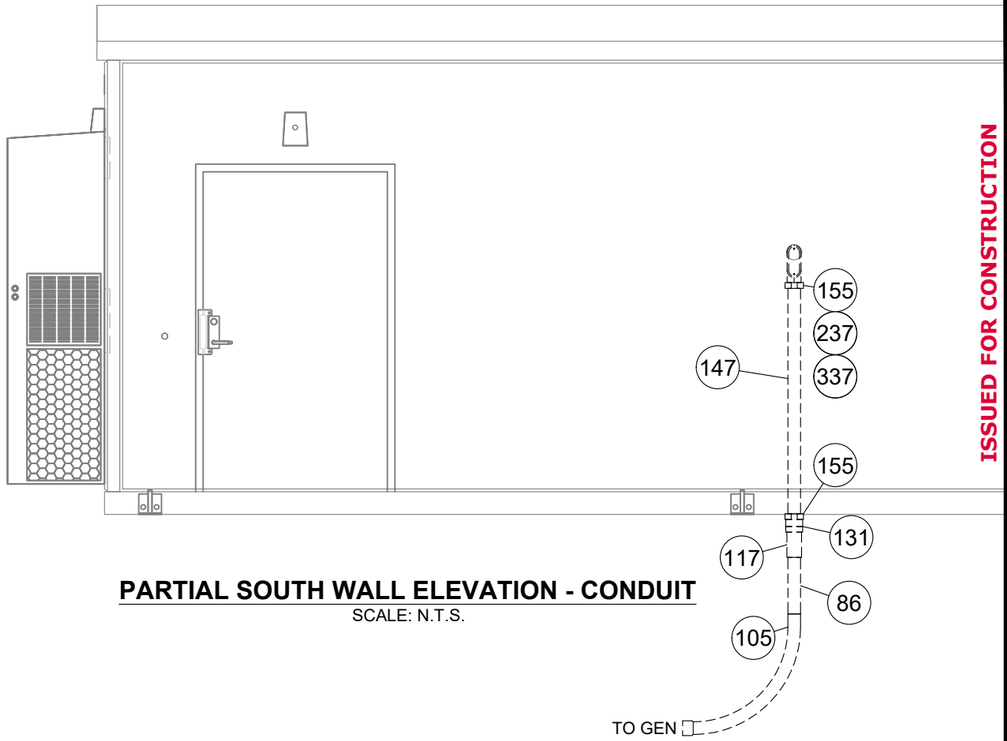
SHEET 5 OF 17

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NORTH WALL ELEVATION - CONDUIT
SCALE: N.T.S.



PARTIAL SOUTH WALL ELEVATION - CONDUIT
SCALE: N.T.S.

CONDUIT MATERIAL SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER	PART NUMBER	UNITS	TOTAL
82	CONDUIT, PVC - 3/4", STRAIGHT, SCH40	VARIOUS	SEE DESCRIPTION	FT	45
86	CONDUIT, PVC - 3", STRAIGHT, DB-120	VARIOUS	SEE DESCRIPTION	FT	100
87	CONDUIT, PVC - 4", STRAIGHT, DB-120	VARIOUS	SEE DESCRIPTION	FT	TBD
101	ELBOW, PVC - 3/4", 90 DEGREE, 4.5" RADIUS, SCH40	CANTEX	5133824	EA	1
104	ELBOW, PVC - 4", 90 DEGREE, 24" RADIUS, DB-120	CANTEX	5133822	EA	2
105	ELBOW, PVC - 3", 90 DEGREE, 24" RADIUS, DB-120	CANTEX	5133837	EA	2
113	COUPLING, PVC - 3/4", SCH40	CANTEX	6141624	EA	1
116	COUPLING, PVC - 4", DB-120	CANTEX	6141632	EA	2
117	COUPLING, PVC - 3", DB-120	CANTEX	6141630	EA	2
127	ADAPTER, FEMALE - 3/4", PVC TO THREADED METAL, SCH40/80 OR DB	CANTEX	5140044	EA	1
131	ADAPTER, FEMALE - 3", PVC TO THREADED METAL, SCH40/80 OR DB	CANTEX	5140050	EA	2
132	ADAPTER, FEMALE - 4", PVC TO THREADED METAL, SCH40/80 OR DB	CANTEX	5140052	EA	2
143	CONDUIT, EMT - 3/4", STRAIGHT, THINWALL	VARIOUS	SEE DESCRIPTION	FT	10
147	CONDUIT, EMT - 3", STRAIGHT, THINWALL	VARIOUS	SEE DESCRIPTION	FT	10
148	CONDUIT, EMT - 4", STRAIGHT, THINWALL	VARIOUS	SEE DESCRIPTION	FT	10
151	CONNECTOR, EMT - 3/4", COMPRESSION, RAINTIGHT INSULATED HUB	BRIDGEPORT	251-DC2	EA	2
155	CONNECTOR, EMT - 3", COMPRESSION, RAINTIGHT INSULATED HUB	BRIDGEPORT	257-DCI2	EA	10
156	CONNECTOR, EMT - 4", COMPRESSION, RAINTIGHT INSULATED HUB	BRIDGEPORT	259-DCI2	EA	4
232	LOCKNUT & PLASTIC INSULATING BUSHING, 3/4"	T&B	142/223	EA	1
237	LOCKNUT & PLASTIC INSULATING BUSHING, 3"	T&B	148/229	EA	14
238	LOCKNUT & PLASTIC INSULATING BUSHING, 4"	T&B	150/231	EA	2
332	3/4" RIGID CONDUIT BODY TYPE LB	SOUTHWIRE	LB2CG	EA	1
337	3" RIGID CONDUIT BODY TYPE LB	SOUTHWIRE	LB6CG	EA	2

GROUND AND LIGHTNING MATERIAL SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER	PART NUMBER	UNITS	TOTAL
L1	1/2" X 24" ALUMINUM AIR TERMINAL (CLASS 1)	ERICO	LPA225ST	EA	4
L2	1/2" ALUMINUM RIDGE MOUNT POINT BASE	ERICO	LPA34512	EA	4
L3	SECONDARY BONDING PLATE, ALUMINUM, BARE	ERICO	LPA537	EA	16
L4	3/0 AWG CU GROUNDING CONDUCTOR BARE	ERICO	LPC136	FT	220
L5	3/0 AWG CU GROUNDING CONDUCTOR, SUNLIGHT RESISTANT, XLPE, GREEN	VARIOUS		FT	260
L6	CADWELD MOLD 3/0 TEE	ERICO	TAC2L2L	EA	1
L7	CADWELD WELDING MATERIAL	ERICO	115	EA	11
L8	HANDLE CLAMP	ERICO	L160	EA	1
L9	#3/4" x 10' COPPER BONDED GROUND ROD	ERICO	613400	EA	9
L10	CADWELD MOLD 3/0 TO GND ROD	ERICO	CTC18TL	EA	1
L11	TEST WELL/GROUNDING RECEPTACLE	ERICO	LPC681	EA	3

CONDUCTOR TABLE

TYPE	LENGTH	DESTINATION
4-750 MCM AL XLPE	±100'	208V 3-PH POWER (PROVIVED BY UTILITY)
6C#16 TSP CU	55'	GENERATOR TO ATS
2C#16 TSP CU	65'	GENERATOR TO EMERGENCY STOP
3C#12 THHN CU	165'	120V GENERATOR CIRCUITS
3/0 THHN CU	±1224	GENERATOR TO ATS TO MTS
#2 THHN CU	±304	GENERATOR TO ATS TO MTS

NOTE 1: CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES

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REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION
NEVADA

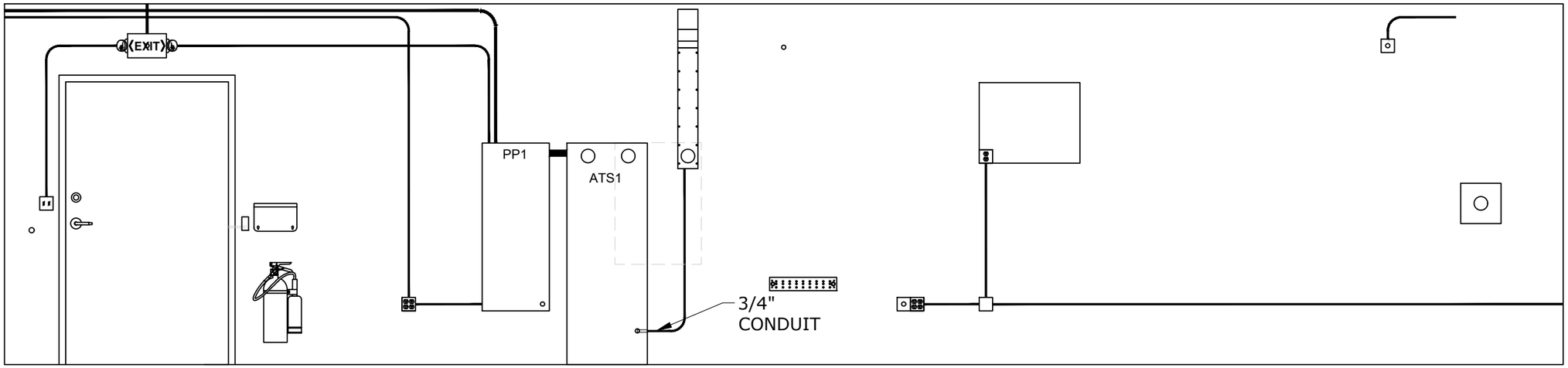
ELEVATIONS AND DETAILS

CARSON CITY

SHEET 6 OF 17

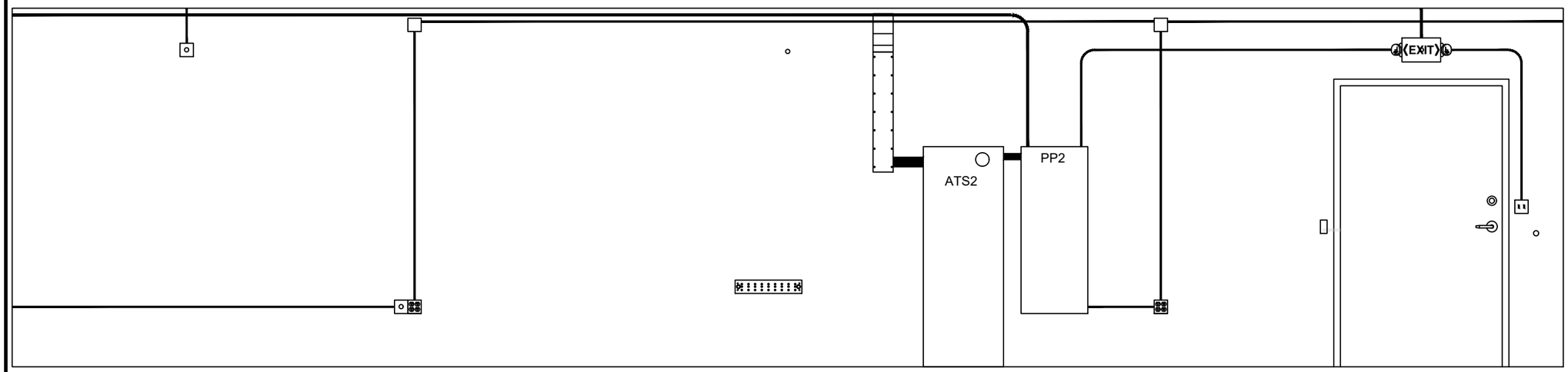
REVISION **262**

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PARTIAL NORTH WALL ELEVATION - CONDUIT

SCALE: N.T.S.



PARTIAL SOUTH WALL ELEVATION - CONDUIT

SCALE: N.T.S.

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SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

ELEVATIONS AND DETAILS

CARSON CITY, NEVADA

SHEET 7 OF 17

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LIGHTNING PROTECTION GENERAL NOTES:

1. THE COMPLETED INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION'S "STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS", (NFPA 780) AND THE "INSTALLATION REQUIREMENTS FOR LIGHNING PROTECTION SYSTEMS", UL 96A OF UNDERWRITERS LABORATORIES INC. THE MASTER LABEL SHALL BE FURNISHED TO THE OWNER UPON COMPLETION.

2. COPPER LIGHTNING PROTECTION SYSTEM COMPONENTS SHALL NOT BE MOUNTED TO ALUMINUM SURFACES. ALUMINUM COMPONENTS SHALL BE USED TO AVOID ELECTROLYTIC CORROSION.

3. GROUNDED METAL BODIES WITHIN THE BONDING DISTANCE DETERMINED BY NFPA 780 SHALL BE BONDED TO THE SYSTEM IN ACCORDANCE WITH THOSE REQUIREMENTS.

4. UNDERGROUND METALLIC PIPING ENTERING THE BUILDING SHALL BE BONDED TO THE NEAREST DOWN CONDUCTORS OR GROUND ELECTRODE.

5. ADHESIVE USED WITH ADHESIVE AIR TERMINAL BASES AND CONDUCTOR FASTENERS SHALL BE COMPATIBLE WITH ROOFING MEMBRANE - VERIFY WITH ROOFING CONTRACTOR.

6. THE DESIGNS SHOWN FOR THESE SYSTEMS ARE SCHEMATIC AND ARE INTENDED TO SHOW BASIC SYSTEM DESIGN INTENT. CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND PROVIDE SYSTEMS THAT COMPLY WITH CODE REQUIREMENTS.

7. AIR TERMINALS ARE TO BE LOCATED AS SHOWN, THEY ARE TO BE A MAXIMUM OF 24" FROM THE ROOF EDGE AND PROJECT A MINIMUM OF 10" ABOVE THE PROTECTED EDGE. AIR TERMINALS THAT EXTEND 24" ABOVE THE PROTECTED EDGE ARE NOT TO EXCEED A SPACING GREATER THAN 25', EXCEPT FOR MID-ROOF AIR TERMINALS (50' MAX SPACING).

8. ALL LIGHTNING CONDUCTORS ARE TO MAINTAIN A HORIZONTAL OR DOWNWARD PATH, AND ALL BENDS IN THE CONDUCTORS SHALL HAVE A RADIUS OF NOT LESS THAN 8" AND SHALL NOT BE LESS THAN 90°.

9. ALL COMPONENTS SHALL MEET UL 96 "STANDARD FOR LIGHTNING PROTECTION COMPONENTS".

LIGHTNING PROTECTION SYSTEM SPECIFICATIONS

PART 1 - GENERAL

1.01 SCOPE:

A. THE WORK COVERED BY THIS SPECIFICATION CONSISTS OF FURNISHING ALL LABOR, MATERIALS AND ITEMS OF SERVICE REQUIRED FOR THE COMPLETION OF A FUNCTIONAL AND UNOBTRUSIVE LIGHTNING PROTECTION SYSTEM IN STRICT ACCORDANCE WITH THE LATEST ISSUE OF THE "INSTALLATION REQUIREMENTS FOR MASTER LABELED LIGHTNING PROTECTION CODE," LATEST EDITION.

B. IF ANY DEPARTURE FROM THE CONTRACT DRAWINGS OR SUBMITTAL DRAWINGS AS NOTED BELOW ARE NECESSARY, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. NO SUCH DEPARTURES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.

C. THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE LATEST ISSUE FORM A PART OF THIS SPECIFICATION:

1. LIGHTNING PROTECTION INSTITUTE INSTALLATION CODE LPI-175.
2. NATIONAL FIRE PROTECTION CODE NFPA 780.
3. CONFORM UNDER PROVISIONS OF U.L. MASTER LABEL CODE 96A.

1.02 QUALITY ASSURANCE:

A. THE LIGHTNING PROTECTION SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE LIGHTNING PROTECTION INSTITUTE AND NFPA STANDARDS FOR LIGHTNING PROTECTION SYSTEMS. THE LPI SYSTEM CERTIFICATION, INCLUDING FORMS LPI 175A, 175B, AND 175C SHALL BE FURNISH AND SUBMITTED.

B. THE SYSTEM TO BE FURNISHED UNDER THIS SPECIFICATION SHALL BE THE STANDARD PRODUCT OF A MANUFACTURER REGULARLY ENGAGED IN THE PRODUCTION OF LIGHTNING PROJECTION SYSTEMS AND SHALL BE THE MANUFACTURER'S LATEST APPROVED DESIGN. THE EQUIPMENT MANUFACTURER AND A FULLY CERTIFIED MANUFACTURER MEMBER IN GOOD STANDING OF THE LIGHTNING PROTECTION INSTITUTE.

1.03 SUBMITTALS:

A. COMPLETE SHOP DRAWINGS SHOWING THE TYPE, SIZE AND LOCATIONS OF ALL NEW EQUIPMENT, AIR TERMINALS AND CABLE ROUTINGS, ETC., SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO START OF WORK.

B. SAMPLES AND PERTINENT CATALOG DATA SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

PART 2 - PRODUCTS

2.01 STANDARD:

A. ALL EQUIPMENT USED IN THIS INSTALLATION SHALL BE U.L. INSPECTED, APPROVED AND PROPERLY LABELED.

B. ALL EQUIPMENT SHALL BE NEW, THE PRODUCT OF A SINGLE MANUFACTURER AS OUTLINED ABOVE AND OF A DESIGN AND CONSTRUCTION TO SUITE THE APPLICATION WHERE IT IS USED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND LPI AND NFPA CODE REQUIREMENTS.

2.02 EQUIPMENT:

A. ALL MATERIALS SHALL BE ALUMINUM OR BRONZE AND OF THE SIZE, WEIGHT AND CONSTRUCTION TO SUITE THE APPLICATION WHERE USED IN ACCORDANCE WITH LPI AND NFPA CODE REQUIREMENTS FOR CLASS II STRUCTURES AND AS PER MANUFACTURER RECOMMENDATIONS.

B. CONDUCTORS SHALL BE COPPER OF 28 STRANDS 14-GUAGE MINIMUM.

C. AIR TERMINALS SHALL BE SOLID, ROUND COPPER BAR OF ONE-HALF INCH (1/2") MINIMUM DIAMETER AND SHALL PROJECT TEN INCH (10") MINIMUM ABOVE THE OBJECT TO BE PROTECTED. LOCATE AND SPACE ACCORDING TO LPI AND NFPA REQUIREMENTS.

D. AIR TERMINAL BASES SHALL BE OF CAST BRONZE WITH BOLT PRESSURE CABLE CONNECTIONS AND SHALL BE SECURELY MOUNTED WITH STAINLESS STEEL SCREWS OR BOLTS. CRIMP TYPE CONNECTORS ARE NOT ACCEPTABLE. BASES ON BUILT-UP TAR AND GRAVEL ROOFS SHALL BE SECURED WITH A PROPER ADHESIVE AND SHALL HAVE A MINIMUM SURFACE CONTACT AREA OF 18.5 SQ. INCHES.

E. CABLE FASTENERS SHALL BE SUBSTANTIAL IN CONSTRUCTION, ELECTROLYTICALLY COMPATIBLE WITH THE CONDUCTOR AND MOUNTING SURFACE AND SHALL BE SPACED ACCORDING TO LPI AND NFPA CODE REQUIREMENTS.

F. BONDING DEVICES, CABLE SPLICERS AND MISCELLANEOUS CONNECTORS SHALL BE CAST BRONZE WITH BOLT PRESSURE CONNECTIONS TO CABLE. CAST OR STAMPED CRIMP FITTINGS ARE NOT ACCEPTABLE.

G. ALL MISCELLANEOUS BOLTS, NUTS AND SCREWS SHALL BE BRASS, BRONZE OR STAINLESS STEEL.

PART 3 - EXECUTION

3.01 INSTALLATION:

A. THE INSTALLATION SHALL BE ACCOMPLISHED BY AN EXPERIENCED INSTALLER WHO IS A CERTIFIED MASTER INSTALLER OF THE LPI OR WORKING UNDER THE DIRECT SUPERVISION OF AN LPI MANUFACTURER AS LISTED ABOVE OR THEIR AUTHORIZED LPI CERTIFIED MASTER INSTALLER REPRESENTATIVE.

B. ALL EQUIPMENT SHALL BE INSTALLED IN A NEAT WORKMAN LIKE MANNER IN THE MOST INCONSPICUOUS MANNER POSSIBLE. THE SYSTEM SHALL CONSIST OF A COMPLETE CABLE NETWORK ON THE ROOF INCLUDING ALL AIR TERMINALS, SPLICER'S AND BONDS.

C. COPPER EQUIPMENT SHALL NOT BE CONNECTED TO ALUMINUM SURFACES EXCEPT BY MEANS OF A U.L. APPROVED "ALCO" PLATE BIMETAL TRANSITION FITTING. LEAD COATING IS NOT TO BE ACCEPTED AS A BIMETAL TRANSITION.

3.02 COORDINATION:

A. THE LIGHTNING PROTECTION INSTALLER WILL WORK WITH OTHER TRADES ON INSURE A CORRECT, NEAT AND UNOBTRUSIVE INSTALLATION.

3.03 COMPLETION:

A. THE LIGHTNING PROTECTION INSTALLER SHALL SECURE AND DELIVER THE LPI SYSTEM CERTIFICATION TO THE OWNER UPON COMPLETION OF THE INSTALLATION.

B. THE CONTRACTOR SHALL ALSO SUBMIT COPIES OF AS-BUILTS SHOP DRAWINGS WITH LPI FORMS 175A, B, AND C ALONG WITH THE LPI CERTIFIED SYSTEM APPLICATON.

SCOPE OF WORK

WORK INCLUDED UNDER THIS CONTRACT INCLUDES FURNISHING ALL MATERIALS, LABOR AND EQUIPMENT TO INSTALL ALL WORK AS INDICATED ON THE DRAWINGS OR IN THESE SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. INSTALLATION OF NEW FEEDER FROM GENERATOR TO ATS.

2. INSTALLATION OF NEW GENERATOR "GEN" AND NEW AUTOMATIC TRANSFER SWITCH "ATS" TO PROVIDE FOR STANDBY POWER SOURCE CONNECTION TO NEW EQUIPMENT.

3. INSTALLATION AND CONNECTION OF NEW FEEDER CONDUCTORS TO NEW EQUIPMENT.

4. INSTALLATION AND CONNECTION OF NEW LIGHTNING PROTECTION AND GROUNDING SYSTEMS.

5. INSTALLATIONS AND CONNECTIONS OF NEW LIGHTING AND HVAC SYSTEM.

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REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

LIGHTNING PROTECTION AND SCOPE OF WORK

CARSON CITY, NEVADA

SHEET 8 OF 17

REVISION 264

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PP1 400A, 120/208VAC, 3Φ/4W, 60HZ, M.BRK

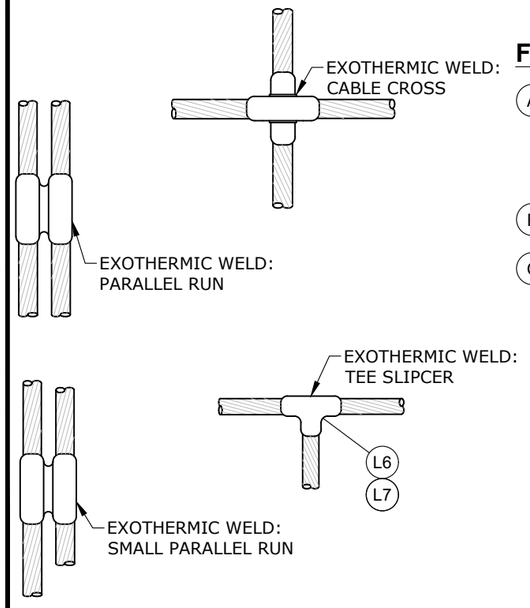
LOAD	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	WIRE	BREAKER P	BREAKER TRIP						BREAKER TRIP	BREAKER P	WIRE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	LOAD
HVAC #3	2748			8	3	40	1				2	40	3	8	2748			HVAC #4
		2748					3				4					2748		
			2748				5				6						2748	
LIGHTS*	256			12	1	20	7				8	20	1	12	1440			WALL B&C QUADPLEX
BOX DUPLEX		180		12	1	20	9				10	20	1	12		360		WALL B&C EXT GFCI
							11				12							
							13				14							
							15				16							
							17				18							
							19				20							
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							29				30							
							31				32							
							33				34							
							35				36							
							37				38							
							39				40							
							41				42							
VA PER PHASE	3004	2928	2748												4188	3108	2748	VA PER PHASE
															7192	6036	5496	TOTAL VA PER PHASE
* CALCULATED AT 125% FOR CONTINUOUS LOAD															60	50	46	AMPS PER PHASE
** WIRING BY OTHERS																	18.7	TOTAL KVA
																	60	MAX AMPS PER PHASE

PP1 400A, 120/208VAC, 3Φ/4W, 60HZ, M.BRK

LOAD	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	WIRE	BREAKER P	BREAKER TRIP						BREAKER TRIP	BREAKER P	WIRE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	LOAD
HVAC #3	2748			8	3	40	1				2	40	3	8	2748			HVAC #4
		2748					3				4					2748		
			2748				5				6						2748	
LIGHTS*	256			12	1	20	7				8	20	1	12	1440			WALL B&C QUADPLEX
BOX DUPLEX		180		12	1	20	9				10	20	1	12		360		WALL B&C EXT GFCI
							11				12							
							13				14							
							15				16							
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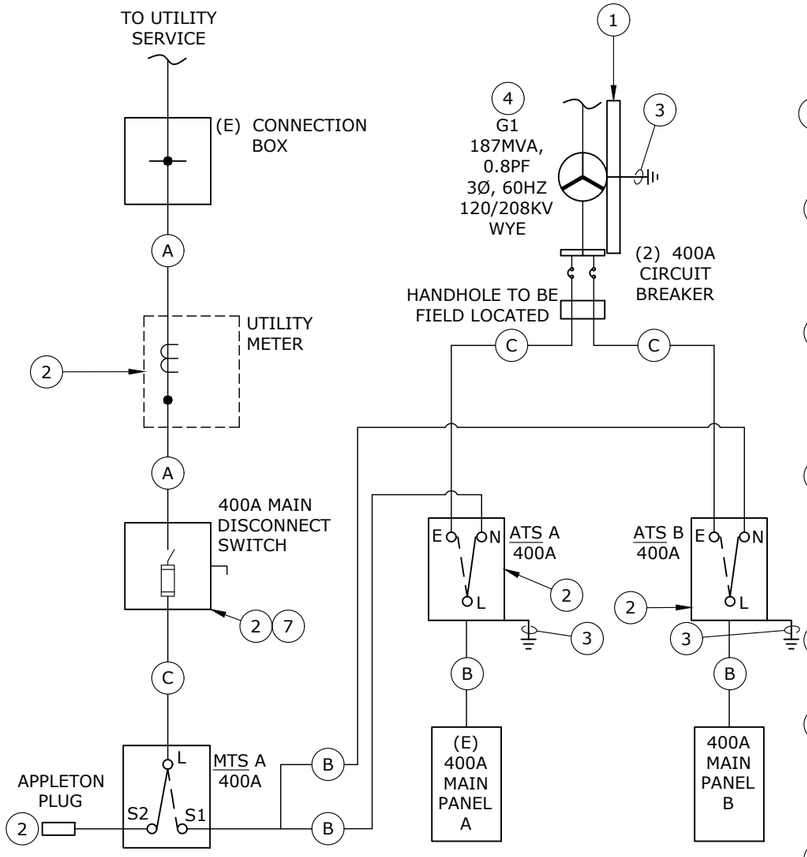
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"GEN"								
LOAD CALCULATION								
GENERATOR	150	KW	187	KVA				
120/240VAC 3PH, 3-WIRE								
					KVA			
1. PANEL "PP1"					37.1			
GENERATOR CALCULATED LOAD@ 65%								



FEEDER SCHEDULE

- (A) UNDERGROUND SERVICE CONDUCTORS BY NV ENERGY, 100', 4-750 KCMIL AL XLPE IN 4" CONDUIT.
- (B) 2(4-3/0, 1-2 AWG EG, 3" EMT)
- (C) 2(4-3/0, 1-2 AWG EG, 3" SCH 40 PVC)



ONE-LINE DIAGRAM NOTES

1. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL CONCRETE PAD IN ACCORDANCE WITH GENERATOR MANUFACTURES REQUIREMENTS.
2. NEW ELECTRICAL EQUIPMENT INSTALLED UNDER THIS WORK EFFORT. SEE RESPECTIVE FLOOR PLANS FOR LOCATIONS AND EQUIPMENT SCHEDULE. SEE SHEET 9 FOR EQUIPMENT REQUIREMENTS.
3. CONNECT NEW EQUIPMENT TO NEW BUILDING GROUNDING ELECTRODE SYSTEMS IN ACCORDANCE WITH ARTICLE 250.30 OF THE N.E.C. FIELD VERIFY EXACT FIELD CONDITIONS PRIOR TO START OF WORK.
4. NEW STANDBY DIESEL ENGINE GENERATOR. COMPLETE WITH MUFFLER, CRITICAL SILENCER, SUB-BASE MOUNTED FUEL TANK AND OUTPUT CIRCUIT BREAKERS AS SHOWN, SEE EQUIPMENT SCHEDULE, SEE SHEET 6 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
5. INDICATES CALCULATED AVAILABLE FAULT CURRENT AT RESPECTIVE EQUIPMENT AS SHOWN.
6. PROVIDE, INSTALL AND CONNECT COMPLETE NEW FEEDER UNDER THIS WORK EFFORT, SEE FEEDER SCHEDULE THIS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
7. NEUTRAL BONDED ONLY AT SERVICE DISCONNECT. NEUTRALS ISOLATED DOWNSTREAM.

1 **TYPICAL CONDUCTOR SPLICES**
SCALE: 1-1/12" = 1'-0"

2 **ONE LINE DIAGRAM**
SCALE: NTS

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4	05/2026	CONDUCTOR TABLE UPDATED	EFL	EL	EL

REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION
NEVADA
CARSON CITY

ONE-LINE DIAGRAM, DETAILS AND SCHEDULES

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GENERAL NOTES

1. THE CONTRACTOR WILL BE HELD TO EXAMINE THE PREMISES AND COMPARE IT WITH THE DRAWINGS AND SATISFY THEM AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO PERFORM THIS WORK. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF EQUIPMENT AND WIRING. REVIEW THE DRAWINGS OF OTHER TRADES TO AVOID CONFLICTS AND DETERMINE ROUGH-IN LOCATIONS SO THAT EACH PIECE OF EQUIPMENT IS INSTALLED TO FUNCTION PER THE MANUFACTURERS SPECIFICATIONS.

2. ALL CONDUIT AND WIRE, AS INDICATED, SHALL BE INSTALLED NEW.

3. ALL CONDUITS, JUNCTION BOXES, ETC, FOR ELECTRICAL WIRING SHALL BE COORDINATED AND SEPARATED FROM ALL PLUMBING, MECHANICAL AND PROCESS PIPING. ELECTRICAL CONTRACTOR SHALL MEET WITH OTHER TRADES TO COORDINATE ROUTING PRIOR TO ROUGH-IN TO AVOID ANY CONFUSION.

4. ALL RACEWAYS, CABLE ASSEMBLIES, BOXES, FITTINGS ETC. SHALL BE SECURELY FASTENED IN PLACE PER ARTICLE 300.11 OF THE N.E.C.. AN INDEPENDENT MEANS OF SECURE SUPPORT SHALL BE PROVIDED AND CLEARLY IDENTIFIED BY COLOR CODING, TAGGING OR OTHER EFFECTIVE MEANS. THE CEILING SUPPORT SYSTEM SHALL NOT BE ACCEPTABLE AS A CONDUIT SUPPORT SYSTEM. SUPPORTING MEANS FOR LIGHTING AND GENERAL USE BRANCH CIRCUITING SHALL BE MINIMUM #10 GAUGE OR LARGER AS REQUIRED FOR LOAD SUPPORTED.

5. RETURN TO ENGINEER AND OWNER (1) SET OF REPRODUCIBLE AS-BUILT ELECTRICAL DRAWINGS WITHIN ONE WEEK OF COMPLETION OF WORK.

6. VERIFY ALL EQUIPMENT LOAD CHARACTERISTICS, EXACT LOCATIONS AND ALL ROUGH-IN REQUIREMENTS PRIOR TO INSTALLATION.

7. OWNER SHALL HAVE THE RIGHT TO RETAIN FINAL PAYMENT DUE CONTRACTOR UNTIL SUCH TIME THAT INSTALLATION IS COMPLETED TO THE SATISFACTION OF THE OWNER.

8. LABEL ALL RECEPTACLE COVER PLATES AND JUNCTION BOXES WITH PANEL AND BRANCH CIRCUIT NUMBER, UTILIZE VINYL TAPE LABELS WITH BLACK ON WHITE LETTERING, RECEPTACLES SHALL BE MINIMUM 14 POINT FONT AND JUNCTION BOXES SHALL BE MINIMUM 20 POINT FONT. "BRADY" B-439 OR EQUIVALENT.

9. MINIMUM SIZE J-BOX SIZE SHALL BE 4 11/16" SQUARE x 2 1/8" DEEP.

10. PROVIDE SEPARATE HOT AND NEUTRAL CONDUCTORS FOR MULTI-WIRE BRANCH CIRCUITS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING THE CURRENT PROJECT DOCUMENTS AND SPECIFICATIONS ON SITE AT ALL TIMES DURING THIS CONSTRUCTION EFFORT.

12. MARK ALL JUNCTION BOXES WITH PANEL AND CIRCUIT DESIGNATION AND ALLOW A MINIMUM OF 8" OF SLACK CONDUCTORS FOR FUTURE EXTENSION AT EACH JUNCTION BOX.

13. FIRE WALL PENETRATIONS SHALL BE U.L. APPROVED FOR THE APPLICATION.

14. MAINTAIN 48" MINIMUM CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT.

15. ALL OVERHEAD CONDUIT RACESWAYS SIZED AT 1" OR LARGER SHALL BE SUPPORTED WITH "UNISTRUT" FRAMEWORK TO MEET ALL CODES.

16. ALL ELECTRICAL CIRCUITS AND/OR SPARE CONDUITS SHALL BE LABELED AT POINT OF EQUIPMENT FEED AND AT THE SERVING PANEL BOARD. LABELING AT THE EQUIPMENT POINT OF FEED SHALL INDICATE THE PANEL AND CIRCUIT NUMBERS SERVING THE BRANCH CIRCUIT AND THE LABELING AT THE EQUIPMENT DISCONNECTING MEANS SHALL INDICATE LOCATION AND DESCRIPTION OF EQUIPMENT SERVED.

17. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENTLY LABELING ALL ELECTRICAL EQUIPMENT INSTALLED UNDER THIS CONSTRUCTION EFFORT, WITH METHOD AND DESIGNATION AT THE DIRECTION OF AND TO THE SATISFACTION OF THE OWNER.

18. PROVIDE GREEN GROUND CONDUCTOR SIZED PER N.E.C. 250.122 IN EVERY RACEWAY. THIS GROUND CONDUCTOR IS NOT INDICATED WITH BRANCH CIRCUIT WIRE MARKS.

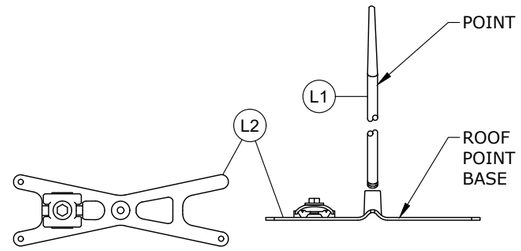
19. MAINTAIN THE WORK AREA AND ALL OTHER AREAS AFFECTED BY THIS PROJECT CLEAN AND FREE OF DEBRIS TO THE SATISFACTION OF THE OWNER.

20. ALL CONDUIT ROUTINGS SHALL BE DIRECTED BY THE OWNER. ROUTINGS SHOWN ON THESE DRAWINGS ARE FOR ESTIMATING PURPOSE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT ROUTING PRIOR TO ROUGH-IN. CONTRACTOR SHALL BE REQUIRED TO REWORK INSTALLATION TO SATISFACTION OF THE OWNER AT THEIR EXPENSE, FOR FAILURE TO COORDINATE THIS EFFORT.

21. MAKE AS-BUILTS, WITH NEW TYPED DIRECTORIES FOR ALL PANELBOARDS, INDICATING CIRCUIT DESCRIPTION (USE OR SPARE), CIRCUIT BREAKERS AND CIRCUIT LOAD. DISTRIBUTION PANELS AND MOTOR CONTROL CENTERS HALL HAVE AN ENGRAVED MICARTA NAMEPLATES INDICATING EQUIPMENT OR PANELBOARD SERVED AND EQUIPMENT NUMBER, PER EQUIPMENT SCHEDULE, IN MANNER AS FOLLOWS:

EXAMPLES:

PANEL xxx	WATER HEATER	WHERE "x" IS
277/40/3/4	EQUIP. NO. x	APPROPRIATE
FED FROM xxx	480/3	DESIGNATION
	FED FROM xxx	



PLAN VIEW ELEVATION

1 **AIR TERMINAL/POINT BASE DETAIL**
SCALE: NTS

EQUIPMENT SCHEDULE

MARK	DESCRIPTION	RATING/MAINS	VOLTAGE	ARC RATING (RMS)	FEEDER DEVICE	ENCLOSURE AND CONSTRUCTION TYPE	SPECIAL FEATURES	FURNISHED BY	MANUFACTURER	PART NUMBER
GEN	STANDBY DIESEL GENERATOR	150 KW/187KVA	120/208V, 3-PH, 3W, WITH NEUTRAL	N/A	400AF/200AT OUTPUT CIRCUIT BREAKER WITH ADJUSTABLE LSI FUNCTIONS	FACTORY STANDARD L3 SOUND ATTENUATED WEATHER ENCLOSURE	SEE ONE-LINE DIAGRAM ON SHEET 5	OWNER	MTU ROLLS ROYCE	OWNER
UTILITY METER PANEL	UTILITY METER PANEL	20 AMPS 400-800 AMPS	N/A	N/A	(1) 3-1Φ 25KVA TRANSFORMERS, 7.2/12.5KV GDY, 120/208V, NVE STK# 80-7151	NEMA TYPE 3R ENCLOSURE	RING TYPE, 5 CONNECTORS PER PHASE	OWNER	COOPER B-LINE	U267
ATS	AUTOMATIC TRANSFER SWITCH	400 AMP	120/208V, 3-PH, 3W, WITH NEUTRAL	N/A	N/A	NEMA TYPE 3R ENCLOSURE	WITHSTAND RATING SHALL BE COORDINATED WITH UPSTREAM FEEDER DEVICE	OWNER	GENERAC	RTSN400J3
MTS/LOAD CENTER UNIT	MANUAL TRANSFER SWITCH & LOAD CENTER	400 AMP	120/208V, 3-PH, WITH NEUTRAL	N/A	N/A	NEMA 1 ENCLOSURE	42 CIRCUIT SQUARE D - QO LOAD CENTER, 3 PHASE LOAD CENTER	OWNER	THERMOBOND	N/A COMES WITH BUILDING
APPLETON PLUG	GENERATOR RECEPTACLE CONNECTION	400 AMP	N/A	N/A	STANDBY DISEL GENERATOR	NEMA CONFIGURATION: FB11		OWNER	EMERSON	AJA40034-4000N4
DISCONNECT SWITCH	FUSIBLE DISCONNECT SWITCH	400 AMP	600V	-	-	NEMA TYPE 3R ENCLOSURE	4 WIRE, 3 POLE, 1 NEUTRAL, 250 HP	ELECTRICAL CONTRACTOR	SQUARE D	H325NR
GEN EMERG. STOP	GENERATOR EMERGENCY STOP	10 AMP	660V	N/A	N/A	N/A	WEATHERPROOF PUSH BUTTON SWITCH WITH BOX	OWNER	EATON	10250T5B62-S103

EQUIPMENT SCHEDULE NOTES

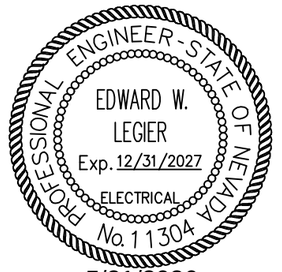
1. ALL ELECTRICAL EQUIPMENT SHALL HAVE COPPER BUS, 98% CONDUCTIVITY, SILVER PLATED, 1000AMPS/SQ. INCH RATED UL TEMPERATURE RISE METHOD.

2. CIRCUIT BREAKER FEATURES LEGEND

100%	100%
EI	ELECTRONIC INTERCHANGEABLE
LCD	INTEGRAL LCD DISPLAY SHOWING KW/
CM	COMMUNICATIONS MODULE FOR
L	ADJUSTABLE LONG-TIME TRIP
S	ADJUSTABLE SHORT-TIME TRIP
I	ADJUSTABLE INSTANTANEOUS-TRIP
G	ADJUSTABLE GROUND FAULT-TRIP

SPECIAL NOTE:

FOR ALL EQUIPMENT NOTED AS FURNISHED BY OWNER: ELECTRICAL CONTRACTOR SHALL RECEIVE, SET IN PLACE, INSTALL AND CONNECT COMPLETE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION DRAWINGS AND SPECIFICATIONS. ALL INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH OWNER AND EQUIPMENT VENDOR PRIOR TO ROUGH-IN. NO EXCEPTIONS WILL BE MADE FOR FAILURE TO COORDINATE THESE EFFORTS.



5/21/2026

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Rev.	Date	Description	By	Chk'd	Apprvd.
0	10/2025	ORIGINAL ISSUES	EFL	TMW	EL
1	01/2026	ADDING CARSON CITY STANDARD DETAILS	EFL	TMW	EL
2	02/2026	REVISED PER MARKUPS	EFL	TMW	EL
3	05/2026	NEW BUILDING LAYOUT	EFL	EL	EL
4	05/2026	CONDUCTOR TABLE UPDATED	EFL	EL	EL

REVISIONS

SWITCH
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NOTES, DETAILS AND SCHEDULES

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ELECTRICAL SPECIFICATIONS

SECTION 16010

ELECTRICAL GENERAL PROVISIONS

PART 1 - GENERAL

1.01 GENERAL CONDITIONS:

A. CONTRACTOR SHALL EXAMINE THE PREMISES AND COMPARE IT WITH THE DRAWINGS AND SPECIFICATIONS TO SATISFY THEMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK IS TO BE PERFORMED. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF EQUIPMENT AND WIRING. REVIEW DRAWINGS OF OTHER TRADES TO AVOID CONFLICTS AND DETERMINE ROUGH-IN LOCATIONS SO THAT EACH PIECE OF EQUIPMENT IS INSTALLED TO FUNCTION PER THE MANUFACTURES SPECIFICATIONS. COOPERATE WITH OTHER TRADES.

1.02 SCOPE OF WORK:

A. WORK INCLUDED UNDER THIS CONTRACT INCLUDES FURNISHING ALL MATERIALS. LABOR AND EQUIPMENT TO INSTALL ALL WORK AS INDICATED ON THE DRAWINGS OR IN THESE SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. SEE SHEET 04 FOR THE SCOPE OF WORK OUTLINE.

1.03 QUALITY ASSURANCE:

A. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE MADE IN A NEAT, APPROVED, WORKMANLIKE, FINISHED AND SAFE MANNER. CONCEAL ALL WIRING IN FINISHED AREAS. THE ENTIRE INSTALLATION SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. MAINTAIN AND LEAVE ALL AREAS SAFE AND PROTECTED TO PREVENT PERSONAL INJURIES.

B. INSPECT AND MAKE TIGHT ALL CONNECTIONS FOR ALL EQUIPMENT, INCLUDING FACTORY CONNECTIONS. TORQUE ALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS AND NETA STANDARDS.

C. CONSTRUCT AND BRACE EQUIPMENT, MATERIALS, ETC., TO MINIMIZE ALL UNNECESSARY, UNDESIRABLE, RATTLING, VIBRATIONS, ETC., IN ALL ELECTRICAL SYSTEMS.

D. THE CONTRACTOR AND HIS REPRESENTATIVE; E.G. ESTIMATOR, FOREMAN AND JOURNEYMAN, SHALL BE THOROUGHLY KNOWLEDGEABLE OF ALL APPLICABLE CODES, ORDINANCES AND STANDARDS RELATED TO THIS PROJECT AND NOTES ON THESE SPECIFICATIONS; E.G. NATIONAL ELECTRICAL CODE, OSHA REQUIREMENTS, ETC. IT SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL ELECTRICAL WORK IN FULL COMPLIANCE OF THE ABOVE NOTED ITEMS. COMPLY WITH ALL APPLICABLE REFERENCED COMMERCIAL STANDARDS, SPECIFICATIONS, RULES, ETC., INCLUDING CURRENT ADDENDA AND ERRATA.

1.04 DRAWING AND DATA:

A. ELECTRICAL DRAWINGS ARE GENERALLY DIAGRAMMATIC AND LOCATION OF OUTLETS AND EQUIPMENT IS APPROXIMATE: EXACT ROUTING OF RACEWAYS, LOCATIONS OF OUTLETS AND EQUIPMENT SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS. THIS IS NOT TO BE CONSTRUED TO PERMIT SYSTEM REDESIGN. ALL OUTLETS AND EQUIPMENT SHALL BE INTERCONNECTED AS THE CONTRACT DOCUMENTS INDICATED. ANY RELOCATION OF OUTLETS OR EQUIPMENT MUST BE APPROVED BY THE ENGINEER.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT:

A. MATERIALS AND EQUIPMENT SHALL BE STANDARD PRODUCTS OF A REPUTABLE MANUFACTURER REGULARLY ENGAGED IN MANUFACTURE OF THE SPECIFIED ITEM. WHERE MORE THAN ONE UNIT IS REQUIRED OF ANY ITEM, FURNISH BY THE SAME MANUFACTURER, EXCEPT EITHER SPECIFIED OTHERWISE. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

PART 3 - EXECUTION

3.01 SHOP DRAWINGS AND SAMPLES:

A. PROVIDE SIX (6) SETS OF SHOP DRAWINGS TO ENGINEER. SHOP DRAWINGS SHALL CONSIST OF MANUFACTURER'S CERTIFIED SCALE DRAWINGS, CUTS, CATALOGS, OR DESCRIPTIVE LITERATURE WITH COMPLETE CERTIFIED CHARACTERISTICS OF EQUIPMENT, DIMENSIONS, CAPACITY, CODE REQUIREMENTS, ETC.

3.02 RECORD DRAWINGS:

A. MAINTAIN AT SITE A SET OF RECORD DRAWINGS ON THE JOB SITE, WHICH CLEARLY INDICATE (BY SHADING, COLORING, OR SOME OTHER ACCEPTABLE METHOD) THE DAY-BY-DAY EXTENT OF WORK INSTALLED.

3.03 CODES, ORDINANCES, CERTIFICATES, PERMITS AND FEES:

A. GIVE NECESSARY NOTICES, OBTAIN PERMITS, AND PAY TAXES, FEES AND OTHER COSTS IN CONNECTION WITH THE WORK. FILE NECESSARY PLANS. PREPARE DOCUMENTS AND OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION OF WORK AND DELIVER TO THE ENGINEER BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR WORK.

B. THE FOLLOWING INDUSTRY STANDARDS, SPECIFICATIONS, AND CODES ARE MINIMUM REQUIREMENTS:

1. APPLICABLE CITY, COUNTY, AND STATE MECHANICAL, ELECTRICAL, GAS, PLUMBING, HEALTH AND SANITARY CODES, LAWS AND ORDINANCES.
2. CITY OR OTHER APPLICABLE BUILDING CODES.
3. NATIONAL ELECTRICAL SAFETY CODE.
4. UNDERWRITERS LABORATORIES INC. STANDARDS (UL).
5. NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (NFPA).
6. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS STANDARDS (IEEE).
7. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
8. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
9. INSULATED CABLE ENGINEERS ASSOCIATION (ICEA).
10. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
11. INSTRUMENT SOCIETY OF AMERICA (ISA).
12. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA).

3.04 COORDINATION OF TRADES:

A. EXAMINE FULL SPECIFICATIONS AND DRAWINGS FOR OTHER TRADES TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING WORK, AND CONSULT AND COOPERATE WITH OTHER DIVISIONS AND SECTIONS FOR DETERMINING SPACE REQUIREMENTS AND ADEQUATE CLEARANCES WITH RESPECT TO OTHER EQUIPMENT AND THE BUILDING. THE ENGINEER RESERVES THE RIGHT TO DETERMINE SPACE PRIORITY IN THE EVENT OF INTERFERENCE BETWEEN PIPING, CONDUIT AND EQUIPMENT OF VARIOUS TRADES.

3.05 SLEEVES:

A. FURNISH AND SET SLEEVES IN LOCATIONS WHERE CONDUITS PASS THROUGH FLOORS, WALLS, PARTITIONS, CONCRETE BEAMS, AND ROOF.

3.06 HANGERS, INSERTS, AND SUPPORTS:

A. PROVIDE REQUIRED STRUCTURAL MEMBERS, HANGERS, SUPPORTS, AND INSERTS TO KEEP PIPING AND CONDUIT IN PROPER ALIGNMENT AND PREVENT TRANSMISSION OF INJURIOUS THRUSTS AND VIBRATIONS. WHERE SUPPORTED FROM CONCRETE CONSTRUCTION, DO NOT WEAKEN CONCRETE OR PENETRATE WATERPROOFING. HANGERS AND SUPPORTS CAPABLE OF SCREW ADJUSTMENT AFTER CONDUIT IS ERECTED.

3.07 FEEDER AND BRANCH CIRCUIT:

A. A RISER DIAGRAM AND/OR LAYOUT OF FEEDER CIRCUITS IS DIAGRAMMATIC TO ASSIST IN LAYING OUT WORK. LOCATE EQUIPMENT AS PLANS INDICATE BUT DETERMINE THE EXACT LOCATION AND ROUTING OF FEEDERS SO AS TO BEST FIT THE LAYOUT OF THE JOB.

B. CONDUCTOR SIZES FOR LIGHTING, RECEPTACLES AND SMALL MOTOR BRANCH CIRCUITS ARE GENERALLY SHOWN ON DRAWINGS. WHERE SIZES ARE NOT SPECIFIED ON THE DRAWINGS, OR WHERE ACTUAL CIRCUIT LENGTH REQUIRES INCREASED WIRE SIZES, CONDUCTORS ARE SIZED AS FOLLOWING:

1. CONDUCTOR SIZES FOR 120 VOLT LIGHTING, HOMERUNS LESS THAN 40 FEET, NUMBER 12 AWG; 40 TO 100 FEET, NUMBER 10 AWG; MORE THAN 100 FEET, NUMBER 8 AWG.

2. CONDUCTOR SIZES FOR RECEPTACLE AND EQUIPMENT BRANCH CIRCUITS, HOMERUNS LESS THAN 100 FEET, NUMBER 12 AWG; MORE THAN 100 FEET, NUMBER 10 AWG.

C. WHERE SPECIFIC CONDUCTOR SIZES REQUIRED BY THE DRAWINGS AND SPECIFICATIONS ARE LARGER THAN CODE REQUIREMENTS, THE LARGER SIZES ARE TO BE INSTALLED.

D. PROVIDE AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUIT SIZE PER ARTICLE 250.122 OF THE N.E.C.

E. MINIMUM SIZE CONDUCTOR: NUMBER 12 AWG, MINIMUM CONDUIT SIZE: 1/2 INCH TRADE SIZE UNLESS NOTED OTHERWISE ON DRAWINGS.

3.08 CLEANING:

A. THE PREMISES SHALL BE KEPT REASONABLY CLEAR OF DEBRIS OR RUBBISH, ETC., DURING THE PROGRESS OF THE WORK AND BEFORE FINAL ACCEPTANCE, THE PREMISES SHALL BE CLEARED OF ALL EQUIPMENT, TRASH, DEBRIS, ETC., CAUSED BY THIS CONTRACTOR. INCLUDES REMOVING TOOLS, SCAFFOLDING, SURPLUS MATERIALS, BARRICADES, TEMPORARY WALKS, DEBRIS, AND RUBBISH FROM THE PROJECT UPON COMPLETION OF THE PORTION OF THE WORK. LEAVE THE AREA OF OPERATIONS COMPLETELY CLEAN AND FREE OF THESE ITEMS.

3.09 GUARANTEE:

A. THE CONTRACTOR SHALL GUARANTEE EACH COMPLETE SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. THIS GUARANTEE SHALL STATE IN WRITING THAT THE WORK IS FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP, AND WILL PERFORM SATISFACTORILY UNDER ALL CONDITIONS OF LOAD OR SERVICE. THE GUARANTEES PROVIDE THAT ANY ADDITIONAL CONTROLS, PROTECTIVE DEVICES, OR EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO MAKE THE SYSTEM OR EQUIPMENT OPERATE SATISFACTORILY, AND THAT ANY FAULTY MATERIALS OR WORKMANSHIP WILL BE REPLACED OR REPAIRED. ON FAILURE OF GUARANTOR TO DO THE ABOVE AFTER WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY HAVE THE WORK DONE AT THE COST OF THE GUARANTOR.

SECTION 16100

BASIC MATERIALS AND METHODS

PART 1 - GENERAL

1.01 GENERAL CONDITIONS:

A. ALL MATERIALS SHALL BE NEW AND UNUSED AND OF THE MANUFACTURER'S LATEST DESIGN, AND SHALL BE LISTED AS APPROVED AND CONFORMING TO THE STANDARDS OF THE UNDERWRITER'S LABORATORIES, INC., WHERE SUCH A STANDARD HAS BEEN ESTABLISHED. WHERE MATERIALS, EQUIPMENT, AND APPARATUS, OR OTHER PRODUCTS ARE SPECIFIED BY MANUFACTURER, BRAND NAME, TYPE OF CATALOG NUMBER, SUCH DESIGNATION IS TO ESTABLISH STANDARDS AND DESIRED QUALITY AND STYLE AND SHALL BE THE BASIS OF THE BID. MATERIAL SO SPECIFIED SHALL BE FURNISHED UNDER THE CONTRACT, UNLESS CHANGED BY PRIOR WRITTEN APPROVAL BY THE ENGINEER IN ACCORDANCE WITH THE BIDDING DOCUMENTS.

1.02 WORK SPECIFIED HEREIN:

A. THIS SECTION INCLUDES BASIC MATERIALS AND METHODS WHICH ARE APPLICABLE TO DIVISION 16. BASIC MATERIALS AND METHODS CONSISTS OF ALL LABOR, MATERIALS, AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONDUIT, RACEWAYS, FITTINGS, WIREWAYS, BOXES, CONDUCTORS, CONNECTORS, WIRING DEVICES, CABINETS AND SUPPORTING DEVICES AS THE DRAWING INDICATE AND AS SPECIFIED HEREIN.

PROFESSIONAL ENGINEER - STATE OF NEVADA
EDWARD W. LEGIER
Exp. 12/31/2027
ELECTRICAL
No. 11304
5/21/2026

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REVISIONS

Rev.	Date	Description	By	Chk'd	Apprvd.
0	10/2025	ORIGINAL ISSUES	EFL	TMW	EL
1	01/2026	ADDING CARSON CITY STANDARD DETAILS	EFL	TMW	EL
2	02/2026	REVISED PER MARKUPS	EFL	EL	EL
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ELECTRICAL SPECIFICATIONS

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ELECTRICAL SPECIFICATIONS (CONT.)

1.03 SHOP DRAWINGS AND PRODUCT DATA:

A. SUBMIT SHOP DRAWINGS FOR PRODUCTS SPECIALLY FABRICATED FOR THE PROJECT AND COMPREHENSIVE PRODUCT DATA FOR THE FOLLOWING IN ACCORDANCE WITH OTHER SPECIFICATION DIVISIONS:
   1. CONDUIT
   2. WIREWAY
   3. CONDUCTORS
   4. WIRING

PART 2 - PRODUCTS

2.01 CONDUITS, RACEWAYS, AND FITTINGS:

A. RIGID METAL OR INTERMEDIATE METAL CONDUIT - HOT DIPPED GALVANIZED STEEL. COAT CONDUIT INTERIOR WALL WITH A SILICON EPOXY-ESTER LUBRICANT FOR EASIER WIRE PULLING. COUPLINGS SHALL BE GALVANIZED STEEL OR MALLEABLE IRON, THREADED, RAIN AND CONCRETE TIGHT. THREADLESS OR SET-SCREW FITTINGS SHALL NOT BE USED. GROUNDING BUSHINGS AND ALL LOCKNUTS SHALL BE MALLEABLE IRON WITH SHARP, CLEAN CUT THREADS.

B. ELECTRICAL METALLIC TUBING (EMT): HOT DIPPED GALVANIZED STEEL COAT CONDUIT INTERIOR WALL WITH A SILICON EPOXY-ESTER LUBRICANT FOR EASIER WIRE PULLING. COUPLINGS AND CONNECTORS SHALL BE GALVANIZED STEEL, COMPRESSION TYPE, RAIN AND CONCRETE TIGHT. BUSHINGS SHALL BE PLASTIC INSULATING TYPE AND LOCKNUTS SHALL BE STEEL.

C. PLASTIC CONDUIT: RIGID SCHEDULE 40 HEAVY WALL POLYVINYL CHLORIDE (PVC) RATED 90 DEGREES C. COUPLINGS AND CONNECTORS SHALL BE SCHEDULE 40 SOLVENT WELD WITH THREADED MALE AND FEMALE ADAPTERS AS REQUIRED.

D. FLEXIBLE METAL CONDUIT: HOT DIPPED GALVANIZED, CONTINUOUS STEEL STRIP, SPIRALLY WOUND AND INTERLOCKED. CONNECTORS SHALL BE GALVANIZED STEEL CLAMP TYPE.

E. LIQUID-TIGHT FLEXIBLE METAL CONDUIT: HOT DIPPED GALVANIZED, CONTINUOUS STEEL STRIP, SPIRALLY WOUND AND INTERLOCKED CORE WITH A CONTINUOUS LIQUIDTIGHT POLYVINYL CHLORIDE (PVC) JACKET. CONNECTORS SHALL BE GALVANIZED STEEL OR MALLEABLE IRON, LIQUIDTIGHT. CONDUIT 1-1/2 INCHES AND LARGER SHALL CONTAIN A SEPARATE GROUNDING CONDUCTOR.

F. OTHER CONDUITS: METAL-CLAD (MC) CABLE PER N.E.C. ARTICLE 330 AND FLEXIBLE CONDUIT PER N.E.C. ARTICLE 348.

2.02 BOXES:

A. GENERAL USE JUNCTION BOXES AND PULL BOXES: GALVANIZED STEEL TYPE FOR DRY LOCATIONS FOR USE WITH EMT; CAST METAL, THREADED HUB TYPE FOR WET OR DAMP LOCATIONS FOR USE WITH RIGID OR INTERMEDIATE METAL CONDUIT.

B. MINIMUM SIZE BOX 4 INCH SQUARE BY 1-1/2 INCHES DEEP OR LARGER TO COMPLY WITH NEC SPACE REQUIREMENTS; WITH COMPATIBLE EXTENSION OR PLASTER RINGS FOR THE INTENDED USE.

C. EXTERIOR OUTLET BOXES: WEATHERPROOF (RAINTIGHT) HAVING APPROPRIATE COVERS FITTED WITH GASKETS AND FASTENED WITH SCREWS.

2.03 CONDUCTORS:

A. WIRE AND CABLE FOR SECONDARY POWER AND LIGHT DISTRIBUTION: NEW ANNEALED, SOFT-DRAWN COPPER 600 VOLT INSULATED. UL LISTED FOR TYPES LISTED BELOW FOR USE IN ACCORDANCE WITH THE NEC.

B. INSULATED CONDUCTORS FOR NUMBER 12 THROUGH NUMBER 6 AWG; TYPE THHN/THWN. 75 DEGREE C RATING.

C. INSULATED CONDUCTORS EXPOSED FOR NUMBER 4 AWG AND LARGER; TYPE THHN, 75 DEGREES C RATING.

D. INSULATED CONDUCTORS EXPOSED TO DIRECT SUNLIGHT OR EXTERIOR EXPOSURE; TYPE XHHW, 75 DEGREE C WET, 90 DEGREE C DRY.

E. MINIMUM CONDUCTOR SIZE: NUMBER 12 AWG EXCEPT FOR LOW VOLTAGE WIRING OPERATING AT 40 VOLTS OR LESS.

F. CONDUCTORS NUMBER 8 AWG AND LARGER; SHALL BE STRANDED COPPER.

G. CONDUCTORS NUMBER 10 AWG AND SMALLER; SHALL BE SOLID TINNED COPPER.

120/240, 1 PHASE, 3 WIRE SYSTEM
A PHASE - BLACK; NEUTRAL - GREEN
B PHASE - RED; GROUND - GREEN

2.04 WIRE JOINTS AND CONNECTORS:

A. TERMINATIONS (NUMBER 4 OR LARGER): COMPRESSION SOLDERLESS TYPE OF IDEAL "SHUR-LOK".

B. FOR CIRCUIT WIRING CONNECTIONS TO FIXTURES OR DEVICES OR CIRCUITING JOINTS: CONDUCTOR SIZES 12 THROUGH 8, THREADED PRESSURE TYPE WITH INSULATOR, IDEAL "WING-NUT".

2.05 WIRING DEVICES:

A. DUPLEX RECEPTACLES: HUBBELL OR EQUAL 20 AMPERE, 125 VOLT AC, 2 POLE, 3 WIRE GROUNDING TYPE, NEMA 5-20R. RECEPTACLES SHALL BE SPECIFICATION GRADE WITH BOTH BACK AND SIDE WIRING CAPABILITIES. DEVICE COLOR AND COVER PLATE TYPE AND COLOR SHALL BE AS SELECTED BY THE ENGINEER.

2.06 DEVICE PLATES:

A. PLATES SHALL BE STAINLESS STEEL WITH STEEL SCREWS.

PART 3 - EXECUTION:

3.01 CONDUIT AND RACEWAYS:

A. ALL WIRING SHALL BE IN CONDUIT.

B. INSTALL CONDUIT AND RACEWAYS CONCEALED IN FURRED SPACES, WALLS, UNDERFLOOR, UNDERGROUND, CEILING SPACES OR OTHER SPACES PROVIDED, COMPLETE WITH HANGERS, SUPPORTS, HARDWARE, AND AS REQUIRED, FIRMLY ATTACHED TO THE STRUCTURES AND SUPPORTED AS SPECIFIED IN NEC. EXPOSED CONDUIT SHALL BE ACCEPTABLE IN WAREHOUSE AREAS.

C. USE GALVANIZED RIGID METAL, PVC SCHEDULE 40 CONDUIT, WHERE INDICATED ON THE DRAWINGS AND IN THE FOLLOWING LOCATIONS:

   1. UNDER FLOOR SLABS.
   2. ENCASED IN CONCRETE.
   3. UNDERGROUND DIRECT BURIAL OR ENCASED IN CONCRETE

D. GALVANIZED RIGID METAL OR INTERMEDIATE METAL CONDUIT SHALL BE USED IN THE FOLLOWING LOCATIONS:

   1. EXPOSED UP TO 4 FEET ABOVE ESTABLISHED FLOOR SLAB OR GRADE.
   2. ALL BENDING RADII IN PVC RUNS. EXCEEDING 150 FEET IN LENGTH.
   3. EXPOSED WHERE SUBJECT TO MECHANICAL DAMAGE.

E. GALVANIZED RIGID STEEL OR INTERMEDIATE METAL CONDUIT INSTALLED UNDERFLOOR OR UNDERGROUND SHALL BE HALF-LAP WRAPPED WITH CORROSION PROTECTIVE TAPE OR PVC COATED AT THE FACTORY.

F. CONDUITS MUST BE KEPT WITHIN THE FURRING LINES ESTABLISHED ON THE BUILDING MANUFACTURER'S DRAWINGS, UNLESS CONDUITS ARE SHOWN EXPOSED.

G. USE FLEXIBLE METALLIC CONDUIT ONLY IN LENGTHS 6 FEET OR LESS FOR CONNECTIONS TO LIGHT FIXTURES, MOTORS AND FINAL CONNECTIONS TO DISTRIBUTION TRANSFORMER.

H. INSTALL LIQUID-TIGHT FLEXIBLE CONDUITS USED OUTDOORS AND IN WET AREAS WITH FITTINGS SPECIFICALLY APPROVED FOR SUCH USE FOR MOTORS, FINAL CONNECTIONS TO DISTRIBUTION TRANSFORMER AND ANY VIBRATING MACHINERY.

I. PROVIDE ALL NECESSARY SLEEVES AND CHASES REQUIRED WHERE CONDUIT PASS THROUGH FLOORS OR WALLS, SEAL ALL OPENINGS AND FINISH TO MATCH ADJACENT SURFACES.

3.02 OUTLET BOXES AND FITTINGS:

A. INSTALL OUTLETS GENERALLY IN THE SAME LOCATIONS SHOWN SO THEY DO NOT INTERFERE WITH OTHER TRADES AND ARE SYMMETRICALLY LOCATED IN ROOM. INSTALL DIMENSIONED OUTLET LOCATIONS WHERE SHOWN, UNLESS RELOCATION IS SPECIFICALLY APPROVED BY ENGINEER.

B. INSTALL BOXES IN A RIGID AND SATISFACTORY MANNER BY MEANS OF WOOD SCREWS ON WOOD, METAL EXPANSION SHIELDS ON MASONRY OR MACHINE SCREWS ON STEEL WORK. DO NOT USE NON-METALLIC EXPANSION SHIELDS IN MASONRY.

C. PROVIDE BAR SUPPORTS TO MOUNT WALL AND CEILING BOXES IN PLASTER OR DRYWALL CONSTRUCTION. SUPPORTS SHALL EXTEND FROM THE STUDS OR CHANNELS ON EITHER SIDE OF THE BOX.

D. MOUNT OUTLETS LOCATED ON WALLS HAVING CABINETS, CASEWORK, ETC., AT HEIGHT DIRECTED ON JOB UNLESS SPECIFICALLY NOTED. VERIFY MOUNTING HEIGHTS OF ALL OUTLETS WITH ENGINEER PRIOR TO ROUGH-IN AND COMPLY AS REQUIRED.

E. DO NOT INSTALL BOXES BACK TO BACK IN SAME WALL. COORDINATE CUTTING OF MASONRY WALLS TO ACHIEVE NEAR OPENINGS FOR BOXES. USE ROTARY CUTTING EQUIPMENT TO CUT MASONRY WORK FOR INSTALLATION OF ELECTRICAL FITTINGS.

F. FOR BOXES MOUNTED ABOVE COUNTERS, BENCHES AND SPLASH-BACKS, COORDINATE LOCATION AND MOUNTING HEIGHTS WITH BUILT-IN UNITS. ADJUST OUTLET MOUNTING HEIGHT TO AGREE WITH REQUIRED LOCATION FOR EQUIPMENT SERVED.

G. INSTALL OUTLET BOXES FLUSH WITH CONCRETE OR PLASTER FINISH LINE WITH EXTENSION RINGS HAVING A DEPTH EQUAL TO THE THICKNESS OF THE ACOUSTICAL MATERIAL.

H. ALL JUNCTION BOXES SHALL BE LABELED WITH PERMANENT MARKER ON OUTSIDE COVER, INDICATING CIRCUIT NUMBERS AND PANEL OF ORIGINATION.

3.03 CONDUCTORS:

A. INSTALL CONDUCTORS AFTER THE ENTIRE CONDUIT AND RACEWAY SYSTEM IS COMPLETE AND CLEANED. PULL CONDUCTORS INTO CONDUIT SYSTEM DIRECTLY FROM REELS WITH APPROPRIATE PULLING DEVICES AND ACCESSORIES. LUBRICATE CONDUCTORS WITH POLY-WATER "G" WIRE LUBRICANT.

B. MAKE SPLICES, TAPS AND TERMINATIONS ELECTRICALLY AND MECHANICALLY POSITIVE WITH APPROPRIATE TERMINALS AND CONNECTORS.

C. INSULATE SPLICE AND TAP CONNECTIONS WITH LAP-WOUND LAYERS OF ELECTRICAL TAPE OR A MECHANICALLY SECURE RIGID OR SEMI-RIGID INSULATING SHELL. PROVIDE INSULATION EQUIVALENT TO 150% OF THE CONDUCTOR INSULATION.

D. SUITABLY ARRANGE CONDUCTORS IN PANELBOARDS AND SWITCHBOARDS WITH IDEAL DOUBLE LOCK CABLE TIES, IDENTIFY CONDUCTORS WITH NONFERROUS IDENTIFYING TAGS OR PRESSURE SENSITIVE LABELS AT TERMINATING, JUNCTIONS, SWITCHBOARDS, PANELS, ETC. TAGS OR LABELS SHALL BE STAMPED OR PRINTED TO INDICATE THE CIRCUIT NUMBER AND PHASE.

PROFESSIONAL ENGINEER - STATE OF NEVADA
EDWARD W. LEGIER
Exp. 12/31/2027
ELECTRICAL
No. 11304
5/21/2026

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REVISIONS

Rev.	Date	Description	By	Chk'd	Apprvd
0	10/2025	ORIGINAL ISSUES	EFL	TMW	EL
1	01/2026	ADDING CARSON CITY STANDARD DETAILS	EFL	TMW	EL
2	02/2026	REVISED PER MARKUPS	EFL	EL	EL
3	05/2026	NEW BUILDING LAYOUT	EFL	EL	EL
4	05/2026	CONDUCTOR TABLE UPDATED	EFL	EL	EL

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION
NEVADA
CARSON CITY

ELECTRICAL SPECIFICATIONS

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ELECTRICAL SPECIFICATIONS (CONT.)

3.04 GROUNDING:

A. THE ENTIRE GROUNDING SYSTEMS SHALL CONFORM TO THE NEC 250.

B. EQUIPMENT GROUNDING CONSISTS OF CONNECTING ALL NONCURRENT-CARRYING METAL PARTS OF THE WIRING SYSTEM TO A GROUND SOURCE. THIS INCLUDES THE CONDUIT OR OTHER STEEL RACEWAY ITSELF, BOXES AND SIMILAR COMPONENTS AS WELL AS THE METAL ENCLOSURES OF PANELS AND EQUIPMENT.

C. PROVIDE AN EQUIPMENT GROUNDING CONDUCTOR IN ALL EMT CONDUIT. SIZE PER ARTICLE 250.112 OF THE N.E.C

D. SIZE OF THE BONDING CONDUCTORS SHALL BE IN ACCORDANCE WITH THE NEC.

E. PROVIDE ALL NONMETALLIC RUNS OF CONDUIT AND RACEWAY WITH A SYSTEM GROUND CONDUCTOR SIZED IN ACCORDANCE WITH THE NEC.

3.05 FEEDER AND BRANCH CIRCUITS:

A. A RISER DIAGRAM AND/OR LAYOUT OF FEEDER CIRCUITS IS INDICATED TO ASSIST IN LAYOUT WORK. LAY OUT THE FEEDERS AS INDICATED, BUT DETERMINE THE EXACT LOCATION AND ROUTING OF FEEDERS SO AS TO BEST FIT THE LAYOUT OF THE JOB.

SECTION 16623

DIESEL STANDBY GENERATOR AND TRANSFER SWITCH

PART 1 - GENERAL

1.01 SCOPE OF WORK:

A. THE GENERATOR SET AND TRANSFER SWITCH ARE FURNISHED BY OWNER. ELECTRICAL CONTRACTOR SHALL RECEIVE, INSTALL, AND CONNECT COMPLETE INCLUDING AUTOMATIC ENGINE STARTING CONTROL, GENERATOR CONTROL PANEL, AUTOMATIC TRANSFER SWITCH, ENGINE MOUNTED RADIATOR, MUFFLER, FUEL SYSTEM, ETC. IN ORDER TO PROVIDE A COMPLETE AND OPERATIVE SYSTEM AS DETAILED ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED.

PART 2 - PRODUCTS

2.01 PARTS AND SERVICES:

1. INFORMATION TO BE FURNISHED BY THE EQUIPMENT SUPPLIER:

A) DETAILED DRAWINGS FOR THIS INSTALLATION.

B) DRAWING AND/OR LITERATURE DESCRIBING ALL EQUIPMENT TO BE FURNISHED.

C) MAKE OF ENGINE-GENERATOR SET.

D) PUBLISHED LITERATURE DESCRIBING THE ENGINE-GENERATOR SET COMBINATION.

E) MOTOR STARTING CURVES.

F) CERTIFIED TEST DATA VERIFYING COMPATIBILITY OF THE GENERATOR WITH THE PRIME MOVER.

G) PUBLISHED LITERATURE VERIFYING THE EQUIPMENT HAS BEEN PROTOTYPE AND WILL BE PRODUCTION TESTED AS PER N.F.P.A. 110 REQUIREMENTS.

PART 3 - EXECUTION

3.01 TESTING:

A. WITH THE ENGINE AT NORMAL STANDBY TEMPERATURE AND LOAD AT NORMAL LEVEL, INITIATE A NORMAL POWER FAILURE BY OPENING NORMAL BREAKER SUPPLYING POWER TO THE LOAD.

B. OBSERVE AND RECORD THE FOLLOWING:

1. TIME DELAY ON START.
2. CRANKING TIME.
3. TIME TO COME UP TO OPERATING SPEED.
4. VOLTAGE AND FREQUENCY OVERSHOOT.
5. TIME TO REACH STEADY STATE CONDITION.
6. VOLTAGE AND FREQUENCY, OIL PRESSURE, WATER TEMPERATURE.
7. BATTERY CHARGE RATE AT FIVE MINUTE INTERVALS FOR THE FIRST 15 MINUTES AND AT 15 MINUTE INTERVALS THEREAFTER.

THIS TEST TO CONTINUE FOR A TOTAL ONE HOUR PERIOD. RETURN NORMAL POWER TO BUILDING AND RECORD THE TIME DELAY ON RETRANSFER TO NORMAL AND ENGINE COOL-DOWN PERIOD.

C. FULL LOAD TEST: AS SOON AS POSSIBLE AFTER THE SYSTEM LOAD TEST, A LOAD SHALL BE APPLIED FOR A TWO HOUR TEST. THE BUILDING LOAD CAN SERVE AS PART OR ALL OF THE LOAD, SUPPLEMENTED BY LOAD BANK. RECORD DATA AS LISTED ABOVE EVERY FIFTEEN MINUTES DURING THIS TEST. THE SYSTEM SHALL BE TESTED TO PICK UP 100% KW LOAD AS LISTED ON THE DRAWINGS.

3.02 INSTALLATION:

A. RECEIVING, HANDLING, AND STORAGE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING AND UNLOADING THE STANDBY GENERATOR SET AND AUTOMATIC TRANSFER SWITCH AT THE JOB SITE ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. ALL EQUIPMENT SHALL BE PROTECTED FROM DAMAGE DURING HANDLING OF INSTALLATION. IF EQUIPMENT IS NOT TO BE INSTALLED IMMEDIATELY UPON DELIVERY, IT SHALL BE STORED IN A DRY LOCATION AND PROTECTED FROM EXTREME TEMPERATURES, MOISTURE AND ACCIDENTAL DAMAGE.

2. IT SHALL BE THE RESPONSIBILITY OF THE ENGINE/GENERATOR SET SUPPLIER TO FAMILIARIZE THEMSELF WITH THE DRAWINGS AND/OR SPECIFICATIONS AND SUPPLY ALL CHECK VALVES, FLEXIBLE FUEL CONNECTIONS, WEATHERPROOF HOUSING, ETC., THAT MAY BE REQUIRED FOR PROPER OPERATION OF THEIR UNIT IN THIS INSTALLATION.

3. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND SHALL BE COMPLETELY WIRED ACCORDING TO MANUFACTURER'S WIRING DIAGRAM, INCLUDED POWER AND CONTROL WIRING.

4. THE ENGINE/GENERATOR SET SHALL BE INSTALLED ON THE FRAME WITH VIBRATION ISOLATORS. THE FRAME SHALL BE MOUNTED ON A CONCRETE PAD AS SHOWN ON THE CONTRACT DRAWINGS. THE ENGINE/GENERATOR SUPPLIER SHALL FURNISH SERVICE FOR THE INSTALLATION SUPERVISION, SYSTEM CHECKOUT, STARTUP, AND AT THE OWNER'S CONVENIENCE. THE GENERATOR SET SUPPLIER SHALL PROVIDE A QUALIFIED REPRESENTATIVE TO INSTRUCT THE OWNER'S OPERATING PERSONNEL, IN THE MAINTENANCE AND OPERATION OF THE SYSTEM SUPPLIED. THE SUPPLIER SHALL PERMANENTLY AFFIX A 24-HOUR EMERGENCY PHONE NUMBER TO BOTH THE GENERATOR SET AND THE TRANSFER SWITCH.

5. IF THE AREA AROUND THE GENERATOR IS PROTECTED BY A FIRE SPRINKLER SYSTEM, METAL SHIELDS SHALL BE PROVIDED TO DIRECT THE WATER AWAY FROM CRITICAL EQUIPMENT.

6. ALL EQUIPMENT SHALL BE PROPERLY SECURED TO WALL OR FLOOR TO PREVENT DISRUPTION OF POWER FROM SEISMIC SHOCK. BATTERIES SHALL BE SUPPORTED IN A SEISMIC RATED RACK.

7. ALL CONNECTION TO ENGINE/GENERATOR SHALL BE MADE WITH FLEXIBLE CONDUIT, DUCT AND PIPING.

8. PROVIDE SUITABLE METAL CABINET MOUNTED ON WALL FOR INSTRUCTION MANUAL AND ANY SPECIAL TOOLS OR TESTING DEVICES.

PROFESSIONAL ENGINEER - STATE OF NEVADA
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Rev.	Date	Description	By	Chk'd	Apprvd.
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2	02/2026	REVISED PER MARKUPS	EFL	EL	EL
3	05/2026	NEW BUILDING LAYOUT	EFL	EL	EL
4	05/2026	CONDUCTOR TABLE UPDATED	EFL	EL	EL

REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

ELECTRICAL SPECIFICATIONS

NEVADA
CARSON CITY

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1. ALL WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (SSPWC) AND THE "STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" (SDPWC) AS ADOPTED BY CARSON CITY. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM THE CARSON CITY PERMIT CENTER PRIOR TO THE START OF CONSTRUCTION.

2. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL CONFORM TO SECTIONS 100 AND 338 OF THE SSPWC AND PART 6 OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CARSON CITY ENGINEERING DIVISION PRIOR TO ANY STREET CLOSURES. (2)

3. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (811 OR 1-800-642-2444) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND COMPLY WITH THE REQUIREMENTS OF NRS AND NAC 455 THROUGHOUT THE COURSE OF THE WORK. SEWER SERVICE LATERALS ARE NOT OWNED OR MARKED BY CARSON CITY. (2)

4. THE CONTRACTOR SHALL CALL THE CARSON CITY ENGINEERING DIVISION (775-887-2300) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL ONE (1) WORKING DAY PRIOR TO REQUIRED INSPECTIONS AND TESTING. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE INSPECTION RECORD ISSUED WITH EACH PERMIT. THE CONTRACTOR MUST HAVE THE PERMIT NUMBER AND THE DESCRIPTION LISTED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING. FOR CITY CONTRACTED PROJECTS, THE CONTRACTOR SHALL SCHEDULE INSPECTIONS PER THE CONTRACT DOCUMENTS.

5. FINAL INSPECTIONS WILL BE PERFORMED BY CARSON CITY ENGINEERING DIVISION ACCORDING TO THE CARSON CITY INSPECTIONS AND TESTING PROCEDURES. NOTE: THESE PROCEDURES REQUIRE SUBMITTAL OF RECORD DRAWING PRINTS BY THE CONTRACTOR AND TEN (10) WORKING DAYS TO PREPARE A FINAL PUNCH LIST. ALL CONDITIONS OF THE FINAL INSPECTION MUST BE COMPLETED PRIOR TO FINAL ACCEPTANCE OR ANY APPROVAL OF A CERTIFICATE OF OCCUPANCY BY THE CARSON CITY ENGINEERING DIVISION.

6. MODIFICATIONS TO THE APPROVED PLANS REQUIRES REVIEW AND APPROVAL BY THE CARSON CITY ENGINEERING DIVISION. WORK PERFORMED WITHOUT WRITTEN APPROVAL BY CARSON CITY ENGINEERING WILL REQUIRE REMOVAL AT THE CONTRACTOR'S EXPENSE.

7. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.

8. PLAN APPROVAL FOR SEWER AND WATER CONSTRUCTION SHALL EXPIRE ONE YEAR FROM DATE OF APPROVAL UNLESS CONSTRUCTION HAS BEEN INITIATED. (CCMC 12.06.180F, 12.01.140D)

9. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ACQUIRING A STORMWATER DISCHARGE PERMIT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) INCLUDING DEVELOPING, SUBMITTING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL DEVELOP, PLACE AND MAINTAIN STORMWATER PROTECTION DEVICES IN COMPLIANCE WITH THE "NEVADA CONTRACTORS FIELD GUIDE FOR CONSTRUCTION SITE BEST MANAGEMENT PRACTICES" (JUNE 2013).

10. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR LOCATING EXISTING UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTIONS AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION, PRIOR TO BEGINNING CONSTRUCTION. POTHOLING IS REQUIRED. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THE CONSTRUCTION PLANS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. (1)

11. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE. (1)

12. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY. (1)

NO.	REVISION	DATE
1	NOTE 10,11,12	9/17
2	NOTE 2&3	4/25
APPROVED BY: DA		4/25

STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION

GENERAL NOTES

SECTION: CARSON CITY
DRAWING NO.: C-1.1.1
DATE: APR 2025

1. WATER DENSIFIED BACKFILL AND TUNNELING SHALL BE BY SPECIAL PROVISION ONLY.

2. BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF CLASS E BACKFILL AS SPECIFIED IN SUBSECTION 200.03.06 OF THE SSPWC. MATERIAL SHALL BE PLACED IN UNCOMPACTED 12 INCH LIFTS AS SPECIFIED IN SECTION 305 OF THE SSPWC AND DENSIFIED TO 90% RELATIVE COMPACTION PER ASTM D1557 MODIFIED PROCTOR.

3. BEDDING SHALL CONFORM TO THE REQUIREMENTS OF CLASS A BACKFILL AS SPECIFIED IN SUBSECTION 200.03.02 OF THE SSPWC. MATERIAL SHALL BE DENSIFIED TO 90% RELATIVE COMPACTION PER ASTM D1557 MODIFIED PROCTOR.

4. PLANS SHALL INCLUDE A DETAIL FOR SUBGRADE STABILIZATION INCLUDING BACKFILL MATERIAL, STRUCTURAL GEOTEXTILE FILTER FABRIC AND MODIFIED CUTOFF COLLARS WHEN POTENTIAL FOR UNSTABLE SUBGRADES EXIST, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR THEIR DESIGNEE.

5. FOR TRENCHES IN ROADWAY SECTION, SEE PAVEMENT PATCH DETAIL (DRAWING C-5.1.6.1).

6. FOR THE PURPOSE OF PAYMENT; EXCAVATION AND BACKFILL QUANTITIES ARE BASED ON THESE STANDARD DRAWINGS, AND NO ADDITIONAL COMPENSATION WILL BE MADE. SHORING OR SLOPED CUT SLOPES MAY BE NECESSARY, BUT THERE WILL BE NO ADDITIONAL PAYMENT. ALL EXCAVATIONS SHALL CONFORM TO THE LATEST OSHA REQUIREMENTS.

7. PLACE WARNING TAPE 1 FOOT ABOVE ALL BURIED WATER, RECLAIMED WATER, AND SANITARY SEWER FORCE MAIN PIPES AND CONDUITS. PLACE WARNING TAPE 6 INCHES ABOVE ALL BURIED CITY ELECTRICAL AND CITY COMMUNICATION PIPES AND CONDUITS.

8. TRACER WIRE FOR WATER LINES, RECLAIMED WATER LINES, SANITARY SEWER FORCE MAINS, CITY ELECTRICAL LINES, AND CITY COMMUNICATIONS LINES SHALL BE 12 GAUGE (MINIMUM THICKNESS) THHN INSULATED SOLID COPPER WIRE. INSULATION SHALL BE 30 MIL HDPE. PLANS SHALL SPECIFY WIRE STRENGTH AND INSULATION THICKNESS FOR BORING APPLICATIONS. SPLICES SHALL BE CONNECTED BY WIRE NUTS, SEALED WITH AQUA SEAL OR SILICON FILLED, AND DOUBLE WRAPPED WITH U/L LISTED ELECTRICAL TAPE. TRACER WIRE COLOR SHALL BE BLUE FOR WATER, PURPLE FOR RECLAIMED WATER, GREEN FOR SANITARY SEWER FORCE MAINS, RED FOR CITY ELECTRICAL, AND ORANGE FOR CITY COMMUNICATIONS. TRACER WIRE SHALL BE TAPED TO PIPE EVERY 5 FEET.

9. ALL TRENCHES MUST BE SAFELY SECURED DURING NON-WORKING HOURS. TRENCHES OUTSIDE OF STREETS AND ROAD SHOULDERS MAY BE SECURED BY BACKFILLING TO MATCH ADJACENT GRADE, INSTALLING STEEL PLATES, OR BY INSTALLING SECURE CONSTRUCTION FENCING. TRENCHES WITHIN STREETS AND ROAD SHOULDERS MAY BE SECURED BY BACKFILLING TO MATCH ADJACENT GRADE, WITH A TEMPORARY PATCH OF COLD ROAD-MIX ASPHALT CONCRETE WHERE PAVING IS PRESENT, OR WITH STEEL PLATES FROM APRIL 1 TO OCTOBER 31. STEEL PLATES MAY ONLY BE USED WITH APPROVAL BY THE CITY ENGINEER FROM NOVEMBER 1 TO MARCH 31 WHEN BACKFILLING TRENCHES IS NOT FEASIBLE. IN NO INSTANCE SHALL STEEL PLATES BE PERMITTED ON STREETS OR ROAD SHOULDERS IF SNOW IS FORECASTED WITHIN THE FOLLOWING FIVE (5) DAYS.

10. STEEL PLATES MAY NOT REMAIN IN STREETS OR ROAD SHOULDERS FOR MORE THAN SEVEN (7) CONSECUTIVE DAYS AFTER THE LAST DAY OF WORK REQUIRING USE OF STEEL PLATES. STEEL PLATES MUST BE SECURED BY PLACEMENT OF ASPHALT OR PRE-FABRICATED RAMPS WHEN PLACED IN AREAS OPEN TO VEHICULAR TRAFFIC.

PROFESSIONAL ENGINEER - STATE OF NEVADA
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NO.	REVISION	DATE
	NEW DETAIL	4/25
APPROVED BY: DA		4/25

STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION

TRENCH EXCAVATION AND BACKFILL GENERAL NOTES

SECTION: CARSON CITY
DRAWING NO.: C-1.2.1
DATE: APR 2025

ISSUED FOR CONSTRUCTION

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Rev.	Date	Description	By	Chk'd	Apprvd.
0	01/2026	ORIGINAL ISSUES	EFL	TMW	EL
1	02/2026	REVISED PER MARKUPS	EFL	TMW	EL

REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

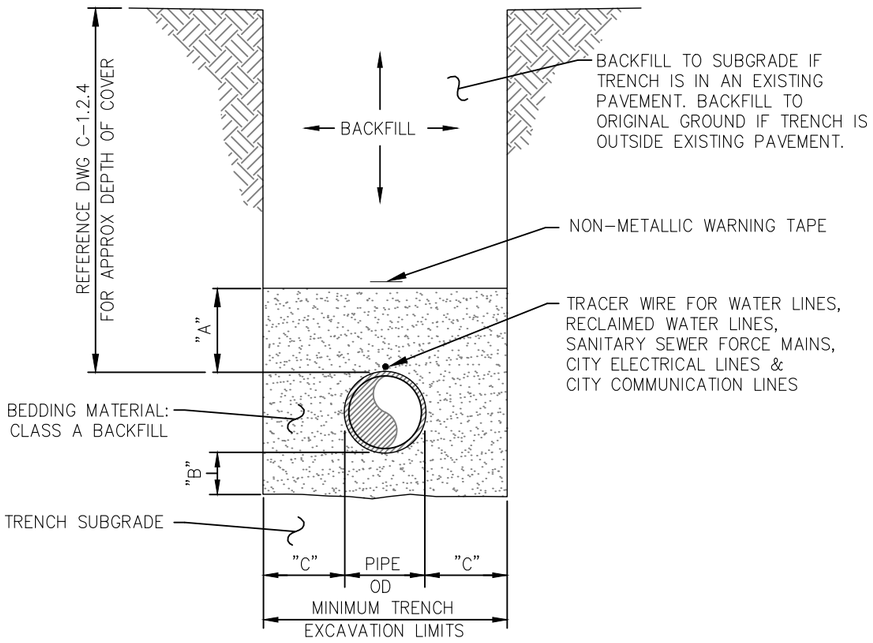
CARSON CITY STANDARD DETAILS

NEVADA
CARSON CITY

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	CITY UTILITY	"A"	"B"	"C"
1	WATER, RECLAIMED WATER, STORM DRAIN & SANITARY SEWER	12" MIN	6" MIN	12" MIN
	ELECTRICAL & COMMUNICATIONS	6" MIN	3" MIN	6" MIN

TYPICAL TRENCH SECTION

NTS

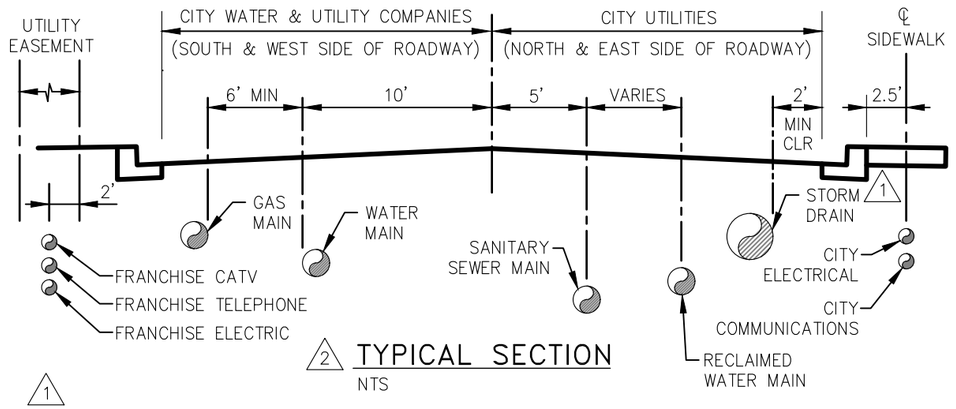
NOTES:

1. SEE DETAIL C-1.2.1 FOR TRENCH EXCAVATION AND BACKFILL GENERAL NOTES.

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NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
	NEW DETAIL	4/25		CARSON CITY
1	TRENCH TABLE	7/25	TRENCH EXCAVATION AND BACKFILL	DRAWING NO. C-1.2.1.1
				DATE JULY 2025
APPROVED BY: DA		7/25		



2 TYPICAL SECTION

NTS

1

UTILITY	TYPICAL DEPTH OF COVER	MIN DEPTH OF COVER	MIN HORIZ SEPARATION	MIN VERT SEPARATION	MIN HORIZ SEPARATION FROM WATER	MIN VERT SEPARATION FROM WATER
STORM DRAIN	2'	2'	2'	1.5'	10'	1.5'
SANITARY SEWER	6'	4'	3'	1.5'	10'	1.5'
WATER	4'	3.5'	5'	1.5'	N/A	N/A
RECLAIMED WATER	5'	5'	5'	1.5'	10'	1.5'
GAS*	3'	2.5'	6'	2'	6'	2'
FRANCHISE CATV*	3'	3'	PER UTILITY CO	PER UTILITY CO	5'	1.5'
FRANCHISE ELECTRICITY*	5'	5'	PER UTILITY CO	PER UTILITY CO	5'	2'
FRANCHISE TELEPHONE*	3.5'	3.5'	PER UTILITY CO	PER UTILITY CO	5'	1.5'
2 CITY ELECTRICAL	3'	3'	2'	1.5'	5'	1.5'
2 CITY COMMUNICATIONS	4'	4'	2'	1.5'	5'	1.5'

* MINIMUM OR LOCAL UTILITY STANDARDS – WHICHEVER IS GREATER

NOTES: 1 2

1. COMMON TRENCH WITH OTHER UTILITIES IS NOT ALLOWED FOR WATER, SEWER, RECLAIMED WATER OR STORM DRAIN. CITY ELECTRICAL AND CITY COMMUNICATIONS SHALL NOT BE PLACED IN A COMMON TRENCH WITH FRANCHISE CATV, TELEPHONE, AND ELECTRIC.
2. DEPTHS OF COVER AND LOCATIONS OTHER THAN THOSE PROVIDED HEREIN ARE SUBJECT TO CARSON CITY DEVELOPMENT ENGINEERING AND PUBLIC WORKS APPROVAL. HORIZONTAL AND VERTICAL SEPARATIONS MUST BE PROVIDED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. LOCATION AND DEPTH SHALL BE AS REQUIRED TO MEET THE REQUIREMENTS OF NAC CHAPTER 445A AND THE NDEP BUREAU OF SAFE DRINKING WATER "GUIDANCE FOR AREAS REQUIRING MITIGATION FOR WATER AND SEWER SEPARATION."
4. DEPTH SHALL BE AS REQUIRED TO PROVIDE ADEQUATE CLEARANCE FROM OTHER UTILITIES, TO SERVE UPSTREAM TRIBUTARY AREAS, AND TO MEET PROPER DESIGN REQUIREMENTS FOR DOWNSTREAM CONNECTIONS.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	NOTES &	3/22		CARSON CITY
	SEPARATIONS		TYPICAL UTILITY MAIN LOCATIONS	DRAWING NO. C-1.2.4
2	TABLE&NOTES	4/25		DATE APR 2025
APPROVED BY: DA		4/25		

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(877) 775-4774

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0	01/2026	ORIGINAL ISSUES	EFL	TMW	EL
1	02/2026	REVISED PER MARKUPS	EFL	TMW	EL

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SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

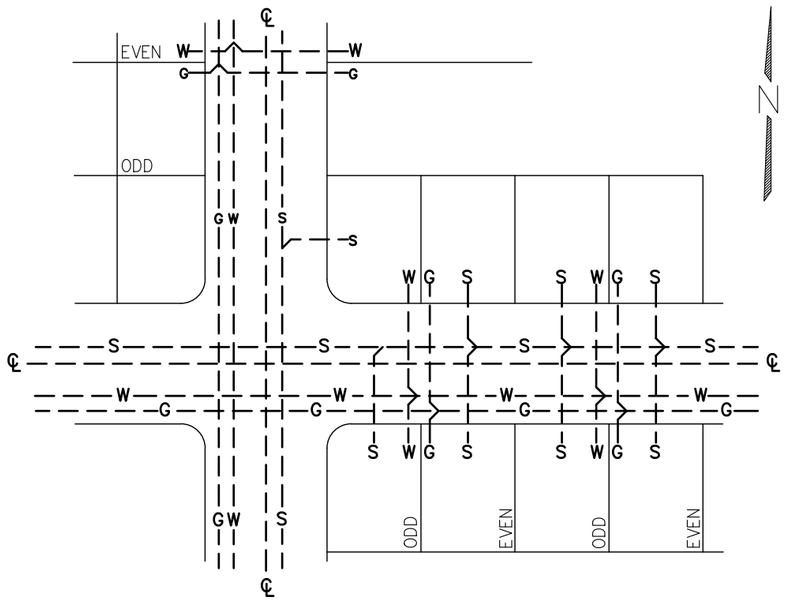
CARSON CITY STANDARD DETAILS

NEVADA
CARSON CITY

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UTILITY LOCATION

NTS

NOTES:

1. SANITARY SEWER LATERAL TO BE CENTERED ON LOT (CHANGES MAY BE REQUIRED DUE TO LOT SIZE AND TOPOGRAPHY, AND REQUIRE APPROVAL OF THE CARSON CITY ENGINEERING DIVISION). EACH LOT TO BE SERVED BY A SEWER MAIN IN AN ADJACENT STREET.
2. COMMON LOT CORNERS ARE DEFINED AS ODD OR EVEN AS COUNTED NORTH OR EAST FROM THE PRECEDING STREET INTERSECTION.
3. WATER SERVICES SHALL BE PLACED ON ODD LOT CORNERS ON EAST–WEST STREETS AND ON EVEN LOT CORNERS ON NORTH–SOUTH STREETS. ADDITIONALLY, WATER SERVICES SHALL BE 1 FOOT WEST OR NORTH OF THE RESPECTIVE LOT LINE.
4. GAS SERVICES SHALL BE PLACED ON THE SAME LOT CORNERS AS FOR THE WATER DESCRIBED ABOVE, EXCEPT THAT IT SHALL BE 4 FEET EAST OR SOUTH OF THE RESPECTIVE LOT LINE (OPPOSITE SIDE OF WATER). MAINTAIN 5 FOOT CLEARANCE FROM WATER OR SEWER SERVICES.
5. ELECTRICITY, TELEPHONE, AND CABLE TV SHALL BE PLACED ON EVEN LOT CORNERS ON EAST–WEST STREET AND ON ODD LOT CORNERS ON NORTH–SOUTH STREETS. MAINTAIN 5 FOOT CLEARANCE FROM WATER OR SEWER SERVICES.
6. LOCATION AND DEPTH OF WATER, SANITARY SEWER, RECLAIMED WATER, AND STORM DRAIN LATERALS/SERVICES SHALL BE AS REQUIRED TO MEET THE REQUIREMENTS OF THE NDEP BUREAU OF SAFE DRINKING WATER AND NAC CHAPTER 445A. SEPARATION OF LINES CONSTRUCTED MUST MEET REQUIREMENTS OF NAC 445A.6715 THROUGH NAC 445.6718, INCLUSIVE.
7. FOR MAIN LOCATIONS AND DEPTH OF COVER, SEE DRAWING C–1.2.4.
8. ALL LATERALS/SERVICES SHALL HAVE 1.5 FOOT MINIMUM COVER UNDER FINISHED GRADE INCLUDING STORMWATER CHANNELS.

NO.	REVISION	DATE
1	NOTE 8	3/22
2	NOTE 1&6	4/25
APPROVED BY: DA		4/25

STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION

TYPICAL UTILITY LATERAL LOCATIONS

SECTION: CARSON CITY
DRAWING NO.: C–1.2.5
DATE: APR 2025

1. IF SAWCUT IS WITHIN 24 INCHES OF EDGE OF A.C. PAVEMENT, AN EXISTING SAWCUT EDGE OR PAVEMENT PATCH, REMOVE EXISTING PAVEMENT TO THAT EDGE AND REPLACE ENTIRE SECTION.
2. BITUMINOUS MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 201 AND 320 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. MIXING, SPREADING, AND COMPACTING OF BITUMINOUS PAVEMENT SHALL BE DONE ONLY WHEN THE SURFACE ON WHICH THE MATERIALS ARE TO BE PLACED IS DRY AND WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND HAS NOT BEEN BELOW 40 DEGREES FAHRENHEIT DURING THE PRECEDING 24 HOURS.
4. FINISHED SURFACE VARIATIONS SHALL BE 0 TO 0.25 INCHES ABOVE EXISTING SURFACE. ALL HUMPS EXCEEDING THIS TOLERANCE SHALL BE CORRECTED BY REMOVAL OF MATERIAL AND REPLACING IT WITH NEW MATERIAL. FINISHED SURFACE OF PATCH SHALL NOT BE BELOW EXISTING ADJACENT SURFACE.
5. TRENCH PLANTMIX BITUMINOUS PAVEMENT SURFACE AND SUB SURFACE COURSES SHALL BE PG64–22 TYPE 3 WITH LIME 50 BLOW AND 15% RAP MAX. UNLESS OTHERWISE NOTED. MILL AND FILL PLANTMIX BITUMINOUS PAVEMENT SURFACE AND SUB SURFACE COURSES SHALL BE PG64–28NV TYPE 3 WITH LIME 50 BLOW AND 15% RAP MAX. UNLESS OTHERWISE NOTED.
6. PLANTMIX BITMUMINOUS PAVEMENT PATCHES SHALL MATCH EXISTING SECTION OR HAVE A MINIMUM THICKNESS OF 5 INCHES, WHICHEVER IS GREATER.
7. PLANS SHALL SPECIFY PAVEMENT PATCH AND AGGREGATE BASE DEPTHS AS SPECIFIED BY THE DESIGN ENGINEER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF LOOP DETECTORS, ADJUSTMENT OF UTILITIES AND SURVEY MONUMENTS TO GRADE AND INSTALLATION OF PERMANENT PAVEMENT MARKINGS.
9. LONGITUDINAL PATCHES ALONG PCC CURBS AND GUTTERS SHALL BE A MINIMUM OF 24 INCHES IN WIDTH.

PROFESSIONAL ENGINEER - STATE OF NEVADA
EDWARD W. LEGIER
Exp. 12/31/2027
ELECTRICAL
No. 11304
5/21/2026

NO.	REVISION	DATE
	NEW DETAIL	3/23
APPROVED BY:		3/23

STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION

PAVEMENT PATCH GENERAL NOTES

SECTION: CARSON CITY
DRAWING NO.: C–5.1.6
DATE: MAR 2023

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1	02/2026	REVISED PER MARKUPS	EFL	TMW	EL

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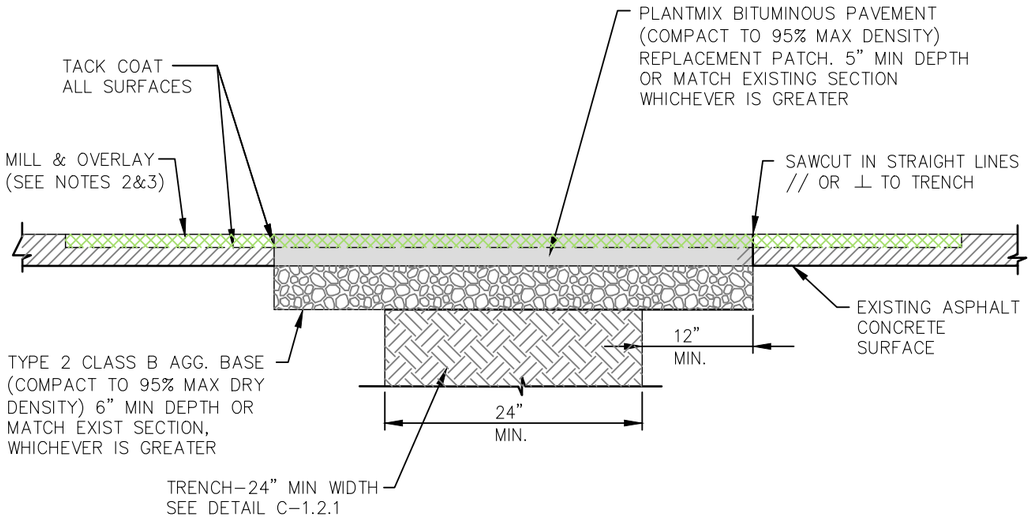
CARSON CITY STANDARD DETAILS

NEVADA
CARSON CITY

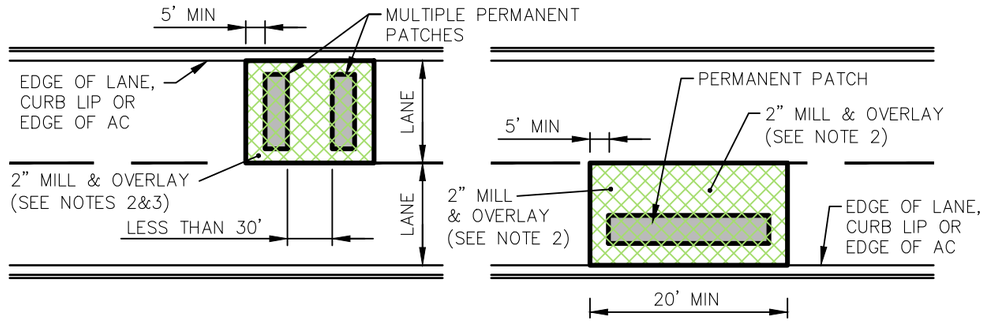
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TYPICAL SECTION
NTS



TRANSVERSE PATCHING:
NTS

LONGITUDINAL PATCHING:
NTS

NOTES:

1. SEE DETAIL C–5.1.6 FOR PAVEMENT PATCH GENERAL NOTES
2. MILL AND OVERLAY FOR STREETS WITH PAVEMENT CONDITION INDEX (PCI) GREATER THAN 71 ONLY:
   WWW.CARSON.ORG/GOVERNMENT/DEPARTMENTS–G–Z/PUBLIC–WORKS/DIVISIONS/STREET–MAINTENANCE
   A. TRANSVERSE PATCHES SHALL INCLUDE A 2" MILL AND OVERLAY WHEREVER THERE ARE MULTIPLE PATCHES WITHIN 30 FEET OF EACH OTHER.
   B. LONGITUDINAL PATCHES SHALL INCLUDE 2" MILL AND OVERLAY TO THE EDGE OF AC OR LANE LINES (BIKE, PARKING, OR TRAVEL).
3. MILL AND OVERLAY AREAS OF EXISTING AC PAVEMENT WITH SECTIONS OF LESS THAN 4 INCHES SHALL BE REMOVED AND RECONSTRUCTED.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
	NEW DETAIL	3/23	PAVEMENT PATCH	CARSON CITY
				DRAWING NO. C–5.1.6.1
APPROVED BY:		3/23		DATE MAR 2023

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REVISIONS

SWITCH
CARSON CITY POP - ELECTRICAL AND LIGHTNING PROTECTION

CARSON CITY STANDARD DETAILS

NEVADA
CARSON CITY

PROFESSIONAL ENGINEER - STATE OF NEVADA
EDWARD W. LEGIER
Exp. 12/31/2027
ELECTRICAL
No. 11304
5/21/2026

SHEET 17 OF 17

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STRUCTURAL SET
FOR
CARSON CITY POP
CARSON CITY, NEVADA

OWNER/DEVELOPER:
SWITCH
1 SUPERLOOP CIRCLE
SPARKS, NV 89437

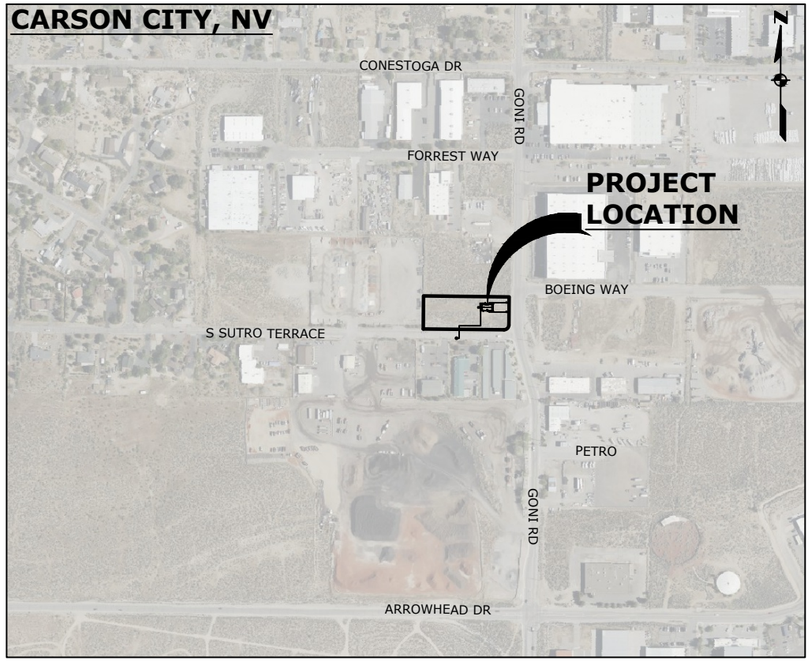
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lespinoza@switch.com

CONTRACTOR:
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1201 S ORCHARD RD.
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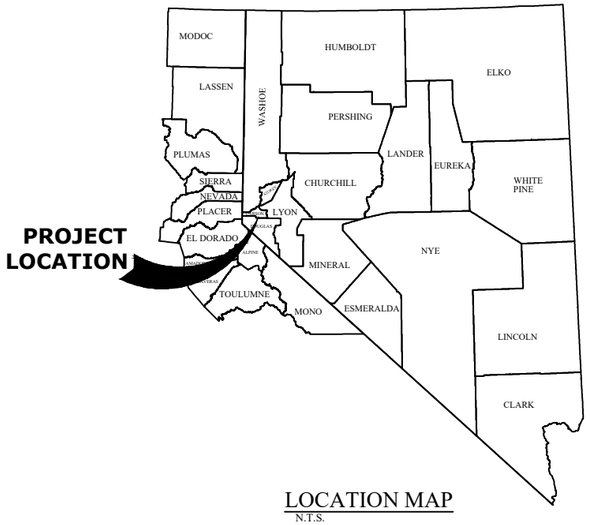
DAVID CURTIS
david@curtisandsons.net

PERMITTING/MAPPING CONSULTANT:
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5560 LONGLEY LANE
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RENO, NV 89511
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FOR QUESTIONS OR COMMENTS, CONTACT
CAMERON ELWARDT
PHONE: (702) 701-0319
Cameron.Elwardt@qualuscorp.com



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

STRUCTURAL DRAWING INDEX

SHEET NUMBER - DESCRIPTION	REVISION NO.
1 - COVER SHEET	2
2 - GENERAL STRUCTURAL NOTES	2
3 - SPECIAL INSPECTIONS, ABBREVIATIONS, & LEGEND	1
4 - FOUNDATION PLAN VIEW	2
5 - FOUNDATION SECTIONS AND DETAILS	2

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QUALUS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

PROFESSIONAL ENGINEER - STATE OF NEVADA
SCOTT C. DARLING
Exp. 12-31-2026
CIVIL
No. 34061

4/24/2026

ISSUED FOR CONSTRUCTION

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Rev.	Date	Description	By	Chk'd	Apprvd.
0	12/2025	ORIGINAL ISSUE	CO	SCD	CO
1	01/2026	REVISION 1	CO	SCD	CO
2	04/2026	REVISION 2 - UPDATED BUILDING LOADS	SS	SCD	SCD

REVISIONS

SWITCH
CARSON CITY POP - STRUCTURAL

COVER SHEET

NEVADA
CARSON CITY

SHEET 1 OF 5

REVISION: 2

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GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

1. DESIGN CODES
   a. 2018 IBC, 2018 INTERNATIONAL BUILDING CODE(IBC)
   b. 2018 NORTHERN NEVADA AMENDMENTS TO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE
   c. ASCE 7-16, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
   d. ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

2. DESIGN LOADS PER BUILDING MANUFACTURER. REFER TO "STRUCTURAL LOADING CALCULATIONS SWITCH, CARSON CITY, NV PROJECT NO. 2506-258B" BY THERMOBOND BUILDINGS.

3. FOUNDATION DESIGN CRITERIA
   a. ALLOWABLE BEARING PRESSURE = 2,000 PSF
   b. COEFFICIENT OF FRICTION = 0.38
   c. FROST DEPTH = 2 FT.
   d. COEFFICIENT OF SUBGRADE REACTION (K-VALUE) = 150 PCI

GENERAL NOTES

1. ALL WORK NOT DETAILED OR NOTED SHALL BE CONSTRUCTED IN ACCORDANCE WITH OTHER SIMILAR WORK SHOWN ON THE DRAWINGS AND ON TYPICAL DETAILS.

2. IN CASE OF CONFLICT NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE NOTES ON THIS SHEET.

3. CONTRACTOR IS RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.

4. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM ALL DAMAGE.

5. CONTRACTOR SHALL VERIFY THERE ARE NO UNDERGROUND UTILITIES PRIOR TO EXCAVATING.

6. QUANTITIES SHOWN WITHIN THE DRAWINGS ARE FOR ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES REQUIRED.

7. CONTRACTOR SHALL VERIFY ALL DIMENSION AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

8. CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH REDLINE AS-BUILT DRAWINGS.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS IN THE GEOTECHNICAL REPORT "SWITCH NEVADA POINT OF PRESENCE (POP) SITES GEOETECHNICAL INVESTIGATION" BY CERTERRA/BLACK EAGLE CONSULTING, INC. DATED JUNE 13, 2025 AND ALL ASSOCIATED ADDENDUMS.

2. CONTRACTOR SHALL BE FAMILIAR WITH THE SUBSURFACE CONDITIONS AND SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REGARDING SITE PREPARATION AND FOUNDATION CONSTRUCTION. COPIES OF THE REPORT ARE AVAILABLE FROM THE OWNER/ENGINEER.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY PROTECTING ALL EXCAVATION SLOPES. WHERE NECESSARY, SHEETING AND SHORING OF EXCAVATION SHALL BE PROVIDED WITH ALL REQUIRED TIEBACKS AND BRACING.

4. ALL EXCAVATIONS SHALL BE KEPT DRY. STANDING WATER SHALL NOT BE PERMITTED IN EXCAVATIONS.

5. ALL EXCAVATIONS OCCURRING UNDER CONCRETE SLABS SHALL BE BACK FILLED USING NON-FROST SUSCEPTIBLE STRUCTURAL FILL COMPLYING WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT. CONCRETE SLABS SHALL BE DIRECTLY UNDERLAIN BY A MINIMUM 6" OF AGGREGATE BASE DENSIFIED TO 95% RELATIVE COMPACTION

6. STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY ACCORDING TO ASTM D1557. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON STRUCTURAL FILL REQUIREMENTS AND RECOMMENDATIONS. FOOTINGS SHALL NOT BE PLACED UNTIL SOIL HAS BEEN VERIFIED BY THE SPECIAL INSPECTOR.

7. FOUNDATIONS SHALL NOT BE PLACED PARTIALLY ON BEDROCK AND PARTIALLY ON STRUCTURAL FILL.

8. UNLESS OTHERWISE PERMITTED, PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF STRUCTURE, WHERE SUCH FILL IS REQUIRED, TO PREVENT DIFFERENTIAL PRESSURES.

CONCRETE NOTES

1. ALL DESIGN AND CONSTRUCTION OF STRUCTURAL CONCRETE CONFORM TO THE REQUIREMENTS OF THE 2018 IBC AND ACI 318-14 REQUIREMENTS.

2. ALL CONCRETE CONSTRUCTION AND TOLERANCES SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-16) REQUIREMENTS. MECHANICAL VIBRATORS SHALL BE USED.

3. CONCRETE FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI.

4. CONTRACTOR TO SUBMIT MIX DESIGN TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL TO SHOW COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:
   a. CONCRETE SHALL BE READY-MIX IN ACCORDANCE WITH ASTM C94.
   b. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II OR HYDRAULICALLY BLENDED CEMENT CONFORMING TO ASTM C595 WITH SPECIAL DESIGNATION (MS) OR BETTER.
   c. THE AIR CONTENT SHALL BE BETWEEN 5% AND 7% FOR CONCRETE FOUNDATIONS.
   d. WATER USED IN MIXING SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF ACIDS, ALKALIS, OILS, SALTS, ORGANIC MATTER, OR OTHER IMPURITIES THAT MAY BE DELETERIOUS TO CONCRETE OR REINFORCING STEEL. MIX WATER SHALL CONFORM TO ASTM C1602.
   e. WATER-CEMENT RATIO SHALL BE A MAXIMUM OF 0.45.
   f. CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C494.
   g. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260.
   h. FLY ASH SHALL CONFORM TO ASTM C618.
   i. FINE AGGREGATE SHALL CONFORM TO ASTM C33.
   j. COARSE AGGREGATE SHALL CONFORM TO ASTM C33. THE AGGREGATE SIZE SHALL CONFORM TO SIZE NUMBER 6 IN TABLE 2 OF THE ASTM STANDARD.
   k. GROUT OR CONCRETE CONTAINING MORE THAN 0.1 PERCENT OF SOLUBLE CHLORIDE SHALL NOT BE USED.

5. CONCRETE TO BE PLACED DURING HOT OR COLD WEATHER CONDITIONS SHALL ADHERE TO THE REQUIREMENTS SPECIFIED IN ACI 305R (HOT WEATHER) OR ACI 306R (COLD WEATHER), RESPECTIVELY. IF APPLICABLE, FOR HOT AND COLD WEATHER PLACEMENTS, SUBMIT DETAILED PLAN INCLUDING METHODS FOR CURING AND PROTECTION TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO PLACING CONCRETE.

6. CONTRACTOR IS RESPONSIBLE FOR FINAL CONCRETE MIX STRENGTH AND FINISH.

7. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS OTHERWISE NOTED.

8. ALL REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE MANUEL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.

9. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. REINFORCEMENT SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO PLACING CONCRETE.

10. MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
    a. PLACED AGAINST EARTH = 3 INCHES
    b. ALL OTHER SURFACES = 2 INCHES

13. ALL REINFORCEMENT SHALL BE CONTINUOUS. STAGGER LAP SPLICES WHERE POSSIBLE. MINIMUM LAP SPLICES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED. LENGTHS PROVIDED BELOW SHALL BE MULTIPLIED BY A FACTOR OF 1.3 FOR TOP BARS. TOP BARS ARE DEFINED AS HAVING MORE THAN 12" OF CONCRETE CAST BELOW.
    a. #4 BAR = 22"
    b. #5 BAR = 28"
    c. #6 BAR = 34"

14. ALL REINFORCING ACCESSORIES, INCLUDING BUT NOT LIMITED TO HEADED TERMINATORS, MECHANICAL COUPLERS AND WELDED COUPLERS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

15. EXPANSION AND ADHESIVE ANCHOR BOLTS SHALL BE AS SPECIFIED IN THE DRAWINGS.

16. NO PIPES, DUCTS, OR OTHER OPENINGS SHALL BE PLACED IN SLABS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ENGINEER. LOCATIONS AND SIZES OF OPENINGS IN SLABS AND WALLS SHALL BE COORDINATED BY THE CONTRACTOR WITH ALL OTHER APPLICABLE DRAWINGS. WHERE CONFLICTS OCCUR BETWEEN THE DRAWINGS, CONTACT THE ENGINEER OF RECORD FOR REVIEW.

SHOP DRAWINGS

1. THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING SHOP DRAWINGS FOR REVIEW. ANY SHOP DRAWINGS OR PRODUCT DATA NOT REVIEWED AND STAMPED BY THE CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. ITEMS NOT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS SHALL BE NOTED BY THE CONTRACTOR IN THEIR REVIEW.

2. ANY SHOP DRAWINGS NOT REVIEWED AND INITIALED BY THE SUPPLIER/DETAILER PRIOR TO SUBMITTING FOR ENGINEERING REVIEW WILL BE RETURNED WITHOUT REVIEW.

3. ANY CHANGES FROM THE CONSTRUCTION DRAWINGS SHALL BE NOTED BY THE SUBMITTING PARTY.

4. SHOP DRAWINGS DO NOT REPLACE THE CONSTRUCTION DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND NOT NOTED BY THE REVIEWER ARE NOT TO BE CONSIDERED CHANGES TO THE CONSTRUCTION DRAWINGS. THE REVIEW IS INTENDED AS AN AID TO THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.

5. ANY ENGINEERING DESIGN PERFORMED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR A SEAL OF AN ENGINEER REGISTERED IN THE APPROPRIATE JURISDICTION AND DISCIPLINE. THE ADEQUACY OF DESIGNS AND LAYOUTS PERFORMED BY OTHERS IS THE RESPONSIBILITY OF THE DESIGNING OR SUBMITTING PARTY.

6. CONSTRUCTION DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.

SPECIAL INSPECTION

1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR EMPLOYED BY SWITCH.

2. THE INSPECTION TABLES INDICATE THE TYPE AND EXTENT OF THE SPECIAL INSPECTIONS REQUIRED.

3. ALL WORK REQUIRING SPECIAL INSPECTION SHALL BE ACCESSIBLE AND EXPOSED FOR THE SPECIAL INSPECTOR PRIOR TO THE COMPLETION OF THE SPECIAL INSPECTION.

4. CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE TO THE SPECIAL INSPECTOR THAT AN INSPECTION WILL BE REQUIRED FOR THE WORK COMPLETED.

5. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF ALL INSPECTIONS AND FURNISH REPORTS TO THE ENGINEER OF RECORD. REPORTS SHALL INDICATE IF THE WORK WAS OR WAS NOT COMPLETED IN CONFORMANCE WITH THE CONSTRUCTION DRAWINGS.

6. ANY WORK NOT COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR AND ENGINEER OR RECORD. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY WORK NOT COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.



4/24/2026

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0	12/2025	ORIGINAL ISSUE	CO	SCD	CO
1	01/2026	REVISION 1	CO	SCD	CO
2	04/2026	REVISION 2 - UPDATED BUILDING LOADS	SS	SCD	SCD

REVISIONS

SWITCH
CARSON CITY POP - STRUCTURAL

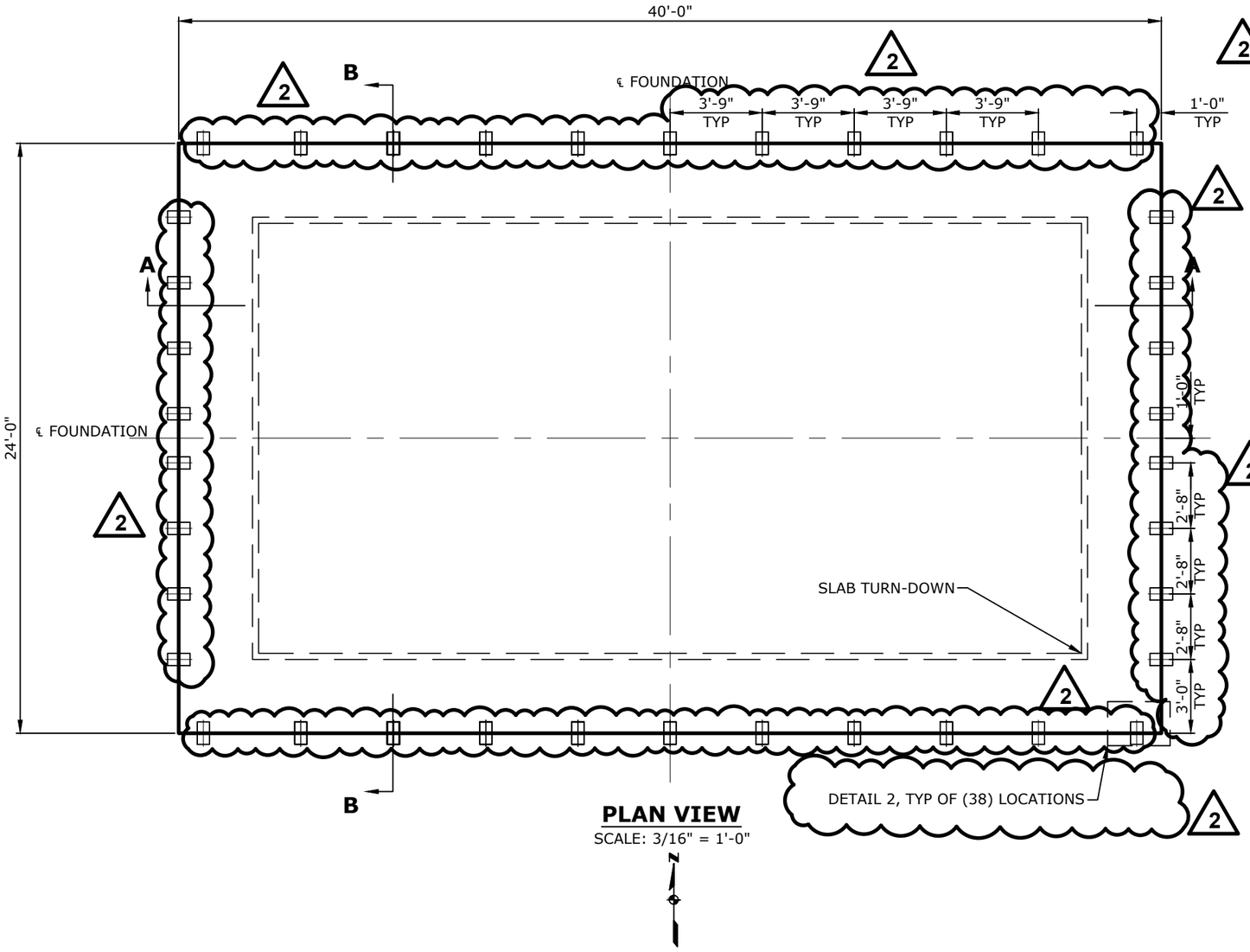
GENERAL STRUCTURAL NOTES

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REVISION: 2

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PLAN VIEW
SCALE: 3/16" = 1'-0"

KEY NOTES

1. REFER TO SITE PLAN ON ELECTRICAL DRAWINGS FOR FOUNDATION LOCATION.
2. FOUNDATION DESIGN AND LAYOUT BASED ON STRUCTURAL CALCULATIONS TITLED "STRUCTURAL LOADING CALCULATIONS 24' W x 40' L x 9' H, SWITCH, CARSON CITY, NV. PROJECT NO. 2506-258B" DATED 03/09/2026 BY THERMOBOND BUILDINGS AND DRAWING SET "SWITCH CARSON CITY, NV. DRAWING SET TBB2035. PROJECT SERIAL NUMBER 2506-258B" DATED 04/13/2026 BY THERMOBOND BUILDINGS. ANY CHANGES TO THE CALCULATIONS AND DRAWINGS FROM THE VERSIONS NOTED ABOVE MAY AFFECT THE DESIGN OF THIS FOUNDATION. REFER TO THERMOBOND DRAWING NO. TBB2035 SHEET NO. T1.0 FOR ADDITIONAL INFORMATION ON TIE-DOWN PLATES AND BUILDING SHIMS TO BE PROVIDED BY MANUFACTURER. LOCATION, SIZE, AND QUANTITY OF ANCHOR BOLTS AND TIE-DOWN PLATES SHOWN ON THIS DRAWING SET BY QUALUS SUPERSEDE THOSE SHOWN BY THERMOBOND.
3. CONTRACTOR RESPONSIBLE FOR BUILDING INSTALLATION AND ALIGNMENT TO ENSURE PROPER FIT UP OF HOLD DOWN BRACKET CONNECTIONS TO FOUNDATIONS.
4. IF THE FOUNDATION IS TO BE SURROUNDED BY SOIL, SLOPE MINIMUM 5% AWAY FROM THE FOUNDATION FOR AT LEAST 10 FEET. OTHERWISE, IF THE FOUNDATION IS TO BE SURROUNDED BY CONCRETE OR ASPHALT, SLOPE MINIMUM 1% AWAY FROM THE FOUNDATION.
5. FINISH ALL EXPOSED EDGES WITH EDGING TOOL.
6. POUR ENTIRE SLAB MONOLITHIC.
7. MAINTAIN 3" CLEAR FROM BOTTOM AND SIDES OF REBAR TO SOIL UNLESS OTHERWISE NOTED.
8. SLOPE BACKFILL 1":10' AWAY FROM BUILDING, MINIMUM.
9. SEE GROUNDING PLAN FOR GROUND CONDUCTOR LOCATION AND GROUNDING DETAILS.
10. SLAB REINFORCEMENT DESIGNED PER ACI 360 RECOMMENDATION FOR CRACK CONTROL SUCH THAT CONTROL JOINTS ARE NOT REQUIRED.

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SWITCH
CARSON CITY POP - STRUCTURAL

FOUNDATION PLAN VIEW

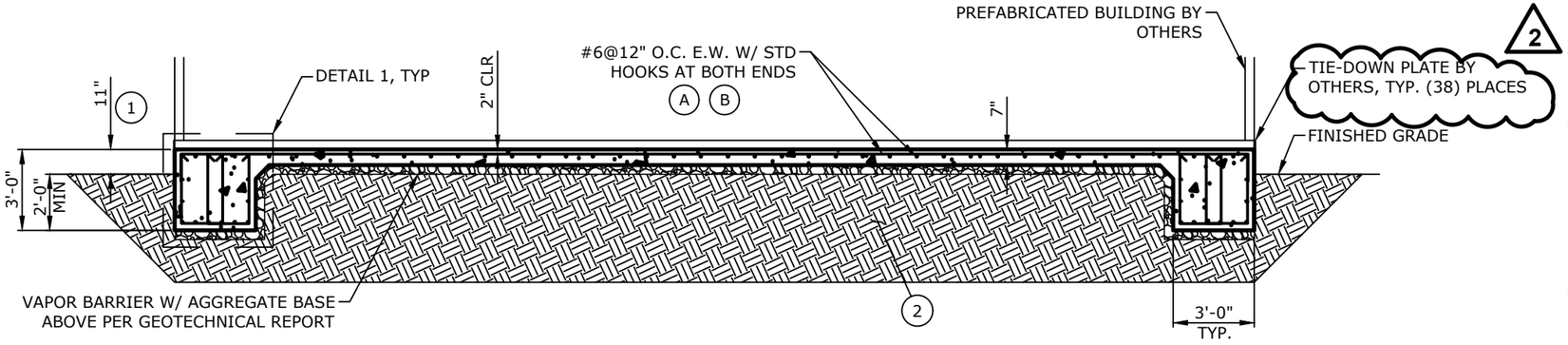
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PROFESSIONAL ENGINEER - STATE OF NEVADA
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Exp. 12-31-2026
CIVIL
No. 34061

4/24/2026

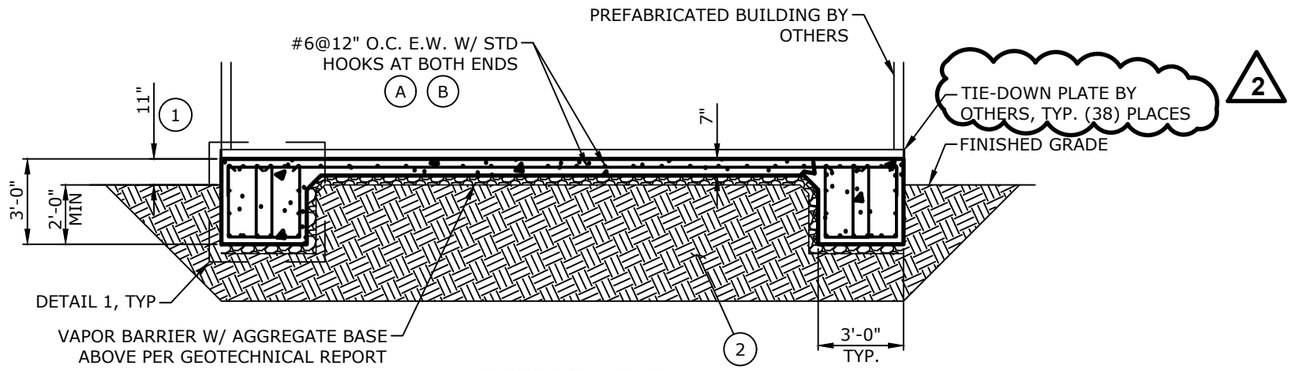
SHEET 4 OF 5
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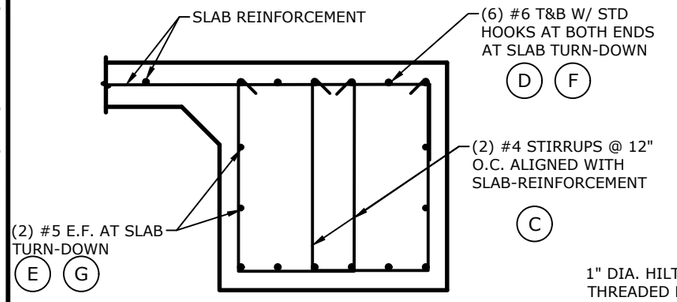
SECTION A-A

SCALE: 3/16" = 1'-0"



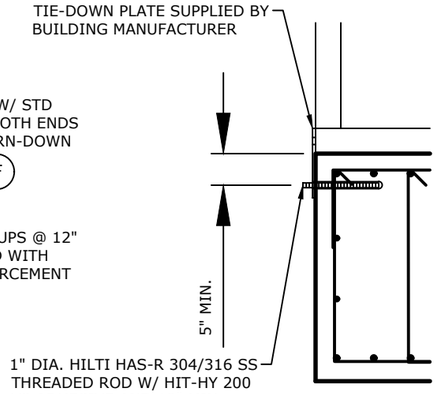
SECTION B-B

SCALE: 3/16" = 1'-0"



DETAIL 1

SCALE: 1/2" = 1'-0"



DETAIL 2

SCALE: 1/2" = 1'-0"

KEY NOTES

1. NOMINAL DIMENSION IS 11" HOWEVER, THIS WILL VARY WITH STRUCTURAL REQUIREMENTS AND PROPOSED FINISHED GRADE.
2. SLAB OVER-EXCAVATION OR REWORKING REQUIRED PER GEOTECHNICAL REPORT WHERE ENCOUNTERING CLAY, FINE-GRAINED SOILS, OR UNDOCUMENTED FILL. USE NON-FROST SUSCEPTIBLE STRUCTURAL FILL IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT WHERE REQUIRED.
3. ALL REBAR TO BE TIED UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO COORDINATE REINFORCEMENT LOCATIONS DURING PLACEMENT WITH LOCATIONS OF ANCHOR BOLTS. ACCEPTABLE TO ADJUST REINFORCEMENT +/- 3" FROM SPACING INDICATED ON DRAWINGS. DURING ANCHOR BOLT INSTALLATION, USE NON-DESTRUCTIVE METHODS TO LOCATE EXISTING REINFORCEMENT. DO NOT CUT EXISTING EXISTING REINFORCEMENT. ACCEPTABLE TO ADJUST ANCHOR LOCATION BY +/- 1" SO LONG AS CENTER OF ANCHOR BOLT IS 5" MINIMUM FROM TOP OF CONCRETE AND 1'-0" MINIMUM FROM SIDE OF CONCRETE.
5. DIMENSIONS, QUANTITIES, AND WEIGHTS PROVIDED IN LIST OF MATERIALS TABLE ARE FOR ESTIMATES ONLY AND ARE INTENDED TO BE NOMINAL AMOUNTS FOR ILLUSTRATING THE SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT MATERIAL INFORMATION REQUIRED.

LIST OF MATERIALS FOR (1) SLAB [SEE NOTE 5]

REF SYM	NO. PCS. REQUIRED	SHAPE	LENGTH REQ'D. EACH PIECE	TOTAL FOOTAGE	TOTAL WEIGHT (LBS)	BAR SIZE
A	18	39'-6" O.D. (12" / 12")	41'-6"	747'-0"	1121.99	#6 EQ. SPACE
B	34	23'-6" O.D. (12" / 12")	25'-6"	867'-0"	1302.23	#6 EQ. SPACE
C	132	31" O.D. MAX, 30" O.D., 4 1/2" HOOKS (135-DEGREE STD HOOKS), TYP	14'-10 1/2"	1963'-6"	1311.62	(2) #4 STIRRUPS
D	24	39'-6" (12" / 12")	41'-6"	996'-0"	1495.99	#6 EQ. SPACE
E	8	39'-6"	39'-6"	316'-0"	329.59	#5 EQ. SPACE
F	24	23'-6" (12" / 12")	25'-6"	612'-0"	919.22	#6 EQ. SPACE
G	8	23'-6"	23'-6"	188'-0"	282.38	#5 EQ. SPACE
H	38	1'-0" MIN	1'-0"	38'-0"	91.39	1" ALL THREAD
	38	1"- 14 UNC 2B HEAVY HEX NUTS				
	51.9 CY CONCRETE (NEAT LINE)			TOTAL	6854.41	
NUMBER OF SLABS REQUIRED: 1			STRUCTURE: COMMUNICATION BUILDING			

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FOUNDATION SECTIONS AND DETAILS

CARSON CITY, NEVADA

SHEET 5 OF 5

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