

City of Carson City Agenda Report

Date Submitted: June 7, 2011

Agenda Date Requested: June 16, 2011

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance to change the zoning of APN 002-101-81, located south of Northridge Drive and east of Roop Street, from Single Family 6000 (SF6) to Public Community (PC). (ZMA-11-030) (Lee Plemel)

Summary: As a result of the proposed Zoning Map Amendment the subject parcel will have a zoning designation that is consistent with the existing Master Plan. This zoning designation is consistent with other property in the vicinity owned by Carson City and managed by the Parks and Recreation Department. This Zoning Map Amendment would allow a 625 square foot portion of the 18 acre site to be developed for the proposed cellular communication facility for AT&T. The Planning Commission approved a Special Use Permit for the proposed cellular communication facility on May 25, 2011, subject to approval of the Zoning Map Amendment.

Type of Action Requested

- Resolution
 Formal Action/Motion

- Ordinance-First Reading
 Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Planning Commission Action: Recommended approval on May 25, 2011 with a vote of 7 ayes and 0 nays.

Recommended Board Action: I move to introduce, on First Reading, Bill No. _____, an ordinance to change the zoning of APN 002-101-81, located south of Northridge Drive and east of Roop Street, from Single Family 6000 to Public Community, based on the findings contained in the staff report.

Explanation for Recommended Board Action: 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. See the complete staff report to the Planning Commission for more information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

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

Supporting Material:

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

Prepared By: Janice Brod, Management Assistant V

Reviewed By:

Lee R. Del
(Planning Director)

Mark W. Miller
(Public Works Director)

Mark J. Linn
(City Manager)

Mark J. Linn
(District Attorney's Office)

Date: 6-7-11

Date: 6-7-11

Date: 6/7/11

Date: 6/7/11

Board Action Taken:

Motion:

1) _____ Aye/Nay
2) _____

(Vote Recorded By)

ORDINANCE NO. 2011-_____

BILL NO.

AN ORDINANCE TO CHANGE THE ZONING OF APN 002-101-81, LOCATED SOUTH OF NORTHRIDGE DRIVE AND EAST OF ROOP STREET, FROM SINGLE FAMILY 6,000 (SF6) TO PUBLIC COMMUNITY (PC).

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 002-101-81, property located south of Northridge Drive and east of Roop Street, Carson City, Nevada, was duly submitted by Carson City and AT&T 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 approximately 18 acres changing from Single Family 6,000 (SF6) to Public Community (PC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 25, 2011, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 7 ayes, 0 nays 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 designation of approximately 18 acres of property identified as south of Northridge Drive and east of Roop Street, APN 002-101-81, from Single Family 6,000 (SF6) to Public Community (PC), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

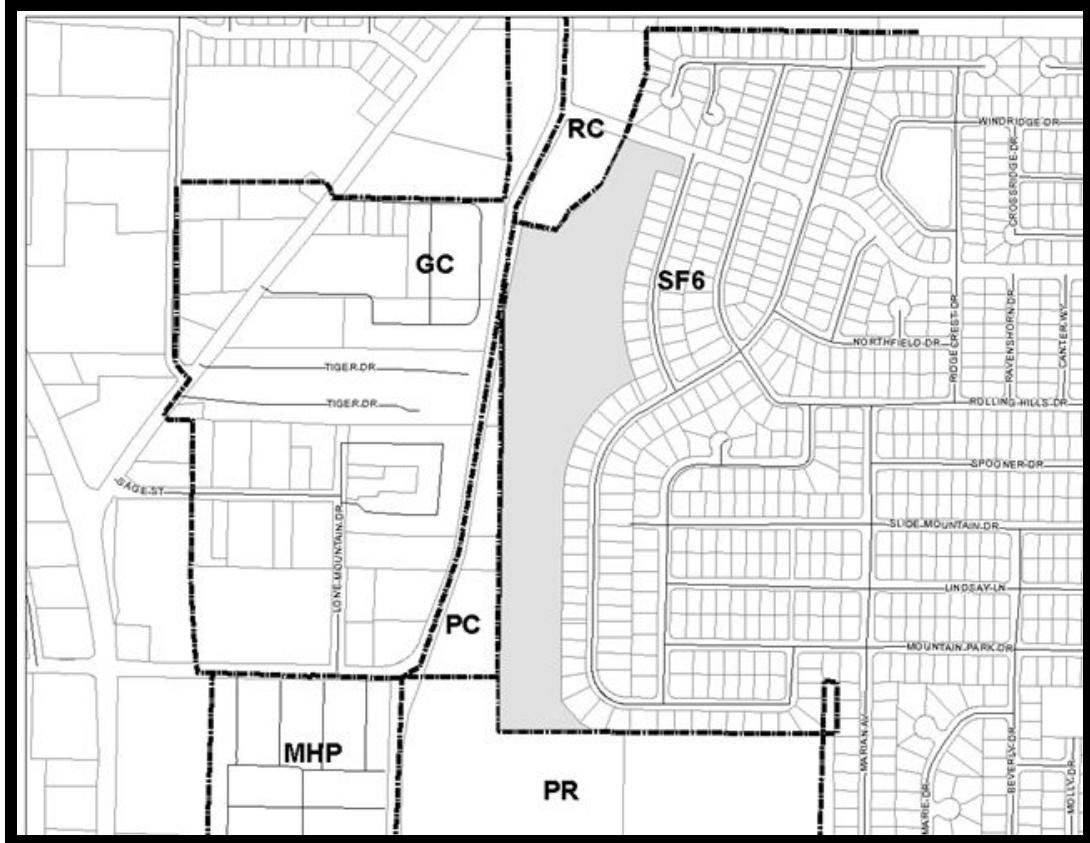
ROBERT L. CROWELL, Mayor

ATTEST:

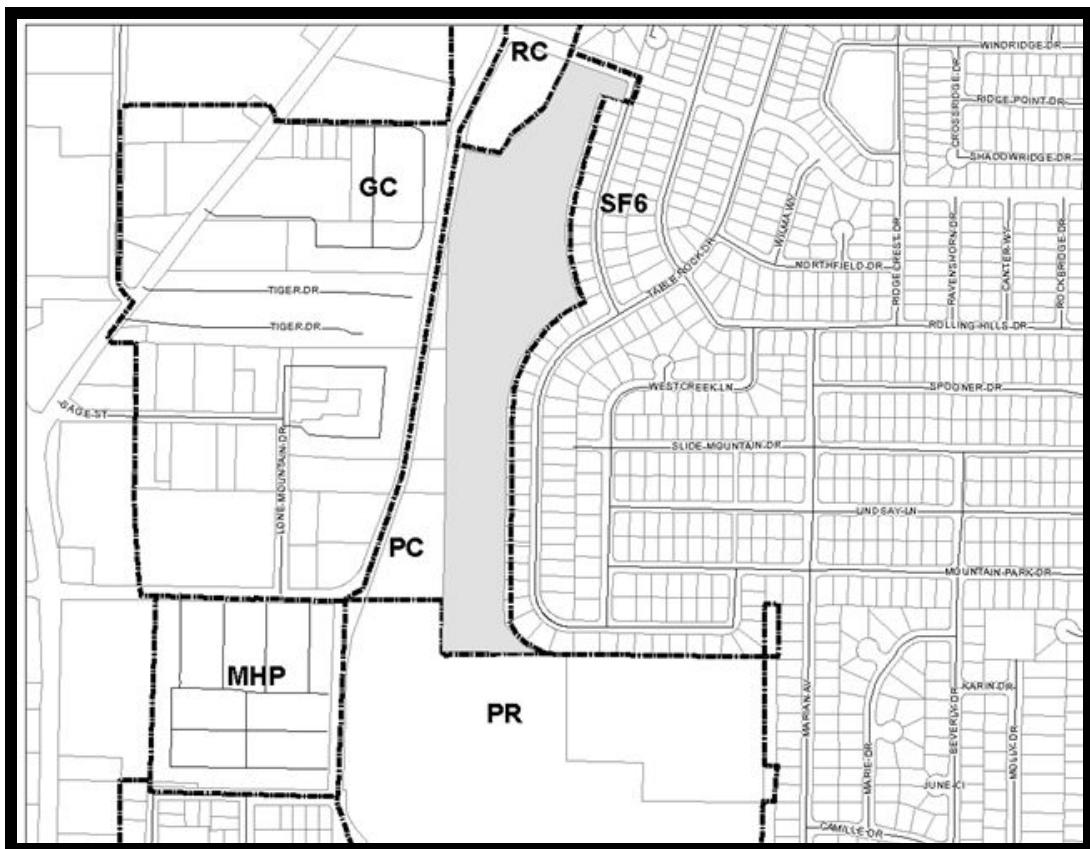
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ of _____, 2011.

EXISTING ZONING MAP



PROPOSED ZONING MAP



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: May 25, 2001

AGENDA ITEM NO.: H-3(A)

APPLICANT(s) NAME: AT&T on behalf of the Carson City Parks and Recreation **FILE NO. ZMA-11-030**
PROPERTY OWNER(s): Carson City Parks and Recreation Department

ASSESSOR PARCEL NO(s): APN 002-101-81

ADDRESS: property located on Northridge Dr. at Winnie and Roop

APPLICANT'S REQUEST: Action to make a recommendation to the Board of Supervisors on a Zoning Map Amendment application to change the zoning from Single Family 6000 (SF6) to Public Community (PC), on property located on Northridge Dr. at Winnie and Roop,

COMMISSIONERS PRESENT: KIMBROUGH MULLET HEATH
 DHAMI SHIRK VANCE WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt **[X] REPORT ATTACHED**
STAFF RECOMMENDATION: **[X] APPROVAL** **[] DENIAL**
APPLICANT REPRESENTED BY: Buzz Lynn, AT&T

X APPLICANT/AGENT
PRESENT

X_APPLICANT/AGENDA
SPOKE

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

0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Malkiat Dhami: What are impacts? Are there any impacts on houses in area?

Mark Kimbrough: Are there problems with power pole req?

Mark Sattler: City okay with access from south?

William Vance: What is the range of coverage? Per Buzz – green areas are good! (per visual aids) Max height - 21' to 24'.

Craig Mullett: Way are we limiting the number of co-lo on site?

Mark Kimbrough: With more height can the green area for coverage be greater? Per Buzz Lynn – that is not always the case.

Mark Sattler: Trail width? 2'

Vern Krahm: Noted trail system 3' trail. PW water to limit area w/co-lo.

Juan Guzman: Noted platform area is designed to identify an area of disturbance. See map #4 and exhibits.

Mark Sattler: Mr. Paul noted letter, view does not appear to be impacted.

MOTION WAS MADE TO RECOMMEND ACTION TO APPROVE WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT TO BOARD OF SUPERVISORS.

MOVED: Wendell SECOND: Sattler PASSED: 7/AYE 0/NO 0/ABSTAIN 0/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: June 16, 2011

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2011

FILE NO: ZMA-11-030

AGENDA ITEM: H-3A

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Zoning Map Amendment to change the zoning of APN 002-101-81 (18 acres) from Single Family 6,000 (SF6) to Public Community (PC).

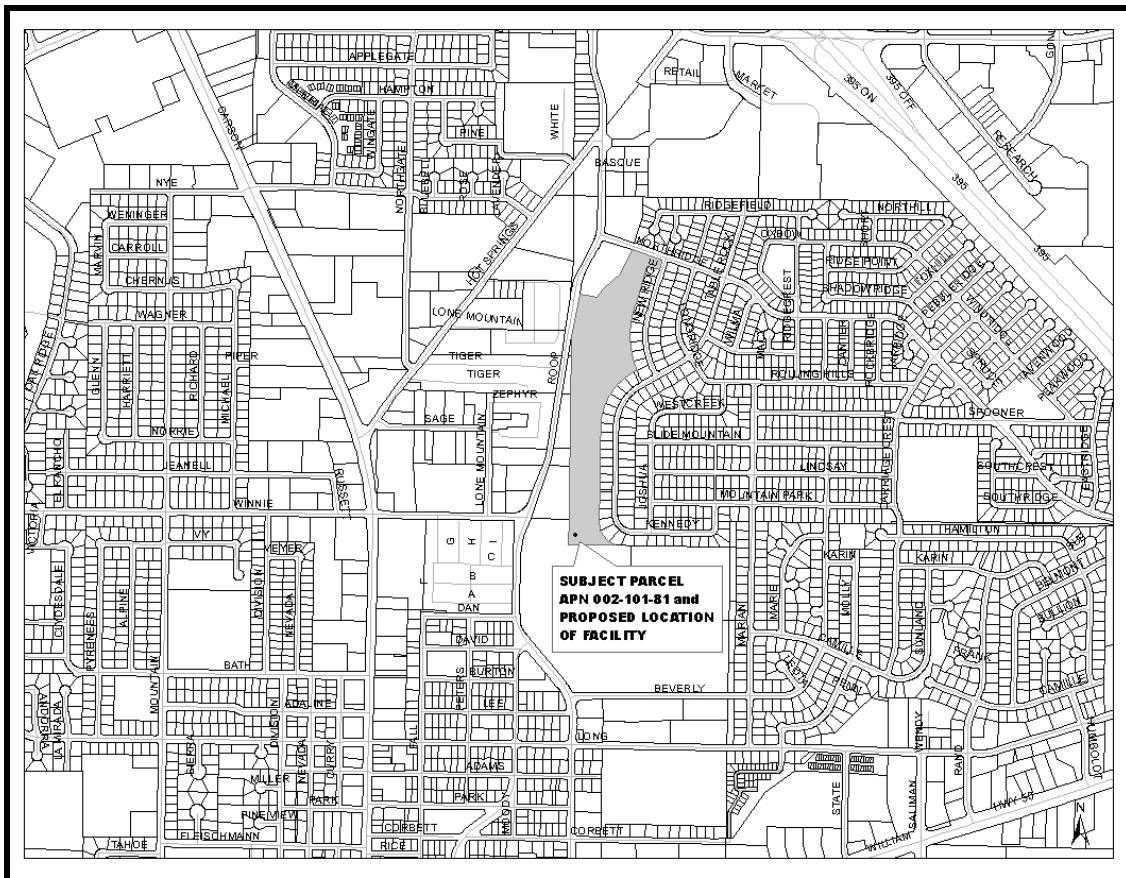
APPLICANT: Carson City

OWNER: Carson City

LOCATION: Northridge Drive

APN: 002-101-81

RECOMMENDED MOTION: I move to recommend to the Board of Supervisors approval of ZMA-11-030, a Zoning Map Amendment to change the zoning of APN 002-101-81, from Single Family 6,000 to Public Community, property located at Northridge Drive, based on the findings contained in the staff report.”



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

MASTER PLAN DESIGNATION: Parks and Recreation

CURRENT ZONING: Single Family 6,000 (SF6)

PROPOSED ZONING: Public Community (PC)

SURROUNDING LAND USE AND ZONING:

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Retail Commercial (RC)- Vacant
SOUTH: Public Regional (PR)- Lone Mountain Cemetery
EAST: Single Family 6,000 (SF6) – Residential
WEST: Public Community (PC)/General Commercial – Roop Street-Open Space

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: Zones X (Areas of minimal flooding)
2. SOILS:71- Urban Land
3. EARTHQUAKE: There are no faults within 500 feet of the subject site.

KEY ISSUE:

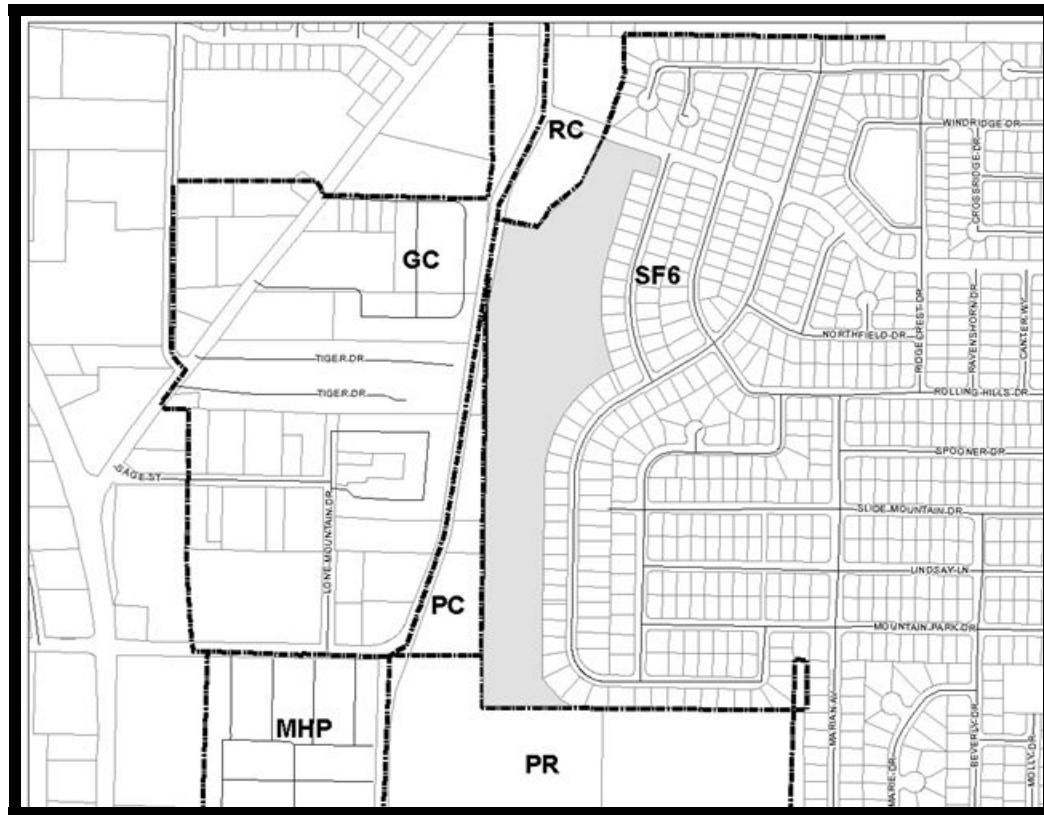
- Would the Zoning Map Amendment be consistent with the proposed Carson City Master Plan?

BACKGROUND:

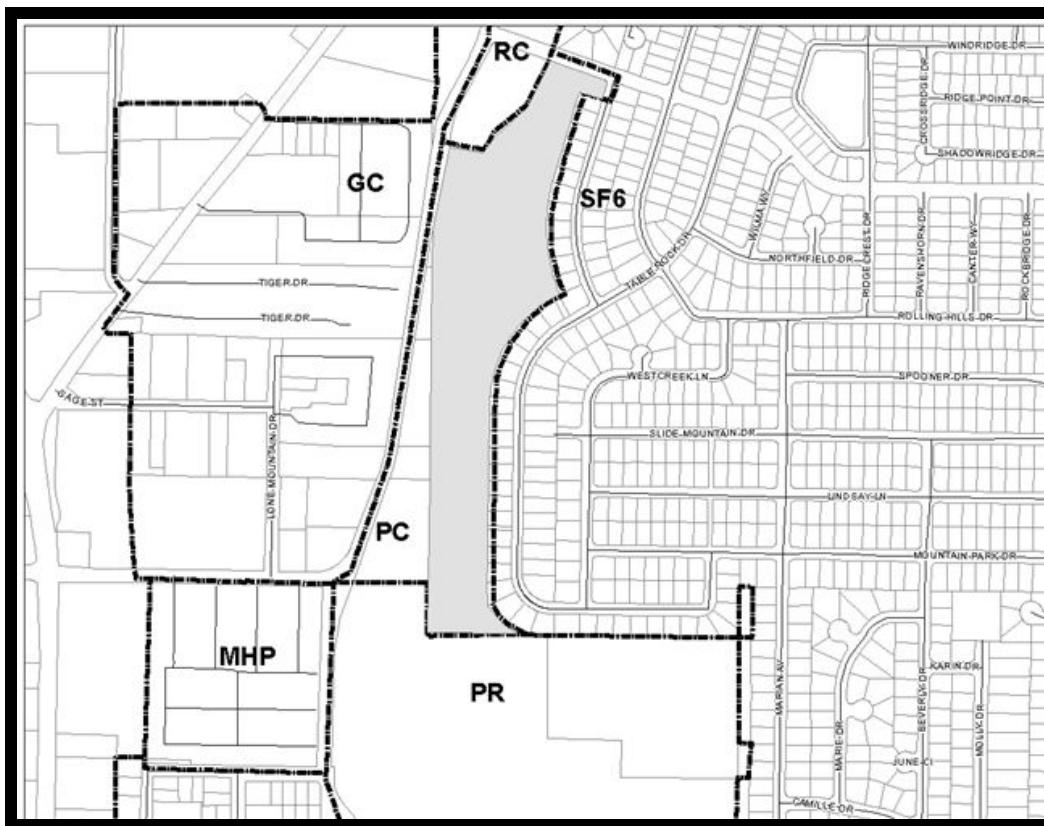
Carson City obtained the subject parcel in 2002 from the previous owner Landmark Homes & Development for open space purposes. Typically parcels owned by Carson City have a Public zoning designation. Unfortunately, Carson City did not change the zoning accordingly to the appropriate zoning designation. The subject site is one of the few City owned parcels which is not zoned Public Regional, Public Neighborhood or Public Community. It is staff's belief that regardless of the outcome of the accompanying Special Use Permit, the subject Zoning Map Amendment should be approved for consistency purposes.

The applicant has also submitted a Special Use Permit application to allow a wireless telecommunications facility to be processed concurrently with this subject Zoning Map Amendment. The subject site is zoned Single Family 6,000. The Special Use Permit request is dependent on the approval of the subject ZMA application, for the reason that a " freestanding wireless telecommunications facility" is prohibited within the Single Family 6,000 zoning district.

EXISTING ZONING MAP



PROPOSED ZONING MAP



DISCUSSION:

The subject parcel is approximately 18 acres and is located east of Roop Street and south of Northridge Drive. There is an existing public property to the west (Public Community) between the subject property and Roop Street, and to the south (Public Regional, Lone Mountain Cemetery).

Master Plan Consistency

The existing land use designation of Parks and Recreation is consistent with the existing open space and trails use. Pursuant to the Carson City Master Plan, *primary uses include*: Parks, pathways, and recreational facilities, *secondary uses include*: Utilities (e.g. municipal wells) in the Parks and Recreation land use designation.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of a parcel, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted.

The surrounding neighborhood is a mixture of unique uses which include public uses (open space and cemetery), residential uses (single family, mobile home and multi family uses) and vacant uses. To the immediate south is Lone Mountain Cemetery. To the immediate east are single family dwelling units (Northridge Subdivision). To the north are two vacant lots. To the immediate west are Carson City Open Space and Roop Street.

The proposed Public Community zoning designation will provide for compatible uses and zoning. The purpose of the PC zoning district is for facilities and uses that serve primarily a large portion of Carson City.

PUBLIC COMMENTS: Public notices were mailed to 300 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of May 13, 2011, no comments have been received from the general public. 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:

Carson City Health Department:

- Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Carson City Fire Department:

- The applicant must meet all codes and ordinances as they relate to this request.

Engineering Division:

- The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

Carson City Parks & Recreation Department:

- The Parks and Recreation Department supports this Zoning Map Amendment even if the Planning Commission does not approve SUP-11-029. Currently, Lone Mountain Park has PC zoning on the west side of the property and SF6 on the property's east side. Our department believes the entire park must have a zoning designation that reflects the City's ownership and is in compliance with the Master Plan Land Use Map

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

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

Rationale: The proposed amendment meets the intent of the Mixed Use Commercial Master Plan designation for the subject property as detailed in the staff report discussion, above. General Commercial zoning is an appropriate zoning district for Mixed Use Commercial at this time.

The proposed amendment will be in substantial compliance with the following:

- Amending the current zoning from Residential to Parks and Recreation is consistent with the Master Plan designation of Parks and Recreation. See attached Master Plan identifying the parcel.*
- It is consistent with Chapter 3 - Balanced Land Use Pattern of the Master Plan Policy Checklist.*
- It is consistent with Chapter 4 – Equitable Distribution of recreational Opportunities by providing opportunities to expand parks and recreation opportunities.*

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.

Rationale:

- North: Northridge Drive abutting residential and commercial use. Amending to Parks and Recreation is compatible with both, by cutting down on population densities and traffic. East: Single Family Residential homes abut the subject. Public Community designation would insure that no homes are built in the open space that is currently zoned Residential. South: Cemetery. Public Community designation insures there will be no traffic impact or future plans for thoroughfares or feeder routes through a historical resting place. Helps insure those grounds will not be disturbed. West: Parks and Recreation open space – continuity of designation and use under the Master Plan.*
- There were no zoning changes in the last 5 years except to note that some commercial parcels to the North remain undeveloped.*

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

Rationale:

On the contrary, it would enhance the ability to implement planned public services consistent with Parks and Recreational uses that are otherwise not available under the current zoning. Health, safety, and welfare of citizenry are generally enhanced with increased pedestrian use of Parks and Recreational property away from street traffic.

4. Sufficient consideration has been exercised by Carson City in that there is no adaptation to be made when making the zoning consistent with the Parks and Recreation designation in the Master Plan.

Rationale:

The proposed amendment does not involve any construction. Therefore there will be no adverse impact to drainage, sewer, water, traffic, schools, emergency services, roadways, and other city services.

- A. *An amendment that requests only to change the zoning designation to Public Community, and that does not contemplate a construction project due to its open space nature, does not have a drainage accommodation to be made.*
- B. *Water supplies and other utilities are unaffected by the Public Community designation change.*
- C. *Roadways are sufficient in that Public Community zoning designation insures that traffic will not increase. There is no traffic now in this open space, and the possibility for future traffic greatly diminishes once the proposed zoning consistent with the Master Plan designation of Public Community. Higher densities are precluded from occurrence with consistent zoning in place.*
- D. *The rezoning from Residential to Public Community will not affect student population or schools. In fact, the designation would preclude any future increase in student population residing on the subject property since Public Community zoning would preclude the construction of single-family residential homes.*
- E. *The use of the property currently existing as open space on Residentially-zoned property will not change. However, Public Works and perhaps emergency services may wish to use the property in the future under the Public Community zoning, whereas that is not so easily accomplished if the property remains as Residential and single-family houses are constructed in the future. For practical purposes though, emergency service's needs or requirements are unaffected by the zoning change to Public Community consistent with the Parks and Recreation designation under the Master Plan.*

Respectfully submitted,

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Public Works Department, Planning Division

Attachments

Draft Ordinance
Carson City Engineering Division comments
Carson City Fire Department comments
Carson City Health Department comments
Carson City Parks & Recreation Department comments
Application (ZMA-11-030)
Neighborhood meeting notice
Public Comments

RECEIVED

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

FILE # ZMA - 11 - 030

City of Carson city

PROPERTY OWNER**MAILING ADDRESS, CITY, STATE, ZIP****EMAIL ADDRESS****PHONE # FAX #****Name of Person to Whom All Correspondence Should Be Sent**

Buzz Lynn / City of Carson City

APPLICANT/AGENT

11315 Cornerbrook Court, Reno, NV 89511

MAILING ADDRESS, CITY, STATE ZIP

775-852-5367

PHONE # FAX #

blynn3@earthlink.net

E-MAIL ADDRESS**Project's Assessor Parcel Number(s)**

002-101-81

Street Address**ZIP Code**

Roop at Winnie or Northridge Drive

Project's Master Plan Designation

Parks and Recreation

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Roop at Winnie

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. Subject property is owned by the City of Carson City and is master-planned as Parks and Recreation. Carson City wishes to rezone the property from its current residential zoning to Parks and Recreation zoning in order to be consistent with the Master Plan, and to be consistent with the Parks and Recreation designation and zoning of the surrounding, City-owned, Parks and Recreation land.

PROPERTY OWNER'S AFFIDAVIT

I, Roger Moellendorf, 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.

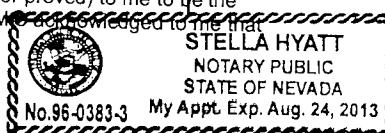
Signature

3303 Butte Way Carson CityDate 5/3/14

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

On May 3, 2011, Roger Moellendorf, 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



ADDENDUM 1

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Carson City for a Zoning Map Amendment on Assessor's Parcel Number CC2-1C1-81 ZMA-11-C30. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT

(to be executed by the legal property owner(s) in addition to those legal owners on the subject application)

STATE OF NEVADA)

CARSON CITY) ss

I, Lawrence A. Werner, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature Carson City Manager

Date 5/17/14

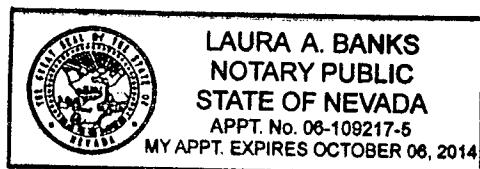
Mailing Address: 201 N. Carson St.
Suite #
Carson City, NV 89701

Telephone: (775) 887-2100

E-mail Address: lwerner@carson.org

SUBSCRIBED AND SWORN BEFORE ME
THIS 17th DAY OF May, 2011.

Laura A. Banks
Notary Public



Zoning Change
ZMA Application Questionnaire, File #11-030
APN 002-101-81
Lone Mountain, Winnie at Roop
Carson City, NV

Background: Over a period of years, Carson City acquired a tract of land in separate parcels north of the Cemetery on Lone Mountain that is overseen and operated by Carson City Parks and Recreation District (CCPRD). All parcels within the tract, including the subject, are designated as Parks and Recreation use under the Master Plan. With the exception of the subject property, all are also zoned Parks and Recreation. The subject property of approximately 18 acres along the ridgeline is, however, zoned Residential. It is the City's request to amend the current zoning from Residential to Parks and Recreation to make its zoning designation consistent with the Parks and Recreation use under the Master Plan.

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan
 - A. Amending the current zoning from Residential to Parks and Recreation is consistent with the Master Plan designation of Parks and Recreation. See attached Master Plan identifying the parcel.
 - B. It is consistent with Chapter 3 - Balanced Land Use Pattern of the Master Plan Policy Checklist.
 - C. It is consistent with Chapter 4 – Equitable Distribution of recreational Opportunities by providing opportunities to expand parks and recreation opportunities.
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. North: Northridge Drive abutting residential and commercial use. Amending to Parks and Recreation is compatible with both, by cutting down on population densities and traffic. East: Single Family Residential homes abut the subject. Parks and Recreation designation would insure that no homes are built in the open space that is currently zoned Residential. South: Cemetery. Parks and Recreation designation insures there will be no traffic impact or future plans for thoroughfares or feeder routes through a historical resting place. Helps insure those grounds will not be disturbed. West: Parks and Recreation open space – continuity of designation and use under the Master Plan.
 - B. There is no awareness of any zoning changes in the last 5 years except to note that some commercial parcels to the North remain undeveloped.
3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health. On the contrary, it would enhance the ability to implement planned public services consistent with Parks and Recreational uses that are otherwise not available under the current zoning. Health, safety, and welfare of citizenry are generally enhanced with increased pedestrian use of Parks and Recreational property away from street traffic.
4. Sufficient consideration has been exercised by Carson City in that there is no adaptation to be made when making the zoning consistent with the Parks and Recreation designation in the Master Plan. The proposed amendment does not involve any construction. Therefore there will be no adverse impact to drainage, sewer, water, traffic, schools, emergency services, roadways, and other city services.
 - A. An amendment that requests only to change the zoning designation to Parks and Recreation, and that does not contemplate a construction project due to its open space nature, does not have a drainage accommodation to be made.

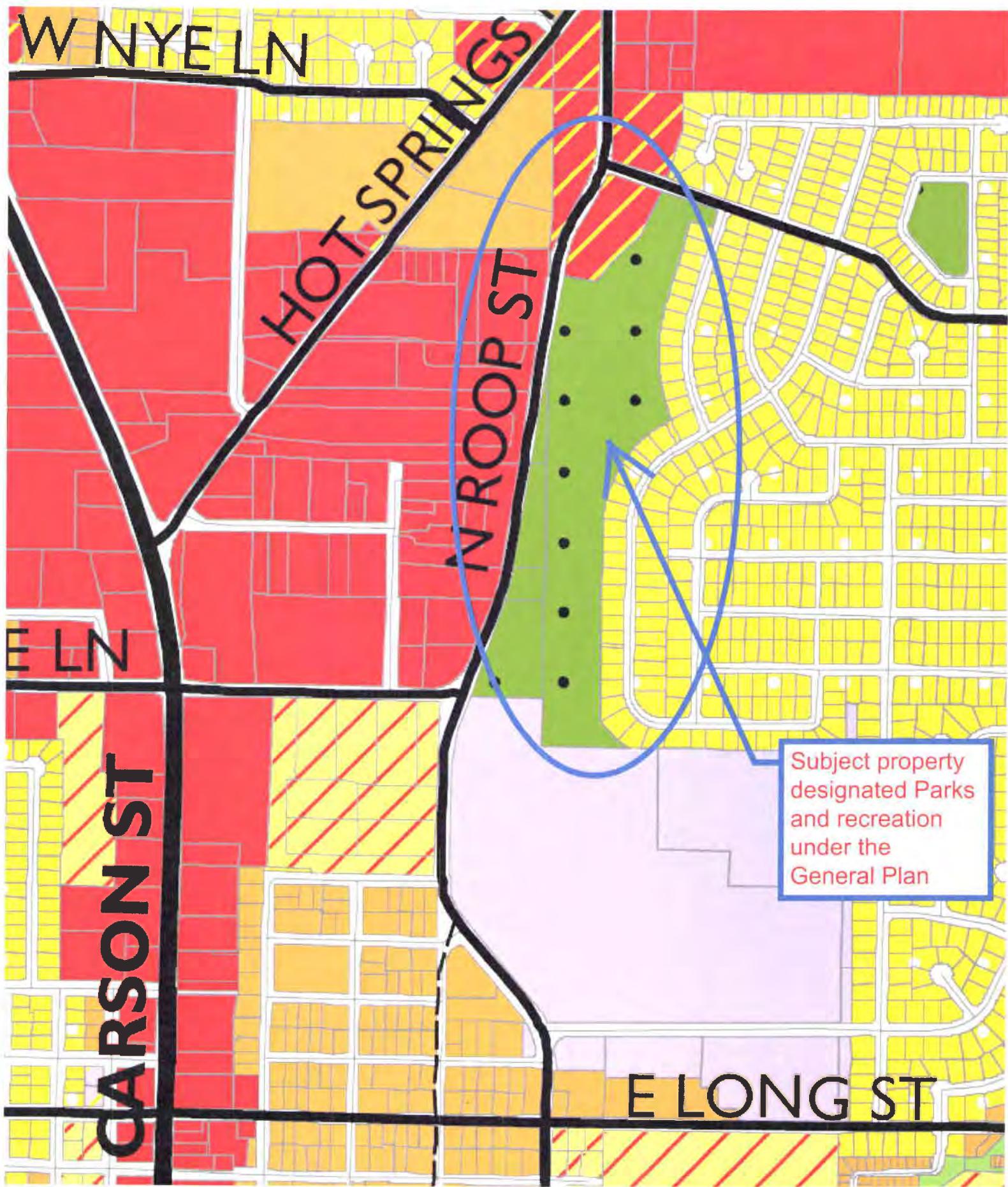
- B. Water supplies and other utilities are unaffected by the Parks and recreation designation change.
- C. Roadways are sufficient in that Parks and Recreation zoning designation insures that traffic will not increase. There is no traffic now in this open space, and the possibility for future traffic greatly diminishes once the proposed zoning consistent with the Master Plan designation of Parks and Recreation. Higher densities are precluded from occurrence with consistent zoning in place.
- D. The rezoning from Residential to Parks and Recreation will not affect student population or schools. In fact, the designation would preclude any future increase in student population residing on the subject property since Parks and Recreation zoning would preclude the construction of single-family residential homes.
- E. The use of the property currently existing as open space on Residentially-zoned property will not change. However, Public Works and perhaps emergency services may wish to use the property in the future under the Parks and Recreation zoning, whereas that is not so easily accomplished if the property remains as Residential and single-family houses are constructed in the future. For practical purposes though, emergency service's needs or requirements are unaffected by the zoning change to Parks and Recreation consistent with the Parks and Recreation designation under the Master Plan.

ACKNOWLEDGEMENT OF APPLICATION

I certify that the foregoing statements are true and correct to the best of my knowledge and belief

Buzz Lynn on behalf of the City of Carson City
Parks and Recreation District

Date



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

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.



Applicant



Date