



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, FEBRUARY 3<sup>RD</sup>, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AMENDED AGENDA

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for February 3, 2015
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for January 5, 2015

## CONSENT AGENDA

(All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak. )

5. For possible action approval of Payroll Checks date 01/15/15 \$110,536.56 and \$50,338.51, date 01/16/15 \$321,152.81. Accounts payable checks date 01/23/15 for \$1,616,350.36 and \$6,169.28.
6. Restated 2014 Storey County Audit Report
7. For possible action approval of Business License First Readings -

## **FIRST READINGS:**

- a. **LOW-TEMP INSULATIONS, INC.** – Contractor / 22631 N. 18<sup>th</sup> Avenue ~ Phoenix (insulated panels)
- b. **CC COMMUNICATIONS** – Contractor / PO Box 1390 ~ Fallon (telecommunications)
- c. **BI-STATE ELECTRIC CO** – Contractor / 1617 Freeport Blvd. ~ Sparks (electrical contractor)
- d. **NEVADA FOOD TRUCKS, LLC** – General / 5526 Marin Circle ~ Sun Valley (food catering)
- e. **BATTERY SYSTEMS, INC.** – General / 3410 Peru Drive (battery distribution) **TRI**
- f. **STORMO INVESTMENTS, LLC** – General / 14885 La Briana Avenue ~ Reno
- g. **SHAMBAUGH & SON, LP** – Contractor / 7614 Opportunity Drive ~ Ft. Wayne, IN (fire sprinkler cont.)
- h. **NEVADA STAINED GLASS-FIRE HORSE STUDIOS** – Home Business / 132 N. C St (art) VC
- i. **TECTONICS DESIGN GROUP** – Contractor / 10451 Double R Blvd ~ Reno (architects)
- j. **INTEGRITY PEST MANAGEMENT** – Contractor / 4240 Reno Highway ~ Fallon (pest control)

### **END OF CONSENT AGENDA**

- 8. **DISCUSSION ONLY (No Action – No Public Comment):** Committee/Staff Reports including Quarterly financial updates for fiscal year 2014/2015
- 9. **BOARD COMMENT (No Action – No Public Comment)**
- 10. **DISCUSSION ONLY (No Action – No Public Comment):** Discussion and direction to staff regarding legislation or legislative issues proposed by legislators or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chairman or the Board to be of critical significance to Storey County.
- 11. **DISCUSSION/POSSIBLE ACTION:** Approve the second reading of Ordinance 14-261, an ordinance amending Storey County Code chapter 5.16 Prostitution to change the name to Brothels, amending the procedure for revoking a license, and changing requirements on work cards, and providing for other properly related matters.
- 12. **DISCUSSION/POSSIBLE ACTION:** Approve the Resolution 15-418 setting the fees for applications for a brothel license, the licensing of brothels, and setting penalty fees.
- 13. **DISCUSSION/POSSIBLE ACTION:** Approval of Second Reading of William Hill Race & Sports Book, Business/Gaming License application
- 14. **DISCUSSION/POSSIBLE ACTION:** Appointment of Board of Equalization member

### **COMMUNITY DEVELOPMENT AND PLANNING**

- 15. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-020 (Continued from 12/02/14) by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

**16. DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 (Continued from 12/02/14 meeting) by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (river District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by mean of boundary line adjustment. The subject area is described approximately as portions of Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located as Assessor's Parcel Numbers (APN) 004.161.98, 004.161.99, 004.162.01, and 004.162.02; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 005.121.01, 005.121.02, 005.121.03, 005.121.04, and 005.121.05; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95, and 004.161.97, all within the approximate subject area described above. The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

**17. DISCUSSION/POSSIBLE ACTION:** Variance 2014-023. By Karen James for a reduced rear-yard setback of five feet from the required 20 feet rear-yard setback for the placement of a proposed attached garage for a property located at 355 East Mill Street, Virginia City, Storey County, Nevada (APN: 001-266-04).

**18. DISCUSSION/POSSIBLE ACTION:** Special Use Permit (SUP) 2014-032. By Corrie Zam-Northan on behalf of the Bucket of Blood Saloon for the installation of a painted mural on the face of an existing south retaining wall and on the face of an existing west retaining wall for a location at 8 North C Street, Virginia City, Storey County, Nevada (APN: 001-084-01).

**19. DISCUSSION/POSSIBLE ACTION:** Variance 2014-034. By David and Linda Lindsey for a reduced rear-yard setback of 10 feet from the required 20 feet rear-yard setback for the placement of a proposed attached garage as part of a proposed single-family residence for a property located at 260 North O Street, Virginia City, Storey County, Nevada (APNs: 001-206-18 & 001-206-15).

**20. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

**SECOND READINGS:**

- a. **AHERN RENTALS, INC. – General / 1777 Peru Drive (equipment rental)** **TRI**
- b. **NORTECH, GEOTECHNICAL/CIVIL CONSULTANTS, LTD., -- 300 Western Rd #3 ~ Reno (eng.)**
- c. **DAN'S WELDING & MACHINE, LLC – 1320 East Glendale ~ Sparks (welding contractor)**

- d. **IONIX, LLC – General / 222 East Sydney (metal fabrication)** **TRI**
- e. **RICH DOSS, INC. – General / 201 Wild Horse Canyon Drive (transportation)** **MCC**
- f. **HIGHLAND FLOORS, INC. – 4050 S. McCarran ~ Reno (flooring contractor)**
- g. **LIGHTNING PROTECTION SYSTEMS, LLC – 90 Cutler Dr. ~ N. Salt Lake City, UT (lightning prot.)**
- h. **CUSTOM LAWN & LANDSCAPE MAINT. INC., -- 5125 Tenaya Creek Ln ~ Reno (landscaper)**
- i. **CLAYTON COATINGS, INC. – 8742 East Via de Commercio ~ Scottsdale, AZ (contractor)**
- j. **DULGAR CONSTRUCTION, LLC – 6301 Bonita Ct ~ Sparks (carpentry contractor)**
- k. **HARRIS INDUSTRIAL GASES – General / 236 East Sydney (welding equip supply)** **TRI**

## 21. PUBLIC COMMENT (No Action)

## 22. ADJOURNMENT

### NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

**Notice to persons with disabilities:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

In accordance with Federal law and U.S. Department of agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of civil rights, 1400 Independence avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or 202-6382 (TDD). USDA is an equal opportunity provider, employer, and lender. The TTY, VCO voice carry over) or HCO hearing carry over) number is 800-326-6868; voice only 800-326-6868. Check the customer Guide section of your telephone book under Services for Individuals with a Hearing or Speech Disability.

### CERTIFICATION OF POSTING

I, Wendy Bacus, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before January 28, 2015; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By Wendy Bacus  
Wendy Bacus, Deputy Clerk-Treasurer





# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

MONDAY, JANUARY 5, 2015 2:00 P.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MC GUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, County Manager Pat Whitten, Deputy Clerk & Treasurer Dore Nevin, Deputy District Attorney Anne Langer, Special Counsel Robert Morris, Sheriff Gerald Antinoro, Administrative Officer/Planner Austin Osborne, Comptroller Hugh Gallagher, and Community Services Director Cherie Nevin.

1. **SWEARING IN OF NEWLY ELECTED OFFICIALS** - Judge Russell swore in the newly elected officials.
2. **CALL TO ORDER AT 2:00 P.M.**  
The meeting was called to order by the Chair at 2:10 P.M.
3. **PLEDGE OF ALLEGIANCE**  
The Chair led those present in the Pledge of Allegiance
4. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for January 5, 2015  
County Manager Pat Whitten requested item 20 be moved to follow the Consent Agenda.

**Motion:** Approve Agenda for January 5, 2015, **Action:** Approve **Moved by** Commissioner Gilman  
**Seconded by** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:**  
Yes=3)

5. **ELECTION OF CHAIRMAN AND VICE CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR** Pursuant to Storey County Code 2.04.008

**Motion:** Elect Commissioner Marshall McBride as the Chairman, **Action:** Approve **Moved by:** Commissioner Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes = 2)

**Motion:** Elect Commissioner Lance Gilman as the Vice Chairman, **Action:** Approve **Moved by:** Chairman McBride **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes = 2)

**6. APPOINTMENTS TO SERVE ON STATE, COUNTY AND REGIONAL BOARDS**

1. Safety Committee - *defer appointment to the Safety Committee*
2. Legislative Representative - *Marshall McBride with all others, including staff as needed*
3. Historic Fourth Ward School and Museum Board - *Jack McGuffey*
4. NACO - *Jack McGuffey, with Austin Osborne as secondary*
5. Nevada Works - *Lance Gilman, with Austin Osborne as secondary*
6. Virginia City Senior Center - *Cherie Nevin*
7. Lockwood Senior Center - *Lance Gilman, Cherie Nevin and Maggie Lowther*
8. St. Mary's Art Center - *Jack McGuffey*
9. Western Nevada Development District - *Dean Haymore*
10. Carson Water Subconservancy District - *Austin Osborne*
11. State Land Use Planning Advisory Council - *Austin Osborne, with Dessie Redmond as secondary*
12. Natural Resources Conservation District (USDA) - *Dean Haymore*
13. Truckee River Flood Management Authority (Technical Advisory Committee) - *Lance Gilman, with Austin Osborne and Dessie Redmond as secondary*
14. Comstock Historic District - *Marshall McBride*
15. Nevada Commission for the Reconstruction of the V & T Railway - *Jack McGuffey*
16. Virginia City Tourism Committee - *Scott Jolcover, Molly Burnet, Angelo Petrini, and Ron Gallagher*
17. Oversight of Fire and Public Works - *Marshall McBride*
18. Economic Development
  - a. EDAWN - *Lance Gilman*
  - b. NNDA - *Lance Gilman*
19. Storey County Wildlife Advisory Board - *Rob DuFresne, Greg "Bum" Hess, Jim Clark, Rich Bacus and Greg Hess, Sr.*

**Motion:** Approve Appointments to Serve on State, County and Regional Boards, **Action:** Approve **Moved by:** Vice Chairman Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes = 3)

**7. DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for November 12, 2014

**Motion:** Approve Minutes for November 12, 2014, **Action:** Approve **Moved by:** Vice Chairman Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion Carried by unanimous vote (**summary:** Yes= 3)

**8. DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for December 2, 2014

**Motion:** Approve Minutes for December 2, 2014, **Action:** Approve **Moved by** Vice Chairman Gilman **Seconded by** Commissioner McGuffey **Vote:** Motion Carried by unanimous vote (summary: Yes= 3)

**CONSENT AGENDA**

9. For possible action approval of Payroll Checks dated 11/24/14 for \$112,014.02, \$50,132.19, \$428.55, date 12/05/14 for \$403,461.04 and date 12/19/14 for \$308,980.93. Accounts payable checks date 11/26/14 for \$112,558.00 and \$26,707.85, date 12/12/14 for \$1,003,098.49 and \$4,166.85, date 12/17/14 for \$1,000, date 12/26/14 for 382,977.88, \$3,761.33, \$33.60 and \$1,055.71.
10. For possible action approval of November 2014 Treasurer Report
11. For possible action Approval of update to Storey County Administrative Policies and Procedures including: 701 Health Insurance Coverage; 702 Life Insurance Coverage; 703 Retirees (health coverage); 705 Workers' Compensation/Transitional Duty; and 706 Education Assistance. Additionally, Policy 703A Retiree Health Benefits to be replaced with Policy 704 Retirees Health Benefits.
12. For possible action Approval of update to Storey County Administrative Policies and Procedures including: 603 Sick Leave; 605 FMLA Leave; and 609 Military Leave\
13. For possible action approval of Business License First Readings -
  - a. ROSENDIN ELECTRIC, INC - Contractor / 880 Mabury Road - San Jose, CA (electrical contractor)
  - b. PANDA RESTAURANT GROUP - General /745 Sparks Blvd - Sparks (caterer)
  - c. PEED EQUIPMENT CO. - Contractor / 1480 Nandina Avenue - Perris, CA (heavy equipment)
  - d. SCHUFF STEEL COMPANY - Contractor / 1841 West Buchanan - Phoenix, AZ (steel erector)
  - e. QUALITY CONTROL SYSTEMS, INC. - Contractor / 61 Continental Drive - Reno (hvac contractor)
  - f. SURFACE PREP & MAINTENANCE - Contractor / 240 Linden Street - Reno (asphalt contractor)
  - g. STERLING CRANE, LLC - Contractor / 2211 5<sup>th</sup> Street - Elko (heavy lift services)
  - h. ANNING-JOHNSON CO - Contractor / 13250 Temple Avenue - City of Industry, CA (metal deck install)
  - i. SUNVELOPE SOLAR, LLC - Contractor / 96 Glen Carron Cir - sparks (solar contractor)
  - j. SAFWAY SERVICES, LLC - Contractor / PO Box 1991 - Milwaukee, WI (scaffolding equip)
  - k. ANSBERRY SIGNCRAFT - General / 10865 Osage Road - Reno (signage manufacturer)

**END OF CONSENT AGENDA**

**Motion:** Approve Consent Agenda, with the exception of items 9, 10, and 11 pulled for discussion  
**Action:** Approve **Moved by** Vice Chairman Gilman **Seconded by** Commissioner McGuffey  
**Vote:** Motion carried by unanimous vote (summary: Yes= 3)

9. For possible action approval of Payroll Checks dated 11/24/14 for \$112,014.02, \$50,132.19, \$428.55, date 12/05/14 for \$403,461.04 and date 12/19/14 for \$308,980.93. Accounts payable



checks date 11/26/14 for \$112,558.00 and \$26,707.85, date 12/12/14 for \$1,003,098.49 and \$4,166.85, date 12/17/14 for \$1,000, date 12/26/14 for 382,977.88, \$3,761.33, \$33.60 and \$1,055.71.

Resident Janet Houts questioned expenses incurred by and to be approved by Commissioners.

County Manager Pat Whitten said this is a routine practice in local governments and is appropriate and ethical.

10. For possible action approval of November 2014 Treasurer Report

Ms. Houts asked about journal entries on the Treasurer Report. Comptroller Hugh Gallagher said items were moved as part of an accounting requirement and suggested questions regarding the Treasurer Report is brought forward prior to the meeting.

Rick Borgia, Senior Auditor for David Pringle CPA said this type of transaction is not uncommon. Explanations can be found in the bank reconciliations.

Vice Chair Gilman formally requested Ms. Houts to direct questions to the Comptroller for a written response including an understanding of how the County is doing business. Resources are not available at the time of this meeting. All of the information being requested by Ms. Houts will be assembled by County staff and made available to Ms. Houts, as is her right. After the first 20 minutes of time in putting the information together- which is free - Ms. Houts will be charged for all work done by the departments.

11. For possible action Approval of update to Storey County Administrative Policies and Procedures including: 701 Health Insurance Coverage; 702 Life Insurance Coverage; 703 Retirees (health coverage); 705 Workers' Compensation/Transitional Duty; and 706 Education Assistance. Additionally, Policy 703A Retiree Health Benefits to be replaced with Policy 704 Retiree Health Benefits.

Ms. Houts questioned who is covered under the life insurance and the amount of coverage. County Manager Whitten answered \$30,000 for general government workers and \$40,000 for public safety workers. Ms. Houts requested information regarding health coverage for dependents. Mr. Whitten directed Ms. Houts to send requests to Mr. Osborne in Human Resources.

**Virginia City Resident, Mark Joseph Phillips:** Regarding Item 9, Mr. Phillips requested information regarding the \$1,000 check dated 12/17/14. The information is not in the agenda packet. Chair McBride said this item will be researched.

Mr. Whitten reported this item has been determined to be a VCTC expense - an earnest money deposit on a property purchase.

**Motion:** Approve items 9, 10, and 11 of the Consent Agenda **Action:** Approve **Moved by:** Vice Chairman Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**20. DISCUSSION/POSSIBLE ACTION:** Approve Memorandum of Understanding between the Nevada Rural Counties Retired and Senior Volunteer Program, Inc., and Storey County and authorize County Manager to sign the Memorandum of Understanding.

Cherie Nevin, Community Services Director, reviewed the Memorandum of Understanding which formalizes the use and responsibilities of Storey County and Nevada Rural Counties Retired and Senior Volunteer Program (RSVP), for the van purchased in 1994 for the transportation of seniors receiving services. Storey County maintains the vehicle and also provides insurance and fuel. RSVP provides trained drivers for the vehicle. The vehicle is housed in Lockwood.

**Virginia Highlands Resident, Nicole Barde:** Asked if services provided by the van are just in the River District.

Ms. Nevin replied that services provided are County-wide.

**Motion:** Approval of Memorandum of Understanding as presented on the Consent Agenda,

**Action:** Approve **Moved by** Vice Chairman Gilman **Seconded by:** Commissioner McGuffey

**Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**14. DISCUSSION ONLY (No Action):** A presentation by the Bureau of Land Management, Carson City District, regarding their draft Resource Management Plan (RMP)/Environmental Impact Statement (EIS). The 120-day public comment period runs from November 28, 2014 through March 27, 2015. A hard copy of the draft document is available for review in the Planning Department.

Colleen Sievers, representative from the Bureau of Land Management, presented an over-view of the current BLM Resource Management Plan revision process.

BLM has approximately 15,000 acres in Storey County. Just over 1700 comments regarding issues to be addressed have been received. Storey County is a cooperating agency and the County has been active in communicating issues the County would like to be considered.

Ms. Sievers reviewed alternatives being considered in the process. This would include highlighting the Virginia City National Historic Landmark.

Six public meetings are currently planned with the comment period ending March 27, 2015. A final EIS should be available in about one year and will be released for public review. Comments can be emailed to BLM or mailed to the Carson City office. Documents are available on the website and hard copies are available throughout the District.

County Manager Pat Whitten recognized the attendance of the BLM State Director. The BLM can anticipate that the County, especially in the historic district area, will want to continue to support special events such as the Grand Prix and the endurance ride. View shed protection from wind farm resources on BLM land will be critical. Ms. Sievers stated that in one of the alternatives, the wind exclusion area has been extended over the whole Virginia Range to protect the setting to Virginia City.

Commissioner McGuffey expressed concern over closing of roads to off-road and hunting use. Ms. Sievers said it will be a completely public process, with maps of the roads available to the public when BLM goes in to the trouble management planning process. Storey County can be a cooperating agency at the time of that process.

Vice Chair Gilman asked if there was a wild horse component being discussed in this process. Ms. Sievers responded there definitely is.

#### **15. DISCUSSION ONLY (No Action – No Public Comment): Committee/Staff Reports**

##### **Administrative Officer/Planner Austin Osborne:**

- Working on the Master Plan and Zoning Code updates which will be brought to the Planning Commission on January 15<sup>th</sup> for discussion, no action, allowing the public a chance to review.
- On February 5<sup>th</sup>, there may be action on some of the recommendations and there will be a workshop for the Master Plan. A rough draft of the Land Use chapter is substantially completed. The meeting will likely be held at the high school training room. These documents are on the website at [storeycounty.org/planning/updates.asp](http://storeycounty.org/planning/updates.asp)

##### **Shaun Griffin, Community Chest/Library:**

- The Open House at the Storey County Health & Wellness hub will be January 21<sup>st</sup>, 4 to 7 PM. The entire community is invited. Medical services case manager, mental health representatives and interns will be in attendance.
- The library will offer services two days per week in Lockwood, Mark Twain and Virginia City, and soon in the Highlands. A fund raiser was held in November. One of the volunteers contributed over 140 hours, which will be matched by Chevron. A \$1,000 donation will be received from her work.
- Mr. Griffin introduced Ronni Galast – Director of Nursing at Carson City Health & Human Services and Tammy Bowman, Nurse Practitioner. An agreement has been reached to bring health services to Storey County. Thanks to Ronni and her staff for making this happen. The clinic will be open Wednesday, January 7<sup>th</sup>.
- Ronnie Galast explained services provided by the Community Health Nurse and the Nurse Practitioner – mostly preventive health services.

##### **Comptroller Hugh Gallagher:**

- Staff was recently given the recommendation to research the possibility of relief in personal and real property tax rates. The objective is to ascertain amounts generated by ad valorem tax. The amounts will come from the Department of Taxation. Assistance has been requested from Tom Gransbury, Department of Taxation retiree. Mr. Gallagher reviewed the steps to be taken before a decision can be made. It is a long process and updates will be given when requested.

##### **Sheriff Gerald Antinoro:**

- The holiday weekend was good. There was an accidental discharge of a firearm where the owner shot himself.

**County Manager Pat Whitten:**

- Mr. Whitten discussed Senate Bill 1 of the Special Session 2014, allowing negotiations on a Government Services Agreement assisting the County to receive monies for certain costs in certain areas, and allows for negotiation of business licensing & permitting specific to the Tesla project with talks continuing.
- Notification has been received that we are ready to start bill draft request disseminations from the Legislative Counsel Bureau. Meetings will be held every two weeks with the Legislative Coalition led by Mary Walker's group.
- Drafts of Master Plan documents will be made available as they come out.

**16. BOARD COMMENT (No Action – No Public Comment)**

**Commissioner McGuffey:**

- Proud to be working as a County Commissioner and to be serving Storey County. Welcome to District Attorney Anne Langer.

**Vice Chairman Gilman:**

- Welcomed Commissioner McGuffey.

**Chairman McBride:**

- Welcomed Commissioner McGuffey and thanked the Board for electing Mr. McBride Chairman.
- In light of recent events around the country, Chair McBride said this Board has confidence and trust in the local law enforcement – County and State-wide.

Chair called for a recess at 3:30 PM; reconvened at 3:44 PM.

**17. DISCUSSION/POSSIBLE ACTION:** Approval of Storey County Audited Financial Statements for the year ended June 30, 2014.

Comptroller Hugh Gallagher reviewed the Audited Financial Statements for the year ended 2014, which reflects a healthy, un-reserved, ending fund balance which has doubled since 2009. This is due greatly to business licensing and permitting. Mr. Gallagher stated expenditures are in line with the previous years.

The General Fund is automatically decreased by funds put in to Capital Projects. Revenues were higher mainly due to the previously mentioned licensing and permitting. Expenditures were lower than budgeted. Every department was under budget for 2014.

Recommendations regarding the Fire Fund will be presented at a later date.

Mr. Gallagher would like to retire some of the bond obligations early. Mr. Gallagher also reviewed the TRI liability and explained differences brought up at a previous meeting, which have been resolved.

Mr. Whitten discussed the delay in the preparation and release of the audit. There was a public challenge to the Nevada Accountancy Board questioning the credentials of the auditing firm.

Auditing was suspended while the Accountancy Board conducted an investigation and made a determination, which took approximately 60 days. This cost every taxpayer additional expense. The Accountancy Board totally cleared the Pringle accounting firm of the needless, groundless stall tactics and accusations.

Vice Chair Gilman heard that Storey County had been praised for being one of the more organized and profitable Counties in the State.

Chair McBride reiterated that the Accountancy Board found no irregularities in the audit whatsoever. The filing of the complaint delayed the process for months.

**Virginia Highlands Resident, Kay Dean:** Ms. Dean read comments prepared by resident Dave Thomas who was unable to attend today:

"1. On July 1, 2013, Storey County issued \$3,000,200 of USDA sewer revenue bonds. The cash balance on the statement of net assets appearing on page 9 of the Audit Report includes the \$2,908,833 cash balance of the USDA Bond Fund. The June 30, 2014 \$3,000,200 principal balance of the USDA sewer revenue bonds is not included in the liabilities appearing on the statement of net assets. Please explain how this is possible. I will note that this type of misstatement appears to be a continuing problem. In the fiscal 2012 Audit Report, the statement of net assets failed to include in liabilities the June 30, 2012 \$330,000 balance of the note payable to Dann Eggenberger. In the fiscal 2013 Audit Report, the statement of net assets failed to include in liabilities the June 30, 2013 \$250,000 balance of the note payable to the Virginia City Highlands Property Owners' Association.

2. At the December 2, 2014 Commissioners meeting I raised the issue that the TRI infrastructure loan balance appearing on the Storey County fiscal 2013 Audit Report was \$120,012 lower than the balance appearing on the TRI Public-Private Partnership fiscal 2013 Audit Report. Has this prior year discrepancy been corrected on the Storey County fiscal 2014 Audit Report?

3. The auditor's opinion letters contained in the Storey County fiscal 2014 Audit Report are dated October 31, 2014. This is in compliance with NRS chapter 354.624, subsection 1 requirement that each annual audit must be concluded not later than 5 months after the close of the fiscal year for which the audit is conducted. NRS chapter 354.624, subsection 6 requires that the opinion and findings of the auditor contained in the report of the audit must be presented at a meeting of the governing body held not more than 30 days after the report is submitted to it. It is now January 5, 2015. Do you agree that the county has failed to comply with the timing requirement specified in NRS chapter 354.624, subsection 6?

4. I am requesting that you provide me with a breakdown of the June 30, 2014 Park Tax Special Revenue Fund balances of \$64,731 between Virginia City, Lockwood, Mark Twain and the Highlands."

County Manager Pat Whitten said two of the questions have been answered relative to the discrepancy of \$120,012. Mr. Whitten said to be clear the County had no choice but to fail to comply with the statutory deadlines due to the complaint filed by Ms. Dean.

Tom Gransbury said there is a statute that allows for a request for extension if requested.

Chair McBride requested the auditor and comptroller to submit responses to Mr. Thomas' two unanswered questions at the next Commission meeting.

**Motion:** Approval of Storey County Audited Financial Statements for the year ended June 30, 2014.

**Action:** Approved **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey

**Vote:** Motion passed by unanimous vote **(Summary: Yes=)**

**18. DISCUSSION/POSSIBLE ACTION:** Approve the second reading of Ordinance 14-261, an ordinance amending Storey County Code chapter 5.16 Prostitution to change the name to Brothels, amending the procedure for revoking a license, and changing requirements on work cards, and providing for other properly related matters.

Vice Chairman Gilman recuses himself from this item pursuant to NRS 281a.420 due to a conflict of interest, abstaining from vote and discussion.

Special Counsel Robert Morris reviewed the draft of the Ordinance. Additions have been made insuring that the due process on revocation of licensing is in compliance with NRS, and also dealing with the death, disability, or insolvency of a licensee. There are other issues that need to be discussed and resolved. Mr. Morris requested this item be continued to the February 3, 2015 meeting.

**Motion:** Continue the second reading of Ordinance 14-261 to the February 3, 2015 Commission meeting at 10:00 AM **Action:** Approved **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride **Vote:** Passed by unanimous vote **(Summary: Yes=2)**

**22. DISCUSSION/POSIBLE ACTION:** Consideration of application to add Donny Gilman as a Co-Manager to the World Famous Mustang Ranch Brothel.

Vice Chairman Gilman recuses himself from this item pursuant to NRS 281a.420 due to a conflict of interest, abstaining from vote and discussion.

Sheriff Gerald Antinoro read the following in to the record:

"RE: The Matter of the Application of Donald Gilman

Commissioners,

Donald Brent Gilman made application through the Sheriff's Office to be added as 'manager' to the brothel license held by L. Lance Gilman. An incomplete application was submitted September 16, 2014. The applicant ultimately submitted the requested financial documentation and the background history, I would not recommend him as a license holder, and however nothing was discovered during the background investigation that would preclude the applicant from being added to the existing license as a manager."

Sheriff Antinoro reviewed issues being addressed in proposed Ordinance 14-261 relating to the death, disability, or insolvency of a licensee. Sheriff Antinoro indicated he would have reservations considering Donald Gilman as a license holder, but not as a manager on an existing license.

Courtney Forester, attorney for Donny Gilman, said under the Ordinance there is essentially one license with no distinction between a manager and an owner. At this point, Donny Gilman would not be an owner of the brothel. Should Lance Gilman be deceased or incapacitated, Donny Gilman as the Trustee of the Lance Gilman Trust would take over and continue operation of the brothel with the full assets of the Trust behind him.

Sheriff Antinoro said there will always be some amount of review when a succeeding licensee takes over.

Special Counsel Morris said under the existing code a licensee is allowed to have a manager. The Sheriff has approved Donny Gilman to be added on the license as a manager.

**Motion:** Consideration of application to add Donny Gilman as a Co-Manager to the World Famous Mustang Ranch Brothel **Action:** Approved **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride **Vote:** Approved by unanimous vote **Summary:** (Yes=2)

**19. DISCUSSION/POSSIBLE ACTION:** Approve the Resolution 15-418 setting the fees for applications for a brothel license, the licensing of brothels, and setting penalty fees.

Vice Chairman Gilman recuses himself from this item pursuant to NRS 281a.420 due to a conflict of interest, abstaining from vote and discussion.

Special Counsel Robert Morris said the application and licensing fees are currently in place under County Code. This Resolution will add penalty fees of 10% of the delinquent amount due each month. This matter is required to be continued to a second reading.

Sheriff Antinoro said historically 10% is the rate that has been applied. There have been no penalties in quite some time. Sheriff Antinoro referred to the license originally granted to Mustang Ranch wherein two brothels were licensed under one. A license fee adjustment has never been re-visited and consideration should be given to an adjustment.

County Manager Whitten said with the revocation of the Wild Horse license, both brothels were consolidated in to one operation. Mr. Whitten suggested defining with the re-writing of this Resolution, two separate brothels operating and a brothel operating in multiple buildings.

Sheriff Antinoro said there needs to be clarification on how many locations there can be under one license. Each location needs to be visited during enforcement and compliance checks even if records are housed at one location.

**Motion:** Continue Resolution 15-418 setting the fees for applications for a brothel license, the licensing of brothels, and setting penalty fees to February 3, 2015 Commission Meeting at 10:00 AM **Action:** Approved **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride **Vote:** Approved by unanimous vote **Summary:** (Yes=2)

**21. DISCUSSION/POSSIBLE ACTION:** Adopting and approving, the Second Amended Interlocal Agreement for Western Nevada Regional Youth Center, an agreement between Carson City, Churchill County, Douglas County, Lyon County, Storey County, the First Judicial District, the Third Judicial District, the Ninth Judicial District, and the Tenth Judicial District, for the operation of the Western Nevada Regional Youth Center to solidify the relationship between the Center's Operation Technical Committee (OTC) and the Administrator and provide direction and clarification.

District Attorney Anne Langer said this is a contract for the Western Nevada Regional Youth Center. This is a minor change to a prior agreement regarding Administration and yearly evaluations.

Pat Whitten said Storey County is a minimal user of this facility. There is very little fiscal impact as fees are charged on the basis of usage. There was a desire from the agency participants to be more involved since these agencies are supporting the Youth Center.

**Motion:** Approve the Second Amended Interlocal Agreement for Western Nevada Regional Youth Center **Action:** Approved **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey **Vote:** Approved by unanimous vote **Summary:** (Yes=3)

## COMMUNITY DEVELOPMENT AND PLANNING

**23. DISCUSSION/POSSIBLE ACTION:** Application No. 2014-020 (Continued from 12/02/14) by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org). Item is most likely to be continued to the February 3, 2015 meeting.

Vice Chair Gilman recuses himself from this item pursuant to NRS 281a.420 due to a conflict of interest, abstaining from vote and discussion.

Senior Planner Austin Osborne has applied for two things. First, Item 23, to add a chapter creating an Industrial-Commerical Zone. Second, Item 24, to apply zoning to an area of 600 acres in and near TRIC. It is requested that this item be continued to February 3, 2015.

**Motion:** Continue Application No. 2014-020 to the February 3, 2015 Commission Meeting at 10:00 AM **Action:** Approved **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride **Vote:** Approved by unanimous vote **Summary:** (Yes=2)

**24. DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 (Continued from 12/02/14 meeting) by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (river District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by mean of boundary line adjustment. The subject area is described approximately as portions of Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located as Assessor's Parcel Numbers (APN) 004.161.98, 004.161.99, 004.162.01, and 004.162.02; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 005.121.01, 005.121.02, 005.121.03, 005.121.04, and 005.121.05; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95,



and 004.161.97, all within the approximate subject area described above. The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org). Item is most likely to be continued to the February 3, 2015 meeting.

Vice Chair Gilman recuses himself from this item pursuant to NRS 281a.420 due to conflict of interest, abstaining from vote or discussion.

**Motion:** Continue Application No. 2014-021 to the February 3, 2015 Commission Meeting at 10:00 AM **Action:** Approve **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride  
**Vote:** Approved by unanimous vote **Summary:** (Yes=2)

**25. DISCUSSION/POSSIBLE ACTION:** Second reading of Ordinance No. 14-262, an Ordinance creating interim development regulations affecting Title 16 and 17 of the Storey County Code by creating Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or December 18, 2015, whichever comes first.

Senior Planner Austin Osborne said a County-wide moratorium is being recommended for approval of planned unit developments, subdivisions and master plan amendments that would allow subdivisions to occur until December 18, 2015, or the completion of the Master Plan. This does not affect an individual's ability to request a variance, special use permit, a building permit on an existing parcel, nor does it disallow dividing of a parcel - up to four parcels. This allows time to complete the Master Plan without large-scale developments coming forth at this time. After six months, staff will present an update of the Master Plan to the Board and the appropriateness of the moratorium.

**Motion:** Approve Ordinance No. 14-262, an Ordinance creating interim development regulations affecting Title 16 and 17 of the Storey County Code by creating Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters **Action:** Approve **Moved by:** Vice Chairman Gilman **Seconded by:** Commissioner McGuffey **Vote:** Approved by unanimous vote  
**Summary:** (Yes=3)

**26. DISCUSSION/POSSIBLE ACTION:** The Applicant, Comstock Mining, LLC, requests an amendment to Special Use Permit (SUP) Number 2000-222-A-4 to modify and expand the existing SUP boundary. The amendment applies to modifying boundaries related to surface and underground mining (mining), mine definition, exploration, milling, beneficiation (processing) and ancillary uses on the subject lands in American Flat and Gold Hill and located approximately in

Township 16 North, Range 20 East, Section 1 and 12; and Township 16 North, Range 21 East, Sections 4, 5, 6, 7, 8 and 9 in the Mount Diablo Baseline and Meridian in Storey County, Nevada.

Planner Dessie Redmond said applicant has acquired additional properties and affidavits, and is requesting the mining and ancillary uses allowed in the existing SUP on these additional lands, modifying the boundary of the SUP. Residential uses within the SUP are discussed in the staff report.

Commissioner McGuffey stated he felt unable to make a decision on this item as he is not up to speed on the SUP process.

Austin Osborne explained the process of modifying an SUP and the assignment of subsequent numbers to each modification. The conditions, the uses, the area allowed to work in, are not changing with this modification. The only changes will be to portions of land within the SUP area that were not previously owned by applicant which have now been acquired. Notice of this request has been given to many interested parties.

Chair McBride said the Planning Commission has previously reviewed and approved this item prior to presenting to the Board.

Vice Chair Gilman said this is an appropriate request. The applicant has formally asked to amend the SUP to bring in small land parcels that have been recently acquired.

**Gold Hill Resident, Ron Cox:** An agreement with Comstock Mining has been reached with the condition that since Mr. Cox's property is now in escrow. If the escrow was to fall out, the boundaries around his property would be re-established.

Ms. Redmond read the Findings of Fact:

All land within the amended SUP boundary is zoned Special Planning Review and Forestry. Accordingly, the application for amended SUP was submitted pursuant to SCC Sections 17.32.020 (M-N), and 17.44.030 (A) which list "mining" and "milling" and processing related to "mining" as allowed in each zone with a SUP approved by the Board of County Commissioners with recommendation by the Planning Commission.

Storey County Code Section 17.92.030 lists Findings of Fact related to mining; mining uses and rights; rights and protections of non-mining uses potentially impacted by mining; and protecting the historical value and integrity of Virginia City national Historic Landmark. Those Findings in their entirety are hereby incorporated into the approval of the amended SUP, and it is hereby recognized that the amended SIUP conforms to the purpose and intent of the findings.

The conditions of the amended SUP are not in conflict with the purpose, intent, and of the Forestry Zone and Special Planning Review Zone in which the subject use will be located.

The conditions of approval under the amended SUP impose sufficient regulations on the proposed use to reasonably mitigate associated impacts on the surrounding environment and existing adjacent land uses.

The conditions under the amended SUP are at least as stringent as and not in conflict with the applicable Federal, State and County regulations. The minimum requirements under Storey County Code Chapter 17.03 (Administrative Provisions) and Storey County Code 17.92 (Mining) for issuance of an SUP are incorporated into the Conditions of Approval for the amended SUP.

The amended conditions and the remaining unchanged conditions in the amended SUP comply with the land use requirements and the underlying regulatory zones and are as stringent and not in conflict with Federal, State, and County regulations pertaining to the uses allowed by the amended SUP.

**Motion:** Approve SUP Amendment Application Number 2000-222-A-5 amending and replacing SUP Number 2000-222-A-4 to modify and expand the existing SUP boundary. The amendment applies to modifying boundaries relating to surface and underground mining (mining), mining definition, exploration, milling, beneficiation (processing), and ancillary uses on the subject lands in American Flat and Gold Hill **Action:** Approve **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey **Vote:** Approved by unanimous vote **Summary:** (Yes=3)

**27. DISCUSSION/POSSIBLE ACTION:** The Applicant, Fulcrum Sierra BioFuels, LLC, requests a Parcel Map dividing one parcel into two parcels located on a portion of the Southeast Quarter of the Southeast Quarter of Section 16, Township 19 North, Range 21 East, Mount Diablo Baseline and Meridian, in the Lockwood-Peri Ranch and Mustang areas, in Storey County, Nevada (Assessor Parcel Number: 004-111-28).

Planner Dessie Redmond said all of the Deeds have been cleared and the process can move forward as explained in the staff report.

Commissioner McGuffey asked applicant the reason for dividing the parcel.

Vince Griffith, Reno Engineering Corporation, said this is a parcel split to establish a piece of property for a commercial facility.

Vice Chair Gilman explained the operation of Fulcrum Sierra BioFuels. This company will be taking trash and turning it into jet fuel. This is high tech and leading edge.

Austin Osborne noted this property is not on the agricultural land directly east of Lockwood and it cannot be seen from Lockwood. This is a trash in-take facility only.

Ms. Redmond read the Findings of Fact:

The Parcel Map must comply with NRS 278.461 through 278.469 relating to the division of land into four or less parcels; and

The Parcel Map complies with all Federal, Nevada State, and County regulations pertaining to Parcel Maps and allowed land uses; and

The Parcel Map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity; and

The conditions under this Parcel Map do not conflict with the minimum requirements in Storey County Code Chapters 17.35 1-2 Heavy Industrial Zone or any other Federal, Nevada State or County regulations.

**Motion:** Approve with conditions Parcel Map Application Number 214.025 for dividing one parcel into two parcels located on a portion of the Southeast Quarter of the Southeast Quarter of Section 16, Township 19 North, Range 21 East, Mount Diablo Baseline and Meridian, in the Lockwood-Peri Ranch and Mustang areas in Storey County, Nevada (Assessor Parcel Number: 004-111-28)

**Action:** Approve **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote **Summary:** (Yes=3)

**28. DISCUSSION/POSSIBLE ACTION:** The Applicant, Fulcrum Sierra BioFuels, LLC, requests a Zone Map Amendment to the Official Storey County Zoning Map to change the zoning of a land parcel (a portion of current APN: 004-111-28) from Agricultural (A) to Heavy Industrial (I-2) on a portion of the Southeast Quarter of Section 16, Township 19 North, Range 21 East in Mount Diablo Baseline and Meridian in the Lockwood-Peri Ranch and Mustang areas in Storey County, Nevada. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775-847-1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

Dessie Redmond stated the Applicant is requesting a Zone Map Amendment changing the zoning of a land parcel from Agricultural to Heavy Industrial. Generally speaking, the subject property is not well suited to agricultural use and is currently vacant. There is a residential use located approximately 1,000 feet from the Northwest corner of the subject property. This does not abutt the subject property. Staff believes the 1,000 feet and the topography create a natural buffer between the subject property and the residential use.

Ms. Redmond read the Findings of Fact:

The proposed Zone Map Amendment complies with all Federal, Nevada State and Storey County regulations;

The proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties;

The conditions of approval of the Zone Map Amendment do not conflict with the minimum requirements in SCC Chapter 17.34 Heavy Industrial (I-2) Zone or Chapter 17.03.220 Zone Map Amendments and Zone Text Amendments;

The uses allowed by the new zones do not appear to cause substantial adverse impacts to existing and allowed abutting zones;

The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the Storey County Master Plan;

The proposed Zone Map Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

The proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;

The proposed Zone Map Amendment will not create any non-conforming conditions, such as non-conforming setback distances or minimum parcel area or width requirements.

**Motion:** Approve with conditions Zone Map Amendment Application Number 2014-026 for an amendment to the official Storey County Zoning Map to change the property from the Agricultural (A) zone to the Heavy Industrial (I-2) zone at a property located on a portion of the Southeast Quarter of the Southeast Quarter of Section 16, Township 19 North, Range 21 East, Mount Diablo Baseline and Meridian, in the Lockwood-Peri Ranch and Mustang areas, in Storey County, Nevada

**Action:** Approve **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote **Summary:** (Yes=3)

**29. DISCUSSION/POSSIBLE ACTION:** The Applicant, International Investments, LLC, requests a Zone Map Amendment to the Official Storey County Zoning Map to change the zoning of land parcels (APNs 004-111-29 and a portion of APN 004-111-27 and a portion of current APN 004-111-28) from Agricultural (A) to Light Industrial (I-1); and for land parcels (APNs 004-111-30, 004-111-19 and a portion of APN 004-111-27) from Heavy Industrial (I-2) to Light Industrial (I-1) in portions of Sections 15 and 16, township 19 North Range 21 East in Mount Diablo Baseline and Meridian in the Lockwood-Peri Ranch and Mustang areas, in Storey County, Nevada. Additional information including, but not limited to, reports and maps may be obtained from the Storey County Planning Department at 775-847-1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org)

Dessie Redmond said this is in the same general area as the properties in the two previous items. Staff believes the proposed zone changes will create more consistent and continuous zoning in this section of the County by creating more industrial use in that area. Industrial zoning will allow a broader diversification of businesses, a goal of the Master Plan.

County Manager Pat Whitten stated there will be beneficial impact in terms of property tax revenues.

Dessie Redmond read the Findings of Fact:

The proposed Zone Map Amendment complies with all Federal, Nevada State, and Storey County regulations;

The proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties;

The conditions of approval of the Zone Map Amendment do not conflict with the minimum requirements in SCC Chapter 17.17.34 Light Industrial or Chapter 27.03.220 Zone Map Amendments and Zone Text Amendments;

The uses allowed by the new zone do not appear to cause substantial adverse impacts to existing and allowed abutting zones;

The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the Storey County Master Plan;

The proposed Zone Map Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

The proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;

The proposed Zone Map Amendment will not create any non-conforming conditions, such as non-conforming setback distances or minimum parcel area or width requirements.

**Motion:** Approve with conditions Zone Map Amendment Applications Number 2014-027 for a Zone Map Amendment to the Official Storey County Zoning Map to change the zoning of land parcels (APNs 004-111-29 and a portion of 004-111-27 and a portion of 004-111-28) from Agricultural (A) to Light Industrial (I-1) and for land parcels (APNs 004-111-30, 004-111-19 and a portion of 004-111-27) from Heavy Industrial (I-2) to Light Industrial (I-1) in portions of Sections 15 and 16, Township 19 North, Range 21 East in Mount Diablo Baseline and Meridian in the Lockwood-Peri Ranch area in Storey County, Nevada **Action:** Approve **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote **Summary:** (Yes=3)

**30. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

- a. **AB2C, LLC** - Home Business / 157 South B Street (hat sales) VC
- b. **ROPO, INC.** - General / 1337 Crest Valley Drive ~ Reno (janitorial)
- c. **SNAP ON TOOLS, INC.** - General / 1617 South Deer Run Road ~ Carson City (tool sales)
- d. **LEGACY PAINTING, LLC** - Contractor / 870 Deming Way ~ Sparks (painting contractor)
- e. **HATTON'S CRANE & RIGGING** - Contractor / 3643 Depot Road ~ Hayward, CA (crane svcs.)
- f. **NEVADA BBQ CO dba BJ's BBQ** - General / 80 East Victorian ~ Sparks (catering)
- g. **PRICELESS CONSTRUCTION** - Contractor / 1175 Flint Street ~ Fernley (contractor)
- h. **HARRIS INDUSTRIAL GASES** - General / 236 East Sydney (welding equip supply) TRI

Austin Osborne said the Business License Division recommends approval of items a, b, c, d, e, f, g.

**Motion:** Approve Items a. through g. **Action:** Approve **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote **Summary:** (Yes=3)

Mr. Osborne said Business License Division recommends continuance of item h.

**Motion:** Continue item h. **Action:** Approve **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote **Summary:** (Yes=3)

### 31. PUBLIC COMMENT (No Action)

**Virginia Highlands Resident, Donna Fong:** Ms. Fong feels Storey County is in need of County animal services due to the increase in the number of neglected animals in the County and the growth of the community. Other counties and areas will not help.

Pat Whitten said he will reach out to Community Services and the Sheriff's Office to begin a process to see what can be done.

**Storey County Resident, Nicole Barde:** Ms. Barde questioned grant funds that are in the current budget for each of the communities. Are the funds kept in separate deposits for each of the four communities? Can the funds be accrued year after year?

Mr. Whitten said these funds are line items in the general fund. A roll-over of these funds can be requested.

Ms. Barde asked about the status of rail monies.

Mr. Whitten indicated meetings have been held with the Rail Commission. Total agreement has not been reached. Monies due the Rail Commission are being held.

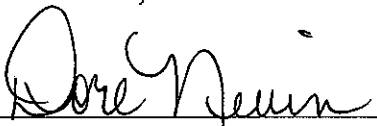
Ms. Barde asked why Commissioner Gilman, as a principal in TRI, voted on the Ordinance creating the Economic Diversification District.

Mr. Whitten stated it is only Tesla as the lead participant that can benefit from this District. Commissioner Gilman cannot benefit.

Chair McBride indicated that this matter was reviewed by the District Attorney and it was determined there was no conflict.

### ADJOURNMENT

The Chair adjourned the meeting at 6:00 P.M.

By   
Dore Nevin, Deputy Clerk-Treasurer

Page 2  
DPM:MTN:BPY

Amount

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110,536.56

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COMMISSIONER

*Com'lair for H. Guedes* 1/15/15  
COMPTROLLER

~~Vanessa D. Stephens~~ 01.15.15



Rept: PR0510A  
Run: 01/15/15 14:20:46

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Page 2  
FINAL

Payroll Type: Deductor      Check Date: 01/15/15  
Check/ Emp #/      Amount  
DD #      Ded #      Payee

Total User Transfer for EFRPS: .00  
Total Deductor Checks: 50,338.51

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN	COMMISSIONER	COMMISSIONER
<i>Commissioner for H. G. Haggard</i>		
COMPTROLLER		
<i>Vanessa Stephens</i>		
TREASURER		

01.15.15

Payroll Type: Regular  
 Payroll Groups: 1 2 3 4 5 6 7 8  
 Check Date: 01/16/15  
 Period-end Date: 01/11/15

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			47,643.55
Total Deductor Checks:			6,263.75
Total Employee Checks:			1,012.42
Total Employee Direct Deposit:			228,017.42
Total Employee Deds Xferd on Dir Dep File:			6,752.50
Total User Transfer to Deductor:			31,463.17
Total Disbursed:			321,152.81

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ COMMISSIONER \_\_\_\_\_ COMMISSIONER \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

COMPTROLLER

TREASURER

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81229	A&K EARTH MOVERS INC	FIVE MILE RES		1/23/15	71702	326,006.56	326,006.56
81230	AIRGAS MCN INC	EMS SUPPLIES		1/23/15	71736	66.30	
		EMS SUPPLIES		1/23/15	71736	23.56	89.86
81231	ALSCO INC	ST 71 LAUNDRY		1/23/15	71738	13.84	
		ST 72 LAUNDRY		1/23/15	71738	8.77	
		ST 74 LAUNDRY		1/23/15	71738	10.52	
		SHOP		1/23/15	71703	45.69	
		SHOP		1/23/15	71703	50.79	
		CH		1/23/15	71703	36.80	166.41
81232	BANK OF AMERICA	ST 71 TOILET SEATS		1/23/15	71741	169.85	
	#2704	WT73 CLEANUP		1/23/15	71741	70.67	
		FE IPAD CASES		1/23/15	71741	299.98	
		TRAINING		1/23/15	71741	275.00	
		AIRPORT PKG - TESLA		1/23/15	71741	50.00	
		ST 72 MOTOR REPAIR		1/23/15	71741	251.02	
		POSTAGE		1/23/15	71741	114.72	
		ST 72 RES SHOWER PAN		1/23/15	71741	5.75	
		OPERATING SUPPLIES		1/23/15	71741	497.00	
81233	BERRY ENTERPRISES	RADIO MAINTENANCE		1/23/15	71797	110.47	1,844.46
81234	BLACK EAGLE CONSULT INC	CH PARK LOT-PARTIAL		1/23/15	71775	220.00	220.00
81235	BURRELL, SCOTT LEWIS	JAN 1-14, 2015		1/23/15	71778	8,940.00	8,940.00
81236	BUSINESS SERVICES & DEVEL	POS REINSTALL ON CW COMPU		1/23/15	71792	280.00	312.00
81237	CAPITAL CITY AUTO PARTS	SOS6306-BALL JOINTS		1/23/15	71704	32.00	65.00
		PM56432-SUPPORT		1/23/15	71704	142.98	
		PM56432-SUPPORT		1/23/15	71704	54.98	
		SHOP- PTX		1/23/15	71704	54.98	
		SWEPPER-LIC PLATE BOLTS		1/23/15	71704	24.99	
		SOS7460-WHEEL BOLT		1/23/15	71704	2.69	
		SOS7460-WHEEL NUT		1/23/15	71704	9.85	
		SOS6306 CONTROL ARM		1/23/15	71704	14.15	
		STOCK-FILTERS		1/23/15	71704	230.18	
		STOCK-FILTERS		1/23/15	71704	146.74	
		PM58903 RELAY		1/23/15	71704	62.58	
		PM36545-TAILGATE HANDLE		1/23/15	71704	8.06	
81238	CAPITOL REPORTERS			1/23/15	71766	27.04	318.86
81239	CARSON VALLEY OIL CO INC	84136		1/23/15	71766	63.00	63.00
		PM-UNL & DIESEL		1/23/15	71705	862.81	
		MT-DIESEL		1/23/15	71705	350.18	
		VCH- UNL & DIESEL		1/23/15	71705	912.50	
81240	CASELLE INC	PM-UNL & DIESEL		1/23/15	71705	864.83	2,990.32
81241	CELICO PARTNERSHIP	FEB CONTRACT SUPPORT		1/23/15	71706	202.00	202.00
		INV #9738393083 JAN WFTI		1/23/15	71784	40.01	

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81242	CENTRAL SANITARY SUPPLY	TP		1/23/15	71801	228.65	228.65
81243	CHARTER COMMUNICATIONS	500 SAM CLEMENS MTCC		1/23/15	71689	122.45	122.45
81244	CITY OF CARSON TREASURER	JULY-DEC 2014		1/23/15	71762	15,000.00	15,000.00
81245	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSE		1/23/15	71806	150.04	486.53
		GARNISHMENT DISBURSE		1/23/15	71806	336.49	
81246	COMMUNITY CHEST INC	11-1-14 THRU 11-30-14		1/23/15	71816	1,511.00	
81247	CORNWALLS SERVICES LLC	12-1-14 THRU 12-31-14		1/23/15	71818	1,511.00	3,022.00
81248	CRESTA, OCTAVIO A	DC1055		1/23/15	71765	8.00	8.00
81249	DAVID A PRINGLE CPA LTD	JAN 1-14, 2015		1/23/15	71779	60.00	60.00
81250	DEUCE NINE LLC	AUDIT SERVICES JUNE 2014		1/23/15	71823	38,500.00	38,500.00
81251	ELLIOTT AUTO SUPPLY INC	GRAPHICS ON FORD EXPL		1/23/15	71802	688.50	688.50
		FR51843-BATTERIES		1/23/15	71707	203.74	
		FIRE DUMP-BATTERY		1/23/15	71707	104.89	
		S056310-ROTORS		1/23/15	71707	143.50	
		S058905-RADIATOR CAP		1/23/15	71707	16.49	
		FR51843 BATTERIES CREDIT		1/23/15	71707	203.74	
		ROADS		1/23/15	71707	45.00	
		FIRE711-BATTERY		1/23/15	71707	531.80	
		S058905-CLUTCH ASY		1/23/15	71707	256.02	
81252	DNB INC	GARNISHMENT DISBURSE		1/23/15	71809	271.29	1,007.70
81253	FARMER BROS CO	COFFEE- LCKWD SENIOR CNTR		1/23/15	71718	51.68	271.29
81254	FARR WEST ENGINEERING	ENGINEERING FEES		1/23/15	71723	42,285.44	
		5 MILE RES LINING		1/23/15	71708	3,024.78	
		GIS SUPPORT		1/23/15	71708	525.00	
		SIX MILE DRAINAGE PROJECT		1/23/15	71691	10,947.02	
81255	FERRILLGAS LP	CH PROPANE		1/23/15	71710	1,093.68	56,782.24
		100 TOLL RD		1/23/15	71710	716.12	
		ST 72 RES PROPANE		1/23/15	71743	235.15	
		ST 72 PROPANE		1/23/15	71743	252.00	
		ST 74 PROPANE		1/23/15	71743	206.06	
		CH PROPANE		1/23/15	71710	646.70	
		500 SAM CLEMENS MTCC		1/23/15	71690	162.14	
		ST 72 PROPANE		1/23/15	71743	465.12	
		ST 72 RES PROPANE		1/23/15	71743	136.08	
		100 TOLL RD		1/23/15	71710	543.60	
81256	FLEET HEATING & AIR INCOR	ST2- REZNOR INSPECTION		1/23/15	71730	260.00	4,456.65
81257	FLYERS ENERGY LLC	LW- DSL & REG		1/23/15	71711	1,356.03	260.00
81258	GAYLORD BROS INC	ORDER #2586472		1/23/15	71755	2,524.78	1,356.03
81259	GIDDEON, MICHELLE LAURIE			1/23/15	71755	2,524.78	2,524.78

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81260	GIOR INC	OSHEA 14CR000951F		1/23/15	71820	25.00	25.00
81261	GRAINGER	ST 72 ATS OPERATOR		1/23/15	71749	850.00	
		ST 74 SPROCKET GEAR		1/23/15	71749	120.00	970.00
81262	GRANSHERRY, TOM	CLEANING PRODUCTS		1/23/15	71712	1,014.10	1,034.13
		1705 PERU- WASHBAY-NOZZLE		1/23/15	71712	20.03	
81263	GREENLUND, GARY	6.5 HRS		1/23/15	71822	292.50	292.50
81264	GTP INVESTMENTS LLC			1/23/15	71693	550.00	550.00
81265	HARRY'S BUSINESS MACHINES	QUAD COUNTY POND PEAK		1/23/15	71786	540.80	
		POND PEAK		1/23/15	71817	356.33	897.13
81266	HENRY SCHEIN	144026		1/23/15	71770	101.00	101.00
81267	HIGH DESERT MICROIMAGING	EMS SUPPLIES		1/23/15	71744	797.44	797.44
81268	HOME DEPOT CREDIT SERVICE	ANN MAINT 15/16 SCANPRO		1/23/15	71756	995.00	
		CR SCANNING		1/23/15	71758	645.00	1,640.00
81269	HOT SPOT BROADBAND INC	1705 PERU- WALL		1/23/15	71713	274.36	
		ST74-ELECTRICAL		1/23/15	71713	18.78	
81270	HYDRAULIC INDUSTRIAL SERV	MATERIALS GAS LINE MOVE		1/23/15	71713	70.83	363.97
81271	INNOVATIVE IMPRESSIONS	ST#72 INTERNET		1/23/15	71790	82.50	82.50
81272	IRON MOUNTAIN INFO MGT IN	PM GRADER-HYDR HOSE ENDS		1/23/15	71714	146.50	
		FIREL72- HOSE ENDS		1/23/15	71714	43.49	189.99
81273	ITI SOURCE LLC	D10,D11,D9,A2 CARDS		1/23/15	71800	194.00	194.00
		SHRED BIN 1/2+DETENTION		1/23/15	71735	343.04	343.04
81274	JAY BETZ MD CONSULTING CP	VCTC POWER CONDIT PA SYS		1/23/15	71793	416.32	
		JEN LAPTOP		1/23/15	71793	1,268.42	
81275	KIMBALL MIDWEST	LAPTOP THIN HARD DRIVES 2		1/23/15	71793	127.42	
		JEN MONITORS		1/23/15	71793	479.82	
81276	L N CURTIS & SONS	3 X USB DATADRIVES		1/23/15	71793	104.64	2,396.62
81277	LIFE-ASSIST INC	HEP B VACCINE		1/23/15	71717	90.00	90.00
		SHOP-SUPPLIES		1/23/15	71716	140.24	140.24
81278	LIQUID BLUE EVENTS LLC	FITCH MONTVOA		1/23/15	71745	4,000.00	4,000.00
		EMS SUPPLIES		1/23/15	71746	190.20	
81279	LIQUID BLUE EVENTS LLC	EMS SUPPLIES		1/23/15	71746	141.12	
		COMMISSION		1/23/15	71694	248.58	556.12
		EVENT BUDGET APP 1/8/2015		1/23/15	71695	3,000.00	
		EVENT BANK		1/23/15	71695	500.00	
		EVENT BUDGET APP 1/8/2015		1/23/15	71695	7,690.50	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81280	METRO OFFICE SOLUTIONS IN	EVENT BANK EVENT BUDGET APP 1/8/2015 EVENT BANK MO87191611		1/23/15 1/23/15 1/23/15 1/23/15	71695 71695 71695 71767	2,000.00 22,411.00 4,500.00 78.49	40,101.50
81281	MORRIS, ROBERT T	OFFICE SUPPLIES DUSTER, SCISSORS OFFICE SUPPLIES OFFICE SUPPLIES TABS BOC PACKS AA BATTTS		1/23/15 1/23/15 1/23/15 1/23/15 1/23/15	71815 71792 71720 71747 71720	55.20 152.89 92.88 62.50 3.68	527.06
81282	MOUNHOUSE HARDWARE	OPERATING SUPPLIES		1/23/15	71819	2,925.00	2,925.00
81283	NATIONAL SHERIFF'S ASSOC	NSA MEMBERSHIP		1/23/15	71748	16.07	16.07
81284	NEV ADMIN BLDG & GROUNDS	DECEMBER WATER PURCHASE		1/23/15	71796	56.00	56.00
81285	NEV COMPTROLLER	NOTICE OF DEFAULT/FM DISTRICT COURT ADMIN POPULATION FEES		1/23/15 1/23/15 1/23/15	71757 71760 71768	192.07 974.21 279,558.47	280,724.75
81286	NEV DEPT HUMAN RESOURCES	1/15/14 COUNTY MATCH		1/23/15	71771	42.25	42.25
81287	NEV DEPT OF PUBLIC SAFETY	PSI PRODUCTION		1/23/15	71761	297.17	297.17
81288	NEV DIV OF HEALTH	SWIMMING POOL PERMIT		1/23/15	71732	402.00	402.00
81289	NEV DIV OF MINERALS	MINING CLAIM FEES-STOREY		1/23/15	71687	263.50	263.50
81290	NEV RURAL REGIONAL CENTER	NOV MEDICAID GAVENDA		1/23/15	71721	64.86	64.86
81291	NEV STATE BAR	KEITH LOONIS DDA		1/23/15	71813	475.00	475.00
81292	NEVADA BLUE LTD (RNO)	MONTHLY PORTAL FEE PORT MAINT		1/23/15 1/23/15	71795 71750	50.00 50.00	100.00
81293	NEVADA DISTRICT ATTORNEYS	FEES COLLECTED		1/23/15	71811	125.00	125.00
81294	NEVADA LEGAL SERVICE INC	SHERCHIEFS MEMBERSHIP		1/23/15	71773	92.79	92.79
81295	NEVADA SHERIFF & CHIEFS A	TOW ROPE X6 FOR PATROL		1/23/15	71803	23.54	23.54
81296	NORTHERN SAFETY CO INC	ROADS-QUILTED LINER		1/23/15	71774	55.65	55.65
81297	NORTON CONSULTING LLC	HAWKINA CLAMPS		1/23/15	71774	43.80	43.80
81298	NOVI AND WILKIN	14CRO0096		1/23/15	71769	350.00	350.00
81299	OFFICE DEPOT INC	RBC OFF SUP CAL 15 LABELS		1/23/15 1/23/15	71808 71764	4.42 16.21	20.63
81300	OFFSITE DATA DEPOT, LLC	CLERK OFC		1/23/15	71725	357.55	357.55

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81301	PESTO INC	RENO TAHOE GETAWAY PINNR		1/23/15	71701	900.00	900.00
81302	PETRINI, ANGELO D	JAN 1-14, 2015		1/23/15	71780	92.00	92.00
81303	PIERSON, JANET	GIFT SHOP MERCHANDISE		1/23/15	71696	149.00	149.00
		GIFT SHOP MERCHANDISE		1/23/15	71696	72.00	221.00
81304	POWERPLAN	L72- COOLANT		1/23/15	71731	128.10	128.10
81305	PROFESSIONAL FINANCE CO I	GARNISHMENT DISBURSE		1/23/15	71804	158.56	158.56
81306	PROTECTION DEVICES INC	COURT HOUSE MONITORING		1/23/15	71810	120.00	
		ST 75 MONITORING		1/23/15	71810	120.00	240.00
81307	PUBLIC AGENCY COMPENSATIO	FIRE VOLUNTEER		1/23/15	71821	19,290.20	19,290.00
81308	PUBLIC EMPLY RETIREMENT	AFRICA, T		1/23/15	71719	2,620.67	2,620.67
81309	Q&D CONSTRUCTION INC	APPLICATION THRU 12/31/14		1/23/15	71724	367,146.50	367,146.50
81310	R & E FASTENERS INC	FR32907-NUTSERT		1/23/15	71733	6.75	6.75
81311	RAD STRATEGIES INC	SOCIAL MEDIA/INTERNET		1/23/15	71697	1,159.84	1,159.84
81312	RAY MORGAN CO INC (CA)	GIS PLOTTER CN2676-01		1/23/15	71787	143.32	
		COPIER-COMM C STREET		1/23/15	71787	440.00	583.32
81313	RICHARD G HILL, LTD	GARNISHMENT DISBURSE		1/23/15	71805	5,564.23	5,564.23
81314	ROADSHOWS INC			1/23/15	71698	1,000.00	1,000.00
81315	RUPPCO INC	EMS SUPPLIES		1/23/15	71751	203.15	203.15
81316	SBC GLOBAL SERVICES IN LD	VC TOURISM		1/23/15	71777	20.15	20.15
81317	SBC GLOBAL SERVICES INC	847-7500 VCTC		1/23/15	71729	85.01	
		252-6412-COMMUNICATIONS		1/23/15	71729	6,161.47	
		847-0962 JOP		1/23/15	71729	60.90	6,307.38
81318	SHOAF, BRIAN ALLEN	JAN 1-14, 2015		1/23/15	71781	16.50	
		DEC 18-31, 2014		1/23/15	71781	6.00	22.50
81319	SIERRA FRONT WILDFIRE COO	2015 MEMBERSHIP DUES		1/23/15	71752	250.00	250.00
81320	SIERRA NEVADA EQUIPMENT	SHOP-WAND, COUPLER, PLUG, NO		1/23/15	71734	124.00	124.00
81321	SLICK INDUSTRIES LLC DBA	NAME HOLDERS/STICKERS		1/23/15	71727	68.00	
		2015 EVENT CALENDAR		1/23/15	71699	980.00	1,048.00
81322	SLOAN S VENABLES	REPLACE PA RADIO ZEPHYRAS		1/23/15	71794	70.00	70.00
81323	SMITHS FOOD & DRUG CENTER	ROBBINS		1/23/15	71798	15.20	
		RX 2283467 INMATE DRUGS		1/23/15	71715	139.93	155.13
81324	SPALLONE, DOMINIC J III						

NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	TOTAL
81325	SPB UTILITY SERVICES INC	CLEANING SUPPLIES		1/23/15	71753	395.93	
81326	ST CO SCHOOL DISTRICT	CLEANING SUPPLIES		1/23/15	71753	128.80	
81327	STEPHEN R KOPOLOW PC	DEC 14 SUPPORT		1/23/15	71739	1,211.76	
81328	SUN PEAK ENTERPRISES	PROPERTY TAX RECEIVED		1/23/15	71772	377,936.39	
81329	TALX UCXEXPRESS	GARISHMENT DISBURSE		1/23/15	71807	565.96	
81330	UNISOURCE WORLDWIDE INC	JAN 1-14, 2015		1/23/15	71782	515.00	
81331	UNIVERSITY OF CHICAGO	CUST #470465		1/23/15	71782	21.00	
81332	US BANCORP EQUIPMENT FINA	SGA00 CLAIM MANGEMENT		1/23/15	71722	150.77	
81333	VCTC	CUST #470465		1/23/15	71709	673.66	
81334	VIRGINIA CITY FLORAL DESI	SHORT HISTORY VIRGINIA CI		1/23/15	71776	496.33	
81335	VIRGINIA CITY TOURS INC	COPIER LEASE ACCT-842499		1/23/15	71789	3,671.01	
81336	VIRGINIA HIGHLANDS VPD	GIFT SHOP MERCH/WATER		1/23/15	71700	7.96	
81337	WALKER & ASSOCIATES	DD & PG ATTENDED 12/10/14		1/23/15	71700	45.00	
81338	WASHOE CO BAR DIRECTORY	DOCENT STIPEND		1/23/15	71700	20.00	
81339	WASHOE CO DA	SHIPPING BROCHURES		1/23/15	71700	12.70	
81340	WASHOE CO SHERIFFS OFFICE			1/23/15	71728	45.00	
81341	WASHOE COUNTY SENIOR SERV	JAN 1-14, 2015		1/23/15	71783	120.00	
81342	WASHOE COUNTY, NEVADA			1/23/15	71783	10.00	
81343	WATERS SEPTIC TANK SV DBA	VOLUNTEER SUPPORT		1/23/15	71785	1,250.00	
81344	WESTERN ENVIRONMENTAL LAB	LOBBYIST SERVICES		1/23/15	71726	1,666.00	
81345	WESTERN NEVADA SUPPLY CO	STOREY COUNTY DA		1/23/15	71812	150.00	
81346	WESTNET NEVADA LLC	DRUG TEST		1/23/15	71814	325.00	
		LCKWD MEALS- DEC 2014		1/23/15	71799	750.00	
		DNA TESTING JULY-DEC		1/23/15	71688	1,907.84	
		PUMP 6000 GAL SEPTIC		1/23/15	71759	390.00	
		TOTAL COLIFORM		1/23/15	71740	2,130.00	
		O2DEMAND,FECAL,PH,NITRO,S		1/23/15	71742	20.00	
		WATER METERS		1/23/15	71742	206.00	
		INTERNET 10X10		1/23/15	71754	1,116.72	
		INTERNET 10X10		1/23/15	71788	399.00	
		INTERNET 10X10		1/23/15	71788	899.00	
		CHECKS TOTAL				1,616,350.36	



ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 1,616,350.36

CHECK DATE 1/23/15

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COMPTROLLER -----

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TREASURER -----

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CHAIRMAN -----

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COMMISSIONER -----

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COMMISSIONER -----

PC NUMBER 40 VENDOR WELLS ONE COMMERCIAL CARD FUND-DEPT INVOICE #

DESCRIPTION	DATE	TRANS#	AMOUNT
PAYMENT			
ADOBE SYSTEMS	1/23/15	380	23.88
APP #XXXXXX	1/23/15	374	125.56
APP #082146	1/23/15	374	20.00
BUCCIANERI WALMART	1/23/15	381	6.96
BUCCIANERI WELLSFAR	1/23/15	381	125.00
C.NEVIN- ATT	1/23/15	384	75.00
C.NEVIN- OFFCEDEPOT	1/23/15	384	141.96
C.NEVIN- ROADPOST	1/23/15	384	52.05
CAR WASH SUPPLIES	1/23/15	383	47.96
CW AMSTERDAM PRINT	1/23/15	378	977.43
GILMAN OUIX STOP	1/23/15	1443	89.77
HAYMORE USAIR & INS	1/23/15	381	907.44
HOOD MARINE CAR WASH	1/23/15	381	174.99
INV #131984	1/23/15	374	400.00
JASONW-HARBOR FREIGH	1/23/15	379	207.99
LJT CONFERENCE	1/23/15	376	302.20
MNEVIN-DIV	1/23/15	379	34.25
MNEVIN-HOTCHS CAR	1/23/15	377	19.99
PG BULBMAN	1/23/15	379	33.31
REDMOND ADOBE SOFTWR	1/23/15	375	49.99
SREY RENO HYDRAULIC	1/23/15	379	1,376.74
SKRETTA-LAWSON	1/23/15	379	76.98
SKRETTA-SUMMIT	1/23/15	379	207.85
TRAINING A10	1/23/15	383	50.00
WHITTEN LEGISLATIVE	1/23/15	1443	320.00
069063-DEANE	1/23/15	382	89.99
069063-DEANE	1/23/15	382	44.99
138011663	1/23/15	382	119.00
138023935	1/23/15	382	60.00
991	1/23/15	382	8.00

\*Card Total\*

6,169.28  
6,169.28

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

DATE

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COMPTROLLER

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TREASURER

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CHAIRMAN

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COMMISSIONER

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COMMISSIONER

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## Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. Title: Restated 2014 Storey County Audit Report

2. Recommended motion

I make a motion to approve the Restated Storey County Audit Report for the fiscal year ended, June 30, 2014.

3. Prepared by: Hugh Gallagher

Department: Comptroller

Telephone: 847-1006

4. Staff summary:

On May 30, 2014 funds in the amount of \$2,990,200 were wire transferred from Well Fargo Bank which represented a short term obligation with regards to the construction of a new Wastewater Treatment Plant. These transferred funds were deposited into the General Fund Operating bank account. The original credit entry for this wire transfer was to the General Fund Miscellaneous Income account.

Subsequent to this entry, an Adjusting Journal Entry was made transferring the \$2,990,200 from the General Well Fargo Operating Account into the Wells Fargo USDA Special Revenue Fund operating bank account in order to fulfill the requirements of a dedicated bank account by USDA. In addition, an adjusting journal entry was made debiting the General Fund Miscellaneous Revenue account and crediting the USDA Special Revenue Bond Proceeds Income account.

Since the funds received from Wells Fargo Bank represented a short-term note obligation, the entry I made on July 13, 2014 was incorrect. In addition, the amount of the short term obligation of \$2,990,200 was net of \$10,000 in closing loan processing closing costs by Wells Fargo Bank which represents a prepaid expense.

5. Supporting materials:

6. Fiscal impact:

Funds Available:

Fund:

  x   Comptroller

7. Legal review required:

       District Attorney

**8. Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

**9. Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

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## COUNTY OF STOREY, STATE OF NEVADA MANAGEMENT DISCUSSION AND ANALYSIS

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As management of Storey County, State of Nevada, we offer readers of Storey County's financial statements this overview and analysis of Storey County for the fiscal year ended June 30, 2014.

### FINANCIAL HIGHLIGHTS

- The assets of Storey County exceeded its liabilities by \$31,996,000.
- The County's unrestricted net assets increased \$ 1,161,000.
- At June 30, 2014, the unreserved fund balance for the general fund was \$9,161,000.
- Storey County's bonded debt at June 30, 2014 was \$5,420,000 which was \$3,534,000 in revenue bonds of the County's Enterprise Funds a Medium term (7 yr.) General obligation loans of \$354,000, and Virginia City Rail Bonds of \$1,532,000.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to Storey County's basic financial statements. These basic financial statements include (1) Government-Wide Financial Statements (2) fund financial statements, and (3) notes to the financial statements. Other supplementary information is also available in this report.

**Government-Wide Financial Statements.** The government-wide statements are designed to provide readers with a broad overview of Storey County's finances in a manner similar to private-sector business.

The Statement of Net Assets is information on all of Storey County's assets and liabilities, with the difference between the two reported as net assets. Over time, increases in net assets may serve as an indicator to show if the financial position of Storey County is improving or declining.

The Statement of Activities notes information as to how the government's net assets changed during the last fiscal year. All changes in net assets are reported as soon as the event causing the change occurs, regardless of the timing of related cash flows. Revenues and expenses are reported for some items that result in cash flows in future periods, (e.g. earned, unused vacation)

The Government-Wide Financial Statements distinguish functions of Storey County that are mainly supported by taxes and intergovernmental revenues (government activities) from other functions that recover their costs through user fees and charges. The governmental activities of Storey County included general government, public safety, roads and streets, judicial and, culture and recreation. The business activities (enterprise funds) are the water and sewer.

The Government-Wide Financial Statements can be found in this report on pages 9 and 10.

**Fund Financial Statements.** Funds are groupings of related accounts and is used to maintain control over resources segregated for specific activities or purpose. Storey County uses fund accounting to ensure compliance with state and federal finance related requirements. The fund types of Storey County are as follows: governmental; enterprise; and fiduciary.

**Governmental Funds.** Governmental funds are used to account for the functions reported as governmental activities, in the Government-Wide Financial Statements. Unlike the Government-Wide Financial Statements, governmental fund statements focus on near term inflows of expendable resources and on balances of expendable resources at the end of the fiscal year. This information helps with decisions as to near term financing needs.

The focus of governmental funds is narrower than the Government-Wide Financial Statements. It is useful to compare the information for governmental funds with similar information for governmental activities in Government-Wide Financial Statements. Readers will better understand the long-term impact of governments near-term financing decisions. The governmental fund Balance Sheet and governmental fund Statement of Revenues, Expenditures, and Changes in fund balances allow this comparison between governmental funds and activities.

Storey County has twenty-seven governmental funds. Financial information is stated separately in the governmental fund Balance Sheet and in the governmental Statement of Revenues, Expenditures, and Changes in fund balances, for the general fund and five other funds considered major funds. Data from the other twenty-one governmental funds are combined. Individual fund data for non-major governmental funds are reported in combining statements in this report.

Storey County adopts an annual budget for all the above funds. A budgetary comparison statement has been provided for all funds to show compliance with the budget.

The governmental funds financial statements can be found in this report on pages 12 through 27.

**Enterprise funds.** Storey County operates two enterprise (proprietary) funds, Water and Sewer. These funds are reported as business type activities, reported in the Government-Wide Financial Statements.

Enterprise funds are presented on pages 28 through 30.

**Fiduciary funds.** Fiduciary funds are used to account for resources held for other entities. Fiduciary funds are not reported in the government-wide financial statement as the resources do not support Storey County's needs. The cash basis of accounting is used for fiduciary funds.

Fiduciary fund financial statements can be found in this report on page 31.

**Notes to the financial statements.** The notes in this report provide additional information necessary for a full understanding of the information provided in the Government-Wide Financial Statements. The notes can be found on pages 32 through 44.

**Other information.** The combining and individual fund statements and schedules for major governmental funds can be found on page 18 through 27 of this report. This same information for non-major governmental funds can be found on pages 45 through 71 of this report.

**STOREY COUNTY, NEVADA  
NET ASSETS**

	Governmental Activities June 30, 2014	Business Type Activities June 30, 2014	Total June 30, 2014
Current and other Assets	\$ 23,703,000	\$ 1,432,000	\$ 25,135,000
Capital Assets	<u>50,845,000</u>	<u>5,743,000</u>	<u>\$6,588,000</u>
<b>Total Assets</b>	<b><u>\$ 74,548,000</u></b>	<b><u>\$ 7,175,000</u></b>	<b><u>\$ 81,723,000</u></b>
Long Term Liabilities			
Outstanding	\$ 44,825,000	\$ 520,000	\$ 45,345,000
Current Liabilities	<u>4,319,000</u>	<u>62,000</u>	<u>4,381,000</u>
<b>Total Liabilities</b>	<b><u>\$ 49,144,000</u></b>	<b><u>\$ 582,000</u></b>	<b><u>\$ 49,726,000</u></b>
<b>NET ASSETS</b>			
Invested in Capital			
Assets, Net of Related Debt	\$ 7,684,000	\$ 5,209,000	\$ 12,893,000
Unrestricted	<u>17,720,000</u>	<u>1,384,000</u>	<u>19,104,000</u>
<b>Total Net Assets</b>	<b><u>\$ 25,404,000</u></b>	<b><u>\$ 6,593,000</u></b>	<b><u>\$ 31,997,000</u></b>

**STOREY COUNTY, NEVADA**  
**CHANGES IN NET ASSETS**

	Governmental Activities <u>June 30, 2014</u>	Business Type Activities <u>June 30, 2014</u>	Total <u>June 30, 2014</u>
<b>REVENUES:</b>			
<b>Program Revenues:</b>			
Charges For Services	\$ 2,978,000	\$ 807,000	\$ 3,785,000
Operating Grants and Contributions	624,000		624,000
Capital Grants and Contributions	261,000	84,000	345,000
<b>General Revenues:</b>			
Taxes	11,340,000		11,340,000
Intergovernmental	3,031,000		3,031,000
Bond proceeds	27,000		27,000
Other	869,000	19,000	888,000
<b>Total Revenues</b>	<u>19,130,000</u>	<u>910,000</u>	<u>20,040,000</u>
<b>EXPENSES:</b>			
General Government	5,459,000		5,459,000
Public Safety	8,702,000		8,702,000
Judicial	797,000		797,000
Health and Welfare	182,000		182,000
Culture and Recreation	290,000		290,000
Community Support	487,000		487,000
Highways & Streets	2,220,000		2,220,000
Water and Sewer	0	741,000	741,000
<b>Total Expenses</b>	<u>18,137,000</u>	<u>741,000</u>	<u>18,878,000</u>
Changes in Net Assets	993,000	169,000	1,162,000
Net Assets - beginning	<u>24,411,000</u>	<u>6,424,000</u>	<u>30,835,000</u>
Net Assets - ending	<u>\$ 25,404,000</u>	<u>\$ 6,593,000</u>	<u>\$31,997,000</u>

STOREY COUNTY, NEVADA  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2014

	GENERAL	ROAD FUND	FIRE FUND	TRI-PAYBACK FUND	USDA BOND FUND
<b>REVENUES</b>					
Taxes	\$ 7,890,487		\$ 2,014,510	\$ 1,224	
Licenses and permits	1,076,548		36,762		
Intergovernmental	1,428,514	\$ 475,131	764,437		
Charges for services	708,916	109,842	553,376		
Fines and forfeitures	2,934				
Miscellaneous	209,945	141,454	11,843		\$ 388
Total Revenues	11,317,344	726,427	3,380,928	1,224	388
<b>EXPENDITURES</b>					
Current:					
General government	3,863,811			897,433	
Public safety	3,564,230		3,333,238		81,755
Judicial	795,208				
Health and welfare	30,100				
Culture and recreation	101,864				
Community service	487,587				
Highways and streets		677,328			
Intergovernmental					
Debt Service	16,050	153,549			
Total Expenditures	8,858,850	830,877	3,333,238	897,433	81,755
Excess (deficiency) of revenues over expenditures	2,458,494	(104,450)	47,690	(896,209)	(81,367)
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	112,678	279,690	12,000	568,000	
Transfers out	(785,820)		(134,000)		
Short term loan (payments) proceeds					
Bond proceeds					
Bond interest					
Prior period adjustment	(57,446)		(111,229)		
Total Other Financing Sources (Uses)	(730,588)	279,690	(233,229)	568,000	0
Net change in fund balance	1,727,906	175,240	(185,539)	(328,209)	(81,367)
Fund balance - beginning	7,433,142	1,166,054	29,661	2,109,894	0
Fund balance - ending	\$ 9,161,048	\$ 1,341,294	\$ (155,878)	\$ 1,781,685	\$ (81,367)

The notes to financial statements are  
an integral part of this statement.



STOREY COUNTY, NEVADA  
USDA BOND FUND  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
BUDGET AND ACTUAL  
FOR THE YEAR ENDED JUNE 30, 2014

	ORIGINAL AND FINAL BUDGETED AMOUNTS	FINAL BUDGETED AMOUNTS	ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
<b>REVENUES</b>				
Miscellaneous				
Interest income	\$ 0	\$ 0	\$ 388	\$ 388
<b>EXPENDITURES</b>				
Public safety				
Capital outlay	0	1,000,000	81,755	918,245
Excess (deficiency) of revenue over expenditures	0	(1,000,000)	(81,367)	918,633
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond proceeds	0	2,990,200	0	(2,990,200)
Excess (deficiency) of revenue and other financing sources (uses) over expenditure	0	1,990,200	(81,367)	(2,071,567)
Fund balance - beginning	0	0	0	0
Fund balance - ending	\$ 0	1,990,200	\$ (81,367)	\$ (2,071,567)

The notes to financial statements are  
an integral part of this statement.

## XIX. PRIOR PERIOD ADJUSTMENT

A prior period adjustment in the amount of \$111,229 was made to the Fire Special Revenue Fund during fiscal year 2014. The adjustment was needed to write off uncollectible ambulance fees. Another prior period adjustment was made between the General Fund and Park Tax Fund in the amount of \$57,446. Representing amounts received by the parks before the Park Tax Fund was created. Lastly a prior period adjustment was made between the Infrastructure and Virginia City Rail Project Funds in the amount of \$25,000 to repay amounts incorrectly expended out of the Infrastructure Fund for the Virginia City Rail Project.

## XX. SUBSEQUENT EVENTS

### Tesla Motors:

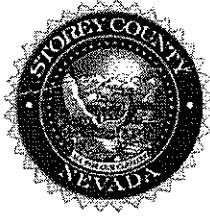
On November 20, 2014, The Nevada Economic Development Board, gave final approval for the tax breaks and incentives to Tesla Motors for the construction and development of the mile long battery factory, located in the Storey County, Tahoe-Reno Industrial Center. The project is expected to employ more than 6,000 people in the plant located 15 miles east of Reno-Sparks.

### Storey County Fire District:

On June 18, 2013, Resolution No 13-374 was signed by the Storey County Board of County Commissioners that NRS 473 (NDF) Fire Protection District as created by the Board of Commissioners July 12, 1974 was dissolved and annexed into the Storey County Fire Protection District (474) effective July 1, 2014.

### USDA Bond:

Bond proceeds were budgeted and reported in the accounting records as revenue in the amount of \$2,990,200 net of \$10,000 bond expense. Correct recording should have been to loans/bonds payable liability account. A new governmental fund USDA Bond Fund is the only individual fund effected, along with the combining statements. The net effect was a decrease in fund balance and an increase in liabilities. Storey County Nevada's accounting records have been corrected.



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1-26-15

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. **Title:** Business License First Readings

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)  
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

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:**

☒ 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

January 26, 2015  
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **February 3, 2015**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD

#### FIRST READINGS:

- A. **LOW-TEMP INSULATIONS, INC.** – Contractor / 22631 N. 18<sup>th</sup> Avenue ~ Phoenix (insulated panels)
- B. **CC COMMUNICATIONS** – Contractor / PO Box 1390 ~ Fallon (telecommunications)
- C. **BI-STATE ELECTRIC CO** – Contractor / 1617 Freeport Blvd. ~ Sparks (electrical contractor)
- D. **NEVADA FOOD TRUCKS, LLC** – General / 5526 Marin Circle ~ Sun Valley (food catering)
- E. **BATTERY SYSTEMS, INC.** – General / 3410 Peru Drive (battery distribution) **TRI**
- F. **STORMO INVESTMENTS, LLC** – General / 14885 La Briana Avenue ~ Reno
- G. **SHAMBAUGH & SON, LP** – Contractor / 7614 Opportunity Drive ~ Ft. Wayne, IN (fire sprinkler cont.)
- H. **NEVADA STAINED GLASS-FIRE HORSE STUDIOS** – Home Business / 132 N. C St (art) **VC**
- I. **TECTONICS DESIGN GROUP** – Contractor / 10451 Double R Blvd ~ Reno (architects)
- J. **INTEGRITY PEST MANAGEMENT** – Contractor / 4240 Reno Highway ~ Fallon (pest control)

**Inspection Required**

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

Gary Hames, Fire Dept.  
Patty Blakely, Fire Dept.  
Fritz Klingler, Fire Dept.

Sheriff's Office  
Assessor's Office



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** February 3, 2015

**Estimate of time required:** 15 min.

**Agenda:** Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** Discussion and possible action to approve the second reading of Ordinance 14-261, an ordinance amending Storey County Code chapter 5.16 Prostitution to change the name to Brothels, amending the procedure for revoking a license, and changing requirements on work cards, and providing for other properly related matters.

2. **Recommended motion:** I move to approve the second reading of Ordinance 14-261.

3. **Prepared by:** Robert Morris, outside counsel

**Department:** District Attorney's Office

**Tel:** 847-0964

4. **Staff summary:** Ordinance 14-261 was introduced by the Board on its November 12, 2014 meeting with the understanding that staff would work to give the Board their suggestions on how to amend the ordinance and a chance to respond to proposed changes. The Board on its December 2, 2014 meeting continued the matter on staff's request. After additional discussions on brothel procedures, this is staff's redrafted ordinance.

The request is to have the Board to take public comment on the ordinance and then to pass the ordinance. The outstanding issues for the board to consider are to consider 1) the succession language for licenses, 2) whether to allow prostitutes to stay segregated at the brothel until they receive medical clearance, 3) clarify requirements for the approval by the board of a brothel manager

5. **Supporting materials:** Ordinance 14-261

6. **Fiscal impact:** None

7. **Legal review required:** Yes

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

Ruth County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Denied

☐ Approved with Modifications

☐ Continued

Agenda Item No.

## **Ordinance No. 13-261**

### Summary

An ordinance amending Storey County Code chapter 5.16 Prostitution to change the name to Brothels, amending the procedure for revoking a license, exempting financial institution lenders from application requirements, and changing requirements on work cards.

### Title

**An ordinance amending Storey County Code chapter 5.16 Prostitution to change the name to Brothels, amending the procedure for revoking a license, changing requirements on work cards, and providing for other properly related matters.**

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

**SECTION I:** Chapter 5.16 Prostitution is amended as follows:

#### Chapter 5.16

#### ~~Prostitution~~ *Brothels*

##### **5.16.010 Declaration of public policy on privilege permit business.**

A. ~~It is found and declared~~ *The board of county commissioners finds and declares* that the public health, safety, morals and welfare of the inhabitants of the county require the regulation and control of each brothel, as a privilege permit business, the licensing of which is granted in the sole discretion of the board ~~(as defined below)~~ and the regulation and control of each person with an ownership interest in, who is engaged in, who is associated with or who is in control of such business, including the local manager or managers, ~~if any, thereof.~~

B. It is unlawful to practice prostitution, to allow acts of prostitution or sex-for-hire services, to solicit business for a prostitute or to procure any person for the purpose of prostitution, except as ~~permitted by licensed and conducted in accordance with~~ this chapter.

C. *Any license issued under the provisions of this chapter is a revocable privilege and the holder does not acquire any vested rights to the permit.* (Ord. No. 09-227, § 1)

##### **5.16.020 Definitions.**

When used in this chapter, the following words and terms *are defined as follows:* shall have the meanings ascribed to them in this section:

"Applicant" means any person, including a trustee of an inter vivos trust, a director, officer or shareholder of a corporation, or a member or manager and owner of a limited liability company

applying to the board for a license under the provisions of this chapter.

"Board" means the Brothel Licensing Board of Storey County consisting of ~~the board of three~~ County Commissioners and the Sheriff of Storey County.

"Brothel" means a business engaged in prostitution, sex-for-hire services, and all associated activities allowed ~~and~~ or approved under this chapter.

"Escort" means any person who, for a compensation of any type, accompanies any other person to or about social affairs, places of entertainment or amusement, or who consorts with others about any place of public resort or within any private quarters outside of a brothel.

"Escort service" includes any person, business or agency which, for compensation of any type, furnishes or offers to furnish escorts, also known as "outdating."

"Licensed operation" means a brothel duly licensed and operated in accordance with the provisions of this chapter.

*"Operational control" means the control of or the ability to control any business decision involving a brothel.*

*"Premises" means the brothel building and area within the fenced enclosure, if any, of the building.*

"Work card" means the card issued by the sheriff to each employee and to each prostitute authorizing them to work at a licensed operation. (Ord. No. 09-227, § 1)

#### **5.16.030 Prostitution permitted--~~Compliance with provisions.~~**

~~Prostitution permitted.~~ The operation of a *licensed* brothel within the county in accordance with the provisions of this chapter does not constitute a public nuisance or an offense to public decency. (Ord. No. 09-227, § 1)

#### **5.16.040 Powers of the licensing board.**

A. The board ~~has the~~ ~~is made and constitutes the full and~~ sole authority to grant a permit to operate a brothel, and the sole authority to make, alter and rescind all necessary regulations setting forth the terms and conditions under which ~~such~~ permits may be applied for, the terms and conditions under which ~~such~~ permits ~~shall~~ *may* be granted, transferred, revoked or canceled, where ~~such~~ brothels ~~shall~~ *may* be located, within the county, and any and all other regulations necessary regarding the conditions under which the brothels may be allowed to operate.

B. It ~~shall be~~ *is* the duty of the board to carry out terms of the provisions of this chapter, and to see that this chapter is faithfully enforced.

C. Powers of the board ~~shall~~ include, but ~~shall~~ *are* not be limited to, the power to:

1. Receive all license ~~and manager~~ applications. ~~submitted under the provisions of this chapter;~~

2. Investigate all applicants. ~~under the provisions of this chapter;~~

3. Grant or refuse to grant the license. ~~provided for in this chapter;~~

4. ~~Approve or disapprove a manager for a licensed operation.~~

4 5. Receive complaints concerning alleged violations of this chapter.

5 6. ~~Restrict, revoke or suspend licenses for cause after hearing. In an emergency the board may issue an order for immediate suspension or limitation of a license, but the order must state the reason for suspension or limitation and afford the licensee a hearing. Revoke, temporarily suspend, or place restrictions and conditions against licenses issued under the terms~~

of this chapter;

6 7. Exercise any proper *the* power and authority necessary to perform the duties assigned it, not limited by any enumeration of powers or considerations in this chapter.; and

7 8. Hear appeals from enforcement actions of the S sheriff of Storey County. (Ord. No. 09-227, § 1)

**5.16.050 Restrictions on licensing.**

— A. Location and premises. Every licensed operation shall have the following restrictions:

— 1. Signs. Each licensed operation may have up to three appropriate signs within Storey County. All off premises signs shall be placed in a location off the right of way and in a manner so as not to constitute a hazard. The Storey County Community Development Department shall approve all signage.

— 2. Fences. All licensed operations, individual or resort property oriented, shall include designated perimeter barriers (fences, berms or other approved forms of separation) and a resort-style entrance gate that will restrict access to the brothel property. No prostitution-related activities shall be conducted outside of the designated perimeter.

— B. No topless show or other exhibition involving the exposure of human genitals, pubic region, or buttocks, or any adult movie whose program during a substantial part of the time, contains one or more motion pictures which are rated "X" by the Code Rating Administration of the Motion Picture Association of America, or which is not rated, but whose program is intended to appeal to the prurient interests of the client shall be permitted or licensed by Storey County outside of a licensed operation. Such activities are hereby approved by this chapter for their operation in a licensed operation and shall be allowed only in association with, and pursuant to, the issuance of a bona fide brothel license.

— C. The board may, in its discretion, and to promote the health, safety and welfare of the people of the county, and/ or to promote the orderly conduct of the operation, impose additional restrictions, including, but not limited to, the following:

— 1. Limitation on the hours per day and/or per week that a licensed operation may be conducted; and

— 2. Limitation on the type, signing and size of building in which a licensed operation may be conducted.

— D. The board may impose restrictions pursuant to this section prior, during, or after issuance of license.

— E. Reserved.

— F. Subject to Nevada State Law, gaming may be permitted in the premises, or on the approved brothel property.

— G. In the interests of the public health, safety, morals, and general welfare, the number of licenses issued under this chapter shall be limited to five.

— H. Escort services shall only be allowed in association with a licensed operation and pursuant to a brothel license and shall occur only under an additional and separate specific escort license, subject to a per transactional written agreement acknowledging:

— 1. The brothel is not licensed outside of Storey County;

— 2. Prostitution is not allowed in Washoe County, Reno, Sparks, Carson City or the Nevada areas of Lake Tahoe;



- ~~3. Escort services are solely for purposes such as, but not limited to, entertainment, dining, gaming (casino gambling), dancing, shopping, sight seeing or other similar activity;~~
- ~~4. Escort and client shall not leave the State of Nevada; and~~
- ~~5. Prostitution or solicitation of sexual activity away from the licensed operation is prohibited.~~

#### **5.16.060 Unsuitable locations and buildings.**

~~A. The board may deny any application if the board deems that the place or location for which the license is sought is unsuitable for the conduct of a brothel. Without limiting the foregoing, the following places or locations may be deemed unsuitable:~~

- ~~1. Premises located within 1 mile of a church, hospital, school, military or naval reservation, children's public playground or residential area;~~
- ~~2. Premises difficult to police or difficult to access by police and emergency services;~~
- ~~3. Premises adjoining a gambling house, motel, hotel, licensed cocktail lounge not part of the brothel, or another brothel;~~
- ~~4. Premises located within the historic districts as defined by NRS 384.100 and such other sites of historical or public interest, as may be designated by the board;~~
- ~~5. All properties located within the former McCarran Ranch, including all property contiguous thereto and/or associated therewith, excluding currently licensed brothels; and~~
- ~~6. Properties requiring primary ingress egress across BLM controlled property, previously known as the Mustang Ranch, require written approval of easement access from the United States Department of Treasury, the United States Department of the Interior acting through the Bureau of Land Management (BLM) and the United States Attorney's Office prior to acceptance of application.~~

~~B. The board may deny any application if the board deems that the building for which the license is sought is unsuitable for the conduct of a brothel. Without limiting the foregoing, the following may be deemed unsuitable:~~

- ~~1. A building which is or is proposed to be located in a mobile home which will not be converted to real property;~~
- ~~2. A factory built housing building which will not be permanently affixed to the land; and~~
- ~~3. A manufactured home which will not be permanently affixed to the land.~~

#### **5.16.070 Reserved.**

#### **5.16.0850 License application--Filing and investigation.**

A. All license applications *for a brothel* under the provisions of this chapter shall *must* be filed with the sheriff's office along with a nonrefundable three thousand dollar (\$3,000.00) investigation fee, *set by resolution of the board of county commissioners, for each applicant.* If the actual total cost of investigating any license application exceeds *the fee* three thousand dollars, the applicant shall *will* be responsible for and pay to the county the amount in excess *before the license may be approved.* At time of application, the first *three month's-quarter's* license fee shall *must* be deposited with the sheriff's office. If the application is denied, the first *quarter's- license fee deposit shall must* be refunded.

B. Any applicant whose place of business will be conducted by a manager or agent, and any

brothel licensee *who changes a manager or agent*, is required to submit an amended application *for the manager or agent* and is required to report the change of a manager or agent, ~~shall and must~~ pay an additional nonrefundable investigation fee of ~~three thousand dollars (\$3,000.00)~~ for each such designated manager or agent.

C. Any person, director, officer or shareholder of a corporation, member or manager of a limited liability company, or the principal of any firm or association having any financial interest, *including revenue or income participation, operational control, or ownership interest* in the brothel ~~shall must~~ submit an application as a co-licensee pursuant to § section 5.16.090 and ~~shall~~ pay an additional nonrefundable investigation fee of ~~three thousand dollars (\$3,000.00)~~.

D. *Banking and financial institutions that lend to a brothel operator, owner or landlord are not required to submit a license application unless the lending instruments include revenue or income participation, or operational control of the brothel business. For the purposes of this section "banking and financial institutions" means any bank, savings and loan association, savings bank, thrift company, credit union, or other financial institution that is licensed, registered or otherwise authorized to do business in Nevada.*

E. *A loan equal to or greater than \$25,000 must be reported to the sheriff and loan documents must be provided within 30 days.* (Ord. No. 09-227, § 1)

#### **5.16.0960 License applications--Contents.**

Any person desiring to own or operate a brothel within the county ~~shall must~~ apply to the board for a license. *The application for the licensee must be filed at the sheriff's office.* An applicant ~~shall must~~ be a natural person applying as an owner, co-owner, or manager of the brothel, or as a trustee on behalf of an inter vivos trust, or as director, officer or shareholder on behalf of a corporation, or as member or manager and owner on behalf of a limited liability company that owns or will own the brothel. Applicants must be a resident of the State of Nevada.

A. The application ~~shall must~~ set forth:

1. *The applicant for the license, including:*

1 a. Names, ages, and addresses of all persons who have or will have a financial or ownership interest in the operation, including the owner of the real property;

2 b. Names, ages, and addresses of persons who are or will be personally responsible for the conduct and management of the operation;

3 c. Names, ages, and addresses of all persons designated as trustees of an inter vivos trust, directors, officers or shareholders of a corporation, or members or managers of a limited liability company;

4 2. A recent photograph and complete set of fingerprints of all persons listed in subsections 1 (A)(1), (A)(2) and (A)(3) of this section;

3. ~~such~~ *Names and addresses of any other businesses an applicant has a financial or ownership interest in and the type of business and the nature of the applicant's interest;*

5 4. Names and addresses of each of the applicant's current and former employers for the preceding ten 10 years;

6 5. ~~All~~ *The applicant's current address and all former addresses in the preceding ten 10 years;*

7 6. A list of all prior convictions of the applicant for any crime, excluding minor traffic violations; ~~such the list shall must~~ include a statement of the offense, the place of its occurrence,

the date of its occurrence, and the disposition of the case;

87. A complete and accurate financial statement of the applicant prepared by a licensed certified public accountant;

98. Complete federal income tax returns for the applicant for the preceding ~~five~~ 5 years;

109. The street address and legal description of the property upon which the proposed brothel is to be located, together with copies of all deeds, mortgages, deeds of trust, liens or other encumbrances, leasehold interests, or other interests relating to the property;

~~11~~10. A complete list of any children the applicant has under the age of ~~eighteen~~ 18, including names, addresses, phone numbers, any court orders for child support and an affidavit that all such child support payments are current;

~~12~~11. A court certified copy of the inter vivos trust if applicant is designated trustee, the bylaws of a corporation, or the operating agreement of a limited liability company;

~~13~~12. An executed comprehensive release authorizing the investigating authority to obtain any and all information deemed pertinent to the granting of a license;

1413. A list consisting of a minimum of three verifiable personal references with addresses and telephone numbers; and

~~15~~14. Any other information reasonably deemed necessary or useful by the board. (Ord. No. 09-227, § 1)

#### **5.16.070 Restrictions on licensing.**

*A. The board must apply the following restrictions to every licensed operation:*

*1. Signs. Each licensed operation may have up to three signs. All off-premises signs must be placed in a location off the right-of-way and in a manner so as not to constitute a hazard. The community development department must approve all signs.*

*2. Fences. All licensed operations, individual or resort property oriented, must include designated perimeter barriers (fences, berms or other approved forms of separation) and a resort-style entrance gate that will restrict access to the brothel property. No prostitution related activities may be conducted outside of the designated perimeter.*

*B. Topless shows or other exhibitions involving the exposure of human genitals, pubic region, or buttocks, or any adult movies whose program during a substantial part of the time, contains one or more motion pictures which are rated "X" by the Code Rating Administration of the Motion Picture Association of America, or which is not rated, but whose program is intended to appeal to the prurient interests of the client are allowed in a licensed operation and may not be permitted or licensed by the board outside of a licensed operation.*

*C. The board may, to promote the health, safety and welfare of the people of the county, or to promote the orderly conduct of the operation, impose additional restrictions, including, but not limited to, the following:*

*1. Limit the hours per day or per week that a licensed operation may be conducted; and*  
*2. Limit the type, signing and size of building in which a licensed operation may be conducted.*

*3. Limit the number of prostitutes that work in an operation.*

*D. The board may impose restrictions pursuant to this section prior, during, or after issuance of license.*

*E. Subject to Nevada State Law, gaming may be permitted in the premises.*

*F. In the interests of the public health, safety, morals, and general welfare, the number of licenses issued under this chapter is limited to five.*

*G. Escort services may only be allowed in association with a licensed operation and may be allowed only under an additional and separate specific escort license, subject to a written agreement for each transaction for escort services acknowledging:*

- 1. The brothel is not licensed outside of Storey County.*
- 2. Prostitution is not allowed in Washoe County, Reno, Sparks, Carson City or the Nevada areas of Lake Tahoe.*
- 3. Escort services are for purposes of entertainment, dining, gaming (casino gambling), dancing, shopping, sight seeing or other similar activity.*
- 4. Escort and client may not leave the State of Nevada.*
- 5. Prostitution or solicitation of sexual activity away from the licensed operation is prohibited.*

#### **5.16.080 Unsuitable locations and buildings.**

*A. The board may deny any application if the board finds that the place or location for which the license is sought is unsuitable for the conduct of a brothel. The following places or locations may be deemed unsuitable:*

- 1. Premises located within 1 mile of a church, hospital, school, military or naval reservation, children's public playground or residential area;*
- 2. Premises difficult to police or difficult to access by police and emergency services;*
- 3. Premises adjoining a gambling house, motel, hotel, licensed cocktail lounge not part of the brothel, or another brothel;*
- 4. Premises located within the historic districts as defined by NRS 384.100 and other sites of historical or public interest, as may be designated by the board;*
- 5. All properties located within the former McCarran Ranch, including all contiguous property, excluding currently licensed brothels; and*
- 6. Properties requiring primary ingress or egress across BLM controlled property, previously known as the Mustang Ranch, require written approval of easement access from the United States Department of Treasury, the United States Department of the Interior acting through the Bureau of Land Management (BLM) and the United States Attorney's Office prior to acceptance of application.*

*B. The board may deny any application if the board finds that the building for which the license is sought is unsuitable for the conduct of a brothel. Without limiting the foregoing, the following may be deemed unsuitable:*

- 1. A building that is or is proposed to be located in a mobile home, which will not be converted to real property.*
- 2. A factory-built housing building, which will not be permanently affixed to the land.*
- 3. A manufactured home, which will not be permanently affixed to the land.*

#### **5.16.1090 Investigation of applicant--~~License granted or denied~~ Board action.**

*A. Sheriff's investigation.* Upon presentation of any completed license application and payment of all fees, the sheriff ~~shall~~ *must* conduct a full investigation of all information contained in the license application and submitted with the application. ~~Such~~ *The* investigation

~~shall must~~ include, but ~~shall is~~ not be limited to, the following:

1. A complete check of all records of the Federal Bureau of Investigation and any other similar organization concerning the criminal record of the applicant;
2. A personal interview with the applicant;
3. An interview with selected employers of the applicant and business associates of the applicant, as shown in the license application;
4. Examination of the financial statement, records, and financial background of the applicant; and
5. An interview with any other person or source discovered during the investigation that may have information bearing upon applicant's suitability as a license holder.

**B. Investigation report.** As soon as practicable *or within 45 days* after any application is received by the sheriff, the sheriff ~~shall must~~ report the results of the investigation in writing to the board. ~~Such~~ The report ~~shall must~~ include, but ~~shall is~~ not be limited to, the following:

1. A complete statement of the results of all investigations undertaken;
2. A list of any errors or omissions found to exist in the application; and
3. An evaluation of the personal and financial status and background of the applicant.

**C. Board response.** Within ~~thirty~~ 30 days after receiving the sheriff's report, the board *must place the application on the board's agenda for a hearing and* may:

1. Refer the application back to the sheriff for additional investigation. ;
2. Require a personal interview with the applicant. ;
3. Require the applicant to submit additional information related to his application. ; and
4. *If no further investigation is needed, the board may decide whether to gGrant or deny refuse* to grant a license under the provisions of this chapter. (Ord. No. 09-227, § 1)

#### **5.16.100 Issuance of license and automatic renewal.**

*A. Upon approval of an application for a licensee or all co-licensees connected with a brothel, the board may issue a license for the brothel. The license must state:*

1. *The name and address or location of the brothel.*
2. *The names of all licensees connected with the brothel.*
3. *Any restrictions or limitations imposed by the board under this chapter.*
4. *The date of issuance of the license.*
5. *The date of expiration of the license, which is June 30<sup>th</sup>, the end of each fiscal year.*
6. *All licenses are issued on a yearly basis and will renew automatically provided that licensee is in substantial compliance with this chapter.*

*B. The board may issue a temporary license to an applicant for a specific period of time in the case of a licensee's death, disability or insolvency when there is no remaining licensee to operate the brothel. The temporary license entitles the person named in the application to take part in the operation of the brothel and receive profits*

#### **5.16.110 License denial.**

The board may ~~deny refuse to grant~~ a license to any applicant at its discretion including, but not limited to, the following circumstances:

A. The applicant, or the applicant's spouse or any other individual listed on the application who may have an interest in the brothel, has been convicted of a felony;

- B. The applicant is financially insolvent;
- C. The applicant has a history of financial instability;
- D. The applicant's stated financial condition is inadequate, insufficient, or ~~too suspect cannot be verified as sufficient~~ to operate a brothel;
- E. The applicant makes any false statement of a material fact or omits any material fact in any application, notice, statement, or report filed with the board;
- F. The applicant has any financial interest in, or connection with, any business *or other organization, which that* is illegal where ~~such the entity-business~~ is located;
- G. The applicant's license location under the provisions of this chapter would be contrary to the health, safety, morals or welfare of ~~Storey County Codes or~~ the county's residents;
- H. The applicant is under the age of twenty-one years;
- I. The applicant has been convicted of a crime involving moral turpitude, unless the board finds, upon examination of the circumstances of the crime and the applicant's criminal history, that the applicant does not present, and is not likely to present in the future, a threat to the health, safety, morals, or welfare of the residents of Storey County, and will likely operate a lawful establishment in full compliance with the ~~letter and intent of all Storey County Code Ordinances and Regulations,~~ and the laws of the State of Nevada;
- J. The applicant has past due child support;
- K. The applicant's license issued under this chapter has been revoked for cause;
- L. The applicant is a corporation, unless it is incorporated in Nevada, or unless it is a foreign corporation which is qualified under Nevada law to transact business in Nevada;
- M. The applicant is a person whose place of business is conducted by a manager, or agent, unless the manager or agent possesses the same qualifications required of an individual licensee; and
- N. A person who is unqualified or disqualified to hold a license owns any interest whatsoever in the premises, regardless of the qualifications of the applicant himself. (Ord. No. 09-227, § 1)

**5.16.120 Reserved. 5.16.125 License nontransferable. ~~site specific.~~ Death, disability or insolvency of licensee.**

*A license granted under this chapter is for operations conducted on the property described in the application only, by the licensee or co-licensees only, and no licensed operation may be added to or moved without a new license application and approval.*

A. ~~No A brothel license granted under this chapter~~ may not be transferred, unless ~~such the~~ license is transferred under an inter vivos trust where the licensee is the grantor or settler of the trust and is also the trustee of the trust and the license is in good standing and has not been suspended or revoked.

B. *In the event of the death or judicially established disability of a licensee, the spouse, next of kin, personal representative or guardian of the deceased or disabled person, or any other co-licensee, must notify the board and the sheriff immediately of the death or disability.*

C. *In the event of death or judicially established disability of a sole licensee who holds the sole interest in a licensed operation and whose interest would pass by operation of law to the licensee's estate or to any other person other than a co-licensee, the board may authorize the spouse, next of kin, personal representative, executor, or guardian of the person to continue the operation of the brothel under a temporary permit, as a successor in interest, pending action on*

*an application. The application for a temporary license must be filed within 30 days of the date of death or disability.*

*D. In the event of the death of a licensee holding a license under an inter vivos trust, or whose ownership of a brothel passes by way a trust on the licensee's death, the succeeding trustee or trustees must be currently licensed as provided in Sections 5.16.020 and 5.16.090. If the succeeding trustee or trustees are not licensed, the board may authorize the succeeding trustee or trustees to continue operation of the brothel under a temporary license while succeeding trustee or trustees prepare and submit an application for a license. ~~Written notification of death must be provided to the sheriff within ten (10) days of the trustee's death.~~*

*E. If the brothel license is held by more than one licensee, the remaining co-licensees may continue to operate the business after notifying the sheriff's office of the change in licensees due to death, disability or insolvency. If a co-licensee no longer has an interest in the operation of a brothel and is no longer required to be licensed, the remaining licensees must notify the board and sheriff immediately that the person is no longer a licensee. The change in status of the co-licensee is effective on receipt of the notice by the sheriff or the board.*

*F. The board may, if satisfied the action is necessary, issue a temporary license to an applicant for a specific period of time. The temporary license entitles the person named in the application to take part in the operation of the brothel and receive profits. A temporary license may not be assigned.*

*G. A licensee may not permit any spouse, heir, next of kin, personal representative or guardian to take part in the operation of the brothel or pay a person any part of the profits of the brothel after the death or disability unless the person is a co-licensee or a holder of a temporary license.*

*H. In the event a licensee files any petition with the bankruptcy court for relief as a debtor or has a petition filed against it, or a receiver is appointed for a licensed business or an assignment of a business is made for the benefit of creditors, the licensee, trustee, receiver or assignee, as the case may be, must immediately notify the board of the change in writing. The written notice must have attached a copy of the petition filed with the court, and any relevant court orders including orders appointing trustees, receivers, or assignees.*

*I. A brothel may not be operated by a trustee, receiver, or assignee for the benefit of creditors until the board has licensed the operation. In an emergency situation, the board may issue a temporary license for the continuation of the brothel operation.*

*J. A trustee, receiver, or assignee desiring to continue operation of the licensed establishment must immediately make application for a temporary license.*

*K. Permission for a trustee, receiver, or assignee to continue the operation of the licensed establishment may be summarily withdrawn at any time in the discretion of the commission without the necessity of any hearing or proceedings for revocation or suspension.*

*~~B. A license granted under this chapter shall be for operations conducted on the property described in the application only, by the licensee only, and no licensed operation shall be added to or moved without a new license application and approval. (Ord. No. 09-227, § 1)~~*

#### **5.16.130 License fees, penalties for non-payment.**

*A. Every licensed operation must pay monthly licensing fee, set by resolution of the board of county commissioners, in advance of the first calendar day of each month for the privilege of*

~~operating a brothel in the county~~ The fee for such license shall be set by the county commissioners, provided that it is based on a uniform formula and is not unreasonable or arbitrary, and provided further, that it shall ~~The fees must be considered at two county commissioners board of county commissioners' meetings before becoming effective.~~

~~B. No refunds of a~~Any license fees paid shall ~~are nonrefundable except as provided in section 5.16.050.~~ be made.

~~C. All fees paid under this chapter shall be deposited in the county general fund.~~

~~C. All license fees must be paid to the sheriff. The sheriff must deposit all fees in the general fund.~~

~~D. Delinquent brothel fees, including all accrued penalties, as set forth by resolution of the board of county commissioners, may be grounds for suspension or revocation of the brothel license by action of the board. (Ord. No. 09-227, § 1)~~

#### **5.16.140 Compliance inspections for brothels--Implied consent.**

A. Licensees ~~or~~ management of licensed operations will *must* provide the sheriff access, upon demand at any time, for purposes of inspection to ensure compliance with this chapter.

B. Anyone obtaining or renewing a license pursuant to this chapter ~~impliedly~~ consents to and acknowledges the power and authority of the sheriff's ~~department office~~ to enter the licensed operation's premises and principal office at any time for the purposes of examining the premises, the brothel's books of account, medical records or work cards, to ascertain the truth or veracity of statements made on the brothel license application and to determine compliance with the Storey County Code and Nevada state law.

C. Refusal by a licensee, or his ~~or~~ her agent or employee, to permit a lawful inspection of a licensed operation in accordance with this chapter constitutes a violation. (Ord. No. 09-227, § 1)

#### **5.16.150 License fees--Penalties for nonpayment.**

~~—A. License fees established. Every licensed operation shall pay monthly licensing fees, in advance of the first calendar day of each month for the privilege of operating a brothel in the county. License fees shall be paid to the sheriff.~~

~~—B. Penalties for nonpayment. All brothel license fees due under this chapter shall be considered delinquent if not paid in full on or before the fifteenth day following the due date.~~

~~—C. Nonpayment of brothel fees--License revocations. Delinquent brothel fees, including all accrued penalties, shall be grounds for suspension and/or revocation of the brothel license by action of the board.~~

#### **5.16.160 Issuance of license--Contents--Term.**

~~—Upon approval of all applications connected with a brothel, the board shall *must* issue a license for the brothel, which license shall *must* state:~~

~~—A. The name and address or location of the brothel;~~

~~—B. The names of all licensees connected with the brothel;~~

~~—C. Any restrictions or limitations imposed by the board under this chapter;~~

~~—D. The date of issuance of the license; and~~

~~—E. The date of expiration of the license, which shall *must* coincide with the end of each fiscal~~



year (June 30<sup>th</sup>).

~~— F. All licenses shall *must* be issued yearly.~~

**5.16.170 License issuance—~~Renewal~~ with taxes in arrears.**

~~A. All licenses shall *must* be issued on a yearly basis and shall *will* renew automatically provided that licensee is in substantial compliance with this chapter.~~

B. ~~No~~ A business license shall *may not* be issued or renewed when, at the time of application or renewal, the applicant *or the licensee* is indebted to the county for any unpaid obligation, including real property taxes, personal property taxes, room taxes or business licenses, including those not used in conjunction with brothel operations. The tax receiver may enter into an agreement with any person so indebted to the county to establish a schedule for the payment of ~~such~~ *the* indebtedness and any delinquencies and interest ~~thereon~~. In ~~such~~ *the* agreement, the debtor shall *must* acknowledge ~~such~~ *the* debt to the county and shall *must* agree that if any default occurs in the payment of any installment agreed to be paid ~~thereunder~~ *an agreement*, the entire amount to be paid shall become immediately due and payable. (Ord. No. 09-227, § 1)

**5.16.180 License revocation; or suspension; ~~complaint~~ procedures.**

The board may revoke, or temporarily suspend, *or place on probation with or without conditions* any brothel license issued under the provisions of this chapter *for cause after a hearing* ~~or place a licensee on probation with or without conditions~~ for any of the following causes:

- A. Any cause that would constitute grounds for denial of a license under this chapter;
- B. Violation of any provision of this chapter by the licensee or any employee of the licensee or any working prostitute at a licensed operation;
- C. Willful refusal of the licensee to comply with any reasonable order of the board or of the sheriff's department office;
- D. The licensee knowingly permitting the existence of any health hazard on the premises occupied by the licensed operation or employing any prostitute when ~~such~~ *the* person does not have a valid health certificate, ~~as required herein~~;
- E. Change in ownership, leasing of the premises *to an unlicensed person*, or the addition of any persons with any ownership interest in a brothel *who is not a co-licensee* shall *will* automatically revoke a license and ~~reapplication shall will be necessary~~;
- F. Any attempt by a licensee to permit an unlicensed person to operate a brothel under the existing license shall ~~be~~ *is* grounds for automatic and immediate revocation, ~~without further notice~~;
  - 1. It ~~is~~ shall not be a violation for a licensee to employ a *board-approved* manager to supervise day-to-day operations;
  - 2. Any prospective manager shall *must* be an employee of the licensed operation, *and be* subject to investigation *and board approval*, ~~registration and all other requirements as provided herein this chapter.~~
- G. Any other cause which the board may determine, in its sound discretion, to be deleterious to the health, welfare, and safety of the general public; and;
- H. If any written complaint regarding the licensed operation ~~shall have been~~ *is* received during the current license period, the sheriff may cause the complaint to be placed on the agenda

of the next board meeting, at which meeting the board may review the complaint and the license. The board may conduct a hearing, summon witnesses, interview the licensee, interview any complainant, require additional investigation by the sheriff, or do any and all other acts which may be necessary or appropriate for the board's determination. (Ord. No. 09-227, § 1)

#### **5.16.190 License revocation procedure--Hearing--Notice.**

A. Before permanently revoking any *a brothel* license issued under this chapter, ~~unless an alternative procedure is clearly specified elsewhere in this chapter,~~ the board shall *must*:

1. Conduct a hearing to determine the existence of the cause or causes of revocation, ~~and~~ Notice of ~~which the~~ hearing *with written specifications of the violations must be* shall have been served upon the licensee or posted upon the premises where the licensed operation is located at least ~~forty-eight hours~~ *3 days* prior to the time of such ~~before the~~ hearing;

2. Permit the licensee to submit evidence and testimony in opposition to the revocation;

3. Consider all evidence and testimony in support of and in opposition to the revocation;

4. Enter in the minutes of the board the findings of the board, and stating with specificity *the* cause of revocation; and

5. Enter in the minutes of the board an order revoking or refusing to revoke the license.

B. Notice of revocation shall *must* be served upon the licensee or posted upon the premises occupied by the licensed operation. Revocation ~~shall be~~ *is* effective upon service of the notice on the licensee ~~and/or~~ posting of the notice on the premises. (Ord. No. 09-227, § 1).

#### **5.16.200 Exception to hearing procedure (emergency suspension of license).**

A brothel license may be *immediately* suspended *or limited* without a hearing by a written emergency suspension order signed by one member of the board and the sheriff, if in their opinion, there exists an *emergency or other* immediate and present danger to public health and safety which necessitates the immediate closure of the brothel. *The order must state the reason for the suspension or limitation and advise the licensee of the right to a hearing.* Upon the issuance and service of such an *emergency suspension* order, all brothel activity shall *must* immediately cease and the brothel licensee may request a public hearing before the board within ~~three~~ *3* business days. The *hearing proceedings thereafter shall must* be held in accordance with § section 5.16.190 of this chapter. (Ord. No. 09-227, § 1)

#### **5.16.210 Health examinations.**

The licensed operation shall *must* comply with all State of Nevada Division of Health requirements and Nevada Revised Statutes with regard to medical and health examinations for prostitutes.

A. Exams required. Every prostitute working at a licensed operation shall *is required to* have a weekly medical examination by a medical doctor licensed to practice medicine in the State of Nevada *or the doctor's duly qualified and supervised employee.* Each medical examination shall *must* include testing to be submitted to a state licensed medical laboratory and shall *must* include:

1. Once each week, a culture to confirm the presence or absence of gonorrhea and testing to screen for the presence or absence of chlamydia;

2. Once every week, a licensed medical professional shall *must* perform an examination on each prostitute for lesions. If lesions are present *on* the individual, *the* health care professional

~~shall must~~ excuse ~~said the~~ prostitute from work until ~~said the~~ lesions have resolved and are no longer infectious with herpes simplex II virus;

3. Other medically required or approved tests deemed advisable by the examiner for determining whether the prostitute is afflicted with any infectious or contagious disease;

4. All medical examinations, pre-employment and post-employment, and tests ~~shall must~~ conform to the requirements of the State of Nevada, Division of Health, the NRS and the Nevada Administrative Code;

5. *After performing an examination on a prostitute, the examining doctor may not issue a certificate if the person is found to be or suspected to be afflicted with a sexually transmitted infection or other contagious or infectious sexually transmitted disease ("STD"). The sheriff is to be notified by the licensee of ineligibility of a prostitute to work; and*

~~5 6. The expense associated with~~ the cost of the required medical examination and tests ~~shall must~~ be paid by the prostitute directly to the medical providers.

B. ~~In the event~~ *When* a prostitute ~~shall have~~ *has completed* the medical examination and tests required, as ~~herein provided~~, the results of ~~said the~~ tests ~~shall must~~ be forwarded to a state approved medical lab for review and approval.

C. Certification of work eligibility--Approval and denial.

1. After the State Medical Lab completes the required *review of the* medical examination and tests, and forwards the certificate of clearance to the brothel's license holder, the brothel ~~shall must~~ retain those results ~~to file~~ for review by the sheriff and ~~shall must~~ certify to the sheriff that the prostitute is eligible for a work card. The sheriff ~~is to must~~ be notified *by the licensee if the State Medical Lab does not issue a certificate of clearance. —of ineligibility to work and of any subsequent cure enabling the prostitute to return to work.* Each medical certificate of clearance ~~shall must~~ specify the date of the examination and ~~shall may~~ be valid for seven days from the date of the certificate. ~~The expense associated with the cost of~~ this review and certification ~~shall must~~ be paid by the prostitute *directly to the doctor.*

2. ~~No A~~ person who has ever been denied a certificate by the State Health Department, as ~~herein provided~~, may ~~not again~~ work as a prostitute in any licensed operation until ~~such that~~ person has received and presented to the brothel a certificate of clearance from the state stating that the cause or causes which resulted in the denial of the certificate have been cured and that the person is now free of any venereal disease or other contagious or infectious disease ("STD") and has complied with all other requirements of this chapter.

D. Seizure of work card. Upon receiving information that a prostitute is afflicted with an infectious or contagious STD or has not obtained a current medical examination, as ~~herein required~~, or is no longer entitled to a work card, the sheriff ~~shall must~~ immediately seize any work card previously issued. (Ord. No. 09-227, § 1)

#### **5.16.220 Work card registration required.**

A. It is unlawful for any person ~~to be to work as~~ an independent contractor or ~~to be employed or for a licensee to employ or allow a person on~~ the premises of a licensed operation, unless ~~such the~~ person is the holder of a valid current work card issued by the sheriff. ~~in accordance with this chapter and in accordance with Chapter 5.08.~~

B. ~~Every employee and every independent contractor of a licensed operation shall be registered with the sheriff on a~~ A work card application, ~~which shall must~~ include:

1. The *applicant's* name, all current and former names and aliases, age, address, social security number, physical description, and current picture identification of the applicant. Forms of identification acceptable are those issued from state agencies which require a certified copy of a birth certificate. An actual social security card also must be produced. A *real state issued* ID or passport may be allowed in lieu of a birth certificate and social security card;

2. A full set of fingerprints of the worker;

3. Complete employment record of the worker for the preceding three years;

4. All addresses of the worker for the preceding three years;

5. A complete criminal record of the worker, including all convictions, except minor traffic violations, such list to include a statement of each offense, the place of its occurrence, and the date of its occurrence;

6. A complete sheriff's routine child support information form;

7. A waiver of release of medical information allowing the medical facilities and doctors to provide to the county the results of the referred medical examination and tests of prostitutes; and

8. An authorization to conduct an investigation into the worker's criminal history.

C. The work card shall *must be issued for not more than 12 months and must be renewed annually*;

D. Except as provided in ~~§~~subsection 5.15.220(F), all work cards are site specific, and must be renewed each time an employee changes places of work.

E. The sheriff shall investigate, through all available means, the accuracy of all information supplied by any applicant on the registration form. *The sheriff may issue a work permit after an investigation and the determination that the applicant meets the work permit requirements. The sheriff may issue a revocable temporary work permit for up to 120 days after the applicant has submitted an application with proof of medical clearance and paid all required application fees.*

F. The ~~board~~ sheriff may deny a work card to any person who is under the age of eighteen or has ever been convicted of a felony offense, irrespective of jurisdiction, or for lesser crimes involving:

1. A misdemeanor possession or use of a controlled substance within the last three years;

2. Theft, embezzlement, or misappropriation of funds;

3. Violence of ~~r~~ the use of any deadly or dangerous weapon;

4. Any crime involving the illegal use of firearms;

5. Petty theft or shoplifting within the last year; ~~and or~~

6. Willfully making any false statement or omission in the registration form required by subsection A of this section.

G. The sheriff or his designee will have the authority to deny or revoke the work card of a prostitute or any other employee who does not qualify under this chapter or who is found to be otherwise violating the Storey County Code or Nevada state law. The person whose work card has been denied or revoked may file an appeal with the board of county commissioners within thirty calendar days from the date in which the work card was denied or revoked.

~~H E.~~ All employees shall *must* maintain a current work card with the operator of a licensed brothel *and the licensee is required to maintain a work card for each employee.* The work card shall *must* be kept on premises and available for inspection at all times. A prostitute may change place of work between two ~~(2)~~-licensed operations under the same ownership ~~and approved by~~

~~this chapter~~ by having brothel management notify the sheriff of the proposed change.

~~I.F.~~ ~~No~~ A prostitute or bartender/manager of a licensed operation ~~shall~~ *may not* possess more than one work card at any given time.

~~J.G.~~ ~~No~~ A bartender, manager, maid, or maintenance employee ~~shall~~ *may not* engage in acts of prostitution.

*K. Tradesmen or vendors who service the property or facilities periodically are not required to obtain work cards, as long as they are not employees of the brothel. (Ord. No. 09-227, § 1)*

**5.16.230 Violations by employee--Effect on registration and work card.**

A. In addition to criminal penalties provided ~~herein~~ *this chapter*, any employee of any licensed operator convicted of violating any section of this chapter or any regulation promulgated by the board or sheriff's ~~department~~ *office will* have his or her work card immediately revoked by the sheriff and ~~shall~~ *must* forthwith return the word card to the sheriff.

B. Unauthorized persons. It is unlawful for any licensed operation to allow persons on the premises except for the owners, licensed employees, working prostitutes, potential customers, authorized emergency, medical, county agents, employees or others with legitimate reason to be on the premises for nonprostitution-related matters. No business or social organization ~~shall~~ *may* conduct official business meetings in a brothel. (Ord. No. 09-227, § 1)

**5.16.240 Violations--Criminal penalty.**

In addition to penalties provided regarding revocation of licenses and work cards, any person violating any provision of this chapter is guilty of a misdemeanor. (Ord. No. 13-249, § I; Ord. No. 09-227, § 1)

Proposed on \_\_\_\_\_, 2015.

by Commissioner \_\_\_\_\_

Passed on \_\_\_\_\_, 2015.

Vote: Ayes: Commissioners \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Nays: Commissioners \_\_\_\_\_

\_\_\_\_\_

Absent

Commissioners \_\_\_\_\_

\_\_\_\_\_  
Marshall McBride, Chair  
Storey County Board of County Commissioners

Attest:

\_\_\_\_\_  
Vanessa Stephens  
Clerk & Treasurer, Storey County

This ordinance will become effective on \_\_\_\_\_, 2015.



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** February 3, 2014

**Estimate of time required:** 5 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

---

1. **Title:** Discussion and possible action to approve the Resolution 15-418 setting the fees for brothel licensing, license applications, and penalties.

2. **Recommended motion:** I move to approve Resolution 15-418.

3. **Prepared by:** Robert Morris, outside counsel

**Department:** District Attorney's Office

**Tel:** 847-0964

4. **Staff summary:** Storey County code section 5.16.130 currently requires the fee for a brothel license to be set by the board of county commissioners, provided that it is based on a uniform formula and is not unreasonable or arbitrary, and that it be considered at two meetings of the board of county commissioners before becoming effective. The existing code also calls for penalties for nonpayment but doesn't set an amount. This resolution sets the penalty for delinquent payments at 10 percent.

The request is to have the Board approve the resolution.

5. **Supporting materials:** Resolution 15-418

6. **Fiscal impact:** None


7. **Legal review required:** Yes

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

**Resolution No. 15-418**

**A resolution setting fees for applications for a brothel license,  
the licensing of brothels, and setting penalty fees.**

Whereas, the Storey County Board of County Commissioners (the Board) has enacted Ordinance No. 14-261 amending Storey County Code chapter 5.16 regarding brothels.

Whereas, the ordinance requires that fees be set by resolution of the Board.

Whereas, the Board has considered the fees for application for a brothel license, the fees for maintaining the brothel license, and penalties for delinquent payments, that are required to be set by resolution after two hearings by the Board.

Now therefore, the Board resolves and agrees to set the fees and penalties as follows:

1. Application fee – \$3000 per applicant or actual cost if more, payable before license is approved. The fee is non refundable.

2. Licensing fee- \$75,000 annually, payable monthly before the first day of the month. The first 3 months fees are due with application. The fee is refundable if application for license is denied.

3. Penalty- licensing fees that are due are considered delinquent if not paid in full on or before the fifteenth day following the due date. A penalty of 10 percent of the delinquent amount is due each month the fees are delinquent.

Adopted and effective this \_\_\_\_\_ day of \_\_\_\_\_ 2015 by the following vote:

Vote: Ayes: Commissioners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays: Commissioners:

\_\_\_\_\_  
\_\_\_\_\_

Absent: Commissioners:

\_\_\_\_\_

\_\_\_\_\_  
Marshall McBride, Chair  
Storey County Board of Commissioners

Attest:

\_\_\_\_\_  
Vanessa Stephens  
Clerk & Treasurer, Storey County





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2/3/15

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

---

1. **Title:** William Hill Race & Sports Book, Business/Gaming License.

2. **Recommended motion:** Approve application of their Business/Gaming License.

3. **Prepared by:** Melissa Field

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Background complete. There are no disqualifiers found.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

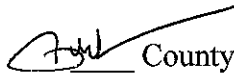
7. **Legal review required:**

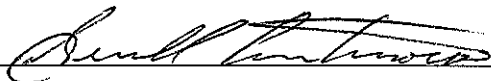
\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

 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: 2/3/15

Estimate of time required: 1 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

---

1. **Title:** Appointment of new County Board of Equalization Member

2. **Recommended motion**    Approval

3. **Prepared by:** Wendy Bacus

**Department:** Clerks Office

**Telephone:**

4. **Staff summary:** Vacancy of CBOE Member requires new appointment for 4 year term.  
Request Bill Lewis Certified Residential Appraiser of VCH to be appointed to fill this vacancy.

5. **Supporting materials:** None

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

W. Bacus Department Head

Department Name: Commissioner's Office

\_\_\_\_\_ 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: 02/03/15

Estimate of time required: 5 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

1. **Title:** (Continued from 01/05/15 meeting) Discussion/Possible Action: Application No. 2014-020 by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

2. **Recommended motion:** (Continue item until March 3, 2015, board meeting.) Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the master plan, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Text Amendment Application No. 2014-020 to include "Chapter 17.39 I-C Industrial Commercial Zone" to Storey County Code, Title 17 Storey County Zoning Ordinance.

3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** Text amendment of Storey County Code Title 17 (Zoning Ordinance) as explained and recommended in Staff Report No. 2014-020.

5. **Supporting materials:** Staff Report No. 2014-020 and exhibits provided at the 12/02/14 board meeting and packet, and available at the Planning Department at 775.847.1144.

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 Board of County Commissioners Agenda Action Report

Meeting date: 02/03/15

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

---

1. **Title:** (Continued from 01/05/15 meeting) (Agenda Language included in Enclosure A)
2. **Recommended motion:** (Continue item until March 03, 2015 board meeting). Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the Forestry, Natural Resources, Public, and Industrial-Commercial zones as presented by staff in this report.
3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** Amendment of the Official Storey County Zoning Map as explained and recommended in Staff Report No. 2014-02.
5. **Supporting materials:** Staff Report No. 2014-021 and exhibits provided at the 12/02/14 board meeting and packet, and available at the Planning Department at 775.847.1144.
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:**

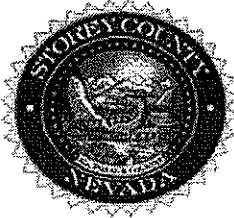
☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

**Enclosure A: Agenda Language for Application No. 2014-021**

**(Continued from 01/05/15 board meeting) Discussion/Possible Action:** Application No. 2014-021 by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (River District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by means of boundary line adjustment. The subject area is described approximately as portions of: Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located at Assessor's Parcel Numbers (APN) 004.161.98, 004.161.99, 004.162.01, and 004.162.02; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 005.121.01, 005.121.02, 005.121.03, 005.121.04, and 005.121.05; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95, and 004.161.97, all within the approximate subject area described above. The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 3, 2015

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

**1. Title:** Discussion/Possible Action: Variance 2014-023. By Karen James for a reduced rear-yard setback of five feet from the required 20 feet rear-yard setback for the placement of a proposed attached garage for a property located at 355 East Mill Street, Virginia City, Storey County, Nevada (APN: 001-266-04).

**2. Recommended motion:** In accordance with the recommendation by Staff, the Findings under Section 6.1 of the Staff Report and in compliance with all Conditions of Approval but not in conformance with the recommendation by the Planning Commission, I [Commissioner] move to approve with conditions Variance Number 2014-023 for a reduced rear yard setback for up to eight feet from the required 20 feet rear yard setback for the placement of a proposed attached garage for a property located at 355 East Mill Street, Virginia City, Storey County, Nevada (APN: 001-266-04).

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

**Department:** Planning Department

**Telephone:** 847-1144

**4. Staff summary:** The Applicant requests a Variance for a *reduced rear yard setback of five feet* from the required 20 feet rear yard setback for the placement of a proposed attached garage for a property located at 355 East Mill Street, Virginia City, Storey County, Nevada (APN: 001-266-04).

**5. Supporting materials:** Staff Report Number 2014-023 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  
☐ Denied

☐ Approved with Modifications  
☐ 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:** February 3, 2015 at 10:00 a.m.

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

**Staff Contact:** Dessie Redmond, Planner

**File:** 2014-023

**Applicant:** Karen James

**Property Owner:** Karen James

**Property Location:** 355 East Mill Street, Virginia City, Storey County, Nevada (APN: 001-266-04)

**Figures:** Figure 1: Vicinity Map; Figure 2: Zoning Map; Figures 3 & 4: Site Photos; Figure 5: Site Plan Showing Proposed Attached Garage; Figure 6: Abutting Land Uses; Figure 7: Shed; Figure 8-11: Proposed Garage Drawings

**Appendix:** Appendix 1: Justification of the Proposal Submitted by the Applicant; Appendix 2: Proposed Garage Drawings; Appendix 3: Letter of Support

**Guiding Documents:** Storey County Code-Sections 17.03.140 Variances; 17.16 Residential (R1) and the Storey County Master Plan

**Request:** The Applicant requests a Variance for a *reduced rear yard setback of five feet* from the required 20 feet rear yard setback for the placement of a proposed attached garage for a property located at 355 East Mill Street, Virginia City, Storey County, Nevada (APN: 001-266-04).

**Staff:** Staff is recommending a Variance for a *reduced rear yard setback of eight feet* from the required 20 feet rear yard setback for the placement of a proposed attached garage. Eight feet is consistent with the required side yard setback of eight feet.

**Planning Commission:** The Planning Commission recommended a Variance for a *reduced rear yard setback of seven feet* from the required 20 feet rear yard setback for the placement of a proposed attached garage.

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Figure 1 - Vicinity Map

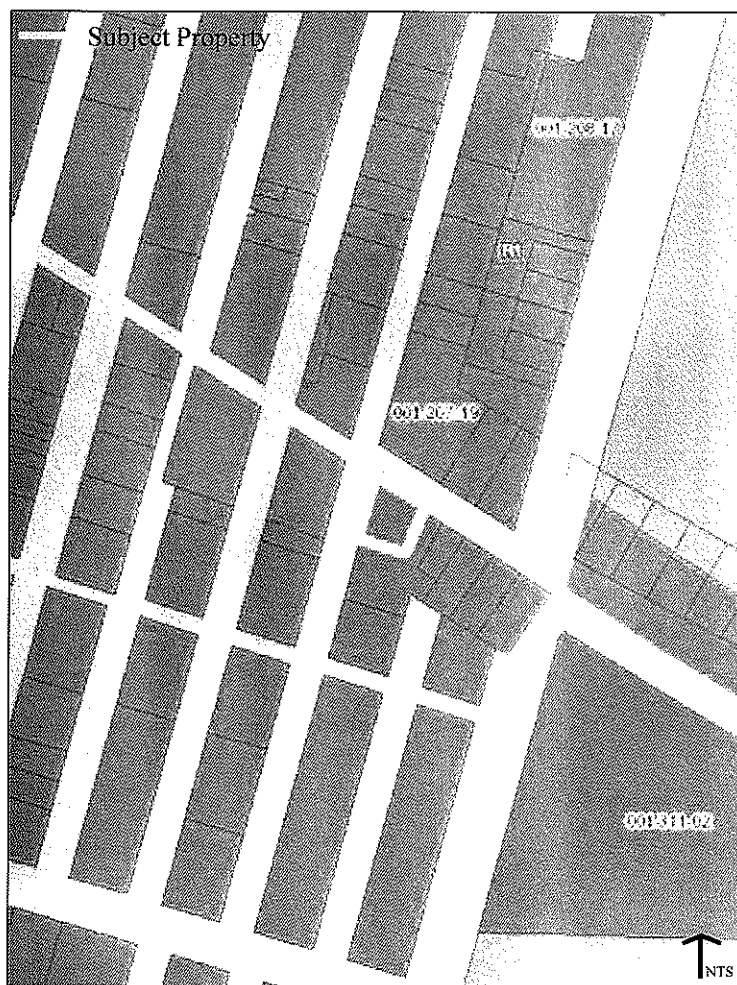


Figure 2 - Zoning Map

# 1. BACKGROUND & ANALYSIS

## 1.1 Site Location and Characteristics

The subject property is located at 355 East Mill Street in Virginia City, Storey County, Nevada (Assessor Parcel Number (APN) 001-266-04). The property is approximately 8,507 square feet and is owned by the Applicant. Mark Twain Estates is approximately six miles to the east, and south Reno is approximately 15 miles to the northwest (Figure 1: Vicinity Map). The subject property is zoned Residential (R1) (Figure 2: Zoning Map). There is an existing single-family residence on subject property (Figures 3 & 4: Site Photos).

The subject property is accessed off State Route (SR) 341 and off of Mill Street/Six Mile Canyon Road (Mill Street). The subject property is a corner lot bordered by Mill Street to the north and North O Street to the west.

## 1.2 Proposed Use

The Applicant proposes to construct an attached garage measuring approximately 24 feet by 24 feet for a total square footage of approximately 546 square feet (Appendix 1: Justification of the Proposal Submitted by the Applicant).

## 1.3 Application for a Variance

The Applicant proposes to attach a garage to the rear of the existing residence. The existing residence meets and exceeds all setback requirements. The garage is proposed to meet the front and both side setback requirements but encroach on the 20 foot rear yard setback. The Applicant proposes to build

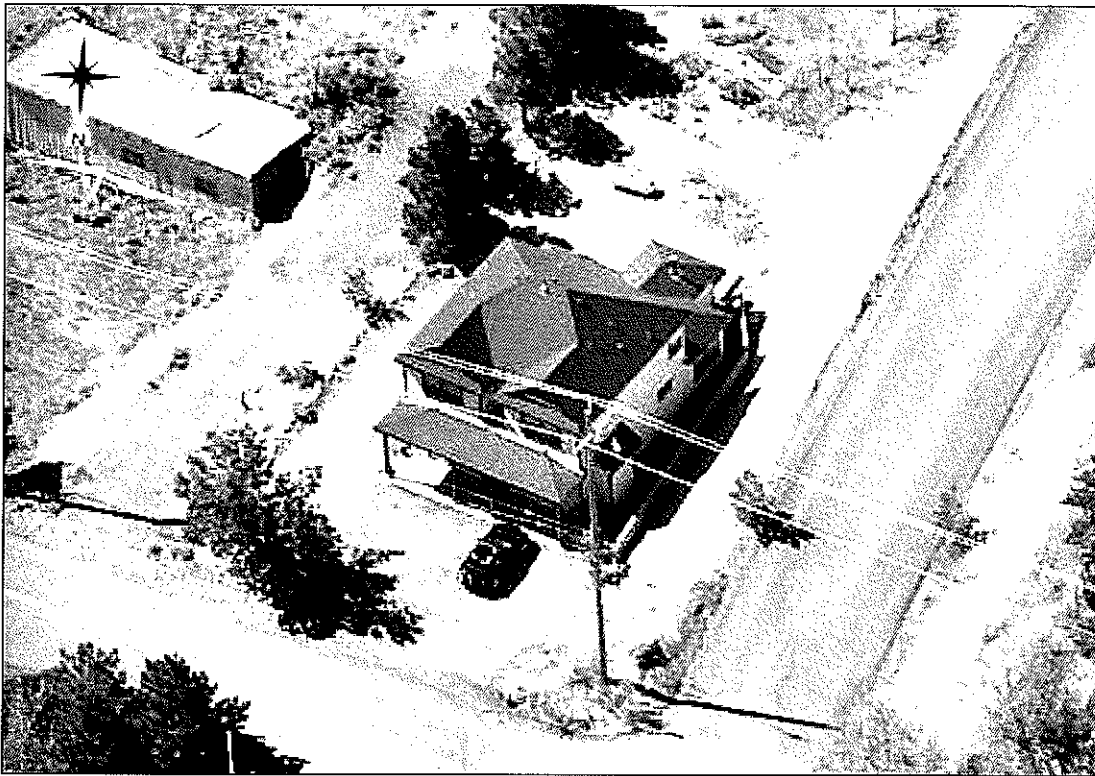


Figure 3 - Site Photo

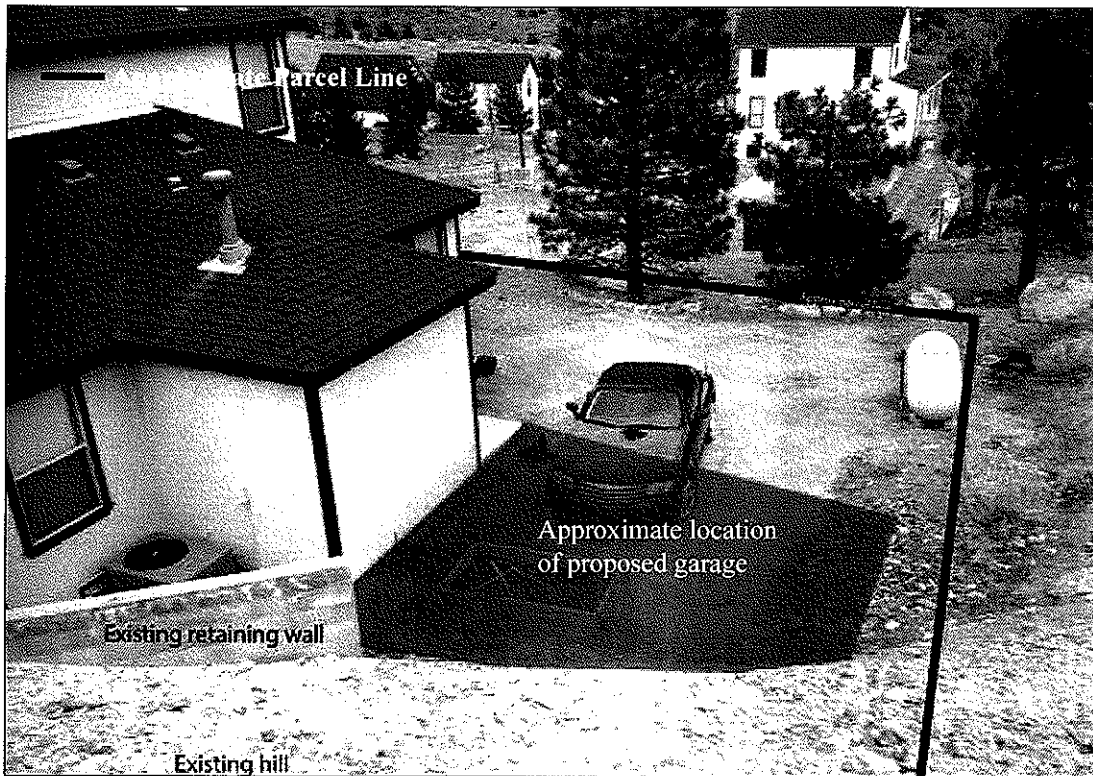


Figure 4 - Site Photo

#### 1.4 Variances

The SCC 17.03.140 Variances states that a Variance to the provisions of its title may be granted by the The Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (the Planning Commission )where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

Within section SCC 17.03.140 (F) it states: The Board's approval, approval with conditions, or denial of a Variance must be based on Findings that indicate that the proposed use is appropriate in the location for which it is approved. The Findings listed in this subsection are the minimum to be cited in an approval; the body may include additional Findings in their decision. The Board and Planning Commission must cite Findings of fact in the motion for approval, approval with conditions, or denial. At a minimum, an approval must be based on Findings that the proposal:

1. That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and
2. That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
3. That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

#### 1.5 Abutting Properties

##### Existing Land Uses

The abutting property to the south and east is vacant. The abutting land to the north is Mill Street and to the west is North O Street (Figure 6: Abutting Land Uses).

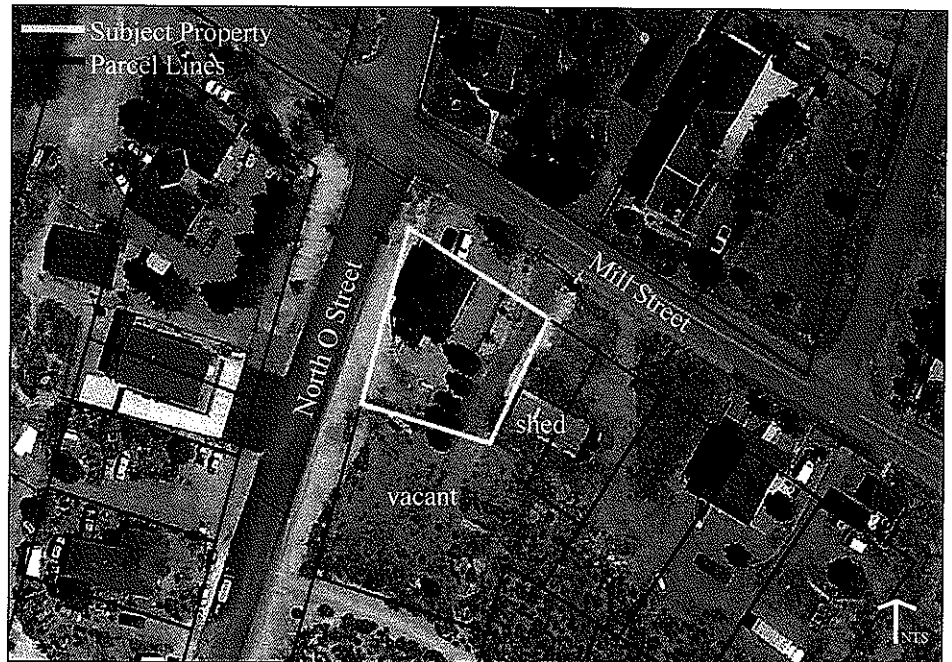


Figure 6: Abutting Land Uses



Figure 7: Shed

There is a shed on the property (Property "B" in Figure 7: Shed) just east of the abutting east property (Property "A" in Figure 7: Shed). According to the Storey County Assessor (the Assessor), this shed may be partially on Property "A" and Property "B" (the shed may straddle the shared property line). This shed is vacant, uninhabitable and has no improvements. This shed appears to be built pre-1999 and is therefore legally non-conforming.

#### 1.6 Abutting Properties Zoning

All of the abutting properties are zoned Residential 1 (Figure 2: Zoning Map).

#### 1.7 Comstock Historic District

The subject property is located within the Comstock Historic District. Therefore, a Certificate of Appropriateness must be issued by the Comstock Historic District Commission (CHDC) prior to building the proposed garage.

## 2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

#### 2.1 Table 1: Land Use Compatibility

The following table shows land uses, Storey County Master Plan (Master Plan) designations and zoning for the land abutting the proposed garage. There are no evident conflicts between the proposal and SCC Title 17 Zoning Code or the Master Plan. The proposed use is also consistent with the surrounding single-family residential uses and vacant parcels. Along with the abutting uses listed in the table below the vicinity also includes other single-family residences. For example, to the north across Mill Street and to the west across North O Street, there are existing single-family residences.

Table 1: Abutting Land Use Compatibility			
Land	Existing Land Use	Master Plan	Zoning
Applicant's Land	SFR	SFR	R1
Land to the north	ROW	SFR	R1
Land to the west	ROW	SFR	R1
Land to the south	vacant	SFR	R1
Land to the east	vacant*	SFR	R1

ROW: right-of-way

\* See Section 1.5 Abutting Properties Existing Land Uses



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** February 3, 2015

**Estimate of time required:** 10 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☒

---

**1. Title:** Discussion/Possible Action: Special Use Permit (SUP) 2014-032. By Corrie Zam-Northan on behalf of the Bucket of Blood Saloon for the installation of a painted mural on the face of an existing south retaining wall and on the face of an existing west retaining wall for a location at 8 North C Street, Virginia City, Storey County, Nevada (APN: 001-084-01).

**2. Recommended motion:** In accordance with the recommendation by the Planning Commission and Staff, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Board, and in compliance with all Conditions of Approval, I [Commissioner] move to approve Special Use Permit Number 2014-032 for the installation of a painted mural on the face of an existing south retaining wall and on the face of an existing west retaining wall for a location at 8 North C Street, Virginia City, Storey County, Nevada (APN: 001-084-01).

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

**Department:** Planning Department

**Telephone:** 847-1144

**4. Staff summary:** A Special Use Permit for the installation of a painted mural on the face of an existing south retaining wall and on the face of an existing west retaining wall for a location at 8 North C Street, Virginia City, Storey County, Nevada (APN: 001-084-01).

**5. Supporting materials:** Staff Report Number 2014-032 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

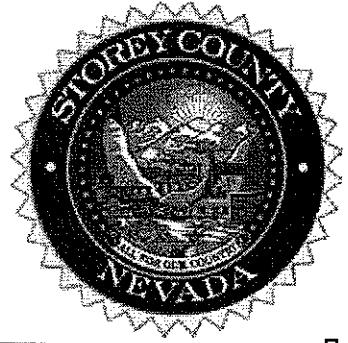
☐ Denied

☐ 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:** February 3, 2015 at 10:00 a.m.

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

**Staff Contact:** Dessie Redmond, Planner

**File:** 2014-032

**Applicant:** Corrie Zam-Northan on behalf of the Bucket of Blood Saloon

**Property Owner:** Marshall McBride on behalf of the Bucket of Blood Saloon

**Property Location:** 8 North C Street, Virginia City, Storey County, Nevada (APN: 001-084-01) at a parking lot for a business commonly known as the Bucket of Blood Saloon

**Figures:** Figure 1: Vicinity Map; Figure 2: Zoning Map; Figures 3 & 4: Site Photos; Figures 5 & 6: Mural Mock Ups; Figure 7: Existing Abutting Land Uses

**Appendix:** Appendix 1: Justification Submitted by the Applicant; Appendix 2: Progress Photos

**Guiding Documents:** Storey County Code Sections 17.84 Signs and Billboards; 17.03.150 Special Use Permit; 17.10 Definitions and the Storey County Master Plan

**Request:** A Special Use Permit for the installation of a painted mural on the face of an existing south retaining wall and on the face of an existing west retaining wall for a location at 8 North C Street, Virginia City, Storey County, Nevada (APN: 001-084-01).

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Figure 1 - Vicinity Map

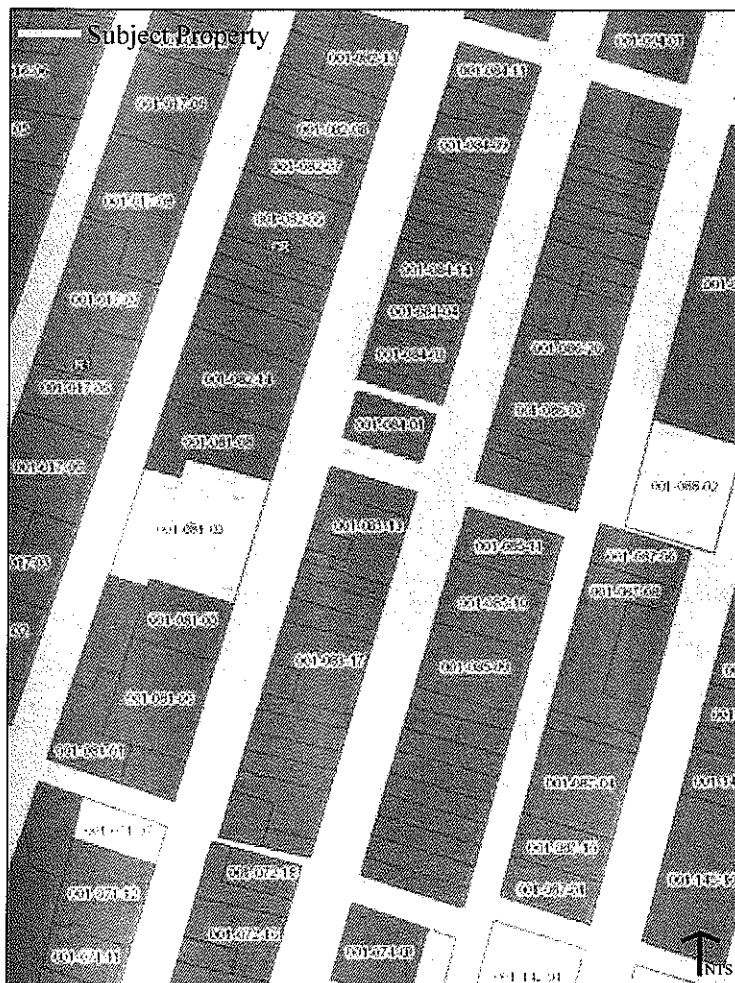


Figure 2 - Zoning Map

# 1. BACKGROUND & ANALYSIS

## 1.1 Site Location and Characteristics

The subject property is located at 8 North C Street, Virginia City, Storey County, Nevada (Assessor Parcel Number (APN) 001-084-01). The property is approximately 6,421 and is owned by Marshall McBride. Gold Hill is approximately one and one-half miles to the south, and Reno is approximately 26 miles to the northwest (Figure 1: Vicinity Map). The subject property is zoned Commercial-Residential (CR) (Figure 2: Zoning Map). There is an existing parking lot that hosts approximately 20 parking spaces and an existing two-terraced retaining wall along the west property line and a retaining wall along the south property line (Figures 3 & 4: Site Photos).

The subject property is accessed off State Route (SR) 341 and is a corner lot. C Street borders the property on the east, B Street on the west and Union Street on the south.

## 1.2 Proposed Mural

The Applicant proposes to install a mural on the face of the west existing retaining wall (Figure 5: Mural Mock Up - West) and on the face of the south existing retaining wall (Figure 6: Mural Mock Up - South).

The proposed mural is a collage of historical images and events that celebrates the area's diversity and honors the past (Appendix 1: Justification Submitted by the Applicant).





Figure 3: Site Photo showing approximate placement of the mural on the face of the existing west retaining wall.



Figure 4: Site Photo showing approximate placement of the mural on the face of the existing south retaining wall.



Figure 7: Existing Abutting Land Uses

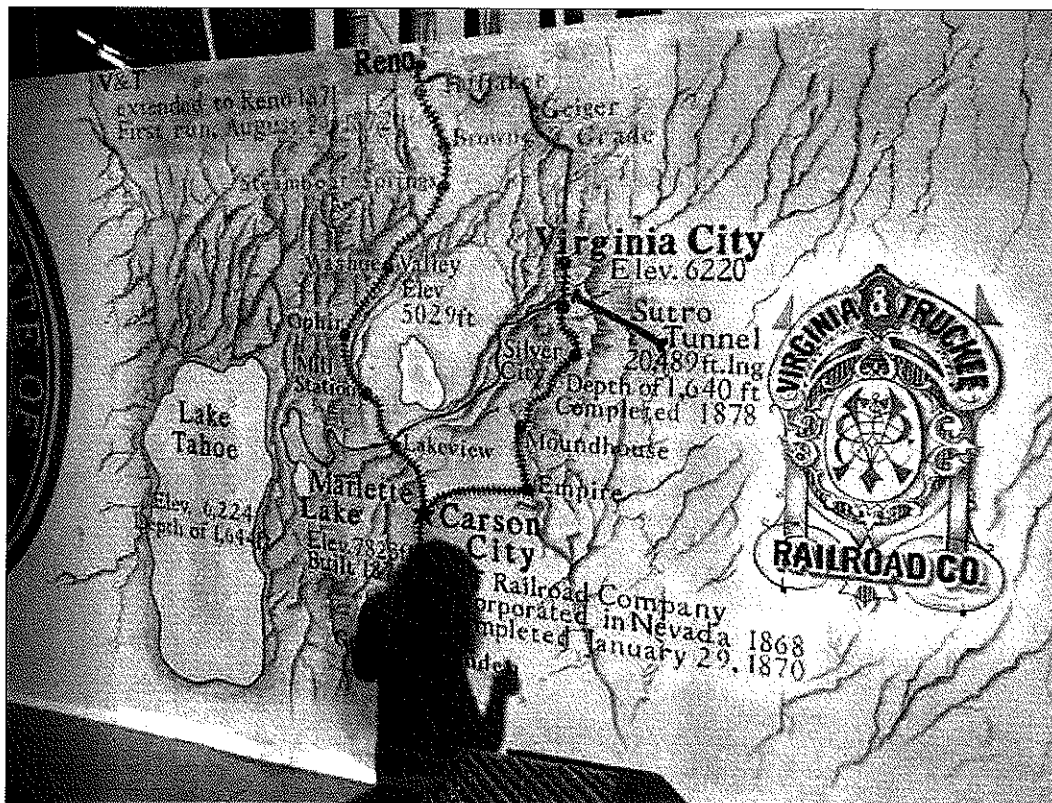
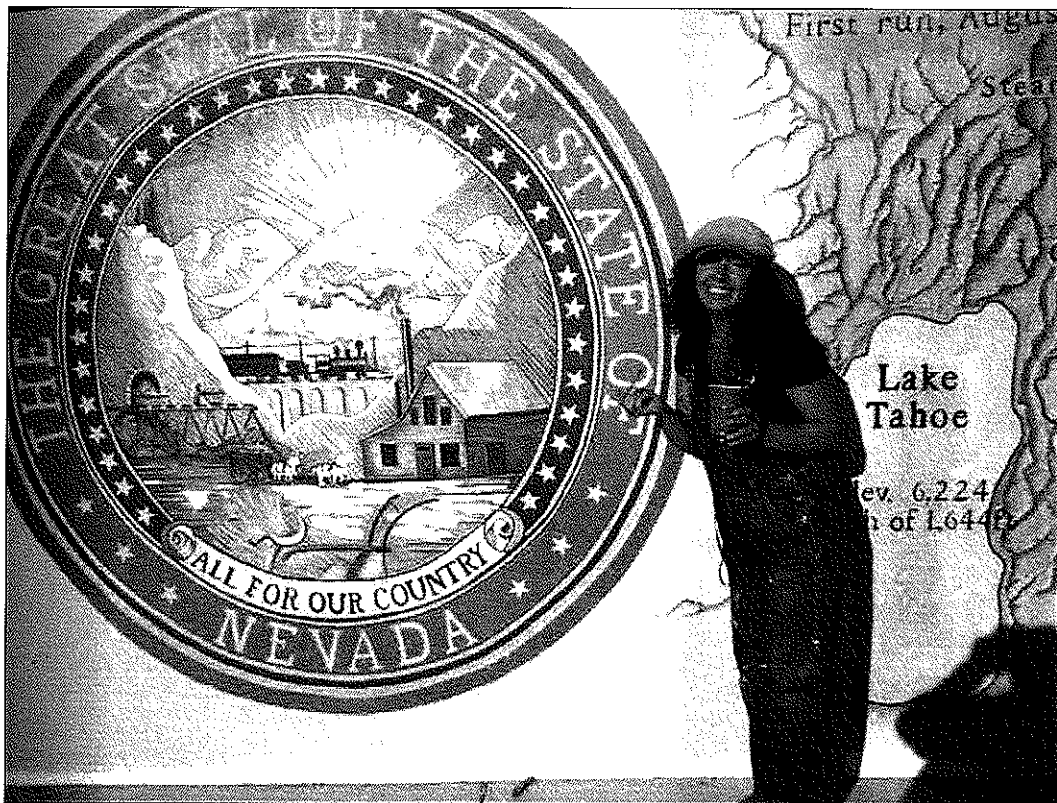
## 2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

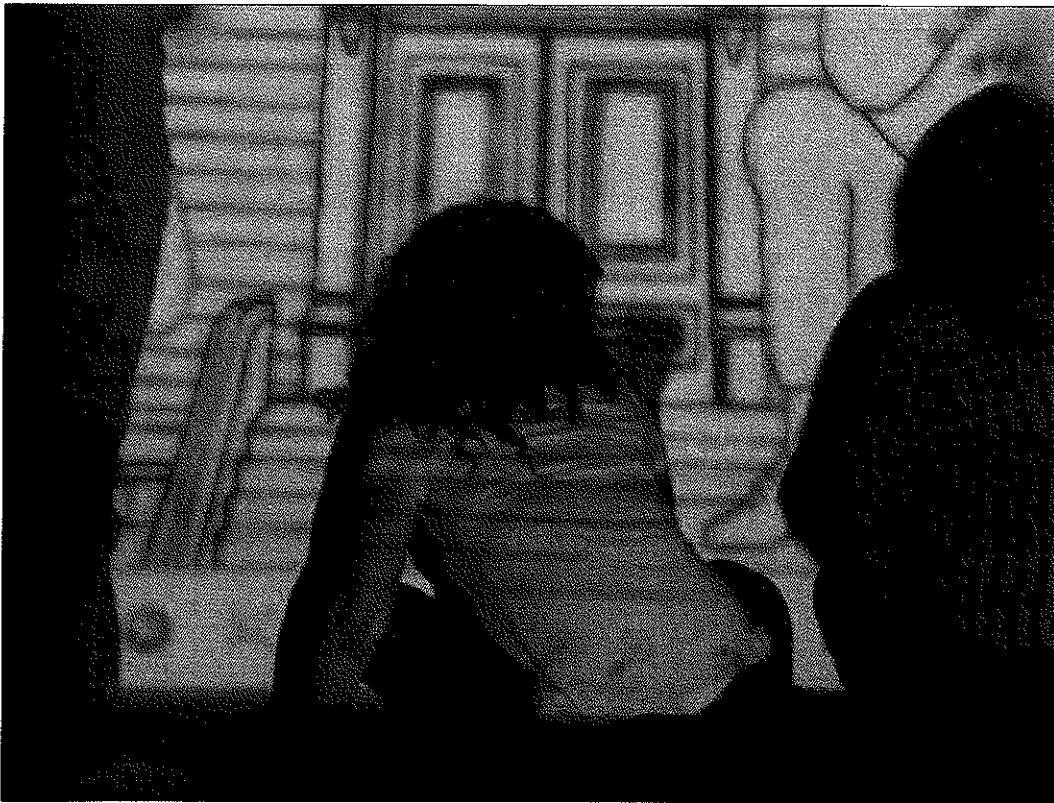
### 2.1 Table 1: Land Use Compatibility

The following table shows land uses, Storey County Master Plan (Master Plan) designations and zoning for the land surrounding the proposed subject property. There are no evident conflicts between the proposal and SCC Title 17 Zoning or the Master Plan. The proposed mural is also consistent with the surrounding area.

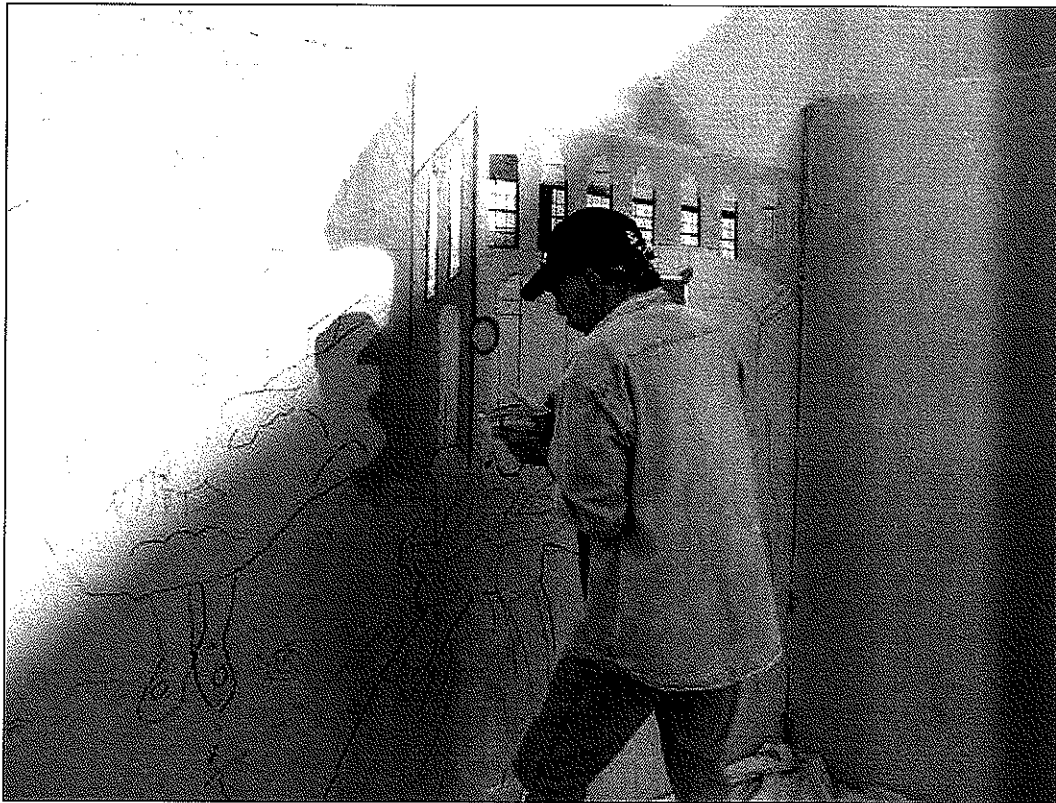
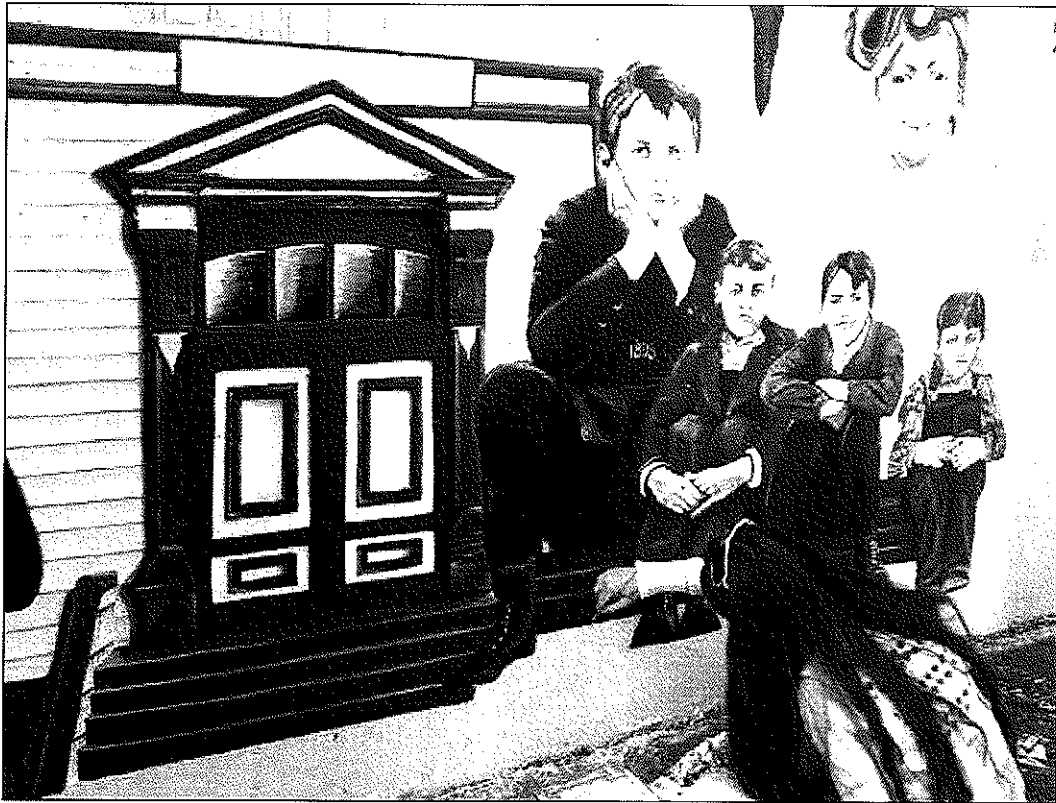
Table 1: Abutting Land Use Compatibility			
Land	Existing Land Use	Master Plan	Zoning
Applicant's Land	SFR	Commerical, residential and tourism-based land uses	CR
Land to the north	Commercial	Commerical, residential and tourism-based land uses	CR
Land to the west	ROW	Commerical, residential and tourism-based land uses	CR
Land to the south	ROW	Commerical, residential and tourism-based land uses	CR
Land to the east	ROX	Commerical, residential and tourism-based land uses	CR

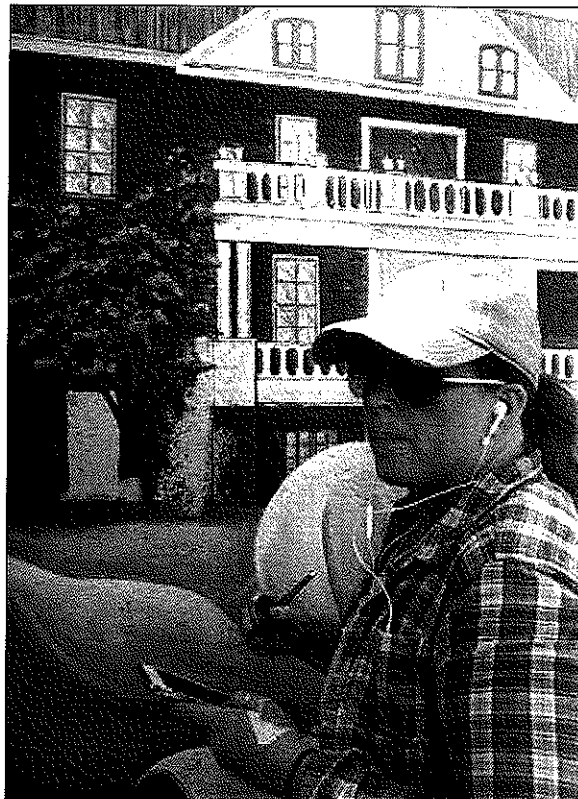
ROW: right-of-way

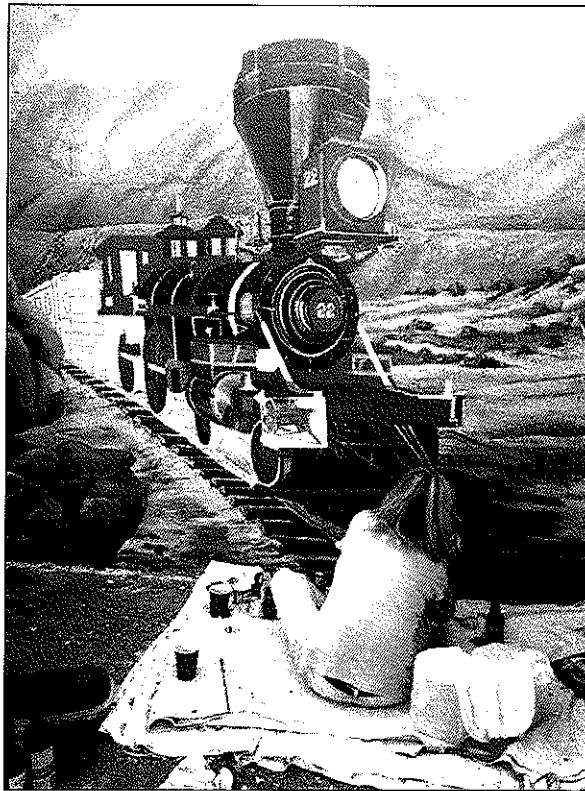






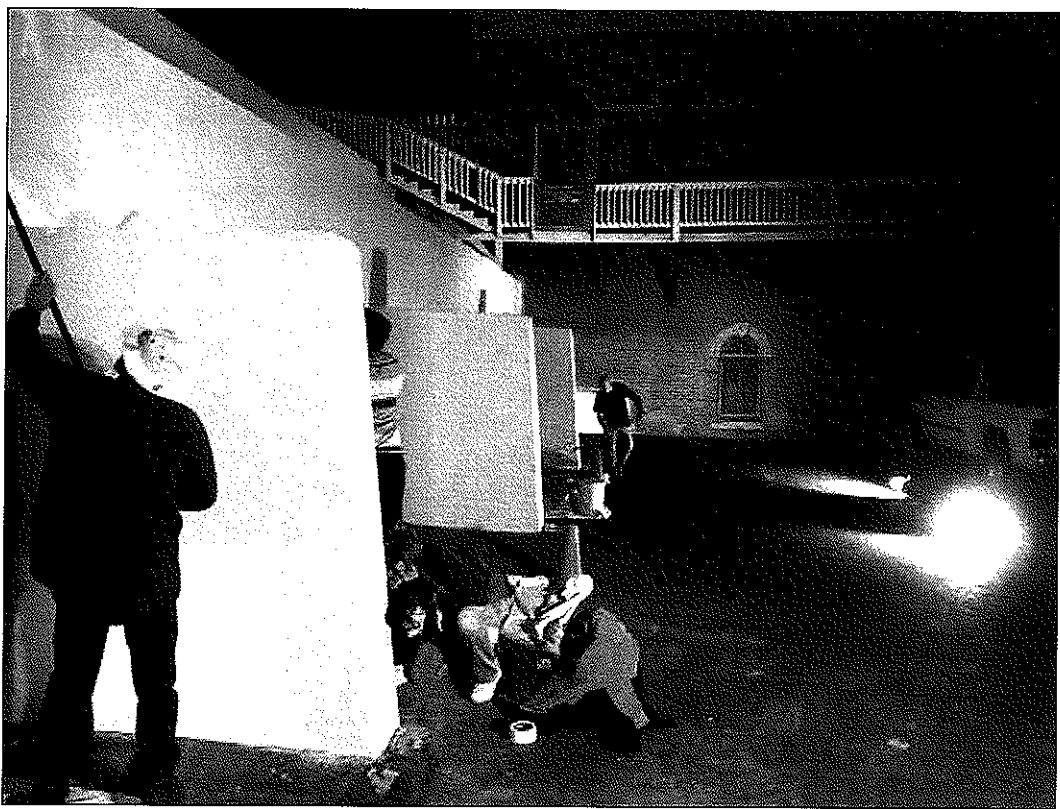


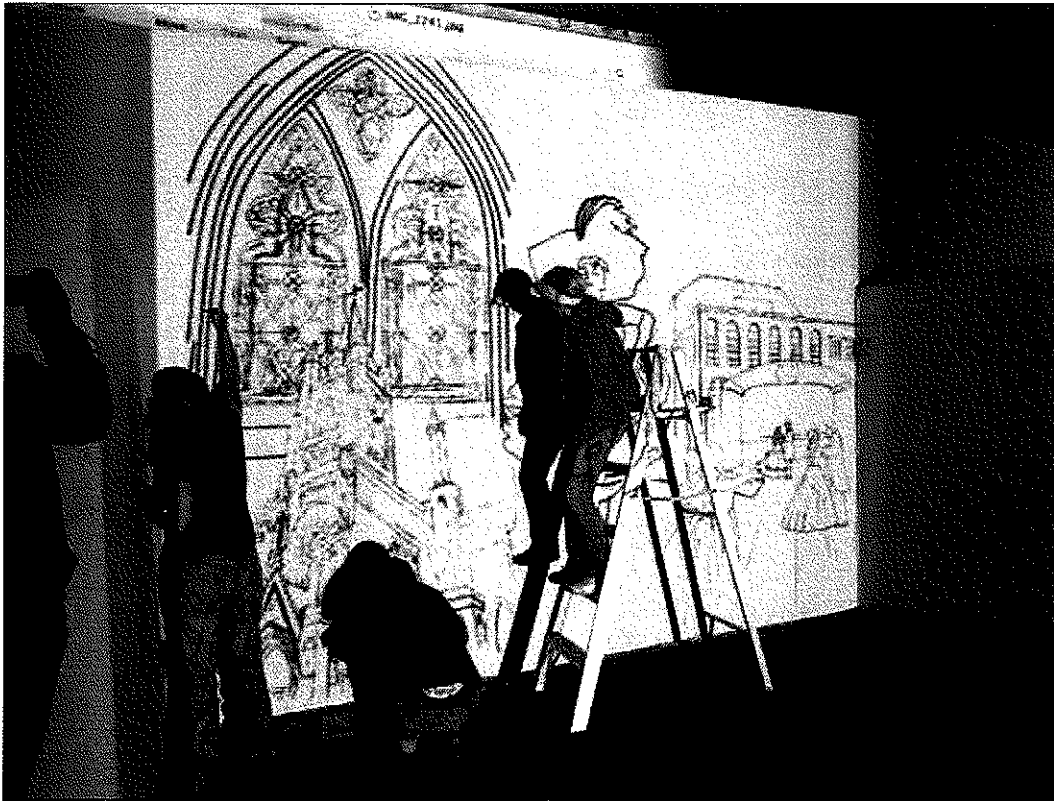














## Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 3, 2015

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

**1. Title:** Discussion/Possible Action: Variance 2014-034. By David and Linda Lindsey for a reduced rear-yard setback of 10 feet from the required 20 feet rear-yard setback for the placement of a proposed attached garage as part of a proposed single-family residence for a property located at 260 North O Street, Virginia City, Storey County, Nevada (APNs: 001-206-18 & 001-206-15).

**2. Recommended motion:** In accordance with the recommendation by the Planning Commission and Staff, the Findings under Section 6.1 of the Staff Report and in compliance with all Conditions of Approval, I [Commissioner] move to approve with conditions Variance Number 2014-034 for a reduced rear yard setback for up to 10 feet from the required 20 feet rear yard setback for the placement of a proposed attached garage as part of a proposed residence for a property located at 260 North O Street, Virginia City, Storey County, Nevada (APNs: 001-206-18 & 001-206-15).

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

**Department:** Planning Department

**Telephone:** 847-1144

**4. Staff summary:** The Applicant requests a Variance for a reduced rear yard setback of 10 feet from the required 20 feet rear yard setback for the placement of a proposed attached garage as part of a proposed single-family residence for a property located at 260 North O Street, Virginia City, Storey County, Nevada (APNs: 001-206-18 & 001-206-15).

**5. Supporting materials:** Staff Report Number 2014-034 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:** February 3, 2015 at 10:00 a.m.

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

**Staff Contact:** Dessie Redmond, Planner

**File:** 2014-034

**Applicant:** David and Linda Lindsey

**Property Owner:** David and Linda Lindsey

**Property Location:** 260 North O Street, Virginia City, Storey County, Nevada (APNs: 001-206-18 & 001-206-15)

**Figures:** Figure 1: Vicinity Map; Figure 2: Zoning Map; Figures 3 & 4: Site Photos; Figures 5: Site Plan Showing Proposal; Figure 6: Abutting Land Uses

**Appendix:** Appendix 1: Justification of the Proposal Submitted by the Applicant; Appendix 2: Record of Lot Consolidation

**Guiding Documents:** Storey County Code-Sections 17.03.140 Variances; 17.16 Residential (R1) and the Storey County Master Plan

**Request:** The Applicant requests a Variance for a reduced rear yard setback of 10 feet from the required 20 feet rear yard setback for the placement of a proposed attached garage as part of a proposed single-family residence for a property located at 260 North O Street, Virginia City, Storey County, Nevada (APNs: 001-206-18 & 001-206-15).

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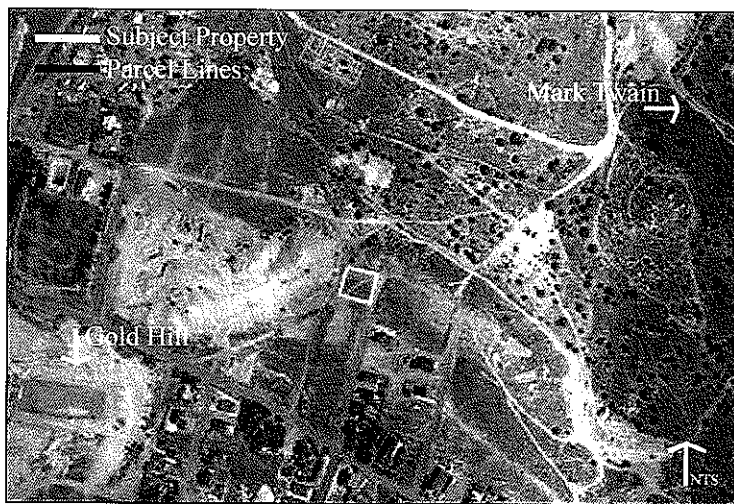


Figure 1: Vicinity Map

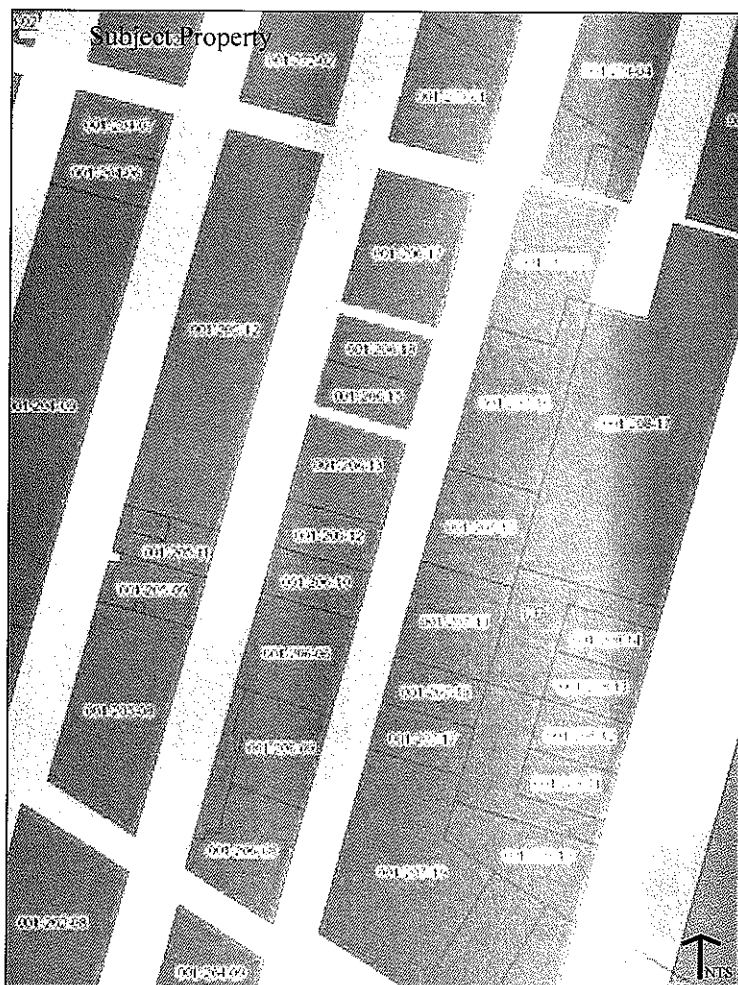


Figure 2: Zoning Map

# 1. BACKGROUND & ANALYSIS

## 1.1 Site Location and Characteristics

The subject property is located at 260 North O Street in Virginia City, Storey County, Nevada (Assessor Parcel Numbers (APNs) 001-206-18 & 001-206-15). The property is approximately 10,000 square feet and is owned by the Applicant. Mark Twain Estates is approximately seven miles to the east, and Gold Hill is approximately two miles to the south (Figure 1: Vicinity Map). The subject property is zoned Residential (R1) (Figure 2: Zoning Map) and currently vacant (Figures 3 & 4: Site Photos).

The subject property is accessed off State Route (SR) 341, onto Washington Street and off of North O Street. The subject property is an interior lot. North N Street borders the west side of the lot; however, this portion of the road abutting the subject property is undeveloped. North O Street borders the east side of the lot and the portion of the road abutting the subject property is developed.

## 1.2 Proposed Use

The Applicant proposes to construct an attached garage measuring approximately 24 feet by 30 feet for a total square footage of approximately 720 square feet (Appendix 1: Justification of the Proposal Submitted by the Applicant). The proposed attached garage is part of a proposed single-family residence but only the garage is proposed to encroach onto the rear yard setback; not the proposed residence. The residence is proposed to meet and exceed the rear yard setback.





Figure 3: Site Photo



Figure 4: Site Photo

### 1.8 Comstock Historic District

The subject property is located within the Comstock Historic District. Therefore, a Certificate of Appropriateness must be issued by the Comstock Historic District Commission (CHDC) prior to building the proposed garage and residence.



Figure 6: Existing Abutting Land Uses

## 2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

### 2.1 Table 1: Land Use Compatibility

The following table shows land uses, Storey County Master Plan (Master Plan) designations and zoning for the land abutting the location of the proposed garage. There are no evident conflicts between the proposal and SCC Title 17 Zoning Code or the Master Plan. The proposed use is also consistent with the surrounding single-family residential uses and vacant parcels.

Table 1: Abutting Land Use Compatibility			
Land	Existing Land Use	Master Plan	Zoning
Applicant's Land	vacant	SFR	R1
Land to the north	vacant	SFR	R1
Land to the west	ROW	SFR	R1
Land to the south	vacant	SFR	R1
Land to the east	ROW	SFR	R1

ROW: right-of-way





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1-26-15

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:**

☒ 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

January 26, 2015  
Via email

Please add the following item(s) to the **February 3, 2015**, 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

- |   |            |
|---|------------|
| <b>A. AHERN RENTALS, INC. – General / 1777 Peru Drive (equipment rental)</b>                          | <b>TRI</b> |
| <b>B. NORTECH, GEOTECHNICAL/CIVIL CONSULTANTS, LTD., -- 300 Western Rd #3 ~ Reno (eng.)</b>           |            |
| <b>C. DAN'S WELDING &amp; MACHINE, LLC – 1320 East Glendale ~ Sparks (welding contractor)</b>         |            |
| <b>D. IONIX, LLC – General / 222 East Sydney (metal fabrication)</b>                                  | <b>TRI</b> |
| <b>E. RICH DOSS, INC. – General / 201 Wild Horse Canyon Drive (transportation)</b>                    | <b>MCC</b> |
| <b>F. HIGHLAND FLOORS, INC. – 4050 S. McCarran ~ Reno (flooring contractor)</b>                       |            |
| <b>G. LIGHTNING PROTECTION SYSTEMS, LLC – 90 Cutler Dr. ~ N. Salt Lake City, UT (lightning prot.)</b> |            |
| <b>H. CUSTOM LAWN &amp; LANDSCAPE MAINT. INC., – 5125 Tenaya Creek Ln ~ Reno (landscaper)</b>         |            |
| <b>I. CLAYTON COATINGS, INC. – 8742 East Via de Commercio ~ Scottsdale, AZ (contractor)</b>           |            |
| <b>J. DULGAR CONSTRUCTION, LLC – 6301 Bonita Ct ~ Sparks (carpentry contractor)</b>                   |            |
| <b>K. HARRIS INDUSTRIAL GASES – General / 236 East Sydney (welding equip supply)</b>                  | <b>TRI</b> |

**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