

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 10, 2014**

FILE NO: HRC-14-048

AGENDA ITEM: F-5

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request for Historical Tax Deferment status on property zoned Single Family 6,000 (SF6), located at 611 W. Robinson Street, APN 003-243-01.

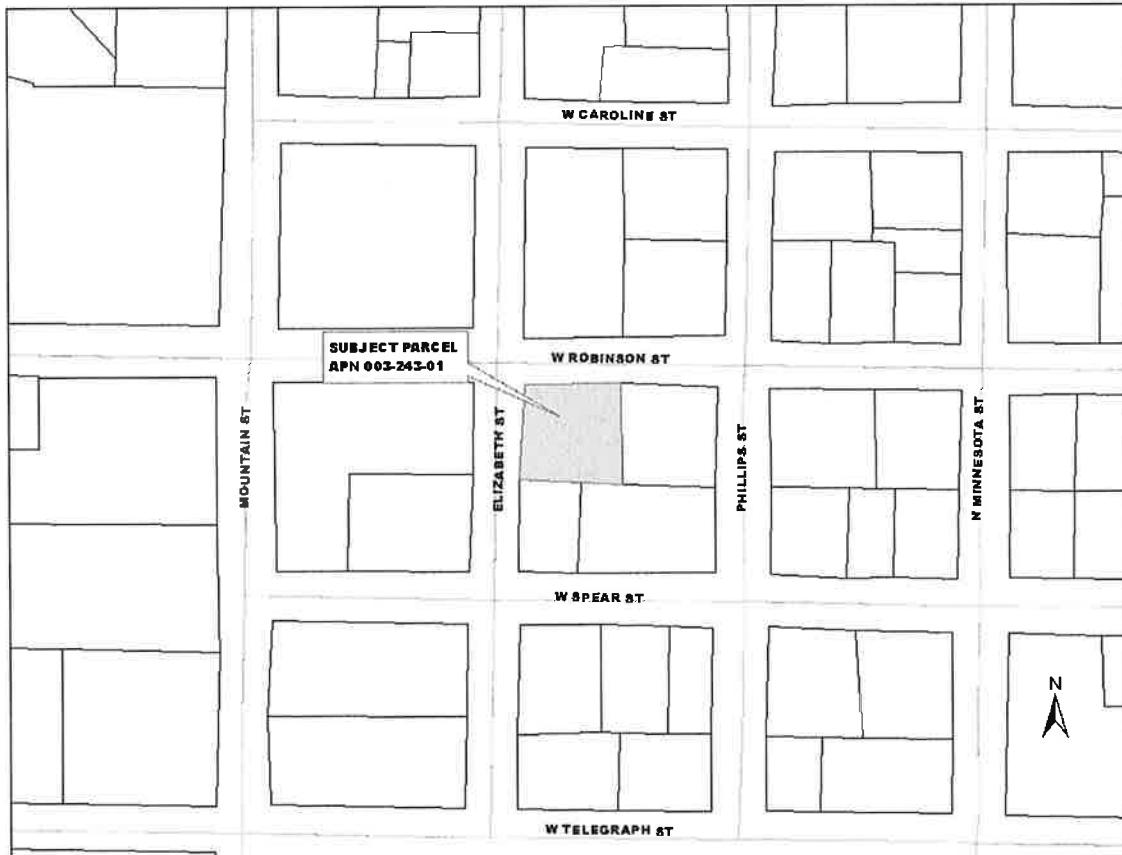
APPLICANT: Jack and Sheryl McLaughlin

OWNER: Jack and Sheryl McLaughlin

LOCATION: 611 W. Robinson Street

APN: 003-243-01.

RECOMMENDED MOTION: "I move to approve HRC-14-024, a request from Jack and Sheryl McLaughlin, for Historical Tax Deferment on property zoned Single Family 6,000, located at 611 W. Robinson Street, APN 003-243-01 based on the finding that the property is in general conformance with the Secretary of Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies."



DISCUSSION:

When evaluating historic properties for eligibility to receive historical tax deferment under the Open Space/Historical Use Assessment, the Historic Resources Commission shall take the following criteria into consideration:

1. The property must have significance or be listed in the Carson City Historic Survey.

The subject site is listed on the 2007 Carson City Mid-Century Survey Phase 1 and the 2011 Carson City Survey. According to information provided by these surveys, the house is a one and a half story gable-front building that was constructed around 1870. The structure includes a large wrap around porch that is not original to the house and extends across the east, north and west sides of the building. There is a second unit in the southeast corner of the lot that was constructed around 1970 as a garage and remodeled to become a guest house in 2002. Most recently an attached garage with second story living space was constructed on the southwest corner of the home. The property is known as the Louis Prang House and although it is listed in the West Side Historic District, it is not a contributing property because it has lost a significant amount of architectural integrity with additions and modifications over time.

2. The property must be in good repair and the applicant is encouraged to present photographs as evidence.

A site visit was conducted on June 30, 2014, and the site was found to be in good condition.

3. Any alteration on the property must be of compatible historical character.

No new exterior alterations are proposed at this time. As outlined above, the structure has gone through several been remodels and modifications since its construction around 1870. More recent remodels and additions have been reviewed and approved by the Historic Resources Commission and staff finds that the alterations over time are of compatible historical character. The main house is approximately 2,267 square feet with a 410 square foot attached garage. The guest separate guest house is approximately 594 square feet. The structure is currently used as a single family residence and the zoning of the subject parcel is Single Family 6,000 (SF6).

4. The property must be in compliance with Historic Resources Commission guidelines.

During the site visit conducted on June 30, 2014, Planning Division staff found the subject site to be in compliance with Carson City Development Standards, Division 5 – Historic District Design Guidelines.

Attachments:

Site Photos
2007 Carson City Mid-Century Survey Phase 1
2011 Carson City Survey
Tax Deferment Request (HRC-14-048)



NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1. PROPERTY NAME

1A. Historic Name

--

1B. Current/Common Name

611 W Robinson St

2. PROPERTY ADDRESS

Street Address	611 W Robinson St
City, Zip Code	Carson City, NV 89703
County	Carson City County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	McLaughlin, Jack W Jr & Sheryl
Mailing Address	611 W Robinson, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-01

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
Other (please specify)			

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential - SF	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

<input checked="" type="checkbox"/>	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

.180			Estimated
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9. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260753E E 4338858N (NAD27) (Approximate)

8B. Township/Range/Section/Map

T15N, R20E, Sec 19, Mt. Diablo Base Meridian

9. RESOURCE DESCRIPTION**9A. Resource Type**

<input checked="" type="checkbox"/>	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	<input type="checkbox"/>	Number of stories
<input checked="" type="checkbox"/>	Porch		Balcony
	Dormer(s)	<input checked="" type="checkbox"/>	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-19 Shiplap; ES-18 Shingle (wood)
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit Associated Structures Summary)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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9I. Integrity

X	Original site			
X	Altered (describe on continuation sheet)	Date altered	2002 – see 9I	
	Moved	Date moved		
Moved from				

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Neo-Eclectic – Neo-Victorian

10D. Construction Date(s)

1870	<input checked="" type="checkbox"/>	Circa (Bird's-eye)
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10E. Date(s) of Significance

None

10F. Historic Resource Theme (See Appendix C)

Townsit Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed		Date Listed	
Eligible under:				
	Criterion A		Criterion B	
Other (specify)				
<input checked="" type="checkbox"/>	Not Eligible for the National Register			
	Unevaluated			

10H. Justification

Building lacks in integrity. See 9I

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase I
Date Surveyed	May 7, 2007
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	2685 A Petaluma Blvd. N., Petaluma, CA 94952
Telephone Number	(707) 658-0184

13. ATTACHED DOCUMENTATION

<input checked="" type="checkbox"/>	Continuation sheets
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	Location maps
	Plans
	Other (please specify)
<input checked="" type="checkbox"/>	Associated Structures Summary Form
	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

Property Name: 611 W Robinson St

City, County: Carson City/County

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY																																											
Number of associated structures: <u>1</u>	Contributing		Noncontributing																																								
Number of associated features: _____	Contributing		Noncontributing																																								
<table border="1"> <thead> <tr> <th>Structure/Feature #1</th> <th>Structure/Feature #2</th> </tr> </thead> <tbody> <tr> <td>Historic Name</td> <td>Historic Name</td> </tr> <tr> <td>Property Type</td> <td>Building</td> </tr> <tr> <td>Historic Use</td> <td>Garage</td> </tr> <tr> <td>Current Use</td> <td>Guest Cottage</td> </tr> <tr> <td>Style (if applicable)</td> <td>Neo-Eclectic</td> </tr> <tr> <td>Materials</td> <td>Wood</td> </tr> <tr> <td>Construction date</td> <td>1972 (estimate)</td> </tr> <tr> <td>Integrity</td> <td>Poor</td> </tr> <tr> <td>Map Reference Code</td> <td>#6</td> </tr> </tbody> </table>		Structure/Feature #1	Structure/Feature #2	Historic Name	Historic Name	Property Type	Building	Historic Use	Garage	Current Use	Guest Cottage	Style (if applicable)	Neo-Eclectic	Materials	Wood	Construction date	1972 (estimate)	Integrity	Poor	Map Reference Code	#6	<table border="1"> <thead> <tr> <th>Structure/Feature #3</th> <th>Structure/Feature #4</th> </tr> </thead> <tbody> <tr> <td>Historic Name</td> <td>Historic Name</td> </tr> <tr> <td>Property Type</td> <td>Property Type</td> </tr> <tr> <td>Historic Use</td> <td>Historic Use</td> </tr> <tr> <td>Current Use</td> <td>Current Use</td> </tr> <tr> <td>Style (if applicable)</td> <td>Style (if applicable)</td> </tr> <tr> <td>Materials</td> <td>Materials</td> </tr> <tr> <td>Construction date</td> <td>Construction date</td> </tr> <tr> <td>Integrity</td> <td>Integrity</td> </tr> <tr> <td>Map Reference Code</td> <td>Map Reference Code</td> </tr> </tbody> </table>		Structure/Feature #3	Structure/Feature #4	Historic Name	Historic Name	Property Type	Property Type	Historic Use	Historic Use	Current Use	Current Use	Style (if applicable)	Style (if applicable)	Materials	Materials	Construction date	Construction date	Integrity	Integrity	Map Reference Code	Map Reference Code
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NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 611 W Robinson St

City, County: Carson City/County

SECTION NO. 9G PAGE NO. 3



North and east facades

This is a one-and-one-half-story, 1,268 sq. ft. gable-front building with lower cross gables and narrow eaves. A portion of the building on the east façade is enclosed within the wrap-around porch, which extends around more than half the building. The building is located on the southeast corner of Elizabeth and Robinson Streets, and faces north onto Robinson. It was constructed ca. 1870. The house was renovated in the Victorian style in 2005. There is a one-story second unit on the site in the southeast corner. It was originally a garage, constructed ca. 1970 and renovated in 2002. It displays a contemporary mix of stylistic elements.

The main house is a wood frame building with horizontal board siding with quoins at the corners on the front façade and east facades, and shingle siding on the west and south (rear) facades. The upper portion of the façade is finished with multiple shingle styles. It has a concrete foundation and an asphalt shingle roof. The front entry is slightly off center on the north façade. It consists of a double door with single lights in the upper

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 611 W Robinson St

City, County: Carson City/County

SECTION NO. 9G PAGE NO. 3

portion with decorative details, set within simple wood surrounds. A round fan-light window surmounts the doors. It is flanked by a paired, double-hung window on the right and a single double-hung window on the left. Windows are vinyl-frame with a wide, plain, wood surrounds. A single, double-hung window is located under the gable at the second level.

The east façade has a single, double-hung window with vinyl frame and false muntins. Under the upper gable is a two-part window with vertically-oriented lights and wide wood surrounds. The west façade has four, single, double-hung windows with vinyl frames and false muntins and narrow wood surrounds with a flush sill. This façade is finished in coursed shingles. Slightly off center, towards the front of the lot, is a large exterior chimney. The wrap-around porch abuts and terminates at the chimney.

The south, rear façade displays a small shed-roof addition and a gabled addition. The two-part shed extension has two double-hung windows on the west façade of the same design as the rest of the windows on this façade. Similar windows appear on the gabled addition on this façade, in addition to an enclosed entry porch.

The porch extends across the front (north), east and west façades. It is accessed via two wood steps and is enclosed below with lattice. The porch is not original to the house (see below). It incorporates elements of the Victorian-era Queen Anne style that would likely not have been part of the original structure, which did not originally have a front porch and pre-dated the Queen Anne era. The details, which include a spindle frieze and spindle brackets, appear under-scaled and delicate and not in keeping in terms of stylistic expression with the quoins on the corners of the house, which would be consistent with the earlier style. The balustrade also has delicate proportions. The square posts that support the porch roof are narrowed in the center portion and faced with a small relief.

The second unit is in the southeast corner of the lot and faces north onto Robinson Street. It is wood frame construction with a concrete slab foundation and board and batten finish. It has a steeply pitched side gable roof with a cupola mounted on the building ridge. The front façade has a centrally-placed paneled door with slightly arched surround, surmounted by a small crown detail. It is flanked by paired, two-over-two-light, double-hung windows with vinyl frames and the same arch over each window as displayed on the door, with flush sill. A small exterior stair on the east façade leads to an upper level space. It has a turned balustrade of the same design as the remainder of the house.

The yard is enclosed with a picket fence with a trellis feature at the Robinson Street entry.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 611 W Robinson St

City, County: Carson City, County

SECTION NO. 91 PAGE NO. 3

Changes over time. This house appears on the birds-eye illustration of Carson City in 1875. A note in the building permit files estimates a date of 1870. Through 1890 the rectangular building had a recessed area along the frontage, but no porch. It had a separate outhouse to the southwest of the house, where the driveway is today. By 1907, the date of the next Sanborn map, the building had a half-width recessed entry porch on the north (front), a small entry porch on the east façade, and a narrow overhang to the rear, abutting the outhouse. This configuration remained through 1941, the date of the last Sanborn map for this area.

A garage in the northeast corner of the site was demolished in 1971 and a new deck proposed on the southeast corner of the house, projecting towards Elizabeth Street. An addition to the garage was proposed in 1982 on the southwest corner, projecting into the yard fronting on Robinson Street. At that time, the changes apparent on the garage today were in place. Evidently this approximately 100 sq. ft. addition was not built, as it is not apparent on the house today. The garage was converted to a guest house in 2002. This was approved by the Historic Resources Commission.

By 1982 a larger projecting porch/deck was shown on the east façade, leading to the yard. The house was remodeled in 2003 and some of the shingle siding removed and the original lap siding restored, according to building permit records. At that time, new trim was added to doors and windows. These changes were found to be in conformance with the Secretary of Interior's Standards for Rehabilitation and Carson City Historic District Guidelines at that time. A small addition to a bedroom and new bathroom was added on the northeast corner of the house 2005. This was also approved by the historic Resources Commission. At this time the existing wrap-around porch, which encompassed the earlier porch, was in place.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

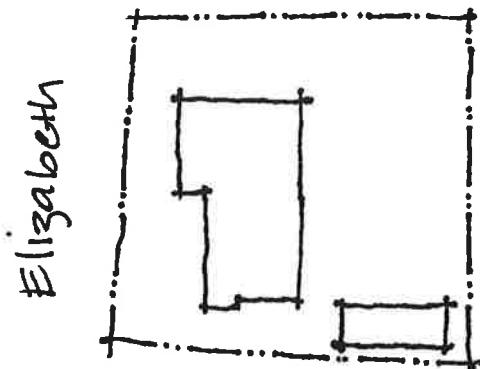
Property Name: 611 W Robinson St

City, County: Carson City, County

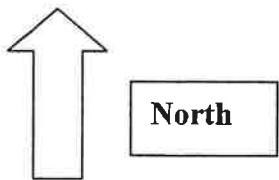
SECTION NO. Sketch map

PAGE NO. _____

W. Robinson



Elizabeth



NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

1. PROPERTY NAME

1A. Historic Name

For Office Use Only

YR Built _____
 NR Eligible? Y / N
 District? Y / N

Louis Prang House

1B. Current/Common Name

611 W. Robinson St.

2. PROPERTY ADDRESS

Street Address	611 W. Robinson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	McLaughlin, Jack W. Jr. & Sheryl
Mailing Address	611 W. Robinson St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-01

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

5B. Historic Use

X	Residential	Commercial	Religious
	Educational	Governmental	Industrial
	Other (please specify)		

6. CURRENT ACCESS

Permitted-local public resource	X	By owner permission only
Permitted-state public resource		Restricted
Permitted-federal public resource		Other (specify)

7. ACREAGE

0.17		Estimated
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8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260640E 4338780N

8B. Township/Range/Section/Map

T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building	Structure	District	Object		Site
	Other (specify)					
	Contributing element to a historic district (specify district name)					

9B. Exterior Resource Features

	Basement	1.5	Number of stories
X	Porch		Balcony
	Dormer(s)	X	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-8 Wood - Balloon	F-9 Unknown

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

unknown

10B. Builder/Contractor

unknown

10C. Architectural Style/Period (See Appendix B)

Late Victorian

10D. Construction Date(s)

1864		Circa
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10E. Date(s) of Significance

1864

10F. Historic Resource Theme (See Appendix C)**Land Usage: Townsite Development and City Planning****10G. National Register Eligibility (See Appendix D)**

	Listed		Date Listed			
Eligible under:						
	Criterion A		Criterion B		Criterion C	
Other (specify)						
X	Not Eligible					
	Unevaluated					

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: Louis Prang House City, County: Carson City

Section No. 9G, 11

Page No. 5

The story-and-a-half gable-fronted frame house has false wood quoins that may be an original treatment or, like most of the building's Neo-Victorian ornament, a modern feature added when the house was remodeled in 2003. The front gable features alternating bands of fishscale, sawtooth, and scalloped wood or cementitious shingles. The modern wraparound porch has square posts, turned balusters, and spindle brackets and frieze. The double-leaf front entry has an elliptical fanlight with leaded came. Other features include 1/1 and 6/6 windows, a brick chimney on the west side that may date to the 1970s, and a modern attached rear garage, two stories in height, with wood quoins, multiple-panel garage doors with small four-pane windows, and a gabled dormer.

According to one account, the house was built for Louis Prang in 1864. Early Sanborn maps suggest the house did not originally have a front porch. Most of the recent changes to the house were made after 2000.

The property is located in the West Side Historic District but does not contribute to it because it has lost sufficient architectural integrity.

Sources

Painter, Diana J. "Carson City Mid-Century Survey, Phase I." Report, 2007.



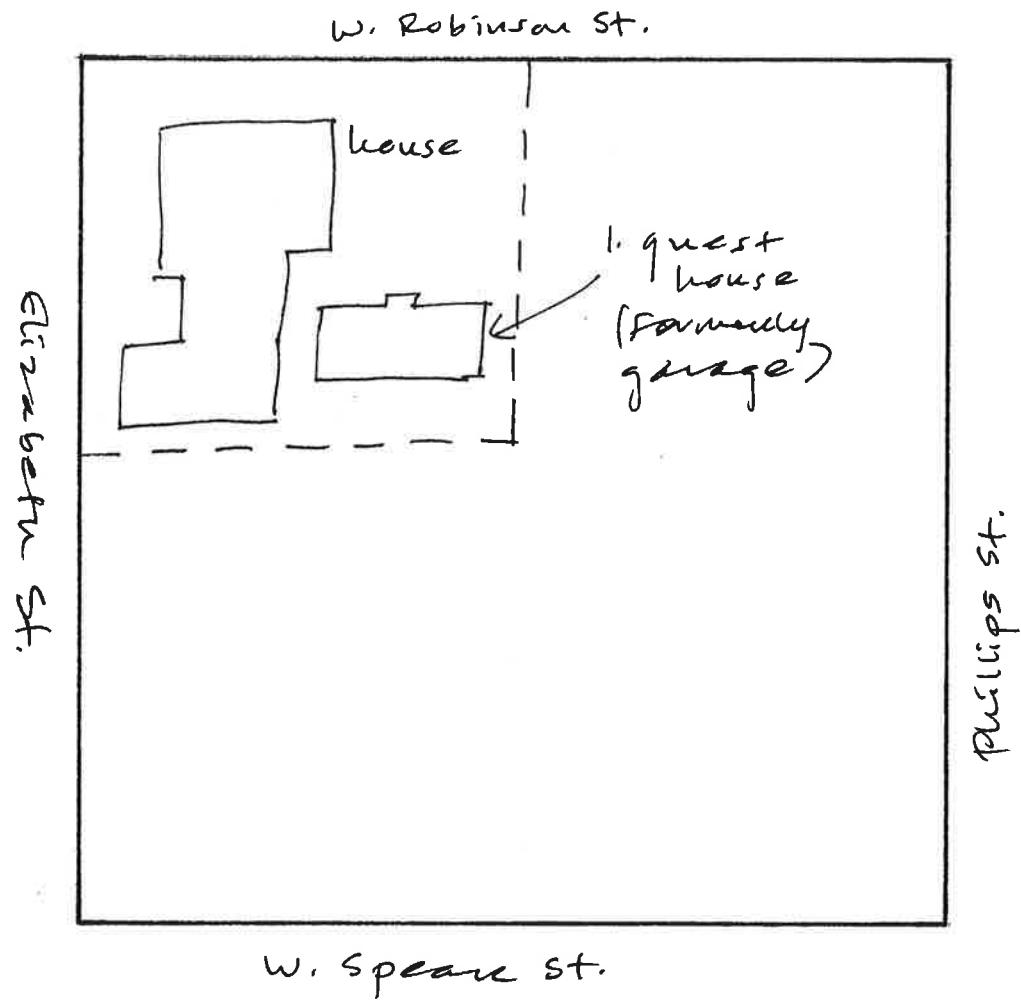
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Louis Prang House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

Property Name: 611 W. Robinson St. City, County: Carson City

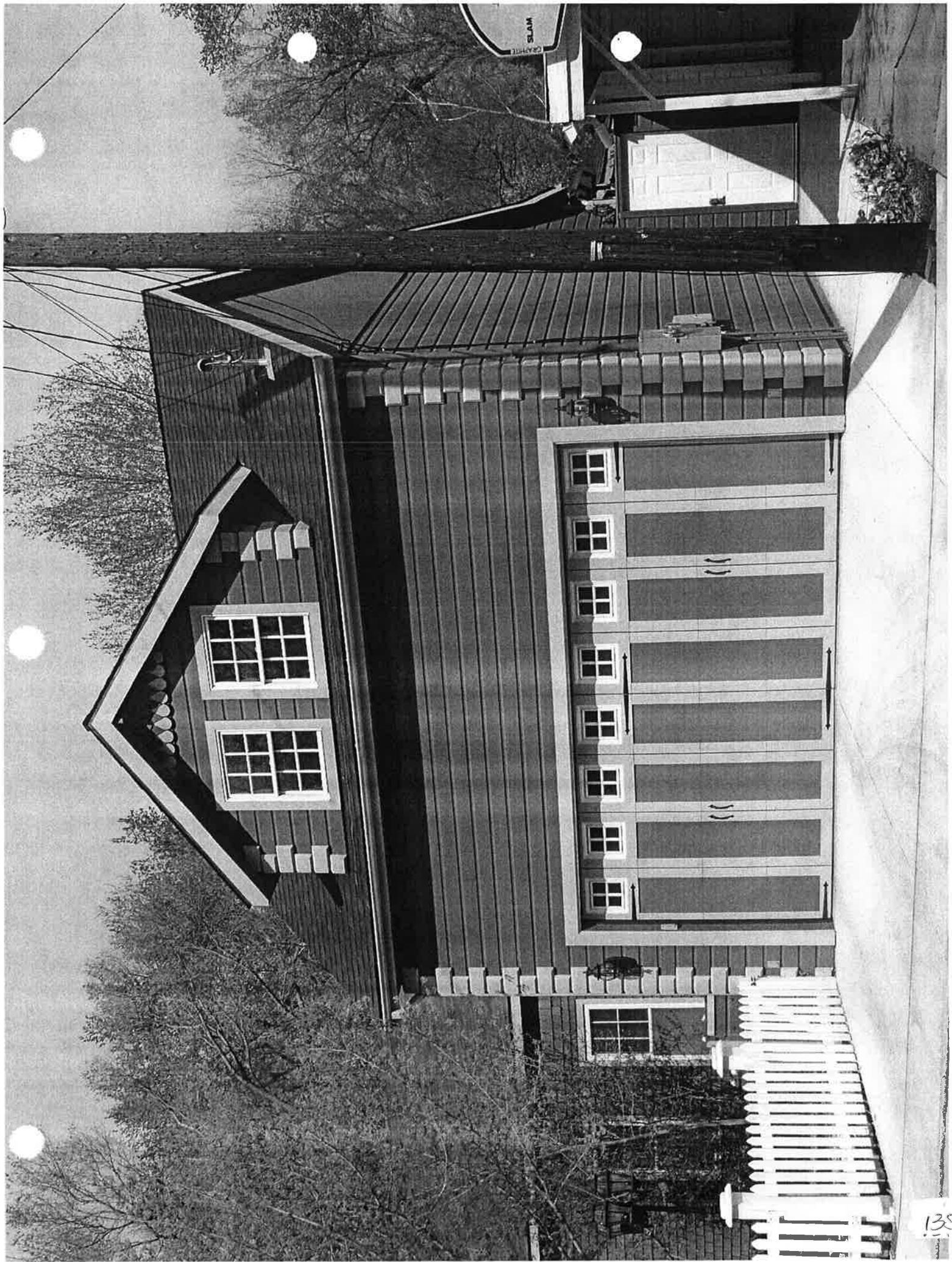
Section No. 13

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

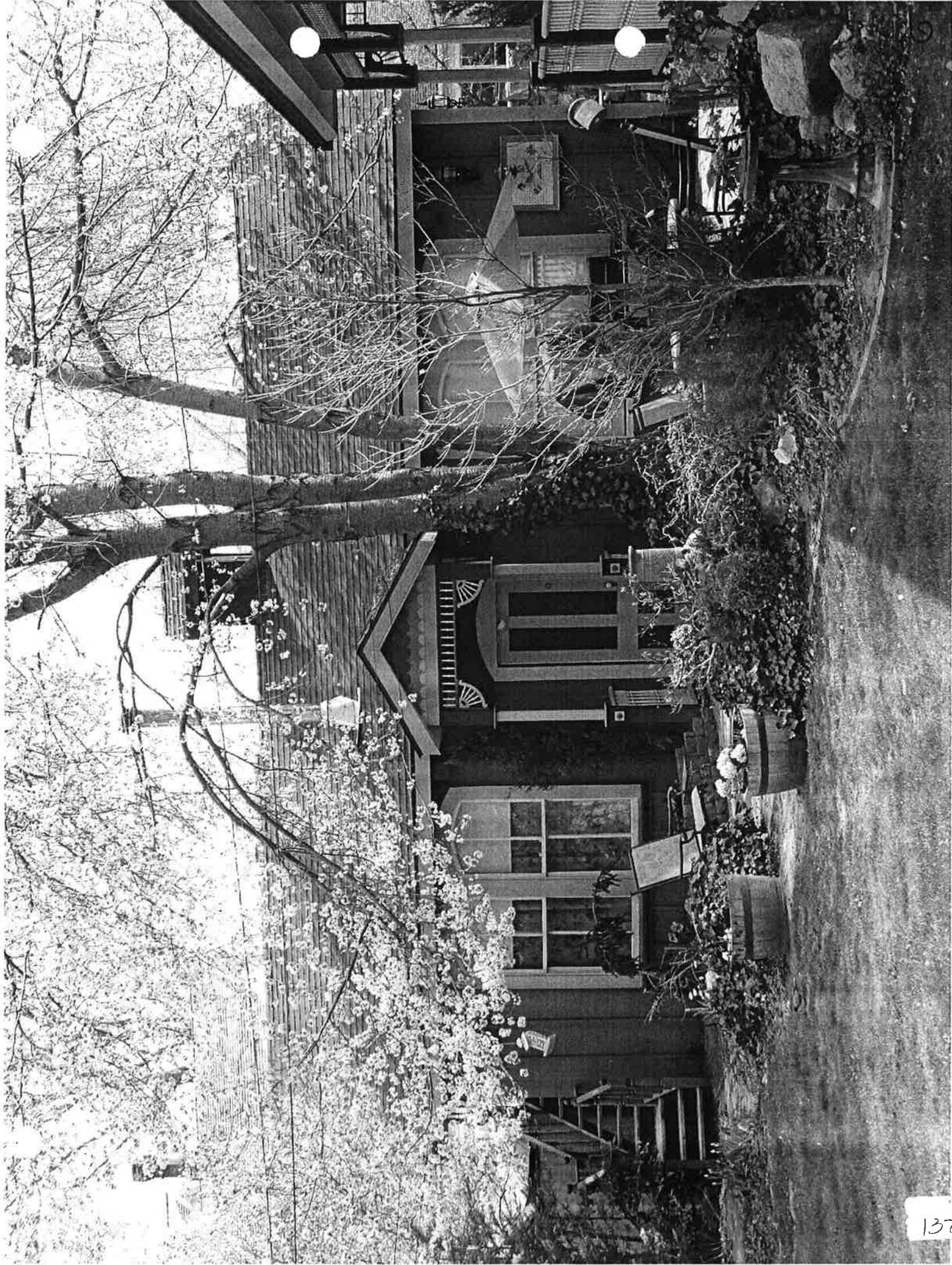
ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: 1		Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

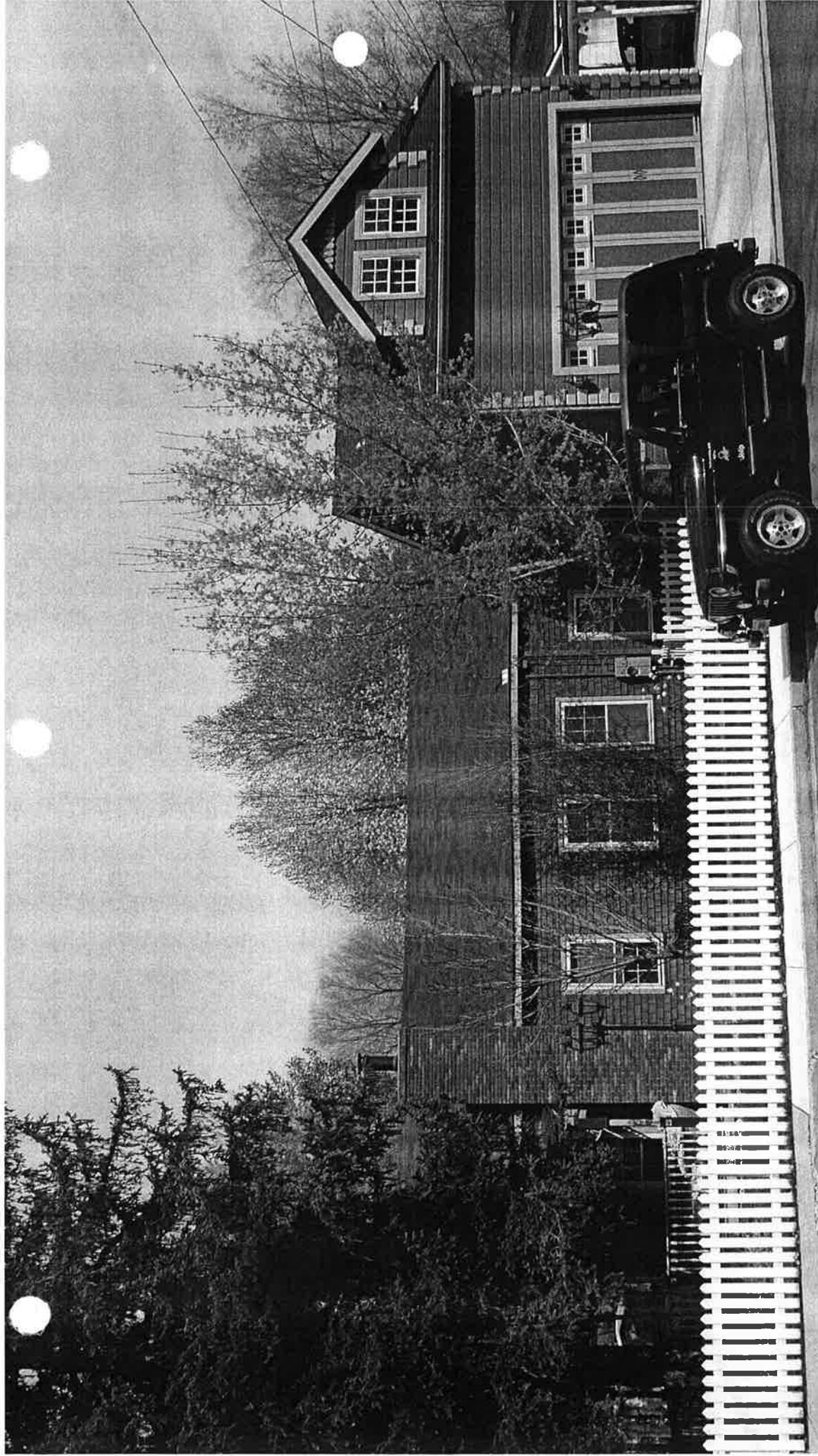
Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	
Historic Use	Garage	Historic Use	
Current Use	Guest house	Current Use	
Style (if applicable)	Neo-Victorian	Style (if applicable)	
Materials	Wood	Materials	
Construction date	Ca. 1972	Construction date	
Integrity	Good	Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	













CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Susan Dorr Pansky, Community Development

FROM: Kimberly Adams, Assessor's Office

DATE: June 12, 2014

RE: Historical Site Assessment
Parcel No. 003-243-01



Enclosed you will find an application for Historical tax deferment status.

This property is NOT currently receiving the Historical tax deferment and this application is a new application for Historical Deferment.

If approved, the Historical Tax Deferment would be for the 2015/16 fiscal year if recorded on or before June 30, 2014. Because the 15/16 Assessed Values have not been set, I am unable to give you a fiscal impact at this time.

Please proceed accordingly.

Thank you.

Kimberly Adams
Senior Property Appraiser

APN 003-243-01

Return this application to:
Carson City Assessor's Office
201 N. Carson St., Ste. 6
Carson City, NV 89701

This space above for Recorder's Use Only

Application for Open Space/Historic Use Assessment

Return this application to the County Assessor's Office at the address shown above no later than June 1st. If this application is approved, it will be recorded and become a public record.

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS TO THIS APPLICATION.

Please type in the following information for each owner of record or his representative.

Owner:

Jack & Sherry McLaughlin

Representative:

Address:

611 W. ROBINSON ST

Address:

City, State, Zip:

CARSON CITY NV 89703

City, State, Zip:

This property is .15 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Residential

For what reasons do you feel the above-described property should be classified as open space/historic:

Currently classified as historic. House is 1900's vintage

Is the property available and accessible to the general public?

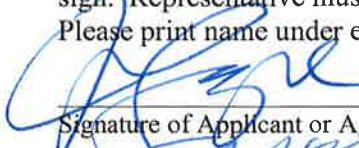
Yes - Garden Tours, Ghost Walks, Halloween

If not, explain:

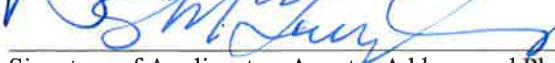
If open space real property classification is sought on the basis of the property being designated by law as **historic**, please answer the following questions:

- 1) The historic name of the property is Pranks
- 2) The address of the property is 611 W. ROBINSON ST. CARSON CITY, NV 89703
- 3) The improvements were constructed in 2003-2005. (Indicate year, estimate if unknown)
2007, 2010

(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand that if this application is approved, this property may be subject to liens for undetermined amounts. (Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.) Please print name under each signature.

 611 W. Robinson St., Las Vegas, NV 89103
Signature of Applicant or Agent – Address and Phone Number

Date 5/10/14

 611 W. Robinson St., Las Vegas, NV 89103
Signature of Applicant or Agent – Address and Phone Number

Date 6/10/14

Signature of Applicant or Agent – Address and Phone Number

Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/> Application Received	<u>6/10/14</u>	PA
<input type="checkbox"/> Property Inspected	_____	Initial
<input type="checkbox"/> Income Records Inspected (If applicable)	_____	_____
<input type="checkbox"/> County Commission Action	_____	Initial
<input type="checkbox"/> Written Notice of Approval or Denial Sent to Applicant	_____	Initial
	Date	Initial

Reasons for Approval or Denial and Other Pertinent Comments:

Signature of Official Processing Application

Title

Date

INFORMATION AND INSTRUCTION FOR OPEN-SPACE USE ASSESSMENT

Pursuant to Nevada Revised Statutes, Chapter 361A, the legislature has authorized the creation of a special category of real property for tax purposes to be defined as “open-space real property”. Persons whose property fits within the definition of open-space use, and otherwise meet the requirements of law, may secure reduced property tax assessments on such land during the period of time that such use is continued.

An application must be filed with the assessor in the county where the property is located on or before June 1 of any given year. If located in more than one county, an application must be filed with each applicable assessor. If open-space use assessment is granted, the application need not be re-filed again unless there is a change in ownership or a conversion to a higher use of any portion of the property.

Important Statutory Definitions Relevant to Open-Space Assessment:

“Open-space real property” means:

- 1) Land
 - a) Located within an area classified pursuant to NRS 278.250 and subject to regulations designed to promote the conservation of open-space and the protection of other natural and scenic resources from unreasonable impairment;
 - b) Devoted exclusively to open-space use;
- 2) The improvements on the land used primarily to support the open-space use and not primarily to increase the value of surrounding developed property or secure an immediate monetary return.

“Open-space use” means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic by the Department of Cultural Affairs, State Historic Preservation Office.

“Owner” means any person having a legal or equitable freehold estate in open-space real property, including a contract vendee of a land sales contract respecting the property but excluding a lessee or tenant of the property.

“Higher use” means any use other than open-space use.

Open-space use assessment may additionally be restricted by criteria or ordinance procedures adopted by the county commissioners or other governing body applicable to the location of the land.

EFFECT OF APPROVAL OF APPLICATION

If an application is approved, the assessment will be based on the open-space use of the land rather than on the taxable value of the higher use. However, if the property use changes from open-space to a higher use, the owner will be liable for deferred taxes based upon the difference between open-space and higher use assessments of a period not to exceed 7 years. A 20 percent penalty will also be attached if the owner does not promptly notify the assessor of a change from open-space use to a higher use.