



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, FEBRUARY 17<sup>TH</sup>, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## 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 17, 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 01/30/15 \$317,661.31. Accounts payable checks date 02/06/15 for \$674,562.75 and \$5,214.78
6. For possible action approval of the January 2015 Treasurer Report
7. For possible action approval of Aaron Bates Refund or APN 003-321-50
8. For possible action approval of Business License First Readings -
  - a. MDB TRUCKING, LLC.. - Transportation / 905 East Mustang (trucking co.) MCC
  - b. EAGLE SOLUTIONS - Contractor / 1350 Geiger Grade ~ Reno (landscaping)

- c. **BEAR MOBILE SERVICE & REPAIR, LLC** - General / 1525 Sharon Way ~ Reno (mobile equip repair)
- d. **WILD HORSE GALLERY** - General / 145 South C Street (retail store) VC
- e. **REEL CONSTRUCTION** - Contractor / 72 East Freeport ~ Sparks (Contractor)
- f. **LERO ENTEPRISES, INC.** - Contractor / 1043 H Street ~ Sparks (Contractor)
- g. **SPENCER MEDIA PARTNERS, LLC** - Home Business / 2187 Main Street ~ Gold Hill (Consultant)
- h. **DIAMOND CONCRETE CUTTING, LLC** - Contractor / 80 Corporate Park Dr ~ Henderson (Contractor)
- i. **ASCENSION POWER ENGINEERING, LLC** - Professional / 55 North C Street (elect eng.) VC

#### **END OF CONSENT AGENDA**

- 9. **DISCUSSION (No Action):** Presentation and discussion by Nevada Department of Transportation Officials and Comstock Mining, LLC regarding physical conditions, structural integrity, and other conditions of State Route 342 adjacent to the Lucerne Pit in southern Gold Hill, Storey County, Nevada.
- 10. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports including Quarterly financial updates for fiscal year 2014/2015
- 11. **BOARD COMMENT (No Action - No Public Comment)**
- 12. **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.
- 13. **DISCUSSION/POSSIBLE ACTION:** Status of the proposed property tax rollback per Mr. Gilman's request in the Dec 2, 2014 meeting, agenda item requested by Nicole Barde.
- 14. **DISCUSSION/POSSIBLE ACTION:** Granting the County Manager the authority to remove Storey County from Supplemental City-County Relief Tax (SCCRT) should the findings be positive that Storey County would be better off not staying on Guaranteed Share pursuant to NRS 377 City- County Relief Tax.

#### **COMMUNITY DEVELOPMENT AND PLANNING**

- 15. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit (SUP) 2014-032. By Corrie Zamb-Northern 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).
- 16. **DISCUSSION/POSSIBLE ACTION:** Approval of Parcel Map 2014-036 by James Galloway. The applicant requests a Parcel Map dividing one parcel into two parcels for a property located at 285 South F Street, Virginia City, Storey County, Nevada (Assessor's Parcel Number (APN) 001-146-01).

**17. FOR POSSIBLE ACTION, LICENSING BOARD SECOND 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)
- k. **IONIX, LLC** - General / 222 East Sydney (metal fabrication) TRI
- l. **RICH DOSS, INC.** - General / 201 Wild Horse Canyon Drive (transportation) MC
- m. **HARRIS INDUSTRIAL GASES** - General / 236 East Sydney (welding equip supply) TRI

**18. PUBLIC COMMENT (No Action)**

**19. 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, Vanessa Stephens, 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 February 11, 2015; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 17, 2015

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Approval of minutes for January 5, 2015

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** N/A

\_\_\_\_ District Attorney

8. **Reviewed by:**

VS Department Head

Department Name: Clerk & Treasurer

Rol County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.



# 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 if it was ethical that expenses incurred by the Commissioners be approved by Commissioners. She explained that she asked how much of the total was incurred by the Commissioners and was not able to get an answer.

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

Chairman McBride asked her if she has a suggestion as to who should approve the expenses. Ms. Houts cited the parking lot payment as an example.

Mr. Whitten explained the voucher approval process stating there is not a practical way to do much more than what is being done.

#### 10. For possible action approval of November 2014 Treasurer Report

Ms. Houts asked about journal entries on the Treasurer Report, questioning how a journal entry can be a bank transaction. She asked Vanessa to provide her the list of journal entries. 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. Chairman McBride stated we would have to move on; there is no way to answer the question with the information before us. Mr. Whitten explained that the independent auditor is present who reviews all transactions.

Ric Bartshe, 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. She responded that she has requested documents back to 2012 and she still has not received the answer. Vice-Chairman Gilman added 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 asked questions regarding coverage provided to dependents that may be employed elsewhere or unemployed. Mr. Whitten provided a brief answer and directed Ms. Houts

to send requests to Mr. Osborne in Human Resources. She explained that she has asked these questions before and has not received an answer.

**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-Commercial 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



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 17, 2015

Estimate of time required: 0 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. For possible action approval of Payroll Checks date 01/30/15 \$317,661.31. Accounts payable checks date 02/06/15 for \$674,562.75 and \$5,214.78

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

3. Prepared by: Hugh Gallagher

Department: Comptroller

Telephone: 775 847-1006

4. Staff summary: Please find attached the claims

5. Supporting materials: Attached

6. Fiscal impact:

Funds Available: NA

Fund: NA

\_\_NA\_\_ Comptroller

7. Legal review required:

\_\_NA\_\_ District Attorney

8. Reviewed by:

VS Department Head

Department Name: Comptroller

Reed County Manager

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

9. Board action:

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

Payroll Type: Regular      Check Date: 01/30/15      Period-end Date: 01/25/15  
Payroll Groups: 1 2 3 4 5 6 7 8

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			47,884.44
Total Deductor Checks:			5,012.53
Total Employee Checks:			1,012.42
Total Employee Direct Deposit:			229,223.50
Total Employee Deds Xferd on Dir Dep File:			3,373.21
Total User Transfer to Deductor:			31,155.21
Total Disbursed:			317,661.31

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
_____	_____	_____
COMPTROLLER	_____	_____
_____	_____	_____
TREASURER	_____	_____

Report No: PB1315  
Run Date : 02/05/15

STOREY COUNTY  
CHECK REGISTER 2/06/15

Page 1

CHECK  
TOTAL

CHECK  
NUMBER

VENDOR

INVOICE DESCRIPTION

P/O #

DATE

TRANS#

AMOUNT

81347 ALSCO INC

ST 71 LAUNDRY  
ST 72 LAUNDRY  
ST 74 LAUNDRY

2/06/15  
2/06/15  
2/06/15

71895  
71895  
71895

13.84  
8.77  
10.52

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SHOP  
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2/06/15

71828  
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71828

45.69  
50.79  
36.80

81348 AMERIGAS PROPANE LP

201039552

2/06/15

71856

269.09

81349 AT&T MOBILITY II LLC

INTERNET FOR IPADS

2/06/15

71844

95.91

81350 AT&T TELECONFERENCE SERVI

INTERNET FOR IPADS

2/06/15

71839

17.42

81351 BANK OF AMERICA #2704

ST 72 FLOORS/COUNTERS  
TRAINING

2/06/15

71839

18.99

ST 72 BATHROOM  
EMS SUPPLIES

2/06/15  
2/06/15

71897  
71897

65.26  
3.38

START FLUID DOZERS/TRANSP  
GIOMI RETIREMENT

2/06/15  
2/06/15

71897  
71897

164.70  
19.74

PARKING  
SAFETY JACKET - TESLA

2/06/15  
2/06/15

71897  
71897

453.00  
65.00

AMBULANCE REGISTRATION  
ST 72 BATHROOM REMODEL

2/06/15  
2/06/15

71897  
71897

129.98  
18.00

POSTAGE  
ST 72 BATHROOM

2/06/15  
2/06/15

71897  
71897

468.54  
30.52

TRAINING  
TRAINING

2/06/15  
2/06/15

71897  
71897

106.82  
20.00

POSTAGE  
POSTAGE

2/06/15  
2/06/15

71897  
71897

3.79  
49.00

81352 BERGER BLDG SUPPLY CO INC

1705 PERU, MAN DOORS  
1705 PERU-DOORS, KEYED ENT

2/06/15  
2/06/15

71830  
71830

800.33  
1,478.87

1705 PERU-FLUSH BOLT, DUST  
CLE ANNE LANGER DDA

2/06/15  
2/06/15

71830  
71951

108.64  
40.00

81353 BOARD OF CONTINUING

FR E171-TRANS REPAIR

2/06/15

71829

2,410.70

81354 BTEC INC

FR E171-TRANS REPAIR

2/06/15

71857

4.00

81355 BURRELL, SCOTT LEWIS

JAN 15-28, 2015

2/06/15

71857

147.00

81356 BUSINESS & PROFESSIONAL

GARNISHMENT DISBURSE

2/06/15

71947

466.69

81357 CANYON GENERAL IMPROVEMEN

WATER/SEWER

2/06/15

71933

46.50

81358 CAPITAL CITY AUTO PARTS

SHOP-CREDIT  
S056306 CONTR ARM

2/06/15  
2/06/15

71831  
71831

3.11-  
230.18-

STOCK-FILTERS

2/06/15

71831

74.04

S058905-WHEEL NUT

2/06/15

71831

8.49

S058905-WHEEL NUT

2/06/15

71831

14.15

FR FOAM75-DISC SWITCH

2/06/15

71831

47.48

STOCK-FILTER

2/06/15

71831

15.16

FR T14-BATTERY CHARGER

2/06/15

71831

15.16  
42.29

1,827.96

2,387.84

40.00

2,410.70

151.00

466.69

46.50



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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81373 DNB INC	FR T14-UNIV LIFT SUPPORT SOS1847- BLADES FR F75-BATTERIES SHOP CR- BATTERY CORE FR F75- CORE CREDITS		2/06/15 2/06/15 2/06/15 2/06/15 2/06/15	71841 71841 71841 71841 71841	20.49 7.98 402.12 72.00- 182.04-	72.99
81374 FEDEX FREIGHT INC	GARNISHMENT DISBURSE		2/06/15	71944	301.46	301.46
81375 FERGUSON ENTERPRISES INC	FIRE EXT SHIPPING		2/06/15	71900	2,734.07	2,734.07
81376 FERRELLGAS LP	110 TOLL-PROP TANK MOVE		2/06/15	71842	95.58	95.58
	93300893 COURTHOUSE 100 TOLL RD 1/2 WATER PLANT COURTHOUSE WTR PLANT		2/06/15 2/06/15 2/06/15 2/06/15 2/06/15	71922 71847 71847 71847 71847	145.43 1,253.38 749.36 853.92 472.43 855.36	4,329.88
81377 FLEET HEATING & AIR INCOR	ST1 NE END REZNOR UNIT		2/06/15	71852	216.00	216.00
81378 FLYERS ENERGY LLC	LW-DSL & REG\ LW- REG & DSL LW-DSL & REG		2/06/15 2/06/15 2/06/15	71843 71843 71843	754.17 459.02 925.70	2,138.89
81379 GAYLORD BROS INC	TAILGATE/DELIVERY MAPCASE		2/06/15	71894	100.00	100.00
81380 GRAINGER	1705 PERU-TRASH BAGS 1705 PERU- PAPERTOWEL DIS		2/06/15 2/06/15	71854 71854	32.05 285.60	317.65
81381 GRAN, NANCY J	GARNISHMENT DISBURSE		2/06/15	71948	622.68	622.68
81382 GRANSBERRY, TOM	3 HOURS		2/06/15	71954	135.00	135.00
81383 GREAT BASIN TERMITE & PES	QTRLY PEST CONTROL CH- 372 C- QUARTERLY SERV 100 TOLL PLANT MTCC-QUARTERLY SERVICE		2/06/15 2/06/15 2/06/15 2/06/15 2/06/15	71845 71853 71853 71853 71853	35.00 100.00 35.00 35.00 65.00	305.00
81384 GTP INVESTMENTS LLC	QUAD COUNTY POND PEAK		2/06/15	71923	540.80	540.80
81385 HAYMORE, DEAN	NEWSPAPER CLIPPINGS		2/06/15	71840	68.51	68.51
81386 HD SUPPLY CONST SUPPLY LT	CONCRETE SAW-VALVE		2/06/15	71887	16.34	16.34
81387 HENRY SCHEIN	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES		2/06/15 2/06/15 2/06/15	71901 71901 71901	173.81 13.98 13.98	201.77
81388 HIGH DESERT MICROIMAGING	IMAGES-FILM COM CHRON 14 IMAGES-FILM GRNTR/GRNTE14		2/06/15 2/06/15	71893 71893	104.78 351.09	455.87
81389 HOME DEPOT CREDIT SERVICE	1705 PERU-TI MATERIALS 1705 PERU-TI MATERIALS		2/06/15 2/06/15	71855 71855	60.65 241.41	



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81390	HOT SPOT BROADBAND INC	1705 PERU-TI MATERIALS		2/06/15	71855	83.03	
81391	HYDRAULIC INDUSTRIAL SERV	MTCC-OUTSIDE LIGHTS		2/06/15	71855	174.88	573.68
		LEVEL FOR PLUMMER, KEYS		2/06/15	71855	13.71	
		INTERNET ST#72		2/06/15	71924	82.50	82.50
81392	IT1 SOURCE LLC	FIRE L72-HVD HOB, FITTING		2/06/15	71860	43.49	
		PW GRADER-ASSEMBLY S68		2/06/15	71860	157.74	201.23
81393	JAMES C MCLENNAN MDPC	ID INK RIBBON		2/06/15	71941	71.77	71.77
81394	JBP LLC	FEB 2015 HEALTH OFFICER		2/06/15	71872	500.00	500.00
81395	JEFFERSON AUDIO VIDEO SYS	FIRE T71- BUZZER		2/06/15	71890	36.59	36.59
81396	L N CURTIS & SONS	MAINT AGREEMENT		2/06/15	71946	3,315.00	3,315.00
		OSGOOD PPE		2/06/15	71902	2,000.00	
		BURTON PPE		2/06/15	71902	2,000.00	
		NOLAN PPE		2/06/15	71902	2,000.00	
		HARJES PPE		2/06/15	71902	2,000.00	
		MORGAN PPE		2/06/15	71902	2,000.00	
81397	LAUDERBAUGH, BARRON KEITH	APPLICATION		2/06/15	71943	25.00	25.00
81398	LIQUID BLUE EVENTS LLC	JANUARY RETAINER		2/06/15	71927	2,185.00	2,185.00
81399	LOWTHER, MARGARET	FEE		2/06/15	71850	2,500.00	2,500.00
81400	MAGRAUER, JUDITH	REFUND OVERPAYMENT		2/06/15	71903	25.00	25.00
81401	MCCOMBS, JOHN N	NEWSPAPER CLIPS		2/06/15	71916	65.00	
		NEWSPAPER CLIPS		2/06/15	71916	65.00	130.00
81402	METRO OFFICE SOLUTIONS IN	WO 8813802 1		2/06/15	71918	88.32	
		OFFICE SUPPLIES		2/06/15	71846	86.42	
		OFFICE CHAIR		2/06/15	71825	203.00	
		TAPE/TRAY/TAPE GUN		2/06/15	71935	57.61	
		MAGNETIC TAPE		2/06/15	71935	4.61	
		MAGNETIC TAPE		2/06/15	71935	3.63	
		INK		2/06/15	71935	30.87	
		INK		2/06/15	71935	74.37	
		TONER		2/06/15	71935	312.57	
		INDEX MAKER		2/06/15	71935	14.03	872.43
81403	MICHAEL HOHL MOTOR CO	PW25243-MIRROR		2/06/15	71889	89.34	89.34
81404	NACO			2/06/15	71833	11,102.00	11,102.00
81405	NAPA AUTO & TRUCK PARTS	E74 WINDSHIELD		2/06/15	71904	20.78	
		ACCUFIT- MONTROYA		2/06/15	71868	20.78	
		E74 GENERATOR		2/06/15	71868	3.11	44.67
81406	NEV COMPTROLLER	BOM 01/31/2015		2/06/15	71925	180.00	
		BOM 01/31/2015		2/06/15	71925	2,177.00	
		BOM 01/31/2015		2/06/15	71925	75.00	

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81407	NEV DEPT HUMAN RESOURCES					
81408	NEV DEPT TAXATION					
81409	NEV MAGAZINE-ST OF NEVADA					
81410	NEV RURAL REGIONAL CENTER					
81411	NEV TREASURER					
81412	NEVADA LEGAL SERVICE INC					
81413	NEVIN, CHERIE					
81414	NEXTEL OF CALIFORNIA INC					
81415	OCCUPATIONAL HEALTH CENTE					
81416	OFFICE DEPOT INC					
81417	OREGON AUTO FINANCE					
81418	PETRINI, ANGELO D					
81419	POWERPLAN					
81420	PROFESSIONAL FINANCE CO I					
81421	PROTECTION DEVICES INC					
81422	R&R GROUP INC					
81423	RAD STRATEGIES INC					
81424	RADFORD, SANDRA M					
81425	RELANCE STANDARD LIFE IN					
81426	RENO TAHOE SPECIALTY INC					
81427	RENO TAHOE TERRITORY					
81428	RUPPCO INC					
	EOM 01/31/2015		2/06/15	71925	175.00	
	DISTRICT COURT ADMIN		2/06/15	71930	589.07	
	EOM 01/31/2015		2/06/15	71925	377.50	3,573.57
	COUNTY MATCH		2/06/15	71875	3,078.69	3,078.69
	VIRGINIA CITY TOURISM		2/06/15	71926	28.66	28.66
	VC0920NM		2/06/15	71859	3,850.00	3,850.00
	DEC MEDICAID PM		2/06/15	71910	34.93	34.93
	EOM 01/31/2015		2/06/15	71921	10.00	10.00
	FEES COLLECTED		2/06/15	71912	93.93	93.93
	DROP BOX FOR OFFICE		2/06/15	71871	29.99	29.99
	PLANNING COMMISSION		2/06/15	71869	1,397.10	1,397.10
	JAHN PHYSICAL		2/06/15	71905	158.50	158.50
	POST IT FLAGS NOTEPADS		2/06/15	71928	19.16	
	VELCRO MOUNTING TAPE		2/06/15	71928	5.95	25.11
	GARNISHMENT DISBURSE		2/06/15	71942	94.77	94.77
	JAN 15-28, 2015		2/06/15	71861	28.00	28.00
	PW GRADER-ADAPTER FITT		2/06/15	71873	2.97	
	PW GRADER-ADAPTER FITT		2/06/15	71873	19.41	
	PW GRADER-FILTER ELEM		2/06/15	71873	20.42	
	FIREL72 SEALER		2/06/15	71873	68.32	
	FIRE L72-DURA MAX		2/06/15	71873	18.77	
	FIRE L72-DURA MAX		2/06/15	71873	794.09	
	PW TRASPORT-HYD CYLINDER		2/06/15	71873	306.02	1,230.00
	GARNISHMENT DISBURSE		2/06/15	71945	254.88	254.88
	ST 75 MONITORING		2/06/15	71891	75.00	75.00
	SMAC HPF GRANT PROJECT		2/06/15	71896	8,964.25	8,964.25
	SOCIAL MEDIA PROGRAM		2/06/15	71870	3,300.00	3,300.00
	JAN 15-28, 2015		2/06/15	71862	3.25	
	JAN 1-14, 2015		2/06/15	71862	8.50	
	JAN 15-28, 2015		2/06/15	71862	21.25	33.00
	RETIREE LIFE INSURANCE		2/06/15	71838	5.10	5.10
	CUST # 16040		2/06/15	71919	558.90	558.90
	VCTC		2/06/15	71920	150.00	150.00
	EMS SUPPLIES		2/06/15	71906	53.72	



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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81443	TRUCKEE MEADOWS WATER SYS	MTCC WATER SYSTEM SERVICE		2/06/15	71827	123.95	123.95
81444	UNIFORMITY OF NEVADA LLC			2/06/15	71934	70.00	70.00
81445	VIRGINIA CITY TOURS INC	JAN 15-28, 2015		2/06/15	71867	504.00	504.00
81446	VISION SERVICE PLAN, INC	MADDOX 30 048047 0001 RETIREE		2/06/15	71851	6.00	6.00
81447	WA STATE DEPT OF CORRECT	FOOD		2/06/15	71851	9.11	9.11
81448	WALKER, ROBERT B ESQ	PER COURT ORDER		2/06/15	71937	167.60	167.60
81449	WASHOE CO CORONER	YAMRON/SMITH		2/06/15	71937	1,765.24	1,765.24
81450	WEDCO INC			2/06/15	71883	1,270.00	1,270.00
81451	WESTERN ENVIRONMENTAL LAB	1705 PERU-CABLE		2/06/15	71938	2,249.41	2,249.41
		1705 PERU-LIGHTS,ELECTRIC		2/06/15	71879	661.00	661.00
		1705 PERU-FIXT,CHAIN,TAPE		2/06/15	71879	426.88	426.88
		1705 PERU-WIRE/ELECTRICAL		2/06/15	71879	892.31	892.31
		1705 PERU-FIXTURE		2/06/15	71879	653.71	653.71
		1705PERU-12-2 CABLE		2/06/15	71879	160.92	160.92
		ALK,TTL COLIF,TTL CARBON		2/06/15	71879	216.15	216.15
		O2,FECAL,PH,NITRO,SUSPSOL		2/06/15	71881	145.00	145.00
		ALK,TTLCOLI,TTL ORG CARB		2/06/15	71881	206.00	206.00
81452	WESTERN NEVADA SUPPLY CO	COM DEV-PROPANE TANK MOVE		2/06/15	71886	145.00	145.00
		CH-URI KIT		2/06/15	71886	707.04	707.04
81453	ZEE MEDICAL INC	SHOP-FIRST AID REFILLS		2/06/15	71886	114.40	114.40
				2/06/15	71888	83.90	83.90
						CHECKS TOTAL	674,562.75

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL      674,562.75      CHECK DATE   2/06/15

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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

NUMBER	DESCRIPTION	DATE	TRANS#	AMOUNT
41	ALPINE LOCKS	2/06/15	389	5.25
	AMAZON DVR RECORDER	2/06/15	391	45.99
	AMAZON EXTENDED WARR	2/06/15	391	2.65
	CW ADOBE SYSTEMS	2/06/15	1444	19.99
	CW AMSTERDAM PRINTIN	2/06/15	1444	42.53
	CW OFFICE DEPOT	2/06/15	1444	296.67
	DD HOME DEPOT	2/06/15	1444	49.68
	DD PALACE RESTAURANT	2/06/15	1444	32.19
	DD SOUTHWEST AIR	2/06/15	1444	208.20
	FAIN NACO MCGUFFEY	2/06/15	385	515.00
	FAIN SOUTHWEST AIR	2/06/15	385	813.40
	GARDNER IAEI	2/06/15	386	102.00
	GARDNER RT AIRPORT	2/06/15	386	20.00
	GARDNER VC STATION	2/06/15	386	59.48
	GILMAN GOLDEN STATE	2/06/15	385	43.69
	HAYMORE ALLIANZE	2/06/15	386	70.00
	HAYMORE MICHAELS	2/06/15	386	25.68
	HAYMORE PAYLESS	2/06/15	386	43.38
	HAYMORE PILOT	2/06/15	386	5.76
	HAYMORE RT AIRPORT	2/06/15	386	15.00
	JASONW-CALPLY 1/21	2/06/15	387	139.38
	JD1222015	2/06/15	390	19.60
	REC HOTEL 1/19/2015	2/06/15	388	92.22
	UNR EX STUDUITS	2/06/15	389	1,995.00
	WHITTEN ALPINE LOCK	2/06/15	385	9.41
	WORDPRESS 1/27/2015	2/06/15	385	16.95
	012315 GOLDEN GATE	2/06/15	388	69.00
	065526	2/06/15	391	51.80
	135776327	2/06/15	390	46.74
	138023935	2/06/15	390	75.00
	350-109308-01	2/06/15	390	60.00
	600001036	2/06/15	390	49.00
		2/06/15	390	259.20

5,214.78

\*Card Total\*

5,214.78

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

*McClain for H. Gallagher 2/4/15*

COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 17, 2015

Estimate of time required: 5 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. **Title:** Approval of Treasurer Report for January 2015

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

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 847-0969

4. **Staff summary:** Report is attached.

5. **Supporting materials:**

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

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

8. **Reviewed by:**

B Department Head

Department Name: Clerk & Treasurer

R County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.



STOREY COUNTY TREASURER  
TREASURER'S ACCOUNTING  
MONTHLY BALANCING SHEET  
FOR 01/2015

ACT DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
192 HEALTH INSURANCE	1,924.90-	.00	.00	.00	.00	.00	.00	1,924.90-
193 WELLS FARGO USDA CASH	2,990,200.00	.00	.00	.00	.00	.00	.00	2,990,200.00
194 DISTRICT COURT HOLDING	6,931.87	.00	.00	.00	.00	.00	.00	6,931.87
195 CASH IN BANK	749,876.94	.00	.00	.00	.00	.00	.00	749,876.94
197 BUSINESS BANK CCARDS	.00	.00	.00	.00	.00	.00	.00	.00
198 B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199 WELLS FARGO CC ACCOUNT	3,280,304.03	2,621,222.98	1,975,112.69-	1,210,543.94-	481,137.85	.00	.00	3,197,008.23
199 WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
196 STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901 OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903 PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904 PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905 PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
901 GENERAL	6,202,237.60-	1,053,527.60-	295,523.47	770,991.48	497,446.33	.00	.00	5,691,803.92-
010 INDIGENT MEDICAL	502,101.10-	3,857.70-	3,204.46	.00	.00	.00	.00	502,754.34-
015 INDIGENT ASSISTANCE -TAX	14.00-	.00	.00	.00	.00	.00	.00	14.00-
020 ROADS	1,379,807.09-	32,258.71-	4,499.41	36,508.16	109,393.60-	.00	.00	1,480,451.83-
024 RESTITUTION	150.00	.00	100.00	.00	.00	.00	.00	250.00
030 FIRE	295,694.35	.00	.00	.00	.00	.00	.00	295,694.35
035 FIRE EMERGENCY	204,336.90-	.00	.00	.00	.00	.00	.00	204,336.90-
040 FIRE DISTRICT	720,925.85-	.00	.00	.00	.00	.00	.00	720,925.85-
045 MUTUAL AID	15,603.39	.00	.00	.00	.00	.00	.00	15,603.39
050 SERVICE	100,000.00	.00	.00	.00	.00	.00	.00	100,000.00-
060 EQUIPMENT ACQUISITION	233,005.54-	19,438.73-	.00	.00	22,500.00	.00	.00	229,944.27-
070 CAPITAL PROJECTS	799,449.86-	80,000.00-	446,252.59	.00	625,000.00-	.00	.00	1,058,197.27-
080 INFRASTRUCTURE FUND	2,275,898.79-	44,970.23-	.00	.00	.00	.00	.00	2,320,869.02-
090 WATER SYSTEM	1,283,815.35-	37,561.85-	8,272.35	21,075.93	8,095.53-	.00	.00	1,300,124.45-
100 STABILIZATION	1,000,000.00-	.00	.00	.00	.00	.00	.00	1,000,000.00-
110 TOWN OF GOLD HILL	660.00-	.00	.00	.00	.00	.00	.00	660.00-
120 TOWN OF VIRGINIA CITY	.00	.00	.00	.00	.00	.00	.00	.00
130 VIRGINIA DIVIDE SEWER	209,965.68-	28,586.24-	4,842.09	11,599.60	4,378.70-	.00	.00	226,488.93-
135 USDA BOND WELLS FARGO	2,993,926.73-	409,431.94-	409,431.94	.00	.00	.00	.00	2,993,926.73-
140 COURT	640.00-	40.00-	.00	.00	.00	.00	.00	680.00-
150 SCHOOL	309,567.64-	296,429.49-	316,954.29	.00	.00	.00	.00	299,042.84-
160 SCHOOL DEBT	59,557.55-	57,036.29-	60,982.10	.00	.00	.00	.00	55,611.74-
165 TECHNOLOGY FUND	94,331.09-	13,005.67-	13,411.74	.00	.00	.00	.00	93,925.02-
170 STATE	361,974.40-	155,636.73-	244,288.92	.00	.00	.00	.00	273,322.21-
175 FAIR & RECREATION BOARD	.00	.00	.00	.00	.00	.00	.00	.00
180 DISTRICT COURT	34,975.66-	641.00-	390.00	.00	.00	.00	.00	35,226.66-
185 INDIGENT ACCIDENT	22,419.67-	5,803.47-	37,172.12	.00	.00	.00	.00	8,948.98
187 JUSTICE COURT FUND	37,556.09-	547.00-	.00	.00	.00	.00	.00	38,103.09-
189 TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190 PARK FUND	2,353.96	250.00-	.00	.00	.00	.00	.00	2,103.96
200 TRI PAYBACK	1,441,270.21-	.00	30,270.39	.00	142,000.00-	.00	.00	1,552,999.83-
206 FEDERAL GRANTS	171,826.94-	10,912.68-	20,371.50	.00	.00	.00	.00	162,368.12-
210 SHERIFF'S JAIL BLDG FUND	92,598.02	.00	.00	.00	.00	.00	.00	92,598.02
220 VC RAIL PROJECT	1,083,794.87-	.00	.00	.00	.00	.00	.00	1,083,794.87-
230 VC TOURISM COMMISSION	616,718.22-	70,732.80-	56,795.02	36,526.99	14,365.19-	.00	.00	608,494.20-
250 FIRE DISTRICT	404,399.91-	290,836.62-	20,878.55	333,841.78	97,851.16-	.00	.00	438,367.36-
260 FIRE EMERGENCY	4,506.19-	.00	.00	.00	.00	.00	.00	4,506.19-
270 MUTUAL AID	223,941.23-	9,718.23-	1,471.76	.00	.00	.00	.00	232,187.70-
800 UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900 SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL ALL FUNDS	.00	.00	.00	.00	.00	.00	.00	.00

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check#	Amount
					From	00/00/00 - 1/31/15	
CK	80402	199 00	404064	PROFESSIONAL FINANCE CO I	10/03/14		311.86
CK	80562	199 00	403983	VCTC	10/17/14		532.73
CK	80612	199 00	403753	HOT SPOT BROADBAND INC	10/31/14		82.50
CK	80647	199 00	404064	PROFESSIONAL FINANCE CO I	10/31/14		566.50
CK	80726	199 00	404545	HAXTON, FRANK O	11/14/14		1,050.00
CK	80820	199 00	403285	BERGER, BLDG SUPPLY CO INC	11/26/14		1,725.13
CK	80918	199 00	99837	BATTERIES PLUS (RENO)	12/12/14		99.00
CK	81046	199 00	100476	BURTON'S FIRE INC	12/26/14		509.39
CK	81085	199 00	404562	KOLKER, DAVID LEWIS	12/26/14		250.00
CK	81115	199 00	402938	US BANCORP EQUIPMENT FINA	12/26/14		3,671.01
CK	81127	199 00	404574	AT&T NEVADA BELL	1/09/15		40,390.48
CK	81129	199 00	401456	BUCKET OF BLOOD SALOON	1/09/15		4,500.00
CK	81144	199 00	403677	CORELOGIC INC	1/09/15		149.00
CK	81174	199 00	404571	MULLER, BEATRICE	1/09/15		100.00
CK	81193	199 00	403895	PETRINI, ANGELO D	1/09/15		40.00
CK	81217	199 00	401352	STOREY COUNTY JEEP POSSE	1/09/15		2,500.00
CK	81222	199 00	403893	VIRGINIA CITY TOURS INC	1/09/15		404.00
CK	81223	199 00	404431	VISION SERVICE PLAN, INC	1/09/15		167.60
CK	81229	199 00	404542	A&K EARTH MOVERS INC	1/23/15		326,006.56
CK	81234	199 00	404579	BLACK EAGLE CONSULT INC	1/23/15		8,940.00
CK	81235	199 00	403671	BURRELL, SCOTT LEWIS	1/23/15		312.00
CK	81238	199 00	100486	CAPITOL REPORTERS	1/23/15		63.00
CK	81241	199 00	403268	CELLCO PARTNERSHIP	1/23/15		40.01
CK	81245	199 00	403822	COLLECTION SERVICE OF NEV	1/23/15		486.53
CK	81246	199 00	100655	COMMUNITY CHEST INC	1/23/15		3,022.00
CK	81247	199 00	403043	CORNWALLS SERVICES LLC	1/23/15		8.00
CK	81254	199 00	403216	FARR WEST ENGINEERING	1/23/15		56,782.24
CK	81259	199 00	404580	GIDDEON, MICHELLE LAURIE	1/23/15		25.00
CK	81267	199 00	100984	HIGH DESERT MICROIMAGING	1/23/15		1,640.00
CK	81271	199 00	103340	INNOVATIVE IMPRESSIONS	1/23/15		194.00
CK	81274	199 00	404357	JAY BETZ MD CONSULTING CP	1/23/15		90.00
CK	81293	199 00	101209	NEVADA DISTRICT ATTORNEYS	1/23/15		125.00
CK	81295	199 00	101250	NEVADA SHERIFF & CHIEFS A	1/23/15		250.00
CK	81297	199 00	404163	NORTON CONSULTING LLC	1/23/15		99.45
CK	81302	199 00	403895	PETRINI, ANGELO D	1/23/15		92.00
CK	81314	199 00	403621	ROADSHOWS INC	1/23/15		1,000.00
CK	81327	199 00	404533	STEPHEN R KOPOLOW PC	1/23/15		565.96
CK	81331	199 00	404522	UNIVERSITY OF CHICAGO	1/23/15		496.33
CK	81333	199 00	403983	VCTC	1/23/15		85.66
CK	81335	199 00	403893	VIRGINIA CITY TOURS INC	1/23/15		130.00
CK	81336	199 00	403723	VIRGINIA HIGHLANDS VFD	1/23/15		1,250.00
CK	81339	199 00	403665	WASHOE CO DA	1/23/15		325.00
CK	81340	199 00	101932	WASHOE CO SHERIFFS OFFICE	1/23/15		750.00
CK	81341	199 00	103009	WASHOE COUNTY SENIOR SERV	1/23/15		1,907.84
CK	81342	199 00	403150	WASHOE COUNTY, NEVADA	1/23/15		390.00
PR	34231	199 00	900615	SHERIFF FEE COLLECTION/GA	8/15/14		10.71
PR	34417	199 00	900501	FIRE FIGHTER ASSOC #4227	1/16/15		800.00
PR	34420	199 00	900050	NEV ST RETIR/4159565779	1/15/15		110,536.56
PR	34421	199 00	900050	NEV ST RETIR/4159565779	1/15/15		50,338.51
PR	34422	199 00	900201	COLONIAL ACCIDENT	1/30/15		70.65
PR	34423	199 00	900201	COLONIAL LIFE INS. 125	1/30/15		50.73
PR	34424	199 00	900300	THE HARTFORD INS. GROUP	1/30/15		1,816.50
PR	34425	199 00	900301	EMP DED/AFLAC 125 PLAN	1/30/15		899.69
PR	34426	199 00	900302	EMP DED/AFLAC AFTER TAX	1/30/15		255.37

Report No: Br1762  
Run Date : 02/09/15 Run Time : 08:44:23

STOREY COUNTY TREASURER'S ACCOUNTING Outstanding Checks				
From Check#	1 Through	999999		
From	0/00/00 -	1/31/15		
Check #	Person #	Vendor/Employee Name	Check Date	Amount
PR 34427	199 00	PACIFIC LIFE INS CO	1/30/15	75.00
PR 34428	199 00	EMPEDED/WASH INS AFTER TAX	1/30/15	538.63
PR 34429	199 00	AFSCME/UNION DUES	1/30/15	485.60
PR 34430	199 00	FIRE FIGHTER ASSOC #4227	1/30/15	800.00
PR 34431	199 00	COLLECTION/GARNISHMENT	1/30/15	20.36
PR 34432	199 00	HESS, GREG J	1/30/15	1,012.42
Bank Total:				628,836.51
Total:				628,836.51

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check#	Amount
					0/00/00 -	1/31/15	
CK	59139	195	402939	GBS PARTNERS LLC	12/18/07		17.85
CK	59820	195	401195	COUNTRYWIDE HOME LOANS	3/18/08		247.00
CK	60433	195	402995	KEVIN T DALEY	5/19/08		25.00
CK	60831	195	403053	BUCKWALTER, ERICH	7/01/08		5.98
CK	60895	195	403065	FUTT, KRISTINA	7/01/08		7.33
CK	62635	195	401478	UEHLING, CLARK	1/16/09		25.94
CK	65338	195	403429	LUDWIG, DESIREE	11/20/09		48.46
CK	66214	195	402945	FULPER, GRUNDY, BEAD, PTR	3/12/10		180.93
CK	69427	195	403681	DECARRET, BRUCE	4/21/11		20.00
CK	70963	195	101269	NEVADA LEGAL SERVICE INC	11/04/11		32.00
CK	72998	195	403949	AMERICAS PROPANE LP	8/10/12		9.99
CK	74064	195	404067	HAFNER, DORIS	11/30/12		3.85
CK	74282	195	99898	BI STATE PROPANE (CC)	1/03/13		237.22
CK	74515	195	403928	CRESTA, OCTAVIO A	1/25/13		33.00
CK	75663	195	403959	BENDER, DEBORAH	6/14/13		180.00
CK	75822	195	100670	CFOA	6/28/13		150.00
CK	76292	195	403753	HOT SPOT BROADBAND INC	8/09/13		79.00
CK	76601	195	404279	SMILEY, EUGENE PATRICK	9/06/13		358.20
CK	76645	195	10035	C & W LOCK, GLASS & SAFE	9/20/13		27.50
CK	76870	195	404294	NEV DHCFF	10/04/13		282.49
CK	76973	195	404302	GEIGER, MARY HELEN	10/18/13		12.10
CK	77078	195	403959	BENDER, DEBORAH	11/01/13		30.00
CK	78123	195	404235	CARSON VALLEY CHAMBER OF	3/07/14		561.66
CK	78132	195	403677	CORELOGIC INC	3/07/14		1,168.00
CK	78215	195	103061	ASSESSOR'S ASSOC OF NEV	3/21/14		60.00
CK	78710	195	403677	CORELOGIC INC	5/16/14		76.00
CK	78984	195	404450	MCCALL, DELBART R	6/13/14		5.45
CK	78988	195	403889	MURPHY, MARGO	6/13/14		40.00
VP	65511	195	100383	FIRST AMERICAN TITLE	12/14/09	Bank Total:	3,965.05
					Total:		3,965.05

**TREASURER**

**TREASURER**



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:**

**Estimate of time required:** 1 minute

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

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1. **Title:** Aaron Bates Refund

2. **Recommended motion** Approval

3. **Prepared by:** Jana Seddon

**Department:** Assessor

**Telephone:**

4. **Staff summary:**

5. **Supporting materials:** See Attached

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ 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.

**Jana Seddon**

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE

26 South B Street

P.O. Box 494

Virginia City, NV 89440

(775) 847-0961 Phone

(775) 847-0904 Fax

Assessor@StoreyCounty.org

Memo to: Storey County Clerk-Treasurer  
Storey County Commissioners

February 5, 2015

Re: APN 003-321-50  
Aaron Bates

I repeatedly asked Mr. Bates to obtain a legal opinion regarding the assessment of a well that was permitted for his property (lot 165 Highland Ranches), but was actually drilled on the neighbor's property (lot 166 Highland Ranches). I required legal direction, a lot line adjustment, or a notarized acknowledgement from the owners of lot 166 in order to assess the well on the correct property. I have now taken it upon myself to ask our Storey County DA to provide a legal opinion to clear up this issue. The opinion is that the well should be assessed on lot 166. (Please see attached). I am asking the Commissioners to approve a refund for said well only for the 2014-15 tax year.

Previous 2014-15 Assessed Value	\$11,195	Taxes Billed	\$387.43
Corrected 2014-15 Assessed Value	\$ 7,758	Taxes Owed	\$268.48
		Amt. already paid =	\$291.43
		<b>Refund due =</b>	<b>\$ 22.95</b>

Thank you,

Jana Seddon, Assessor



**ANNE M. LANGER**  
**STOREY COUNTY DISTRICT ATTORNEY**  
P.O. Box 496 • 201 South C Street, Virginia City, Nevada 89440

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**MEMO TO: Jana Seddon**

**DATE: February 5, 2015**  
**FROM: Keith Loomis**  
**RE: Well on Wrong Property**

**This is a confidential attorney-client privileged communication**

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On or about August 4, 2008 the Storey County Building Dept. authorized the drilling of a well at 1650 Combination Road in the Virginia Highlands. The well was drilled. The owner of that property was William Zoglin. After receiving a call from the Dryer's, the owners of the property to the North of 1650 Combination Road, the Building Department investigated the location of the well. The Department determined that the well had been drilled on the wrong property. The Dept. informed Mr. Zoglin of the discrepancy. Mr. Zoglin stated that he took responsibility for the mistake and would pursue a lot line adjustment or other arrangement to resolve the matter to everyone's satisfaction. Mr. Zoglin's interest in the property has since been foreclosed upon and the title to the property is now in the name of Aaron Bates. Mr. Bates has asked that the value of the well be assessed to the property on which it is actually located rather than to his property. An inquiry was sent to the Dryers, the owners of the property on which the well is actually located, to determine their position in the matter. No response has been provided. I am informed that the Dryers have lost the property by way of foreclosure and that the property is now owned by a bank. The issue is to whom should the value of the well be assessed.

NRS 361.035(1) defines real estate and real property to include all houses, buildings, fences, ditches, structures, erections .... or other improvements built or erected upon any land,...An exception from this definition is set out in NRS 361.035(3). This statute provides that if an agreement has been entered into, whether in writing or not, or when there is sufficient reason to believe that an agreement has been entered into, for the dismantling, moving or carrying away or wrecking of the property described in subsection 1, the property must be classified as personal property, and not real estate. Similarly, In *State v. Pioneer Citizen's Bank*, 85 Nev. 395 (1969) the court stated that the ownership and title of permanent structures built by one entity upon the lands of another generally accrues to the holder of the title to the land but parties may by contract agree that one may be the owner of the building and the other the owner of the land, and, if the parties so agree, one entity may have a tax levied against it for the underlying land and another for the building located thereon.

In the present case, the well was mistakenly built on the land of the Dryer's by Mr. Zoglin. The taxes based on the improvement could have been assessed to Mr. Zoglin if an agreement existed between the Dryer's and Mr. Zoglin. Mr. Zoglin has since lost his interest in the property without doing anything about the well. The Dryers have similar left their property



Memo To: Jana Seddon

Page | 2

January 15, 2015

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without demanding anything be done about the well. In a telephone conversation with Mr. Zoglin, I was advised that no agreement had been entered into regarding the well. Mr. Zoglin advised that he attempted to do a boundary adjustment or purchase the land for the well but was unable to do so as apparently the Dryers were not interested. He advises that he never hooked up to the well and that the Dryers just took it. It thus appears that the general rule applies that improvements made to the real property become part of the real property and should be assessed to the owner of the real property on which the improvement is made.



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2-17-15

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

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

February 9, 2015  
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **February 17, 2015**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD FIRST READINGS:

- A. **MDB TRUCKING, LLC.. – Transportation / 905 East Mustang (trucking co.)** MCC
- B. **EAGLE SOLUTIONS – Contractor / 1350 Geiger Grade ~ Reno (landscaping)**
- C. **BEAR MOBILE SERVICE & REPAIR, LLC – General / 1525 Sharon Way ~ Reno (mobile equip repair)**
- D. **WILD HORSE GALLERY – General / 145 South C Street (retail store)** VC
- E. **REEL CONSTRUCTION – Contractor / 72 East Freeport ~ Sparks (Contractor)**
- F. **LERO ENTEPRISES, INC. – Contractor / 1043 H Street ~ Sparks (Contractor)**
- G. **SPENCER MEDIA PARTNERS, LLC – Home Business / 2187 Main Street ~ Gold Hill (Consultant)**
- H. **DIAMOND CONCRETE CUTTING, LLC – Contractor / 80 Corporate Park Dr ~ Henderson (Contractor)**
- I. **ASCENSION POWER ENGINEERING, LLC – Professional / 55 North C Street (elect eng.)** VC

**Inspection Required**

ec: 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 17, 2015

**Estimate of time required:** 25 min.

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

1. **Title:** Discussion/No Possible Action. Presentation and discussion by Nevada Department of Transportation Officials and Comstock Mining, LLC regarding physical conditions, structural integrity, and other conditions of State Route 342 adjacent to the Lucerne Pit in southern Gold Hill, Storey County, Nevada.

2. **Recommended motion:** Receive and file. Direct staff to maintain communication with the parties.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 847-1144

5. **Staff summary:** State Route 342 road stability monitoring is occurring at the road slump adjacent to Comstock Mining's Lucerne Pit in southern Gold Hill. NDOT officials and Comstock Mining indicate that the primary cause of movement is the historic mine shaft beneath the northbound lane (where the sink-hole opened in recent and distant past). NDOT's geotechnical team is also assessing the immediate area for potential movement related to Lucerne Pit activity. On 02/05/15 Comstock obtained an NDOT grading permit and employed backfilling along the west edge of the road and to the edge of the Lucerne Pit. According to NDOT, the backfilling may provide added stability for the road as well as the pit. NDOT also employed crack sealing on the road to prevent area stormwater infiltration. NDOT's geotechnical team is monitoring area conditions and Comstock Mining's conformance with applicable permits. On 02/08/15 NDOT issued a temporary road closure as a precautionary safety measure during the storm event. NDOT and Comstock Mining are maintaining close communication with Storey County staff on significant events as well as road closures.

6. **Supporting materials:** Comstock Mining will have a presentation prepared for the board meeting.

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

Funds Available:

Fund:

\_\_\_\_ Comptroller

8. **Legal review required:**

\_\_\_\_ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

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

10. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

# Storey County, Nevada

## Commissioners' Meeting Agenda Item Request

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agendas. This policy states that all requests must be made in writing, and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. *(Items received after the deadline will be placed on the agenda of a subsequent meeting.)*

Date of Meeting: 2/17/2015	Date Request Submitted: 2/9/2015
Agenda Item Requested:  Status of the proposed residential property tax roll back per Mr. Gilman's request in the Dec 2, 2014 meeting:  <i>"Vice Chair Gilman is requesting County staff to prepare a plan specifying an amount of reduction in property tax rates that the County can afford, a time frame for the reduction, and any other reduction for fees and assessments that occur on an annual/routine basis that would be feasible. It is requested that a staff report with a proposed plan be delivered within 60 days, with a target date of the first Commission meeting in February."</i>	
This item is intended for: <input type="checkbox"/> Discussion Only <input type="checkbox"/> Discussion and Action <i>(at the Board's discretion)</i>	
<input type="checkbox"/> Supporting documentation is attached <input type="checkbox"/> No supporting documentation is necessary	
Requested by: _____ Nicole Barde _____ <i>(please print name clearly)</i>	
Address: 1160 Globe Road, VC Highlands	
Phone: 775-299-4226	Email <i>(optional)</i> : Nbarde@aol.com

Please submit this completed form to:

Storey County Clerk's Office  
PO Drawer D  
Virginia City NV 89440

or FAX to:

Storey County Clerk's Office  
(775) 847-0921

- - - - - Fold at Arrows Here and Above to Place in a Window Envelope - - - - -

<b>For Office Use Only</b> <i>via email</i>		
Date Request Received:	Received: <input type="checkbox"/> In Person <input type="checkbox"/> Via FAX	By:
<input type="checkbox"/> Supporting documentation attached - # of pages _____		Meeting date of this item: <i>2-17-15</i>

For additional information, please contact the  
**Storey County Clerk's Office**  
(775) 847-0969 or email [vdixon@storeycounty.org](mailto:vdixon@storeycounty.org)

## Vanessa Stephens

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**From:** Wendy Bacus  
**Sent:** Monday, February 09, 2015 1:18 PM  
**To:** Vanessa Stephens  
**Subject:** FW: Here is the agenda request!  
**Attachments:** Commissioners'AgendaItemRequestForm2-17taxes.doc

Thank You,

**Wendy Bacus**

Wendy Bacus  
Storey County  
Deputy Clerk/Treasurer

---

**From:** [NBarde@aol.com](mailto:NBarde@aol.com) [mailto:[NBarde@aol.com](mailto:NBarde@aol.com)]  
**Sent:** Monday, February 09, 2015 1:09 PM  
**To:** Wendy Bacus  
**Subject:** Here is the agenda request!

Forgot to thank you for sending it....Thank you!  
Nicole

*The only thing necessary for the triumph of evil is for good men to do nothing.* Edmund Burke

In a message dated 2/9/2015 12:42:56 P.M. Pacific Standard Time, [wbacus@storeycounty.org](mailto:wbacus@storeycounty.org) writes:

I am sorry Nicole, Our email was down all morning. Did you find the form? I have attached the request form for you.

**Thank You,**

**Wendy Bacus**

Wendy Bacus

Storey County

Deputy Clerk/Treasurer

**From:** Nicole Barde [<mailto:nbarde@aol.com>]  
**Sent:** Monday, February 09, 2015 11:03 AM  
**To:** clerk  
**Subject:** Agenda request form?

Hi Vanessa,

I'd like to request an agenda item for next weeks meeting.....?? Where can I find that form?

Thanks,

Nicole

*"The only thing necessary for the triumph of evil is for good men to do nothing."*  
Edmund Burke





## Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Department of Taxation Guaranteed Share

2. **Recommended motion**

I make a motion giving the County Manager the authority to remove Storey County from Supplemental City-County Relief Tax (SCCRT) should the findings be positive that Storey County would be better off not staying on Guaranteed Share pursuant to NRS 377 City-County Relief Tax.

3. **Prepared by:** Hugh Gallagher  
**Department:** Comptroller

**Telephone:** 847-1006

4. **Staff summary:**

The Department of Taxation has been tracking the Rural Guaranteed formula for Storey County since FYE 2003. There were three years FYE 2006 THROUGH FYE 2008 in which Storey County contributed more to the guaranteed pool that was received. For the fiscal year ended, 2014 Storey County contributed approximately \$295,000 more to the pool than was received. All total, from FYE 2003 Storey County has received approximately \$1,169,081 more that contributed.

5. **Supporting materials:**

Chapter 377- City-County Relief Tax  
Department of Taxation County Map of Nevada  
Department of Taxation Sales Tax Components

6. **Fiscal impact:**

Funds Available: Fund: ☒ 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.

[Rev. 11/21/2013 11:12:58 AM--2013]

## CHAPTER 377 - CITY-COUNTY RELIEF TAX

<u>NRS 377.010</u>	Short title.
<u>NRS 377.020</u>	Definitions.
<u>NRS 377.030</u>	County ordinance imposing tax: Enactment; date of imposition of tax.
<u>NRS 377.040</u>	County ordinance imposing tax: Mandatory provisions.
<u>NRS 377.050</u>	Remittances to Department; deposits in Sales and Use Tax Account; transfers.
<u>NRS 377.055</u>	Allocation and deposit of proceeds of basic city-county relief tax.
<u>NRS 377.057</u>	Distribution of supplemental city-county relief tax.
<u>NRS 377.060</u>	Redistribution by Department.
<u>NRS 377.070</u>	Department may act for counties.

**NRS 377.010 Short title.** This chapter may be cited as the City-County Relief Tax Law.  
(Added to NRS by 1969, 1135; A 1975, 28)

**NRS 377.020 Definitions.** As used in this chapter, unless the context requires otherwise:

1. "Basic city-county relief tax" means that portion of the tax which is levied at the rate of 0.5 percent.
2. "City" means an incorporated city.
3. "County" includes Carson City.
4. "Supplemental city-county relief tax" means the remainder of the tax after subtracting the basic city-county relief tax.

(Added to NRS by 1969, 1135; A 1975, 1740; 1981, 294; 1987, 1723)

**NRS 377.030 County ordinance imposing tax: Enactment; date of imposition of tax.**

1. The board of county commissioners shall enact an ordinance imposing a city-county relief tax.
2. The ordinance enacted pursuant to this section must provide that the city-county relief tax be imposed on the first day of the first calendar quarter that begins at least 120 days after the effective date of the ordinance.

(Added to NRS by 1969, 1135; A 1971, 130; 1981, 294; 2003, 2382; 2005, 1778)

**NRS 377.040 County ordinance imposing tax: Mandatory provisions.** The city-county relief tax ordinance enacted under this chapter must include provisions in substance as follows:

1. A provision imposing a tax upon retailers at the rate of 2.25 percent of the gross receipts of any retailer from the sale of all tangible personal property sold at retail, or stored, used or otherwise consumed, in a county.
2. Provisions substantially identical to those of the Local School Support Tax Law, insofar as applicable.
3. A provision that all amendments to the provisions of the Local School Support Tax Law subsequent to the date of enactment of the ordinance, not inconsistent with this chapter, automatically become a part of the city-county relief tax ordinance of the county.
4. A provision that the county shall contract before the effective date of the city-county relief tax ordinance with the Department to perform all functions incident to the administration or operation of the city-county relief tax.

(Added to NRS by 1969, 1135; A 1975, 1740; 1981, 295)

**NRS 377.050 Remittances to Department; deposits in Sales and Use Tax Account; transfers.**

1. All fees, taxes, interest and penalties imposed and all amounts of tax required to be paid to counties under this chapter must be paid to the Department in the form of remittances made payable to the Department.
2. The Department shall deposit the payments with the State Treasurer for credit to the Sales and Use Tax Account in the State General Fund.

3. The State Controller, acting upon the collection data furnished by the Department, shall, before making the distributions required by NRS 360.850, 360.855, 377.055 and 377.057, monthly transfer from the Sales and Use Tax Account 1.75 percent of all fees, taxes, interests and penalties collected pursuant to this chapter during the preceding month to the appropriate account in the State General Fund as compensation to the State for the cost of collecting the tax.

(Added to NRS by 1969, 1136; A 1971, 130, 2089; 1973, 35; 1975, 1740; 1981, 259, 295, 1243; 1991, 2168; 1993, 1993; 1997, 460; 1999, 1907; 2003, 2939; 2005, 2373; 2009, 2090)

**NRS 377.055 Allocation and deposit of proceeds of basic city-county relief tax.** The Department shall monthly determine for each county an amount of money equal to the sum of:

1. Any fees and any taxes, interest and penalties which derive from the basic city-county relief tax collected in that county pursuant to this chapter during the preceding month, less the corresponding amount transferred to the State General Fund pursuant to subsection 3 of NRS 377.050; and

2. That proportion of the total amount of taxes which derive from that portion of the tax levied at the rate of one-half of 1 percent collected pursuant to this chapter during the preceding month from out-of-state businesses not maintaining a fixed place of business within this State, less the corresponding amount transferred to the State General Fund pursuant to subsection 3 of NRS 377.050, which the population of that county bears to the total population of all counties which have in effect a city-county relief tax ordinance,

→ and, except as otherwise required to carry out NRS 360.850 and 360.855, deposit the money in the Local Government Tax Distribution Account created by NRS 360.660 for credit to the respective subaccounts of each county.

(Added to NRS by 1981, 296; A 1981, 1779; 1983, 391, 2063, 2065; 1991, 1428, 2169; 1993, 599; 1997, 3288; 1999, 19; 2001, 296; 2003, 2382, 2939; 2005, 2373)

#### **NRS 377.057 Distribution of supplemental city-county relief tax.**

1. The State Controller, acting upon the relevant information furnished by the Department, shall distribute monthly from the fees, taxes, interest and penalties which derive from the supplemental city-county relief tax collected in all counties and from out-of-state businesses during the preceding month, excluding any amounts required to be remitted pursuant to NRS 360.850 and 360.855 and except as otherwise provided in subsection 2, to:

(a) Douglas, Esmeralda, Eureka, Lander, Lincoln, Lyon, Mineral, Nye, Pershing, Storey and White Pine counties, an amount equal to one-twelfth of the amount distributed in the immediately preceding fiscal year multiplied by one plus:

(1) The percentage change in the total receipts from the supplemental city-county relief tax for all counties and from out-of-state businesses, from the fiscal year 2 years preceding the immediately preceding fiscal year to the fiscal year preceding the immediately preceding fiscal year; or

(2) Except as otherwise provided in this paragraph, the percentage change in the population of the county, as certified by the Governor pursuant to NRS 360.285, added to the percentage change in the Consumer Price Index for the year ending on December 31 next preceding the year of distribution,

→ whichever is less, except that the amount distributed to the county must not be less than the amount specified in subsection 5. If the Bureau of the Census of the United States Department of Commerce issues population totals that conflict with the totals certified by the Governor pursuant to NRS 360.285, the percentage change calculated pursuant to subparagraph (2) for the ensuing fiscal year must be an estimate of the change in population for the calendar year, based upon the population totals issued by the Bureau of the Census.

(b) All other counties, the amount remaining after making the distributions required by paragraph (a) to each of these counties in the proportion that the amount of supplemental city-county relief tax collected in the county for the month bears to the total amount of supplemental city-county relief tax collected for that month in the counties whose distribution will be determined pursuant to this paragraph.

2. If the amount of supplemental city-county relief tax collected in a county listed in paragraph (a) of subsection 1 for the 12 most recent months for which information concerning the actual amount collected is available on February 15 of any year exceeds by more than 10 percent the amount distributed pursuant to paragraph (a) to that county for the same period, the State Controller shall distribute that county's portion of the proceeds from the supplemental city-county relief tax pursuant to paragraph (b) of subsection 1 in all subsequent fiscal years, unless a waiver is granted pursuant to subsection 3.

3. A county which, pursuant to subsection 2, is required to have its portion of the proceeds from the supplemental city-county relief tax distributed pursuant to paragraph (b) of subsection 1 may file a request with the Nevada Tax Commission for a waiver of the requirements of subsection 2. The request must be filed on or before February 20 next preceding the fiscal year for which the county will first receive its portion of the proceeds from the supplemental city-county relief tax pursuant to paragraph (b) of subsection 1 and must be accompanied by evidence which supports the granting of the waiver. The Commission shall grant or deny a request for a waiver on or before March 10 next following the timely filing of the request. If the Commission determines that the increase in the amount of supplemental city-county relief tax collected in the county was primarily caused by:

(a) Nonrecurring taxable sales, it shall grant the request.

(b) Normal or sustainable growth in taxable sales, it shall deny the request.

→ A county which is granted a waiver pursuant to this subsection is not required to obtain a waiver in any subsequent fiscal year to continue to receive its portion of the proceeds from the supplemental city-county relief tax pursuant to paragraph (a) of subsection 1 unless the amount of supplemental city-county relief tax collected in the county in a fiscal year again exceeds the threshold established in subsection 2.

4. The amount apportioned to each county must be deposited in the Local Government Tax Distribution Account created by NRS 360.660 for credit to the respective accounts of each county.

5. The minimum amount which may be distributed to the following counties in a month pursuant to paragraph (a) of subsection 1 is as follows:

Douglas.....	\$580,993
Esmeralda.....	53,093
Lander.....	155,106
Lincoln.....	72,973
Lyon.....	356,858
Mineral.....	118,299
Nye.....	296,609
Pershing.....	96,731
Storey.....	69,914
White Pine.....	158,863

6. As used in this section, unless the context otherwise requires:

(a) "Enterprise district" has the meaning ascribed to it in NRS 360.620.

(b) "Local government" has the meaning ascribed to it in NRS 360.640.

(c) "Special district" has the meaning ascribed to it in NRS 360.650.

(Added to NRS by 1981, 297; A 1981, 1243, 1780; 1983, 497, 559, 1049; 1985, 956, 1202, 1804; 1987, 435, 715, 1031, 1661, 1691; 1989, 41, 1048, 1106, 2081, 2090; 1991, 1429; 1993, 1945; 1995, 816, 2181, 2184; 1997, 103, 2562, 2568, 3289; 1999, 19; 2003, 2939; 2005, 2373)

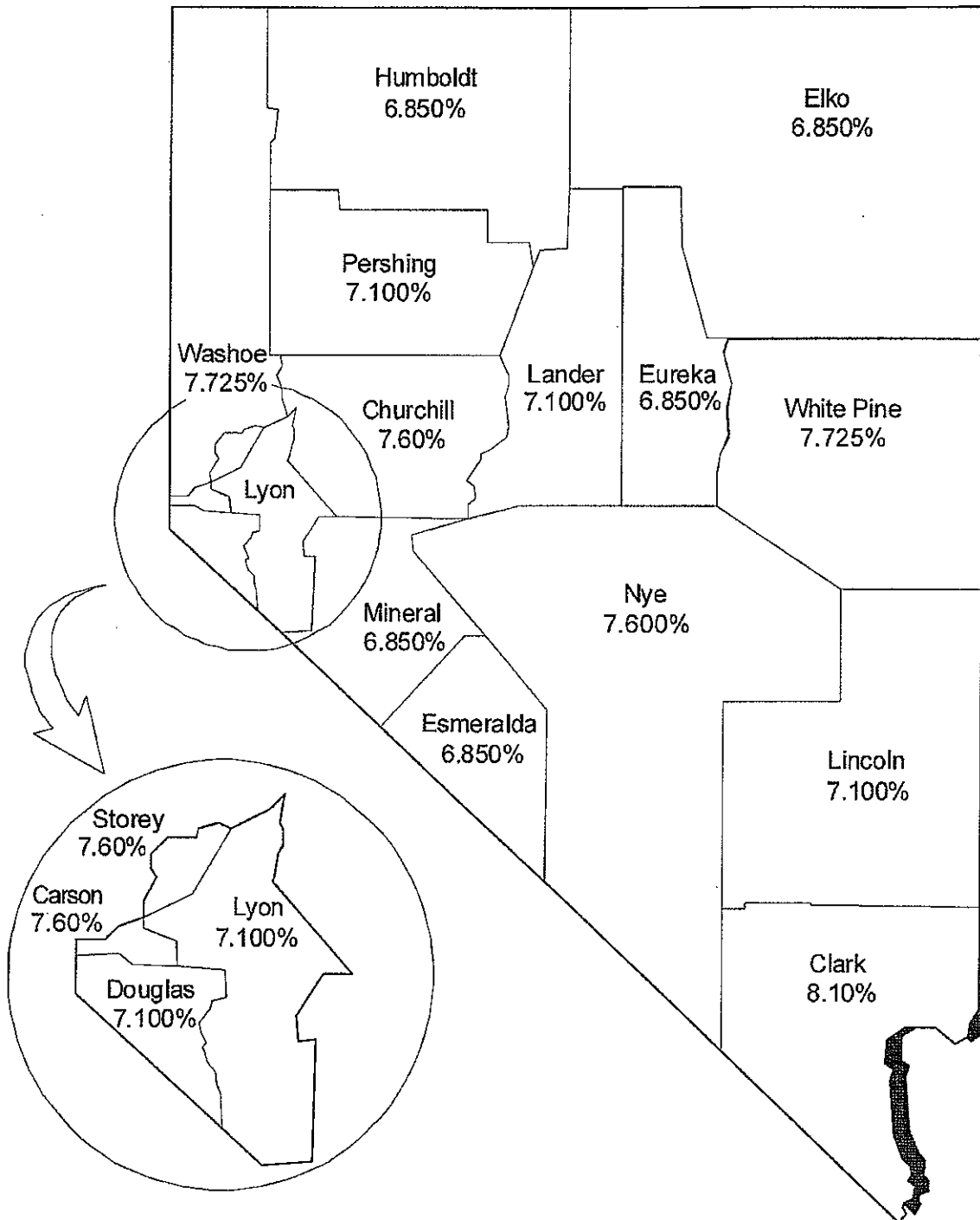
**NRS 377.060 Redistribution by Department.** The Department may redistribute any tax, penalty and interest distributed to a county entitled thereto, but no such redistribution may be made as to amounts originally distributed more than 6 months prior to the date on which the Department obtains knowledge of the improper distribution.

(Added to NRS by 1969, 1136; A 1975, 1741)

**NRS 377.070 Department may act for counties.** In any proceeding under any ordinance enacted pursuant to this chapter, the Department may act for and on behalf of the county which has enacted that ordinance.

(Added to NRS by 1969, 1136; A 1975, 1741)

## COUNTY MAP OF NEVADA



All rates effective 10/01/14

<u>NRS CHAPTER</u>	<u>TAX RATE</u>	<u>DESCRIPTION</u>	<u>DISTRIBUTION</u>	<u>COUNTY IMPOSED</u>
<b>Minimum Statewide Tax Rate:</b>				
372	2.00%	Sales Tax	To the state General Fund	ALL
374	2.60%	Local School Support Tax	<u>In-State Business Returns:</u> Tax is distributed to the school district in which the business is located. <u>Out-of-State Business Returns:</u> Tax is distributed to the State Distributive Schools Fund.	ALL
377	0.50%	Basic City-County Relief Tax	<u>In-State Business Returns:</u> Tax is distributed to the county where the sale was made. <u>Out-of-State Business Returns:</u> Tax is distributed to counties based on a population formula.	ALL
	<u>1.75%</u>	Supplemental City-County Relief Tax	Tax is distributed to all qualifying local governments according to statutory formula.	ALL
	6.85%	MINIMUM STATEWIDE TAX RATE		
<b>Option Taxes:</b>				
354	0.25%	Severe Financial Emergency - determined by Department of Taxation. (Nevada Tax Commission approval)	Tax is distributed to the county where the sale was made.	White Pine 7/1/06 - 6/30/08
374A	0.125%	Extraordinary maintenance, repair or improvement of schools.	Tax is distributed to the county where the sale was made.	White Pine
376A	0.25%	Open Space - limited to counties with population between 100,000 & 700,000. (voter approval)	Tax is distributed to the county where the sale was made.	
377A	0.25%	Promotion of Tourism - limited to counties with population of 700,000 or less.	Tax is distributed to the county where the sale was made.	Storey
377A	0.50% max	Public Mass Transportation; Construction of Roads; Improvements to Air Quality. (voter approval)	Tax is distributed to the county where the sale was made.	Carson City, Churchill, Nye, and White Pine 0.25%; Washoe 0.375%, Clark 0.5%
377A	0.25%	Operation and maintenance of a swimming pool - limited to counties with population less than 15,000.	Tax is distributed to the county where the sale was made. Collection suspended from 10/1/06 to 7/01/12 pending construction of a pool. Effective 7/01/12 collection reinstated.	White Pine

<u>NRS CHAPTER</u>	<u>TAX RATE</u>	<u>DESCRIPTION</u>	<u>DISTRIBUTION</u>	<u>COUNTY IMPOSED</u>
377B	0.25%	Infrastructure - limited to counties with population less than 100,000 or greater than 700,000. (county commission approval)	Tax is distributed to the county where the sale was made.	Carson City 0.125%, Churchill, Clark, Lander, Lincoln and Storey 0.25%
377B	0.125%	Infrastructure - limited to counties with population between 100,000 & 700,000. (county commission approval)	Tax is distributed to the county where the sale was made.	Washoe
377B	0.25%	Judicial and/or public safety infrastructure projects.	Tax is distributed to the county where the sale was made.	Lyon, Pershing, White Pine
543	0.25%	Control of Floods - limited to counties with population of 700,000 or more. (voter approval)	Tax is distributed to the county where the sale was made.	Clark

**Special and Local Acts:**

Local Government Tax Act of 1991 and 1993	0.25%	Local Government Tax Act - Washoe and Churchill counties. (county commission approval)	Tax is distributed to the county where the sale was made. Intracounty distributions to local governments are made according to a statutory formula.	Churchill, Washoe
Nevada Commission for the Reconstruction of the V&T Railway Act of 1993	0.25%	Tricounty Railway Commission - Carson City, Lyon & Storey counties. (voter approval) Effective 7/01 - name changed to NV Commission for Restoration of the V & T Railway - Douglas & Washoe counties had representatives added to board.	Tax is distributed to the county where the sale was made.	Storey
Railroad Grade Separation Projects Act	0.125%	Washoe Railroad Grade Project. (county commission approval)	Tax is distributed to the county where the sale was made.	Washoe
Carson City Ordinance 21.07.020	0.25%	Carson City Open Space Tax - Amendment to Carson City Charter (voter approval)	Tax is distributed to the county where the sale was made.	Carson City
Douglas County Sales and Use Tax Act of 1999	0.25%	Provides for libraries, airports, senior citizen services and parks and recreation. (voter approved)	Tax is distributed to the county where the sale was made.	Douglas
Clark County Sales and Use Tax Act of 2005	0.25%	Provides for additional police officers	Tax is distributed to the county where the sale was made.	Clark
Nye County Sales and Use Tax Act of 2007	0.50%	Supports public safety services	Tax is distributed to the county where the sale was made.	Nye



## 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:**

*[Signature]* Department Head

Department Name:

*[Signature]* 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

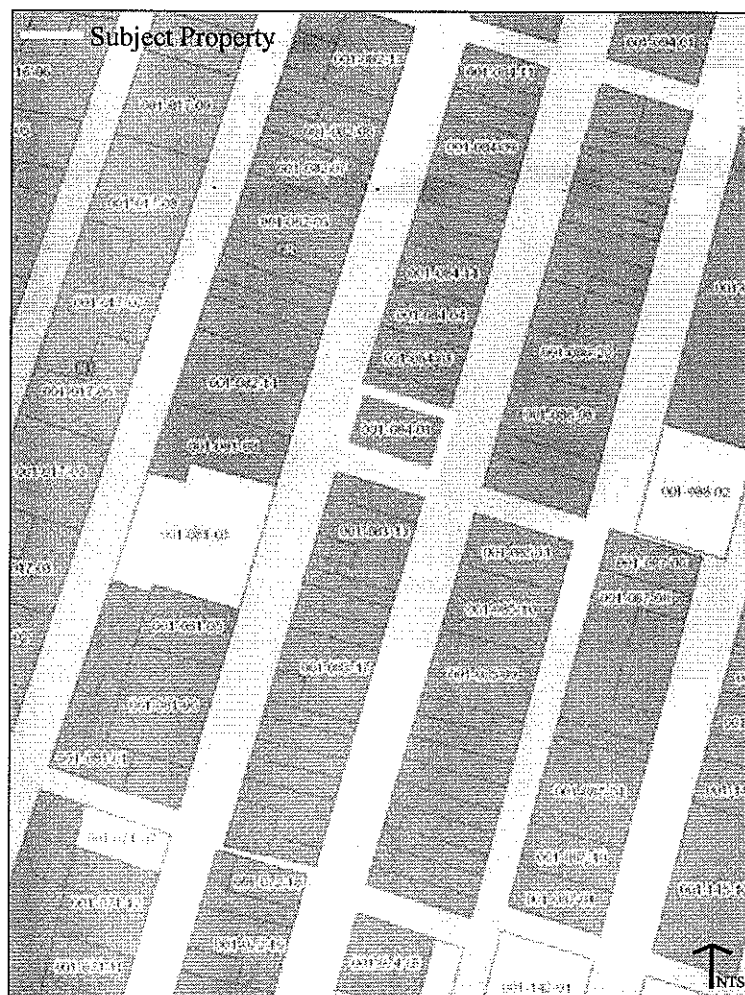


Figure 2 - Zoning Map

# 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.

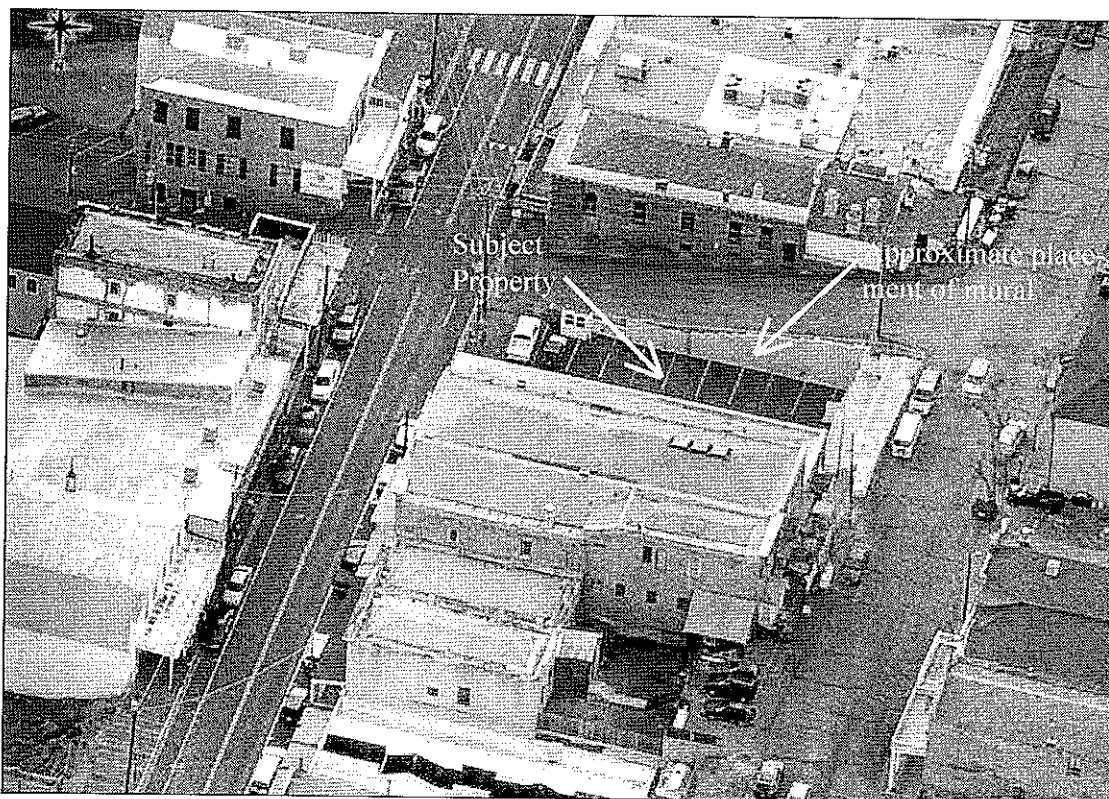


Figure 4: Site Photo showing approximate placement of the mural on the face of the existing south retaining wall.

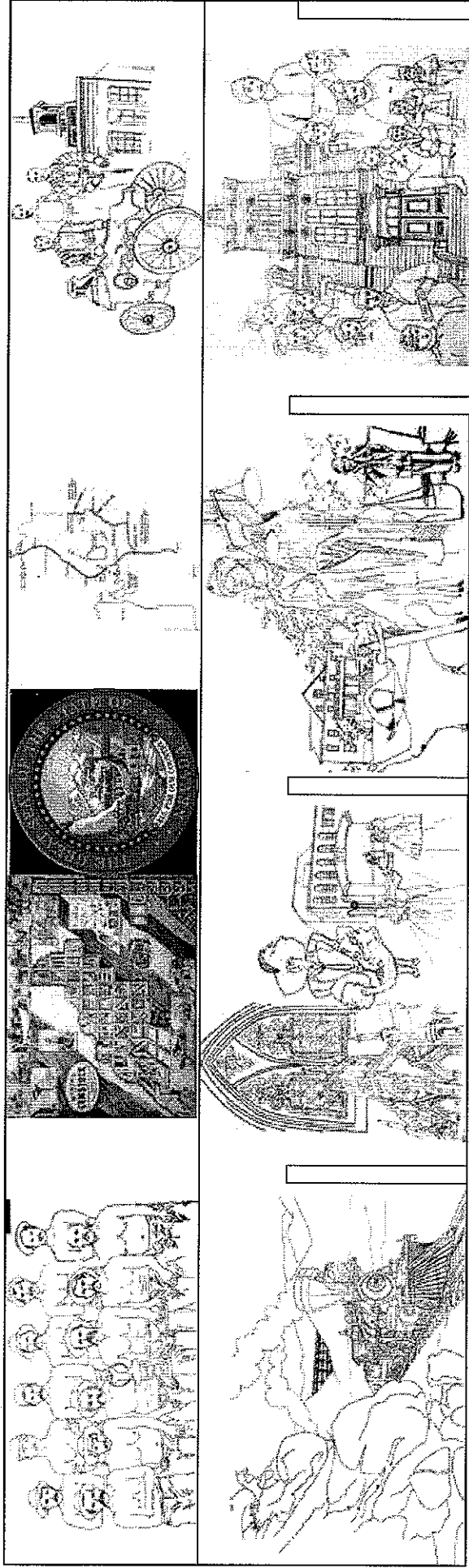


Figure 5: Mural Mock Up - West

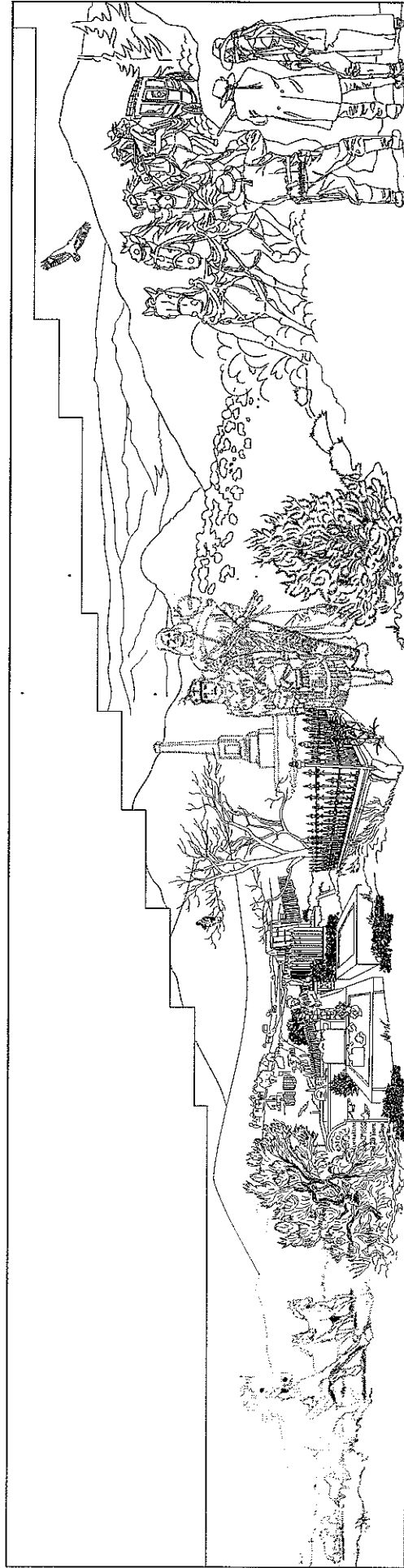


Figure 6: Mural Mock Up - South

### **1.3 Application for a SUP**

Storey County Code (SCC) chapter 17.10 Definitions, defines a mural as non-commercial images such as paintings or enlarged photographs applied directly onto walls and ceilings. They are usually but not always large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images oftentimes are intended to enhance an area's beauty, highlight the community's social or historical character, or otherwise depict a message or theme that is common to the immediate community in which they are displayed.

Staff determined the proposed mural fits this definition.

In the SCC Chapter 17.84 Signs and Billboards, Section 17.84.080 General Requirements (H), it states, a Special Use Permit (SUP) is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and chapter 17.48 Historic Overlay District.

Staff requested the Applicant submit an application for a SUP. The installation of the mural began in the Summer of 2014 (Appendix 2: Progress Photos) and is expected to be complete in the Spring of 2015.

The Applicant has received a Certificate of Appropriateness from the Comstock Historic District Commission (CHDC). According to the Michael "Bert" Bedeau, District Administrator for the State Historic Preservation Office, this Certificate was issued with the Wells Fargo Mural SUP Number 2014-016. The Wells Fargo Mural is located across at 1 South C Street, Virginia City, Nevada.

### **1.4 Purpose and Intent of the Commercial-Residential Zone**

The CR zone is intended to serve as a community focal point and provided for a center of mixed uses including single-family and multi-family residences which are integrated with commercial businesses, culture and entertainment amenities, and uses related to tourism. It is also intended to become a transportation center in the form of a destination for vehicular, public transit, and rail traffic supporting all allowable uses. In general, the zone provides for centers and uses of regional importance and provides an integrated and attractive environment for visitors and residents. It is intended to be an area of high intensity uses in which a full range of public facilities (including water, sewer, schools, law enforcement, fire protection, etc.) will generally be focused in accordance with the county master plan and connected to the immediate surrounding residential uses.

### **1.5 Existing Abutting Land Uses**

The subject property is abutted by B Street on the west, Union Street on the south and C Street on the east. Grandmas Fudge Shop/Odd Fellows abuts the north of the subject property (Figure 7: Existing Abutting Land Uses).

### **1.6 Abutting Properties Zoning**

The abutting properties are all zoned CR (Figure 2: Zoning Map).





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

### **3. COMPLIANCE WITH THE STOREY COUNTY CODE**

#### **3.1 Storey County Code 17.84.080 (H)**

SCC requires a special use permit for the application or placement of a mural.

The Applicant has submitted an application for the proposed mural; therefore, the Applicant complies with this standard.

### **4. COMPLIANCE WITH THE STOREY COUNTY MASTER PLAN**

On page 19 of the Master Plan it states:

The economic base of a county is those activities which provide basic employment and income. Storey County's economic base shifted after World War II from mining to tourism.

It is Staff's opinion the proposed mural appears to promote tourism and economic activity in a section of town known for mature economic opportunity. Therefore, the proposed project supports the goals, objectives and recommendations of the Master Plan.

On page 9 in Chapter 1: Executive Summary, of the Master Plan it states that the County should have a goal of long term planning of the direction of historic preservation within the district. One of the objectives for the County should be to maintain and enhance consultation between the Storey County Planning Commission (the Planning Commission) and the Comstock Historic District Commission (CHDC).

Staff works with the CHDC office on a consistent basis. Further, the Applicant has received a Certificate of Appropriateness from the CHDC. Therefore, the proposed project supports the goals, objectives and recommendations of the Master Plan.

### **5. PUBLIC COMMENT**

As of posting date, Staff had not received any public comment for this file.

### **6. FINDINGS**

The Board shall cite Findings in a motion for a recommendation for approval, approval with conditions, or denial. The approval, approval with conditions or denial of the requested SUP must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Board may include additional Findings in their decision.

#### **6.1 Motion for Approval**

The Findings listed in this subsection are the minimum to be cited in an approval or approval with conditions. The following Findings are evident with regard to the requested SUP when the recommended conditions in Section 7 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

6.1.1 The proposed SUP complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.

6.1.2 The proposed SUP will be compatible with existing adjacent land uses and will not cause substantial negative impact on adjacent land uses or other properties in the vicinity. The proposed mural will enhance the immediate surrounding area with regard to tourism, promoting commerce and highlighting history of the community in which it is located.



- 6.1.3 The Conditions of Approval of the proposed SUP require compliance with the applicable codes;
- 6.1.4 The proposed SUP will not impose substantial adverse impacts or safety hazards on the abutting properties;
- 6.1.5 The proposed SUP is in compliance with Storey County Code 17.84 Signs and Billboards;
- 6.1.6 The Conditions of Approval require compliance with the regulations of the Comstock Historic District Commission.

## **6.2 Motion for Denial**

Should a motion be made to deny the SUP request, the following Findings with explanation of why should be included in that motion.

- 6.2.1 There are no special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance that would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; or
- 6.2.2 The granting of the proposed SUP is not necessary for the preservation and enjoyment of substantial property rights of the applicant (property owner); or
- 6.2.3 The granting of the proposed SUP will, 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 be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property; or
- 6.2.4 The proposed SUP is not in substantial compliance with all Federal, Nevada State, and Storey County regulations; or
- 6.2.5 The proposed SUP is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan.

## **7. RECOMMENDED CONDITIONS OF APPROVAL**

All conditions must be met to the satisfaction of each applicable County Department.

1. **Compliance.** The (Special Use Permit) SUP must comply with all SCC 17.84, other County Codes, and submitted reports, as approved.
2. **Hold Harmless.** The SUP Permit Holder agrees to hold Storey County, its Officers and Representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP.
3. **CHDC.** The Applicant shall obtain a Certificate of Appropriateness from the CHDC and submit the Certificate to the Planning Department prior to the installation of the proposed mural.
4. **Taxes Paid.** The Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.
5. **Null and Void.** If the SUP is not completed within 24 months of the date of approval, unless additional time is granted by the Board with action by the Planning Commission, based upon consideration of the specific circumstances of the project, then without further action, the SUP will be null and void and no mural may be installed (and the walls must be returned to the existing state prior

to the mural) on the property except on the granting of a new SUP or an extension of this SUP. The extension may be granted pursuant to requirements in SCC 17.03.160 (G) Extension and expiration of permits.

6. **Maintenance.** The mural must be maintained so that it complies with SCC 17.84.040 (C) which states all signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping and fading of exposed surfaces including but not limited to, faces, lettering and all structural supports. If graffiti, cracking, separation, splitting, ripping, chipping or fading happens the mural must be repaired or returned to the existing state prior to the mural.
7. **Safety.** The mural must be maintained so that it remains safe as defined in SCC 17.84.010 Signs and Billboards (E) which states that all signs must be constructed and maintained in a safe condition.

## **8. POWER OF THE BOARD & PLANNING COMMISSION**

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

## **9. JANUARY 15, 2015 PLANNING COMMISSION MEETING**

On January 15, 2015, in accordance with the recommendation by Staff, the Findings under 6.1 of the Staff Report and in compliance with all conditions of approval, the Planning Commission voted unanimously to recommend approval with conditions for Special Use Permit Number 2014-032.

## **10. PROPOSED MOTIONS**

This section contains two options from which to choose. The motion for approval with the conditions is recommended by the Planning Commission and Staff in accordance with the Findings under section 6.1 of the Staff Report. Those Findings should be made part of that motion. A motion to deny the proposed SUP may be made and that motion should cite one or more of the Findings shown in section 6.2. Other Findings determined appropriate by the Board should be made part of either motion.

### **10.1 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).

### **10.2 Alternative Motion**

In accordance with the Findings under Section 6.2 of the Staff Report and other Findings deemed appropriate by the Board, I [Commissioner] move to deny 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).

Prepared by: Dessie Redmond  
Storey County Planner

## **APPENDIX 1: JUSTIFICATION SUBMITTED BY THE APPLICANT**

**Detail Description/Justification of Project**

Attached additional pages as necessary

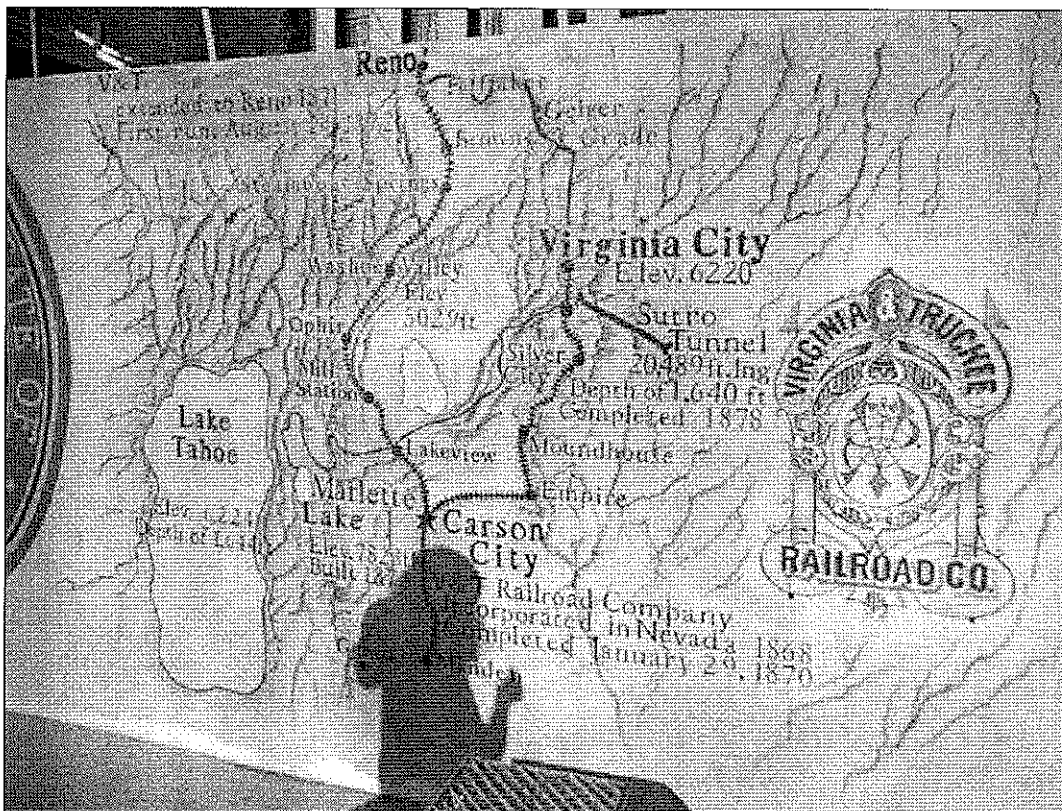
Historical Mural - on West wall -  
including - Minner - Nevada State Seal  
Map of V&T with Markle lake - Liberty  
Fire Dept #1 - V&T Train, Saint Mary Church  
Piper Opera house - Lady Justice - Fourth  
ward School -

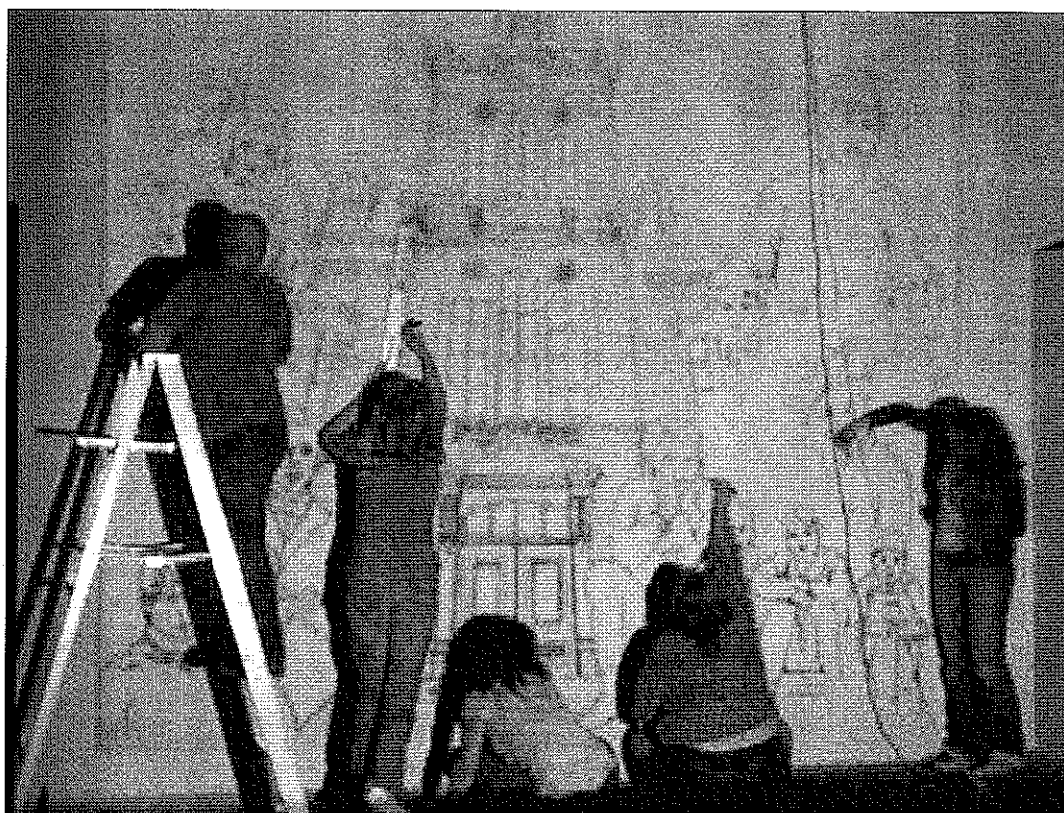
South wall - will depict the Natural  
Scenery of Nevada - 96.5 mile view - Native  
animal of Nevada, Cattle, Wild Horses  
Lady Wyanamua -

Thank you for your time.

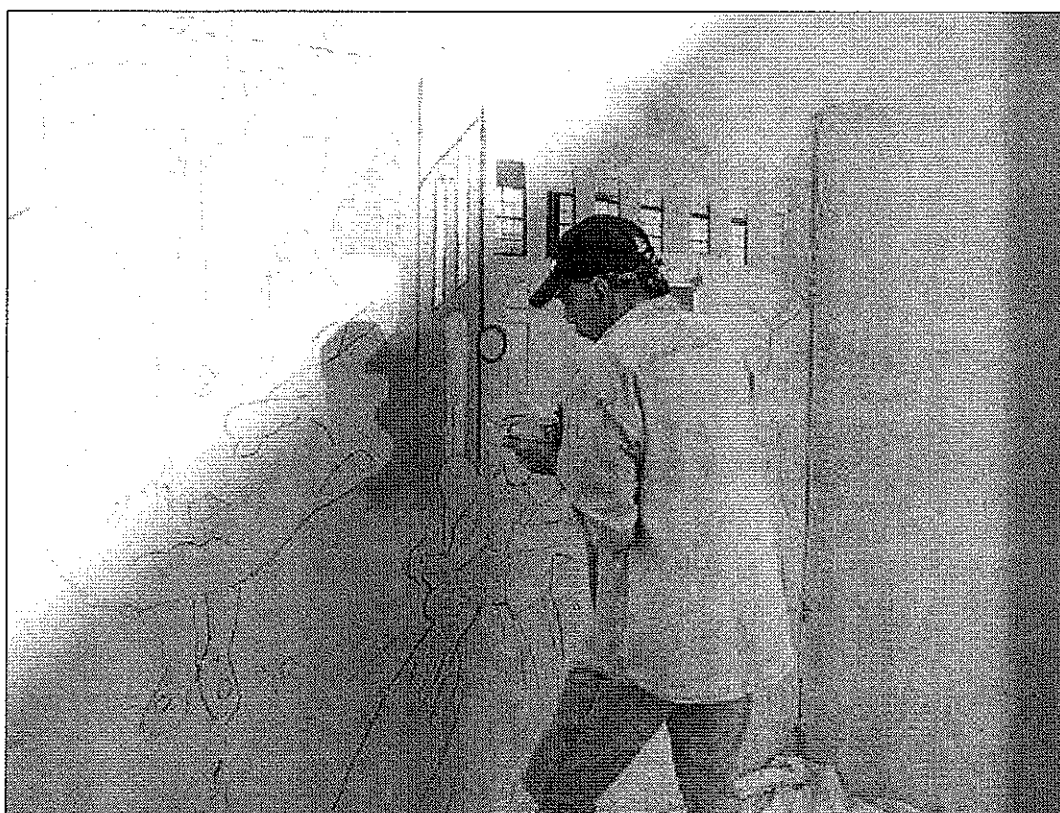
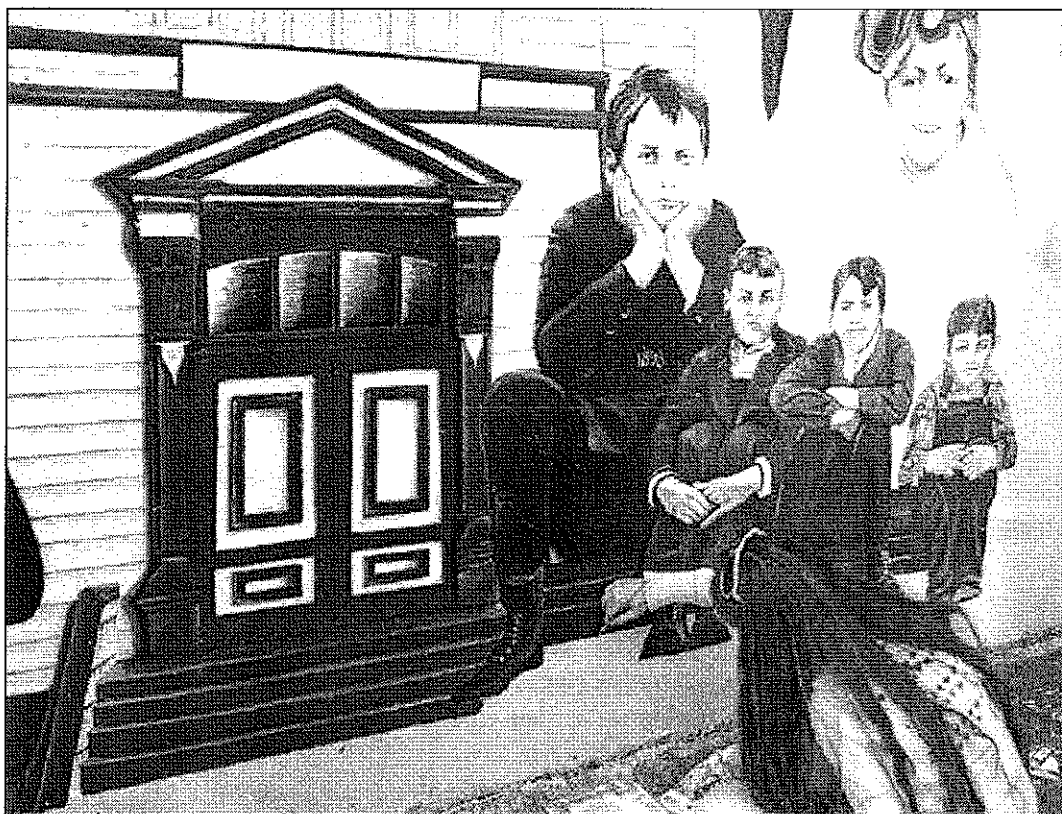
Cornel L. North

## **APPENDIX 2: PROGRESS PHOTOS**

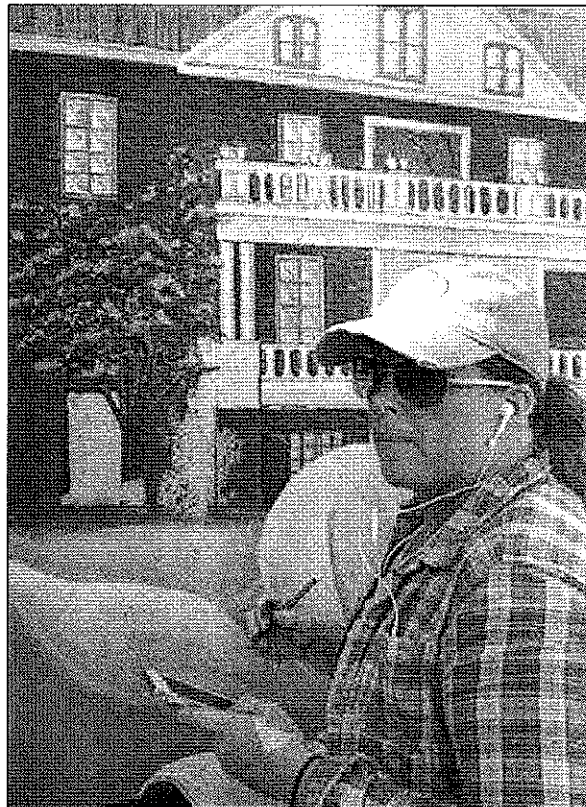
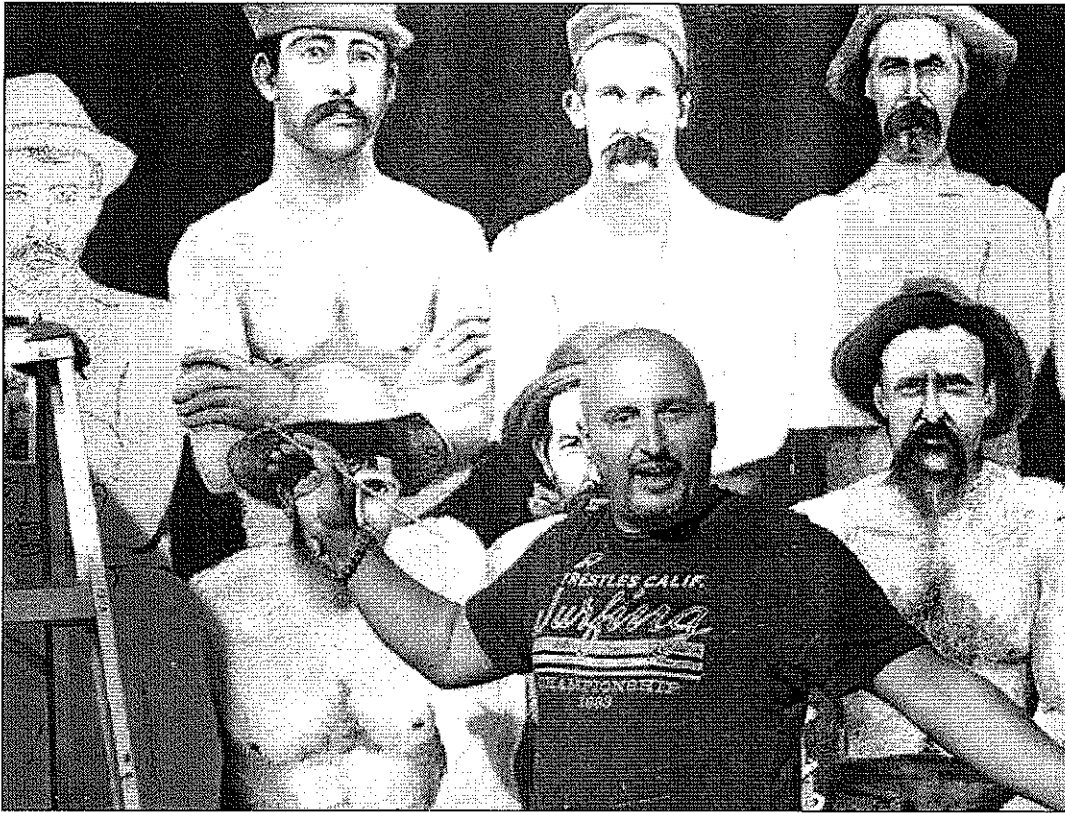


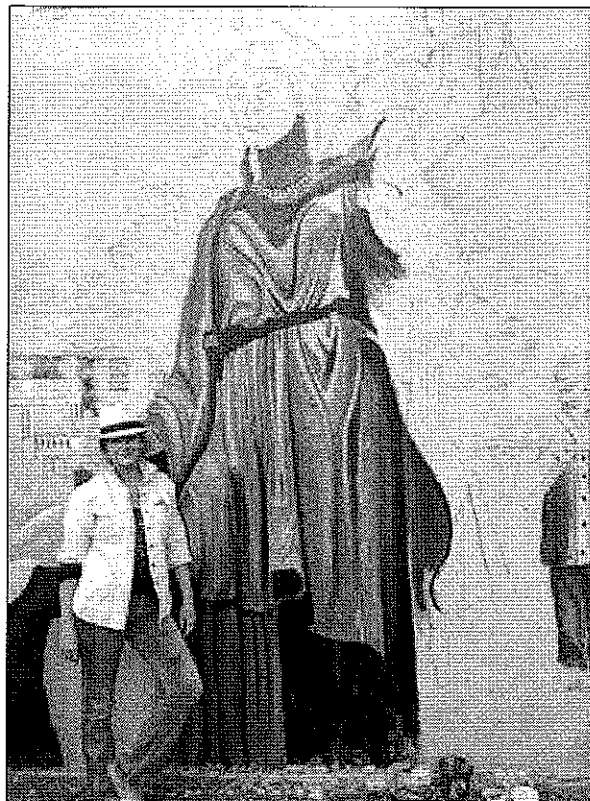
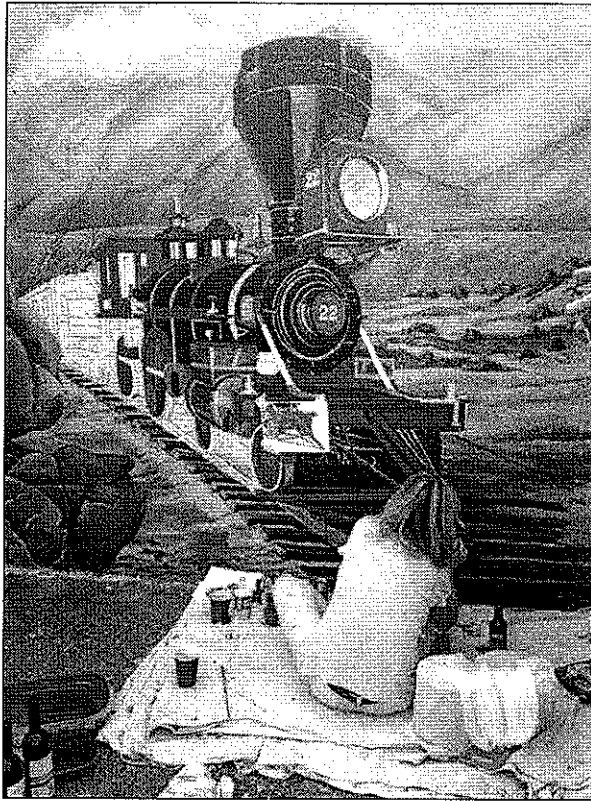




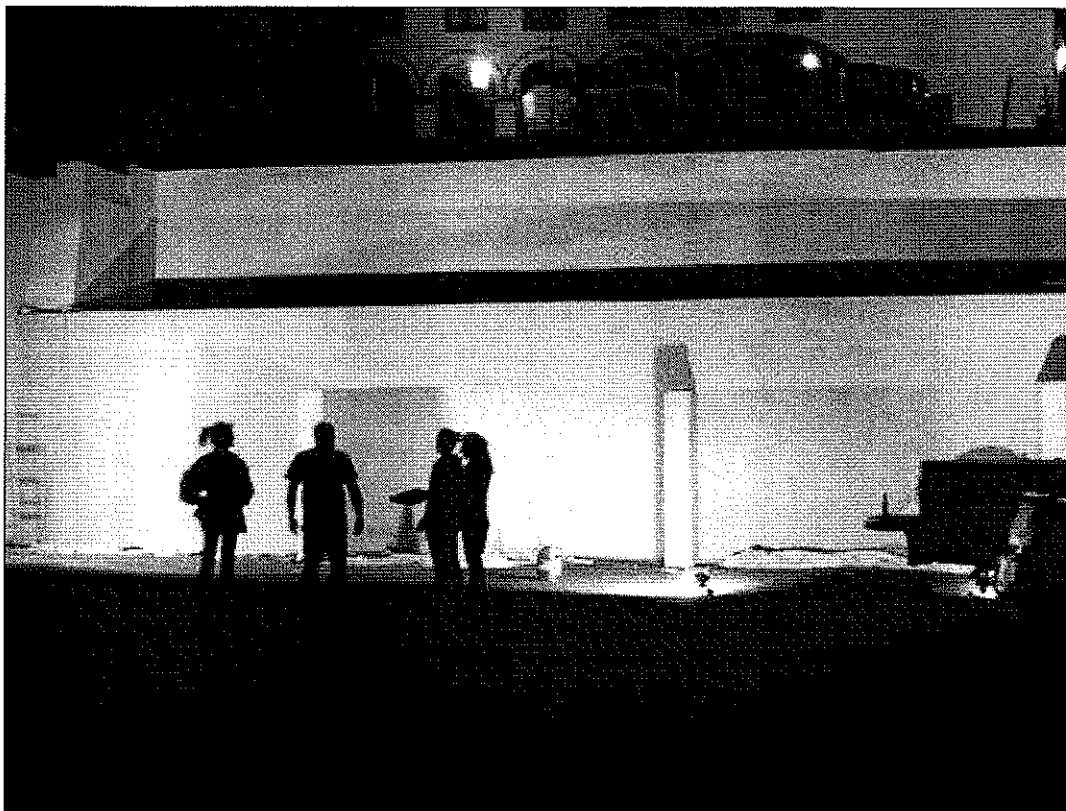
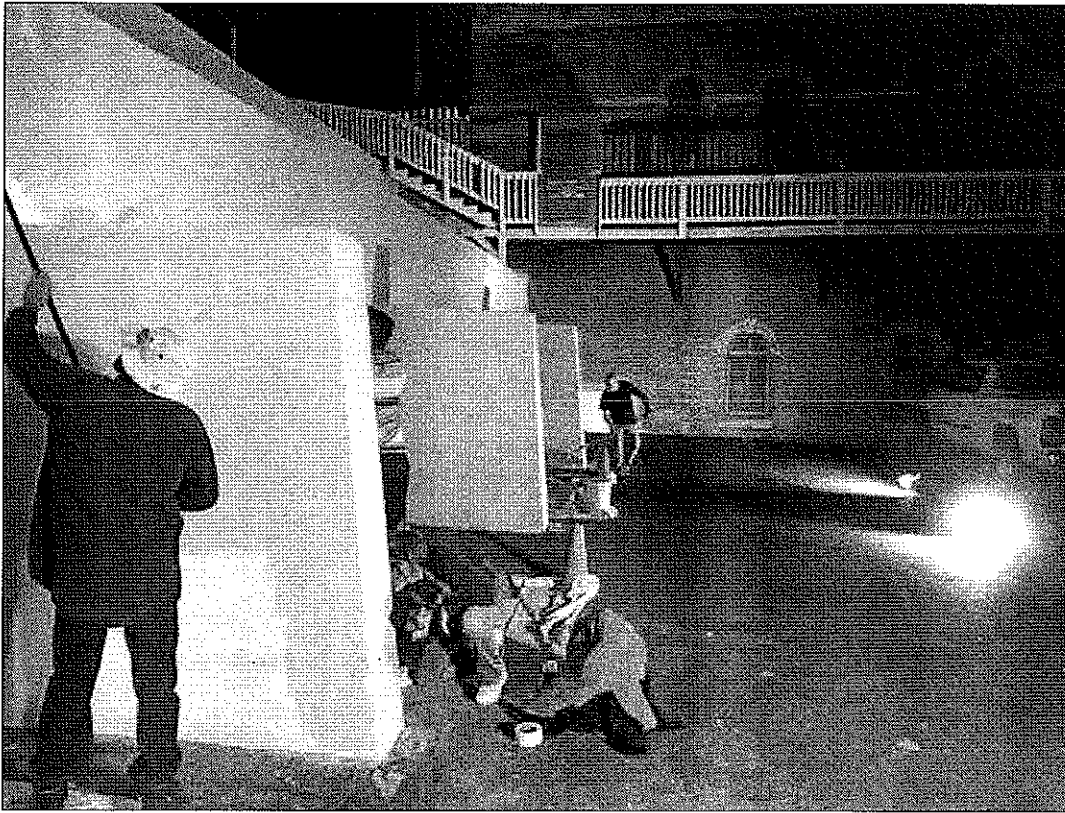




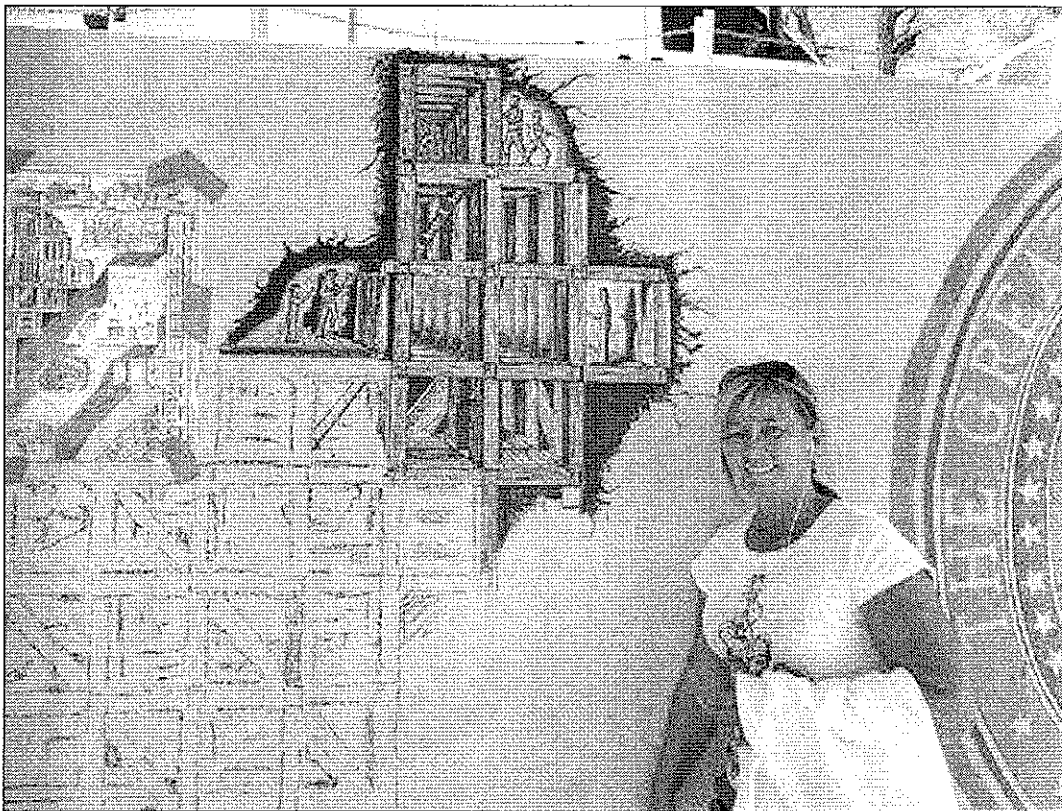
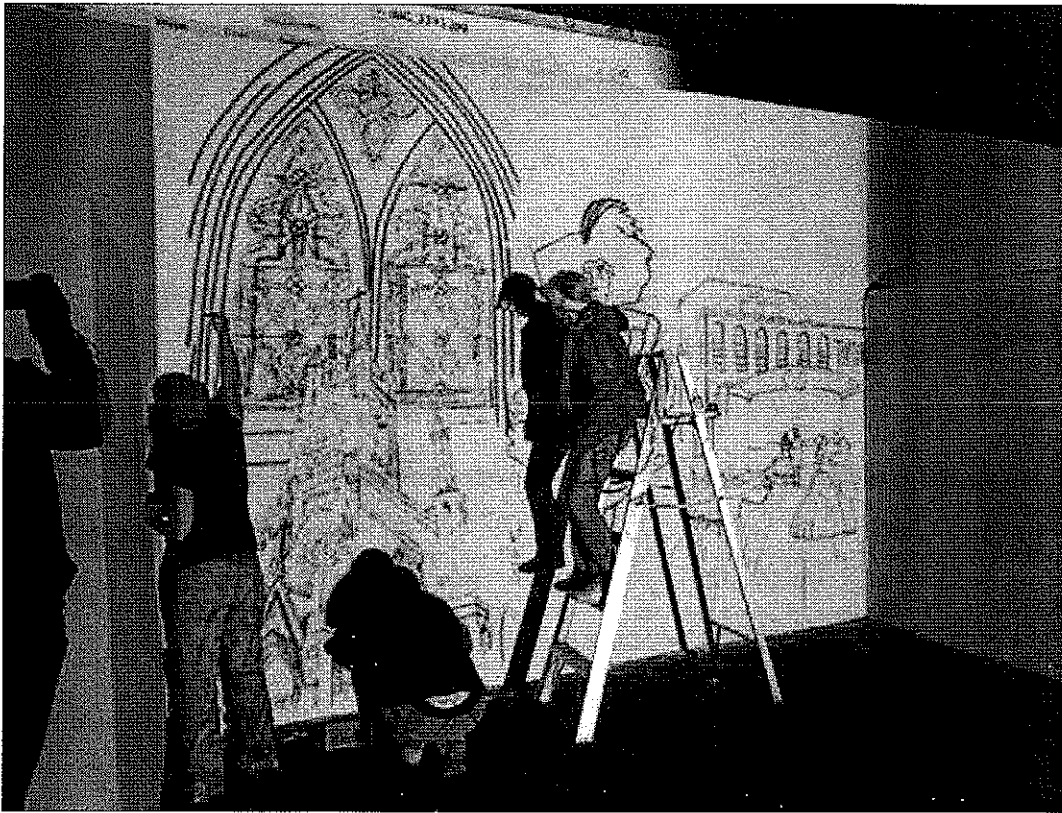


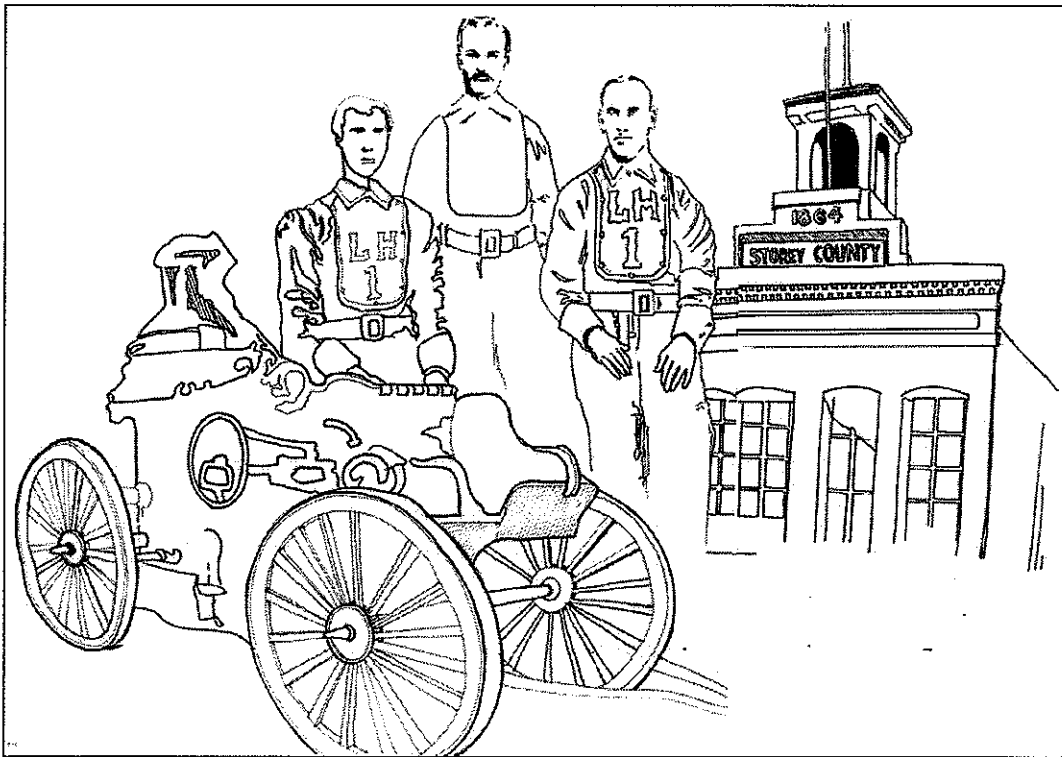


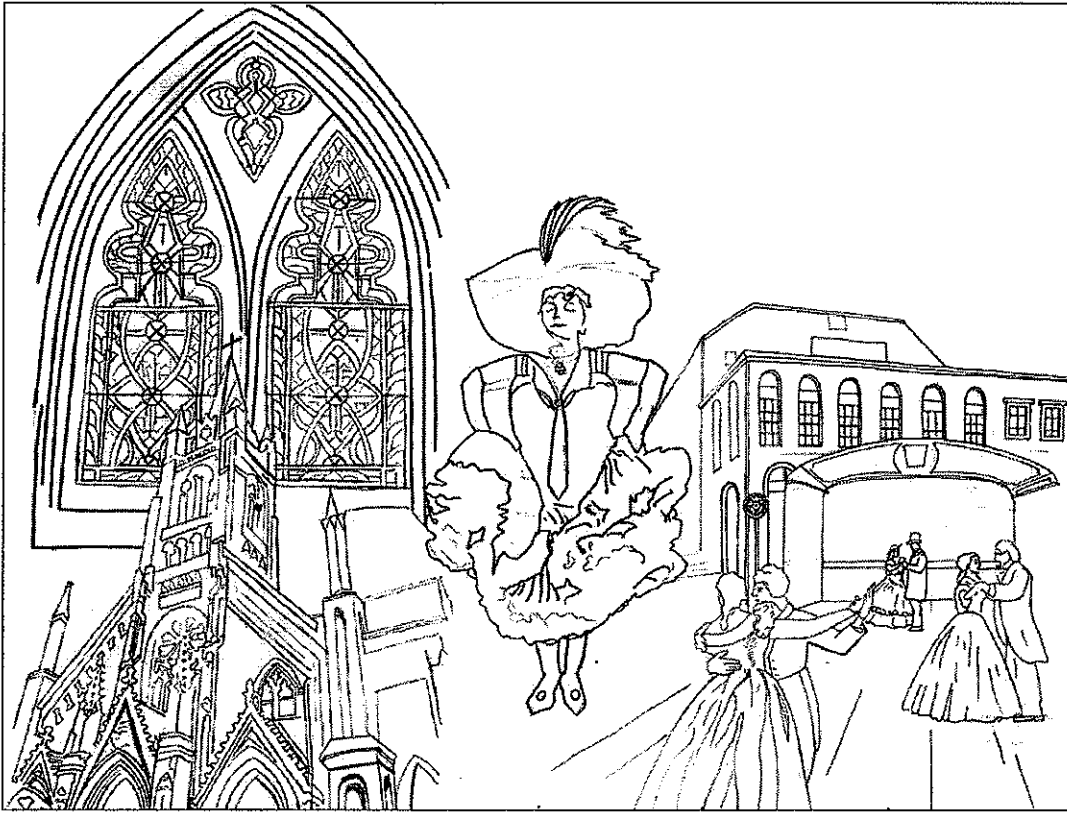


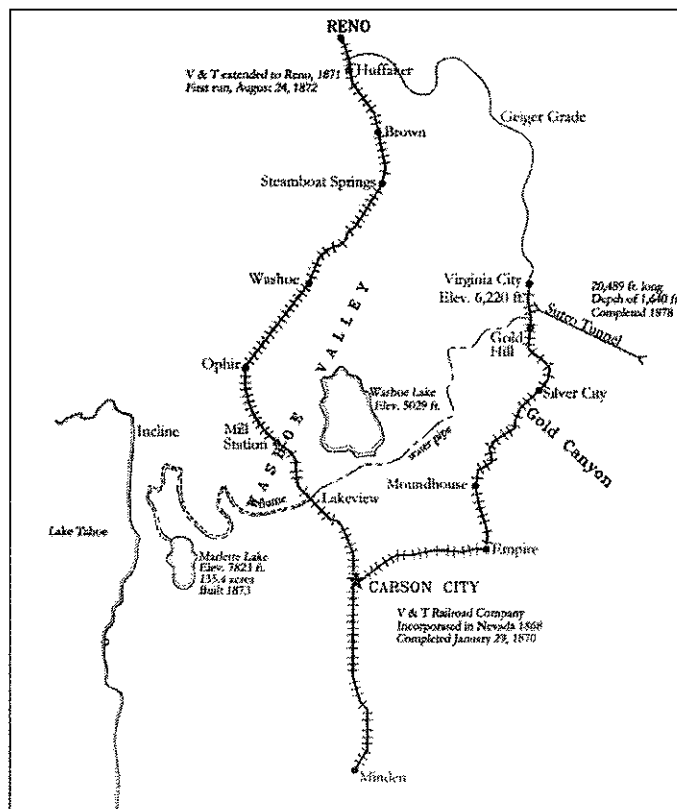
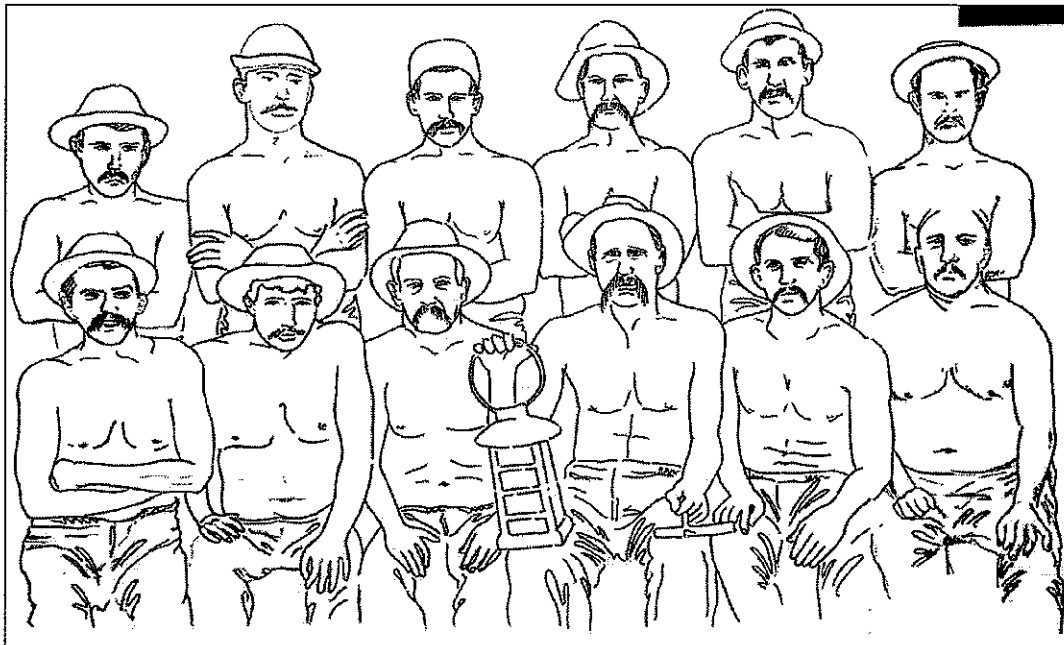
















# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** February 17, 2015

**Estimate of time required:** 15 minutes

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

**1. Title:** Discussion/Possible Action: Parcel Map 2014-036 by James J. Galloway, Trustee. The applicant requests a Parcel Map dividing one parcel into two parcels for a property located at 285 South F Street, Virginia City, Storey County, Nevada (Assessor's Parcel Number (APN) 001-146-01).

**2. Recommended motion:** In accordance with the recommendation by the Planning Commission and Staff, the Findings under section 5.1 of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner] move to approve with conditions for Parcel Map Application Number 2014-036 for dividing one parcel into two parcels for a property located at 285 South F Street, Virginia City, Storey County, Nevada (APN: 001-146-01).

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

**Department:** Planning Department

**Telephone:** 847-1144

**4. Staff summary:** A Parcel Map dividing one parcel into two parcels for a property located at 285 South F Street, Virginia City, Storey County, Nevada (APN 001-146-01).

**5. Supporting materials:** Staff Report Number 2014-036 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:**

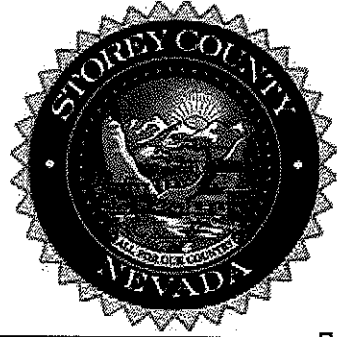
☐ Approved  
☐ Denied

☐ 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 17, 2015 at 10:00 a.m.

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

**Staff Contact:** Dessie Redmond, Planner

**File:** 2014-036

**Applicant:** James J. Galloway, Trustee

**Property Owner:** James J. Galloway and Martha L. Galloway, Trustees of the Galloway Living Trust dated April 19, 2010

**Property Location:** 285 South F Street, Virginia City, Storey County, Nevada (APN: 001-146-01).

**Zone:** Commercial-Residential

**Figures:** Figure 1: Vicinity Map; Figure 2: Zoning Map; Figures 3 & 4: Pictometry Images; Figure 5: Proposed Parcel Map; Figure 6: Existing Abutting Land Uses

**Appendixes:** Appendix 1: Legal Descriptions; Appendix 2: Note from Galloway; Appendix: 3 Justification of Application Submitted by the Applicant; Appendix 4: Nevada Revised Statutes 278.461 - 278.469

**Guiding Documents:** Storey County Code Section 17.30 Commercial-Residential Zone; Storey County Master Plan and Nevada Revised Statutes 278.461 through 278.469

**Request:** The Applicant requests a Parcel Map dividing one parcel into two parcels for a property located at 285 South F Street, Virginia City, Storey County, Nevada (Assessor Parcel Number: 001-146-01).

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Figure 1: Vicinity Map

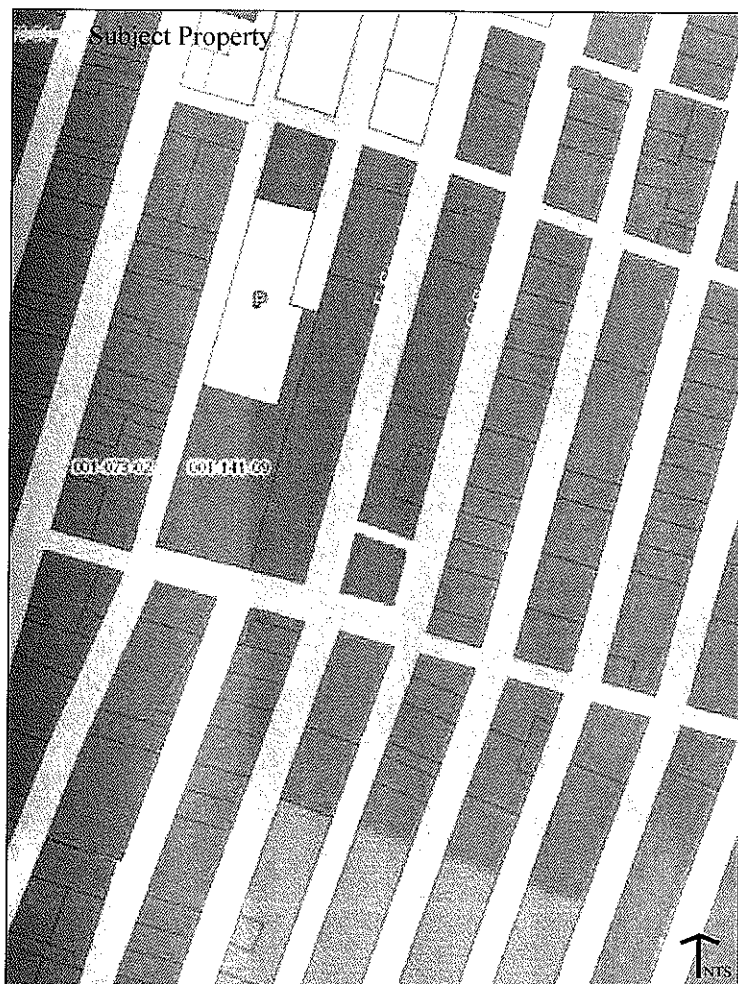


Figure 2: Zoning Map

# 1. BACKGROUND & ANALYSIS

## 1.1 Site Location and Characteristics

The subject property is located on F Street, Virginia City, (Appendix 1: Legal Descriptions) in Storey County, Nevada (Assessor Parcel Number (APN) 001-146-01). The subject property is approximately 11,202 square feet and is owned by James J. Galloway and Martha L. Galloway, Trustees of the Galloway Living Trust dated April 19, 2010 (Appendix 2: Note from Galloway). Gold Hill is approximately two miles to the south and Mark Twain is approximately seven miles to the east (Figure 1: Vicinity Map). The subject property is zoned Commercial-Residential (Figure 2: Zoning Map) and is currently vacant (Figures 3 and 4: Site Photos).

The subject property may be accessed off State Route 341 (C Street), east onto Washington Street and south off F Street.

## 1.2 Proposed Parcel Map

The proposed Parcel Map shows the existing parcel will be split into two parcels (Figure 5: Proposed Parcel Map). The new boundary line (that is proposed to split the existing parcel) will be located at the midpoint of the existing parcel. Therefore, the two new proposed parcels will be approximately 5,601 square feet each.

## 1.3 Application for a Parcel Map

Nevada Revised Statutes (NRS) 278.461 defines a "Parcel Map" as a division of land into four or less parcels.

Storey County Code (SCC) does not specifically require an application for a

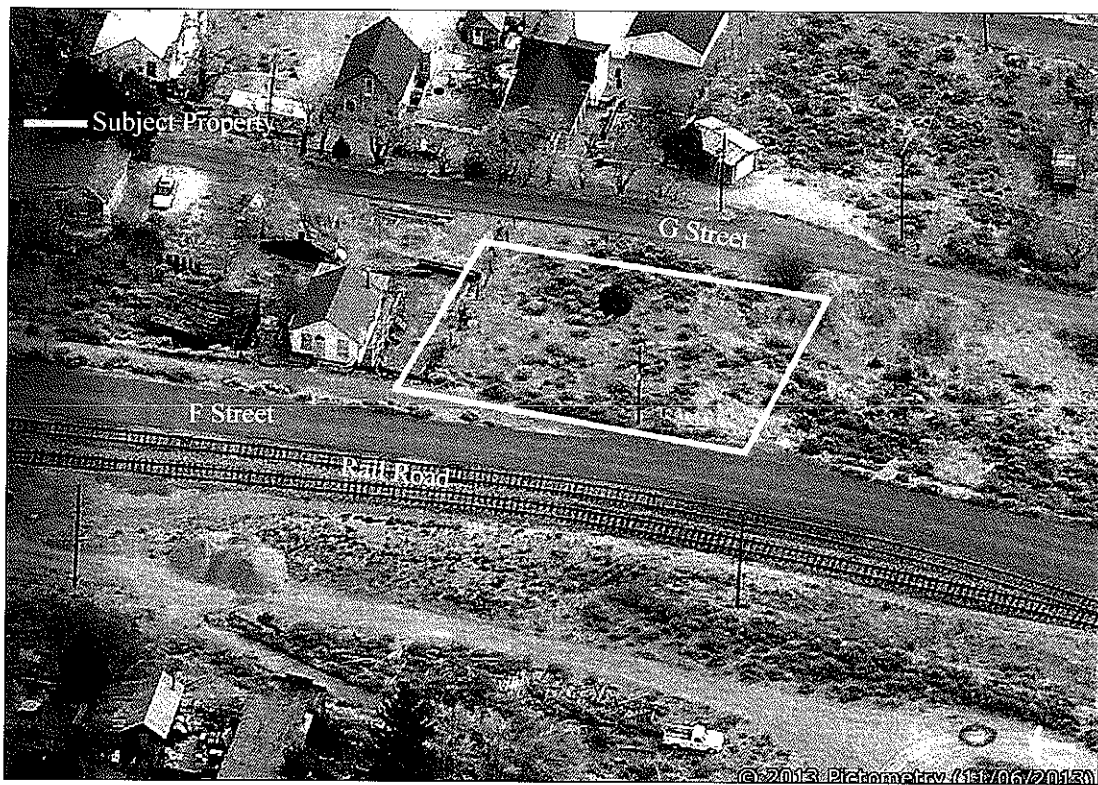


Figure 3: Pictometry Image looking east through site.

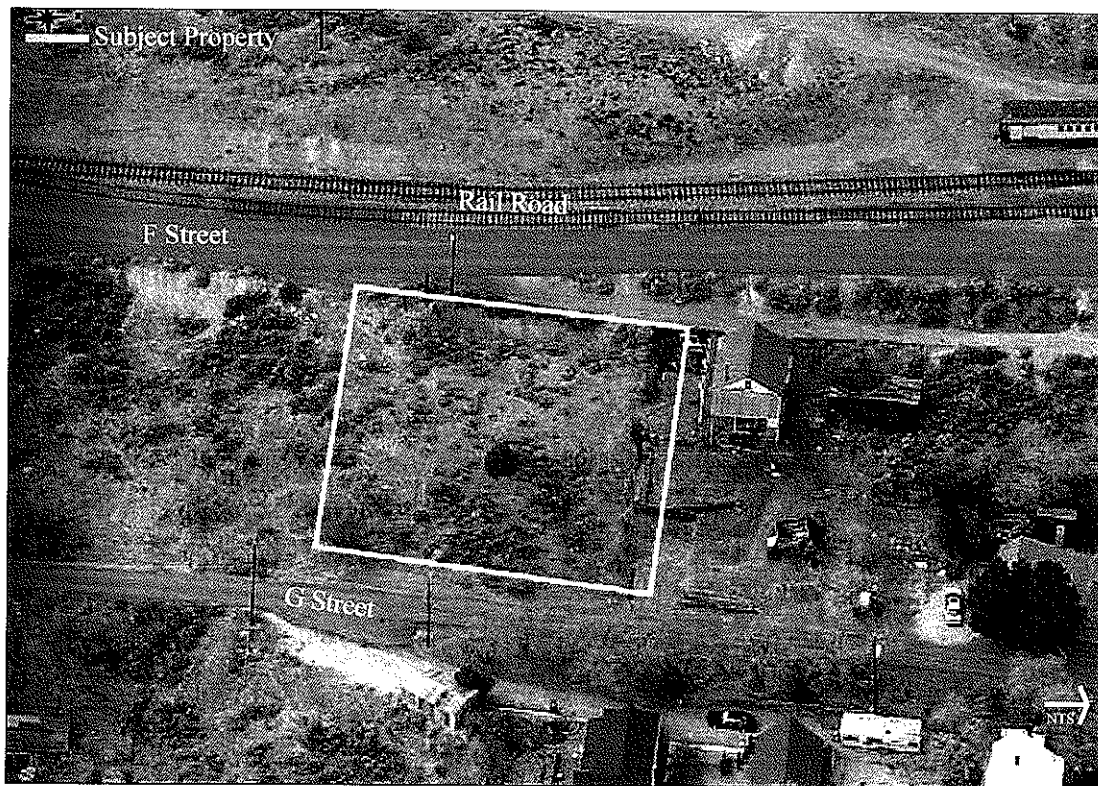


Figure 4: Pictometry Image looking west through site.

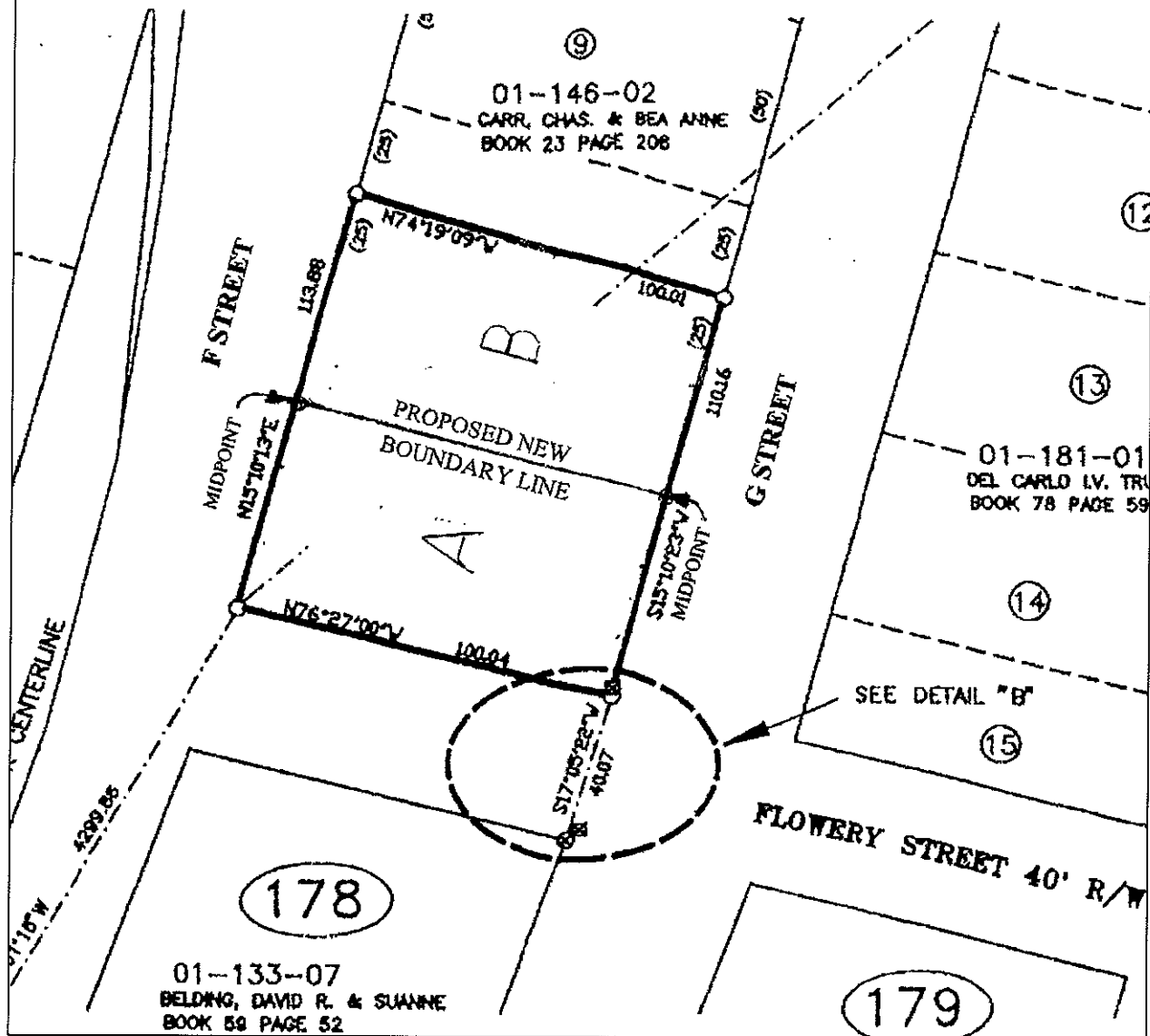


Figure 5: Proposed Parcel Map

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Parcel Map. However, NRS does require a Parcel Map to go through the Application process.

A proposed Parcel Map must comply with NRS 278.461 through 278.469 regulating the division of land into four or less parcels.

NRS 278.464 Action on a Parcel Map by the Planning Commission to the governing body.

1. The Planning Commission shall:

In a county whose population is less than 700,000, within 60 days, after accepting a complete application for a Parcel Map, recommend approval, conditional approval or disapproval of the map in a written report. The Planning Commission shall submit the Parcel Map and the written report to the governing body.

The Applicant requests dividing one parcel of land into two parcels of land which is a request for a Parcel Map per the NRS definition. Therefore, the Storey County Planning Department (Planning Department) requested the Applicant submit an application for a Parcel Map (Appendix 3: Justification of Application Submitted by the Applicant).

Appendix 4: Nevada Revised Statutes 278.461 - 278.469 or click:  
<http://www.leg.state.nv.us/NRS/nrs-278.html#NRS278Sec461>

#### 1.4 Adjacent Properties Existing Land Uses

The abutting property to the north is an existing single-family residence. The subject property abuts F Street to the west, G Street to the east and an undeveloped Flowery Street to the south. The rail road is to the west of F Street. There are existing residential and vacant uses in the surrounding area (Figure 6: Existing Abutting Land Uses).

#### 1.5 Abutting Properties Zoning

The abutting property to the north is zoned Commercial-Residential. To the west is F Street and further west of F Street, properties are zoned Commercial-Residential. To the south is an undeveloped Flowery Street and to the south of this, properties are zoned Residential 1. To the east is G Street and further to the east, properties are also zoned Residential 1 (Figure 2: Zoning Map).

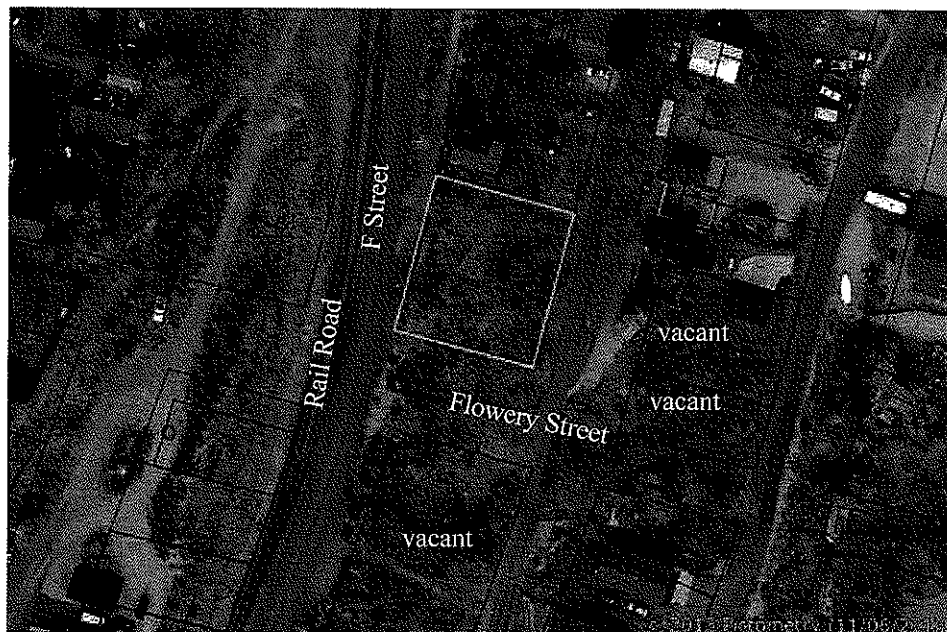


Figure 6: Existing Abutting Land Uses

## 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 surrounding the proposed Parcel Map. There appears to be no evident conflicts between the proposed Parcel Map and SCC Title 17 Zoning or the Master Plan. The proposed Parcel Map is also consistent with the surrounding existing uses.

Table 1: Abutting Land Use Compatibility			
Land	Existing Land Use	Master Plan	Zoning
Applicant's Land	vacant	commercial or residential	CR
Land to the north	residence	commercial or residential	CR
Land to the west	ROW/RR	commercial or residential	CR
Land to the south	ROW/vacant	SFR	R1
Land to the east	ROW/residence/vacant	SFR	R1

ROW: right-of-way; RR: rail road

## 3. COMPLIANCE WITH THE STOREY COUNTY CODE

### 3.1 Storey County Code 17.30 Commercial-Residential Zone

#### 3.1.1 Storey County Code 17.30.040 Height and Width of Buildings

*The proposed Parcel Map does not include a proposed building; therefore, the Application conforms with this standard.*

#### 3.1.2 Storey County Code 17.30.050 Setback Requirements

*The proposed Parcel Map does not include a proposed building; therefore, the Application conforms with this standard.*

#### 3.1.3 Storey County Code 17.30.060 Use Density

*The proposed Parcel Map does not include a proposed use density; therefore, the Application conforms with this standard.*

## 4. PUBLIC COMMENT

As of posting date, Staff had not received any public comment for this file.

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## 5. FINDINGS

The Storey County Board of County Commissioners (the Board) shall cite Findings in a motion for approval, approval with conditions, or denial. The approval, approval with conditions or denial of the requested Parcel Map must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Board may include additional Findings in their decision.

### 5.1 Motion for Approval

The Findings listed in this subsection are the minimum to be cited in an approval or approval with conditions. The following Findings are evident with regard to the requested Parcel Map when the recommended conditions in Section 6 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

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

5.1.2 The Parcel Map must comply with all Federal, State, and County regulations pertaining to Parcel Maps and allowed land uses; and

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

5.1.4 The conditions of approval for the requested Parcel Map do not conflict with the minimum requirements in Storey County Code Chapters 17.30 Commercial-Residential Zone or any other Federal, State, or County regulations.

### 5.2 Motion for Denial

Should a motion be made to deny the Parcel Map request, the following Findings with explanation of why should be included in that motion.

5.2.1 Substantial evidence shows that the Parcel Map conflicts with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.30 Commercial-Residential Zone or any other Federal, State, or County regulations.

5.2.2 The conditions under the Parcel Map do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

## 6. RECOMMENDED CONDITIONS OF APPROVAL

All conditions must be met to the satisfaction of each applicable Storey County Department.

1. **General requirements.** The Parcel Map must comply with Nevada Revised Statutes (NRS) 278.461 through 278.469 relating to the division of land into four or less parcels. The Parcel Map must comply with Federal, State, and County regulations pertaining to Parcel Maps and allowed land uses.
2. **Record of Survey.** The Applicant shall submit to the Storey County Planning Department (Planning Department) a Record of Survey. The Final Map must show all parcel boundaries, easements, and right-of-ways.
3. **Access and Easements.** All existing streets, easements, and utility easements, whether public or private, must remain in effect and be delineated clearly on the Final Map. No existing easements will be affected by the approval of this Parcel Map.
4. **Taxes Paid.** Prior to the recording of the proposed Parcel Map, the Applicant shall submit to the Planning Department evidence that all property taxes on the land have been paid in-full for the fiscal year.

5. **Payment of Tax Imposed.** Prior to the recording of the proposed Parcel Map, the Applicant shall submit to the Planning Department an affidavit stating that the Applicant will make provision for the payment of the tax imposed by NRS Chapter 375 and for compliance with the disclosure and recording requirements of NRS 598.0923 subsection (5), if applicable, by the person who proposes to divide the land or any successor in interest.
6. **Division of Water Resources or Will Serve Letter.** Pursuant to NRS 278.461 subsection (2), the Applicant shall provide a copy of the Parcel Map to the Division of Water Resources of the State Department of Conservation and Natural Resources and obtain a certificate from the Division indicating that the Parcel Map is approved as to the quantity of water available for use or obtain a will-serve letter from the Storey County Public Works Department (Public Works), as applicable.
7. **Separate Water and Sewer Connections for Each Parcel.** The property owner is required to obtain a will-serve letter from Public Works and separate water and sewer connections for each parcel. Connections must be paid in-full prior to any building permits being issued.
8. **Requirements by the County.** Pursuant to NRS 278.462, the County may require street grading, drainage provisions and lot designs that are reasonably necessary. If the parcels created by the proposed Parcel Map are anticipated to be used for residential, commercial or industrial purposes, the Storey County Fire District (SCFD) and the Storey County Building Department (Building Department) may require off-site access, street alignment, surfacing and width, water quality, water supply and sewerage provisions only as reasonably necessary and consistent with the existing use of an land zoned for similar use which is within 660 feet of the proposed parcel. If the proposed parcels are less than one acre, the governing body or, if authorized by the governing body, the Planning Commission or other authorized person may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.
9. **Duties of the Parcel Map Preparer.** The preparer of the proposed Parcel Map shall meet all requirements pursuant to NRS 278.468 through 278.469.
10. **Final Map.** The Final Parcel Map must meet the form and contents pursuant to NRS 278.466.
11. **Null and Void.** The Final Parcel Map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.

## **7. POWER OF THE BOARD & PLANNING COMMISSION**

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

## **8. FEBRUARY 5, 2015 PLANNING COMMISSION MEETING**

At the February 5, 2015 Planning Commission meeting, in accordance with the recommendation by Staff, the Findings under Subsection 5.1 of the Staff Report and in compliance with all Conditions of Approval, the Planning Commission voted unanimously to recommend approval with conditions for Parcel Map Number 2014-036.

## **9. PROPOSED MOTIONS**

This section contains two motions from which to choose. The motion for approval with Conditions of Approval is recommended by the Planning Commission and Staff and in accordance with the Findings under section 5.1 of the Staff Report. Those Findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the Findings shown in section 5.2 of the Staff Report. Other Findings determined appropriate by the Board should be made part of either motion.

### **9.1 Recommended Motion**

In accordance with the recommendation by the Planning Commission and Staff, the Findings under section 5.1 of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner] move to approve with conditions for Parcel Map Application Number 2014-036 for dividing one parcel into two parcels for a property located at 285 South F Street, Virginia City, Storey County, Nevada (Assessor Parcel Number: 001-146-01).

### **9.2 Alternative Motion**

In accordance with the Findings under section 5.2 of this report and other Findings against the recommendation for approval with conditions by the Planning Commission and Staff, I [Commissioner] move to deny Parcel Map Application Number 2014-036 for dividing one parcel into two parcels for a property located at 285 South F Street, Virginia City, Storey County, Nevada (Assessor Parcel Number: 001-146-01).

Prepared by: Dessie Redmond  
Storey County Planner

## **APPENDIX 1: LEGAL DESCRIPTION**

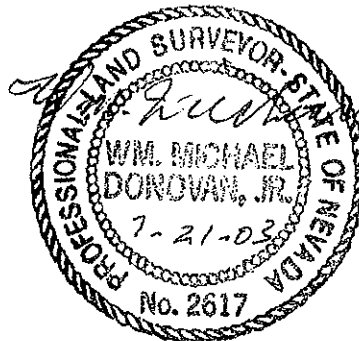
**EXHIBIT A**

**[[ Legal Description: SOUTH 1/2 LOT 10, LOTS 11 AND 12, BLOCK 148, RANGE C, VIRGINIA CITY, STOREY COUNTY, NEVADA ]]**

**APN 01-146-01**

The True Point of Beginning being a 5/8 Rebar, PLS #2617, THE SW corner of Lot 12, Block 148, Range F, at the intersection of the Northern 40' R/W of Flowery Street and the Eastern 65' R/W of "F" Street, said True Point of Beginning bears N 23° 01' 16" E 4299.86 Ft. from the USGS WHEELER MONUMENT, said True Point of Beginning also bears S 35° 51' 20" W 4711.41 Ft. from the Section Corner common to sections 20 21 28 29 T.17N., R.21E., M.D.B.&M., a 4" PIPE; thence along the Eastern 65' R/W of "F" Street, N 15° 10' 13" E for 113.88 Ft. to a set 5/8 Rebar, PLS # 2617 the NW corner of the S ½ of lot 10; thence along the Northern line of the S ½ of Lot 10, S 74° 19' 09" W for 100.01 Ft. to a set 5/8 Rebar, PLS #2617, the NE corner of the S ½ of Lot 10 in the Western 49.2' R/W of "G" Street; thence along the Western 49.2' R/W of "G" Street, S 15° 10' 23" E for 110.16 Ft. to a set 5/8 Rebar, PLS #2617 in the Northern 40' R/W of Flowery Street the SE corner of Lot 12; thence along the Northern R/W of Flowery Street, N 76° 27' 00" W for 100.04 Ft. to the True Point of Beginning, the Area being 11,202.42 SqFt or 0.257 Acres. These lots being the Southern ½ of Lot 10, Lots 11 and 12, Block 148, Range F, Virginia City, Storey County, Nevada as shown on that Record of Survey of the S1/2 of Lot 10, and Lots 11 and 12, Block 148, Range F, as prepared by Piedmont Engineering Co., and Recorded in the Storey County Records Office on July 10, 1997 as Document # 80567

Wm Michael Donovan, Jr.  
P. O. Box 1  
Silver City, Nevada 89428  
(775) 847-0641  
P.L.S. #2617 Exp 12-31-04



*Wm Michael Donovan, Jr.*

**ATTACHMENT 4 -- GALLOWAY APPLICATION**

**Legal Description of parcel 001-146-01 at 285 S. F Street**

## **APPENDIX 2: NOTE FROM GALLOWAY**

To desk of Dessie Redmond  
Storey County Planning

Hand-Delivered  
Re: 2855 F St.  
Parcel Map

2/6/15 JJK

Dessie, per my phone call this morning to you.

According to our Trust Attorney, Brad Anderson,  
the Staff Report to the County Commissioners  
should say, with NO abbreviations:

Applicant: James J. Galloway, Trustee

Property Owner:

James J. Galloway and Martha L. Galloway, Trustees  
of the Galloway Living Trust dated April 19, 2010

It is VERY important that on all documents

- Our names are fully spelled out as shown above
- That the words Trustee or Trustees are included
- That the date of the Trust is included

The date is part of the name of the Trust JJK

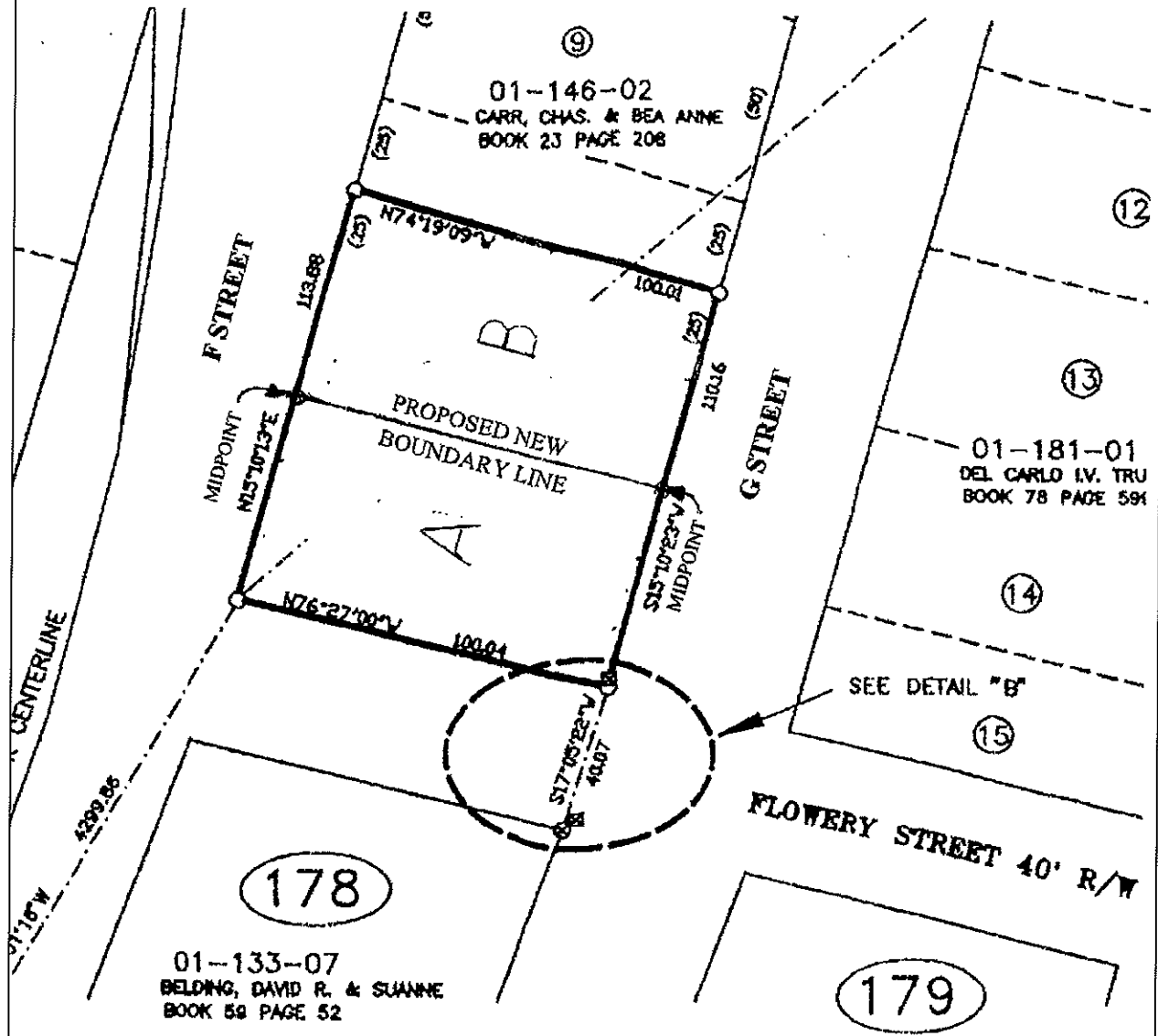
Thanks,

James J. Galloway Trustee

775-232-1076 (cell)

## **APPENDIX 3: JUSTIFICATION OF APPLICATION SUBMITTED BY THE APPLICANT**





## MAP ATTACHMENT 3 -- GALLOWAY APPLICATION

Rev. 12/17/14

Applicant seeks approval to divide the existing parcel, APN 001-146-01, into two parcels, labeled A and B for purposes of this application, by establishing a new boundary line running straight between the midpoint of the existing boundary line running along F Street and the midpoint of the existing boundary line running along G Street -- with "midpoint" defined as a point on each boundary line that is equidistant from the respective two corners that define the line.

## **APPENDIX 4: NEVADA REVISED STATUTES 278.461-278.469**

## **Parcel Maps**

### **NRS 278.461 General requirements; exemptions.**

1. Except as otherwise provided in this section, a person who proposes to divide any land for transfer or development into four lots or less shall:

(a) Prepare a parcel map and file the number of copies, as required by local ordinance, of the parcel map with the planning commission or its designated representative or, if there is no planning commission, with the clerk of the governing body; and

(b) Pay a filing fee in an amount determined by the governing body,

→ unless those requirements are waived or the provisions of NRS 278.471 to 278.4725, inclusive, apply. The map must be accompanied by a written statement signed by the treasurer of the county in which the land to be divided is located indicating that all property taxes on the land for the fiscal year have been paid, and by the affidavit of the person who proposes to divide the land stating that the person will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the person who proposes to divide the land or any successor in interest.

2. In addition to any other requirement set forth in this section, a person who is required to prepare a parcel map pursuant to subsection 1 shall provide a copy of the parcel map to the Division of Water Resources of the State Department of Conservation and Natural Resources and obtain a certificate from the Division indicating that the parcel map is approved as to the quantity of water available for use if:

(a) Any parcel included in the parcel map:

(1) Is within or partially within a basin designated by the State Engineer pursuant to NRS 534.120 for which the State Engineer has issued an order requiring the approval of the parcel map by the State Engineer; and

(2) Will be served by a domestic well; and

(b) The dedication of a right to appropriate water to ensure a sufficient supply of water is not required by an applicable local ordinance.

3. If the parcel map is submitted to the clerk of the governing body, the clerk shall submit the parcel map to the governing body at its next regular meeting.

4. A common-interest community consisting of four units or less shall be deemed to be a division of land within the meaning of this section, but need only comply with this section and NRS 278.371, 278.373 to 278.378, inclusive, 278.462, 278.464 and 278.466.

5. A parcel map is not required when the division is for the express purpose of:

(a) The creation or realignment of a public right-of-way by a public agency.

(b) The creation or realignment of an easement.

(c) An adjustment of the boundary line between two abutting parcels or the transfer of land between two owners of abutting parcels, which does not result in the creation of any additional parcels, if such an adjustment is approved pursuant to NRS 278.5692 and is made in compliance with the provisions of NRS 278.5693.

(d) The purchase, transfer or development of space within an apartment building or an industrial or commercial building.

(e) Carrying out an order of any court or dividing land as a result of an operation of law.

6. A parcel map is not required for any of the following transactions involving land:

(a) The creation of a lien, mortgage, deed of trust or any other security instrument.

(b) The creation of a security or unit of interest in any investment trust regulated under the laws of this State or any other interest in an investment entity.

(c) Conveying an interest in oil, gas, minerals or building materials, which is severed from the surface ownership of real property.

(d) Conveying an interest in land acquired by the Department of Transportation pursuant to chapter 408 of NRS.

(e) Filing a certificate of amendment pursuant to NRS 278.473.

7. When two or more separate lots, parcels, sites, units or plots of land are purchased, they remain separate for the purposes of this section and NRS 278.468, 278.590 and 278.630. When the lots, parcels, sites, units or plots are resold or conveyed they are exempt from the provisions of NRS 278.010 to 278.630, inclusive, until further divided.

8. Unless a method of dividing land is adopted for the purpose or would have the effect of evading this chapter, the provisions for the division of land by a parcel map do not apply to a transaction exempted by paragraph (c) of subsection 1 of NRS 278.320.

9. As used in this section, "domestic well" has the meaning ascribed to it in NRS 534.350.  
[27.1:110:1941; added 1947, 834; 1943 NCL § 5063.26a]—(NRS A 1973, 453, 1338; 1975, 1564; 1977, 1508; 1979, 1499; 1983, 251; 1985, 709; 1989, 501; 1991, 583, 1383, 1387; 1993, 2569; 2007, 849; 2009, 1114)

**NRS 278.462 Requirements which may be imposed by governing body.** The governing body or, if authorized by the governing body, the planning commission or other authorized person:

1. May require street grading, drainage provisions and lot designs as are reasonably necessary.
2. If it anticipates, based upon duly adopted ordinances and plans, that the parcels will be used for residential, commercial or industrial purposes, may require off-site access, street alignment, surfacing and width, water quality, water supply and sewerage provisions only as necessary and consistent with the existing use of any land zoned for similar use which is within 660 feet of the proposed parcel. If the proposed parcels are less than 1 acre, the governing body or, if authorized by the governing body, the planning commission or other authorized person may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

3. For a second or subsequent parcel map with respect to:

- (a) A single parcel; or
- (b) A contiguous tract of land under the same ownership,

↪ may require any reasonable improvement, but not more than would be required if the parcel were a subdivision.

(Added to NRS by 1977, 1509; A 1991, 624; 1993, 2570; 1995, 710; 2003, 656)

**NRS 278.4625 Minimum size of mobile home lot.** The governing body of a city or county may not require the minimum size of a mobile home lot that is individually owned to be larger than the minimum size of a mobile home lot that is leased to a tenant.

(Added to NRS by 1993, 1470)

**NRS 278.463 Survey required; exception.** Except as otherwise provided in this section, a parcel map must be based on a survey made for that purpose. The county surveyor, city surveyor or professional land surveyor appointed by the governing body, may pursuant to NRS 278.464 waive the requirement of a survey if, in his or her judgment, a survey is not required to accomplish the purposes of NRS 278.010 to 278.630, inclusive.

(Added to NRS by 1975, 1562; A 1993, 2571)

**NRS 278.464 Action on parcel map by planning commission, governing body or other authorized person or agency; waiver of requirement for map and survey; consideration of certain criteria authorized in determining approval of certain parcel maps; appeals; certificate of approval of parcel map.**

1. Except as otherwise provided in subsection 2, if there is a planning commission, it shall:
  - (a) In a county whose population is 700,000 or more, within 45 days; or
  - (b) In a county whose population is less than 700,000, within 60 days,

➔ after accepting as a complete application a parcel map, recommend approval, conditional approval or disapproval of the map in a written report. The planning commission shall submit the parcel map and the written report to the governing body.

2. If the governing body has authorized the planning commission to take final action on a parcel map, the planning commission shall:

(a) In a county whose population is 700,000 or more, within 45 days; or

(b) In a county whose population is less than 700,000, within 60 days,

➔ after accepting as a complete application the parcel map, approve, conditionally approve or disapprove the map. The planning commission shall file its written decision with the governing body. Unless the time is extended by mutual agreement, if the planning commission is authorized to take final action and it fails to take action within the period specified in this subsection, the parcel map shall be deemed approved.

3. If there is no planning commission or if the governing body has not authorized the planning commission to take final action, the governing body or, by authorization of the governing body, the director of planning or other authorized person or agency shall:

(a) In a county whose population is 700,000 or more, within 45 days; or

(b) In a county whose population is less than 700,000, within 60 days,

➔ after acceptance of the parcel map as a complete application by the governing body pursuant to subsection 1 or pursuant to subsection 3 of NRS 278.461, review and approve, conditionally approve or disapprove the parcel map. Unless the time is extended by mutual agreement, if the governing body, the director of planning or other authorized person or agency fails to take action within the period specified in this subsection, the parcel map shall be deemed approved.

4. The planning commission and the governing body or director of planning or other authorized person or agency shall not approve the parcel map unless the person proposing to divide the land has submitted an affidavit stating that the person will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the person proposing to divide the land or any successor in interest.

5. Except as otherwise provided in NRS 278.463, if unusual circumstances exist, a governing body or, if authorized by the governing body, the planning commission may waive the requirement for a parcel map. Before waiving the requirement for a parcel map, a determination must be made by the county surveyor, city surveyor or professional land surveyor appointed by the governing body that a survey is not required. Unless the time is extended by mutual agreement, a request for a waiver must be acted upon:

(a) In a county whose population is 700,000 or more, within 45 days; or

(b) In a county whose population is less than 700,000, within 60 days,

➔ after the date of the request for the waiver or, in the absence of action, the waiver shall be deemed approved.

6. A governing body may consider or may, by ordinance, authorize the consideration of the criteria set forth in subsection 3 of NRS 278.349 in determining whether to approve, conditionally approve or disapprove a second or subsequent parcel map for land that has been divided by a parcel map which was recorded within the 5 years immediately preceding the acceptance of the second or subsequent parcel map as a complete application.

7. An applicant or other person aggrieved by a decision of the governing body's authorized representative or by a final act of the planning commission may appeal the decision in accordance with the ordinance adopted pursuant to NRS 278.3195.

8. If a parcel map and the associated division of land are approved or deemed approved pursuant to this section, the approval must be noted on the map in the form of a certificate attached thereto and executed by the clerk of the governing body, the governing body's designated representative or the

chair of the planning commission. A certificate attached to a parcel map pursuant to this subsection must indicate, if applicable, that the governing body or planning commission determined that a public street, easement or utility easement which will not remain in effect after a merger and resubdivision of parcels conducted pursuant to NRS 278.4925 has been vacated or abandoned in accordance with NRS 278.480.

(Added to NRS by 1977, 1510; A 1989, 792; 1993, 2571; 1997, 2427; 1999, 788, 893; 2001, 64, 1969, 2811; 2007, 850; 2009, 1116; 2011, 1197)

**NRS 278.466 Form and contents of parcel map; reference to parcel number and recording.**

1. The parcel map must be legibly drawn in permanent black ink on tracing cloth or produced by the use of other materials of a permanent nature generally used for that purpose in the engineering profession. Affidavits, certificates and acknowledgments must be legibly stamped or printed upon the map with permanent black ink. The size of each sheet must be 24 by 32 inches. A marginal line must be drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom and right edges, and of 2 inches at the left edge along the 24-inch dimension.

2. A parcel map must indicate the owner of any adjoining land, or any right-of-way if owned by the person dividing the land.

3. A parcel map must show:

(a) The area of each parcel or lot and the total area of the land to be divided in the following manner:

(1) In acres, calculated to the nearest one-hundredth of an acre, if the area is 2 acres or more; or

(2) In square feet if the area is less than 2 acres.

(b) All monuments found, set, reset, replaced or removed, describing their kind, size and location and giving other data relating thereto.

(c) Bearing or witness monuments, the basis of bearings, bearing and length of lines and the scale of the map.

(d) The name and legal designation of the tract or grant in which the survey is located and any ties to adjoining tracts.

(e) Any easements granted or dedications made.

(f) Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and area shown.

4. A parcel map must include:

(a) The memorandum of oaths described in NRS 625.320.

(b) The certificate of the surveyor required pursuant to NRS 278.375.

(c) The certificate of the Division of Water Resources of the State Department of Conservation and Natural Resources issued pursuant to NRS 278.461, if any.

(d) The signature of each owner of the land to be divided.

5. A governing body may by local ordinance require a parcel map to include:

(a) A report from a title company which lists the names of:

(1) Each owner of record of the land to be divided; and

(2) Each holder of record of a security interest in the land to be divided,

→ if the security interest was created by a mortgage or a deed of trust.

(b) The written consent of each holder of record of a security interest listed pursuant to subparagraph (2) of paragraph (a) to the preparation and recordation of the parcel map. A holder of record of a security interest may consent by signing:

(1) The parcel map; or

(2) A separate document that is recorded with the parcel map and declares his or her consent to the division of land, if the map contains a notation that a separate document has been recorded to this effect.

6. If the requirement for a parcel map is waived, the governing body may specify by local ordinance the type and extent of information or mapping necessary for the division of land.

7. Reference to the parcel number and recording data of a recorded parcel map is a complete legal description of the land contained in the parcel.

[Part 27.2:110:1941; added 1947, 834; 1943 NCL § 5063.26b]—(NRS A 1960, 138; 1973, 1338; 1975, 1566; 1977, 1510; 1985, 897; 1989, 793; 1993, 2572; 1995, 198; 2007, 852)

**NRS 278.467 Preparation, recordation and contents of document which may be required if parcel map waived; statement indicating that property taxes have been paid; county recorder to provide copy of document or access to digital document to county assessor.**

1. If the requirement for a parcel map is waived, the authority which granted the waiver may require the preparation and recordation of a document which contains:

- (a) A legal description of all parts based on a system of rectangular surveys;
- (b) A provision for the dedication or reservation of any road right-of-way or easement; and
- (c) The approval of the authority which granted the waiver.

2. If a description by metes and bounds is necessary in describing the parcel division, it must be prepared by a professional land surveyor and bear his or her signature and stamp.

3. The person preparing the document may include the following statement:

This document was prepared from existing information (identifying it and stating where filed and recorded), and the undersigned assumes no responsibility for the existence of monuments or correctness of other information shown on or copied from any such prior documents.

4. A document recorded pursuant to this section must be accompanied by a written statement signed by the treasurer of the county in which the land to be divided is located indicating that all property taxes on the land for the fiscal year have been paid.

5. A county recorder who records a document pursuant to this section shall, within 7 working days after he or she records the document, provide to the county assessor at no charge:

- (a) A duplicate copy of the document; or
- (b) Access to the digital document. The document must be in a form that is acceptable to the county recorder and the county assessor.

(Added to NRS by 1977, 1511; A 1989, 501, 794; 1991, 1384; 1993, 2573; 2001, 1560; 2003, 2786)

**NRS 278.468 Duties of preparer of parcel map upon approval; duties of county recorder.**

1. If a parcel map is approved or deemed approved pursuant to NRS 278.464, the preparer of the map shall:

(a) Except as otherwise provided in subsection 2, cause the approved map to be recorded in the office of the county recorder within 1 year after the date the map was approved or deemed approved, unless the governing body establishes by ordinance a longer period, not to exceed 2 years, for recording the map. The map must be accompanied by a written statement signed by the treasurer of the county in which the land to be divided is located indicating that all property taxes on the land for the fiscal year have been paid.

(b) Pay a fee of \$17 for the first sheet of the map plus \$10 for each additional sheet to the county recorder for filing and indexing.

2. In a county whose population is less than 100,000, if the parcel map shows an area totaling 50 acres or more that is subject to a conservation easement, the preparer of the map shall cause the

approved map to be recorded in the office of the county recorder within 3 years after the date the map was approved or deemed approved, unless the governing body grants an extension of time for recording the map, which may not exceed 1 year. As used in this subsection, "conservation easement" means an easement that permanently preserves or protects open space, a floodplain or agricultural land from being parceled, subdivided or otherwise developed in a manner incompatible with the preservation or protection of the open space, floodplain or agricultural land.

3. Upon receipt of a parcel map, the county recorder shall file the map in a suitable place. The county recorder shall keep proper indexes of parcel maps by the name of grant, tract, subdivision or United States subdivision.

4. A county recorder who records a parcel map pursuant to this section shall, within 7 working days after he or she records the parcel map, provide to the county assessor at no charge:

(a) A duplicate copy of the parcel map and any supporting documents; or

(b) Access to the digital parcel map and any digital supporting documents. The map and supporting documents must be in a form that is acceptable to the county recorder and the county assessor.

[Part 27.2:110:1941; added 1947, 834; 1943 NCL § 5063.26b]—(NRS A 1969, 255; 1973, 1339; 1975, 757; 1981, 214; 1993, 1357, 2574; 1995, 710; 1997, 2428; 1999, 895; 2001, 1560, 3217; 2003, 2786; 2011, 695)

**NRS 278.469 Map to indicate record of survey not in conflict with planning and zoning requirements.** If a record of survey contains two or more lots or parcels, the surveyor or a person for whom the record of survey is made shall place upon the map thereof a statement of the facts which will clearly show that such record of survey is not in conflict with the requirements of NRS 278.010 to 278.630, inclusive, and the regulations of transactions pertaining thereto shall be complied with.

[Part 27.2:110:1941; added 1947, 834; 1943 NCL § 5063.26b]—NRS A 1973, 1339; 1977, 1511—(Substituted in revision for NRS 278.540)





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2-17-15

Estimate of time required: 0 - 5

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

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

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

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

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

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_\_ District Attorney

8. **Reviewed by:**

  x   Department Head

Department Name: Community Development

                     County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

# Storey County Community Development

## Business Licensing



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

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

February 9, 2015  
Via email

Please add the following item(s) to the **February 17, 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

- 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)
- K. **IONIX, LLC** – General / 222 East Sydney (metal fabrication) **TRI**
- L. **RICH DOSS, INC.** – General / 201 Wild Horse Canyon Drive (transportation) **MCC**
- M. **HARRIS INDUSTRIAL GASES** – General / 236 East Sydney (welding equip supply) **TRI**

**Inspection Required**

ec: 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