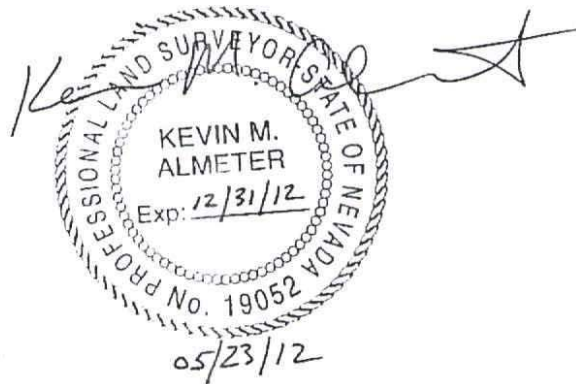


**LEGAL DESCRIPTION
FOR POTENTIAL
SUNNY HILLS LAND TRADE**

Prepared by:
Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511



Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT

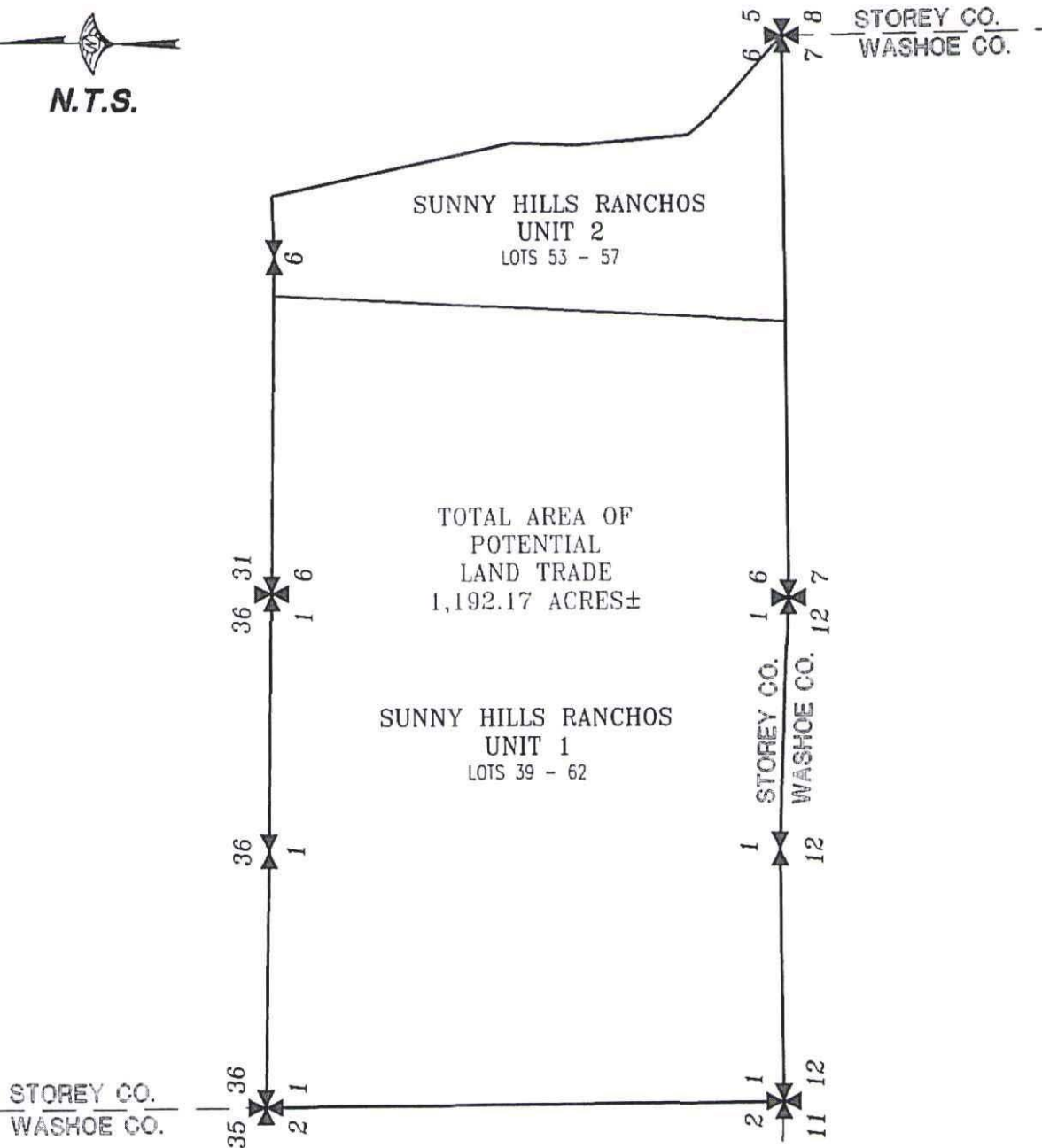
PLAT TO ACCOMPANY
DESCRIPTION

POTENTIAL SUNNY HILLS LAND TRADE

PORTION OF SECTION 6, T. 18 N., R. 21 E.
AND SECTION 1, T. 18 N., R. 20 E., M.D.M.
STOREY COUNTY NEVADA



N.T.S.



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive
Reno, NV 89511

Tel 775.823.4068
Fax 775.823.4066

Reno

Sparks

WASHOE COUNTY

STOREY COUNTY

Sunny Hills
Trade Area

WASHOE COUNTY

STOREY COUNTY





Storey County Board of County Commissioners

Agenda Action Report

Meeting date: May 6, 2014

Estimate of time required: 5 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title: DISCUSSION/POSSIBLE ACTION:** Approval of Payroll Check date 03/28/2014 for \$367,647.69, date 04/11/14 for \$472,598.18, date 04/24/14 for \$369,371.63 and Accounts Payable date 04/04/2014 for \$254,057.20 and \$3,052.72 and 04/18/14 for \$689,976.61 and \$4,162.01.

2. **Recommended motion:** Approval of claims as submitted

3. **Prepared by:** Hugh Gallagher

Department: Comptroller

Telephone: 775 847-1006

4. **Staff summary:** Please find attached the claims

5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

__NA__ Comptroller

7. **Legal review required:**

__NA__ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Comptroller

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

Rept: PR0510A
Run: 03/26/14 09:25:28

STOREY COUNTY PAYROLL SYSTEM
Check Register

Payroll Type: Regular Check Date: 03/28/14 Period-end Date: 03/23/14 Payroll Groups: 1 2 3 4 5 6 7 8

Check/ DD #	Emp #/ Ded #	Payee	Amount
----------------	-----------------	-------	--------

Total User Transfer for EFPS:			43,677.57
Total Deductor Checks:			81,017.74
Total Employee Checks:			1,011.25
Total Employee Direct Deposit:			212,500.04
Total Employee Deductions Transferred on Dir Dep File:			3,386.00
Total User Transfer to Deductor:			26,055.09
Total Disbursed:			367,647.69

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
CONTROLLER	_____	_____
TREASURER	_____	_____

STOREY COUNTY
CHECK REGISTER 4/04/14

Report No: PE1315
Run Date : 04/02/14
CHECK
NUMBER

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78361 CAPITAL FORD INC	BG58903 PLUG WIRE		4/04/14	68631	43.29-	
	BG58903 CONNECTOR		4/04/14	68631	9.99	
	PW65108 FITTINGS		4/04/14	68631	45.63	
	PW65108 FITTINGS		4/04/14	68631	45.63	1,531.93
	BG58903 SENSOR		4/04/14	68631	37.70	
78362 CARSON CITY JUVENILE PROB	R71- CONNECTION		4/04/14	68635	56.06	56.06
78363 CARSON VALLEY OIL CO INC	8 DAYS		4/04/14	68615	1,000.00	1,000.00
	PW-REG & DIESEL		4/04/14	68636	2,016.54	
	VCH FIRE- DIESEL		4/04/14	68636	1,134.42	
	PW REG & DIESEL		4/04/14	68636	2,701.57	
	MT FIRE-DIESEL		4/04/14	68636	322.25	6,174.78
78364 CARSON WATER SUBCONSERVAN	RIVER WATERSHED TOUR		4/04/14	68685	100.00	100.00
78365 CHURCHILL COUNTY TELEPHON	GARNISHMENT DISBURSED		4/04/14	68634	75.89	75.89
78366 CELLCO PARTNERSHIP	PLANT		4/04/14	68640	100.04	
	772263062-00001 IPAD		4/04/14	68640	165.14	
	BC IPAD		4/04/14	68584	40.01	
	741-7180 BLAKE		4/04/14	68640	50.89	
	COM IPAD DATA		4/04/14	68617	51.65	
	KEENER/PHONE		4/04/14	68626	50.89	
	AIRCARD 972520095-00001		4/04/14	68611	5.02	463.64
78367 COMMUNITY CHEST INC	YOUTH ACTIVITIES SUPPORT		4/04/14	68651	5,416.67	
	LIBRARY SUPPORT FINAL		4/04/14	68651	1,875.00	7,291.67
78368 CRESTA, OCTAVIO A	MARCH 13-26, 2014		4/04/14	68593	108.00	108.00
78369 CROSS CHECK SERVICES LLC	FUEL REDUCTION		4/04/14	68692	8,325.00	
	FUEL REDUCTION		4/04/14	68692	33,125.00	41,450.00
78370 CUMMINS ROCKY MOUNTAIN LL	T78 REPAIRS		4/04/14	68583	1,677.05	
	T78 REPAIRS		4/04/14	68583	926.94	2,603.99
78371 FAIN, NICHOLAS A	PPT AND KLEENEX		4/04/14	68679	46.47	46.47
78372 FARR WEST ENGINEERING	HYDRAULICMODELING UWS		4/04/14	68610	2,222.50	2,222.50
78373 FLYERS ENERGY LLC	LW FIRE- REG & DIESEL		4/04/14	68645	1,198.71	
	LW FIRE-REG & DIESEL		4/04/14	68645	379.40	1,578.11
78374 GRAINGER	PW65108 PUMP,DIAPHRAGM		4/04/14	68648	186.08	
	PW65108 PUMP		4/04/14	68648	246.83	432.91
78375 HARRIS, CLAUDIA J	SANNES, MELVIN		4/04/14	68630	100.00	100.00
78376 HARTMAN, CRAIG A	FILM TINT ON WINDOWS		4/04/14	68688	2,308.00	2,308.00
78377 HENRY SCHEIN	EMS SUPPLIES		4/04/14	68585	85.92	85.92
78378 HIGH DESERT MICROIMAGING	IMAGES-FILM 119783-120031		4/04/14	68681	281.30	281.30
78379 HISTORIC FOURTH WARD SCHO						

15,200.00

15,200.00

68656

4/04/14

FINAL

FURR STRIP 018859/2024892

78380 HOME DEPOT CREDIT SERVICE

45.57

68646

4/04/14

GH DEPOT-ELECT

GH DEPOT-ELECT

78381 INDUSTRIAL PRODUCTS MFG I

5.24

68649

4/04/14

SHOP- STEP LADDER

GH DEPOT-ELECT

78382 IT1 SOURCE LLC

39.00

68649

4/04/14

GH DEPOT-ELECT

PLANT-SHOP VAC FILTER

78383 JBP LLC

61.60

68649

4/04/14

GH DEPOT-ELECT

PLANT-SHOP VAC FILTER

78384 L N CURTIS & SONS

27.94

68649

4/04/14

GH DEPOT-ELECT

FAN & TIMER EVID LOCKER

78385 LANGUAGE LINE SERVICES IN

16.20

68649

4/04/14

GH DEPOT-ELECT

PLANT FILTER

78386 LERETA LLC

104.16

68649

4/04/14

SR CNTR FAUCET

PLANT CLN UP TOWELS

78387 LIFE-ASSIST INC

59.94

68649

4/04/14

PLANT CLN UP TOWELS

GH DEPOT-ELECT

78388 LIQUID BLUE EVENTS LLC

29.98

68649

4/04/14

GH DEPOT-ELECT

CAT 5 NETWORK ENDS

78389 LIQUID BLUE EVENTS LLC

39.94

68649

4/04/14

GH DEPOT-ELECT

LOBBYIST FEE

78390 LOWTHER, MARGARET

11.94

68649

4/04/14

CAT 5 NETWORK ENDS

SUPPORT 2013-2014 FINAL

78391 LYON CO COMPTROLLER

17.98

68620

4/04/14

BULLETS

EET PROTECT OE-2013828-1

78392 METRO OFFICE SOLUTIONS IN

292.28

68629

4/04/14

JP PRINTERS SCANNER

AA BATTERIES, BOC BINDERS

78393 MORGAN TIRE OF SACRAMENTO

695.03

68619

4/04/14

JP ADOBE LICENSE

TABS AND INDEXES 5 TAB

78394 L N CURTIS & SONS

362.32

68619

4/04/14

LAPTOP IT RAM

OE-2011727

78395 LANGUAGE LINE SERVICES IN

89.52

68619

4/04/14

JP ADOBE LICENSE

LOAN 0000221009

78396 LERETA LLC

2,894.23

68586

4/04/14

B72 REPAIRS

LOAN 0300072252

78397 LIFE-ASSIST INC

154.00

68586

4/04/14

E174 CORE CREDIT

LOAN 6807000046499

78398 LIQUID BLUE EVENTS LLC

55.77

68661

4/04/14

FW48224 PLOW

EMS SUPPLIES

78399 LIQUID BLUE EVENTS LLC

39.59

68661

4/04/14

FW48224 PLOW

LOBBYIST FEE

78400 LOWTHER, MARGARET

55.77

68661

4/04/14

FW48224 PLOW

SUPPORT 2013-2014 FINAL

78401 LYON CO COMPTROLLER

17.79

68661

4/04/14

FW48224 PLOW

LOBBYIST FEE

78402 METRO OFFICE SOLUTIONS IN

135.00

68587

4/04/14

NEVIN

LOAN 0300072252

78403 LOWTHER, MARGARET

391.50

68587

4/04/14

FUELS CREW PPE

LOAN 6807000046499

78404 LYON CO COMPTROLLER

22.12

68682

4/04/14

ETURS

LOAN 0300072252

78405 LANGUAGE LINE SERVICES IN

18.00

68682

4/04/14

ETURS

LOAN 0300072252

78406 LERETA LLC

710.08

68613

4/04/14

LOAN 0000221009

LOAN 6807000046499

78407 LIFE-ASSIST INC

160.00

68613

4/04/14

LOAN 0000221009

LOAN 6807000046499

78408 LIQUID BLUE EVENTS LLC

187.00

68613

4/04/14

LOAN 0000221009

LOAN 6807000046499

78409 LIQUID BLUE EVENTS LLC

143.40

68588

4/04/14

EMS SUPPLIES

LOBBYIST FEE

78410 LOWTHER, MARGARET

2,185.00

68594

4/04/14

FUELS CREW PPE

LOAN 0300072252

78411 LIFE-ASSIST INC

6,825.00

68595

4/04/14

LOBBYIST FEE

LOAN 0300072252

78412 LIQUID BLUE EVENTS LLC

1,500.00

68675

4/04/14

LOBBYIST FEE

LOAN 0300072252

78413 LIQUID BLUE EVENTS LLC

4,448.00

68655

4/04/14

SUPPORT 2013-2014 FINAL

LOAN 0300072252

78414 LOWTHER, MARGARET

21.47

68683

4/04/14

EET PROTECT OE-2013828-1

LOAN 0300072252

78415 LIQUID BLUE EVENTS LLC

133.82

68642

4/04/14

AA BATTERIES, BOC BINDERS

LOAN 0300072252

78416 LIQUID BLUE EVENTS LLC

40.82

68642

4/04/14

TABS AND INDEXES 5 TAB

LOAN 0300072252

78417 LOWTHER, MARGARET

60.65

68683

4/04/14

OE-2011727

LOAN 0300072252

78418 LOWTHER, MARGARET

101.94

68618

4/04/14

LOBBYIST FEE

LOAN 0300072252

78419 LOWTHER, MARGARET

549.56

68652

4/04/14

S056311 TIRES

LOAN 0300072252

78420 LOWTHER, MARGARET

475.04

68652

4/04/14

S056306 TIRES

LOAN 0300072252

78421 LOWTHER, MARGARET

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78394	NAPA AUTO & TRUCK PARTS	SO62212 TIRES		4/04/14	68652	430.16	1,454.76
78395	NC AUTO PARTS	BG25253- 2" HITCH		4/04/14	68653	28.99	28.99
		SOS1627 CONTROL ARMS		4/04/14	68650	83.58	
		SHOP-BRAKE CLEAN		4/04/14	68650	28.80-	
		SOS1627 BRAKE CORES		4/04/14	68650	143.02-	
		FIRE51841 R71-CALIPERS		4/04/14	68650	183.46-	
		SOS1627 BRAKE CALIPERS		4/04/14	68650	196.04	
		FIRE51841 R71 BATTERY		4/04/14	68650	193.04	
		FIRE51841 R71-BRK PADS		4/04/14	68650	142.01	
		FIRE51841 R71 BATTERIES		4/04/14	68650	21.38	
		FIRE51841 R71 ROTORS		4/04/14	68650	160.94	
		FIRE51841 R71 CALIPERS		4/04/14	68650	192.30	
		FIRE 51841 R71 ROTOR		4/04/14	68650	160.94	
		FIRE51841 CORE		4/04/14	68650	96.15	
		FIRE51811 U71- BATTERY		4/04/14	68650	78.90	970.00
78396	NEV COMPTROLLER						
		FEE		4/04/14	68695	50.00	
				4/04/14	68695	225.00	
				4/04/14	68695	100.00	
				4/04/14	68695	482.00	
				4/04/14	68695	275.50	
				4/04/14	68695	1,725.77	
		S		4/04/14	68690	25.00	
				4/04/14	68690	60.00	
		T FEES		4/04/14	68690	287.50	
				4/04/14	68690	1,554.00	4,784.77
78397	NEV DIV OF FORESTRY	ORTLY SUPPORT FINAL		4/04/14	68644	37,500.00	37,500.00
78398	NEV TREASURER			4/04/14	68693	15.00	15.00
78399	NEVADA BLUE LTD (RNO)	SILVA STAMP CREATION		4/04/14	68589	110.00	110.00
78400	NEVADA SEAL & PUMP	SANDBLAST, CLEAN, COAT #2		4/04/14	68687	17,784.00	17,784.00
78401	NEXTEL OF CALIFORNIA INC	COMM DEVELOPMENT		4/04/14	68674	178.39	
		COMMISSIONERS		4/04/14	68674	379.26	
		PARKS		4/04/14	68674	19.00	
		PLANNING COMMISSION		4/04/14	68674	822.47	1,399.12
78402	OFFICE DEPOT INC	ORGANIZERS		4/04/14	68632	42.09	
		BINDERS		4/04/14	68632	12.10	
		LABELS		4/04/14	68632	19.18	
		INK AND MECH PENCILS		4/04/14	68684	33.43	106.80
78403	PAVEL, SANDY	14 6 X 9 PRINTS		4/04/14	68596	140.00	140.00
78404	PETRINI, ANGELO D	MARCH 13-26, 2014		4/04/14	68597	8.00	
				4/04/14	68597	86.00	94.00
78405	PITNEY BOWES INC	21197681865		4/04/14	68598	117.00	117.00
78406	PREMIER ACCESS						
78407	PROFESSIONAL FINANCE CO I						
				4/04/14	68638	692.24	692.24

Report No: PB1315
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NUMBER

STOREY COUNTY
CHECK REGISTER 4/04/14

Page 5

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78408 PROTECTION DEVICES INC	GARNISHMENT DISBURSED		4/04/14	68633	277.55	277.55
78409 PUBLIC AGENCY COMPENSATIO	ST75 MONITORING		4/04/14	68616	120.00	120.00
78410 RADFORD, SANDRA M	AGENT COMPENSATION		4/04/14	68678	1,250.00	1,250.00
78411 RAY MORGAN CO INC (CA)	MARCH 13-26, 2014		4/04/14	68599	6.50	29.25
78412 REINHARDT, JOSEPH J	ACCT 7758478657-EMG MGT		4/04/14	68621	427.00	563.50
78413 RENO PAINT MART	GIS PLOTTER CN2676-01		4/04/14	68621	136.50	
78414 RENOWN REGIONAL MEDICAL C	S-200 TRAINING		4/04/14	68590	1,400.00	1,400.00
78415 RUPPCO INC	PAINT, TOUCH UP		4/04/14	68612	48.24	
78416 SAINT MARYS ARTCENTER INC	PAINT SUPPLIES		4/04/14	68612	18.69	66.93
78417 SAINT MARYS PREFERRED HEA	INDIGENT MEDICAL		4/04/14	68659	8.00	8.00
78418 SBC GLOBAL SERVICES IN LD	EMS SUPPLIES		4/04/14	68691	130.09	130.09
	SUPPORT		4/04/14	68657	5,700.00	5,700.00
	APRIL RETIREE INSURANCE		4/04/14	68639	9,013.52	9,013.52
	CLERK		4/04/14	68689	1.94	
	RECORDER		4/04/14	68689	4.49	
	FIRE (VC)		4/04/14	68689	5.48	
	PUBLIC WORKS		4/04/14	68689	2.22	
	SHERIFF		4/04/14	68689	19.67	
	JP		4/04/14	68689	.89	
	SHERIFF		4/04/14	68689	3.27	
	COMPTROLLER/ADMIN		4/04/14	68689	.32	
	FIRE/LOCKWOOD		4/04/14	68689	.85	
	FIRE (VC)		4/04/14	68689	7.21	
	COMMUNITY DEVELOPMENT		4/04/14	68689	5.31	
	ASSESSOR		4/04/14	68689	13.32	
	CENTRAL DISPATCH		4/04/14	68689	5.25	
	DA		4/04/14	68689	1.56	
	COMMISSIONER		4/04/14	68689	17.11	
	FIRE (VC)		4/04/14	68689	.74	
	IT		4/04/14	68689	7.44	
	PLANNING		4/04/14	68689	.21	97.28
78419 SBC GLOBAL SERVICES IN LD	VC TOURISM		4/04/14	68600	49.51	49.51
78420 SBC GLOBAL SERVICES INC	GOLD HILL DEPOT		4/04/14	68670	139.94	139.94
78421 SHOAF, BRIAN ALLEN	MARCH 13-26, 2014		4/04/14	68601	13.50	13.50
78422 SIERRA CONTROL SYSTEMS	SERVICE CALL-FILT 1 BACKW		4/04/14	68660	252.40	252.40
78423 SIERRA PACIFIC POWER CO	SC COMMISSIONERS ST LIGHT		4/04/14	68694	79.22	
	VIRGINIA CITY ST LIGHTS		4/04/14	68694	1,009.87	
	TOWN OF GH STR LIGHTS		4/04/14	68694	104.77	
	2610 CARTWRIGHT PUMPHSE		4/04/14	68694	96.94	

STOREY COUNTY
CHECK REGISTER 4/04/14

Report No: PB1315
Run Date : 04/02/14
CHECK
NUMBER VENDOR

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
TOWER LEASE 2013-2014		4/04/14	68662	51.74	
		4/04/14	68662	28.85	
		4/04/14	68662	400.87	
		4/04/14	68662	101.24	
		4/04/14	68662	160.13	
		4/04/14	68662	92.47	
		4/04/14	68662	34.37	
		4/04/14	68662	28.85	
		4/04/14	68673	50.70	1,758.77
		4/04/14	68654	2,500.00	2,500.00
MARCH 13-26, 2014		4/04/14	68603	45.00	
		4/04/14	68603	715.00	
		4/04/14	68603	46.50	806.50
AUDIO TRANS.		4/04/14	68614	223.20	
AUDIO TRANS.		4/04/14	68614	385.40	608.60
MAINTENANCE BILLING		4/04/14	68643	659.84	659.84
1705 PERU -W/S		4/04/14	68664	132.65	
1705 PERU -IRR		4/04/14	68664	69.31	201.96
DRAIN CLEAN PORTOFINO		4/04/14	68668	13,900.00	13,900.00
WINE TOUR		4/04/14	68606	80.00	
DIMARZO, DEKE		4/04/14	68606	150.00	
		4/04/14	68606	3.65	233.65
12 COMSTOCK VIDEOS		4/04/14	68604	120.00	120.00
		4/04/14	68607	2,500.00	2,500.00
MARCH 13-26, 2014		4/04/14	68605	52.00	
		4/04/14	68605	936.00	
		4/04/14	68605	54.00	1,042.00
MORGAN		4/04/14	68628	1,712.00	1,712.00
PUMPED 6K SEPTIC		4/04/14	68666	2,100.00	2,100.00
GH DEPOT ELECTR		4/04/14	68665	109.05	
GH DEPOT ELECTR		4/04/14	68665	7.59	
GH DEPOT ELECTR		4/04/14	68665	21.97	138.61
SEWER		4/04/14	68667	41.22	
PW65108 SWEEPER		4/04/14	68667	100.80	
PW65108 SWEEPER		4/04/14	68667	38.08	180.10
WF PCARD NOT WORKING		4/04/14	68641	44.00	44.00
VC ROADS-BASE		4/04/14	68663	583.82	
VC ROADS-BASE		4/04/14	68663	578.11	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 254,057.20 CHECK DATE 4/04/14

COMPTROLLER -----

TREASURER -----

CHAIRMAN -----

COMMISSIONER -----

COMMISSIONER -----

Report No: PB5480ST
Run Date : 04/02/14
PC

STOREY COUNTY
PURCHASE CARD REGISTER

Page 1

NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
16	WELLS ONE COMMERCIAL CARD							
		PAYMENT						
		C.NEVIN- ROADPOST		SATELLITE PHONE	4/04/14	113	51.98	
		C.NEVIN-OFFICE DEPOT		PAPERCLIPS/RECVD STAMP	4/04/14	113	14.93	
		C.NEVIN-4IMPRINT		EVAC DRILL MATERIALS	4/04/14	113	500.00	
		C.NEVIN-4IMPRINT		EVAC DRILL MATERIALS	4/04/14	113	691.00	
		DD 3/17/14 GODADDY.C		NV150BALL.COM REGISTRA	4/04/14	1410	25.34	
		FAIN VC FLORAL		STEAKHOUSE CONGRATS\	4/04/14	1410	103.00	
		GARDNER 317276		ICC MEMBERSHIP DUES	4/04/14	119	100.00	
		GILMAN GOLDEN GATE		3/21	4/04/14	1410	60.00	
		GILMAN MAVERIK 3/21			4/04/14	1410	19.70	
		GILMAN MAVERIK 3/26			4/04/14	1410	68.11	
		LEGAL RESOURCE BOOK		EFH	4/04/14	121	61.80	
		MNEVIN-GRAND CAFE		NVRW CONF LUNCH	4/04/14	1410	102.72	
		PG 3/24/14 BUCKET OF		NCOT FAM	4/04/14	1410	30.00	
		PG 3/24/14 SAWDUST C		DOCENT PARADE SANDWHIC	4/04/14	1410	60.00	
		PG 3/25/14 RED DOG S		DOCENT/NCOT FAM	4/04/14	1410	408.88	
		REDMOND LUNCH OSHA		CONFERENCE	4/04/14	120	18.85	
		REDMOND SOFTWARE FOR		STAFF REPORTS,NUISANCE	4/04/14	120	49.99	
		SKRETTA-ACTION FRAME		SOS1627-ALIGN	4/04/14	1410	65.00	
		SKRETTA-ACTION FRAME		COM DEV 39545--ALIGN	4/04/14	1410	65.00	
		STEPHENS, VANESSA		FUEL FOR GIOA	4/04/14	114	60.05	
		03/25/14		FUEL/QUIRK/ANDRES	4/04/14	117	29.05	
		03/26/14		BLIND/EVIDENCE ROOM	4/04/14	117	16.34	
		1147-DEANE		HP TONER X2 CLERKS	4/04/14	116	351.98	
		3-25-14 GOTOMYPC.COM		YEARLY RENEWAL B. MADD	4/04/14	115	99.00	

Card Total

3,052.72

3,052.72

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

Rept: PR0510A
Run: 04/09/14 08:36:39

STOREY COUNTY PAYROLL SYSTEM
Check Register

Payroll Type: Regular Check Date: 04/11/14 Period-end Date: 04/06/14

Payroll Groups: 1 2 3 4 5 6 7 8

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			44,652.01
Total Deductor Checks:			182,202.79
Total Employee Checks:			1,011.25
Total Employee Direct Deposit:			216,133.47
Total Employee Deductions Transferred on Dir Dep File:			3,236.00
Total User Transfer to Deductor:			25,362.66
Total Disbursed:			472,598.18

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER	_____	_____
TREASURER	_____	_____

Rept: PR0510A
Run: 04/23/14 09:11:42

STOREY COUNTY PAYROLL SYSTEM
Check Register

Payroll Type: Regular Check Date: 04/25/14 Period-end Date: 04/20/14
Check/ DD # Emp #/ Ded # Payee Amount

Payroll Groups: 1 2 3 4 5 6 7 8

Total User Transfer for EFTPS: 44,160.67
Total Deductor Checks: 81,161.23
Total Employee Checks: 1,011.25
Total Employee Direct Deposit: 214,741.34
Total Employee Deductions Transferred on Dir Dep File: 3,236.00
Total User Transfer to Deductor: 25,061.14
Total Disbursed: 369,371.63

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER	_____	_____
TREASURER	_____	_____

Report No: PB1315
Run Date : 04/16/14

STOREY COUNTY
CHECK REGISTER 4/18/14

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78445	ADKINS GRADING/EXCAV INC	FUEL REDUCTION		4/18/14	68765	12,500.00	12,500.00
78446	ADVANCED DATA SYSTEMS INC	COSTING, PERS & ASSR UPG SUPPORT ENHANCEMENTS		4/18/14 4/18/14 4/18/14	68820 68820 68820	7,800.00 1,490.00 2,000.00	11,290.00
78447	AIRGAS NCN INC	EMS SUPPLIES		4/18/14	68798	98.85	
78448	ALPINE LOCK INC	EMS SUPPLIES		4/18/14	68798	18.76	117.61
78449	ALSCO INC	SWEOPER KEYS		4/18/14	68713	3.50	3.50
78450	AMERITAS LIFE INS CORP	CH LAUNDRY		4/18/14	68714	21.58	
78451	ARC HEALTH AND WELLNESS	ST 71 LAUNDRY		4/18/14	68718	13.38	
78452	ARCADIA PUBLISHING INC	ST 72 LAUNDRY		4/18/14	68718	8.84	
		ST 74 LAUNDRY		4/18/14	68718	8.77	
		SHOP LAUNDRY		4/18/14	68714	39.96	
		SHOP LAUNDRY		4/18/14	68714	44.85	137.38
78450	AMERITAS LIFE INS CORP			4/18/14	68806	234.40	234.40
78451	ARC HEALTH AND WELLNESS	PSYCH EVAL #2		4/18/14	68759	225.00	225.00
78452	ARCADIA PUBLISHING INC			4/18/14	68775	75.57	
				4/18/14	68775	145.13	220.70
78453	AT&T MOBILITY II LLC	DEFIB		4/18/14	68717	18.66	
		DEFIB		4/18/14	68717	18.66	37.32
78454	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICES		4/18/14	68826	17.13	17.13
78455	AUST, CAROL	OVERPAYMENT REFUND		4/18/14	68719	300.00	300.00
78456	B & T SALES & SERVICE INC	PW HOSE/BREAK AWAY		4/18/14	68724	443.50	443.50
78457	BANK OF AMERICA #2704	OPERATING SUPPLIES		4/18/14	68725	135.82	
		TRAINING		4/18/14	68725	50.00	
		OPERATING SUPPLIES		4/18/14	68725	26.25	
		ACCOUNTABILITY TAGS		4/18/14	68725	10.02	
		CODE BOOKS FOR TRAINING		4/18/14	68819	201.30	
		VACUUM CLEANER BAGS		4/18/14	68725	45.93	
		TRAINING MATERIALS		4/18/14	68725	151.42	
		ST 171 LIGHTS/ST 172 LOCK		4/18/14	68725	205.73	
		TRAINING		4/18/14	68725	200.00	
		U72 HITCH/HITCH PIN		4/18/14	68725	15.96	
		TRAINING		4/18/14	68725	25.50	
		POSTAGE		4/18/14	68725	4.00	
		TRAINING MEAL		4/18/14	68725	11.30	
		TRAINING		4/18/14	68725	83.15	
		TRAINING		4/18/14	68725	31.05	
		TRAINING		4/18/14	68725	570.69	
		REFUND ON EXAM		4/18/14	68725	545.00	
		TRAINING MEAL		4/18/14	68725	25.17	
		TRAINING MATERIALS		4/18/14	68725	92.00	
		TRAINING		4/18/14	68725	670.60	
		TRAINING MEAL		4/18/14	68725	5.28	

NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK
78458	BURRELL, SCOTT LEWIS	TRAINING MEAL		4/18/14	68725	23.71	
		TRAINING MEAL		4/18/14	68725	23.55	
		TRAINING MEAL		4/18/14	68725	14.25	
		TRAINING MEAL		4/18/14	68725	5.80	
		TRAINING MATERIALS		4/18/14	68725	5.00	
		TRAINING MEAL		4/18/14	68725	34.71	
		TRAINING		4/18/14	68725	586.82	
		TRAINING BAGGAGE FEE		4/18/14	68725	25.00	
		TRAINING		4/18/14	68725	40.23	
		CDL PHYSICAL		4/18/14	68725	65.00	
		SHIPPING		4/18/14	68725	16.62	
		FUEL		4/18/14	68725	51.59	
						2,898.45	
78459	C & W LOCK, GLASS & SAFE	MARCH 27 - APRIL 9, 2014		4/18/14	68777	60.00	
				4/18/14	68777	336.00	
78460	CALIFORNIA INDUSTRIAL	ENTRY LEVER FOR PW OFFICE		4/18/14	68745	555.00	
78461	CANYON GENERAL IMPROVEMEN	NEOPRENE/GASKET ADHESIVE\		4/18/14	68716	283.44	
78462	CAPITAL CITY AUTO PARTS	WATER/SEWER		4/18/14	68711	46.50	
		SWEeper		4/18/14	68720	27.49	
		CREDIT FOR TAX		4/18/14	68720	7.30	
		FIRE P-78 STEERING & CORE		4/18/14	68720	387.04	
		STOCK-FILTERS		4/18/14	68720	17.57	
		F-51842 R72-RADIATOR CAP		4/18/14	68720	4.99	
		F42551 E-172 LIGHT		4/18/14	68720	3.15	
		STOCK-FILTER		4/18/14	68720	21.29	
		STOCK - FILTERS		4/18/14	68720	62.55	
		SHOP- OIL DRY		4/18/14	68720	16.98	
		F56344 P-78 CORE DEP		4/18/14	68720	127.80	
		F61358 T-9 BRK AWAY KITS		4/18/14	68720	7.99	
		F56344 P-78 ACCUFIT		4/18/14	68720	16.98	
		S056310- HOSE TEE		4/18/14	68720	7.38	
						438.31	
78463	CARSON SMALL ENGINES	20' CHAIN LOOP		4/18/14	68721	63.82	
78464	CARSON VALLEY OIL CO INC	PW UNL & DIESEL		4/18/14	68722	1,701.04	
78465	CASELLE INC	CONTRACT SUPPORT MAY		4/18/14	68723	202.00	
78466	CBS OUTDOOR INC	APRIL 7-MAY 4, 2014		4/18/14	68778	558.00	
78467	CHURCHILL COUNTY TELEPHON	GARNISHMENT		4/18/14	68712	75.89	
78468	CELLCO PARTNERSHIP	IT IPAD MONTHLY DATA		4/18/14	68838	40.01	
78469	CPOA	CHAPMAN - ACTIVE DUES		4/18/14	68850	50.00	
78470	CHARTER COMMUNICATIONS	MTCC INTERNET		4/18/14	68827	140.97	
78471	CITY OF CARSON TREASURER	TRI COUNTY SALES TAX		4/18/14	68817	5,071.71	
				4/18/14	68770	1,250.00	
				4/18/14	68770	1,250.00	
						7,571.71	
78472	COLLECTION SERVICE OF NEV						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78473	COMMUNITY CHEST INC	SCHULTZ, ANGEL		4/18/14	68761	349.19	349.19
78474	COMSTOCK CHRONICLE (VC)	MARCH 2014 CSEG		4/18/14	68706	3,950.15	
		MARCH 2014 CSEG		4/18/14	68706	116.00	4,066.15
78475	COMSTOCK COMMUNITY TV INC	3-28-14		4/18/14	68809	61.75	
		3-28-14		4/18/14	68809	48.75	110.50
78476	CONWAY COMMUNICATIONS	CABLE TV 04/01-06/30/14		4/18/14	68703	66.00	
		CABLE		4/18/14	68699	132.00	198.00
78477	COSTCO WHOLESALE MEMBERSH	INSTALL CALL PILOT LABOR		4/18/14	68843	595.00	595.00
78478	CREATIVE CONCEPTS MEDIA +	00011784521588		4/18/14	68851	110.00	110.00
78479	CRESTA, OCTAVIO A	MARCH 27- APRIL 9, 2014		4/18/14	68935	4,439.00	4,439.00
78480	CROSS CHECK SERVICES LLC	FUELS REDUCTION		4/18/14	68779	44.00	44.00
78481	ENGLISH MAILING SERVICE	SAMPLE BALLOT MAILING		4/18/14	68726	15,300.00	15,300.00
78482	FARMER BROS CO	COFFEE- LW SENIOR CENTER		4/18/14	68767	220.00	220.00
78483	FARR WEST ENGINEERING	USACE MARCH 2014		4/18/14	68824	97.66	97.66
		HYDRAULIC MODELING FINAL		4/18/14	68705	12,926.13	
		BID AD, ADDENDUMS WTPF		4/18/14	68811	3,850.00	
78484	FAST GLASS INC	FIRE 56344/ WINDSHIELD		4/18/14	68747	165.00	165.00
78485	FERGUSON ENTERPRISES INC	PVC PARTS FOR PLANT		4/18/14	68746	94.35	94.35
78486	FERRELLGAS LP	COURTHOUSE		4/18/14	68738	913.56	
		100 TOLL RD		4/18/14	68738	602.74	
		100 TOLL RD		4/18/14	68738	301.38	
		ST 172 PROPANE		4/18/14	68728	451.47	
		PROPANE BLDG		4/18/14	68832	707.73	
		MARK TWAIN COMMUNITY CNTR		4/18/14	68707	303.10	
		WTR PLANT		4/18/14	68738	1,667.15	
		ST 72 RESIDENCE PROPANE		4/18/14	68728	176.00	
		ST 72 PROPANE		4/18/14	68728	390.57	
		ST 71 PROPANE		4/18/14	68728	206.05	
		JAIL PROPANE		4/18/14	68762	784.19	
		ST 74 PROPANE		4/18/14	68728	139.87	
		141 PROPANE BILL		4/18/14	68841	71.80	
		COURTHOUSE		4/18/14	68738	824.88	
		SO PROPANE		4/18/14	68762	251.09	
		100 TOLL RD		4/18/14	68738	301.37	8,092.95
78487	FIRE PREVENTION ASSOC NV	VFD K CHANDLER		4/18/14	68727	25.00	25.00
78488	FLAG STORE OF NEV INC-THE	SNAPS/ROPE		4/18/14	68729	51.20	51.20
78489	FLYERS ENERGY LLC	LW FIRE- REG & DIESEL		4/18/14	68739	439.79	
		DELO 400 LB, LB 80-90		4/18/14	68739	810.35	

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78490	GRAINGER	WATER PLANT-AIR DUSTER		4/18/14	68741	229.20	229.20
78491	GT DISTRIBUTORS INC	ALCOHOL BREATH TESTER		4/18/14	68782	2,939.65	2,939.65
78492	GTP INVESTMENTS LLC	QUAD COUNTY POND PK RENT		4/18/14	68839	520.00	520.00
78493	H.A.W.C. INC	8-25-11/PHARMACY		4/18/14	68774	80.00	80.00
78494	HD SUPPLY FACIL MAINT LTD	DPD CHLOR,PHD BODY,FREE C		4/18/14	68755	577.00	577.00
78495	HENRY SCHEIN	EMS SUPPLIES		4/18/14	68799	467.24	467.24
78496	INDUSTRIAL EQUIP REPAIR	AUTO MAINT		4/18/14	68730	269.31	269.31
		REFUND SALES TAX		4/18/14	68730	19.31	19.31
78497	IRON MOUNTAIN INFO MGT IN	NT147 STORAGE APRIL 2014		4/18/14	68849	237.90	237.90
78498	IT1 SOURCE LLC	DA VICTIM PC UPGRADE W7		4/18/14	68842	200.85	200.85
78499	JBP LLC	FIRE42551-COUP GASKET		4/18/14	68752	83.98	83.98
78500	JCG TECHNOLOGIES	ANNUAL SUPPORT		4/18/14	68773	425.00	425.00
78501	KIMBALL MIDWEST	STOCK-MISC HRDWRE		4/18/14	68742	88.02	88.02
78502	L N CURTIS & SONS	PPE		4/18/14	68731	95.85	95.85
		PPE		4/18/14	68731	330.00	330.00
		PPE		4/18/14	68731	330.00	330.00
78503	LANGUAGE LINE SERVICES IN	EMS SUPPLIES		4/18/14	68837	27.27	27.27
78504	LIFE-ASSIST INC	EMS SUPPLIES		4/18/14	68732	192.19	192.19
78505	METRO OFFICE SOLUTIONS IN	EMS SUPPLIES		4/18/14	68732	39.12	39.12
		RETURN DESK CALENDAR		4/18/14	68852	14.20	14.20
		TABS, DESK CALENDAR		4/18/14	68852	22.16	22.16
		MAKER TAPE		4/18/14	68818	19.32	19.32
		BUS LIC OFFICE SUPPLIES		4/18/14	68829	189.14	189.14
		OFFICE SUPPLIES		4/18/14	68733	39.92	39.92
78506	MORRIS, ROBERT T			4/18/14	68833	2,775.00	2,775.00
78507	MOUNDHOUSE HARDWARE	WATER PINT ADAPTER		4/18/14	68744	44.99	44.99
		MATERIALS		4/18/14	68701	50.92	50.92
78508	NC AUTO PARTS	FIRE51841 BATTERY CREDIT		4/18/14	68748	193.04	193.04
		FIRE54258 YUK-DRUM ROTOR		4/18/14	68715	141.94	141.94
		FIRE 54258 YUKON AT POLIC		4/18/14	68715	49.61	49.61
		PW36545 BRAKE PADS		4/18/14	68748	62.83	62.83
78509	NEV ADMIN BLDG & GROUNDS	WATER PURCHASE FEBRUARY		4/18/14	68743	3,372.87	3,372.87
		WATER PURCHASE MARCH		4/18/14	68743	3,903.99	3,903.99
78510	NEV COMPTROLLER	DIVORCE FEES		4/18/14	68801	898.21	898.21
		POPULATION FEES		4/18/14	68805	230,888.34	230,888.34

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78511	NEV DEPT OF PUBLIC SAFETY	PSI PRODUCTION		4/18/14	68769	291.52	291.52
78512	NEV EMPLOYMENT SECURITY	10/05/2013 - 10/26/2013		4/18/14	68831	1,608.00	
		10/26/2013 - 12/28/2013		4/18/14	68831	643.40	
		10/05/2013 - 11/23/2013		4/18/14	68831	955.92	
		11/02/2013 - 11/30/2013		4/18/14	68831	325.25	3,532.57
78513	NEV LEGISLATIVE COUNSEL			4/18/14	68844	85.29	85.29
78514	NEV TREASURER	EXEMPTION VETS HOME		4/18/14	68854	98.00	
		EXEMPTION VETS HOME		4/18/14	68854	98.00	196.00
78515	NEVADA BLUE LTD (RNO)	MONTHLY PORTAL FEE		4/18/14	68830	50.00	
		PORTAL MAINT		4/18/14	68734	50.00	100.00
78516	NEVADA LEGAL SERVICE INC	FEES COLLECTED		4/18/14	68816	39.79	39.79
78517	NEVADA RURAL COUNTY RSVP	FEBRUARY 2014 CDBG		4/18/14	68704	2,735.68	2,735.68
78518	NEVIN, DOREAYNE	REIMB. COST		4/18/14	68766	80.00	80.00
78519	OCCUPATIONAL HEALTH CENTE	OSGOOD PREEMPLOYMENT		4/18/14	68800	82.00	82.00
78520	OFFICE DEPOT INC	OFFICE SUPPLIES		4/18/14	68848	70.43	
		SCISSORS		4/18/14	68821	3.40	
		TONER AND PENS		4/18/14	68823	47.79	121.62
78521	OFFSITE DATA DEPOT, LLC	CLERK OFFICE		4/18/14	68807	509.05	509.05
78522	ON THE SIDE GRAPHICS & SI	CERT CARDS/VOLUNTEERS		4/18/14	68763	36.00	36.00
78523	PDM STEEL SERVICE CENTER	PW45173 FLOW		4/18/14	68750	46.22	46.22
78524	PERSONNEL EVALUATION INC	EISEMANN/PLATA/JOHNSON		4/18/14	68597	75.00	75.00
78525	PETRINI, ANGELO D	MARCH 27- APRIL 9, 2014		4/18/14	68780	82.00	82.00
78526	PITNEY BOWES GLOBAL (LEA)	DONATION IN NAME OF		4/18/14	68772	1,209.67	1,209.67
78527	PRIME HEALTHCARE SVC RENO	MITCHELL, DEMARIS		4/18/14	68781	500.00	500.00
78528	PROFESSIONAL FINANCE CO I	MONITORING		4/18/14	68760	588.46	588.46
78529	PROTECTION DEVICES INC	COURT HOUSE MONITORING		4/18/14	68796	75.00	
		AFRICA, T		4/18/14	68808	120.00	195.00
78530	PUBLIC EMPLY RETIREMENT S	BILLBOARD DESIGN		4/18/14	68802	2,653.27	2,653.27
78531	RAD STRATEGIES INC	JULY & AUGUST 2013		4/18/14	68802	353.80	
		SOCIAL MEDIA PROGRAM		4/18/14	68810	147.28	
		PR & SOCIAL MARKETING		4/18/14	68810	1,000.00	1,000.00
78532	RADFORD, SANDREA M	MARCH 27-APRIL 6, 2014		4/18/14	68783	13.00	3,001.08
78533	RAY MORGAN CO INC (CA)			4/18/14	68783	13.00	13.00

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78556	UNDERWRITERS LABORATO INC	ST 72 WATER		4/18/14	68736	73.95	
78557	UNIFORMITY OF NEVADA LLC	ST 71 WATER		4/18/14	68736	30.95	
78558	UNISOURCE WORLDWIDE INC	ST 74 WATER		4/18/14	68736	36.95	
78559	US BANCORP EQUIPMENT FINA	MONTHLY RENTAL/SERVICE		4/18/14	68754	51.90	
78560	US POSTOFFICE (VC)	WATER FILTER BLDG		4/18/14	68834	25.95	
78561	VIDACARE CORPORATION	WATER		4/18/14	68896	82.85	302.55
78562	VIDEO VELOCITY	AERIAL TESTING		4/18/14	68740	1,325.00	1,325.00
78563	VIRGINIA CITY TOURS INC	C. BARAN		4/18/14	68758	49.50	49.50
78564	WALKER & ASSOCIATES	REST ROOM SUPPLIES		4/18/14	68792	548.74	548.74
78565	WASHOE CO SHERIFFS OFFICE	COPIER LEASE ACCT-842499		4/18/14	68840	3,781.15	3,781.15
78566	WASHOE COUNTY SENIOR SERV	EMS SUPPLIES		4/18/14	68853	60.00	60.00
78567	WESTERN ENVIRONMENTAL LAB	MARCH 27-APRIL 9, 2014		4/18/14	68737	529.68	529.68
		LOBBYIST SERVICES		4/18/14	68793	120.00	120.00
		TOXICOLOGY SERVICES		4/18/14	68794	676.00	676.00
		MARCH 2014 LW MEALS		4/18/14	68794	48.00	724.00
		HALO ACIDS,TRIHALO		4/18/14	68813	1,666.00	1,666.00
		O2,FECAL.PH,NITRO,SOLIDS		4/18/14	68700	500.00	500.00
		ALK,COLIFORM,ORG CARBON		4/18/14	68825	1,893.14	1,893.14
		COLIFORM		4/18/14	68756	750.00	
78568	WHITTEN, PAT	R ALLEN, B SJOVANGEN PW		4/18/14	68756	191.00	
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				4/18/14	68756	20.00	1,106.00
				4/18/14	68803	46.47	46.47
				4/18/14	68757	95.60	95.60
		CHECKS TOTAL				689,976.61	689,976.61

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL

689,976.61

CHECK DATE 4/18/14

McIntire H. Galloway 4/17/14
COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

BUCHANANERI-WALMART
C.NEVIN- DISHCAFE
C.NEVIN- RALEYS
C.NEVIN- USPS
C.NEVIN- WRISTCO
CW 4/3/14 HALO
CW 4/4/14 OFFICE DEP
CW 4/4/14 OFFICE DEP
DD 4/2/14 HOME DEPOT
FAIN TARGET CANDY
FUEL GIOA
GILMAN MAVERIK GAS
HAYMORE - AIRPORT
ICRMID #3986
INV #362848
JASONW-PETROL MAINT
ORD#...483246933068
PCARD RED ROBIN
REC DTD4102014
ROOM FOR GIOA
SERVSAFE
SKRETTA-SUMMIT RACE
TRANS#606232411
TRANS#6062328909
WHITTEN COMSTOCK CRN
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4-9-14/GOLDEN GATE
4107-DEANE

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LEPC MTG REFRESHMENTS 4/18/14
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REC MGMT REFERENCE TEX 4/18/14
STOCK-FUEL NOZZLE 4/18/14
TECH BOOKS 1/2 4/18/14
TOBI/JANA LUNCH PRJ 78 4/18/14
NEWSPPR BINDING SUPPLI 4/18/14
DUFRESNE, VANESSA 4/18/14
SSECTS/BOOKLETS 4/18/14
PW58903- CORE CREDIT 4/18/14
HANSEN EXCEL COURSE 4/18/14
CHAPMAN EXCEL COURSE 4/18/14
LP INS & SAINT MARYS 4/18/14
REDMOND STOREY CTY JAC 4/18/14
UPS BATTERY DA VICTIM 4/18/14
VESTS/VOLUNTEERS 4/18/14
FUEL 4/18/14
TONER COMPTROLLER CHEC 4/18/14

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Card Total

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ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

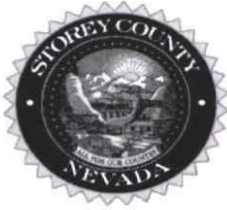
COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER



Storey County Board of County Commissioners Agenda Action Report

Meeting date: May 6, 2014

Estimate of time required: >5 minutes

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** An amendment to Special Use Permit No. 2006-049 to widen a top portion of an existing commercial wireless communications facility (existing "flag-pole" cell tower) from 27 inches to 36 inches diameter in order to accommodate additional wireless communications antennas. The existing facility applicable to the request for amendment is located at 911 Highway 341 Gold Hill Divide, Storey County, Nevada (APN 002-023-11). This file was continued at the April 17, 2014, Planning Commission meeting so that the applicant may continue working with staff on recommended conditions of approval. The Applicant requests to be heard at the June 5, 2014, Planning Commission and at the June 17 County Commission meeting.

2. **Recommended motion:** I make a motion to continue Special Use Permit Application 2006-049-A1-2014 to the June 17, 2014 County Commissioner's meeting.

3. **Prepared by:** Dessie Redmond, Planner

Department: Planning Department

Telephone: 847-1144

4. **Staff summary:** See enclosed Staff Report No. 2006-049-A1-2014.

5. **Supporting materials:** None.

6. **Fiscal impact:** None on local government.

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: May 6, 2014

Estimate of time required: 10 minutes

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** A Special Use Permit application to convert a detached accessory two-car garage into a mother-in-law quarters at 2061 Cartwright Road (APN 003-092-86), Virginia City Highlands (1 acre), Nevada.

2. **Recommended motion:** In accordance with the recommendation by Staff and the Storey County Planning Commission, the findings of fact shown in the staff report, the compliance with all conditions of approval shown in the staff report, and compliance with all federal, state, and county regulations, I hereby make a motion to approve Special Use Permit Application Number 2014-003 to convert an existing detached garage into a mother-in-law quarters.

3. **Prepared by:** Dessie Redmond, Planner

Department: Planning Department

Telephone: 847-1144

4. **Staff summary:** A Special Use Permit application to convert an existing detached garage into a mother-in-law quarters. The site location is 2061 Cartwright Road, Virginia City Highlands (1 acres).

5. **Supporting materials:** Staff report, exhibits and appendixes.

6. **Fiscal impact:** None on local government.

Funds Available:


Fund:

_____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440
Phone (775) 847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: May 6, 2014

Meeting Location: Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440

Case Number: 2014-003

Applicant: William Evans

Property Owners: William and Martha Evans

Staff Contact: Dessie Redmond, Storey County Planner

Figures: Figure 1: Zoning Map; Figure 2: Vicinity Map; Figure 3: Contour Map; Figure 4-9: Site Photos; Figure 10: Site Map; Figure 11: Adjacent Parcels Map; Figure 12: Red Flag

Appendixes: Appendix 1: Lot Line Adjustment Information; Appendix 2: Letter Submitted by Applicant; Appendix 3: November 4, 2013 Applicant's Email; Appendix 4: Existing Septic Information Submitted by Applicant; Appendix 5: VCHPOA Information; Appendix 6: Letter from Haddix and Appendix 7: Letter from Stewarts; Appendix 8: Letter from Anonymous

Guiding Documents: Storey County Code, Section 17.03.150 Special Use Permit (conditional use); 17.10.030 Definitions, 17.40.020 Estate Zone; Storey County Master Plan

Property Location: 2061 Cartwright Road, Virginia City Highlands, Storey County, Nevada (APN: 003-092-86)

Request: For a Special Use Permit to convert existing detached garage into a mother-in-law quarters.

1. BACKGROUND & ANALYSIS

1.1 Site location and Characteristics

The property is located in the Virginia City Highlands 1 acre Estates (E1 VCH) on one parcel that is approximately 2.180 acres. Originally there were two parcels but a lot line adjustment by record of survey was recorded in 1994 (Appendix 1 - Lot Line Adjustment Information). The adjacent properties to the south and east are also zoned E1 VCH. The adjacent properties to the north and west are zoned

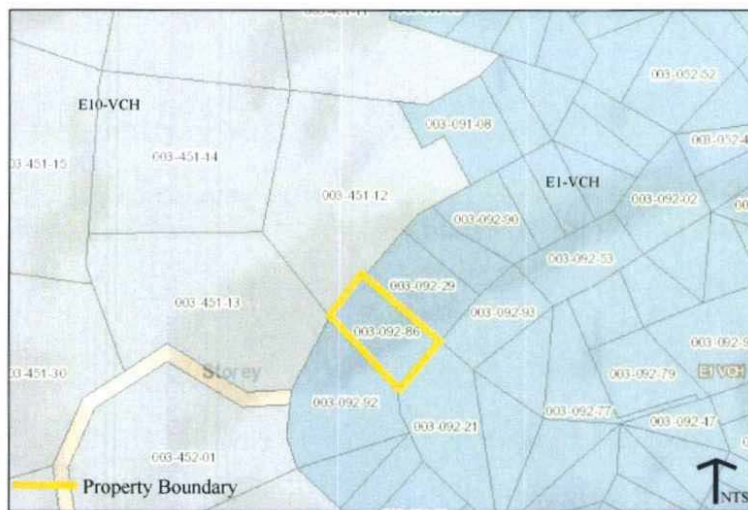


Figure 1 - Zoning Map

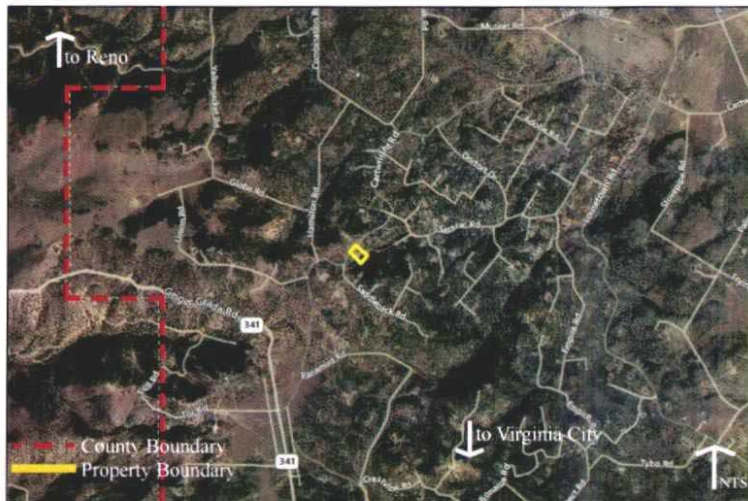


Figure 2 - Vicinity Map



Figure 3 - Contour Map

Virginia City Highlands 10 acre Estates (E10 VCH) (Figure 1 - Zoning Map).

The Applicant's property is located approximately 6 miles north of Virginia City and 28 miles south of Reno (Figure 2 - Vicinity Map).

There is an existing residence and a detached garage on the property. The terrain of the property is steep with an approximate elevation change of 70 feet from the northwest corner to the southeast corner of the property (Figure 3 - Contour Map). Access to the property is off Cartwright Road via a private driveway. Cartwright Road runs along the northwest of the property (Figure 4 - 9 Site Photos).

1.2 Proposed Use

The Applicant proposes to convert their existing detached garage into a mother-in-law quarters. The proposed conversion will result in a single-family detached dwelling of permanent character in a permanent location with approximately 933 square feet of additional living space. This will include one bedroom, one office, a kitchen, living/dining room and two bathrooms and a storage area (Figure 10 - Site Map). The Applicant has stated that with the proposed conversion, that only the Applicant and his wife will occupy the unit (Appendix 2 - Letter Submitted by Applicant).

1.3 Special Use Permit Required

The purpose and intent of the Estate zones are established for areas particularly suited for low density residential use, to further enhance the quality of life for residents and to prohibit the development of uses which are incompatible and detrimental to a



Figure 4 - Site Photo showing garage where the MILQ's is proposed.

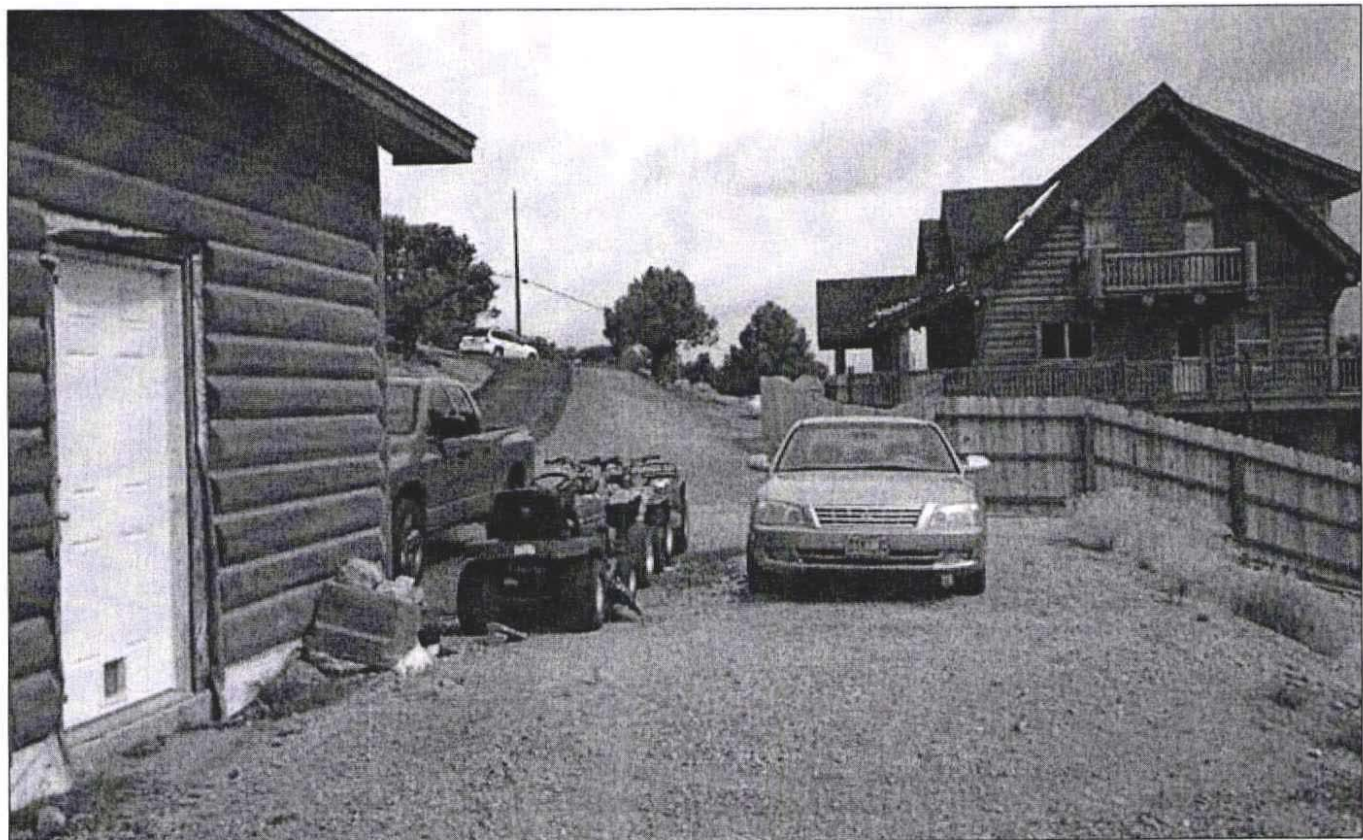


Figure 5 - Site Photo showing location of house in relation to garage.



Figure 6 - Site Photo showing steep terrain.



Figure 7 - Site Photo (Pictometry) looking south across property.



Figure 8 - Site Photo showing steep terrain.



Figure 9 - Site Photo showing steep terrain.

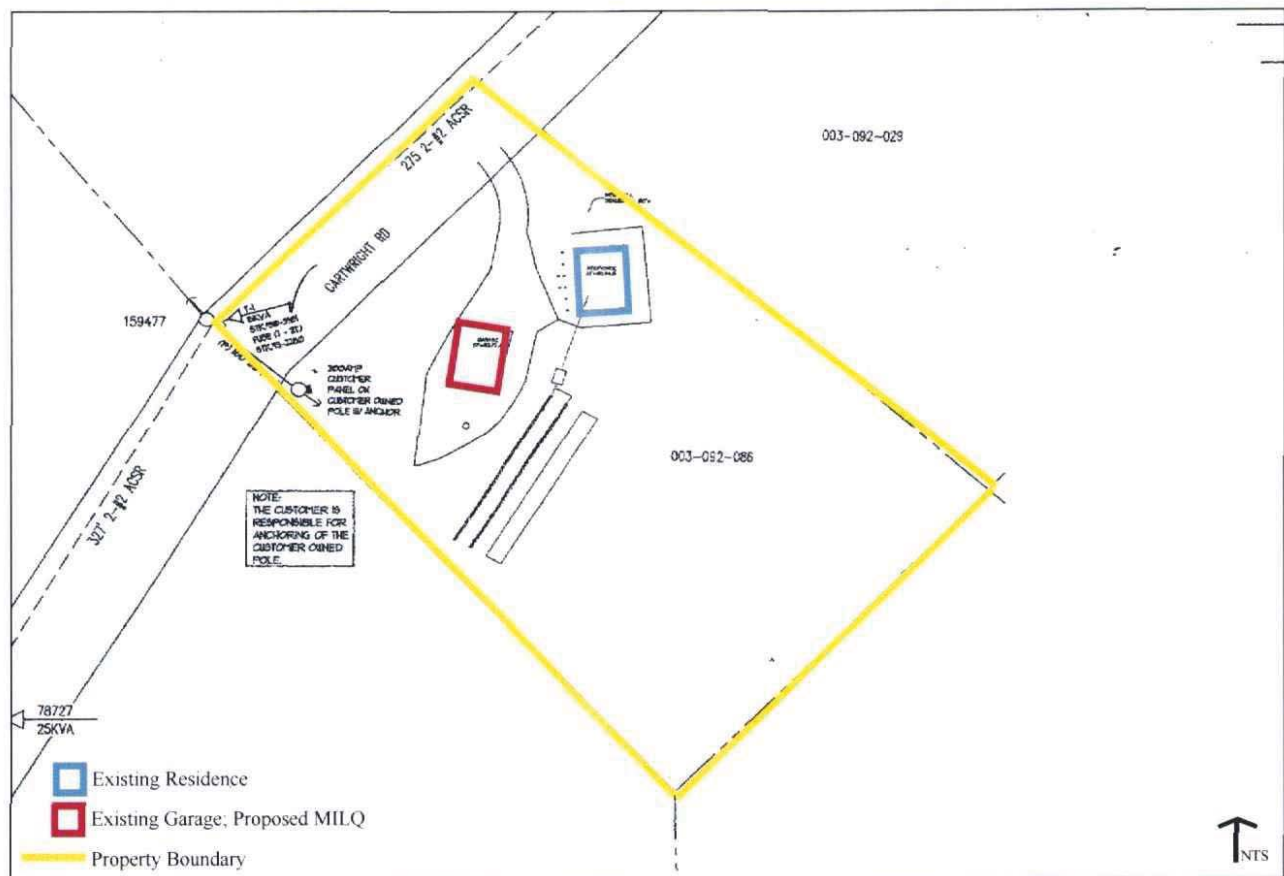


Figure 10 - Site Map

rural residential environment. Section 17.40.025 Uses Subject to Special Use Permits in the Storey County Code (SCC) does permit one detached family guest home (also known as a mother-in-law quarters) with securing a Special Use Permit.

1.4 Definitions

Dwelling: Any building or portion of a building used exclusively for permanent (thirty days or more) residential purposes.

Dwelling, single-family detached: A free-standing structure intended for occupancy by one family, and constructed on a separate building lot, that is owned in fee simple. Each building has a front yard, a rear yard, and two side yards.

Mother-in-law quarters (MILQ): A structure occupying an accessory position on a lot and used exclusively for housing members of the immediate family of those living within the principal residence, or their nonpaying guests.

1.5 Surrounding Uses

The property to the east and southeast are vacant, the other adjacent properties have existing residence on the parcels (Figure 11 - Adjacent Parcels Map).



Figure 11 - Adjacent Parcels Map

1.6 Area Impacts

It appears that the proposed MILQ will impose few to no adverse impacts on the surrounding lands. The existing garage is visible from Cartwright but the structure will not change in height and therefore will not obstruct the viewshed of any surrounding uses.

1.7 Background Events

On November 4, 2013 Staff met with the Property Owners and first heard their proposal. Staff explained the Special Use Process (SUP) and the public process required for this use. Staff also communicated to the Applicant that a hardship and findings of fact are required for a recommendation of approval (this is standard with all applications). The Applicant acknowledged he understood the process and would submit necessary documents for an application in an email sent November 4, 2013 (see Appendix 3 - November 4, 2013 Applicant's Email).

In February of 2014, the Property Owners began converting their garage into a MILQ without submitting

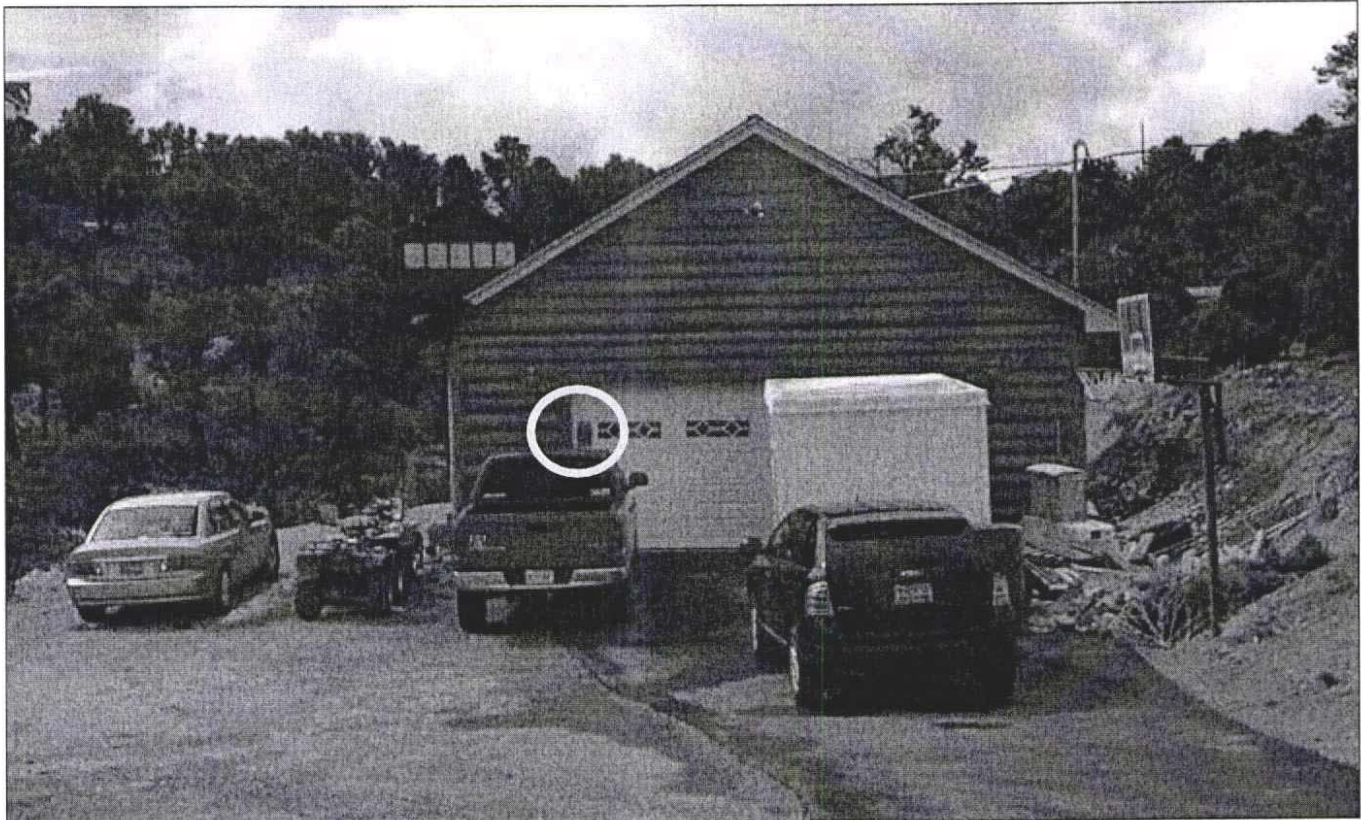


Figure 12 - Photo showing garage red-flagged.

the proper documents or getting a SUP or receiving a building permit and thus putting themselves in violation of County Codes. Therefore, the Building Department red-flagged the garage and work on the proposal stopped (Figure 12 - Red Flag).

The Property Owners expressed to the Planning Department they assumed they would get a denial for a SUP and decided to move forward with the conversion without submitting proper documentations to either the Planning or Building Department. Staff explained to the Property Owners there is no way of knowing how County Officials would vote but it is Staff's job to explain the public process and the requirements for receiving a recommendation of approval or denial from Staff.

During this communication some new information surfaced regarding the hardships the family is subject to. These hardships are outlined in Appendix 2 - Letter Submitted by Applicant.

2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

2.1 Summary Table.

The table on the following page shows land uses, master plan designations and zoning for the land surrounding the proposed residence. There are no evident conflicts between the proposal and the County Master Plan. The proposed use is consistent with the surrounding rural land that allows for low density residential uses.

Table 1: Land Use Compatibility			
Land	Land Use	Master Plan	Zoning
Applicant's Land	Existing single-family residence; proposed MILQ	Single-family residential	E1 VCH
Land to the east	Vacant	Single-family residential	E1 VCH
Land to the southeast	Existing single-family residence	Single-family residential	E1 VCH
Land to the south	Vacant	Single-family residential	E1 VCH
Land to the southwest	Existing single-family residence	Single-family residential	E1 VCH
Land to the northwest	Existing single-family residence	Single-family residential	E10 VCH
Land to the north	Existing single-family residence	Single-family residential	E10 VCH

3. COMPLIANCE WITH THE STOREY COUNTY CODE - SECTION 17.40 ESTATE ZONE

3.1 Special Use Permit Required

SCC Section 17.40.025 - Uses subject to special use permit states:

“The following additional uses may be permitted subject to securing a special use permit as provided for in Chapter 17.03 Administrative Provisions.

F. One detached family guest home (also known as a mother-in- quarters), defined as a structure occupying an accessory position on a lot and used exclusively for housing members of the immediate family of those living within the principal residence, or their nonpaying guests subject to a special use permit. The accessory family guest home must meet the following standards:

1. A family guest home must be a complete dwelling and include a kitchen and bathroom.
2. A family guest home may be no less than five hundred square feet in area, nor greater than one thousand square feet in area.
3. If a family guest home is occupied on a permanent bases, a signed affidavit must be filed with the Community Development Department stating who is occupying the guest home. Affidavits will be reviewed annually.
4. Septic and domestic water use requirements comply with the applicable Nevada Revised Statutes.” (Appendix 4 - Existing Septic Information Submitted by Application)

3.2 Minimum Lot Size

The minimum acreage in an E1 VCH zone is 1 acre. The Applicant’s property does conform and exceed the minimum lot size requirements with a lot size of 2.21 acres.

3.3 Lot Dimension Requirements

The average dimension of a lot in one direction (front to rear or side to side) may not exceed four times the average dimension in the other direction. The Applicant’s property does conform to the lot dimension requirements.

3.4 Height of buildings and structures

In the Estate zoning, the a structure may not exceed a height of three stories or thirty-five feet, whichever is higher, except as may be allowed by a variance. The existing structures on this property conform to this standard. The proposed conversion also conforms with this standard as the height of the garage will not be changing.

3.5 Setback Requirements

The E1 VCH zoning has a *minimum* front set back of 30 feet, a minimum rear setback of 40 feet and a minimum side setback of 15 feet. The Applicant's proposal conforms to all minimum setbacks.

3.6 Effect of covenants, conditions and restrictions

The E1 VCH zone utilizes covenants conditions and restrictions (CC & R's). Staff has received information regarding an initial architectural committee review with the Virginia City Highlands Property Owners Association for the E1 VCH zone (Appendix 5 - VCHPOA Information).

4. PUBLIC COMMENT

4.1 Public Comment

As of April 28, 2014 (date of posting) Staff received two letters from the Applicant's neighbor's stating they had no issues with the Applicant converting their garage into additional living space (Appendix 6 - Letter from Haddix and Appendix 7 - Letter from Stewarts). Staff received one letter from a neighbor stating their concerns with the SUP application (Appendix 8 - Letter from Anonymous).

5. FINDINGS

5.1 Motion for Approval

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

5.1.10 The Special Use Permit complies with all federal, state, and county regulations.

5.1.20 The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.

5.1.30 The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.

5.1.40 The conditions under this Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.40 Estate Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

5.2 Motion for Denial

Should a motion be made to deny the Special Use Permit request, the following findings with

explanation of why should be included in that motion.

5.2.10 Substantial evidence shows that the Special Use Permit may conflict with the purpose, intent, and other specific requirement of SCC 17.40 Estate Zone and Chapter 17.03.150 Special Use Permit or other federal, state, or county regulations.

5.2.20 The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

6. RECOMMENDED CONDITIONS OF APPROVAL

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

1. **Compliance.** The Special Use Permit and use allowed thereby must comply and remain in compliance with all provisions set forth by this Special Use Permit and Federal, Nevada State and Storey County codes and regulations, and submitted plans and reports as approved. The Applicant must provide the Planning and Building Departments site plans drawn to scale prior to obtaining a building permit.
2. **Permits and expiration.** The Applicant must apply for all building and fire permits for the structure within 24 months from the date of board approval for this Special Use Permit, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.
3. **Complete.** The mother-in-law quarters must be a complete dwelling and include a kitchen and bathroom.
4. **Size.** The mother-in-law quarters area of occupancy must be no less than five hundred square feet in area, nor greater than one thousand square feet in area.
5. **Occupants.** The mother-in-law quarters must be exclusively for housing members of the immediate family of those living within the principal residence, or their nonpaying guests. A signed affidavit must be annually filed with the Planning *and Building** Departments stating who is occupying the mother-in-law quarters. The person(s) indicated thereon must conform to the requirements of this Special Use Permit.
6. **24 Months.** At such time that the dwelling becomes unoccupied for more than 24 months by person(s) approved by this Special Use Permit, the dwelling must be converted back to a non-occupancy use.
7. **Improvements.** Septic and domestic water use requirements** must comply with the applicable Nevada Revised Statutes and County Building Codes.
8. **Taxes paid.** Before obtaining a building permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.

**Nevada Division of Water Resources (DWR) statute requires an application for an accessory dwelling unit (MILQ's) for the installation of a meter so the main residence and accessory dwelling shall not exceed two acre-feet per year as provided by NRS. The water usage measurements from the totalizing meter must be submitted by the parcel owner to DWR no later than January 31st of each calendar year.

9. Indemnification. The Applicant warrants that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Applicant warrants that continued and future use of the land shall so conform. The Applicant and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Special Use Permit.

10. Virginia City Highlands Property Owners Association. The final structure elevation drawings must be stamped with the approval the Virginia City Highlands Property Owner Association (VCHPOA) prior to any building permit issued.

11. Sale of Property. If the Applicant sales the property, the Special Use Permit becomes null and void. Special Use Permit 2014-003 does not run with the land (2061 Cartwright Road, Virginia City Highlands, Storey County, Nevada (APN: 003-092-86)). *

****The wording in bold italics was added to the conditions of approval at the April 17, 2014 Planning Commission meeting.***

7. POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the Planning Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Planning Commission upon which it bases its decision. The decision of the Planning Commission in the matter of granting the Special Use Permit is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

8. APRIL 17: PLANNING COMMISSION MEETING

On April 17, 2014, in accordance with the recommendation by Staff, the findings of fact under 5.1 of this staff report and in compliance with all conditions of approval (1-11), the Storey County Planning Commission voted unanimously to recommend approval for Special Use Permit 2014-003 (yes = 6, nay = 0, absent = 1).

9. PROPOSED MOTIONS

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and Planning Commission in accordance with the findings under Section 5.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2. Other findings of fact determined appropriate by the County Commissioners should be made part of either motion.

8.1 Recommended Motion

In accordance with the recommendation by Staff and the Storey County Planning Commission, the findings of fact under Section 5.1 of this report *and/or other findings* deemed appropriate by the Board of County Commissioners, and compliance with all conditions of approval under Section 6 of this report *and/or other conditions of approval* deemed appropriate by the Board of County Commissioners and compliance with all federal, state and county regulations, I hereby make a motion to approve Special Use Permit Application Number 2014-003 to convert an existing detached garage into a mother-in-law quarters.

8.2 Alternative Motion

In accordance with the findings under Section 5.2 of this report *and/or other finding* against the *recommendation for approval* by Staff and the Storey County Planning Commission, I hereby make a motion to deny Special Use Permit Application Number 2014-003 to convert an existing detached garage into a mother-in-law quarters.

Prepared by: Dessie E. Redmond,
Storey County Planner

APPENDIX 1: LOT LINE ADJUSTMENT INFORMATION

FILE NO. 74891

BOWERS, EARL & BARBARA RECORD OF SURVEY/LOT LINE ADJUSTMENT

LOTS 284 & 285, BLOCK M, VIRGINIA CITY HIGHLANDS

STOREY COUNTY, NEVADA

Filed for record October 20, 1994 (1 Sheet)

Survey Completed August 17, 1994

FILED FOR RECORDING
AT THE REQUEST OF

Barbara Bowers

94 OCT 20 AM 11:53

FILE NO. 074891

MARGARET LOWTHER
STOREY COUNTY RECORDER

1700 p. ETT DEP B Cole

BOOK 102 PAGE 500

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ADDRESS2
CITY-ST VIRGINIA CITY NV 89440
DELINQUENCY

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QTR-2 M	10-12-94	BOWERS EARL & IONE	19.36	.00	.00
QTR-3			19.36	.00	19.36
QTR-4			19.36	.00	38.72
PAYMENT-ENTER PARCEL 00309227 VCH CARTWRIGHT RD 2061				082	
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			000000000	TOTAL PENALTY	.00 B
			000000000	TOTAL PAYMENT	.00
SENIOR CITIZEN# 000000000				CURRENT TAXES	77.47

CMD 7-SKIP CMD 4-POST

Paid current 1994/95 taxes

Andy J. Wiley

Deputy Clerk Treasurer

BOOK 102 PAGE 500 A

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Print Key Output

STOREY

Page 1
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TCP010, TAX COLLECTION PAYMENTS

NAME BOWERS EARL & IONE
ADDRESS1 BOX 124
ADDRESS2
CITY-ST VIRGINIA CITY NV 89440
DELINQUENCY

--CURRENT TAXES--		PAYOR TX SV 00 00342	TAXES	PENALTY	DUE
QTR-1 M	8-25-94	BOWERS EARL & IONE	19.39	.00	.00
QTR-2 M	10-12-94	BOWERS EARL & IONE	19.36	.00	.00
QTR-3			19.36	.00	19.36
QTR-4			19.36	.00	38.72
PAYMENT-ENTER PARCEL 00309228 VCH CARTWRIGHT RD 2071				082	
102094 1	BOWERS EARL & IONE	CSMR 000000000	TOTAL DELINQ.		.00 A
		000000000	TOTAL PENALTY		.00 B
		000000000	TOTAL PAYMENT		.00
SENIOR CITIZEN#	000000000		CURRENT TAXES		77.47

CMD 7-SKIP CMD 4-POST

Paid current 1994/95 taxes

Cindy J. Wiley
Deputy Clerk-Treasurer

BOOK 102 PAGE 500 B

APPENDIX 2: LETTER SUBMITTED BY APPLICANT

Dear Planning Commission members,

We are William (Bill) and Martha Evans residing at 2061 Cartwright Rd with our daughter Erika, son-in-law Tim and two granddaughters ages 4 and 12.

We are submitting an application for a Special Use Permit to convert our existing detached garage into a mother-in-law quarters per Title 17, Section 17.40.025, Paragraph F. for Martha and I. We are asking you to please consider our application for approval for the following reasons:

Due to my job in the Department of Defense and Tim's military service, our family has had to move around the world and live apart for some time. Tim is a disabled veteran with several deployments to Afghanistan and Iraq. He was injured in Afghanistan in early 2005 when the vehicle he was riding in hit an IED and was destroyed. He has had several surgeries to remove shrapnel from his shoulder and has been diagnosed with PTSD.

After leaving the military Tim had two different office type jobs, providing IT support, and found it difficult to fully function in that type of environment due to his disabilities. He has since begun working for a firm out of Washington DC providing IT support services remotely from home which is more suitable for his condition. Tim works from 7:00am to 5:00pm and his company requires an office area that affords the professional quiet work environment the company's clients expect. Without that type of environment Tim's job and income will be jeopardized as well as our home.

We are in our young 60's, and as time goes on it would be more beneficial for us to live in a smaller home that has all the living space on a single level. Currently we occupy the upper portion of the home requiring us to climb stairs multiple times daily. Martha injured her back during our move here which causes her difficulty maneuvering the stairs. She is under a doctor's care to assist in her healing and recuperation. I injured my knees as a youth, in a car accident, which are now beginning to cause me issues with the stairs also. The laundry area is on the lower level which requires climbing two flights of stairs several times weekly to do laundry.

Sadly, after we have occupied the home for several months we find these issues becoming more and more of a daily hardship.

Looking for a viable solution we've had 2 different contractors visit the home and property to see what would be the most cost effective way to add additional and feasible living space that can accommodate our daily hardships. Both contractors agreed that the existing garage was the most efficient structure to provide the needed extra living space. The garage is solidly built, like the main home, and in addition has the water and septic already in place by the original builder which will support this requirement. The existing septic tank is 1500 gallons as attested to by the enclosed letter, (Enc. 6) from Robison Engineering, the original engineer who installed the system, and the enclosed pumping receipt, (Enc. 7) from Bonanza Septic Service. The

original Occupancy Permit, (Enc. 8) shows the septic system to be 1200 gallons; however Robison Engineering changed the system to 1500 gallons at the original owner's request. Since this project will add only one additional bedroom, for a total of four, the septic system whether 1200 or 1500 gallons is not a factor as both will support four bedrooms.

The proposed garage conversion will result in a single-family detached dwelling of permanent character in a permanent location with approximately 933 square feet of additional living space. This will include one bedroom, one office, kitchen, living / dining room and two bathrooms and a storage area. This dwelling will be permanently occupied by Martha and I and we will sign an affidavit attesting to that fact.

Currently we have a 3 bedroom Open Floor plan. With the garage conversion we will add an additional bedroom to our living area thereby freeing space for Tim's necessary office as well as giving Martha and I the single level living area more suited for our needs.

Per Section 17.03.150, Paragraph D, 1-4. I see no negative impacts to the area due to this project. Since we are converting an existing structure there will be no size, height, operations or other significant changes to any features. There will be no substantial or undue adverse effects on adjacent properties or neighborhoods, traffic conditions, parking, public improvements, sites, right-of-ways, or other matters affecting public health, safety or general welfare. The proposed use in the proposed area will be adequately served by and will impose no undue burden on any county provided improvements, facilities, utilities or services.

Martha and I would like to assist in the care and upbringing of our granddaughters and in turn Erika and Tim would like to assist us as needed into our golden years. They want to be the ones to care for us and not have the only option be a senior care facility.

We are all so happy we found this home in the Highlands where we can live together as a family. We think this area is a beautiful place to live and raise our granddaughters.

We hope all of you can see our petition is for a long-term and cost effective solution. Please consider this petition for our family.

Thank you for your consideration.
William & Martha Evans
2061 Cartwright Rd.
Reno, NV. 89521

Description of proposed Special Use Permit project.

Convert existing detached 29' x 40' (1160 sq ft) garage into a Mother-In-Law quarters and storage area.

Conversion to include Kitchen, Great room, 1 Master Bedroom, 1 Master Bath, 1 Office, 1 Guest Bath, Laundry room and Storage areas.

The converted living space will occupy approximately 933 sq ft with the remaining 227 sq ft to be used for garage storage. There will also be approximately 240 sq ft of overhead storage above the living area.

The existing garage door will remain for access to that storage area.

APPENDIX 3: NOVEMBER 4, 2013 APPLICANT'S EMAIL

Dessie Redmond

From: Evans <marthanbill@earthlink.net>
Sent: Monday, November 04, 2013 3:03 PM
To: Austin Osborne; Shannon Gardner; Dessie Redmond
Subject: Evans Septic - 2061 Cartwright Rd
Attachments: septic inspection - 2061Cartwright.pdf

Shannon, Austin & Dessie,

Thank you all for coming out today and providing your input and recommendations for our situation. We look forward to working with you to submit the necessary documents and meet with the appropriate boards and committees to gain approval to move forward with our plans. If there is anything you need to assist in this process please do not hesitate to contact us. We look forward to receiving the required application forms.

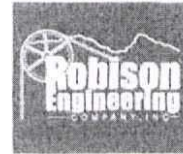
Attached is the septic inspection and pumping invoice reflecting the tank as 1500 gallons.

Thank you,
Bill & Martha Evans
2061 Cartwright Rd
Reno, NV. 89521
Bill - 618.304.2670
Martha – 618.304.5077

APPENDIX 4: EXISTING SEPTIC INFORMATION SUBMITTED BY APPLICANT

Robison Engineering Company, Inc
12810 Fellowship Way, Reno, NV 89511

www.robisoneng.com



State of Nevada –Department of Health and Human Services
Division of Public and Behavioral Health
Rural and Community Health Service- Environmental Health Section Date: December 5, 2013
4150 Technology Way, Suite 101
Carson City NV 89706

Evans Residence rural OSDS
2061 Cartwright Road
SUBJECT: Virginia City Highlands, Nevada

Engineer's Statement

To whom it may concern,

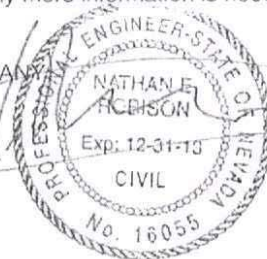
I was the design engineer for the semi-custom log home at 2061 Cartwright Road in the VC Highlands, which was constructed by Danny and Christine Epper. My personal recollection is that while I specified a 1200-gallon concrete tank, the Eppers voluntarily installed a 1500-gallon tank supplied by Jensen Precast.

The measurement of 118" (9'-10") from outside edge to outside edge of the concrete maintenance lids confirms that this tank is a Northern Nevada JS-1500 tank, matching the attached manufacturer's spec sheet.

Please feel free to contact me if any more information is needed.

Sincerely,
ROBISON ENGINEERING COMPANY

Nathan Earl Robison, PE, WRS
Vice President, Senior Engineer



2013-12-05

Attachments:

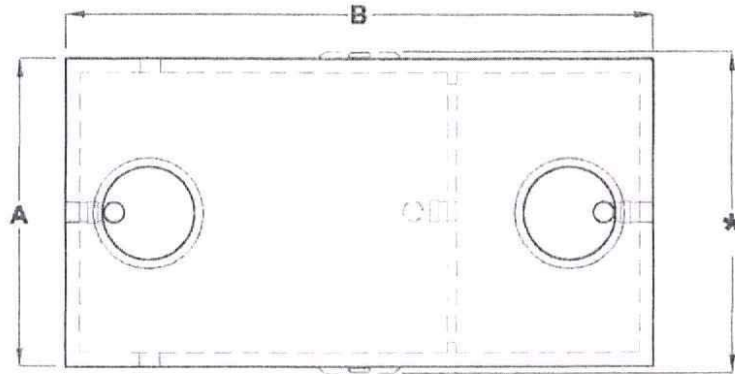
- Jensen Precast Residential Septic Tanks specifications; subject tank highlighted

CC:

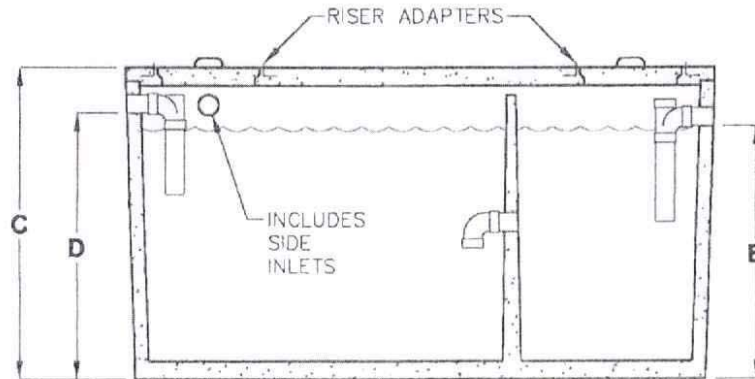
- Bill and Martha Evans

RESIDENTIAL SEPTIC TANKS

LISTED BY UPC®



TOP VIEW



SIDE VIEW

MODEL NUMBER	LIQUID CAPACITY (GALLONS)	DIM A	DIM B	DIM C	DIM D	DIM E	MINIMUM EXCAVATION WIDTH*	MINIMUM EXCAVATION LENGTH
JS-1000	1000	5'-1"	8'-2"	5'-8"	4'-10"	4'-7"	6'-10"	9'-2"
JS-1200	1200	5'-9"	8'-6"	5'-8"	4'-10"	4'-7"	7'-6"	9'-6"
JS-1500	1500	5'-7"	10'-8"	5'-8"	4'-10"	4'-7"	7'-4"	11'-8"
JS-2000	2000	4'-11"	15'-11"	5'-8"	4'-10"	4'-7"	6'-8"	16'-11"
JS-2500	2500	5'-9"	16'-10"	5'-8"	4'-10"	4'-7"	7'-6"	17'-10"
JS-3000	3000	5'-9"	16'-10"	6'-5"	5'-7"	5'-4"	7'-6"	17'-10"

*OVERALL WIDTH CAN VARY WITH TANK MODEL. USE EXCAVATION WIDTH FOR SITE PLANNING.

DESIGN LOAD: NON-TRAFFIC WITH 3' EARTH COVER MAXIMUM AT 500 PSF.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION
CONTACT JENSEN PRECAST.

4/10/2008
JS1000-JS3000_NONV_B.DWG
©2008

Jensen Precast reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation or advice on product design.

JENSEN
PRECAST

Nevada Business
License: #157304

Bonanza Septic Service
20 Martin Dr. Ste. A
Moundhouse, NV. 89706
775-883-3411

Date: 7-1-13

The following information is provided to facilitate the processing of loan reports and septic tank permits. Note that all residential septic tanks should be pumped every two years to protect tanks and leach fields from damage. This is a report of a visual inspection as dated and is not a guaranty or warranty of the septic system or any of it's component parts.

Property Owner: _____ Phone# _____
Address: 2041 Cartwright Rd City: Reno State: NV
Title Co: First Centennial Real Estate Co: Tahoe Real Estate Group
Address: _____ Address: _____
City: _____ State: _____ City: _____ State: _____
Phone: _____ Phone: 530-448-1561
Contact: Randi Bennett Contact: Leslie Biederman
Parcel # _____ Tank Capacity: 1500 gallons
Escrow # _____ Quantity Pumped: 1500 gallons
Date Of Pumping: 7-1-13
Septic Material: Concrete
Location Of Tank On Property: 6 feet from clean out pipe East of house. 18" deep. marked with orange flags
Plot Map Of Tank(s) And Leach Line(s) Location Provided: Yes _____ No X
Condition Of Septic Tank Lids And Covers: good
Condition Of Tank Interior: good
Condition Of Inlet & Outlet T's: good
Condition Of Baffle & Baffle Vent Spaces: good
Repairs Required Of Sewage Disposal System: none
Abnormalities Observed: none
Repairs Performed On Sewage Disposal System: none

Notice:

This inspection is based on visual observation only. Septic Systems can fail at any time if not maintained properly in the past or future. We cannot guarantee septic system operation beyond date of inspection.
Comments: Ran water to reach field for 30 minutes with no back-up. Septic system working properly at time of inspection.

Signature Daniel Repp

353806

Statement		DATE 7-1-13	TERMS
TO First Centennial Title			
Escrow #		Rand. Bennett	
Property at: 2061 Cartwright Reno NV			
IN ACCOUNT WITH		Bonanza Septic Service	
		20 Martin Dr. Ste. A	
		Moundhouse, NV 89706	
		Phone: (775) 883-3411 (775) 265-2770	
		Locate & uncover septic	85.00
1500 gal.		Pumped septic tank	435.00
		Septic Inspection	75.00
		Total	595.00
Thanks, Durrell			
Realtor	Leslie Biederman		
	Tahoe Real Estate Group		
	530-448-1561		
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT

odessa DCSM12

01-11

285/M

NEVADA STATE HEALTH DIVISION

Bureau of Health Protection Services
1179 Fairview Drive, Suite 104
Carson City, NV 89701-5405
775-687-6353

~~887-2190~~
687-7550

REFERENCE CONSTRUCTION PERMIT

NO. ST SS 1891-05

OCCUPANCY PERMIT

Name: Danny Epper

Address: 4383 Gold Strike Ct.

Date: 5/2/06

City, State, Zip: Reno, NV 89521

Inspection of Individual Sewage Disposal System

Location: 2061 Cartwright Rd. V.C. Highlands (APN 003-092-86)

Owner: Danny Epper

Contractor: Robison Engineering Company, Inc.

Conforms to regulations pertaining to Nevada Administrative Code Chapter 444

REMARKS THIS OCCUPANCY PERMIT IS CONSIDERED A TEMPORARY PERMIT TO OPERATE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, PER NEVADA ADMINISTRATIVE CODE 444.784.5. THE OPERATING PERMIT IS VALID UNTIL:

(a) The disposal system fails; or

(b) A community sewerage system is installed to service the area.

Commercial Sewage Disposal System consisting of a gallon tank to serve commercial structure(s)

☒ Residential Septic System consisting of a 1,200 gallon tank to serve a single family dwelling with a maximum 4 bedrooms.

NOTICE

You must present this permit to your utility company for electrical connection.

Inspected by: Nathan Robison, P.E.

Joseph Pollock
For: Joseph Pollock, Public Health Engineer

RECEIVED

MAY 04 2006

Storey County Building

Danny Epper
4383 Gold Strike Ct.
Reno, NV 89521

APPENDIX 5: VCHPOA INFORMATION

Virginia City Highlands Architectural Review Committee
P.O. Box 686, Virginia City, NV 89440

Approval & Permit Application

Applicant's Name: William L. Evans Telephone # 618.304.2670
Proposed Building Address: 2061 Cartwright Rd Lots: 285+286 Block: M
Mailing Address: SAME

Review Checklist:

- | | |
|---|---|
| <input type="checkbox"/> 3 sets Plans, includes floor plan, elevations; No duplicate plan within 2500 feet. | |
| <input type="checkbox"/> Living area 1200 sf. minimum (not to include garage, porches, etc.) | |
| <input type="checkbox"/> Plot plan | <input type="checkbox"/> Fences, gates, corrals |
| <input type="checkbox"/> Setbacks; front, sides, rear | <input type="checkbox"/> Dog Run |
| <input type="checkbox"/> Siding Material (brochure or chip) | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Trim (brochure or chip) | <input type="checkbox"/> Breezeway |
| <input type="checkbox"/> Roof Pitch, 6/12 for 60% Min. | <input type="checkbox"/> Decks |
| <input type="checkbox"/> Roof Material (brochure) | <input type="checkbox"/> Covered Porch |
| <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Outbuildings; sheds, pump house |
| <input type="checkbox"/> Additions | <input type="checkbox"/> Carport |
| <input type="checkbox"/> Residing, Reroofing | <input type="checkbox"/> Horse Shelter/Barn |
| <input type="checkbox"/> Repaint Exterior Different Color | <input type="checkbox"/> Contours |
| <input type="checkbox"/> Decorative Walls | <input type="checkbox"/> Remove Trees within Footprint |
| <input type="checkbox"/> Windmill, Wind Generator | <input type="checkbox"/> Temporary Accessory Building (1 yr.) |
| <input type="checkbox"/> Flat Building Pad | <input type="checkbox"/> Temporary Corrals |

Remarks: _____

<input type="checkbox"/> Design in Harmony, Complete and Accurate.	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
1. <u>William L. Evans</u>	Fee: \$ _____	
2. <u>James M. Jeffery</u>	Date: _____	
3. <u>James M. Jeffery</u>		

I have read and fully understand all the content and requirements for constructing any structure or improvements on my property in the Virginia City Highlands; as defined in the CC&R's, Bylaws and the Architectural Guidelines. I hereby state that any improvement, remodel, alteration or addition to any building or structure on my property will be substantially construction and finished the same as the plans and specs. submitted for review. Any deviation shall be submitted again for approval. The Committee shall be neither responsible for any defects in any plans or specs. submitted or revised, nor for any structural or other defects in any work done according to said plans or specs.

This signature signifies that the applicant has read and agrees to the Virginia City Highlands Property Association Architectural Guidelines, CC&Rs and Bylaws and authorizes a courtesy inspection for architectural compliance.

Date: _____ Signature: W. L. Evans

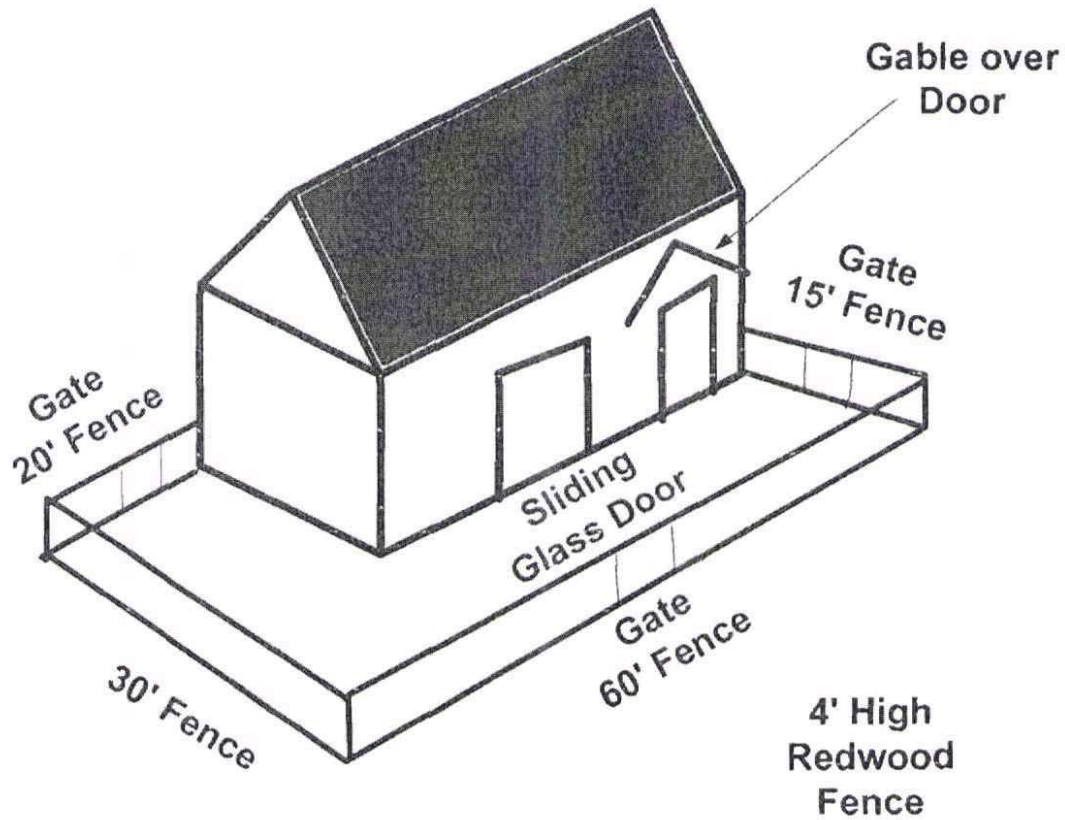


William L. Evans
 2061 Cartwright Rd
 Book M, Lots 285 & 286
 003-092-086

William L. Evans
[Signature]

VIRGINIA CITY HIGHLANDS
 ARCHITECTURAL COMMITTEE
 PO BOX 896 VIRGINIA CITY, NV 89440

APPROVED
 AS NOTED
APR 01 2014



William L Evans

APPROVED
AS NOTED

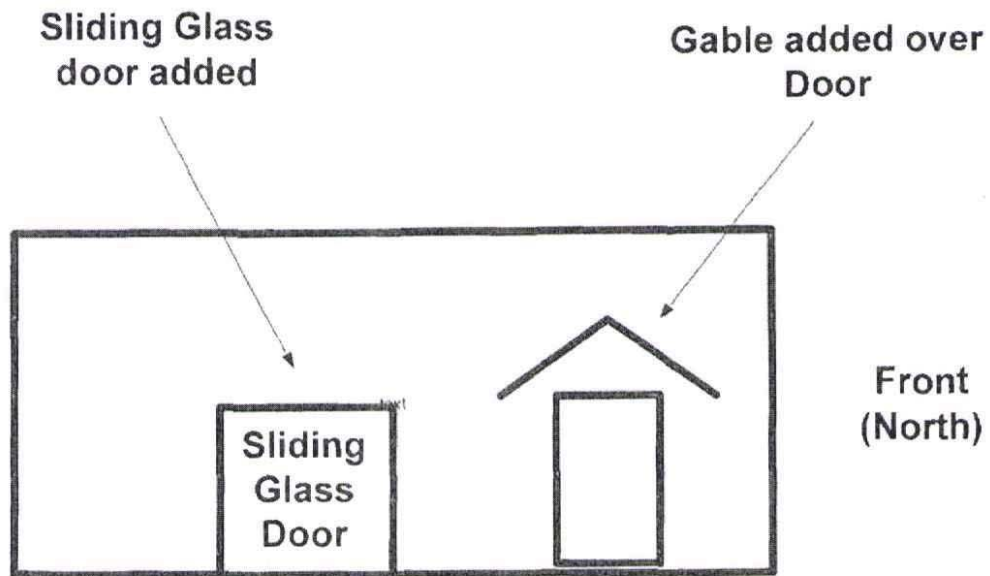
APR 01 2014

VIRGINIA CITY HIGHLANDS
ARCHITECTURAL COMMITTEE
PO BOX 686 VIRGINIA CITY, NV 89440

[Signature]

William L Evans
2061 Cartwright Rd
Block M, Lots 285 & 286

003-092-086



East

With a l

APPROVED
AS NOTED
APR 01 2014

VIRGINIA CITY HIGHLANDS
ARCHITECTURAL COMMITTEE
PO BOX 686 VIRGINIA CITY, NV 89440

William L. Evans
2061 Cartwright Rd
Block M, Lots 285 & 286
003-092-086

Dessie Redmond

From: William Lewis <wlewis312@hughes.net>
Sent: Thursday, April 03, 2014 1:43 PM
To: Dessie Redmond
Cc: ritaml@ix.netcom.com
Subject: 2061 CARTWRIGHT Road

Betsy,

All the architectural committee did was approve the overhang over the door and the slider being installed on the garage at 2061 Cartwright Road. We did not approve anything else regarding the in law quarters.

Bill Lewis

APPENDIX 6: LETTER FROM HADDIX

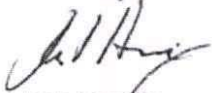
Rob Haddix
2031 Saddleback Rd.
Virginia City Highlands, NV 89521

3/12/14

To whom it may concern,

I am next door neighbors to Bill and Martha Evans at 2061 Cartwright and I have no issues or problems with them converting their garage into additional living quarters.

Sincerely



Rob Haddix

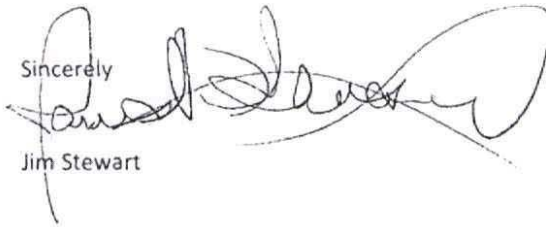
APPENDIX 7: LETTER FROM STEWARTS'

The Stewarts'
2121 Cartwright Rd.
Virginia City Highlands, NV. 89521

To whom it may concern,

We are neighbors of Bill and Martha Evans at 2061 Cartwright Rd. We have no issues with them converting their existing garage into a Mother-In-Law quarters.

Sincerely

A handwritten signature in black ink, appearing to read "Jim Stewart", written over the word "Sincerely".

Jim Stewart

APPENDIX 8: LETTER FROM ANONYMOUS

April 13, 2014

Regarding Public Notice for 2061 Cartwright Rd
(Mother-in Law quarters)

I am appalled that they feel they can do ANYTHING without permits.

Examples: Fencing, plumbing to garage, partial asphalt driveway, remodeling downstairs of the house, Lots of new lumber being put in garage for walls? All of this was done after they bought the house, NOT by the previous owner. So if they can do this, what else are they going to do without the permits needed?

Also, who is going to make sure they are doing this with the proper permits. I am sure they need to hook-up to their sewer? Is this going to allow others to make a mother in-law apartment, and how many people will be living in the apartment?

What happens if the mother in-law decides to move? Will they rent the apartment? Or what if they sell the house will this give the new owners the option to rent it out? A lot to be considered.

Plus there are more than 1 family living in the house. Enough already. I was also told by Storey County that this is still 1 family dwelling in the Highlands.

Concerned Highland Resident

,



Storey County Board of County Commissioners Agenda Action Report

Meeting date: May 6, 2014

Estimate of time required: 15 minutes

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** To amend Special Use Permit No. 2013-003 include portions of two adjacent parcels and to exclude certain portions of land. The existing SUP boundary includes all land within APN 004-301-06 located approximately in the SE1/4 of the NE1/4 of Section 20 T17N, R21E (MDB&M). The proposed area to be added includes portions of land within APN 800-000-69 located approximately in Section 20 T17N, R21E (MDB&M); and APN 004-301-05, located approximately in the NW1/4 of the NE1/4 of Section 20 T17N, R21E. The modified SUP will exclude any land west and northwest of State Route 341 Right-of-Way. The SUP is for the placement and operation of two portable (temporary) ore processing mills and ancillary uses for the processing of ore originating from the subject property as described in the submitted SUP application, and for the temporary placement of a shelter to house the processing mills.

2. **Recommended motion:** Approve the special use permit amendment request

3. **Prepared by:** Austin Osborne, Senior Planner

Department: Planning Department

Telephone: 847-1144

4. **Staff summary:** Amendment of Special Use Permit No. 2013-003 as explained in Staff Report No. 2013-003-A-1-2014.

5. **Supporting materials:** Staff report and exhibits

6. **Fiscal impact:** None on local government.

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

District Attorney

8. **Reviewed by:**

____ Department Head

Department Name:

County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.



Storey County
Board of County Commissioners
Staff Report – SUP Amendment 2013-003-A-1-2014

TO: Board of Storey County Commissioners

FROM: Storey County Planning Department

MEETING DATE: May 6, 2014

MEETING LOCATION: Storey County Courthouse
26 South B Street, Virginia City, Nevada 89440

CASE NUMBER: 2013-003-A-1-2014

APPLICANTS: Con-Virginia Mining Company (Hugh Roy Marshall)

PROPERTY OWNERS: Con-Virginia Mining Company (Hugh Roy Marshall)

STAFF CONTACT: Austin Osborne, Senior Planner

GUIDING DOCUMENTS: Storey County Codes: 17.32.015 Purpose and Intent of the Forestry Zone; 17.32.020(M) mining and extraction in the Forestry Zone; 17.32.020(N) Uses Subject to Special Use Permit in the Forestry Zone; 17.92.135 Small Operations mining applicability; 17.92.160 Special Use Permit applicability to mining and ancillary uses; 8.04 Noise; and the Storey County Master Plan.

PROPERTY LOCATION: 205 Seven Mile Canyon Road, Virginia City, NV (APNs 004-301-06; 004-301-05; and 800-000-69)

REQUEST: Amendment of Special Use Permit No. 2013-003 was approved in 2013 for the placement and operation of a portable temporary water-based ore processing mill to process ore from an on-site Small Operations underground mine. The proposed amendment will amend the existing Special Use Permit boundary to include portions of two adjacent parcels and to exclude certain portions of land. The existing SUP boundary includes all land within APN 004-301-06 located approximately in the SE1/4 of the NE1/4 of Section 20 T17N, R21E (MDB&M). The proposed area to be added includes portions of land within APN 800-000-69 located approximately in Section 20 T17N, R21E (MDB&M); and APN 004-301-05, located approximately in the NW1/4 of the NE1/4 of Section 20 T17N, R21E. The modified SUP will exclude any land west and northwest of State Route 341 Right-of-Way.

I. KEY TERMS & DEFINITIONS

1.1 Processing. Crushing, grinding, washing, dissolution and other methods by which ore is prepared for further beneficiation or processing. Processing under this requested special use permit will not include the use of chemicals or leaching agents.

1.2 Reclamation. Actions performed during or after exploration project or mining operation to shape, stabilize, re-vegetate or otherwise treat the land in order to return it to a safe, stable condition consistent with the establishment of a productive post-mining use of the land and the abandonment of a facility in a manner which ensures the public safety, as well as the encouragement of techniques which minimize the adverse visual effects.

1.3 Small Operation Mining. This classification includes surface and underground mining and exploration involving the use of mechanized or motorized equipment, or involving the use of explosives, but remaining less than the duration, excavation, and surface area disturbance thresholds at which a special use permit is required for large operations. A combination or series of small operations permits or uses (i.e., serial or chain exploration or mining) that violate or serve to circumvent the letter and spirit of this chapter or title will not be permitted

II. BACKGROUND & ANALYSIS

2.1 Planning commission action. At its April 17, 2014, hearing, the planning commission heard testimony from the applicant, county staff, and the public. The applicant and staff provided diagrams, photos, and maps of the subject property, including the area of requested SUP expansion. The commission, staff, and the applicant discussed environmental, compatibility, and safety matters pertaining to the area of SUP expansion. They also discussed uses allowed in the preceding 2013 SUP (SUP No. 2013-003) that would apply to the requested expansion area.

Planning staff received one phone call from a former adjacent land owner who expressed no concerns about the proposal. There was no other public comment or correspondence. The planning commission recommended that all land located west and northwest of State Route 341 be excluded from the existing SUP area and the requested area of expansion as proposed. The applicant after brief discussion with the planning commission agreed to the recommended adjustments to the requested SUP as well as to the existing SUP.

Staff read into the record its recommended findings to be included with a motion for approval. The recommendation by staff was amended by the planning commission to exclude all land west and northwest of State Route 341 from the requested SUP boundaries as well as from the existing SUP boundaries. The planning commission voted unanimously (6 votes with Planning Commissioner John Herrington absent) to approve the SUP modification request in accordance with stated findings as recommended by staff.

2.2 Site location and characteristics. There are three parcels subject to this special use permit (SUP) request. They are located near the top of Seven Mile Canyon approximately one mile north of Virginia City, one-quarter mile south of the Virginia Ranches, and 1,000' northeast of State Route 341 "Geiger Grade". In 2013 the Board of County Commissioners with recommendation by the Planning Commission approved SUP No. 2013-003 allowing construction and operation of a temporary facility for the processing of ore originating from an on-site underground mine, the Sutro Mine, also owned and operated by the applicant. After obtaining the SUP, the applicant applied for a Building Permit for the proposed structures and conducted a land survey of the subject property and its abutting parcels. The survey revealed inaccuracies of known boundary lines and showed the facility, as proposed, to be located in an abutting parcel, also owned by the applicant, and outside of the approved SUP boundary. Planning staff resultantly directed the applicant to apply for a land expansion of the SUP.

2.3 Subject properties. The existing SUP includes all land within APN 004-301-06 (see Figures 2.1-2.3). The land survey shows the proposed use to be located approximately 166' north of this parcel and in abutting Utah Patented Mining Claim (APN 800-000-69). The applicant owns the mineral and surface rights on this claim and is entitled to use it for mining and other purposes. According to the land survey, the proposed use is located in relative close proximity to another adjacent parcel (APN 004-301-05). Plans show that the building will meet required setback distances (40' rear, 15' side, and 30' front); however, its 53' rear setback leaves little room for grading, vehicular circulation, and other ancillary uses. Therefore, it is requested that the SUP expansion also includes a portion of this land, that being portions northeast of State Route 341.

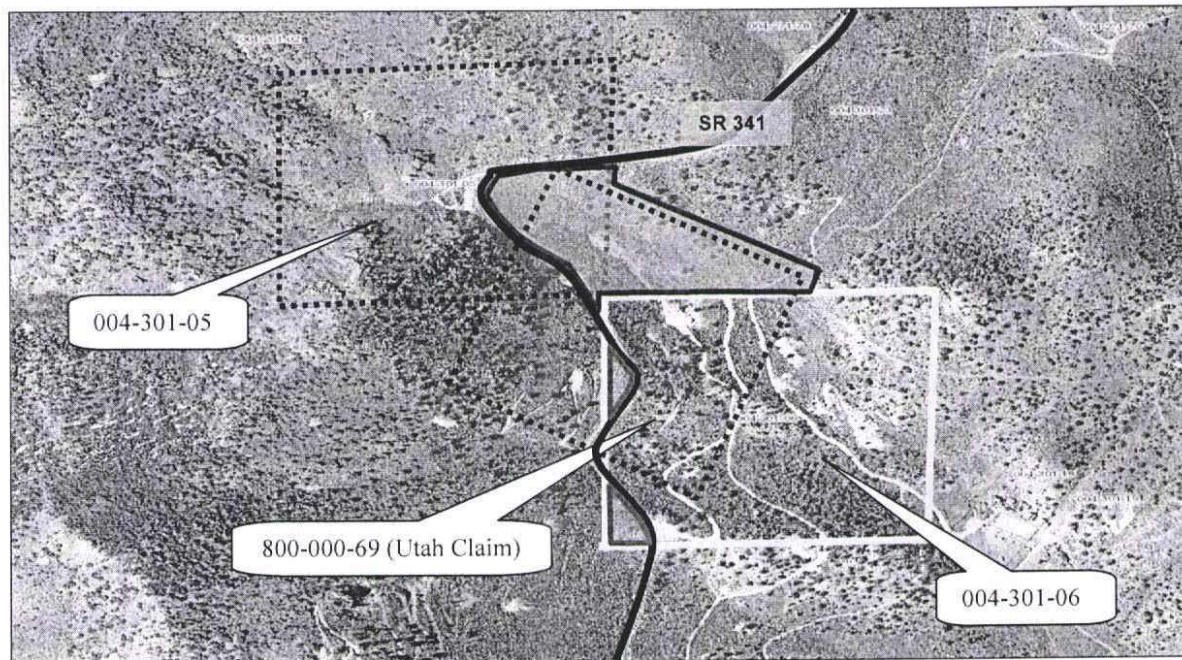
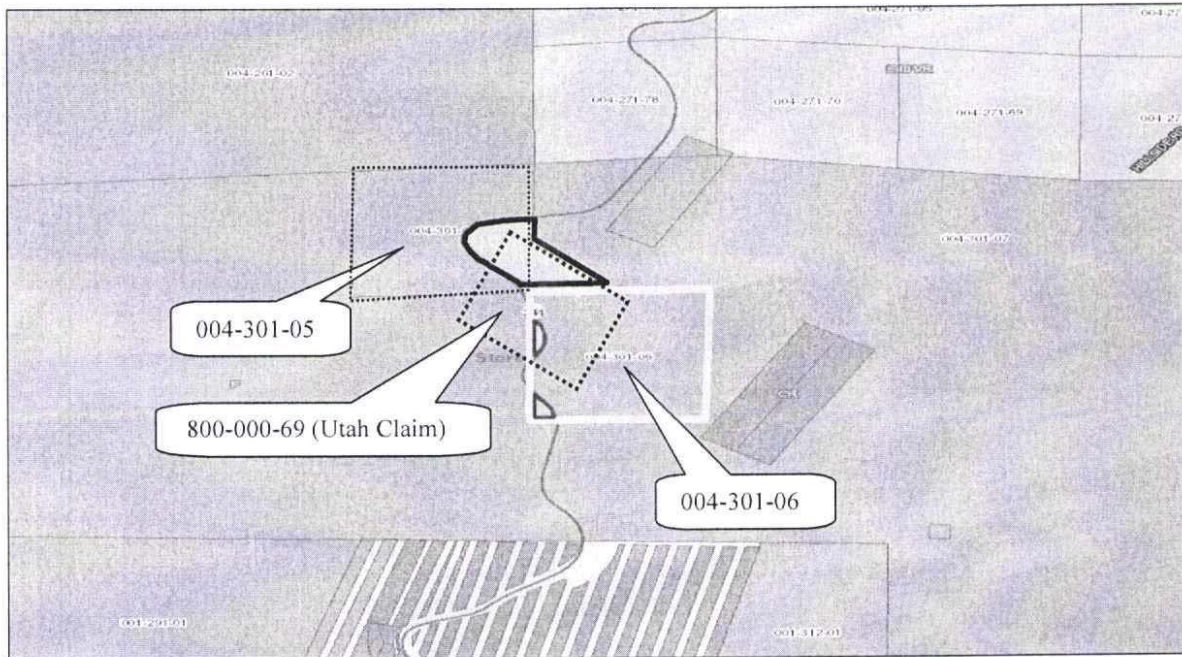


Figure 2.1: The area outlined yellow delineates the boundaries of the SUP approved in 2013. The area outlined and shaded blue indicates the requested expansion area. The planning commission recommended that land located west of SR 341 be excluded from the 2013 SUP; that land to be excluded is outlined and shaded red. The dotted lines show parcels 00-301-05 (top left) and the Utah Patented Mining Claim (middle, and encroaching into said abutting parcels).

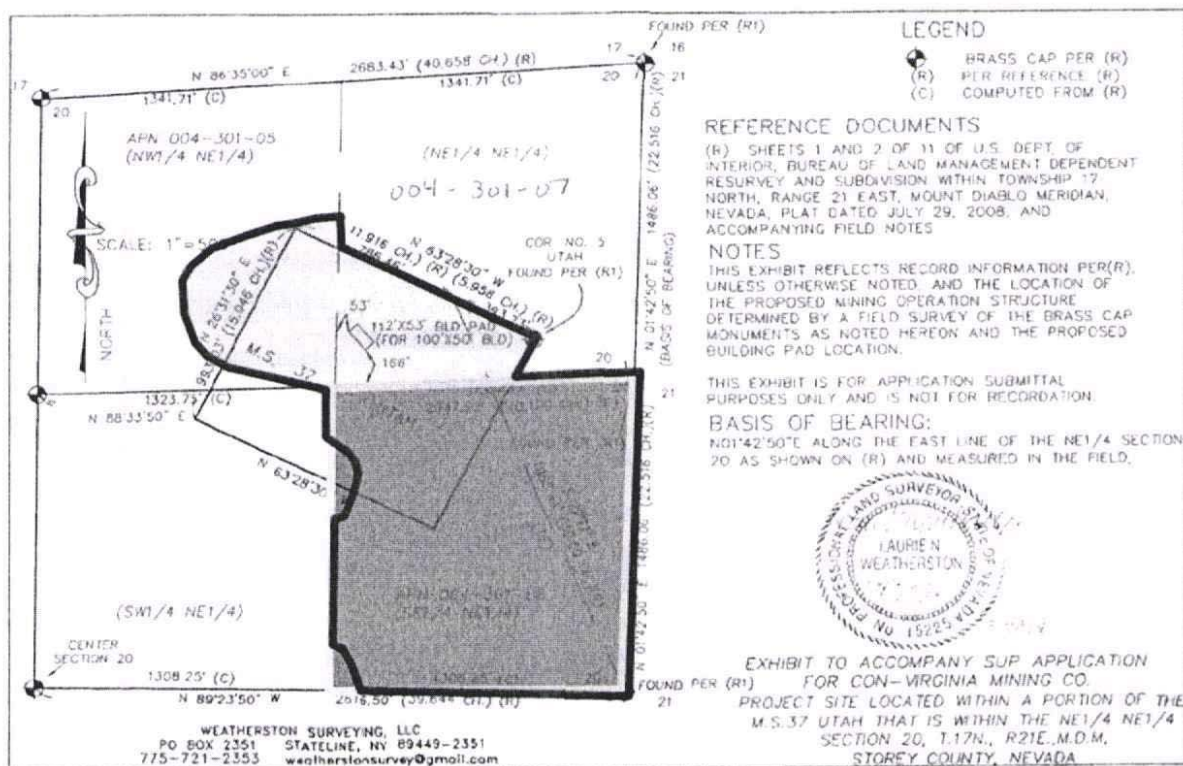
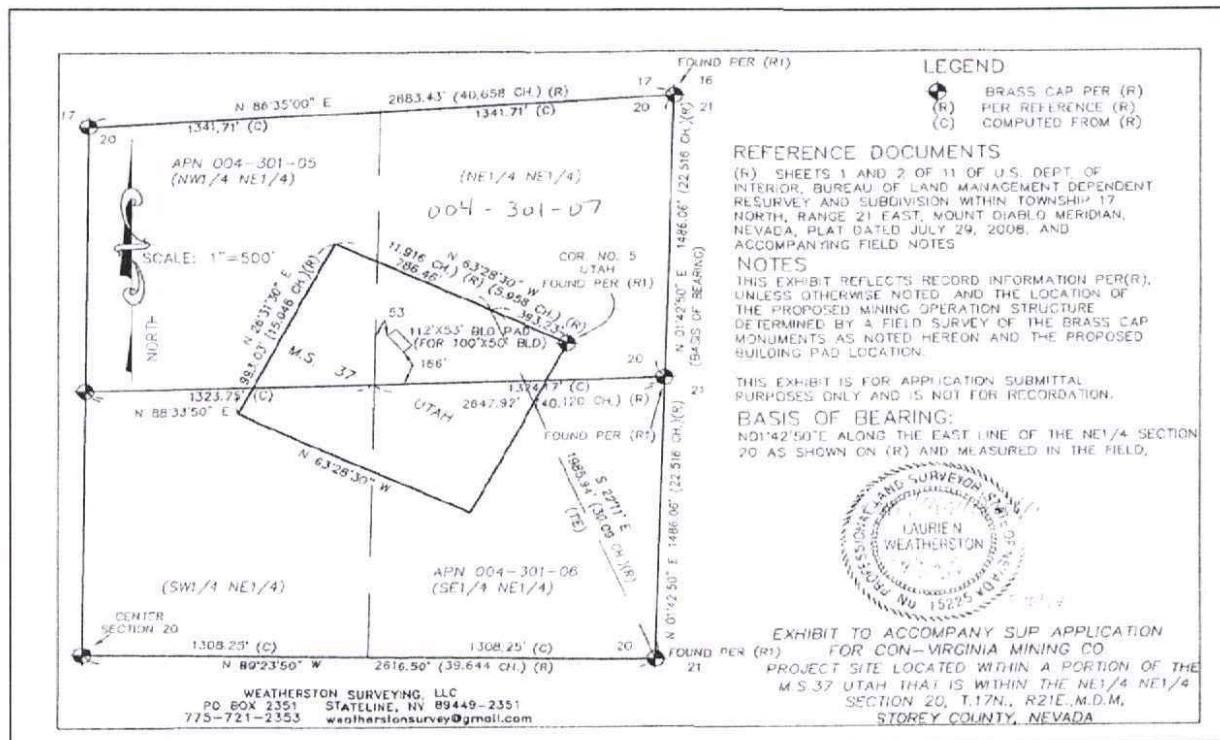


Figure 2.2: The area outlined yellow and shaded gray shows the existing SUP area. The southwest boundary (upper left) follows the approximate boundary of the State Route 341 right-of-way. See also Record of Survey in Exhibit 1.

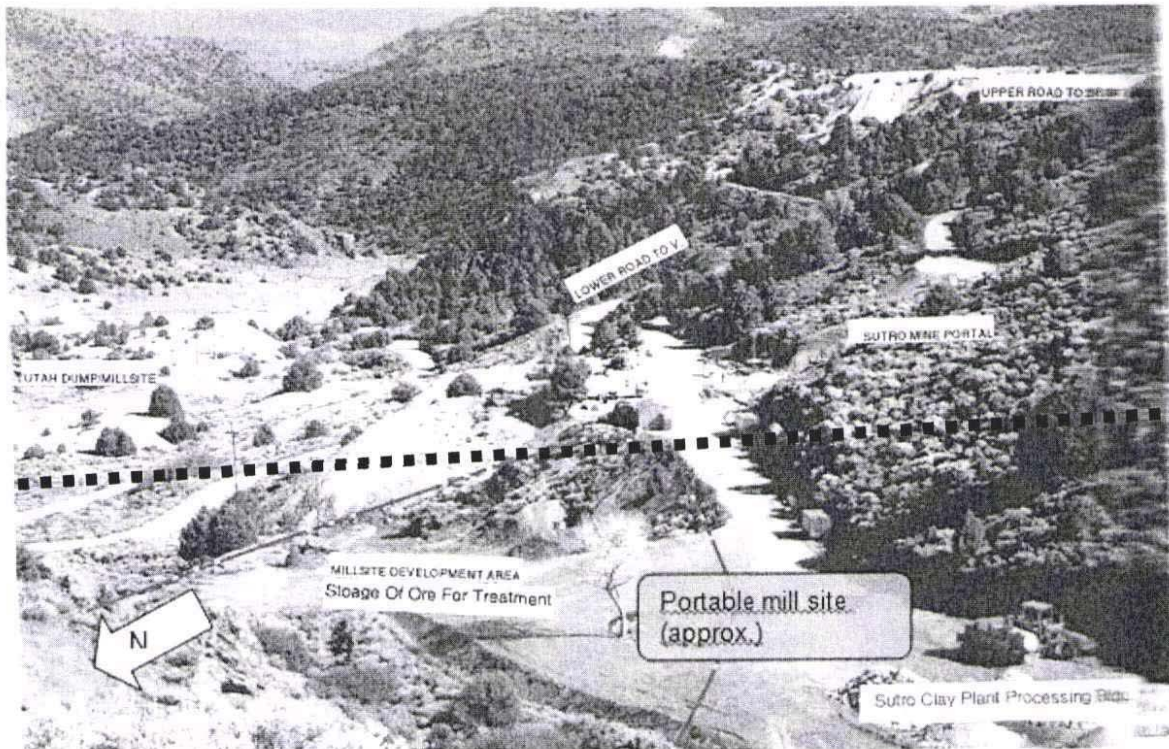


Figure 2.3: The dotted line shows the approximate boundary between the existing special use permit area (background) and the north abutting parcel (foreground) applicable to this request. Disturbances shown were part of past operations in and prior to 1999. The applicant hereto has since ceased grading and other disturbances.

2.4 Requirement by code. This SUP expansion request was submitted as required by SCC Sections 17.32.020(N) (Uses Subject to Special Use Permit in the "F Forestry Zone") which lists "milling and processing related to mining" as allowable with an SUP in the Forestry Zone. The use under this SUP will take place concurrently and on the same premises as an existing underground mine. The adjacent mine includes less than five acres surface disturbances, and, therefore, is regulated separately under a Small Operations Mining Permit.

2.5 Land ownership and right. The use will occur within a patented mining claim owned by the applicant. Property rights to this claim include both the surface and mineral estate.

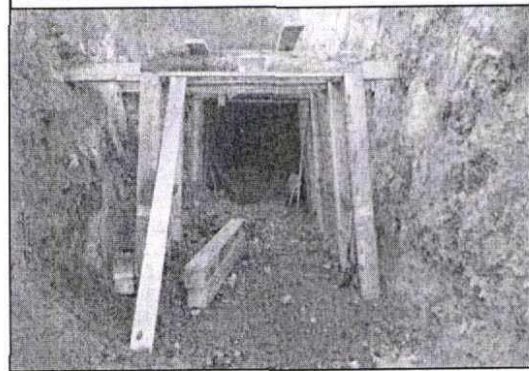
2.6 Processing. As shown in Figure 2.3, primary processing will occur on the Sutro Mine premises. Two skid-mounted portable ore processing mills will be used. The mills will be brought to the site and place in a temporary shelter such as a Quonset hut. The mills will utilize a "closed-circuit" or "zero-discharge" water processing method. The Hi-Tech-Gravity Separation process uses only water; it does not involve the use of chemicals or leaching agents. After raw ore is loaded into the mill, water is added and the material begins to break down. A filtration process removes the water leaving behind "cake" which will be extracted from the mill to be transported to an off-site location for further processing. Being "zero-discharge", there are no water or air emissions. A small amount of water will be consumed by the mill as residual

moisture remains in the “cake”. The rate of production is designed for one ton/hour (10 tons per day), with the site operating eight hours, five days per week. There are three employees expected to be on-site at any given time, inclusive of the mining and processing operation. The mills and the temporary structure will be disassembled and removed from the site at closure of the mine.

2.7 Source of water. On March 7, 2013, the applicant submitted a request to the Nevada State Engineer for the appropriation of 0.025 cubic-feet per second (CFS) of underground water at the site. A similar request was granted to the applicant in 2001 for the same purpose as provide in this request and at the same location. Because the water was not utilized since that time, a new application for appropriation is required. The application states that well water will be used for mining and milling purposes. The water may also be used for necessary fire prevention as required by the Storey County Fire Protection District (“Fire District”).

2.8 History and existing conditions. The Sutro Mine is a historic adit (Figure 2.4) and has been worked *intermittently* by the applicant since the 1990s under Special Use Permit No. 1192-049. In 1999 Special Use Permit No. 2000-218 was issued allowing the applicant to proceed with further development of the mine into areas of ore mining, milling, and processing, and exploratory drilling. No work commenced under the latter permit and it expired. The applicant wants to resume underground mining activities at the site and process extracted ore on the premises.

Figure 2.4: Sutro Mine adit from which ore will be extracted and processed



2.9 Vehicles and equipment. After the ore undergoes primary processing and is reduced to “cake”, it will be placed into 5-gallon buckets and transported off-site via light-duty pickup truck. Tools, equipment, and other apparatus will also arrive to and leave the site by similar means. One or more light tractors, such as backhoes or front-loaders, will manage ground surfaces around the mine and mill site. A Mucker (approximate size of a golf cart) will also be used to muck ore inside the mine and around the portal area.

2.10 Access. The site is relatively remote and may be difficult to find. Its primary access is from State Route 341 “Geiger Grade” and Seven Mile Canyon right-of-way (graveled road). Several other unimproved roads lead to the site. The roads provide sufficient access for the types of vehicles and equipment proposed. Some grading improvements will be necessary for emergency vehicle access. The applicant will be directed by the Fire District to develop a plan for emergency equipment and personnel access. This must occur prior to project commencement.

III. KEY ISSUES

3.1 Existing conditions (Under SUP No. 2013-003). The discussion and recommendations in this section are carried over from the 2013 SUP staff report. The discussion should be considered in the request for SUP modification as they will apply fully to the area of expansion.

3.2 Site management. The site is remote and far from services. To assure safety of project associates, a site supervisor should be present at all times during hours of operation to maintain a safe and orderly environment. The supervisor should have knowledge of and access to site facilities, access points, and fire and emergency equipment. Mine Safety and Health Administration (MSHA) Certified for the level of management will also apply to all persons on-site. The supervisor should also have a cellular telephone with sufficient signal strength to send and receive calls to Storey County Emergency Services 775.847.0950.

3.3 Operations plan. The applicant will be required to submit a Plan of Operations to Storey County prior to project commencement. The plan will be submitted to the Fire District, Community Development, Emergency Management, and Public Works for review and approval. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS) and First-Aid response, transportation, reclamation, and environmental protection. Specific items to be included in the plan are as follows:

- basic company, owner, site, and emergency contact information;
- plot plan (detailed sketch drawings) of each site and access road;
- site evacuation and emergency procedure;
- emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services Direct Connect (775.847.0950);
- wildland fire prevention and suppression;
- emergency vehicle access, circulation, and staging;
- documenting and reporting of emergency situations, including spills;
- post-disaster management, cleanup, and material disposal;
- post-disaster damage reporting for treatment of historic structures and properties
- site reclamation plan with surety bond and estimated timeline for reclamation (surface area reclaimed to conditions reasonably existing prior to SUP No. 2013-003 and the SUP as amended);
- documenting and reporting of NDEP and other environmental permits and notices;
- noxious weed abatement; and
- stormwater drainage and detention.

3.4 Best Management Practices. The Nevada Division of Environmental Protection (NDEP) requires Best Management Practices (BMPs) to be implemented during each project phase. BMPs are measures that are taken to protect air, water, and land quality at and surrounding the project. Regulation and oversight will be managed by the NDEP. Stormwater must be detained on-site. A summary of BMPs to be implemented in the project are as follows:

- erosion control during construction, including straw wattles, silt fencing, etc.;
- stormwater drainage and detention;
- installation of surfaces appropriate for equipment egress and circulation; and
- post-operation BMP removal.

3.5 Reclamation and surety bond. As stated earlier in this report, this SUP applies only to the ore processing facility; it does not apply to the adjacent Small Operations mine. Nevertheless, the entire site must be returned to a condition reasonably existing prior to the issuance of the Small Operations Permit and this SUP. The reclamation plan, reclamation, and surety bonding will comply with SCC Sections 17.92.135 and 17.92.160 for mining and related milling uses.

3.6 Carson River Mercury Superfund Site. The Carson River Basin, from New Empire to Stillwater and the Carson Sink, was designated a National Priority Listed (NPL) site under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA or Superfund) in August, 1990. Many areas in Virginia City and Gold Hill, particularly where mining and milling activities historically took place, have been identified as potentially containing heavy metal contaminants of concern (CoC's), mercury, arsenic, and lead, and are considered to be within the Superfund Site. The Environmental Protection Agency (EPA) has stated that delineating and mitigating the entire region would be prohibitively expensive and impracticable. The NDEP Bureau of Corrective Actions (Bureau) – the local agency designated to manage the Superfund Site – informed the SUP Applicant in 2011 that certain areas within the proposed mineral exploration area may contain CoC's and are applicable to the Superfund Site.

The Bureau has stated to county planning staff that the SUP Applicant will be held responsible for properly managing disturbances of existing and former mine and mill sites, tailings, dumps, and other areas that are found to contain CoC's. To avoid potential risk of exposure issues, the SUP Applicant has been advised to characterize potentially hazardous areas such as those listed above by sampling and analyzing the material for mercury, arsenic, and lead contents as directed by the Bureau. After the CoC levels are characterized and delineated, the SUP Applicant will work cooperatively with the Bureau to mitigate the risk of exposure to human health and the environment.

3.7 Cultural resources. There are cultural resources evident on or near the site. The site and the plan for operation appear to include no disturbance or removal of such resources. Should any prehistoric or historic remains/artifacts be discovered during development or excavation, work must temporarily be halted at the specific site and the Community Development Department and NDEP must be notified in order to evaluate the site and, if deemed necessary, to record and photograph the site in question. The period of temporary delay will be limited to a minimum of two working days from the date of notification, unless it is a significant find and it is deemed necessary to provide more time to evaluate and protect historical remains or artifacts.

IV. LAND USE COMPATIBILITY

4.1 Vicinity description. Table 4.1 shows existing land uses and zoning designations in and around the proposed project site. The existing conditions shown are followed by a summary of key aspects of the operation that need to be mitigated in order to become compatible with the surrounding environment.

Table 4.1: Land Use Compatibility			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
SUBJECT LAND	Vacant	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO NORTH	Vacant; Single-family residence at approximately 500' (owned by applicant)	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO SOUTH	Vacant	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO EAST	Vacant	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO WEST	Vacant	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry

4.2 General compatibility. The purpose and findings in SCC Sections 17.32.015 (Purpose and Intent of the F Forestry Zone) is to “establish areas in the county from unnecessary degradation and to provide areas for very low density residential development. A special use permit pursuant to Section 17.32.202 may be granted for “milling related to mining” when the use is found to be compatible with surrounding land uses and the purpose and intent of the Forestry Zone. The conditions proposed under this special use permit request appear to provide adequate protections to surrounding properties and the nearest existing residence (approximately 500' lateral distance). Key issues addressed in this report to protect area uses, particularly the nearest residence, include limitations on hours and days of operation, outdoor lighting, noise, dust and stormwater, and transportation and use of local roads which serve both the subject property and area residents.

V. PUBLIC SAFETY

5.1 Signage. Signage warning the public of dangerous conditions and rules of entry, e.g., “No Trespassing”, “Keep Out”, etc., and the owner/company name and contact information are currently posted at the main entrance to the site. The applicant must maintain these signs and update them as needed to maintain current information.

5.2 Potentially hazardous conditions. Appropriate access controls will be developed around the premises. They will include warning signs at entrance points and temporary fencing around potentially hazardous conditions. Cautionary signs positioned peripheral to the active area will inform individuals entering into the area to be safety conscious and aware of subject conditions.

VI. APPLICABLE CODES & REGULATIONS

SCC 17.92.090 (Exploration, Mining, and Extraction) states that processing related to mining may be allowed in the Forestry Zone with approval of an SUP. It restricts processing involving crushing and hazardous substances from being placed within 1,000 feet of existing residences. The mining/processing site is approximately 500' from an existing residence, also located in a Forestry Zone. Because the proposed use involves no crushing or use of hazardous materials, it may be located where proposed. It should be noted that since the 2013 SUP approval, the applicant has purchased this residence.

This SUP request applies only to the proposed processing facility. The adjacent underground mining operation will be regulated by the conditions set forth in the Small Operations mining permit issued pursuant to SCC Chapter 17.92. It will comply with the applicable Nevada Revised Statutes (NRS) and Nevada Administrative Codes (NAC).

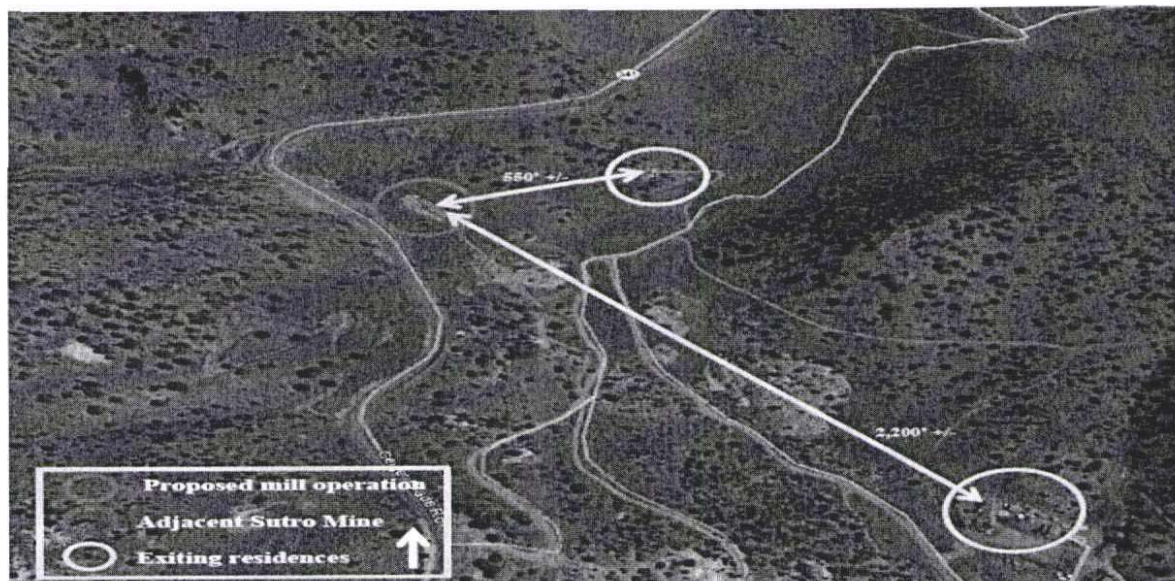


Figure 6.1: The vicinity map shows the proposed use in relation to the adjacent mine and nearby residences.

VII. MASTER PLAN

The proposed special use permit, inclusive of the areas of proposed expansion, conforms to the goals and objectives of the Storey County Master Plan including: enhancing diversification of economic opportunities within the county (Chapter 3, Goal 1) protecting the quality of present and future water resources (Chapter 5, Goal 2); regulating use of watershed areas to minimize fire danger and prevent degradation (Chapter 5, Goal 4); protection of historical resources and consultation with the Comstock Historic District Commission on development (Chapter 8, Goal 1 and Objective 1.1); maintaining a healthy environment for all residents of the county (Chapter 9, Goal 1), and ensure land use plans are compatible with the zoning map, master plan, and previous planning decision (Chapter 9, Objective 1.1); and reducing land use conflicts between mining operations and other private and public land users and preserving the historic heritage of the Comstock (Virginia City/Gold Hill, Goal 1 and Goal 2).

VIII. FINDINGS

8.1 Motion for approval. The following are found with regard to the proposed SUP under the recommended conditions of approval shown in Section IX. A motion for approval should include these findings and may include other findings deemed appropriate and factual by the body.

1. SCC Section 17.32.020(N) (Uses subject to a special use permit) required a special use permit for milling and processing related to mining in the Forestry Zone, in which the operation under this SUP, inclusive of all areas of expansion, is located.
2. SUP No. 2013-003-A-1-2014 does not apply to or otherwise regulate mining and extraction. Mining and extraction may take place concurrently with and on the same premises as the processing use under this SUP. SCC 17.32.020(M) provides that mining and extraction are an allowable use in the Forestry zone, but that they are regulated by the provisions of SCC Chapter 17.92, by which a Small Operations Permit is required.
3. The conditions of this SUP are not in conflict with the purpose, intent, and other specific requirements of the Forestry Zone in which the proposed use will be located.
4. The proposed project and the final conditions it creates will not conflict with or cause substantial adverse impacts to surrounding existing land uses.
5. The conditions under this SUP are at least as stringent as and not in conflict with the applicable federal, state, and county regulations. The minimum requirements under SCC Chapter 17.03 (Administrative Provisions) for special use permits are applied to the conditions of this SUP.
6. The conditions of approval under this SUP, as amended, impose sufficient regulations on the proposed project to reasonably mitigate associated impacts on the surrounding environment and closest land uses.
7. The conditions of this approval will modify the boundaries of existing SUP No. 2013-003 to exclude all land located west and northwest of State Route 341.

8.2 Motion for denial. Should a motion be made to deny the SUP application, the following findings with an explanation of the motion for denial should be included in that motion.

1. The proposed processing facility conflicts with one or more of the stated goals and objectives of the county Master Plan.
2. The proposed processing facility, even with reasonable conditions and mitigation, will conflict with the purpose, intent, and other specific requirements set forth in the Forestry Zone.
3. The proposed processing facility, even with reasonable conditions and mitigation, will cause substantial adverse impacts to surrounding existing land uses.
4. A denial SUP Application No. 2013-003-A-1-2014 will have no effect, nor will it cause changes to the entitlements, permitted uses, area of land, and other provisions already existing under SUP No. 2013-003.

IX. CONDITIONS OF APPROVAL

All of the following conditions must be met to the satisfaction of the applicable County Department, unless otherwise stated.

1. **Special uses.** Special Use Permit (SUP) No. 2013-003-A-1-2014 shall be for the purpose of constructing and operating an ore processing facility in accordance with the design and methods described in submitted SUP Application No. 2013-003 (2013 SUP application). The conditions listed herein (for SUP No. 2013-003-A-1-2014) shall apply to all properties subject to this SUP and shall replace those conditions approved in the 2013 SUP. This SUP shall not be construed to apply to mining operations already existing on the property. Mining uses already existing on the property are regulated separately under a Small Operations Mining Permit and may take place concurrently with the uses under this SUP. This SUP will apply to approved uses on property located at 205 Seven Mile Canyon Road, Virginia City, Nevada (APNs 004-301-06 located approximately in the SE1/4 of the NE1/4 of Section 20 T17N, R21E (MDB&M); APN 800-000-69 located approximately in Section 20 T17N, R21E (MDB&M); and APN 004-301-05 located approximately in the NW1/4 of the NE1/4 of Section 20 T17N, R21E; which are east and northeast of State Route 341 Right-of-Way. The land (total disturbed surface area) applicable to the uses in this SUP must remain less than 5 acres. The use will comply with all requirements under this SUP and federal, state, and county regulations. Issuance of this SUP does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private property rights, or any infringement of state or local laws or regulations.
2. **Duplicate requirements and conflict.** It is not the intent of this or any permit to impose duplicate requirements on the Subject Property. Unless expressly stated otherwise in this SUP or in another permit within the Subject Property boundary, the Permit Holder must comply with the condition as stated in either permit (this includes, but is not limited to insurance). In such event that a conflict is found between the requirements of this SUP

and that of another permit on the Subject Property, the more stringent will apply.

3. **Processing limitation.** As stated in Condition No. 1, the use and methods by which it is used will comply with the design and narrative statements in submitted SUP Application No. 2013-003 (2013). The use may consist of up to two portable processing mills. The mills must be “closed-circuit” or “zero-discharge” water processing methods with no use of chemicals, solvents, or leaching agents. The use may only process ore originating from the adjacent Sutro Mine. No material arriving from off-site may be processed on the Subject Property or in connection with this SUP. The “cake” produced from primary processing shall be transported off-site for further processing as permitted. The rate of production from on-site processing, as described in the SUP Application (2013), may not exceed one ton per hour or 10 tons per day.
4. **Temporary structures.** A temporary shelter (such as a Quonset hut or similar type structure) may be erected on the premises to house the processing mills and related apparatus when a Building Permit is granted. The structure must be temporary and must be removed immediately following closure of the Sutro Mine. Removal of the structure from the site must be included in the reclamation plan (see Plan of Operations). A Certificate of Historical and Architectural Appropriateness issued by the Comstock Historic District must be submitted to Planning and Community Development Departments prior to issuance of a Building Permit.
5. **Permits and expiration.** The Permit Holder must apply for all applicable building and grading permits within 24 months from the date of SUP approval. This SUP will remain valid as long as the Permit Holder and facility complies with the terms of this SUP and federal, state, and county regulations. No construction or permitting for construction may commence prior to issuance of this SUP.
6. **Transfer of rights.** This SUP will inure to the record owner of the Subject Property and to the Permit Holder (Con-Virginia Mining Company/Hugh Roy Marshall) and will run with the land. Any and all transfers of this SUP to other persons, agencies, or entities must be advised in writing by Certified Mail to the Planning and Community Development Departments at least 90 days prior to assignee taking over the project. The new owners/managers must sign and accept all conditions and requirements of this SUP.
7. **Indemnification and insurance.** The Permit Holder warrants that the future use of land will conform to federal, state, and county requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder must maintain satisfactory liability insurance for all aspects of this operation under this SUP for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to this SUP.

8. **Site supervision.** A staff supervisor must be present on the premises at all times during operations. That person must have knowledge of and immediate access to restrooms, fire suppression devices, First-Aid kits, and locked gates. While on the premises, the on-site manager must possess a cellular telephone with adequate signal to send and receive signals to and from Storey County Emergency Services direct-connect 775-847-0950. All staff using cellular phones must be directed by the Permit Holder or his designed to dial Storey County Emergency Services Direct-Connect (775) 847-0950 (in lieu of 9-1-1) in case of emergency. Emergency 9-1-1 still is appropriate from land-line telephones.
9. **Signage.** A legible sign must be placed at the entrance(s) of the premises during project phases stating the name of company/organization responsible for construction, site street address, and management emergency contact phone number(s). This sign must be at least 2 feet by 3 feet in size. Appropriate signage must be installed on and around the premises stating rules for entry and circulation (e.g., no trespassing, travel permitted only on designated pathways, etc.).
10. **Environmental controls.** The Permit Holder must obtain applicable Nevada Division of Environmental Protection (NDEP) Dust Control and Stormwater Permits and furnish the Planning and Community Development Department copies of the permits for documentation. All non-vegetated surfaces must be appropriately and consistently treated to mitigate fugitive dust and sand. Best Management Practices (BMPs) must be implemented throughout the premises and egress points. Trees, shrubs, and other vegetation and ground surfaces must be preserved to the extent feasible. Trees with trunks of 6" or more must be replaced with new trees of similar species. The site must comply with NRS 555.150 for preventing non-native plant species declared and designated as noxious as provided therein. Noxious weed species include but are not limited to Tall Whitetop (perennial pepperweed), Hoary Cress, Russian Thistle, Dalmatian Toadflax, Scotch Thistle, etc.
11. **Carson River Mercury Superfund Site ("CRMSS").** By accepting SUP No. 2013-003 the Permit Holder acknowledges that portions of the mineral exploration area may be within or applicable to the CRMSS. Properly managing disturbances of existing and former mine and mill sites, mill tailings, mine waste, mine material, and other areas that are found to contain Contaminant of Concern (CoC's) as applicable to the CRMSS will be the sole responsibility of the Permit Holder as communicated thereto by the NDEP Bureau of Corrective Actions. Handling, redistributing or reprocessing CoC impacted materials by the Permit Holder shall be completed in accordance with the NDEP Bureau of Corrective Actions.
12. **Sales tax reporting.** All material and equipment purchased for the project must, as possible, be received in Storey County and the value reported as "County-of-Delivery" on the Nevada Department of Taxation Form TPI-02.01 "Combined Sales and Use Tax Return". The Permit Holder must also report the value for all materials and equipment (personal and rented) "used" on this project as "Use Tax" on TPI-02.01 or TPI-02.02.

13. Operations plan. The Permit Holder must submit a Plan of Operations to the Storey County Fire Protection District (Fire District) and the Planning, Community Development, Emergency Management, and Public Works Departments for review and approval. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS), and First-Aid response, transportation, reclamation, and environmental protection. Specific items to be included in the plan are listed below. The following list is not exhaustive; the Fire District may impose additional requirements as deemed necessary. Requirements of State and federal agencies which fulfill the following may suffice when documentation thereof is submitted to Fire District and Community Development:

- basic company, owner, site, and emergency contact information;
- plot plan (detailed sketch drawings) of each site and access road;
- site evacuation and emergency procedure;
- emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services Direct Connect (775.847.0950);
- wildland fire prevention and suppression;
- “Hot work” permitting;
- on-site water for wildland fire prevention and suppression;
- emergency vehicle access, circulation, and staging;
- management or mitigation of roadway culvert hazards existing at site entrance;
- documenting and reporting of emergency situations, including spills;
- post-disaster management, cleanup, and material disposal;
- post-disaster damage reporting for treatment of historic structures and properties;
- site reclamation plan with surety bond and estimated timeline for reclamation (surface area to be reclaimed to conditions reasonably existing prior to 2013 permits);
- documenting and reporting of NDEP and other environmental permits and notices;
- noxious weed abatement; and
- stormwater drainage and detention.

14. Fire suppression. The Permit Holder must maintain fire extinguishers throughout the premises to the satisfaction of the Fire District. Each device must be identified by large and brightly colored (i.e., red and white) identification which includes the words “FIRE EXTINGUISHER”. Additionally, the Permit Holder will be held responsible for assuring that all vehicles and heavy equipment (e.g., tractors and other mobile equipment) are equipped with a 5 pound minimum ABC rated fire extinguisher. “Hot Work” may only take place as permitted by the Fire District.

15. Egress and circulation. The Permit Holder must coordinate an emergency access plan with the Fire District prior to project commencement. The access plan must include an aerial image and/or topographic map and directions to the site. All access and circulation routes must meet Fire District requirements for hard-surfacing, circulation, and egress.

16. **Roadway approaches and drainage.** Egress points abutting State Route 341 must comply with the requirements of the Nevada Department of Transportation (NDOT). Approaches to paved county right-of-way must be sufficient to prevent mud and debris tracking from the site onto the public roadway. Any mud or debris tracked onto the county roadway must be removed by the Permit Holder immediately as allowable by the NDEP and the National Environmental Policy Act (NEPA) regulations. Mud, sand, and debris must not be allowed to adversely impact existing drainage systems.
17. **Hazardous materials.** The portable processing facility must comply with the design and methods of processing submitted as part of the SUP Application. The processing mills must use only water and be “closed circuit” or “zero-discharge”. No chemicals, leaching agents, or hazardous materials may be used in the processing. Other potentially hazardous materials, such as gasoline or diesel to operate the mill and other equipment, may exist on-site when permitted through the Nevada State Fire Marshal’s Office and reviewed by the Fire District for final approval in order to assure appropriate equipment to respond to any incident exists.
18. **Spill reporting.** Any hydrocarbon or chemical spill of or exceeding 25 gallons or 3 cubic-yards shall be reported immediately to Emergency Dispatch 9-1-1 and Storey County Emergency Services (775.847.0950). Additionally, the incident must be immediately reported to the NDEP and the local jurisdiction, including Storey County Fire District and the Emergency Management, Planning, and Community Development Departments. The Permit Holder must comply with NDEP clean-up requirements and provide the Fire District and the Emergency Management, Planning, and Community Development Departments a copy of NDEP completion of remediation immediately. All hazardous materials incident clean-up and response costs will be borne by the Permit Holder as part of the issuance of this SUP. Incidents exceeding a standard First-Alarm fire will be billed to the Permit Holder. If mutual aid is warranted to suppress an incident, those costs will also be funded by the Permit Holder.
19. **Hours & days of operation.** *It is recognized that estimated existing ambient conditions may range between 20 to 90 decibels (A-weighted). Ambient noise sources include wind, rustling vegetation, domestic and wild animals, vehicular traffic from State Route 341 and other roads, etc. At a minimum, the provisions under SCC Chapter 8.04 will be administered by Storey County. The Code places an 84 decibel (octave range 500-1800) limitation on noise at the property line, in the case applicable hereto the “property line” is defined as the boundaries of the SUP. Additionally, when it is determined by Storey County that additional noise abatement is needed to protect area residences and land uses, it may impose further requirements. Unless waived pursuant to the conditions in this SUP, use of heavy equipment, generators, processing equipment, and other machinery, except light-duty pickup trucks and passenger cars, will be limited to Mondays through Fridays, except national and Nevada State holidays, from 7:00 a.m. to 7:00 p.m. Underground mining activities and surface activities not involving said machinery may take place year-round, 24-hours per day, 7-days per week.*

20. **Waiver provision.** The weekend and holiday restrictions set forth in the condition for hours and days of operation may be waived when the affected property owner(s) in Storey County (those located within 1,000 of said operations) submit to the Planning and Community Development Departments a signed statement that the activities in accordance with this SUP may take place on weekends and/or holidays. The waiver may not extend the hours of operation limitations. The waiver will be non-transferrable and will become null and void immediately at the affected property owner(s) written request to the Planning and/or Community Development Departments.
21. **Lighting (non-exempt).** SCC Chapter 8.02 (“Dark Skies”) limits outdoor lighting that may impact adjacent land uses. Exemptions for “temporary lighting” in the Code (which normally apply to such activities as road construction, and may appear to apply to mining and processing operations) will not apply to operations under this SUP. All operations, buildings, and equipment will be required to comply with the strictest regulations under the Code (shield lighting) to ensure minimal impacts to neighbors.
22. **Cultural resources discovery.** Should any prehistoric or historic remains/artifacts be discovered during development or excavation, work shall temporarily be halted at the specific site and Storey County Community Development must be notified in order to evaluate the site and, if deemed necessary, to record and photograph the site in question. The period of temporary delay shall be limited to a minimum of two working days from the date of notification, unless it is a significant find and it is deemed necessary to provide more time to evaluate and protect historical remains or artifacts.
23. **Restrooms.** The Permit Holder must provide properly maintained restroom facilities (porta-potties) and wash stations adequate to meet the sanitation needs of persons on the premises during project construction phases. The number of restroom facilities provided during this period is pursuant the projected number persons on the premises at any given time, as recommended by the Portable Sanitation Association International (PSAI). Each restroom must include a properly maintained alcohol-based gel hand sanitizer dispenser.

X. POWER OF THE BOARD AND PLANNING COMMISSION

The Board of County Commissioners has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the Board as provided in Title 2 of the Storey County Code (“SCC”) and NRS 278 and 278A. The planning commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and SCC Chapter 2.12 (Planning Commission). The planning commission is advisory to the Board. The planning commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to SCC Title 18, and all other appropriate subjects and make recommendations to the Board. After considering the planning commission’s recommendation, the Board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the planning commission for further consideration.

XI. PROPOSED MOTIONS

This section contains 2 motions from which to choose. The motion for approval is recommended by staff in accordance with Findings under Subsection 8.1. Those Findings should be made part of that motion. Motion 2 for denial may be made and that motion should cite one or more of the Findings shown in Subsection 8.2. Other Findings of fact determined appropriate by the body should be made part of their motion.

A. Recommended motion. Based on Findings of Fact shown in Subsection 8.1, conditions of approval shown in Section IX (9) of this report, and compliance with federal, state, and county regulations, I motion to approve SUP Application No. 2013-003-A-1-2014 to expand and modify the land boundaries of SUP No. 2013-003 to include: portions of APN 004-301-06, APN 800-000-69; and APN 004-301-05 located east and northeast of the State Route 341 right-of-way, for the placement and operation of two portable (temporary) ore processing mills and ancillary uses for the processing of ore originating from the subject property as described in the submitted SUP application, and for the temporary placement of a shelter to house the processing mills. This motion for approval also amends the existing land boundaries under preceding SUP No. 2013-003 to exclude any land located west and northwest of State Route 341 and makes necessary amendments to the conditions which will apply to the entire subject area.

Summary: Approve the SUP boundary amendment

B. Alternative motion. Based on Findings of Fact shown in Subsection 8.2 and against the recommendation by staff, I motion to deny SUP Application No. 2013-003-A-1-2014 to expand the land boundaries of SUP No. 2013-003 to include additional land. This motion will have no effect on existing SUP No. 2013-003.

Summary: Deny the SUP boundary expansion

Prepared by Austin Osborne, Senior Planner

Enclosed:

Exhibit 1 – Record of Survey for subject area (2014 survey)

Exhibit 2 – Narrative flow, flow chart, and plan drawing for processing mill

FOUND PER (R1)
 17 16
 20 21
 1341.71' (C)
 2683.43' (40.658 CH.) (R)
 N 86°35'00" E
 1341.71' (C)
 APN 004-301-05
 (NW1/4 NE1/4)
 (NE1/4 NE1/4)
 004-301-07
 COR. NO. 5
 UTAH
 FOUND PER (R1)
 11916 N 45°28'30" W
 288.46' (R) (39.958 CH.) (R)
 53' 112'X53' BLD PAD
 (FOR 100'X50' BLD)
 36'X23' (R)
 1324.77' (C)
 2047.92' (40.120 CH.) (R)
 FOUND PER (R1)
 1323.75' (C)
 N 88°33'50" E
 1308.25' (C)
 2616.50' (39.644 CH.) (R)
 N 89°23'50" W
 1308.25' (C)
 APN 004-301-06
 (SE1/4 NE1/4)
 S 22°11' E
 1985.94' (30.09 CH.) (R)
 (TE)
 UTAH
 37
 156'
 99.03' (15.346 CH.) (R)
 N 26°31'30" E
 265.31' (39.958 CH.) (R)
 SCALE: 1"=500'
 NORTH
 CENTER
 SECTION 20
 FOUND PER (R1)
 17 16
 20 21
 1341.71' (C)
 2683.43' (40.658 CH.) (R)
 N 86°35'00" E
 1341.71' (C)
 APN 004-301-05
 (NW1/4 NE1/4)
 (NE1/4 NE1/4)
 004-301-07
 COR. NO. 5
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 SCALE: 1"=500'
 NORTH
 CENTER
 SECTION 20

Exhibit 2: Narrative flow, flow chart, and plan drawing for processing mill

EXTRACTION FORMULAS & PROCEEDURES FOR SILVER/GOLD/PLATINUM EXTRACTION OF NORTH COMSTOCK ORES

The Consolidated Virginia Mining Company (CVMV) have the Ophir, C&C, Sierra Nevada, and other Virginia City mine works that contain silver/gold/platinum values in sufficient quantities to continue underground mine/process operations. CVMC has also identified a Silver/Gold Platinum ore body in the Sutro Mine Tunnel and Adits. The Sutro blue clays are ideal for a small (20 tpd.) mine and process operation.

The Extraction Process for gold and silver will be Hi Tech Gravity Separation and the Platinum minerals will be sent to the Refinery as dore'. Analysis of the blue clay zone has revealed a composition of silver/gold sulfides concentrated in the blue clay. The major composition of the ore is made up of Precious, Noble, and Rare Metals within a broad mixture of base and industrial metals. Upon testing the concentrate of precious metals content in the blue clay indicated that liberation of precious metal values has been determined to occur between 50 and 55 mesh.

The formula and procedures for extraction of the silver/gold values are being determined as we obtain ore concentrates from the blue clay. This method of separation is necessary so that only clays will be treated with this equipment and processed to remove the silver/gold minerals and collect the platinum and other noble and rare metals by dore'. All materials processed may in this way be saved to remove other rare Elements and metals as the composition of the metals is self fluxing and maybe poured into dore'. Small amounts will be treated at a time in order to make a high recovery of Au, Ag, and Pt. The Process Plant is being designed by, H. R. Marshall and Associates. The process uses no chemicals or reagents to make up the concentrates.

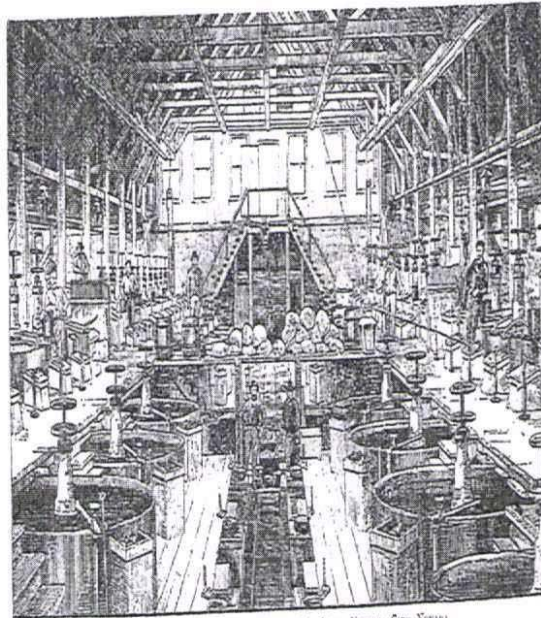


FIG. 12.—VIEW OF THE CONSOLIDATED VIRGINIA PAX ROUGH, VIRGINIA CITY, NEVADA.

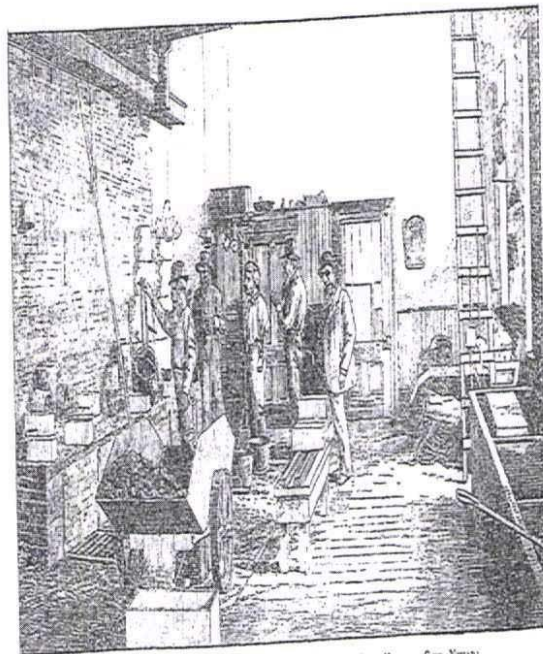
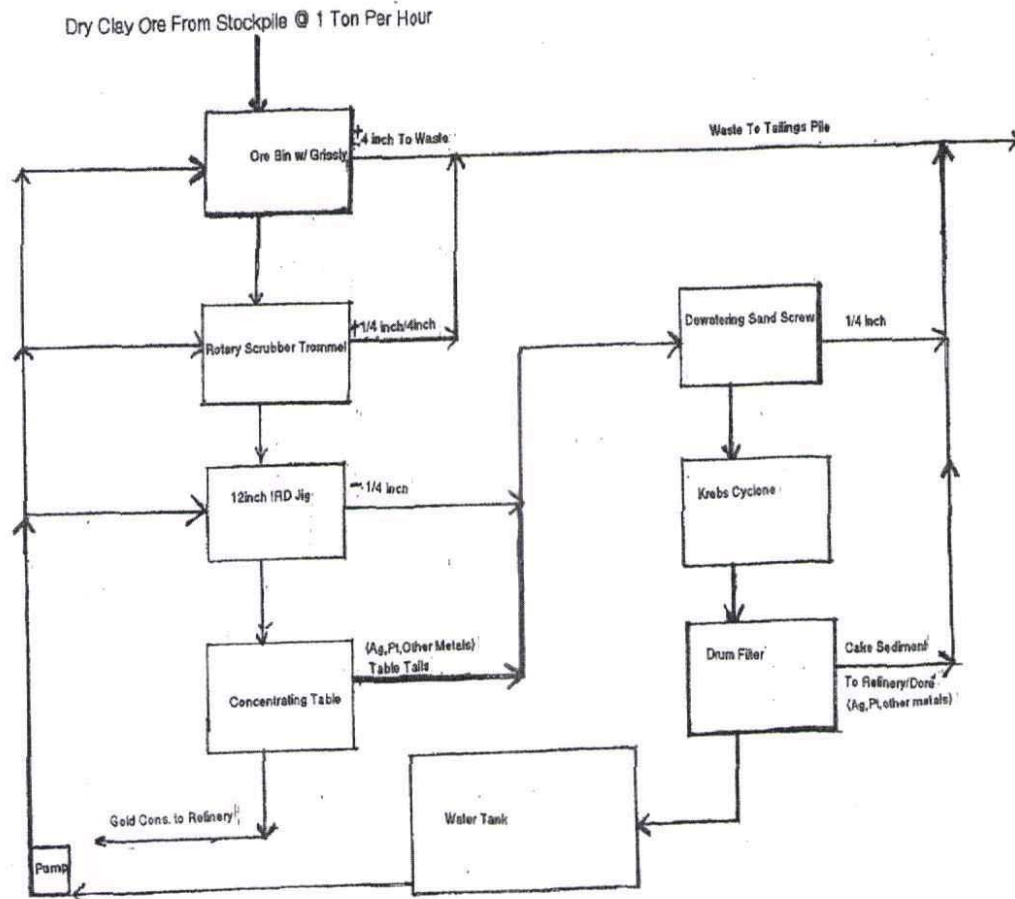


FIG. 13.—THE MELTING ROCK AT THE CONSOLIDATED VIRGINIA MINE, VIRGINIA CITY, NEVADA.

Sutro Clay Processing Plant/Preliminary

Gravity Concentration/Water Filtration Plant

Engineered Processing Plant Plans to follow by AAA manufacturing



ILL.X.Pg.13.

Module # 1 is the feed hopper which is 8' wide x 12' long x 8' high

2 is the trommel which is 8' wide x 16' long x 6' high

3 is the concentrating table which is 8' wide x 17'-4" long x 5' high

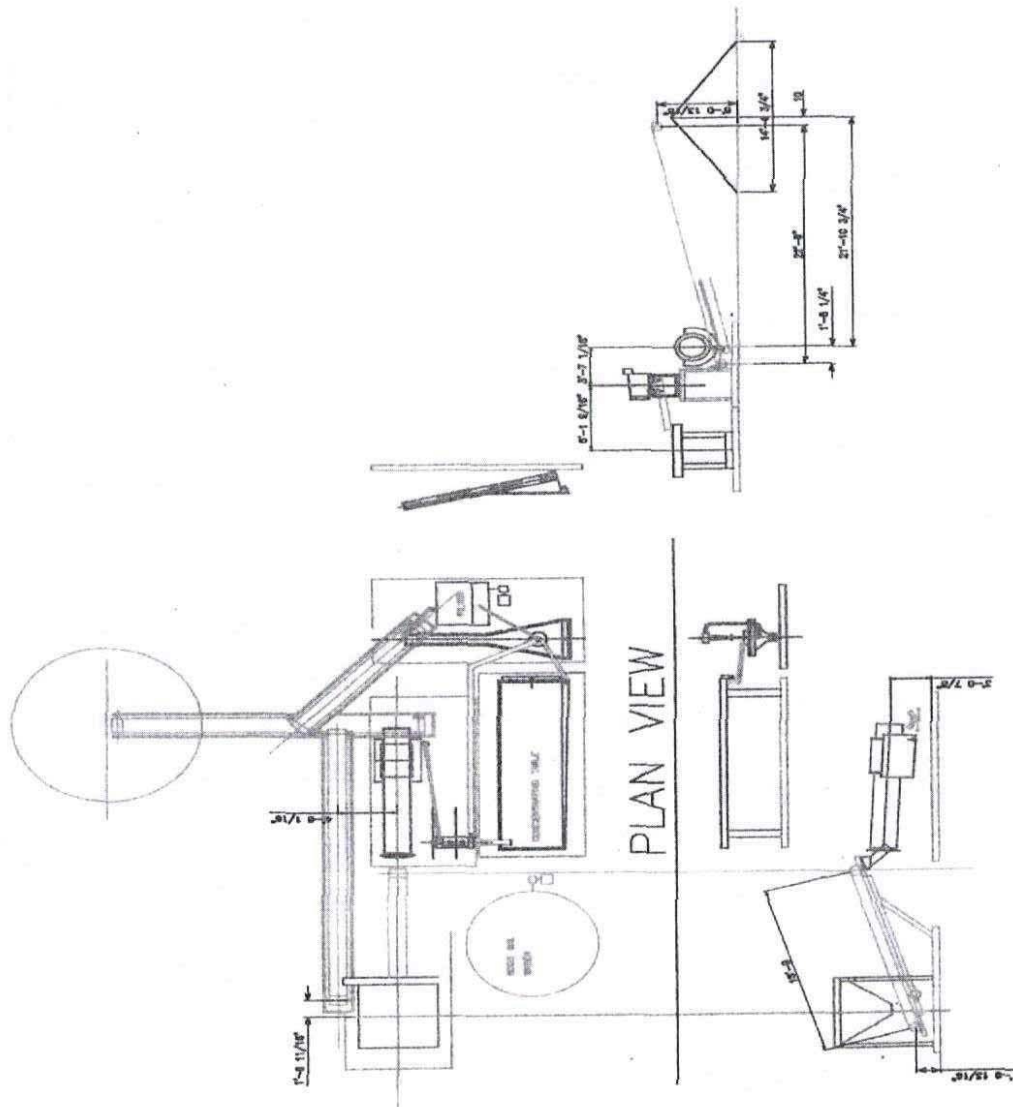
4 is the de watering screw, cyclone, filter which is 8' wide x 16' long x 5' high

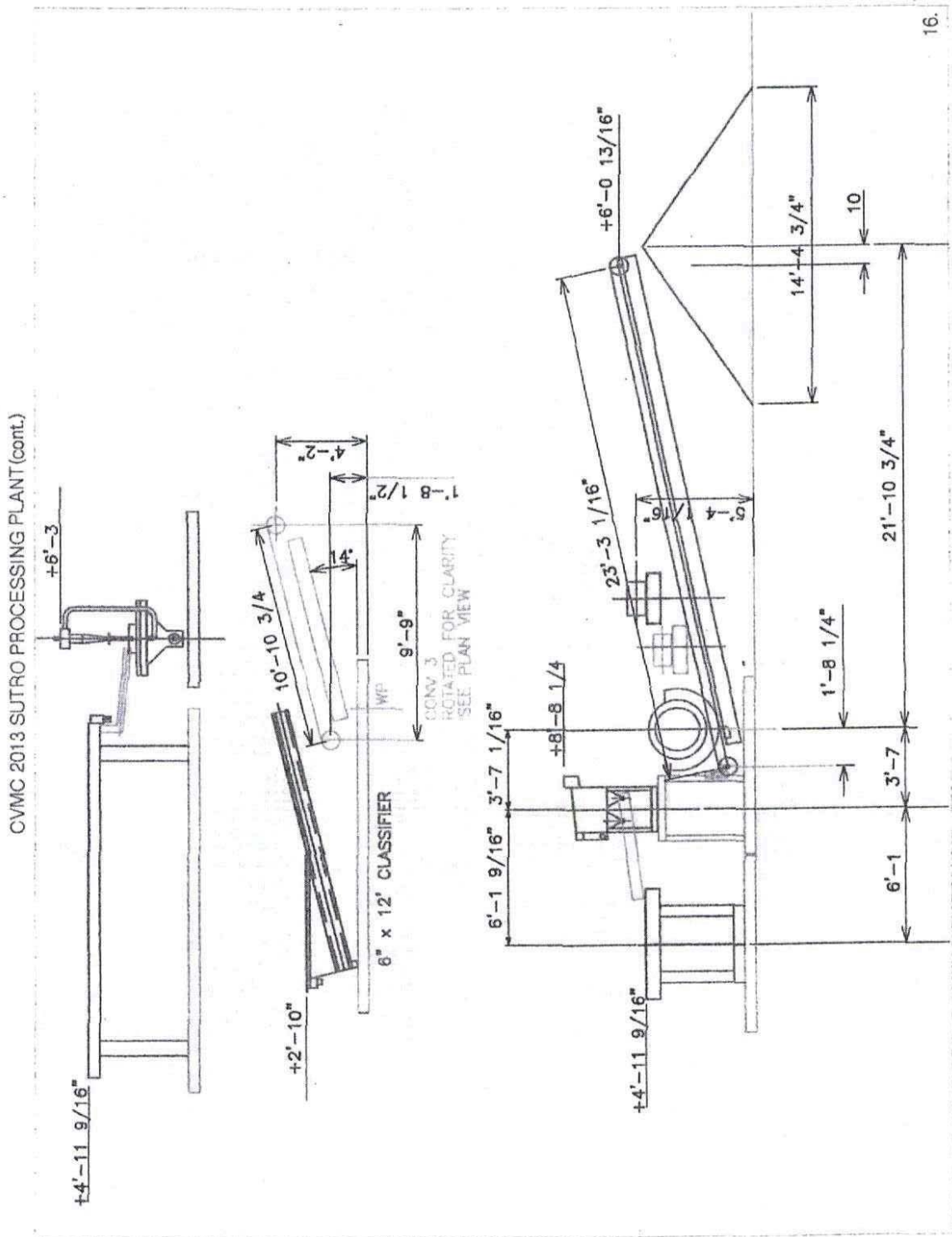
5 is water tank which is 10' wide x 10' long x 10' high

These modules are all skid mounted for ease of movement. The drawings show these modules clustered as close as possible to reduce the foot print.

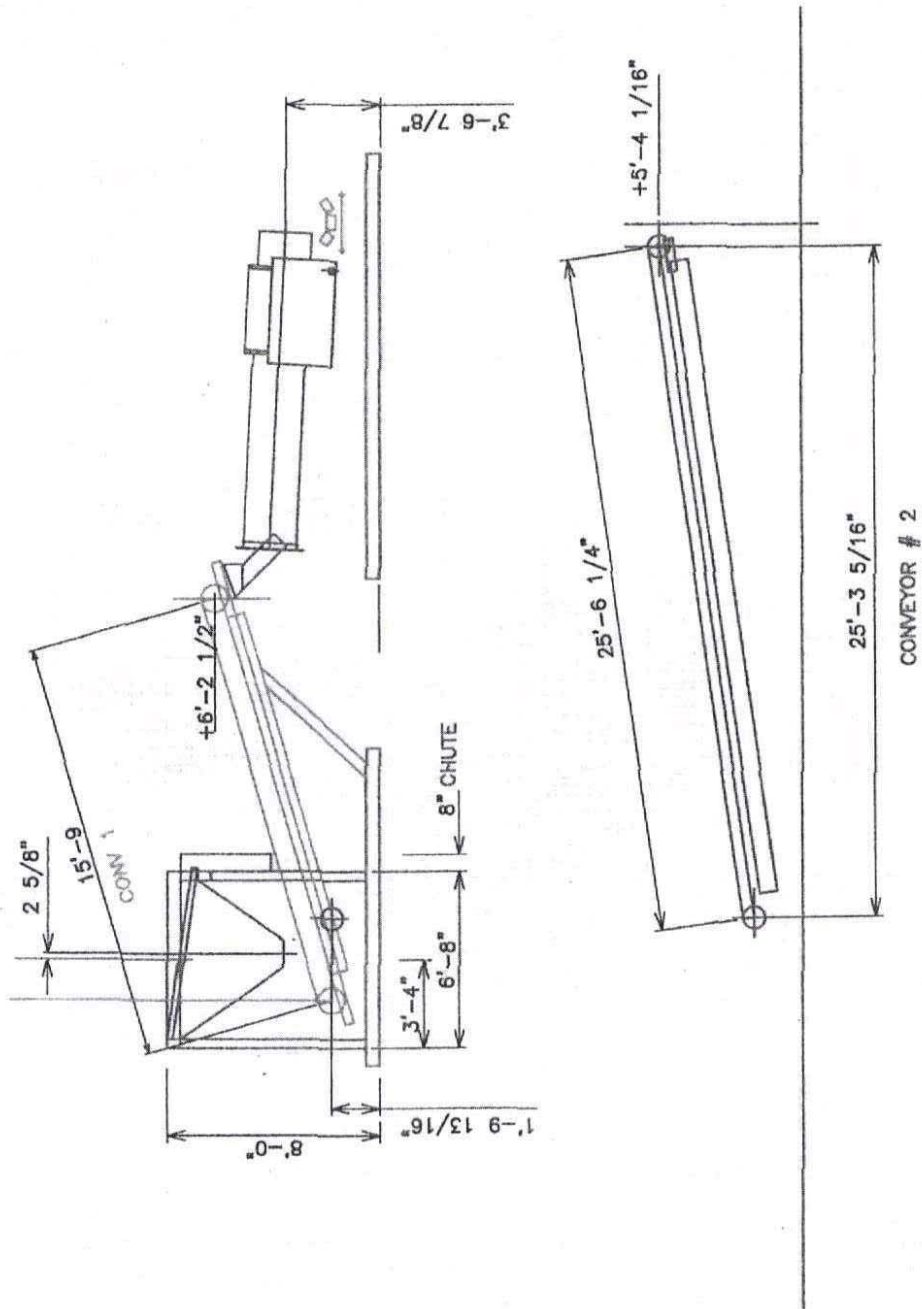
CVMC 2013 SUTRO PROCESSING PLANT/Engineering & Drawings(Final Plans and Operating Manual to Follow)

1 ton/hr. Gravity & Water Filtration, Zero Discharge Water





CVMC 2013 SUTRO PROCESSING PLANT (cont.)





Storey County Board of County Commissioners Agenda Action Report

Meeting date: 5/6/14

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

____ District Attorney

8. **Reviewed by:**

 x Department Head

Department Name: Community Development

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

Storey County Community Development

Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office
Pat Whitten, County Manager

April 28, 2014
Via email

Please add the following item(s) to the **May 6, 2014**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

LICENSING BOARD SECOND READINGS

- | | |
|---|------------|
| A. SOUTHLAND INDUSTRIES – General / 114 Megabyte (HVAC, Plumbing Design) | TRI |
| B. TIMMONS GROUP, INC. – Contractor / 1001 Boulders Pkwy ~ Richmond, VA (Ardagh Supplier) | |
| C. CROSS CHECK SERVICES, LLC – Contractor / 1264 Lanny Lane ~ Olympic Valley, CA (Forestry) | |
| D. CONCO & CONCO PUMPING – Contractor / 5141 Commercial ~ Concord, CA (Neptune Contractor) | |
| E. D.C. ELECTRICAL – Contractor / 7771 Shalestone Way ~ Reno (Contractor) | |
| F. PHILLY'S NV – General / 420 USA Parkway (Restaurant) | TRI |
| G. MARK TWAIN COMMUNITY CENTER – Non-Profit / 500 Sam Clemens Street | MT |
| H. RANDA ACCESSORIES – General / 700 USA Parkway (Distribution Center) | TRI |

Inspection Required

cc: Shannon Gardner, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Assessor's Office

Sheriff's Office