# STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION MEETING JANUARY 30, 2019

FILE NO: GM-18-190 AGENDA ITEM: 4.A

STAFF CONTACT: Heather Ferris, Associate Planner

**REQUEST:** For Possible Action: To consider a request for a Growth Management approval to allow for daily water usage above 15,500 gallons per day for a recreational vehicle resort facility, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Road, APN 008-123-40.

(Heather Ferris, <a href="mailto:hferris@carson.org">hferris@carson.org</a>)

**STAFF SUMMARY:** The applicant is proposing a recreational vehicle resort facility, proposed to be known as Sierra Skies RV Resort. It is anticipated the average daily water usage will be greater than 15,500 gallons per day with an expected average daily water usage of approximately 68,500 gallons per day. Therefore, additional review of the proposed use under the Growth Management ordinance is required.

**RECOMMENDED MOTION:** I move to approve GM-18-190 subject to the conditions of approval outlined in the staff report.



### **RECOMMENDED CONDITIONS OF APPROVAL:**

- 1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Growth Management Commission meeting for further consideration.
- 2. If Special Use Permit SUP-18-181 is approved, the applicant shall comply with all conditions of approval associated with the Special Use Permit. In the event SUP-18-181 is not approved, the applicant shall comply with all comments outlined in the letter dated April 10, 2018 for MPR-18-044.

**LEGAL REQUIREMENTS:** CCMC 18.12.070 (Growth Management, Commercial and Industrial Permits)

**MASTER PLAN DESIGNATION:** Community/Regional Commercial (CC)

**ZONING DISTRICT:** Tourist Commercial (TC)

**DISCUSSION:** Per Carson City Municipal Code 18.12.070 the Board of Supervisors will determine, annually, the maximum daily water usage threshold for commercial and industrial building permits. In the event a commercial or industrial use exceeds the amount set by the Board, the applicant must apply for review and approval by the Growth Management Commission. The Commission may approve the building permit, approve the permit with conditions, or deny the permit on the basis of the effect of the project on the city's essential resources. The Commission must base its decision on the following:

- (1) Quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- (2) Ability of the city to deliver water service to the structure;
- (3) Other effects of water usage;
- (4) Ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- (5) Ability of the City's sewer system to carry the wastewater for treatment; and
- (6) Other effects of wastewater disposal.

Carson City has established a threshold for average daily water usage for commercial and industrial projects of 15,500 gallons of water per day, above which an applicant is required to obtain approval from the Growth Management Commission prior to the issuance of a building permit. The applicant is proposing a recreational vehicle resort facility, with an expected average daily water usage of approximately 68,500 gallons.

Development Engineering has reviewed the information submitted by the applicant and conferred with Public Works. Staff has determined that the City can adequately supply the required water from the existing system subject to the requirements as outlined in the proposed Conditions of Approval for SUP-18-181 and the comment letter dated April 10, 2018 for MPR-18-044. Development Engineering does not object to the growth management request.

The applicant is also seeking concurrent approval of SUP-18-181, a Special Use Permit to allow for an RV resort with a maximum stay of 180 days. In the event the request for the Special Use Permit is denied, the RV resort can move forward allowing for maximum stays of 30 days, subject to the Major Project Review comments outlined in the April 10, 2018 letter.

Growth Management Commission January 30, 2019 GM-18-190 Sierra Skies RV Resort Page 3

Staff recommends that the Growth Management Commission approve the request for Growth Management approval to allow daily water usage above the 15,500 gallons per day set by the Board of Supervisors, for a recreational vehicle resort facility at 1400 Old Hot Springs Road.

### OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

### **Engineering Division Comments:**

Public Works has stated that we can adequately supply this water use with required improvements to our existing system. Development Engineering has no objection to the growth management request.

### **Building Division Comments:**

No comments.

### **Health and Human Services Comments:**

No comments

### **Fire Department:**

No comments.

Attachments:

Engineering Division comments Application (GM-18-190)

## Engineering Division Planning Commission Report File Number GM 18-190

**TO:** Planning Commission

**FROM** Guillermo Munoz, E.I.

**DATE:** January 9, 2019 **MEETING DATE:** January 30, 2019

### **SUBJECT TITLE:**

Action to consider a Growth Management request from Sierra Sky RV Resort, for water use exceeding 15,500 gallons per day (68,500 gallons per day).

### **RECOMMENDATION:**

Public Works has stated that we can adequately supply this water use with required improvements to our existing system. Development Engineering has no objection to the growth management request.

Carson City Planning Division 108 E. Proctor Street Garson City Phone: (775) 887-2180 • E-mail: plann		FOR OFFICE US	SE ONLY:			
		00,000 10.12				
FILE # GM - 18 -	*	GROWTH MANAGEMENT				
APPLICANT	PHONE #	FEE: Non	e			
Sierra Skies RV Resort, LLC	775-883-3040	SUBMITTAL PACKET – 4 Complete Packets (1 Unbound				
MAILING ADDRESS, CITY, STATE, ZIP		Original and 3 Coples) Including:				
PO Box 1781, Carson City, NV 8970	2		ation Form			
EMAIL ADDRESS		Site Plan Water Report				
rlsfoxwood@gmail.com			Applicant's Acknowledgment Statement Documentation of Taxes Paid to Date			
PROPERTY OWNER	PHONE #	Docum	nentation of laxes hald to Date			
Sierra Skies RV Resort, LLC	775-883-3040	CD or USB	DRIVE with complete application in PDF			
MAILING ADDRESS, CITY, STATE, ZIP		1	7			
PO Box 1781, Carson City, NV 8970	2	Application Rev	Jiewed and Received By:			
EMAIL ADDRESS		1				
rlsfoxwood@gmail.com		Submittal Dead	line: See attached Planning Commission			
APPLICANT AGENT/REPRESENTATIVE	PHONE #		mittal schedule.			
Resource Concepts, Inc. (Rachel Kry	yder) 775-883-1600		Is must be of sufficient clarity and detail for			
MAILING ADDRESS, CITY, STATE, ZIP		all departments information may	to adequately review the request. Additional			
340 N. Minnesota St., Carson City, N	IV 89703	KHOHNAGON ME	y De l'oquilou.			
EMAIL ADDRESS						
Rachel@rci-nv.com						
Total Gallons Per Day of Water Usage	Assessor's Parcel Number(s)	Address				
Requested: 68,500	008-123-40	1400 Old Hot	Springs Rd., Carson Clty, NV 89706			
		1				
Prolect's Master Plan Designation	Project's Current Zoning		Nearest Major Cross Street(s)			
Community/Regional Community	Tourist Commercial	<u></u>	College Pkwy and Goni Rd.			
Please provide a brief description of your proporting information in accordance of the supporting information in accordance of the support of the su			onal pages to describe your request in more detail.			
PROPERTY OWNER'S AFFIDAVIT						
knowledge of, and lagree to, the filing of this a	pplication.	anat I am the record $g$	wner of the subject property, and that I have			
Signature	Address	~ 1 10	Date			
· ·		+				
Use additional page(s) if necessary for other na	ames. CARSO	W C, X	y 1/V 8970Z			
COUNTY REPORT 27 2018	Rover Shah	CAA Dere	onally appeared before me, a notary public,			
personally known (or proved) to me to be the p	erson who is name is subscribed to	the foregoing docu	ment and who acknowledged to me that he/she			
executed the foregoing document.	<u>,                                     </u>		VID MARZANE Public – California			
11/1/		Riv	erside County			
Notal Public	—		ission			

## SITE PLAN CHECKLIST AND WATER REPORT

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:

0 10 20 40 Feet

- 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 <u>person preparing the site plan</u>, 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).
- 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.
- 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 <u>existing</u> and <u>proposed</u> 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.

<u>PROJECT WATER REPORT:</u> Provide a water report with documentation regarding your project's anticipated water usage. Additional information may be required regarding your project's anticipated sewage generation. Please contact Development Engineering to determine the specific requirements for your project at (775) 887-2300.

### **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

Print Name

Page 3 of 3

## **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Riverside)
On December 27, 2018before me, _R. David Marzane, Notary Public
(insert name and title of the officer)
personally appearedRoger Lewis Shaheen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing

paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

R. D' AND MARZA NE Notary Public - California

Riverside County
Commission # 2233845
My Comm. Expires Apr 6, 2022



CARSON CITY OFFICE

340 N. Minnesota St. Carson City, NV 89703-4152

Ph: 775 / 883-1600 Fax: 775 / 883-1656

Engineering • Surveying • Water Rights Resource & Environmental Services

www.rci-nv.com

# Memorandum

DATE: December 28, 2018

**TO:** Carson City Planning Division

**FROM:** Rachel Kryder, P.E.

RCI PROJECT: Sierra Skies RV (18-135.5A)

**SUBJECT:** Growth Management Project Description

### **EXISTING SITE DESCRIPTION**

The subject site is an approximately 38.61-acre undeveloped property located at 1400 Old Hot Springs Road in Carson City, Nevada. The property is also known as Carson City Assessor's parcel number 008-123-40. The site is located north of Old Hot Springs Road and south of Arrowhead Drive. The property is approximately 1,320 ft (1/4 mile) west of Goni Road and the west boundary of the Carson City Airport.

### **General Site Characteristics**

The elevation of the subject property varies, with lower areas at the southern end of the property adjacent to Old Hot Springs Road, and higher areas to the north and east side of the property. Most of the site has been built up with fill materials excavated from construction of the nearby Interstate 580. Due to the prior fill activities, no significant vegetation exists on the site, including any trees or shrubs. No existing structures are located on the site, aside from a well shed in very poor condition. An existing drainage basin is located in the southwest portion of the property and consists of the same fill material as the rest of the site. The east portion of the site is higher than the remainder of the site, and includes side slopes up to 2:1. The site generally drains from north to south, with elevations ranging from approximately 4703 ft adjacent to Old Hot Springs Road to approximately 4750 ft at the northeast corner of the property.

### **FEMA Flood Zone**

The property is located almost entirely outside of the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, classified as Zone X (unshaded). The most southern portion of the property, adjacent to Old Hot Springs Road is located within the Zone X (shaded), which is not a Special Flood Hazard Area, and is considered low risk for flooding. An excerpt of the Flood Insurance Rate Map (FIRM) is included in the Technical Drainage Study, included as Attachment B. Based on information provided by Carson City, there is a proposed revision to FEMA flood zones in this area, including new Zone AH along the north and west boundaries of the site. The proposed development is designed to maintain and improve drainage channels to convey stormwater in the affected areas on-site.

Project Description Sierra Skies RV Resort, GM December 28, 2018 Page 2 of 3

### **Utilities**

Existing water and sewer mains are located adjacent to the subject property within the right-of-way of Old Hot Springs Road, as shown on the attached Site Plan. An 8-inch gravity-flow sanitary sewer line runs within the right-of-way, which flows east to Research Way, then south to College Parkway where the sewer joins an 18-inch diameter gravity main. A 16-inch water main is located south of the property within Old Hot Springs Road, with associated existing fire hydrants and service connections to nearby properties. In preparation for development of Sierra Skies RV Resort, water and sewer lines have been installed, connecting to existing infrastructure in Old Hot Springs Road and extending to the north toward the proposed development. The new infrastructure includes 10-inch fire protection and 4-inch potable water lines with appropriate backflow protection and metering, as well as an 8-inch sewer line. A new fire hydrant has been installed on-site, in addition to existing fire hydrants located along Old Hot Springs Road to the east and west of the property entrance. In addition to the existing and recently installed fire hydrants, new fire hydrants will be installed as part of this project; preliminary hydrant placement is as shown on the plans. Hydrant flow testing was performed in September 2018 by Carson City Public Works, which indicated there are adequate flows and pressures in the portion of the system the project will connect to. Network hydraulic modeling will be completed in conjunction with utility design for the site. Water use and sewer flow calculations are provided in the Water and Sewer Impact Letter, included with this submittal.

### **Description of Proposed Development**

The purpose of the Special Use Permit application submitted in conjunction with the Growth Management Application is to allow Sierra Skies RV Resort, LLC to be a 180-day extended stay RV resort with up to 277 RV spaces. The RV resort will include amenities including a clubhouse, general store, bocce ball courts, restrooms, showers, laundry facilities, pet area, walking trails, barbecue areas, and open space. Buildings will be traditional wood frame construction and will be high quality with architectural interest. Approximate building square footages are as follows:

Clubhouse 6,180 SF
General Store 1,300 SF
Caretaker's Residence 1,400 SF
Fitness Center 800 SF
Restrooms and Laundry 1,600 SF

Restrooms and Showers 1,590 SF (3 at 530 SF each)

Total Building Area 12,870 SF

Though some area is set aside for a future restaurant, this is not included in this submittal and is not intended to be part of initial phases of development. Limited on-site RV storage is planned. No other outdoor storage is included in this proposed development. A small propane tank will be on site to serve the fire pit. No other hazardous materials are expected to be housed on-site, outside of commercial-grade cleaning supplies, and landscape maintenance supplies. The RV Resort will be developed in three phases, with the check-in building, managers residence, laundry facilities, and general store being completed in the first phase, along with 127 RV spaces. An additional 79 RV spaces and shower/bathroom buildings as appropriate will be developed as part of Phase 2, and Phase 3 will consist of development of 71 RV spaces, shower and restroom facilities, clubhouse, and fitness center. A retaining/rockery wall will be developed as part of Phase 1, located between the lower elevation Phase 1 area and the higher elevation Phase 3

Project Description Sierra Skies RV Resort, GM December 28, 2018 Page 3 of 3

area. All roads within the RV park will be surfaced with asphalt paving, and every RV site will include water, sewer, and electric service. Walking paths and open space will run throughout the development.

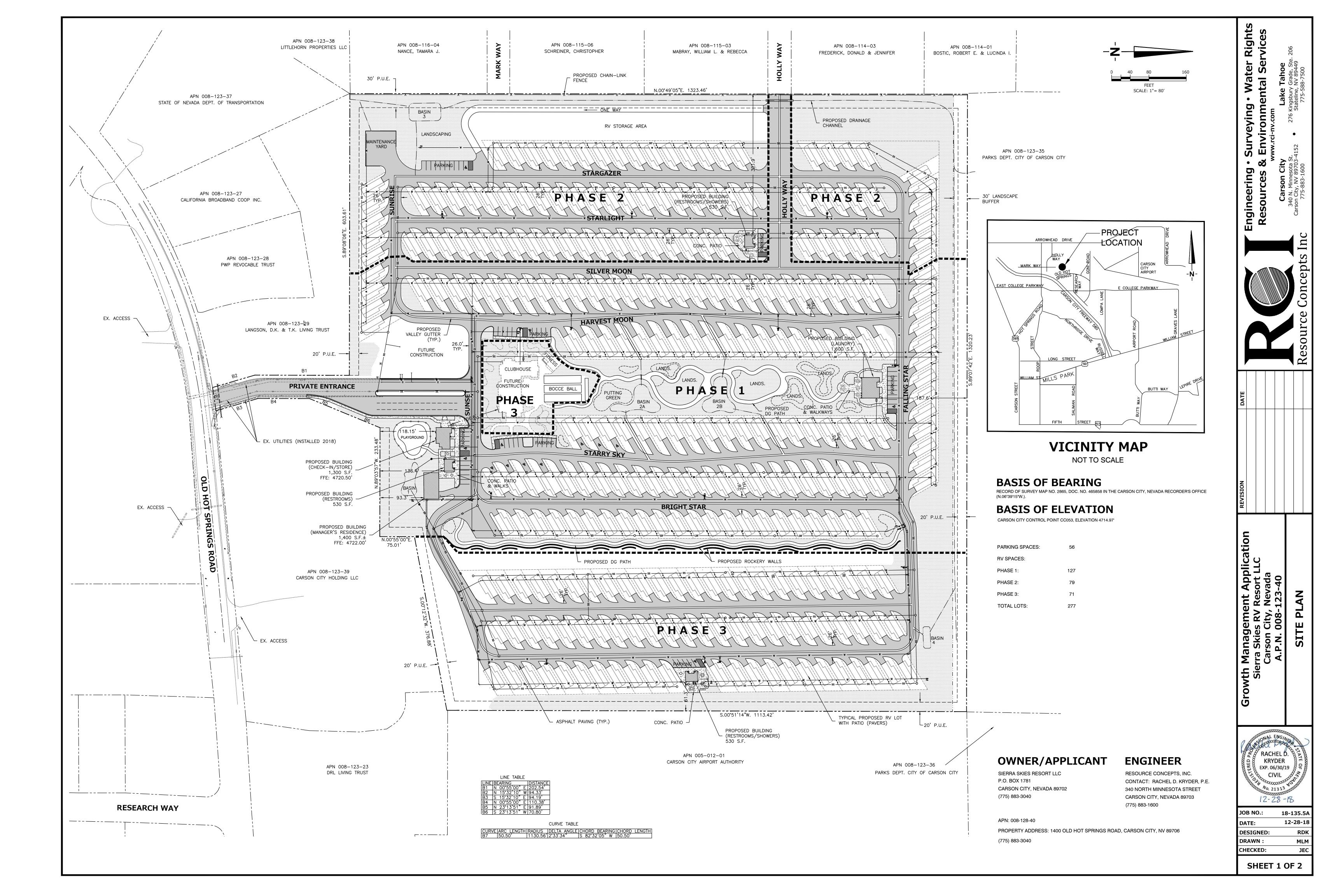
Landscaping will be included per Carson City standards and appropriate landscaping plans will be developed as part of improvement plans.

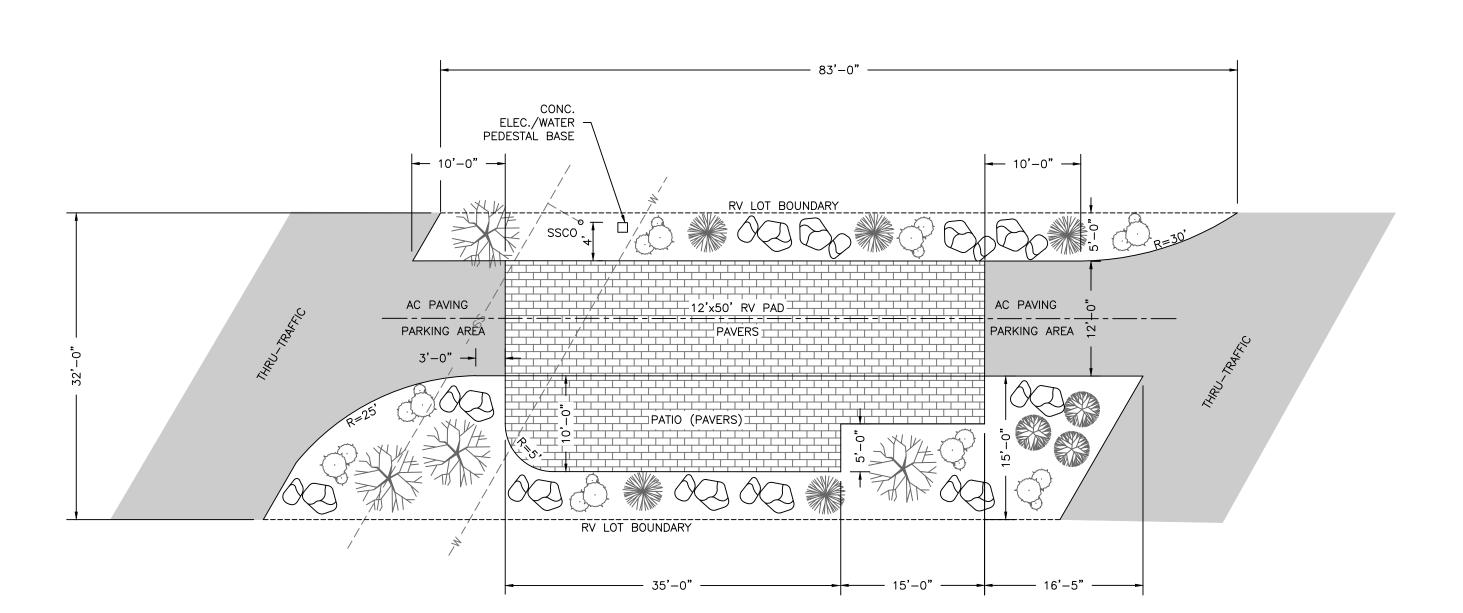
Parking is provided at each RV space, as well as parking at the check-in/general store, each restroom, clubhouse, and laundry facility. ADA spaces are included at each separate parking area.

### Access

Access to the subject property is proposed from Old Hot Springs Road, with an emergency secondary access to the west, connecting to Holly Way. The proposed main entrance from Old Hot Springs Road has been recently constructed and is 35 feet wide (curb face to curb face) to accommodate large RVs. Trip generation for the site includes AM and PM peak hour trips based on the number of RV spaces. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (2017), the AM peak hour trips for the proposed development would be 58 for Campground/RV Parks (Code 260). The PM peak hour trips for the proposed development would be 75. A full traffic study is not required based on Carson City trip generation thresholds as defined in Carson City Development Standards Section 12.13.1:

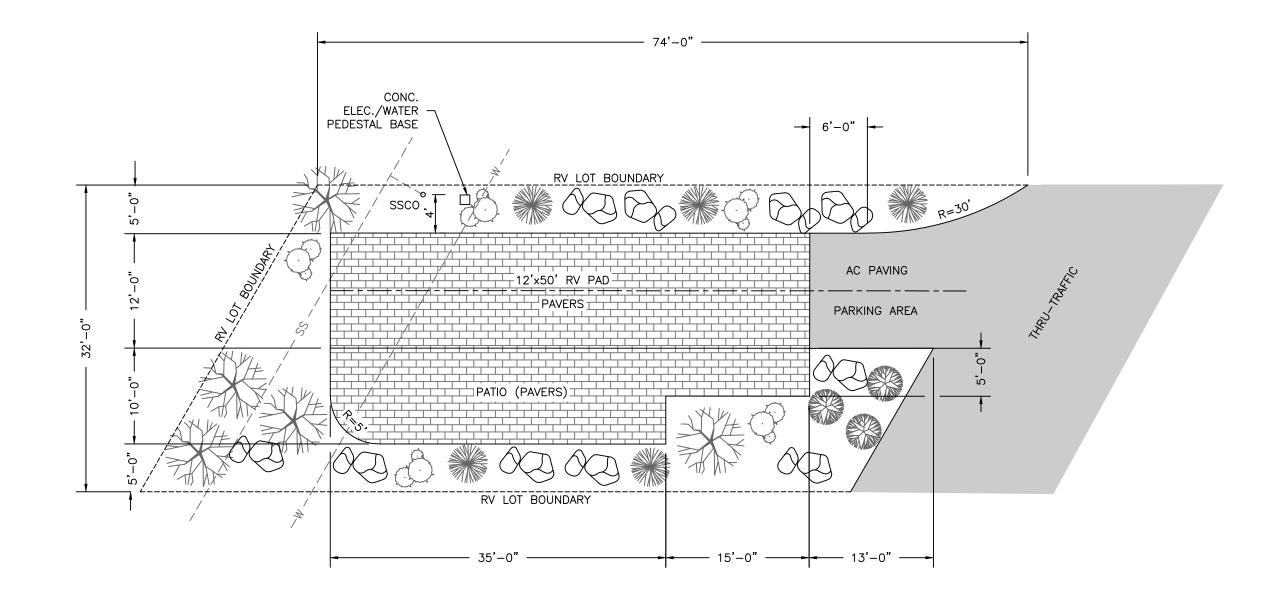
The proposed development shall generate eighty (80) or more peak hour trips as determined using the Institute of Traffic Engineers (ITE) trip generation rates or other such sources accepted by the city engineer.





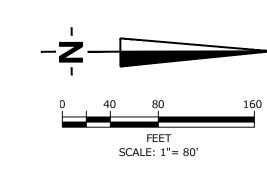
# TYPICAL PULL-THRU RV SPACE DETAIL

SCALE: 1"=10'



# TYPICAL BACK-UP RV SPACE DETAIL

SCALE: 1"=10'



Engineering • Surveying • Water Rights Resources & Environmental Services

Growth Management Applicatic Sierra Skies RV Resort LLC Carson City, Nevada A.P.N. 008-123-40

RACHEL D.  KRYDER  EXP. 06/30/19  CIVIL  No. 21313  12-28-18

JOB NO.:	18-135.5A
DATE:	12-28-18
DESIGNED:	RDK
DRAWN:	MLM
CHECKED:	JEC

SHEET 2 OF 2



December 20, 2018

Hope Sullivan, Planning Manager Carson City Community Development Planning Division 108 E. Proctor Street Carson City, NV 89701

Re: Water and Sewer Impact Letter for Sierra Skies RV Resort

Ms. Sullivan:

Resource Concepts, Inc. (RCI) has drafted this Water and Sewer Impact Letter in support of the Special Use Permit Application for Sierra Skies RV Resort. This proposed project is located on 38.61 acres at 1400 Old Hot Springs Road in Carson City and consists of an RV Resort with up to 277 RV spaces and various amenities including a clubhouse, manager's residence, general store, restrooms, showers, laundry facilities, bocce ball, landscaping, open space, and walking paths. The RV Resort proposes a 180-day extended stay, which is allowed only with a special use permit in the current TC (Tourist Commercial) zoning. The proposed water and sewer improvements and demand, and the associated effect on Carson City infrastructure are described below.

### **Water Demand**

Projected water demand for the RV Resort consists of domestic and irrigation use for the RV spaces, landscaping, and all other domestic use on the site, restrooms, showers, laundry facilities, clubhouse, manager's residence, and general store (collectively referred to hereafter as "Amenity Use"). Full hookups are planned for each RV space. Projected water demands are summarized in the table below. The total average day demand (ADD) is estimated to be 68,500 gallons per day (gpd).

Use Category	Average Day Demand (gpd)		
RV Spaces (277 total)	41,550		
Amenity Use	14,250		
Landscape Irrigation	12,700		
Total	68,500		

The average day demand for RV spaces is calculated as 150 gpd per space. Note that this estimate is conservative in that it does not make an occupancy assumption less than 100%. Landscaping irrigation includes all water used for outdoor plant watering, including trees, shrubs, and turf areas. The total annual irrigation demand of 4,623,100 gallons over an average of 32 irrigation weeks per year has been averaged over 365 days for the average day demand. Both the Amenity Use and Landscape Irrigation estimates are based on values determined previously for a slightly different conceptual layout proposed in 2016. Since the amenities and landscaping remain similar, the estimates are almost unchanged.

Hope Sullivan, Planning Manager December 20, 2018 Page 2

The RV Resort will connect to recently constructed water infrastructure located within the subject property and connected to the infrastructure within Old Hot Springs Road. The existing water main within Old Hot Springs Road is 16-inch diameter pipe. Fire hydrant flow testing was performed adjacent to the subject property in September 2018, which indicated flow and pressures sufficient to serve the domestic and fire flow requirements of the development. Appropriate design and modeling will be completed during the design phase of the project, but the existing infrastructure size and pressures appear to be sufficient to serve the project without significant adverse effects to the City's water system.

Water infrastructure was recently installed to serve the subject property, including a 10-inch water line with backflow protection for fire protection as well as a 4-inch water line with reduced pressure backflow assembly and meter per Carson City standards. An additional irrigation line, backflow assembly, and meter will be installed as part of the proposed development. The 10-inch line will run throughout the project property to provide fire protection via adequately spaced fire hydrants and fire sprinklers in buildings as necessary.

### Fire Flow

The fire flow required is governed by the demand of the largest proposed building, which is the clubhouse at approximately 6,180 SF. For Type V-B construction, the required fire flow for this square footage is 2,250 gpm for 2 hours, according to the International Fire Code (IFC). As required by the Nevada State Fire Marshal, an electronically monitored fire sprinkler system will be installed in the club house. The IFC allows for a 50% reduction in the required fire flow with an approved automatic sprinkler system. The minimum required fire flow is 1,500 gpm, so in this case the minimum flow requirement is 1,500 gpm.

Hydrant flow testing and preliminary network hydraulic modeling indicates sufficient flow and pressure to serve fire flow required throughout the project.

### **Sewer Flows**

Full hookups including sewer connections are proposed for each RV space. Resort amenities will also contribute to sewer flows, including manager's residence, clubhouse, laundry facilities, showers, and restrooms.

Use Category	Average Sewage Flow (gpd)		
RV Spaces (277 total)	27,700		
Amenity Flow	5,970		
Total	33,670		

Per NDEP design guidelines for on-site sewage disposal systems, the estimated daily flow of sewage for RV Parks with water connections is 100 gallons per RV space. Flow rates for other uses, including the office, general store, laundry, and restrooms, are based on NDEP design guidelines. The residential flow is included as 350 gpd.

Hope Sullivan, Planning Manager December 20, 2018 Page 3

On-site sewer collection infrastructure will include 8-inch diameter gravity sewer lines, which will connect to existing 8-inch PVC sewer within Old Hot Springs Road. Based on information from Carson City Public Works, the existing gravity sewer within Old Hot Springs Road has available capacity and connects to 18-inch PVC sewer at College Parkway, which also has available capacity.

Based on the projected water demand, required fire flow, and sewer flows, as well as the City's existing water and sewer systems, no significant adverse impacts are expected from the proposed development.

Sincerely,

Rachel Kryder, P.E. Project Engineer

RK





Treasurer Home Assessor Data Inquiry Back to Last Page

Secured Tax Inquiry Detail for Parcel # 008-123-40						
Property Location: 1400 OLD HOT SPRINGS RD Roll #: 016218 Billed to: SIERRA SKIES RV RESORT LLC District: 2.4 P O BOX 1781 Tax Service: CARSON CITY, NV 89702-0000 Land Use Code: 140 Code Table						
Outstanding Ta	axes:					
Prior Year	TaxPe	enalty/Interest	<u>Total</u>	Amount Paid	Total Due	
Current Year					No Taxes Owing	
08/20/18	1,790.60		1,790.60	1,790.60	.00	
00/20/10	1,790.00		4 700 00	1 700 00	.00	
10/01/18	1,700.00		1,790.00	1,790.00		
10/01/18	1,790.00		1,790.00	1,790.00	.00	
10/01/18 01/07/19	1,790.00	.00	1,790.00	1,790.00	.00	

Additional Information							
<u>2018-19</u> <u>2017-18</u> <u>2016-17</u> <u>2015-16</u> <u>2014-15</u>							
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400		
Tax Cap Percent	4.2	2.6	.2	3.2	3.0		
Abatement Amount	7,312.71	7,601.32					