

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 28, 2019

FILE NO: SUP-19-123

AGENDA ITEM: E.7

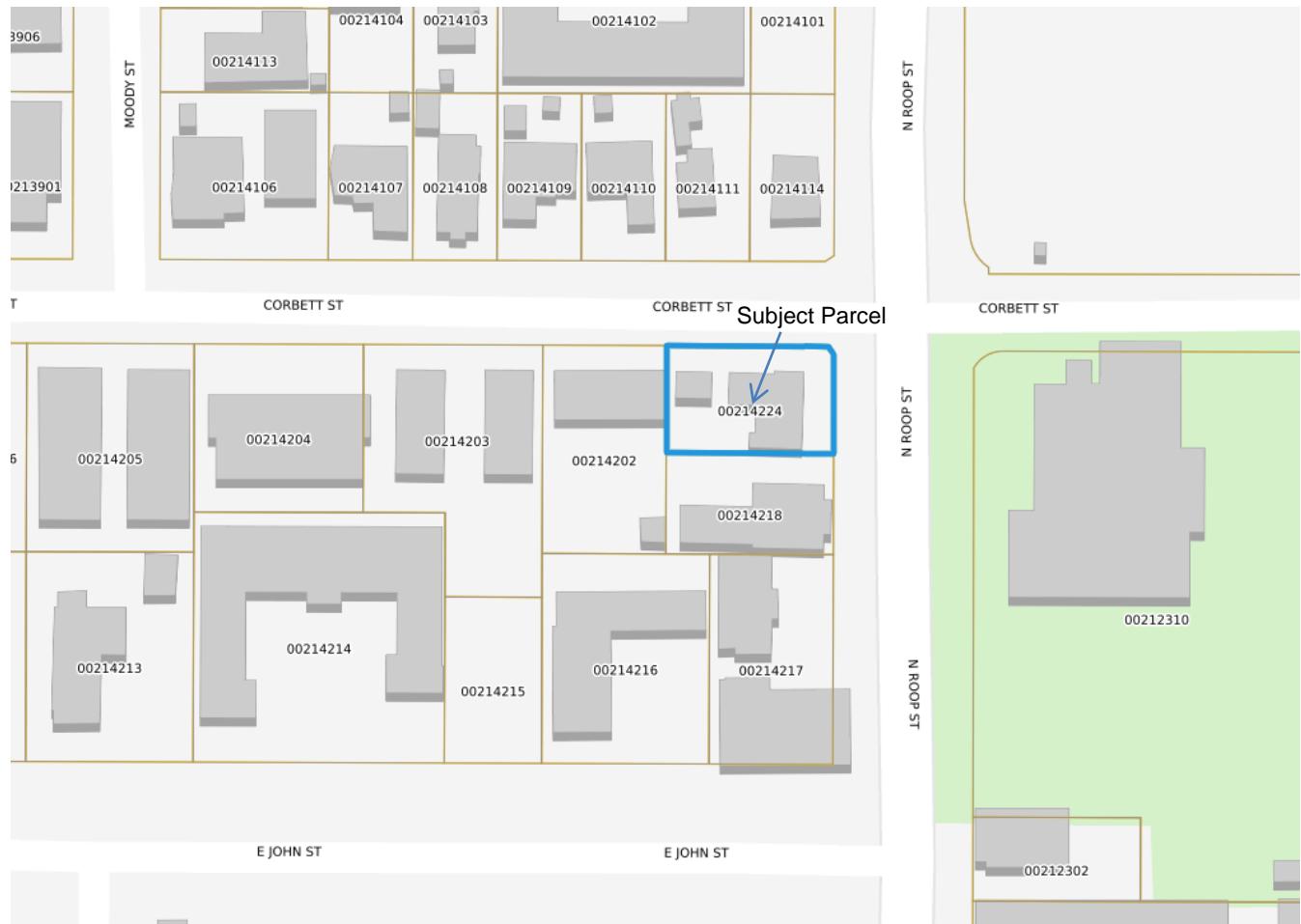
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: SUP-19-123 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a single-family residential use on property zoned Retail Commercial, located at 1214 North Roop Street, APN 002-142-24. (Heather Ferris, h ferris@carson.org)

Summary: Carson City Municipal Code 18.04.130.3 permits residential uses in the Retail Commercial zoning district subject to first obtaining a Special Use Permit. The applicant is proposing to convert the existing building from a non-residential use (an office) back to a single-family residence. The Planning Commission has the authority to approve a Special Use Permit.

RECOMMENDED MOTION: "I move to approve SUP-18-178, based on the findings, and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
5. There shall be no driveway allowed on N. Roop Street.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.130 (Retail Commercial (RC); Development Standards 1.18 (Residential development standards in non-residential districts)

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

PRESENT ZONING: Retail Commercial (RC)

KEY ISSUES: Will the proposed single family residence be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Retail Commercial and Multi-Family Apartment/ Single-Family Residences
SOUTH: Retail Commercial/ Daycare
EAST: General Commercial/ Funeral Home & Cemetery
WEST: Multi-Family Apartment/ Duplex

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X-shaded (0.2% Annual Chance Flood Hazard)

EARTHQUAKE FAULT: Moderate, zone 2

SLOPE/DRAINAGE: Site is generally flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE (acres): 0.14 acres

NUMBER OF UNITS: 1

PARKING: 2 spaces provided- 1 in garage & 1 additional off-street

VARIANCES REQUESTED: None

DISCUSSION:

The subject property is 0.14 acres in size. There is a 1,140 square foot office building (converted from a single family residence) and 580 square foot detached garage. According to the Assessor's records the structures were built in 1946 and for at least the last 9 years, the property

has been assessed as an office building. The property has had a commercial zoning since at least 1972. The maps prior to that time are illegible. The applicant is seeking a Special Use Permit to allow for a single family residential use in a non-residential zoning.

Per Carson City Municipal Code 18.04.130 a single family residence is a conditional use in the Retail Commercial zoning district and therefore requires a Special Use Permit. In addition to meeting the requirements in the Retail Commercial zoning district, the use must also comply with the provisions of 1.18 of the Development Standards (Residential Development Standards in Non-Residential Districts).

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 300 feet of the subject site on August 9, 2019. As of the writing of this report, no public comment letters have been submitted. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on August 28, 2019, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to various City agencies, and the following comments were received.

ENGINEERING:

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval.

ENGINEERING DISCUSSION:

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:

C.C.M.C. 18.02.080 (5a) - Master Plan

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

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The existing driveway and streets are sufficient to provide safe access to the home.

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the home.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety. The USGS earthquake fault maps show a fault line running through the property, however since the site is already built and no changes are proposed, no construction standards apply.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

FIRE:

No comments.

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

1. *Will be consistent with the objectives of the Master Plan elements.*

Staff finds that the request is consistent with the Master Plan, specifically Guiding Principle 2: Balanced Land Use Mix, associated goal 2.2, and associated policy 2.2a as noted below.

Guiding Principle 2: Balanced Land Use

The City will work to broaden and diversify its mix of land uses in targeted areas as well as citywide. Particular emphasis will be placed on expanding housing, retail, and service options to better serve both existing residents and the City's large non-residential workforce – achieving a better balance as a place to live as well as work.

Goal 2.2 Expand Housing Variety

Policy 2.2a Variety of Housing Types

Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, location, surrounding neighborhood context, and applicable land use policies, as contained in Chapter 3. In general, larger neighborhoods should incorporate the largest variety while a smaller site surrounded by existing housing may be more limited by required transitions, etc.

Of note, the Master Plan Land Use designation for the subject property is Community / Regional Commercial. That designation is described as providing a mix of retail service in a concentrated setting that serves the local community, but may also include larger retail centers with unique stores or characteristics that provide a regional draw.

Typically, staff would find a single family residential use inconsistent with Community / Regional Commercial land use designation. But, given the existing surrounding neighborhood context and that the original home still occupies the site; staff finds this proposal to be consistent with the master plan.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.*

This proposal is to allow a change in use of the existing building from office to residential. The subject property is adjacent to existing residential development to the north and west. The uses to the south include a daycare, immediately adjacent, and a four-plex beyond that. To the east is a funeral home and cemetery. There are no proposed modifications to the existing buildings and

the proposed residential use of the property is in keeping with the surrounding neighborhood. Staff finds that the proposed residential use will not create noise, vibrations, fumes, odors, dust glare or physical activity that will be detrimental to the surrounding properties.

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

The proposed residential use will not result in an increase in vehicular or pedestrian traffic. The existing driveway and streets are sufficient to provide safe access.

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 existing sewer, water, and storm drain infrastructure are sufficient to provide service to the home.

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.*

The project meets the definition and specific standards set forth in Title 18. The subject property is zoned Retail Commercial. Single family dwellings are a conditional use in this zoning district. Development Standards 1.18 provides standards for residential development in non-residential zoning districts, as well as supplemental findings. Compliance with the provisions of 1.18-Residential Development Standards in non-residential districts is outlined below:

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

The subject property is located in the Retail Commercial zoning district and therefore residential uses are allowed subject to first obtaining approval of a Special Use Permit.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter.

The applicant does not propose any modifications to the existing structure as the original floor plan was never modified when the use changed from residential to office. Additional details regarding height, setbacks, etc. are outlined below.

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

The Retail Commercial zoning allows for a maximum height of 45 feet. As noted above, there are no proposed modifications to the existing structure. The height is consistent with a smaller single story home constructed in 1946, being approximately 16 feet tall.

4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

- a. In the NB, RC, GC and GO zoning districts, a minimum setback of twenty (20) feet is required adjacent to a residential zoning district, with an additional ten (10) feet for each story above one (1) story if adjacent to a single-family zoning district.

The Retail Commercial zoning district calls for a setback of 0 feet but requires additional setback when a residential development is proposed in a non-residential district. The existing primary structure is approximately 37 feet from the rear property line and therefore meets the required 20 foot setback from the adjacent Multi-Family Apartment zoning.

The property also contains a detached, single car garage that is approximately 6 feet from the rear property line. However, the building that will be utilized for the residence is located east of the garage and meets the required setback. All improvements are existing. Staff finds that provided the garage continues to function as a garage, the setback will be met.

- b. A minimum setback of ten (10) feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

The existing primary structure meets the minimum required setback from N. Roop Street. The structure is setback approximately 18 feet.

5. Required parking: Two (2) spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

Two parking spaces are required. The parking is met with the existing single car garage and additional off-street space. Additionally, on-street parking is allowed on Corbett Street, providing for guest parking.

6. Open Space.

- a. For Multi-Family Residential development, a minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

This requirement does not apply. The proposed use is for a single family residence.

- b. For Multi-Family Residential development, a minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

This requirement does not apply. The proposed use is for a single family residence.

- c. For Single-Family Residential development or Two-Family Residential

development, a minimum of 250 square feet of open space must be provided for each unit either as private open space or common open space.

- d. Front and street side yard setback areas may not be included toward meeting the open space requirements.

Sufficient open space is provided to the rear of the existing primary structure. There is approximately 1400 square feet of backyard open space.

7. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

There are shade trees currently in place on the site. Additional landscaping is not proposed or required per Division 3 of the Development Standards.

8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two (2) of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.
 - a. The development is not situated on a primary commercial arterial street frontage.

This finding is not met. North Roop Street is considered an arterial.

- b. The development is integrated into a mixed-use development that includes commercial development.

Although the subject property is intended to develop as solely residential, it is adjacent to and in proximity to commercial and residential uses alike, thus creating a mixed use area. Residential uses are to the north and west of this property while commercial uses are located to the south and east.

- c. The applicant has provided evidence that the site is not a viable location for commercial uses to the north and west and commercial uses to the east and south.

According to the applicant he listed the property in November of 2018 as a commercial property. The price has been lowered on four different occasions and no offers have been received, indicating there is no demand for additional commercial space in this area of Carson City. On the other hand, the demand for residential uses is high. Per the applicant's listing agent, the property, if marketed as residential would likely receive multiple offers within one week.

The property is located on the west side of N. Roop Street. By in large, the area between E. Park Street and E. John Street is residential in nature. This includes parcels with Retail Commercial zoning as well. Most commercial businesses in this area are found along E. John Street and on the east side of N. Roop Street.

- d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

This finding is not met. The property is not designated as Mixed-Use Commercial, Mixed-Use Residential, or Mixed Use Employment on the Master Plan Land Use Map.

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

The proposed change in use from office to residential is not anticipated to be detrimental to the public health, safety, convenience and welfare. The residential use is not anticipated to have adverse impacts on the area, particularly since there are already residential uses in the area.

7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.*

The change in use from office to residential is not anticipated to result in material damage or prejudice to other properties in the vicinity. A number of surrounding properties are also residential in nature and have been able to co-exist with the non-residential uses in the area without any concerns.

Attachments:

Application (SUP-19-123)

RECEIVED

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:

JUL 18 2019

CCMC 18.02.080

CARSON CITY
PLANNING DIVISION

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:

Submittal 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.

Project's Assessor Parcel Number(s):

Street Address

002-142-24

1214 N Roop St, Carson City, NV 89701

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

RC-Retail Commercial N Roop + Corbett St.

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

PROPERTY OWNER'S AFFIDAVIT

I, CARL BASSETT, 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.

Carl Bassett
Signature

5260 S. DECATUR BLVD #6
Address LAS VEGAS, NV 89118

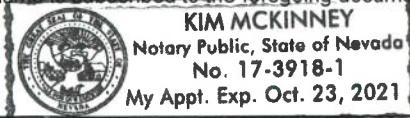
7/16/2019
Date

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

STATE OF NEVADA
COUNTY of CLARK

On July 16, 2019, Carl Bassett, 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.

Kim McKinney
Notary Public



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.

Project Description

1214 N Roop Street, Carson City, NV 89701

This single-family home was built in 1946. It was later rezoned to use of retail commercial. However, the structure and interior layout of the home has never been changed. It currently (and has always been) a two-bedroom one-bathroom home with a kitchen, dining area, living room, and family room. It has a detached two car garage with a storage room on the side of the garage.

I do not plan on making changes to the building. It is already set up as a single-family home. No engineering or permits should be required.

My request is that the home be given the right to sell as a single-family home with a conditional residential use.

I have marketed the property as a commercial professional office since October of 2018. I have no serious offers. I started the selling price at \$200,000 and have lowered it to \$160,000. I am having no serious inquiries and the property has only shown four times in the past 9 months. I was also unable to rent the property for just \$1,200 a month. I had no interest shown as a commercial rental. It should also be noted that the home has been broken into on three different occasions for theft, vandalism, and homelessness.

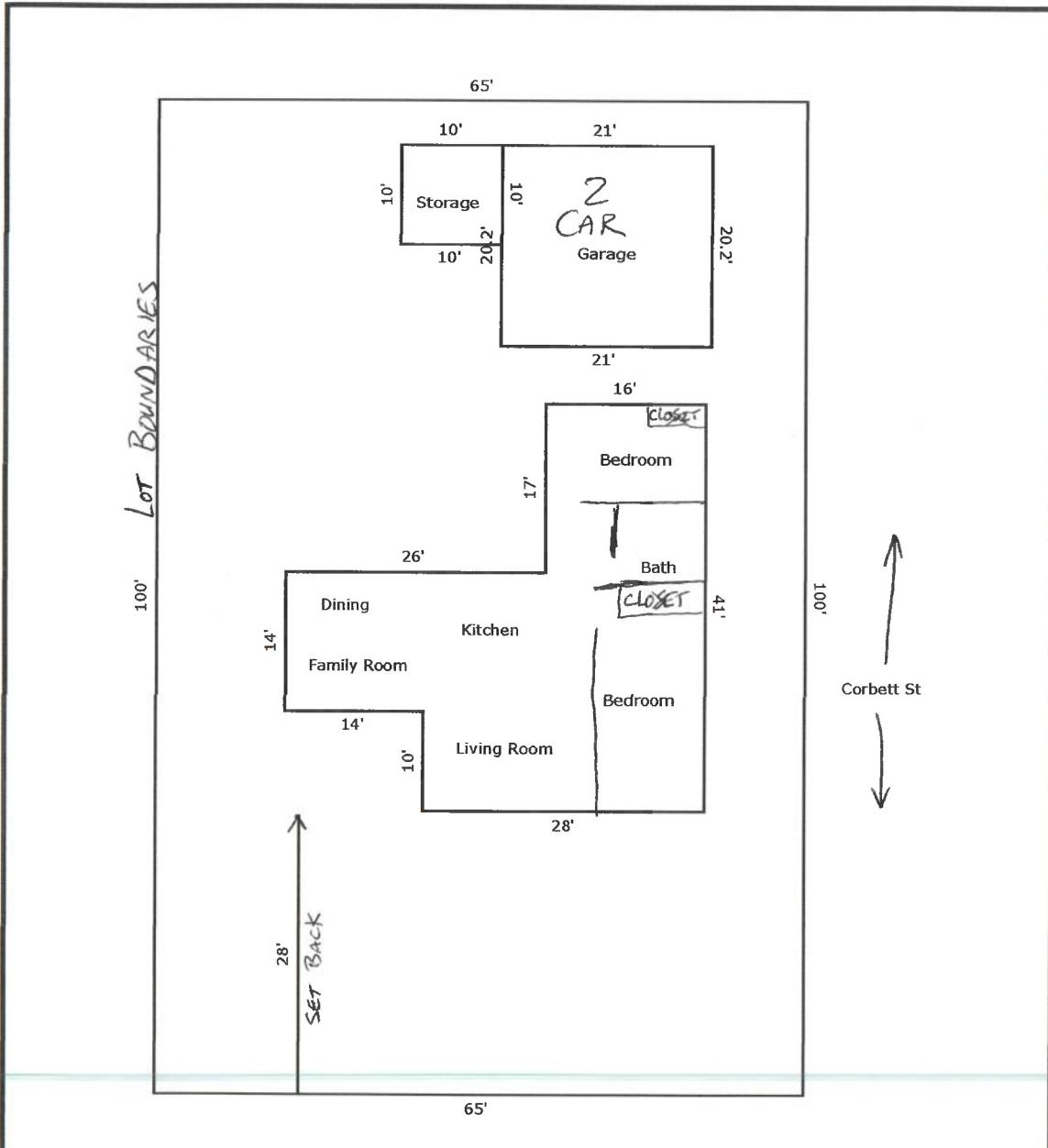
This property is worth \$250,000 as a residential home and will sell in under two weeks marketing time. For economic reasons I am requesting to change the zoning to allow a residual use.

Building Sketch

Borrower
Property Address Carson City
City
Lender/Client 1214

City **1214 N. ROOP STREET, CARSON CITY, NV 89701**
Lender/Client County **State Zip Code**

Floor Plan



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Area Calculations Summary		Calculation Details
Living Area		
First Floor	1140 Sq ft	$14 \times 14 = 196$ $16 \times 17 = 272$ $24 \times 28 = 672$
Total Living Area (Rounded):	1140 Sq ft	
Non-living Area		
Shed	100 Sq ft	$10 \times 10 = 100$
2 Car Garage	424.2 Sq ft	$20.2 \times 21 = 424.2$

SITE PLAN PAGE 2

Google Maps 1214 N Roop St



FRONT ELEVATION

1214 N Roop St

Carson City, NV 89706



Directions



Save



Nearby



Send to your
phone



Share

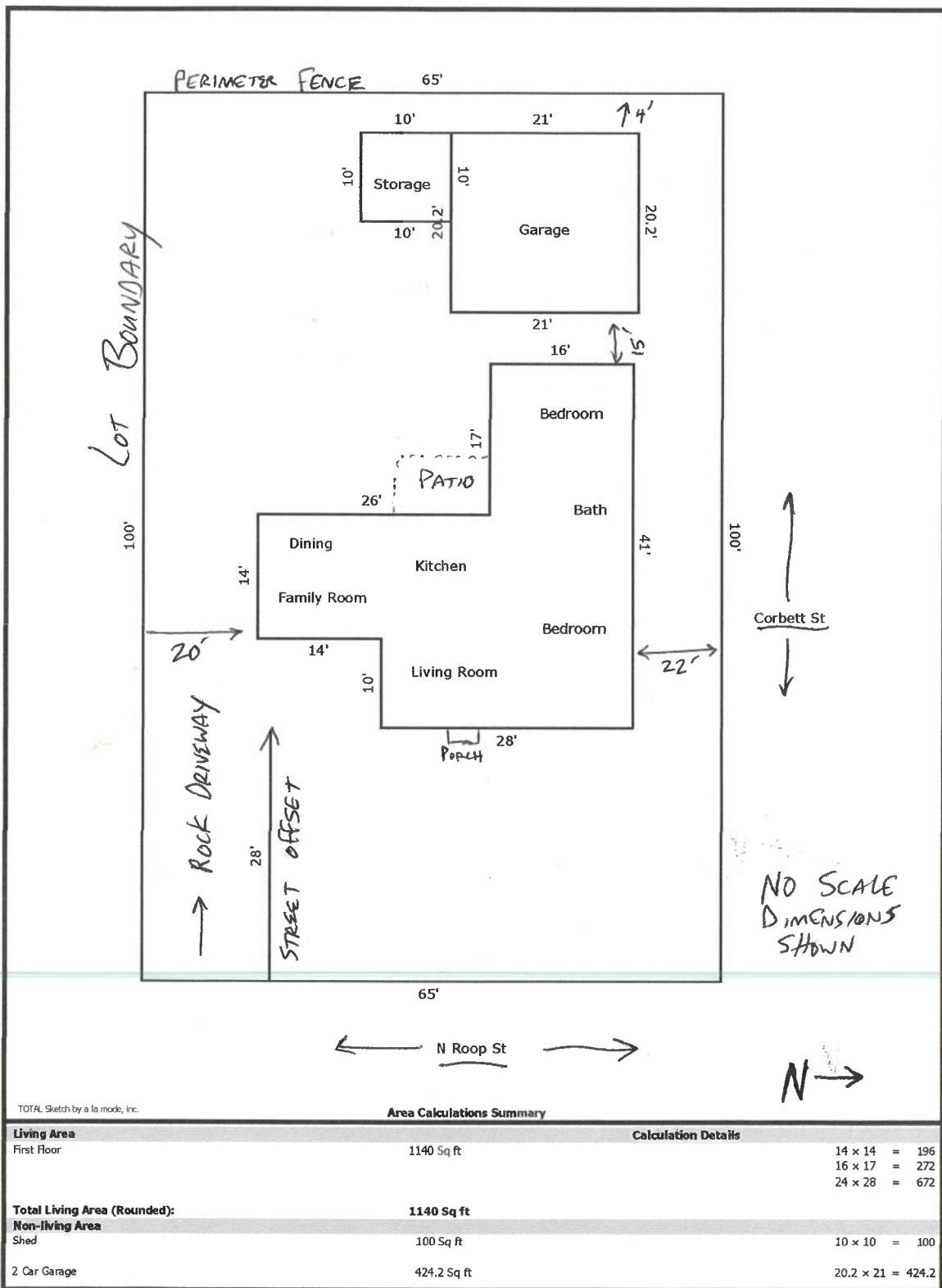
OWNER: BLACK ROCK REAL ESTATE LLC
 APPLICANT: SAME (CARL BASSETT)
 REQUEST: RESIDENTIAL SINGLE-FAMILY USE
 LOCATION: 1214 N. ROOP STREET
 ZONING: RC
 APN: 002-142-24
 SITE PLAN
 PREPARED BY: CARL BASSETT

Photos

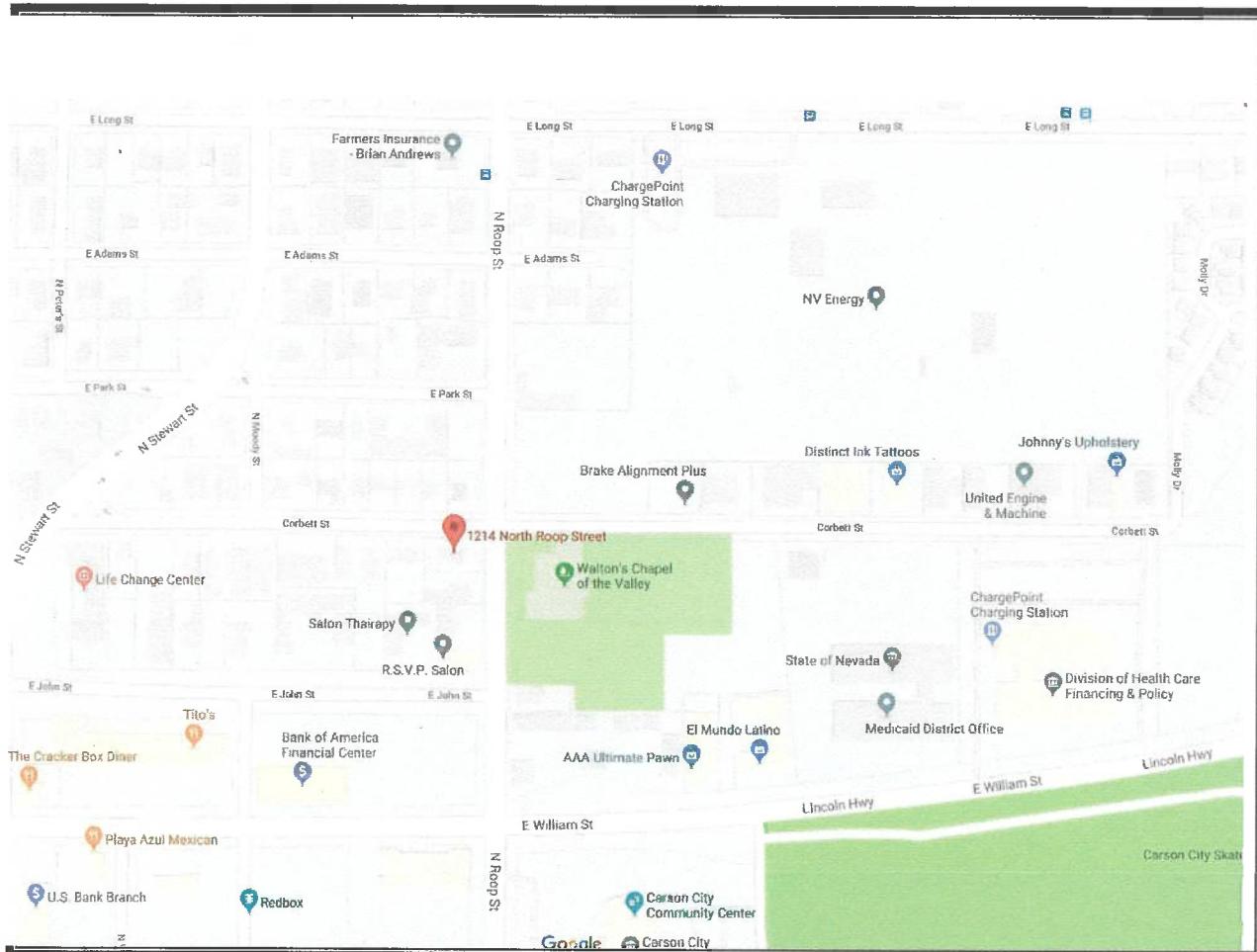
Building Sketch

Borrower	Carson City		
Property Address	City	County	State
Lender/Client	Zip Code		

SITE PLAN PAGE 1



Location Map





CARSON CITY

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

Parcel Detail for Parcel # 002-142-24

Location	
Property Location 1214 N ROOP ST	
Town	Add'l Addresses
District 1.5 - URBAN DISTRICT	
Subdivision PARCEL A MAP #683	Lot
Property Name	Block

Ownership	
Assessed Owner Name	BLACK ROCK REAL ESTATE LLC
Mailing Address	7785 DEAN MARTIN DR LAS VEGAS, NV 89139-0000
Ownership History	
Document History	
Legal Owner Name	BLACK ROCK REAL ESTATE LLC
Vesting Doc #, Date	487715 08/20/2018
Year / Book / Page	18 / 0 / 0
Map Document #s	#401202

Description	
Total Acres .144	Square Feet 6,291
Ag Acres .000	W/R Acres .000
Improvements	
Single-family Detached 0	Non-dwelling Units 2
Single-family Attached 0	Mobile Home Hookups 0
Multiple-family Units 0	Wells 0
Mobile Homes 0	Septic Tanks 0
Total Dwelling Units 0	Buildings Sq Ft 1,140
Improvement List	Residence Sq Ft 0
Property Costing Estimates	Basement Sq Ft 0
	Finished Basement SF 0
	Bedrooms / Baths 0 / .00

Appraisal Classifications	
Current Land Use Code 410	Code Table

Zoning Code(s) RC	
Class 1.00	
Re-appraisal Group 2	Re-appraisal Year 2014
Original Construction Year 1946	Weighted Year

Assessed Valuation			
Assessed Values	2019-20	2018-19	2017-18
Land	15,985	13,211	13,211
Improvements	10,490	10,023	10,014
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	26,475	23,234	23,225

Increased (New) Values		
Land	0	0
Improvements	0	0
Personal Property	0	0

Taxable Valuation			
Taxable Values	2019-20	2018-19	2017-18
Land	45,671	37,746	37,746
Improvements	29,971	28,637	28,611
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	75,643	66,383	66,357

Increased (New) Values		
Land	0	0
Improvements	0	0
Personal Property	0	0

[Back to Search List](#)

Property Information		Export to Excel	Export PDF	Change Property Characteristics (Left: 10)						Order Rental Analysis					
Pool Name	Loan Number	ID	Subject	Zip	Subdivision	Image	Bed	Bath	SqFt	Garage	Lot Size	YearBuilt			
DEFAULT	1	27085472-5	1214 N Ropp St, Carson City, NV	89701			2	1.50	1162	1.00		1959			

Prc

AVE Date: 07/15/2019	Calculated Price: \$192,187	Price/SqFt: \$165.39	<input type="button" value="Lock"/>	AVE Result	Geo Accuracy: PREMISE LEVEL. Excellent
-----------------------------	------------------------------------	-----------------------------	-------------------------------------	-------------------	-----------------------------------------------

As Is Sale Price		Quick Sale Price		Distressed Market:		Summary Comments:		#250K AS RESIDENTIAL										
Retail Market:	93.68%																	
Street Address	City	Zip	Bed	Bath	Sq. Ft.	Garage	Lot Size	Year Built	Units	Target Distance	List Date	List Price	COE Date	Sold Price	ACT DOM	TOT DOM	SQFT Price	% of Valuation
410 Rawhide	Carson City	89701	4	2.00	1200	2.00	0.17	1970	1	0.52	2/8/2019	\$268,000	7/5/2019	\$268,000	140	147	\$223.33	0.00 %
1511 Nevada Street N	Carson City	89703	3	1.50	1205	1.00	0.17	1938	1	0.40	5/3/2019	\$254,900	7/5/2019	\$225,000	42	63	\$186.72	27.96 %
301 Harbin Dr N	Carson City	89701	3	2.00	1120	1.00	0.19	1964	1	0.48	5/28/2019	\$300,000	6/28/2019	\$301,000	2	31	\$268.75	0.00 %
1811 Nevada Street N	Carson City	89703	2	1.00	901	1.00	0.14	1954	1	0.50	4/2/2019	\$270,000	6/17/2019	\$272,000	45	76	\$301.89	0.00 %
1304 Camille Dr	Carson City	89706	3	1.00	1012	2.00	0.15	1966	1	0.50	3/1/2019	\$265,000	6/4/2019	\$255,000	8	95	\$251.98	0.00 %
305 Hackamore Way	Carson City	89701	3	1.50	1048	2.00	0.16	1972	1	0.51	4/8/2019	\$259,000	5/28/2019	\$259,000	14	50	\$247.14	0.00 %
1920 Marie Drive	Carson City	89706	3	1.00	988	1.00	0.16	1970	1	0.50	4/22/2019	\$265,000	5/28/2019	\$258,000	3	36	\$261.13	0.00 %
803 Robinson Street E	Carson City	89701	3	2.00	1264	2.00	0.17	1965	1	0.34	2/25/2019	\$225,000	5/24/2019	\$225,000	10	88	\$178.01	0.00 %
1190 Beverly Drive	Carson City	89706	3	1.50	1316	2.00	0.23	1961	1	0.37	4/22/2019	\$190,000	5/24/2019	\$228,000	2	32	\$173.25	0.00 %
1601 Molly Drive	Carson City	89706	3	1.50	1200	2.00	0.17	1961	1	0.39	4/3/2019	\$275,000	5/13/2019	\$270,000	7	40	\$225.00	32.08 %
1227 Palo Verde	Carson City	89701	3	2.00	1558	2.00	0.16	1973	1	0.42	4/5/2019	\$295,000	5/11/2019	\$295,000	3	36	\$189.35	0.00 %
1404 N Division St	Carson City	89703	2	2.00	1326	3.00	0.20	1960	1	0.45	1/9/2019	\$372,000	5/10/2019	\$370,000	97	121	\$279.03	0.00 %
301 Carson Meadow Dr N	Carson City	89701	3	1.00	1164	1.00	0.15	1970	1	0.55	3/6/2019	\$264,900	5/7/2019	\$270,000	26	62	\$231.96	0.00 %
1812 Division N	Carson City	89703	3	1.00	1040	2.00	0.14	1951	1	0.57	4/4/2019	\$225,000	5/3/2019	\$220,000	2	29	\$211.54	0.00 %
1823 Nevada Street N	Carson City	89703	3	2.00	1150	0.00	0.14	1954	1	0.52	3/27/2019	\$285,000	4/26/2019	\$285,000	3	30	\$247.83	0.00 %
1221 Beverly Drive	Carson City	89706	3	2.00	1235	1.00	0.23	1961	1	0.42	2/14/2019	\$249,000	3/22/2019	\$250,000	1	36	\$202.43	0.00 %
1902 Peters	Carson City	89702	2	1.00	796	0.00	0.11	1951	1	0.35	1/28/2019	\$219,000	3/22/2019	\$220,000	14	53	\$276.38	0.00 %
212 Pratt N	Carson City	89701	3	2.00	1504	1.50	0.19	1959	1	0.48	11/9/2018	\$295,000	3/15/2019	\$289,000	120	126	\$192.15	0.00 %
404 Corbett Street	Carson City	89706	2	1.00	1272	0.00	0.11	1943	1	0.04	12/6/2018	\$119,900	2/28/2019	\$110,000	75	84	\$86.48	39.97 %
304 Park St	Carson City	89703	3	2.00	1378	2.00	0.23	1935	1	0.42	8/4/2018	\$345,000	2/15/2019	\$330,000	161	195	\$239.48	0.00 %

* Listing Sheet(s) Selected

Photo View

Listed Comparables

Street Address	City	Zip	Bed	Bath	Sq. Ft.	Garage	Lot Size	Year Built	Units	Target Distance	List Date	List Price	ACT DOM	List \$/sqft	Image		
710 Walsh St N	Carson City	89701	2	1.00	644	0.00	0.06	1945	1	0.24	6/26/2019	\$240,000	19	\$372.67			1
1421 Division Street	Carson City	89703	2	1.50	1808	3.00	0.27	1960	1	0.43	5/21/2019	\$359,000	55	\$198.56			2
266 Redding Way	Carson City	89705	5	4.50	3650	2.00	0.790	2018	1	0.44	10/8/2018	\$3,195,000	280	\$875.34			3
1928 Marian Ave	Carson City	89706	3	1.00	1058	2.00	0.17	1970	1	0.48	6/20/2019	\$259,000	25	\$244.80			4
1808 Nevada St N	Carson City	89703	3	1.00	1040	2.00	0.14	1955	1	0.51	6/20/2019	\$300,000	25	\$288.46			5
1919 Beverly Dr	Carson City	89706	3	2.00	1210	2.00	0.16	1969	1	0.55	7/12/2019	\$349,000	3	\$288.43			6
609 Adaline	Carson City	89703	4	2.00	1531	2.00	0.16	1966	1	0.60	7/7/2019	\$360,000	8	\$235.14			7
214 King St W	Carson City	89703	4	2.00	3724	1.00	0.17	1941	1	0.65	6/28/2019	\$675,000	17	\$181.26			8
2573 Table Rock	Carson City	89706	3	2.00	1615	2.00	0.15	2003	1	0.75	5/7/2019	\$340,000	69	\$210.53			9
2101 Michael Drive	Carson City	89706	3	1.50	1080	2.00	0.17	1965	1	0.77	5/15/2019	\$289,000	61	\$267.59			10
1363 Fifth Street E	Carson City	89701	3	2.00	1281	2.00	0.15	1966	1	0.85	6/7/2019	\$285,000	38	\$222.48			11
2205 Richard Drive	Carson City	89703	3	2.00	1358	1.00	0.19	1963	1	0.85	4/2/2019	\$304,000	104	\$223.86			12
402 Minnesota S	Carson City	89703	1	1.50	1296	1.00	0.20	1958	1	0.86	3/18/2019	\$320,000	119	\$246.91			13
412 Thompson	Carson City	89703	5	3.00	1805	4.00	0.20	1907	1	0.91	7/6/2019	\$475,000	9	\$263.16			14

* Listing Sheet(s) Selected

Photo View

Under Contract Comparables

Street Address	City	Zip	Bed	Bath	Sq. Ft.	Garage	Lot Size	Year Built	Units	Target Distance	List Date	List Price	ACT DOM	TOT DOM	List \$/sqft	Image		
1437 Molly Drive	Carson City	89706	2	1.50	870	1.00	0.04	2002	1	0.30	6/10/2019	\$240,000	4	35	\$275.86			1
1801 Marian Avenue	Carson City	89706	4	1.50	1706	1.00	0.17	1960	1	0.40	5/14/2019	\$294,000	31	62	\$172.33			2
1223 Palo Verde Drive	Carson City	89701	3	2.00	1348	2.00	0.16	1973	1	0.41	6/3/2019	\$295,000	7	42	\$218.84			3
408 Catalpa Way	Carson City	89701	3	2.00	1196	2.00	0.16	1972	1	0.43	6/5/2019	\$297,000	3	40	\$248.33			4
226 Harbin Avenue N	Carson City	89701	3	1.50	1634	0.00	0.13	1973	1	0.46	3/22/2019	\$249,900	88	115	\$152.94			5
4048 Siena Dr	Carson City	89703	3	3.00	2369	3.00	0.21	2019	1	0.46	2/2/2018	\$574,165	217	528	\$242.37			6
897 Kennedy Drive	Carson City	89706	3	2.00	1760	2.00	0.21	1995	1	0.49	5/3/2019	\$345,000	31	73	\$196.02			7
1911 Marie Drive	Carson City	89706	3	2.00	1184	2.00	0.16	1967	1	0.50	5/30/2019	\$299,500	4	46	\$252.96	<img alt="Thumbnail 8" data-bbox="688 887 70		

Secured Tax Inquiry Detail for Parcel # 002-142-24

Property Location: 1214 N ROOP ST
 Billed to: BLACK ROCK REAL ESTATE LLC
 7785 DEAN MARTIN DR
 LAS VEGAS, NV 89139-0000

Tax Year: 2019-20

Roll #: 001855

District: 1.5

Tax Service:

Land Use Code: 410

[Code Table](#)**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

08/19/19	188.74		188.74	.00	188.74	-->Pay
10/07/19	188.00		188.00	.00	376.74	-->Pay
01/06/20	188.00		188.00	.00	564.74	-->Pay
03/02/20	188.00		188.00	.00	752.74	-->Pay
Totals:	752.74	.00	752.74	.00		

[Payment Cart](#)[History](#)**Additional Information**

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abatement Amount	192.77	111.54	140.16	65.09	6.03

Special Use Permit Findings

Black Rock Real Estate, LLC

Carl Bassett, Managing Member

Property: 1214 N Roop Street, Carson City, NV 89701

Parcel # 002-142-24

1. Per the Carson City Land Use Master Plan Land use map, this property is located in an area designated Community/regional Commercial. This property does lie on Roop Street, which does offer a few commercial/public spaces it is also on the corner of Corbett Street which is mainly single-family homes. The homes to the west and to the north of mine are all designated high density residential. While in the future the economy may support the commercial growth of this location, at this time it is not. I have attempted to sell this property with its current zoning with no success however single-family homes are selling at a considerable amount higher than what I have this property listed for at this time.
2. *As mentioned above, a good number of properties in the immediate area are being used as single family residence so I do feel that allowing this property to be used in that manner would be detrimental to the area, neighborhood or surrounding properties. To the contrary bringing in additional people to the community will only help the surrounding businesses.
*Residential use is similar to the existing properties, even many of the currently properties being used commercial are out of a property built as a single family and previously zoned single family. This property does conform with the neighborhood.
*The property can still be converted sold and used as commercial property once the need for additional commercial in the area increases.
3. Allowing this property to be used as single family vs commercial will not have an effect on vehicular traffic in this area
4. *Utilizing this property as a single family may add to the student population by one or two. This is not a large property.
*This change would possibly help the area police department. This home while sitting vacant (while I have attempted to market it commercial) has been broken into three times by squatters. Having this home occupied would prevent that from occurring.
*Water and sewer services will not be adversely impacted. This property already has a full functioning bathroom
*There are no road improvements needed for this project
5. Current zoning for my property is SC, Retail Commercial. I am requesting a special use Permit so the property can be utilized and sold as a single-family residence.
6. This property would not be detrimental to the public safety. As noted in a prior answer the property is vacant as I have been unable to sell it as a commercial property. This vacancy has prompted three break ins by squatters. Having the property occupied will stop quarters and vandalism.
7. No, this project will not result in material damage to other properties in the vicinity

This structure has been advertised for sale and/or lease for several months to date I have received no interest due to its present zoning and use. Given the residential market in this area and the properties in the surrounding area being residential homes it would be beneficial to myself as well as the community to allow this property to be used as a single family.

Consideration of this application is appreciated.

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

1. Will be consistent with the objectives of the Master Plan elements.

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

Explanation: A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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.

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

B. How will your project affect police and fire protection?

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

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

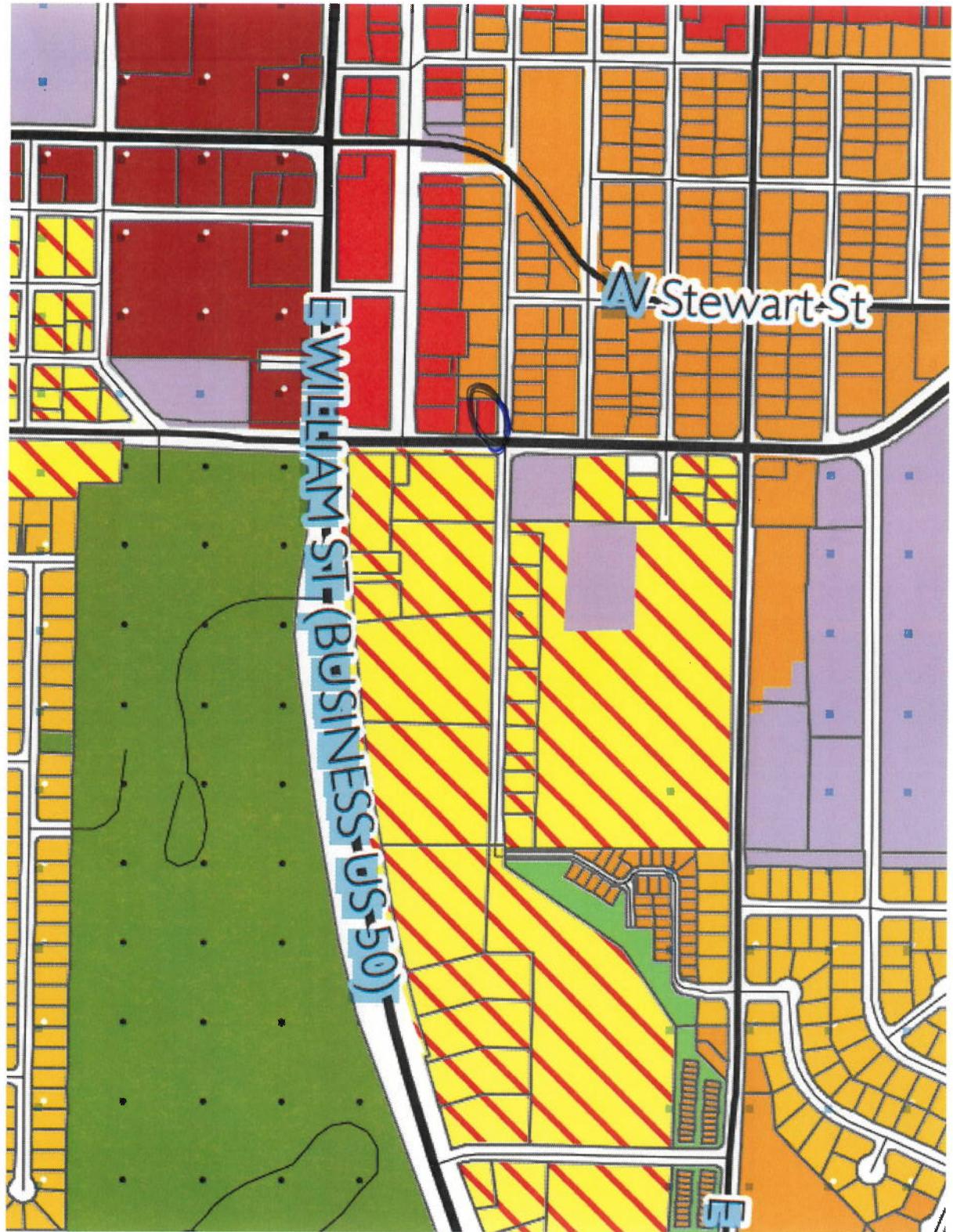
CARL BASSETT

Print Name

BLACK ROCK R.E. LLC

7/17/19

Date



CARSON CITY LAND USE MASTER PLAN

LEGEND

COMMERCIAL / EMPLOYMENT

- Community / Regional Commercial
- Neighborhood Commercial
- Industrial

RESIDENTIAL

- Rural Residential (5-20 ac/du)
- Low Density Residential (0.2-3 du/ac or 5-0.33 ac/du)
- Medium Density Residential (3-8 du/ac)
- High Density Residential (8-36 du/ac)

OTHER

- Public / Quasi-Public
- Washoe Tribe
- Conservation Reserve (Private)
- Vacant Private Land
- Specific Plan Areas

MIXED-USE

- Downtown Mixed-Use
- Mixed-Use Commercial
- Mixed-Use Residential
- Mixed-Use Employment

OPEN LANDS

- Public Conservation
- Open Space
- Parks & Recreation

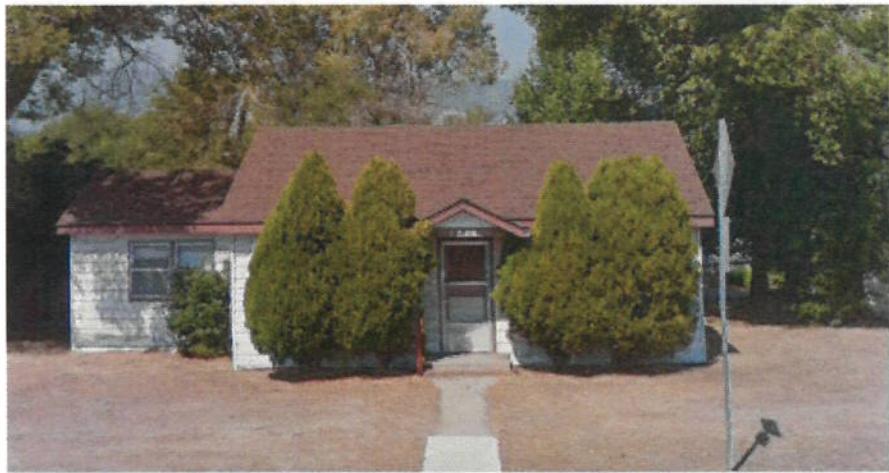


Adopted: 4/6/2006
Last Updated: 4/14/2011



0 0.5 1 2 Miles

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE CITY OF CARSON CITY
FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT
REFLECT A SURVEY. INCLUSIVENESS IS IMPLICATED.



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: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed 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)?

From: [Carl Bassett](#)
To: [Heather Ferris](#)
Cc: [Kim McKinney](#)
Subject: RE: 1214 N Roop St (SUP-19-123)
Date: Thursday, August 15, 2019 1:46:58 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Heather,

Addressing items b & c:

The subject property is located adjacent to residential single family homes. The building structure was built and appears today as a single family home and is similar to the other homes in the area. While facing N Roop street, the homes driveway and yard face a residential street and the home fits aesthetically as a residential home.

We listed the home as a commercial professional office November 8th of 2018. We lowered the price four different times and received zero offers. I consulted with an appraiser and several agents and am currently listed \$20,000 below appraised value, without any interest in the property. The only interest I am receiving is from homeless guys. The home has been broken into four different times since it was listed. All have been documented by the Carson City Police Department. The demand for professional office in this market area is not low, its zero. I could be listed for the next two years and lower the price another \$50,000 and still not be able to sell the home as a commercial building. This opinion comes from my current commercial listing agent.

In contrast, the demand for residential is high. The value as residential is an estimated \$65,000 more than as currently listed commercial. The property will receive multiple offers within one week if listed as residential. I don't need to make modifications because the home is constructed as a residential house currently.

The market has determined the use as demand will not support the current use. Consumers want the home as a residential single family home. The area is a mixed use of residential and commercial currently. Other commercial buildings in the area look like commercial buildings, while I look residential. I would need to tear my house down and build something that accommodates the needs of buyers if I am forced leave the zoning the same. This house has over 20 years of useful life left in the structure.

Thank you for your consideration,

Carl Bassett

702-328-2243

5260 S Decatur Blvd, Suite 6

Las Vegas, NV 89118

From: Heather Ferris <HFerris@carson.org>
Sent: Wednesday, August 14, 2019 4:34 PM
To: Carl Bassett <carl.bassett@homevestors.com>
Subject: 1214 N Roop St (SUP-19-123)

Mr. Bassett-

I am working on the staff report for your project and I need a little more information from you. As I'm sure you are aware, 1.18 of the City's development standards outlines the standards for residential development in a non-residential district. I need you to address the supplemental findings outlined below. The Planning Commission will need to be able to make two of the findings in the affirmative, in addition to the Special Use Permit findings, in order to approve the project.

8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two (2) of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.
 - a. The development is not situated on a primary commercial arterial street frontage.
 - b. The development is integrated into a mixed-use development that includes commercial development
 - c. The applicant has provided evidence that the site is not a viable location for commercial uses.
 - d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

Please provide this information to me by 9 am Friday 8/16. A response to this email will suffice.

Thank you,

Heather

Heather Ferris
Associate Planner
Carson City, NV 89701
775-283-7080