



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** February 18, 2016

**Staff Contact:** Susan Dorr Pansky (spansky@carson.org)

**Agenda Title:** For Possible Action: To introduce, on first reading, Bill No. \_\_\_\_, an ordinance to change the zoning from Single Family 6,000 (SF6) to Neighborhood Business (NB) on property located on Emerson Drive, APN 002-751-07. (ZMA-15-178)

**Staff Summary:** The existing single family residential zoning district for the subject property is not consistent with the Master Plan land use designation of Community/Regional Commercial. A commercial zoning district such as Neighborhood Business is more consistent with the Master Plan and would allow the applicant to apply for a Special Use Permit to develop the property as multi-family apartments.

**Agenda Action:** Ordinance - First Reading

**Time Requested:** 30 minutes

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## **Proposed Motion**

I move to introduce, on first reading, Bill No. \_\_\_\_, an ordinance to change the zoning from Single Family 6,000 to Neighborhood Business on property located on Emerson Drive, APN 002-751-07, based on the findings contained in the staff report.

## **Board's Strategic Goal**

Sustainable Infrastructure

## **Previous Action**

The Planning Commission recommended approval of the proposed Zoning Map Amendment by a vote of 6 ayes, 0 nays and 1 absent.

## **Background/Issues & Analysis**

The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all zoning map amendments. This is the first of two readings to amend the Title 18 City Zoning Map by ordinance. Please see the complete staff report to the Planning Commission for more information.

Attachments:

- 1) Ordinance
- 2) Planning Commission Case Record
- 3) Planning Commission Staff Report

## **Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 18.02.075 (Zoning Map Amendments)

## **Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

- 1) Deny the Zoning Map Amendment
- 2) Refer the matter back to the Planning Commission for further review

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

ORDINANCE NO. 2016-\_\_

BILL NO. \_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING OF APN 002-751-07, PROPERTY LOCATED ON EMERSON DRIVE FROM SINGLE FAMILY 6,000 TO NEIGHBORHOOD BUSINESS.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor’s Parcel Number 002-751-07, property located at Emerson Drive, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel APN 002-751-07 changing from Single Family 6,000 (SF6) to Neighborhood Business (NB). After proper noticing pursuant to NRS 278 and CCMC Title 18, on January 27, 2016, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 0 nays and 1 absent to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning of APN 002-751-07 from Single Family 6,000 (SF6) to Neighborhood Business (NB) on an approximately 5.5 acres or 239,580 square feet parcel as shown on “Exhibit A” attached.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2016.

VOTE:

AYES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

ROBERT L. CROWELL, Mayor

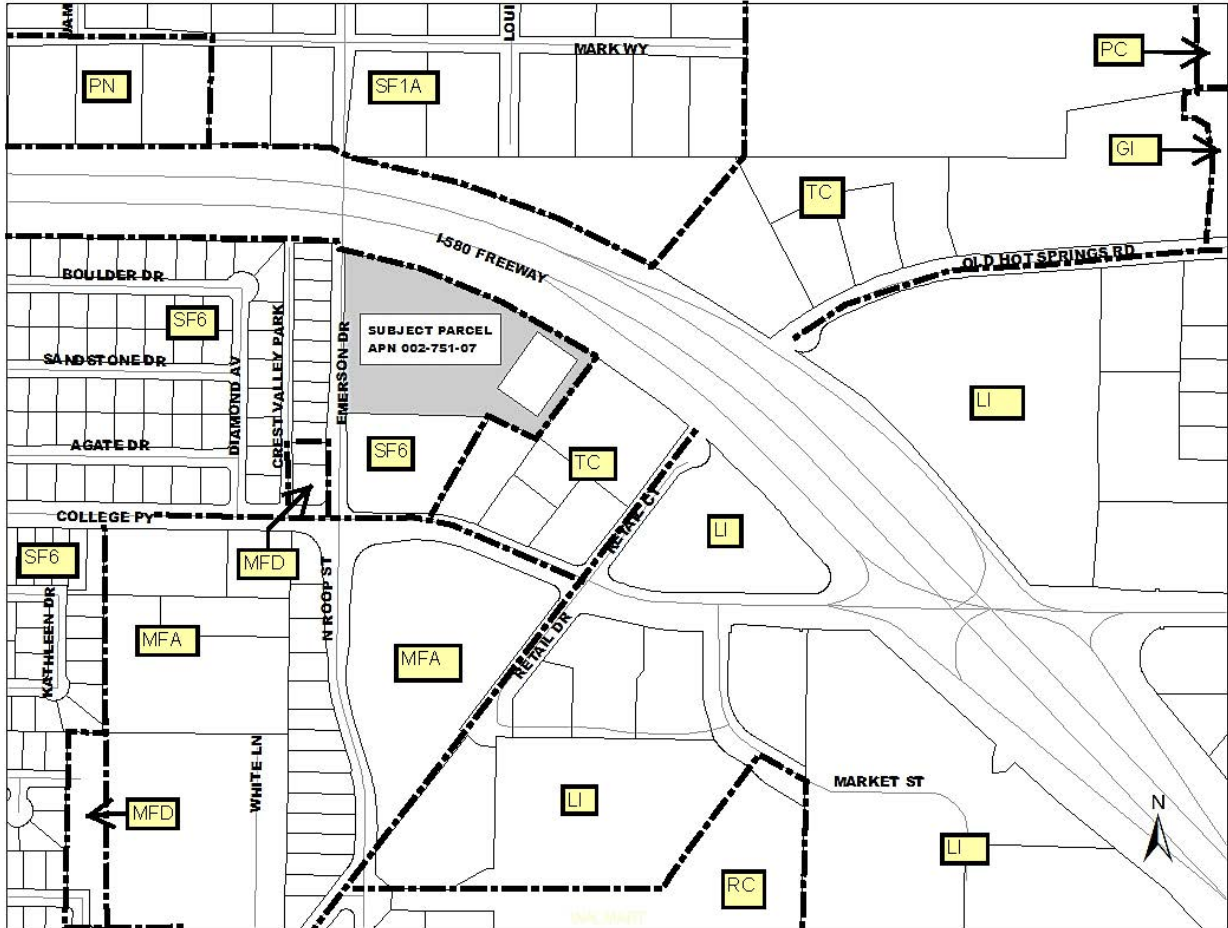
ATTEST:

\_\_\_\_\_  
SUSAN MERRIWETHER, Clerk-Recorder

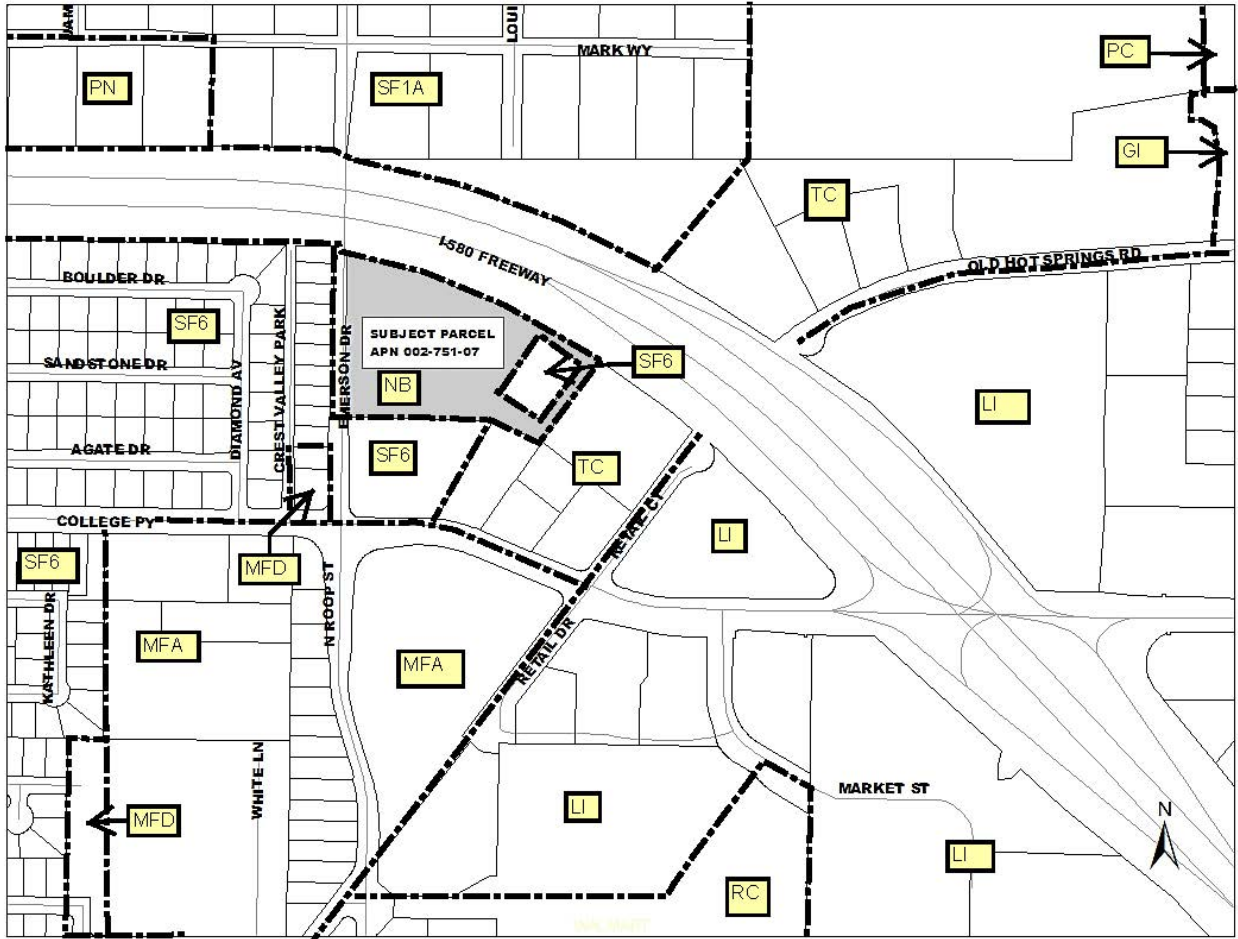
This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2016.

EXHIBIT A

EXISTING ZONING



# PROPOSED ZONING



**CARSON CITY PLANNING COMMISSION**

**CASE RECORD**

**MEETING DATE:** January 27, 2016

**AGENDA ITEM NO.:** F-4

**APPLICANT(s) NAME:** Ed Horan (Rubicon Design Group

**FILE NO.** ZMA-15-178

**PROPERTY OWNER(s):** Grantor Retained Annuity Trust c/o Dick Rottman, Trustee

**ASSESSOR PARCEL NO(s):** APN 002-751-07

**ADDRESS:** Emerson Drive

**APPLICANT'S REQUEST:** To recommend to the Board of Supervisors approval of a Zoning Map Amendment to change the zoning of property from Single Family 6,000 (SF6) to Neighborhood Business (NB).

**COMMISSIONERS PRESENT:**  CASTRO  ESSWEIN  SATTLER

GREEN  SALERNO  OWEN  MONROY

**STAFF REPORT PRESENTED BY:** Lee Plemel

REPORT ATTACHED

**STAFF RECOMMENDATION:**  CONDITIONAL APPROVAL

**APPLICANT REPRESENTED BY:** Derek Wilson, Rubicon Design Group

**X\_ APPLICANT/AGENT WAS and PRESENT and SPOKE**

**[X] APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.**

\_\_\_ PERSONS SPOKE IN FAVOR OF THE PROPOSAL \_\_\_ PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

**DISCUSSION, NOTES, COMMENTS FOR THE RECORD:**

Esswein – Could we rezone the NV Energy property with the annual Master Plan clean up?

**MOTION WAS MADE TO RECOMMEND APPROVAL WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT.**

**MOVED:** Owen **SECOND:** Sattler **PASSED:** 6 /AYE /NO /ABSTAIN 1/ABSENT

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 27, 2016**

**FILE:** ZMA-15-178

**AGENDA ITEM:** F-4

**STAFF AUTHOR:** Kathe Green, Assistant Planner

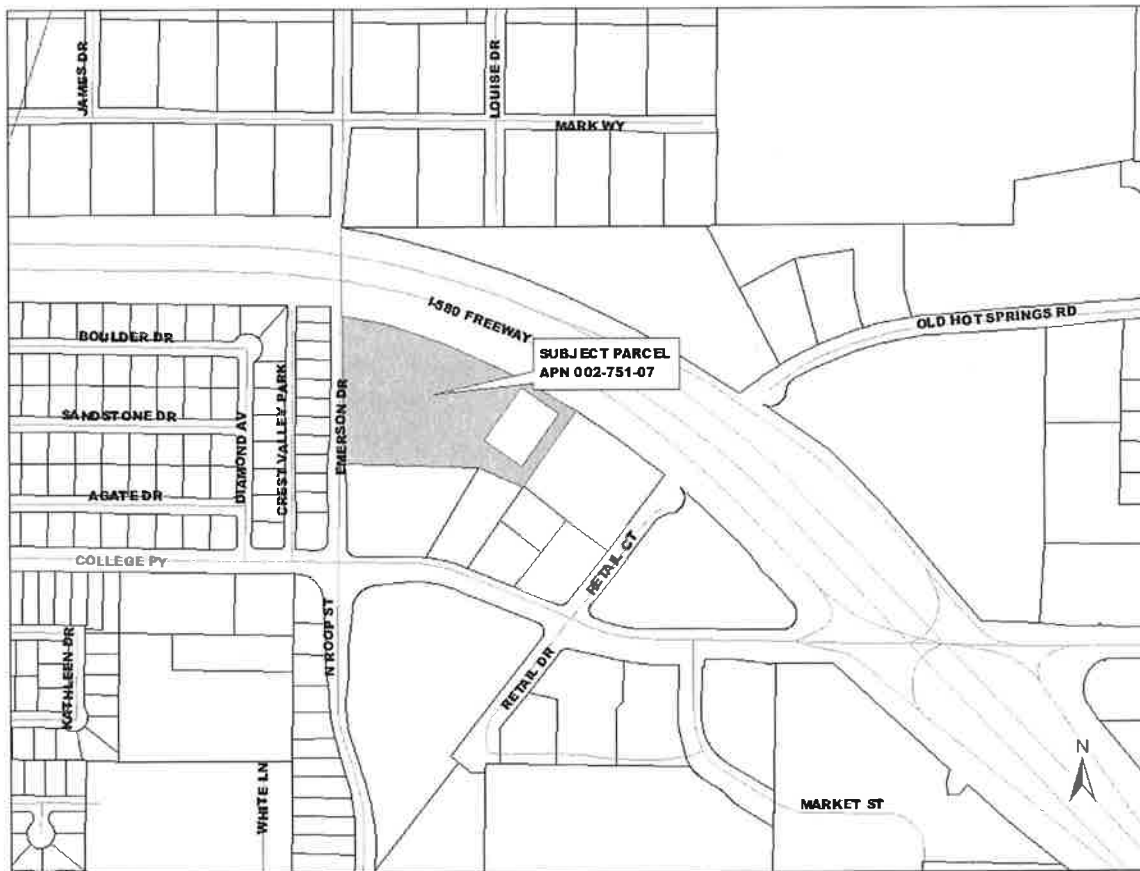
**REQUEST:** A Zoning Map Amendment request to change the zoning on a parcel from Single Family 6,000 (SF6) to Neighborhood Business (NB).

**APPLICANT:** Ed Horan

**OWNER:** Grantor Retained Annuity Trust, Dick L. Rottman, Trustee

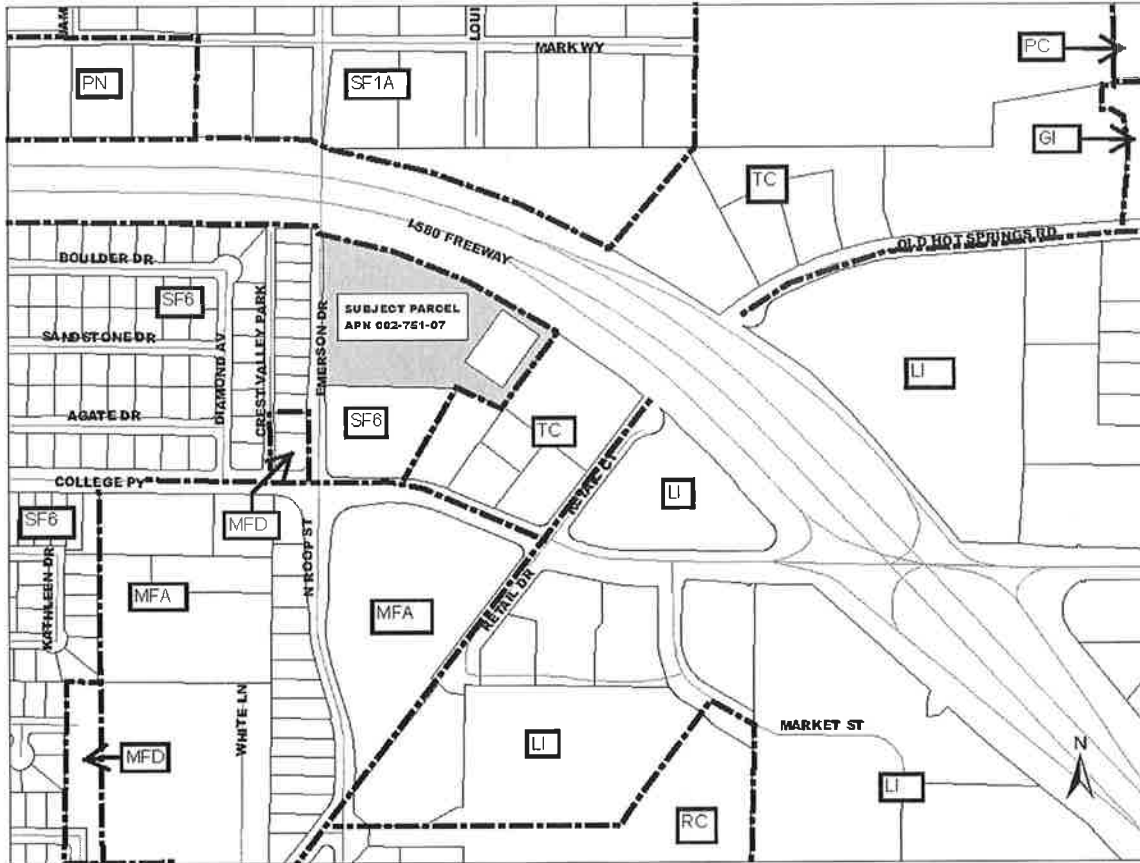
**LOCATION/APN:** Emerson Drive/002-751-07

**RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of ZMA-15-178, a Zoning Map Amendment to change the zoning of APN 002-751-07 from Single Family 6,000 to Neighborhood Business, on property located on Emerson Drive, based on the findings contained in the staff report.”

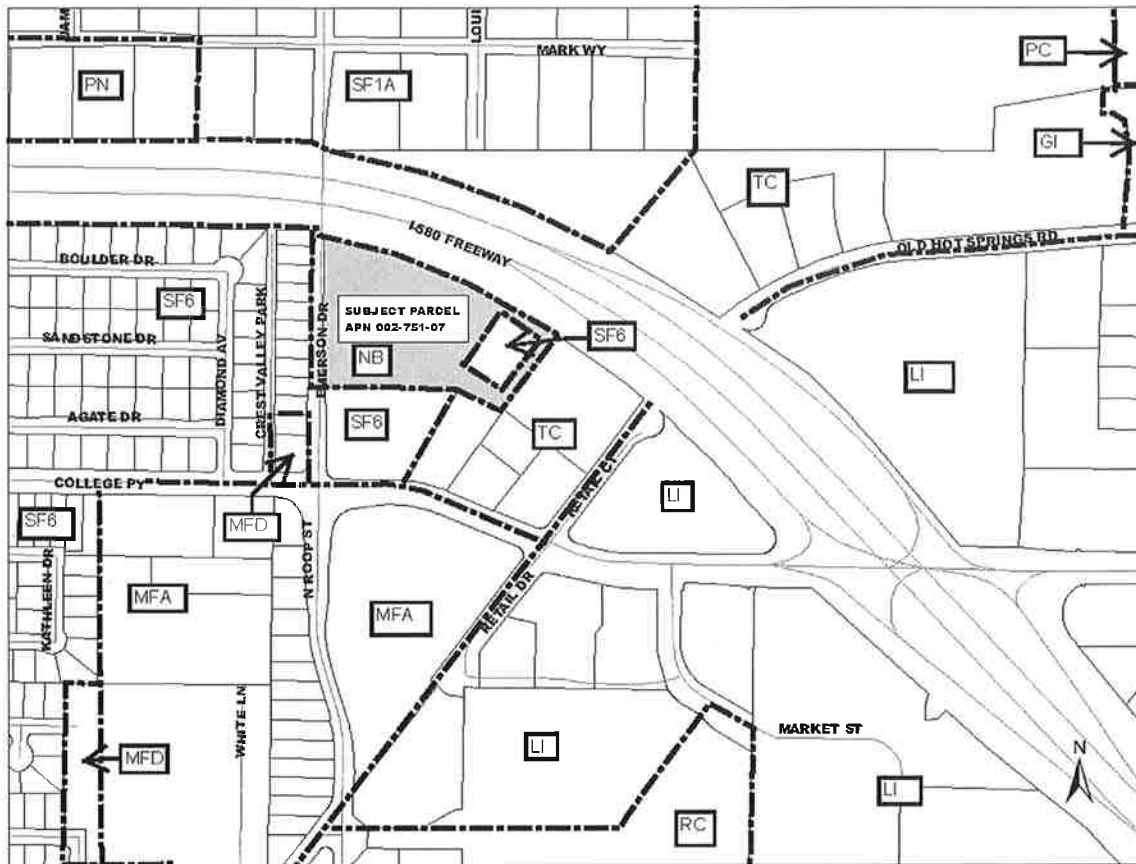




### EXISTING ZONING



## PROPOSED ZONING



**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

**MASTER PLAN DESIGNATION:** Community/Regional Commercial (C/RC)

**ZONING DESIGNATION:** Single Family 6,000 (SF6)

**PROPOSED ZONING DESIGNATION:** Neighborhood Business (NB)

### BACKGROUND:

The property under discussion is zoned Single Family 6,000 with a master plan designation of Community/Regional Commercial. The request under review is to change the zoning to Neighborhood Business. The current zoning of the property is not consistent with the master plan. This zoning change would align the master plan and zoning more closely. This property has also been impacted by the recent construction of the freeway to the north and northeast of the parcel. In addition, this parcel completely surrounds a parcel on which a utility substation is located on the eastern portion of this property.

**DISCUSSION:**

This proposal is to change the zoning of the subject parcel from Single Family 6,000 to Neighborhood Business. The applicant intends to propose a multi-family development at this location if this change of zoning to Neighborhood Business is approved. The applicant is aware that an additional review process through a Special Use Permit will be required to place residential uses on the site if this zoning request is approved. The current Single Family 6,000 zoning of the parcel does not allow multi-family apartments as an allowed or conditional use. The properties to the south and west are also zoned Single Family 6,000. The properties to the east and southeast are zoned Tourist Commercial, a zoning code which does not allow residential uses. The property to the southwest is zoned Multi-Family Duplex.

The applicant has submitted a request to allow a change of zoning to Neighborhood Business which would conditionally support multi-family apartment uses as well as the possibility of business uses on the site in compliance with allowed uses in the Neighborhood Business zoning district. The proposed change of zoning would support development of the site with uses which would be compatible with the area, while continuing a transition from business uses, to multi-family housing, to duplex housing, to single family housing. The location of this property to the south of the freeway, entirely surrounding an existing utility substation, north of an existing church and parking lot, and west of several businesses would make the development of the site with Single Family residences highly unlikely, while development of the site with proposed multi-family apartments would be a logical transition and provide additional housing in the vicinity.

The current designation of the property as a residential zone is in conflict with the underlying Master Plan designation of Community/Regional Commercial, while the proposed change of zoning to Neighborhood Business would be in compliance. The size of this property is 5.5 acres or 239,580 square feet. Development of the site would include curb, gutter and sidewalk improvements.

**PUBLIC COMMENTS:** Public notices were mailed to 30 adjacent property owners within 323 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on January 8, 2016. As of January 14, 2016, no written comments have been received in opposition or support of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS** If the zoning change is approved the following will be required when the site is developed:

**Engineering Division:**

1. Half street improvements including curb, gutter and sidewalk will be required.
2. Capacity reports will be required to show that water and sewer infrastructure is adequate for this project.
3. Proper drainage must be addressed as part of this project.

**Fire Department:**

1. Project must comply with the 2012 International Fire Code and Northern Nevada amendments

**Building Division:** No concerns

**Health Department:** No concerns

**Environmental Control:** No concerns

**FINDINGS:** Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments.

**1. *The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.***

Goal 1.2a —Promote infill and redevelopment in targeted areas

Goal 6.2a- —Promote compatible infill and redevelopment

Goal 9.3 —Maintain the quality and character of established neighborhoods

Policy 1.2a —Priority Infill and Redevelopment Areas

Policy 6.2a —Neighborhood Compatibility

Policy 9.3b —Compatibility of Infill and Redevelopment

Ensure that infill and redevelopment is designed in a manner that minimizes impacts on and is compatible with existing neighborhoods through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathways system, and other neighborhood specific design considerations.

This is an infill site. There is presently a utility substation completely surrounded by this parcel. This site is less desirable for development with single family residences as a result of the location of the substation, as well as the adjacent freeway to the immediate north of the site. This change of zoning is proposed on a site that is currently undeveloped, but which is already supplied by City services including connections to sewer, water and emergency services. The surrounding area has a mix of dwelling uses, varying from single, duplex and multi-family housing, along with a church, offices, fast food restaurant as well as the previously mentioned utility substation and freeway adjacent to the site.

The applicant is proposing development of the site with multi-family apartments if this change of zoning is approved. The setbacks for the Neighborhood Business require 30 feet if adjacent to a residential zoning district, an increase the requirement from Single Family 6,000, while the height is limited to 26 feet, the same as the allowed height in the current zoning district. However, additional height could be requested during the required review by Special use Permit for a multi-family apartment use in the Neighborhood Business zoning district, if the applicant prefers a multi-story project that exceeds 26 feet in height.

**2. *The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

The proposed zoning map amendment will provide for zoning that is compatible with existing and planned future uses on this and surrounding properties. The property is presently zoned Single Family 6,000, but the use of the properties surrounding this site limit the probability of the development of this site with single family residences. The adjacent freeway, utility substation, church, offices, businesses and fast food restaurant hinder the likely development of this site with single family homes in compliance with the current zoning designation. A mix of uses, including residential uses after approval of a Special Use Permit, could include multi-family apartments, and businesses are more likely to be developed on this site in the future if the requested change of zoning is approved.

***3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

The proposed Neighborhood Business zoning designation is consistent with the use of this and surrounding property as the area is developed with a mix of uses, including single family, duplex, multi-family apartment, businesses, church, offices and fast food restaurant. All of these uses are allowed or conditional in the proposed Neighborhood Business zoning district. The intended development would not negatively impact existing or planned public services or facilities and would require setbacks which are in excess of those required for single family development in those areas where this parcel is adjacent to single family zoning unless a Variance is approved.

***4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.***

Water, sewer and road facilities exist in the vicinity to serve the existing and any proposed development at this site. This request is not in conflict with any Engineering plans for streets or storm drainage. Surrounding properties in the vicinity are a mix of various types of dwelling units, including single family, duplex and multi-family residential uses, and business uses including offices, a church and a fast food restaurant, along with a utility substation and freeway. A zoning designation of Neighborhood Business rather than Single Family 6,000 would be in harmony with existing uses in the area as well as the proposed development of the site with multi-family housing.

Attachments:

- Site Photos
- Engineering Division comments
- Fire Department comments
- Building Division comments
- Health Department comments
- Environmental Control comments
- Draft Ordinance
- Application ZMA-15-178





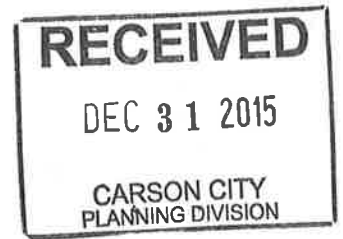












**Engineering Division  
Planning Commission Report  
File Number ZMA 15-178**

**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** Dec. 30, 2015

**MEETING DATE:** Jan. 26, 2016

**SUBJECT TITLE:**

Action to consider a change in zoning for parcel 02-751-07 on Emerson Dr just south of the freeway from Single Family 6,000 (SF6) to Neighborhood Business.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the zoning change requested with the following requirements:

1. Half street improvements including curb, gutter and sidewalk will be required.
2. Capacity reports will be required to show that water and sewer infrastructure is adequate for this project.
3. Proper drainage must be addressed as part of this project.

**DISCUSSION:**

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

**CCMC 18.02.080(2a) - Adequate Plans**

The information submitted by the applicant is adequate for this analysis.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

**CCMC 18.02.080 (5d) - Public Services**

Public Water and Sewer services are available for this site.



December 22, 2015

ZMA 15-178:

1. Project must comply with the 2012 International Fire Code and Northern Nevada amendments.

***Dave Ruben***

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

December 21, 2015

ZMA-15-178

Building has no comments.

***Shawn Keating CBO***

**Building Official**

**Carson City Community Development Department**

Web page <http://www.carson.org/index.aspx?page=172>

[skeating@carson.org](mailto:skeating@carson.org)

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623

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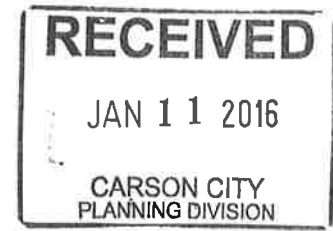
January 11, 2016

**ZMA-15-178**

**Carson City Health and Human Services**

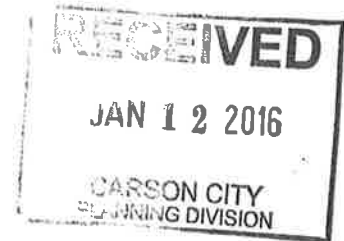
Carson City Health and Human Services has no concerns with this project.

Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220



January 12, 2016

ZMA 15 178



No Comment from ECA

*Mark Irwin*

Senior Environmental Control Officer

Carson City Public Works

3305 Butti Way

Carson City, Nevada – 89701

Email - [mirwin@carson.org](mailto:mirwin@carson.org)

Phone Numbers

775-283-7380 (desk)

775-220-1417 (cell)

775-887-2164 (fax)

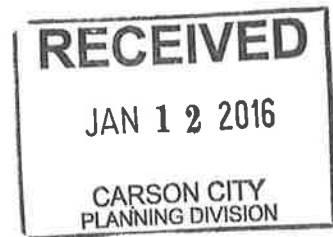
•Please Note•

Our current office hours are

Mon.-Thurs. 7:00 A.M. to 5:30 P.M.

January 12, 2016

SUP 15-179



No Comment from ECA

*Mark Irwin*

Senior Environmental Control Officer

Carson City Public Works

3305 Butti Way

Carson City, Nevada – 89701

Email - [mirwin@carson.org](mailto:mirwin@carson.org)

Phone Numbers

775-283-7380 (desk)

775-220-1417 (cell)

775-887-2164 (fax)

**•Please Note•**

**Our current office hours are**

**Mon.-Thurs. 7:00 A.M. to 5:30 P.M.**

# Emerson Drive Zoning Map Amendment

RECEIVED

DEC 23 2015

CANSON CITY  
PLANNING DEPARTMENT

- ZMA - 15 - 178



Prepared by:



December 17, 2015

Job # 145-07

# **EMERSON DRIVE ZONING MAP AMENDMENT**

**Prepared for:**

Ed Horan

829 Arlington Court

Reno, Nevada 89509

**Prepared by:**

Rubicon Design Group, LLC

100 California Avenue, Suite 202

Reno, Nevada 89509

(775) 425-4800

**December 17, 2015**



# Emerson Drive Zoning Map Amendment

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## Table of Contents

Introduction .....	1
Project Location .....	1
Existing Conditions.....	2
Request Summary.....	4
Conformance with Master Plan.....	6
Master Plan Policy Checklist .....	6
Zoning Map Amendment Application Questionnaire .....	11
Zoning Map Amendment Findings.....	13

### List of Figures:

Figure 1 – Vicinity Map.....	1
Figure 2 –Existing Conditions .....	2
Figure 3 – Existing Zoning.....	4
Figure 5 – Proposed Zoning.....	5

### Appendices:

Zoning Map Amendment Application  
Owner Affidavit Forms  
Applicant Acknowledgement Form  
Proof of Property Tax Payment

# Emerson Drive Zoning Map Amendment

## Introduction

This application includes the following request:

- A Zoning Map Amendment to rezone 5.5± acres from SF6 to Neighborhood Business (NB).

## Project Location

The project area is APN 002-751-07 and consists of 5.5± acres. The site is located on the east side of Emerson Drive, roughly 275' north of College Parkway. Interstate 580 forms the northern border of the property. To the south and east of the site are a mix of uses and regulatory zones, including a church (SF6 zone) and professional office, fast food, and a vacant parcel (Tourist Commercial zone). To the west is single family housing. Fully enclosed within the site is a separate parcel, owned by Sierra Pacific Power Company and containing an electrical substation. This separate parcel is not a part of this request. Figure 1 (below) depicts the project location.



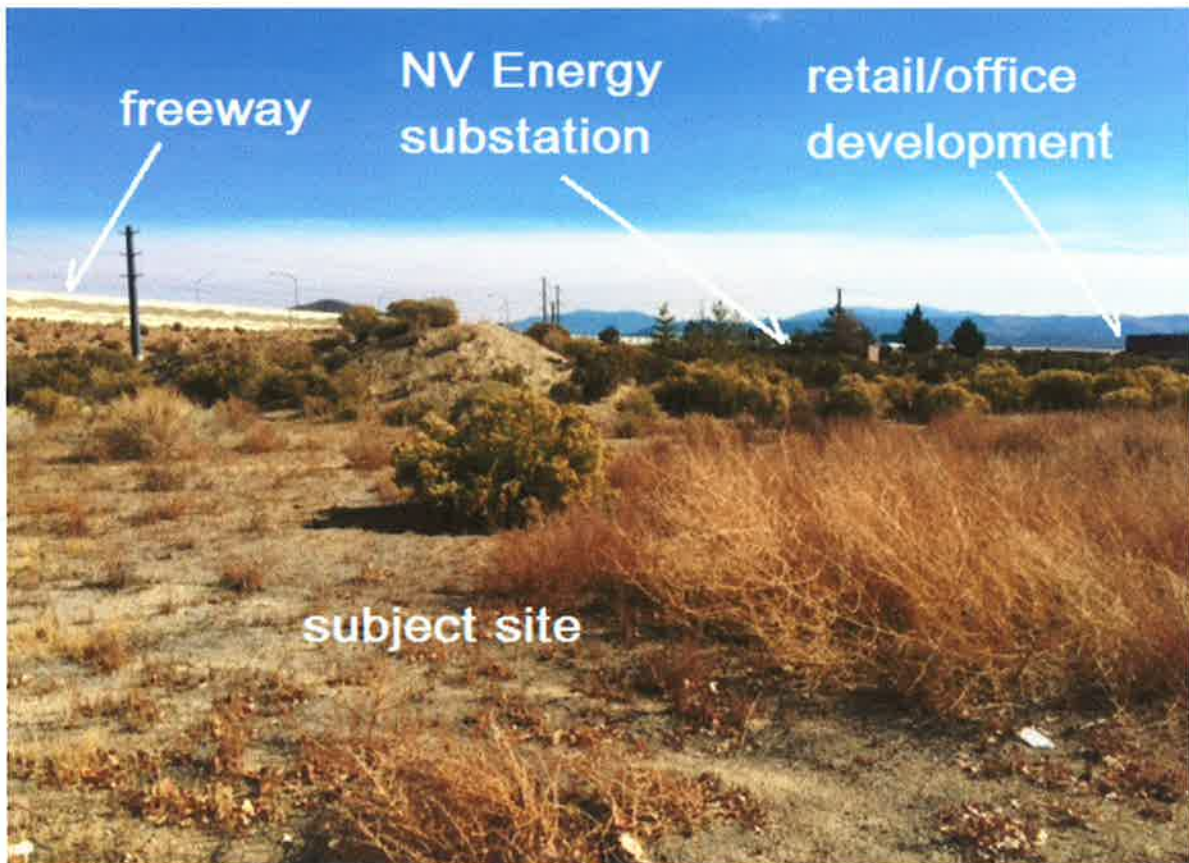
Figure 1 – Vicinity Map

## Emerson Drive Zoning Map Amendment

### Existing Conditions

Currently, the project site is vacant. It is level and at grade with the surrounding streets. It has been informally accessed over the years and used for temporary purposes such as dirt storage during freeway construction. There is a bike path adjacent to the project site, along the north boundary. This path will remain in place with this project and is considered an amenity that enhances the site.

The Sierra Pacific electrical substation that is located within the site will remain in place with this project. Access to the substation will remain. Figures 2 (below) and 3 (following page) depict the existing onsite conditions.



View across site, looking northeast from Emerson Drive

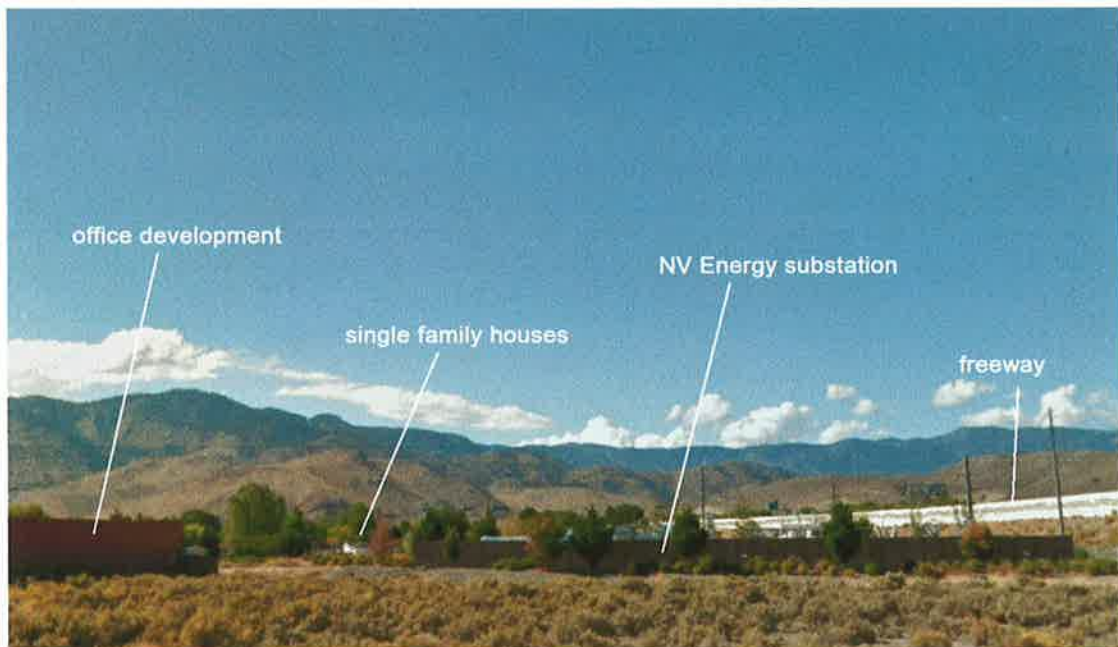
Figure 2 – Existing Conditions



## Emerson Drive Zoning Map Amendment



View looking north across property with Emerson Drive on the left



View looking west across property, from eastern edge

**Figure 3 – Existing Conditions**

## Emerson Drive Zoning Map Amendment

### Request Summary

This application is for a Zoning Map Amendment (ZMA). The intended use of the property is multi-family housing. The requested NB zone would allow for retail uses. Retail uses are a possibility for the site, particularly if they can be coordinated with the existing retail/office development to the east. However, the current area-wide need for housing and the strong multi-family market forms the basis for this project. No development has not been designed at this stage. However, any multi-family project will require the approval of a Special Use Permit, under Carson City code. Therefore, a thorough review and public hearing will occur for the actual use, following this zone change process.

The request is to amend the existing zoning from SF6 to Neighborhood Business (NB). There is a mix of zoning in the area, including: Tourist Commercial (TC), Multi-Family Duplex (MFD), and Multi-Family Apartment MFA). Figure 4, below, shows the existing zoning.



Figure 4 – Existing Zoning

To the west of the site, across Emerson Drive, is single family zoning, with a small amount of multi-family. This neighborhood is fully built out and nothing in this area will be amended with this application. There are no houses directly contiguous to the site as they are separated from it by Emerson Drive. The northern

## Emerson Drive Zoning Map Amendment

property boundary is occupied by the freeway and the southern and eastern boundary are zoned Tourist Commercial and contain a mix of uses including a church, offices, and a fast food restaurant.

It is important to note that this TC zoning has the potential for high-intensity development, including gaming, hotels, nightlife establishments, etc.

Given this existing zoning layout, the construction of a multi-family complex on the site would serve as a suitable transition area between the freeway, the TC zoning, and the existing single family housing to the west.

The SF6 zone that is contiguous to the project site on the south side is fully occupied by a church and parking areas. No single family homes are likely to be constructed on this site. The SF6 zone on the east side of Emerson (project parcel, church parcel, electrical substation parcel) are therefore not likely candidates for single family development due to existing development and adjacency to TC zoning. A standard planning practice in such a case is to use the zoning map to encourage transition zones that move from high intensity uses (TC), to medium intensity uses (multi-family), to low intensity uses (single family). That is exactly the goal this request is promoting.

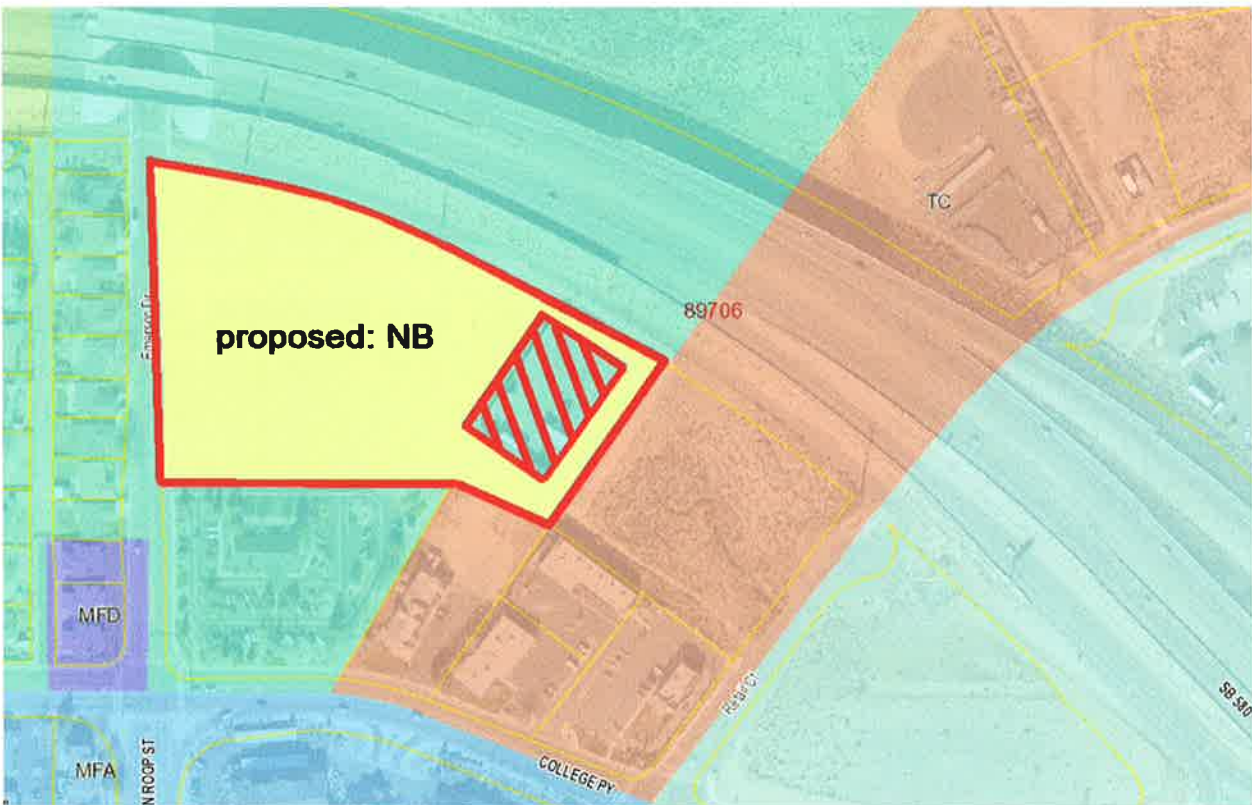


Figure 5 – Proposed Zoning



## Emerson Drive Zoning Map Amendment

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### Conformance with Master Plan

The project site has a Master Plan designation of Community/Regional Commercial (C/RC). The adjacent church, office, and fast food parcels are also master planned C/RC. This designation is suitable for the office and retail uses and the TC zoning on these parcels is conforming. However, the SF6 zoning on the project site does not conform to the underlying Master Plan designation. The Carson City Master Plan identifies the following zones as suitable for a C/RC area: GC, RC, NB, TC. Note that single family residential zones are not included in this designation. This zoning map amendment seeks to replace a non-conforming zone (SF6) with a conforming zone (NB). This request is therefore a move toward greater conformity between the City's zoning code and the Master Plan.

### Master Plan Policy Checklist

This section is taken directly from Carson City documents and forms part of both the *Master Plan Amendment and Zoning Map Amendment* application process. It also serves to address potential impacts generated by the MPA and ZMA requests. Responses to the checklist questions are included in this section and are printed in **bold type**.

#### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: **Emerson Drive Zoning Map Amendment**

Reviewed By:

Date of Review:

#### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### 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.

Is or does the proposed amendment:

✓  Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?

**This application seeks to promote development on an infill site that is already served by infrastructure and**

## Emerson Drive Zoning Map Amendment

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**so this application directly promotes this Master Plan policy. The site has an intense Master Plan designation and so is considered suitable for development.**

Promote infill and redevelopment in an identified priority area (1.2a)?

**The project promotes infill development. However, it is not located in a priority area.**

At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

**Not applicable. The site is not adjacent to a county boundary so there is no potential for conflict.**

Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)

**Not applicable.**

Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

**The site is surrounded by existing development and is therefore already served by City services. Access to the site is safe, convenient, and logical given the fully functional street network and easy access to College Parkway. The site is served by Carson City High School, Carson Middle School, and Fremont Elementary School, however the project site is not large enough to generate significant school demand. The site is 1.1 miles from Fire Station #2 and is served by City law enforcement. Ronald D. Wilson Memorial Park is an easy walk from the site.**

Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?

**This project seeks to promote an increased mix of housing choices by making an infill site, which is close to employment areas, available for multi-family development.**

In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1 b, 2.2b, 2.3b, Land Use Districts)?

**The site is not within an identified mixed-use area, however, it does provide for an increased range of housing choices.**

Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?

**This zoning map amendment would remove a potential friction area by providing for a reasonable transition of uses between the existing TC zoning to the east and the single family zoning to the west.**



## Emerson Drive Zoning Map Amendment

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- ✓  Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

**The site is located away from known geologic hazards and it outside the floodplain.**

- ✓  Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

**The current zoning is not in conformance with the master plan designation. This project will therefore remove an existing non-conformity.**

- ✓  Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

**The intended use meets the locational criteria.**

- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

**The site is not within a Specific Plan Area.**

### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods. Is or does the proposed amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?

**The project area is too small to offer recreation opportunities however, it is bordered by a bike trail.**

- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

**The site is an infill opportunity. It is of modest size and is surrounded by existing development. It does not conflict with the Open Space Plan but it is also not ideally suited to promoting this Plan.**

### CHAPTER 5: ECONOMIC VITALITY

The Carson City Master Plan seeks to maintain its 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.

Is or does the proposed amendment:

- Help maintain and enhance the primary job base (5.1)?

**This amendment may contribute to a healthy job base by providing housing choices that are close to existing job centers.**

## Emerson Drive Zoning Map Amendment

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- ✓  Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

**This amendment directly addresses this policy by providing an enhanced mix of housing options. The site is intended for multi-family housing.**

- Encourage the development of regional retail centers (5.2a)

**The site is too small to provide regional retail and is not directly adjacent to a major roadway.**

- Encourage reuse or redevelopment of underused retail spaces (5.2b)?

**Not applicable.**

- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?

**Not applicable.**

- Promote revitalization of the Downtown core (5.6a)?

**By locating this project within the existing City boundary it could be argued that it encourages greater use of nearby retail, including downtown businesses. However, it will have little direct impact on specific revitalization efforts.**

- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

**This amendment will allow for additional housing near downtown.**

### 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. Is or does the proposed amendment:

- ✓  Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

**The amendment is compatible with existing development and provides for a logical transition between intense zoning (TC) and SF6 zoning to the west of the project.**

- If located in an identified Mixed-Use Activity Center or area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

**The site is not in a Mixed-Use Activity Center.**

## Emerson Drive Zoning Map Amendment

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✓  Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?

**The surrounding area contains a mix of zoning and land uses. This amendment will allow for additional housing choices in the area. The proposed use will fit with the existing mix of office, retail, civic, multi-family, and single family uses.**

✓  Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

**As an infill site, this project does not impact rural neighborhoods. This is not spot zoning in that there is already a mix of zoning categories in the area, including TC, Multi-family, and single family.**

### CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks 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.

Is or does the proposed amendment:

✓  Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

**The project site is close to a transit line on College Parkway. Residents will be able to commute or shop using public transit.**

Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

**The project site is too small to have a significant impact on roadway connections. However, it will contribute to enhanced demand for public transit services by locating residents close to transit lines.**

✓  Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

**The project site will easily connect to existing walking routes along Emerson Drive and College Parkway. There is an easy walking connection to Ronald Wilson Park.**

## **Emerson Drive Zoning Map Amendment**

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### **Zoning Map Amendment Application Questionnaire**

The Carson City Municipal Code establishes that the following conditions and standards must be met when considering a zoning map amendment. Each is addressed in **bold face** type.

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.
  - A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

**The proposed amendment supports multiple goals and policies including: compatibility with surrounding development; enhancing the mix of housing choices; encouraging infill development; locating development within the existing City service area; and locating development near existing transportation routes.**

**Both the Zoning Map Amendment Findings and the Master Plan Policy Checklist are included with this application.**

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.
  - A. Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, Retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.

**This amendment will provide for increased compatibility between land uses. The existing zoning map places single family zoning adjacent to Tourist Commercial zoning. This is a potential friction area between uses. This amendment will allow for a logical transition from the intense TC zoning to a moderate intensity area (NB zone, multi-family development), to the low intensity single family area to the west.**

**As noted, to the west across Emerson Drive is single family housing. There is a small multi-family zone to the southwest. To the south is single family zoning fully occupied by a church and parking area. To the southeast and east is Tourist Commercial zoning with a mix of uses including office and fast food.**

- B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

**The single biggest land use change in the past 5 years is the demand for a greater mix of housing choices. This is true throughout the area and within Carson City. The demand for a variety of housing choices is due to young families waiting several years prior to purchasing a house and also to retirement-age people wanting to downsize from large lots and large houses. Both of these trends are encouraging the**

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## Emerson Drive Zoning Map Amendment

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development of quality, small lot and multi-family developments. This project is a direct response to this demand.

An additional change is the recognition that housing close to transit lines and existing employment areas allows for more efficient transportation networks and service provision. Most cities, including Carson City, now encourage infill development as a means of reducing demand for new infrastructure.

Specific changes to the project area include continued development of office and retail centers along College Parkway. There is demand for workforce housing close to these employment centers.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The project site is too small to have a substantial impact on the overall public welfare of the area. However, the intended multi-family housing is compatible with surrounding development and will allow for an enhanced mix of housing, thereby offering residents improved housing choices.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.
  - A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

The primary reason this project site will not adversely impact surrounding infrastructure is the modest size of the property. At only 5.5 acres, with easy access to existing improvements, this site is not likely to create substantial changes in infrastructure needs.

Existing site drainage is not formalized. The property is bordered by Emerson Drive which has drainage improvements installed for the adjacent properties but not for this project site. It is therefore in the City's interest to see a project pursued on this site that will install the drainage improvements. This includes curb and gutter installation and engineered stormwater detention area(s) onsite to prevent impacts to other properties. These improvements will be included with the intended multi-family project.

Carson City GIS data indicates there is moderate slope (1-2%) across the property. In general, a moderate slope can facilitate sound drainage. At the time of building/site design, the parcel can be graded to allow for controlled movement of stormwater across the site, to a detention basin. There is adequate space on site for detention, particularly at the southeast side of the property.

- B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

## Emerson Drive Zoning Map Amendment

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All new development will be required to meet the provisions of the Carson City Municipal Code, including review of water supply and system design. Discussions with Carson City Utilities Department indicates there are no service delivery issues to the site and the parcel is capable of connection to existing installations.

- C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

The area is adjacent to Emerson Drive and is a short distance from College Parkway, an arterial street. Driving distance from the site to Interstate 580 is less than ½ mile. The site is also served by a transit line on College Parkway. These factors combine to minimize impacts to neighborhood streets.

The Master Plan designation for the area is Community/Regional Commercial, a potentially intense category. The area was clearly viewed as suitable for intense development when this designation was applied. The proposed zoning amendment is in conformity with this designation.

With this amendment, a multi-family project of perhaps 100 units is plausible for this site. According to the Institute for Traffic Engineers (Trip Generation, Institute of Traffic Engineers, 8<sup>th</sup> Edition), this would generate 30 morning peak hour trips and 39 evening peak hour trips. These numbers are too low to be significant.

- D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

Discussion with the school district indicates there is additional capacity in area schools. Based on the modest size of the property, no undue school impacts are expected.

- E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

Access already exists to the site and the area is covered by emergency services. Carson City Fire Station #2 is 1.1 miles from the site. There is easy access to major streets from the property, including College Parkway and Interstate 580. The site is mainly flat and no topographical barriers exist. No new emergency facilities will be required with this project.

### Zoning Map Amendment Findings

Like the previous MPA findings, ZMA findings are listed below and addressed in **bold face type**.

Per CCMC 18.02.075, the commission, in forwarding a recommendation to the board for approval of a zoning map amendment or zoning code amendment shall make the following findings of fact:

## Emerson Drive Zoning Map Amendment

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(1) That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.

**The proposed zoning amendment brings the site into conformance with the City's Master Plan. It also eliminates a potential friction zone between land uses.**

**The proposed zoning, and intended multi-family use, is sensitive to and compatible with surrounding development and zoning categories by providing a transition area from the higher intensity zoning (TC) to the east.**

(2) That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity,

**The proposed amendment encourages a compatible land use layout by providing a transition between intense zoning (TC) and the single family zoning to the west. The intended use, multi-family housing, is compatible with the existing mix of uses that includes civic functions (church), office, fast food, and multi-family development.**

**Impacts to surrounding properties will be beneficial in that any development of the site will have to include curb/gutter/sidewalk upgrades and engineered site drainage. This is the only parcel on this block of Emerson Drive that currently lacks these upgrades.**

(3) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

**This amendment is not detrimental to public health or safety. It will not result in any significant change to existing or planned public services. This amendment will make possible a multi-family project on the site, allowing for a more efficient use of City services through infill development.**

# APPENDIX



**Carson City Planning Division**  
 108 E. Proctor Street· Carson City NV 89701  
 Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

**ZONING MAP AMENDMENT**

**FILE # ZMA – 15 - - ZMA - 15 - 178**

FEE: \$2,450.00 + noticing fee

DEC 23 2015

APPLICANT PHONE #  
 Ed Horan 775-691-3251

**SUBMITTAL PACKET**

- Application Form
- Written Project Description
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
- Applicant's Acknowledgment Statement
- 6 Completed Application Packets (1 Original + 5 Copies)
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering-4 copies)
- CD containing application data (all to be submitted once application is deemed complete by staff)

MAILING ADDRESS, CITY, STATE, ZIP  
 829 Arlington Court, Reno, NV 89509

EMAIL ADDRESS  
 edhoran@sbcglobal.net

PROPERTY OWNER PHONE #  
 same as above

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #  
 Rubicon Design Group, LLC (775) 425-4800

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP  
 100 California Ave., Suite 202, Reno, NV 89509

Submittal Deadline: See attached PC application submittal schedule.

EMAIL ADDRESS  
 dwilson@rubicondesigngroup.com

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

<u>Project's Assessor Parcel Number(s)</u>	<u>Street Address</u>	<u>ZIP Code</u>
002-751-07	Emerson Drive, south of Interstate 580	

<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
Community/Regional Commercaill	SF6	College Parkway/Emerson Drive

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

**This request is for a zoning map amendment to allow for the construction of multi-family housing.**

**The current zoning of SF6 is not in conformance with the City's Master Plan. This change to Neighborhood Business (NB) will bring the zoning into conformance. Multi-family housing is allowed in the NB zone with a Special Use Permit. Please see the attached report for a complete description.**

PROPERTY OWNER'S AFFIDAVIT

I, **See attached affidavits**, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

\_\_\_\_\_  
 Signature Address Date

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

On \_\_\_\_\_, 2\_\_\_\_\_, \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

\_\_\_\_\_  
 Notary Public

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

**Parcel Detail for Parcel # 002-751-07**

<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;"><b>Location</b></p> <p>Property Location <a href="#">EMERSON DR</a>                  Town <input type="button" value="Add'l Addresses"/>                  District <a href="#">2.4 - ORMSBY DISTRICT</a>                  Subdivision <a href="#">PARCEL D MAP #1778</a> Lot Block <input type="button" value="Legal Description"/>                  Property Name</p> </div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;"><b>Ownership</b></p> <p>Assessed Owner Name <a href="#">ROTTMAN, D L NV TR &amp; GRANTOR TR</a>                  Mailing Address <a href="#">% DICK L ROTTMAN, TRUSTEE</a> <input type="button" value="Ownership His"/>                  Add'l Owners <a href="#">450 ANITRA DR</a> <input type="button" value="Document His"/>  <a href="#">RENO, NV 89511-0000</a>                  Legal Owner Name <a href="#">ROTTMAN, D L NV TR &amp; GRANTOR TR</a>                  Vesting Doc #, Date <a href="#">439162</a> <a href="#">10/16/13</a> Book / Page /                  Map Document #s <a href="#">#248032</a></p> </div>																																																																																
<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;"><b>Description</b></p> <p>Total Acres <a href="#">5.500</a> Square Feet <a href="#">239,580</a>                  Ag Acres <a href="#">.000</a> W/R Acres <a href="#">.000</a></p> <p style="text-align: center;"><b>Improvements</b></p> <table style="width:100%; font-size: small;"> <tr> <td>Single-family Detached <a href="#">0</a></td> <td>Non-dwelling Units <a href="#">0</a></td> <td>Bedrooms / Baths <a href="#">0 / .00</a></td> </tr> <tr> <td>Single-family Attached <a href="#">0</a></td> <td>Mobile Home Hookups <a href="#">0</a></td> <td>Stories <a href="#">0</a></td> </tr> <tr> <td>Multiple-family Units <a href="#">0</a></td> <td>Wells <a href="#">0</a></td> <td>Garage Square Ft... <a href="#">0</a></td> </tr> <tr> <td>Mobile Homes <a href="#">0</a></td> <td>Septic Tanks <a href="#">0</a></td> <td>Attached / Detached</td> </tr> <tr> <td>Total Dwelling Units <a href="#">0</a></td> <td>Buildings Sq Ft <a href="#">0</a></td> <td></td> </tr> <tr> <td><input type="button" value="Improvement List"/></td> <td>Residence Sq Ft <a href="#">0</a></td> <td></td> </tr> <tr> <td><input type="button" value="Property Costing Estimates"/></td> <td>Basement Sq Ft <a href="#">0</a></td> <td>Basement</td> </tr> <tr> <td></td> <td>Finished Basement SF <a href="#">0</a></td> <td>Bedrooms / Baths <a href="#">0 / .00</a></td> </tr> </table> </div>	Single-family Detached <a href="#">0</a>	Non-dwelling Units <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>	Single-family Attached <a href="#">0</a>	Mobile Home Hookups <a href="#">0</a>	Stories <a href="#">0</a>	Multiple-family Units <a href="#">0</a>	Wells <a href="#">0</a>	Garage Square Ft... <a href="#">0</a>	Mobile Homes <a href="#">0</a>	Septic Tanks <a href="#">0</a>	Attached / Detached	Total Dwelling Units <a href="#">0</a>	Buildings Sq Ft <a href="#">0</a>		<input type="button" value="Improvement List"/>	Residence Sq Ft <a href="#">0</a>		<input type="button" value="Property Costing Estimates"/>	Basement Sq Ft <a href="#">0</a>	Basement		Finished Basement SF <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;"><b>Appraisal Classifications</b></p> <p>Current Land Use Code <a href="#">120</a> <input type="button" value="Code Table"/>                  Zoning Code(s) <a href="#">SF6</a>                  Re-appraisal Group <a href="#">2</a> Re-appraisal Year <a href="#">2014</a>                  Original Construction Year Weighted Year</p> </div>																																																								
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