

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 29, 2021

FILE NO: LU-2021-0321

AGENDA ITEM: 13.C

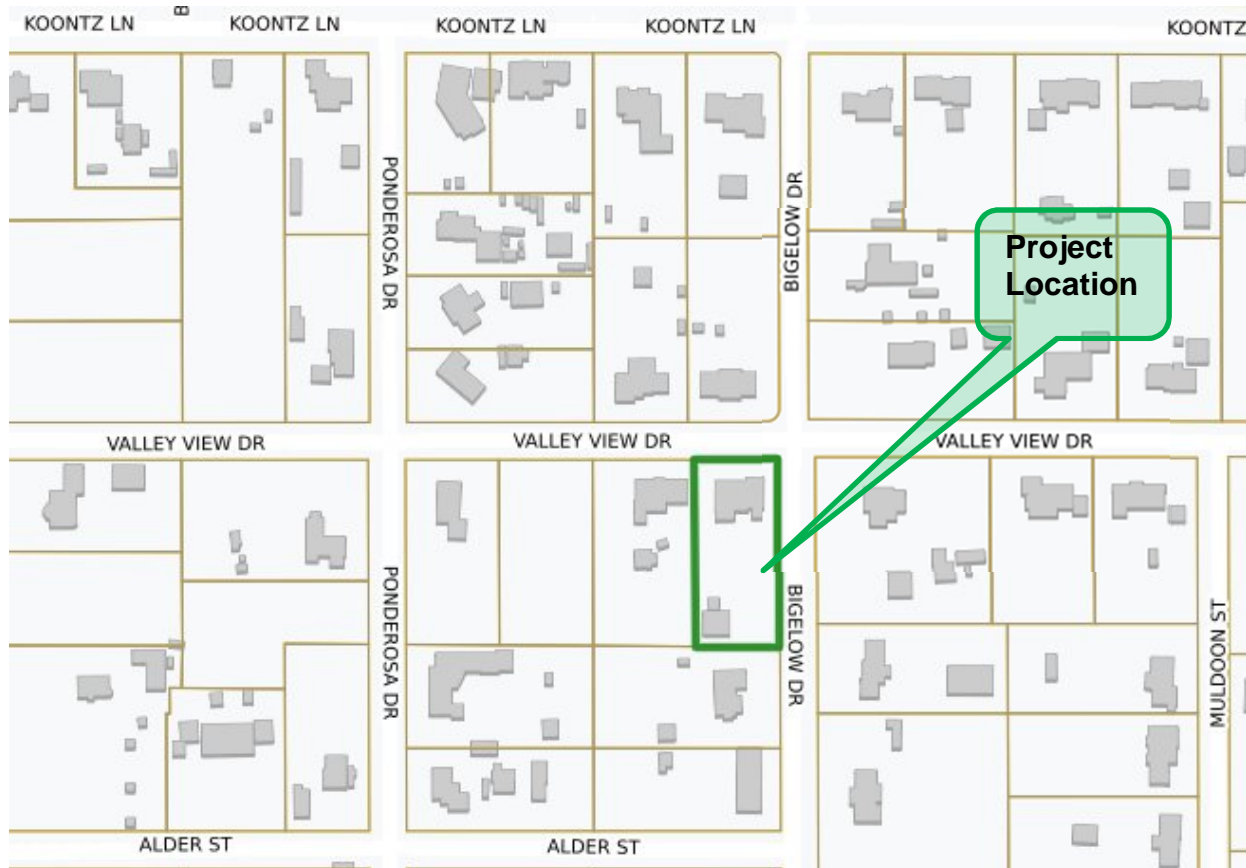
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a special use permit to construct a detached accessory structure that will result in: 1) the cumulative square footage of accessory structure(s) exceeding 75 percent of the size of the primary structure, and 2) a single accessory structure that exceeds 5 percent of the total lot area on a property zoned Single Family 1 Acre ("SF1A"), located at 1055 Valley View Drive, APN 009-143-06. (Heather Manzo, hmanzo@carson.org)

Summary: The subject property is currently improved with a single-family residence and three detached accessory structures. The applicant intends to demolish all existing accessory structures and construct a new 2,500 square foot accessory building. Per section 18.05.055(7) and (8) of the Carson City Municipal Code ("CCMC") when the cumulative area of detached accessory buildings exceed 75 percent of the size of the primary structure or a single accessory structure exceeds 5 percent of the total lot area, approval of a special use permit is required. The Planning Commission is authorized to approve a special use permit.

PROPOSED MOTION: "I move to approve special use permit LU-2021-0321, based on the ability to make all 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 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
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 final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division at least 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year, and no extension granted, the permit shall become null and void.
5. The applicant shall submit a copy of the Notice of Decision, conditions of approval, and explanation of how the request addresses each condition with the building permit application.
6. Prior to the issuance of any permit associated with this request, the applicant shall have plans approved for the demolition/removal of all accessory buildings on the site. Any other detached accessory structure(s) proposed for the site in the future will require the review and approval of a Special Use Permit unless a subsequent municipal code has been adopted removing this requirement.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.055 (Single Family 1 Acre); 18.04.190 (Residential Districts Intensity and Dimensional Standards); and 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 1 Acre

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/ single family residence
EAST: Single Family 1 Acre/ single family residence
SOUTH: Single Family 1 Acre/ single family residence
WEST: Single Family 1 Acre/ single family residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Beyond 500 feet, Zone II (moderate severity)
3. SLOPE/DRAINAGE: Relatively flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.93 acres
2. PROPOSED STRUCTURE SIZE: Detached accessory structure 2,500 square feet
5. REQUIRED SETBACKS: 30 feet from front; 15 feet from side; 20 feet from street side; and 30 feet from rear. As proposed, the structure meets these setbacks.
6. VARIANCES REQUESTED: None

DISCUSSION:

The subject parcel is approximately 0.93 acres in size, zoned Single Family 1 Acre, and is currently developed with a single-family residence and several accessory structures. The applicant is seeking to demolish or remove the existing nonconforming accessory structures and to construct a single 2,500 square foot detached accessory building with 2 roll up doors. The primary structure is a single-family home with an attached garage that is approximately 3,800 square feet in size. Per CCMC 18.04.055, since the cumulative area of the detached accessory structure will a) exceed 75 percent of the size of the primary structure, and b) will exceed 5% of the total square footage of the parcel, a special use permit is required.

Per CCMC 18.02.080, the Planning Commission has the authority to approve a Special Use Permit upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 39 property owners within 550 feet of the subject site on September 14, 2021. As of the date of writing of this report staff has received one voicemail in support of this application. Additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 29, 2021 depending on the date of submission of the comments to the Planning Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Engineering Division:

The Engineering Division has no preference or objection to the special use permit request provided that the following requirement is met at the time of building permit:

- The project must meet all Carson City Development Standards (“CCDS”) and Standard Details including but not limited to the following:
 - Owner to construct a paved driveway approach in accordance with the Carson City Standard detail C-5.2.5, AC Driveway Apron.
 - The owner may choose which access gate will be the primary access to the structure and pave the driveway apron and driveway for that gate consistent with CCDS 12.12.2. The other gate does not need a driveway apron or paved driveway.

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility
Development Engineering has no comment on this finding.

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

Local intersections: The closest intersection is Bigelow and Valley View Drive, both streets are local streets.

Adjacent Streets On-Street Parking: There is no paved on-street parking on the adjacent streets.

Proposed and/or necessary improvements: Owner to construct a paved driveway approach in accordance with the Carson City standard detail C-5.2.5, AC driveway apron.

CCMC 18.02.080(5)(d) - Public Services

Storm Drain: The site currently drains to the street.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets will meet engineering standards for health and safety.

Earthquake faults: The closest fault is over 500 feet away with a slip rate of less than 0.2 mm/yr.

FEMA flood zones: The FEMA flood zone is Zone X (unshaded). Stormwater has no comment.

Site slope: The site is already developed so the slope is minimal.

Soils and Groundwater: The site is already developed.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

The project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The subject property is designated as Low Density Residential, and the primary uses within this Master Plan land use designation include single family residences. The proposed accessory structure is intended to be utilized by the resident and will not change the use of the land.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.

The existing accessory buildings do not conform with the required setbacks and building separation requirements for the zoning district. These structures will be demolished. The new detached accessory structure will bring the site into conformance with CCMC and will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding

properties or neighborhood. The accessory building will allow for vehicles and other personal items to be stored inside a building instead of in the open and will reduce the amount of structures on the site.

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

The land use will continue to be single-family residential with the trips associated with a single-family residence.

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.

The proposed accessory building does not constitute a change of use. The land use will continue to be single-family residential. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The project will not result in increased impacts on schools, police or fire protection.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

Since there is no change of use and the detached accessory building is allowed as accessory to the primary single-family residence, the primary consideration is related to the size of the proposed structure. The applicant has proposed removal of the existing nonconforming accessory structures (**Condition No. 6**). The accessory building will comply with all other standards and is allowed with the approval of a special use permit.

6. Will not be detrimental to the public health, safety, convenience, and welfare.

The request for an accessory structure of this size is consistent with the neighborhood and will not be detrimental to public health, safety, convenience, and welfare. The structures are consistent with the SF1A zoning district and design standards.

7. Will not result in material damage or prejudice to other property in the vicinity.

The primary use of the subject site is a single-family residential use, and the proposed accessory structure will not change the land use. The accessory structure is proposed to be located: 30 feet from the west property line, 52 feet from the east, 32 feet from the south property line, and over 100 feet from the house. The proposal complies with all required setbacks, height limits, and will be accessed from an improved driveway from Bigelow Drive. The proposed cumulative square footage of the accessory structure will not result in material damage or prejudice to other property in the vicinity. The structures comply with the required setbacks, height limitations, and all other applicable standards.

Attachments:

Application (LU-2021-0321)

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

**FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)**

+ noticing fee
 *Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submission Deadline: Planning Commission application submittal [schedule](#).

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

FILE #

APPLICANT Chris Holland **PHONE #** 530-375-0195

MAILING ADDRESS, CITY, STATE, ZIP
 1055 valley view dr Carson City Nv, 89706

EMAIL ADDRESS
 hollandhchris@yahoo.com.

PROPERTY OWNER Chris Holland **PHONE #** 530-375-0195

MAILING ADDRESS, CITY, STATE, ZIP
 1055 valley view dr Carson City Nv ,89706

EMAIL ADDRESS
 hollandhchris@yahoo.com

APPLICANT AGENT/REPRESENTATIVE Chris Holland **PHONE #** 530-375-0195

MAILING ADDRESS, CITY STATE, ZIP
 1055 valley view dr Carson City Nv,89706

EMAIL ADDRESS
 hollandhchris@yahoo.com

Project's Assessor Parcel Number(s): 00914306 **Street Address** 1055 valley view dr Carson City Nv , 89706

Project's Master Plan Designation low density residential **Project's Current Zoning** SF1A **Nearest Major Cross Street(s)** Bigelow Dr

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail
 50x50 Accessory structure


PROPERTY OWNER'S AFFIDAVIT

I, Chris Holland, 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: [Signature] Address: 1055 valley view dr Date: 8-23-2021

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
 COUNTY Carson City)
 On August 23, 2021, Christopher Holland, 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.
Bridget M. Paynter
 Notary Public



BRIDGET M. PAYNTER
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. No. 99-58028-3
 MY APPT. EXPIRES MAY 28, 2023

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

SPECIAL USE PERMIT CHECKLIST

Each application must include the following:

1. Detailed Written Project Description
2. Special Use Permit Findings
3. Master Plan Policy Checklist
4. Documentation of Taxes Paid to Date
5. 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.
6. Building Elevation Drawings and floor plans
7. Site plan including the following information:
 - a. 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.
 - b. 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:



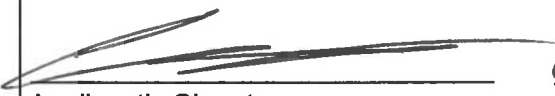
- c. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
 - d. Title block in lower right-hand corner including:
 - i. Applicant's name, mailing address, and daytime phone number (including area code).
 - ii. The name, mailing address, and daytime phone number of the person preparing the site plan, different from applicant.
 - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, different from applicant.
 - iv. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - v. Project title and permit request. (Example: Variance, Special Use Permit).
8. Property lines of the subject property with dimensions indicated.
9. 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.
10. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
11. 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.
12. Show the Assessor Parcel Number(s) of adjoining parcels.

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.

Please type and sign the statement on the following page at the end of your findings response.

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.



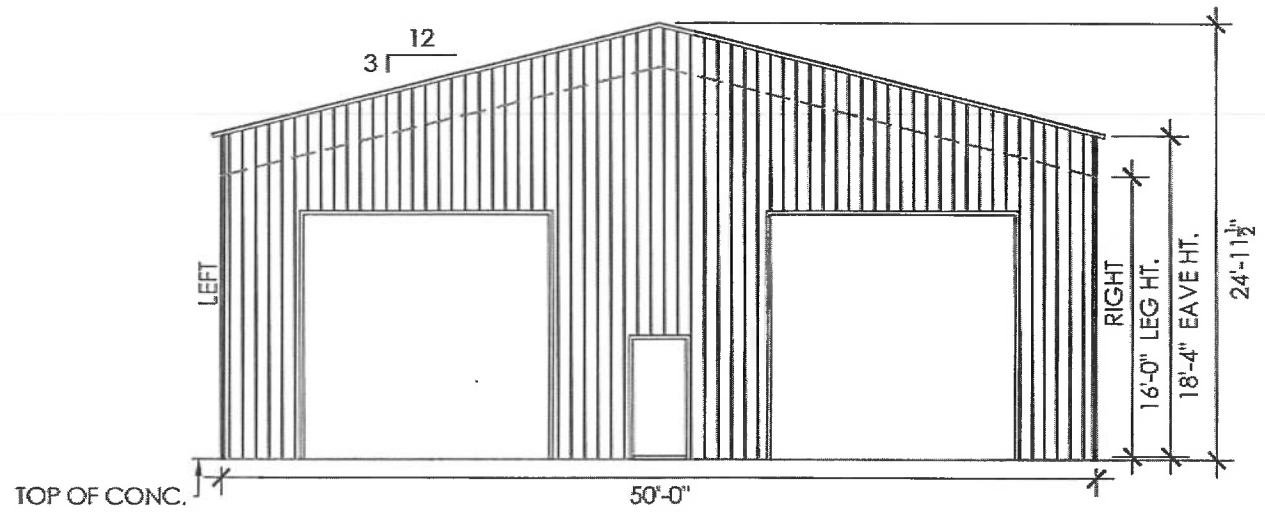
Applicant's Signature

CHRIS HOLLAND

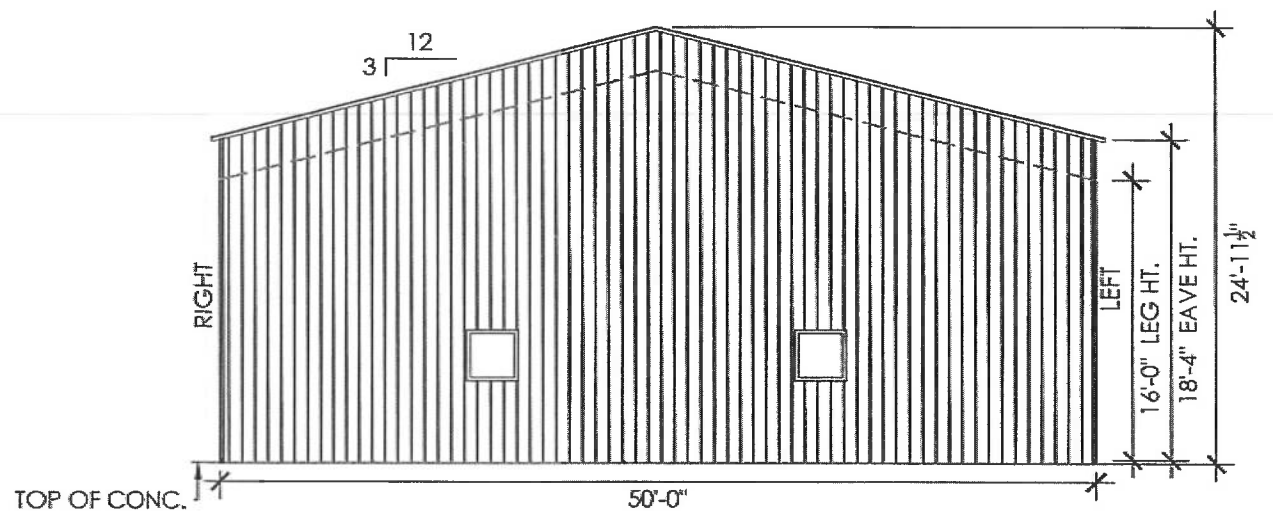
Print Name

8-23-2021

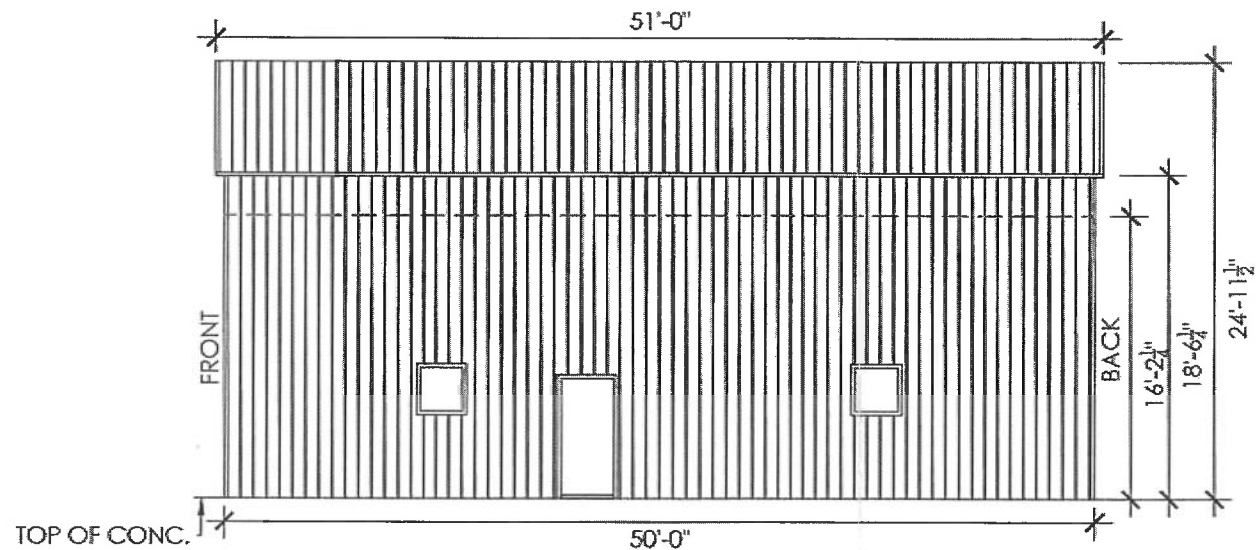
Date



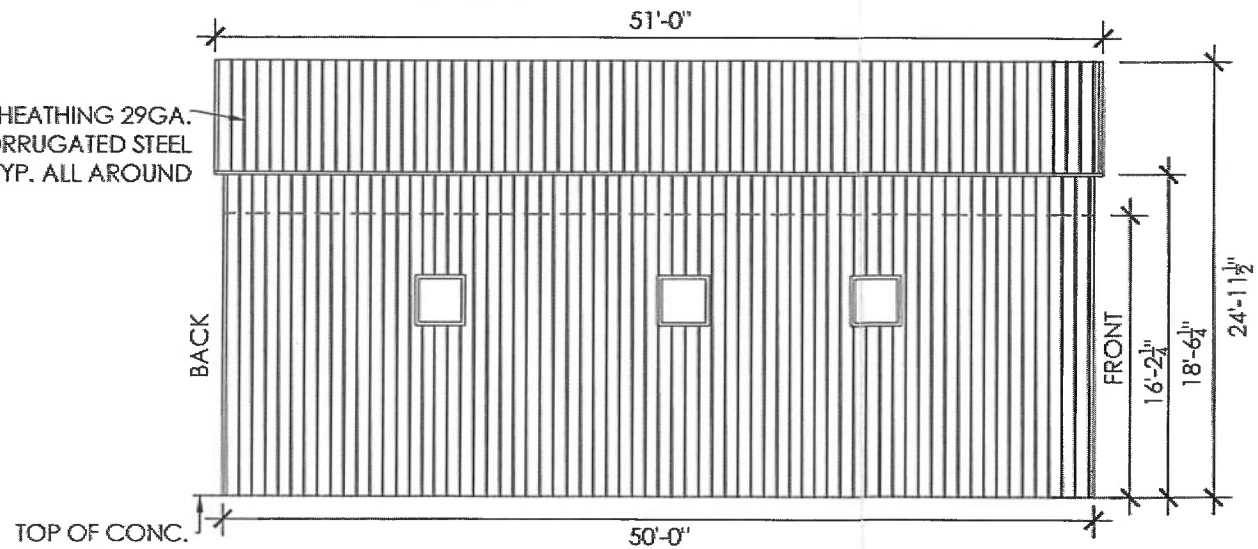
FRONT END WALL ELEVATION
SCALE: 3/32" : 1'



BACK END WALL ELEVATION
SCALE: 3/32" : 1'



RIGHT SIDE WALL ELEVATION
SCALE: 3/32" : 1'



LEFT SIDE WALL ELEVATION
SCALE: 3/32" : 1'

SHEATHING 29GA.
CORRUGATED STEEL
TYP. ALL AROUND

CARSON CITY FIRE DEPARTMENT
"APPROVED"
08/09/2021 3:16:13 PM

OWNER:	CHRIS HOLLAND	LOCATION:	1055 VALLEY VIEW DRIVE CARSON CITY, NV 89701
SHEET TITLE:	ELEVATIONS		
DRAWING NO.:	MBDB132359E	PROJECT NO.:	233-21-2263
DRAWN BY:	A.F	CHECKED BY:	
DATE:	16-III Y-2021	SHEET NO.:	2 OF 7



SEAL:

EXPIRES: 12/31/2022
DATE SIGNED: JUL 26 2021

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

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 non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Chris Holland

Reviewed By: _____

Date of Review: 8-23-2021

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 development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development 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 development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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 (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

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 development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

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 development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

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 development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

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 development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

September 23, 2021

Parcel # 00914306

I, Christopher Holland applying for a special used permit on Parcel # 00914306 located at 1055 Valley View drive, Carson City NV 89701. Below is a brief description of the proposed project:

All existing structures in the back of lot will be removed permanently and be replaced by a 50x50 all metal steel accessory building on a full concrete slab with two 15x15 roll up doors and two-man doors.

Christopher Holland

Parcel # 00914306
1055 Valley View drive, Carson City NV 89701

Special Use Permit Findings

1. The proposed project will be in accordance with the goals of the Carson City Master Plan elements, this is a low-density residential location. The project will be constructed with a high-quality steel material and will match the existing residence.
2. This proposed project will not affect the surrounding immediate vicinities detrimentally but rather increase the property's value and the surrounding parcels as well. There are several surrounding properties with similar out buildings as my proposed project.
3. The proposed structure will be built in the south quadrant of the parcel and there will not be an impact on existing vehicular traffic and surrounding properties. The new construction will not have an adverse visual impact to the neighborhood or block the view of the city or mountains of which doesn't infringe on the development of peaceful enjoyment of the surrounding properties.
4. This will not burden public services, as there is no water or sewer services being used or storm drainage increase.
5. This project meets the standards for Carson City Municipal code.
6. Will not be detrimental to health of public and safety of others. The project/structure will not affect the Sheriff's Department nor the School District's students in any way.
7. This will not be result in material damage for other properties in the vicinity.

Christopher Holland

Payment History					
	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
+	(2021 - 2022)	\$3,043.95	\$762.45	\$2,281.50	8/17/2021
+	(2020 - 2021)	\$2,876.10	\$2,876.10	\$0.00	2/26/2021
+	(2019 - 2020)	\$2,792.34	\$2,792.34	\$0.00	2/28/2020

Show 23 More

Related Names	
<p>CURRENT MAIL TO FOR 2022 (2022 - 2023)</p> <p>Name CHRIS HOLLAND TRUST Mailing CHRISTOPHER H Address HOLLAND, TTEE PO BOX 22191 CARSON CITY, NV, 89721-0000 Status Current Account</p>	<p>CURRENT OWNER FOR 2022 (2022 - 2023)</p> <p>Name CHRIS HOLLAND TRUST Mailing Address Status Current Account</p>
	<p>CURRENT OWNER FOR 2022 (2022 - 2023)</p> <p>Name HOLLAND, CHRISTOPHER H TRUSTEE Mailing Address Status Current Account</p>
<p>MAIL TO FOR 2021 (2021 - 2022)</p> <p>Name CHRIS HOLLAND TRUST Mailing CHRISTOPHER H Address HOLLAND, TTEE PO BOX 22191 CARSON CITY, NV, 89721-0000 Status Current Account</p>	<p>OWNER FOR 2021 (2021 - 2022)</p> <p>Name CHRIS HOLLAND TRUST Mailing Address Status Current Account</p>
	<p>OWNER FOR 2021 (2021 - 2022)</p> <p>Name HOLLAND, CHRISTOPHER H TRUSTEE Mailing Address Status Current Account</p>

Structure 1 of 2

Structure 2 of 2

Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	120,000	191,598	0	311,598
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	120,000	191,598	0	311,598

Assessed Value	Land	Building	Per. Property	Totals
Residential	42,000	67,059	0	109,059
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	42,000	67,059	0	109,059

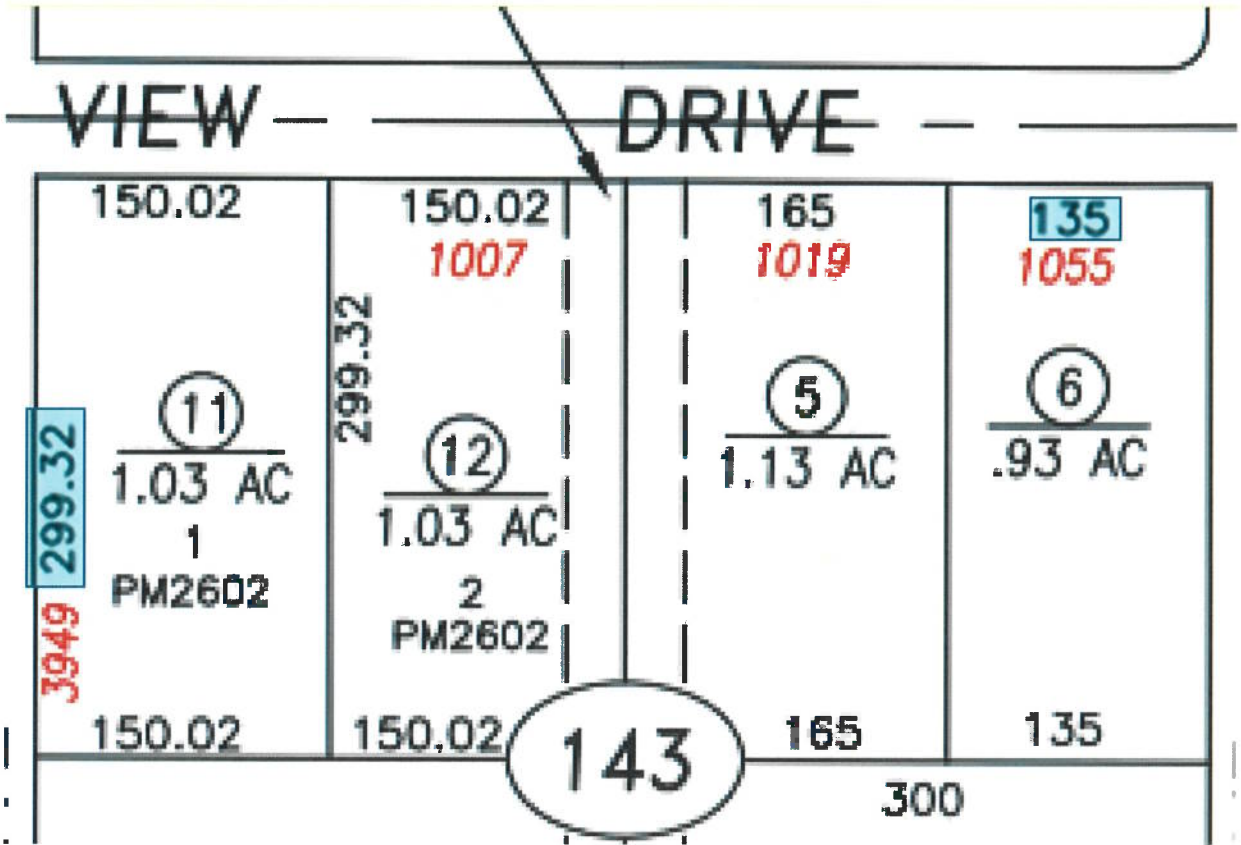
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	2,240	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	2,240	0	0

Assessor Descriptions					
Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Created because of new elipse only old #9-144-2		29	T15N	R20E	

No Personal Exemptions

Billing Fiscal Year (2021 - 2022)

Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/16/2021	8/17/2021	\$762.45	\$0.00	\$0.00	\$762.45	\$762.45	\$0.00
2	10/4/2021		\$760.50	\$0.00	\$0.00	\$760.50	\$0.00	\$760.50
3	1/3/2022		\$760.50	\$0.00	\$0.00	\$760.50	\$0.00	\$760.50
4	3/7/2022		\$760.50	\$0.00	\$0.00	\$760.50	\$0.00	\$760.50
Total			\$3,043.95	\$0.00	\$0.00	\$3,043.95	\$762.45	\$2,281.50



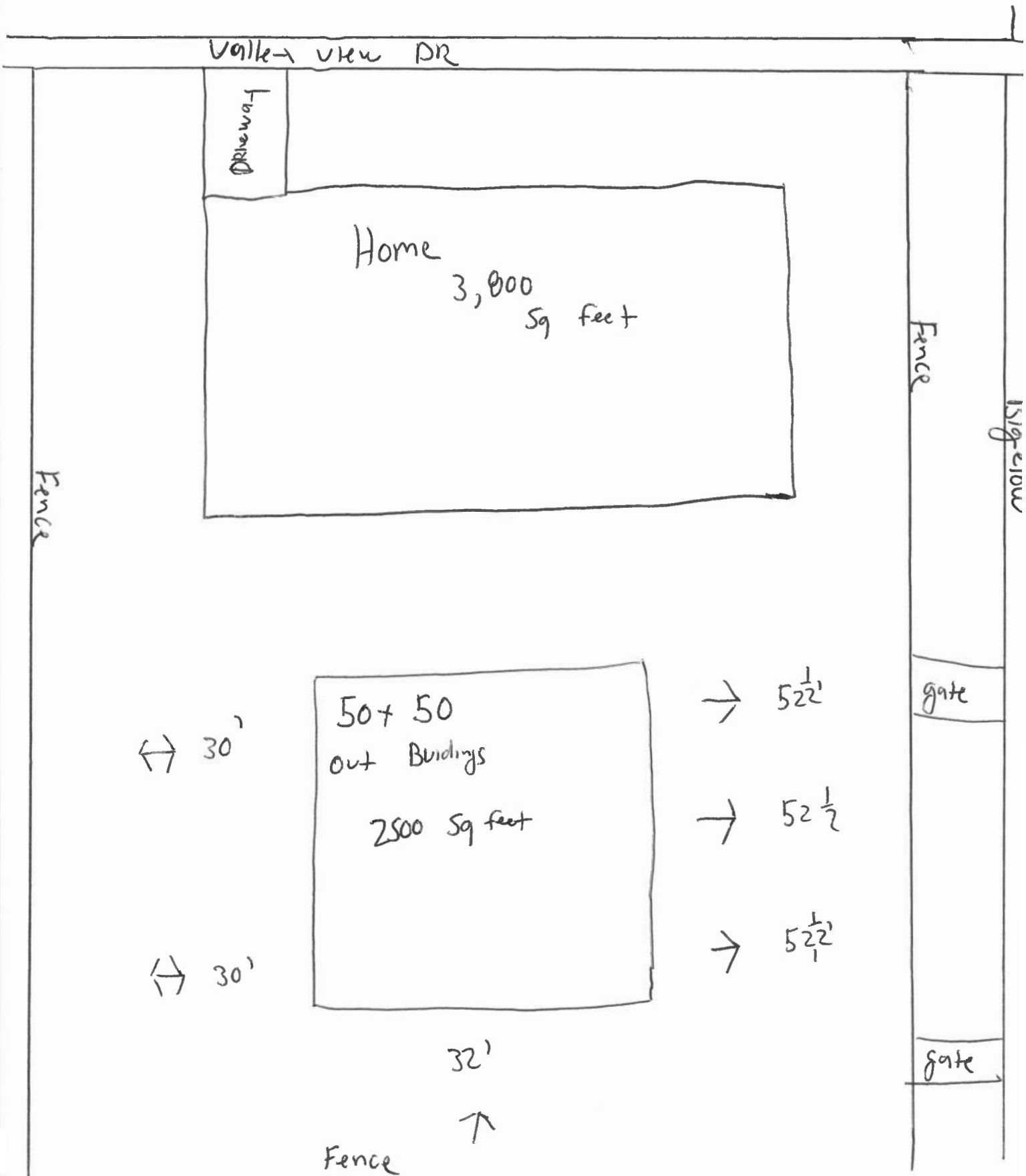


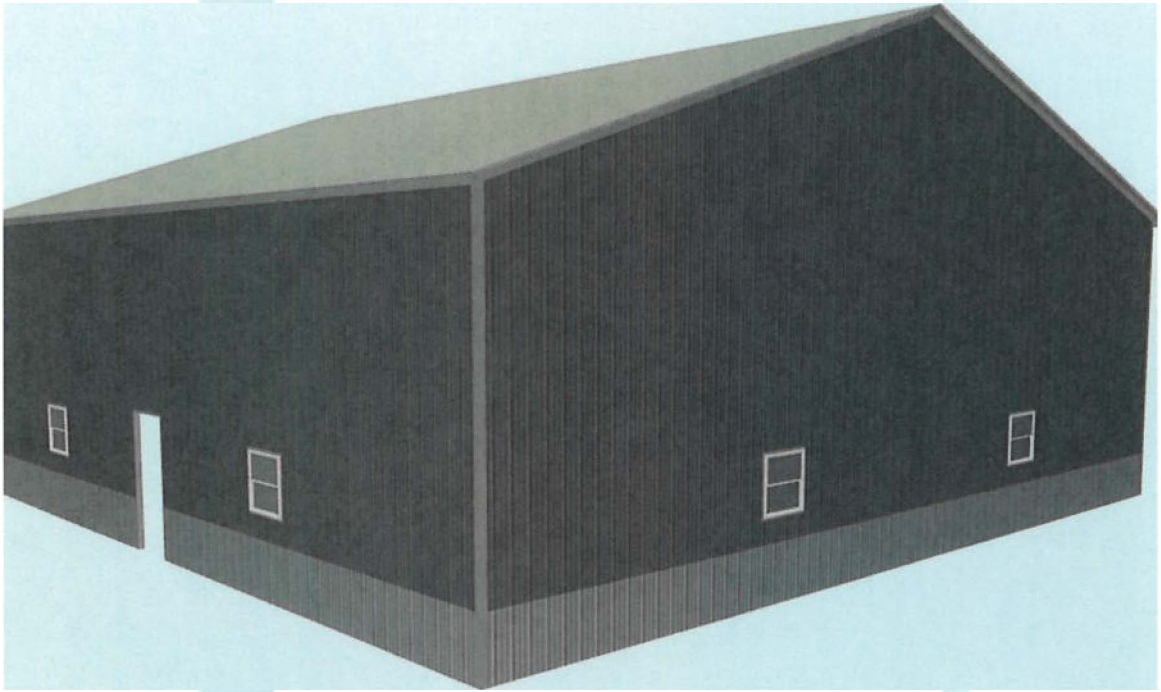
Note

156 All Existing Buildings will be Removed

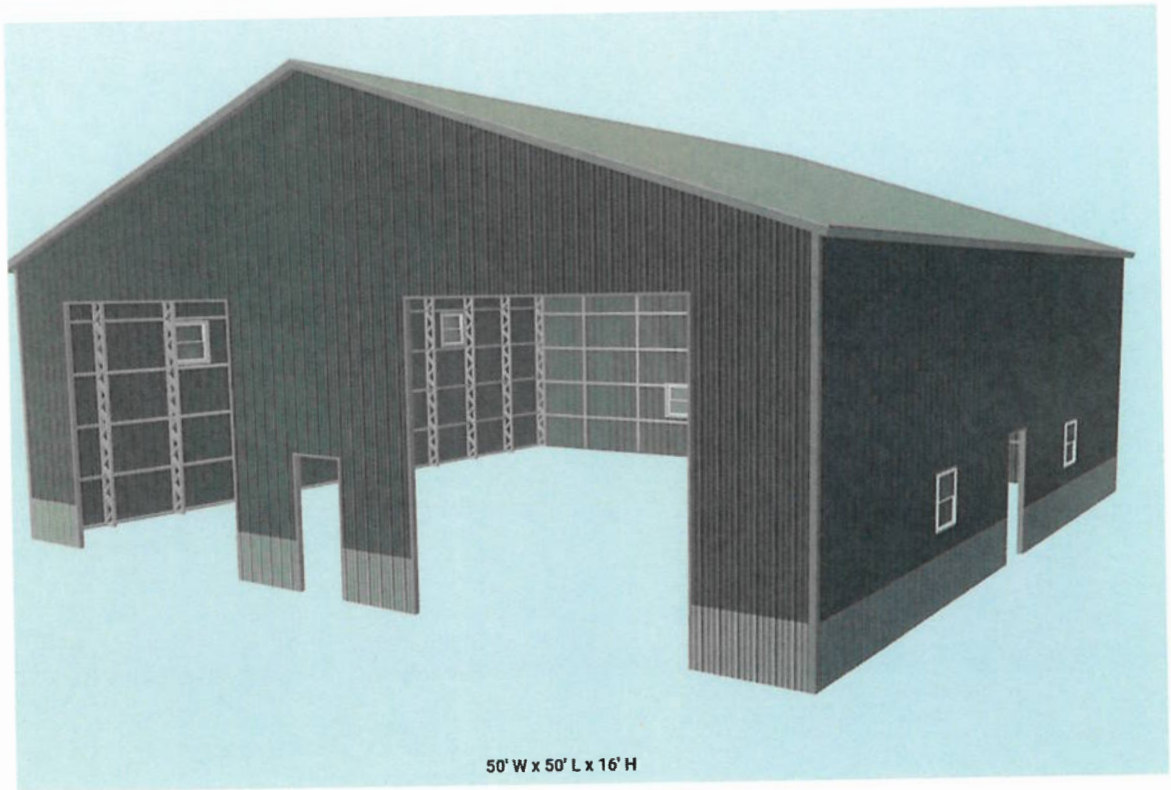
1055 Valley View DR
Carson City NV 89706
Parcel # 00914306

↑
North

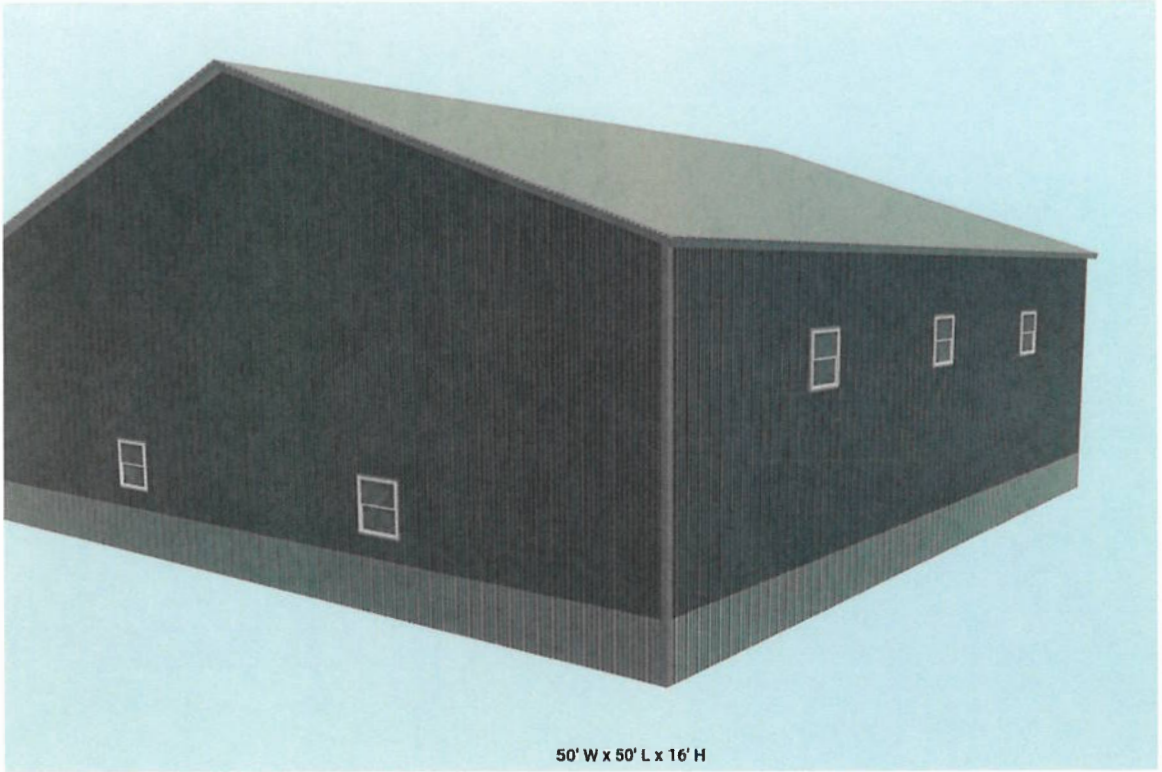




50' W x 50' L x 16' H



50' W x 50' L x 16' H



50' W x 50' L x 16' H