

# DRAFT CONFIDENTIAL



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## Homeless Services Potential Sites Score Sheet

### Property Worksheet 643 South 400 West

Current Use: Vacant land

**Property Owner:** Ameritel Inn, Elko, LLC  
**Council District:** 4  
**Planning District:** Downtown  
**Zone:** CG  
**Conditional Use:** Yes  
**Adjacent Zoning:** CG  
**Adjacent Land Use:** Light industrial, retail  
**Site Size:** 2.50  
**On Market:** No      **Market Price:** -  
**Assessed Value:** \$990,000



#### Comments:

- Vacant parcel consisting of 2.50 acres
- Poor street access
- Significant infrastructure upgrades required.

#### Scoring and Recommendations:

Success Criteria	4
Development	5
Transaction	0
<b>Total</b>	<b>9</b>

This site scores low in all three categories. While the site is located near homeless services, it is not located near neighborhood services. Additionally, the site connected to the regional drug trade due to its access and proximity to I-15. The site would be challenging to developer due to the significant infrastructure needs. As for the likelihood of a successful transaction, the site is not currently listed and is part of a larger assemblage. Overall this site has several significant issues that would be difficult to address.

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<u>Success Criteria</u>		<u>Comments</u>	<u>Points</u>
Close to public transit +2	Yes	1/2 Mile from Trax stops or frequent bus lines	2
Not conducive to drug trade +2	No	1mile from major transit access/on off ramp (driven not liner)	0
Close to Homeless Services	Yes	Programs supporting people experiencing homelessness	2
Close to Neighborhood Services	Yes	Access to community resources such as, libraries, food, social services and employment	0
		<b>Subtotal</b>	<b>4</b>
<b><u>Development</u></b>			
Parcel Size	Yes	1.3 acres or greater	1
Parcel Configuration	Yes		1
Utility Capacity			-1
Demolish Existing Structure (s)	No	No demo required +1 basic demo 0 complex demolition -1	1
Reuse of Existing Structure	No	Reuse +1 No Reuse 0	0
Obstructions or Restrictions		Easements, liens, development restrictions, environmental remediation, final determination based upon title report	-1
1,000' from highways	Yes	Measured linear from parcel line may be mitigated through construction	0
Located in a floodplain	No		0
1 mile from Refinery Study Area	Yes	Greater than 1 mile from the refinery?	1
3,000' from Rail Lines	Yes	Heavy rail linear	0
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		<b>Subtotal</b>	<b>5</b>
<b><u>Transaction</u></b>			
Listed for sale		Yes 1 no 0	0
Number of Owners		Greater the number the greater the complexity	1
Public/Private Ownership		Public =2 Private =1	0
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	-1
		<b>Subtotal</b>	<b>0</b>
		<b>Total</b>	<b>9</b>

Scoring: