



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/6/2016 10:00 A.M.

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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Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted 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. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. 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.

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

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for December 6, 2016.

**4. DISCUSSION/POSSIBLE ACTION:**

Approval of Minutes for November 1, 2016.

**5. DISCUSSION/POSSIBLE ACTION:**

Approval of Minutes for November 10, 2016.

**6. CONSENT AGENDA**

- I For possible approval: First reading for Pacific Summit Energy LLC, out of county gas company providing service to a Storey County business.
- II For possible approval: Assessor's Recommended Corrections to 2016-17 Secured Tax Roll for Clerical Error.
- III For possible approval: Assessor's Recommended Corrections to 2016-17 Unsecured Tax Roll for Exemptions.
- IV For possible approval: Update to Storey County Administrative Policies and Procedures including: Policies 202 Anti-Harassment; 203 Dealing with Discrimination; and 1002 Definitions.
- V For possible approval: Treasurer's Report for October 2016.
- VI For possible approval: Accounts payable claims dated 10/27/2016 for \$919,259.40 and \$9,053.98, dated 10/31/2016 for \$2,950.00, dated 11/10/2016 for \$1,729,184.86 and \$6,855.95 and dated 11/23/2016 for \$193,898.73 and \$13,371.82. Payroll claims dated 10/26/2016 for \$4,603.53, dated 11/03/2016 for \$132,010.86, dated 11/03/2016 for \$76,087.45, dated 11/04/2016 for \$479,250.27 and 11/18/2016 for \$370,472.56.
- VII For possible approval: Business License First Readings
  - A. SHANGHAI RESTAURANT dba SHANGHAI EXPRESS FOOD TRUCK - General / 1269 Baring Blvd ~ Sparks (mobile food truck)
  - B. SAINT MARY'S MEDICAL GROUP, INC. - General / 411 W Sixth St ~ Reno (mobile medical)
  - C. ASTEELFLASH USA CORPORATION - Contractor / 4211 Starboard Dr ~ Fremont (manufacturing)
  - D. ROSS HEATING AND AIR CONDITIONING, INC. - Contractor / 5245 Vista ~ Sparks (hvac cont.)
  - E. BRAZILIAN STONE, INC. - Contractor / 2 Round Robin Lane ~ Reno (paver installer)
  - F. WEST EDNA ASSOC dba Mojave Electric - Contractor / 3755 W Hacienda ~ Las Vegas (elect cont)
  - G. FST TECHNICAL SERVICES, LLC - Professional / 450 E Warner ~ Chandler, AZ (quality assurance)



H. INTERSTATE FIRE SALES & SVC dba State Fire DC Specialties - Contractor / 5370 East Idaho Street ~ Elko (fire suppression and security)  
I. AUTOMATION MOVERS INTERNATIONAL - Contractor / 4110 Maret Place ~ Flint, MI (mechanical)  
J. COMMUNICATION TECHNOLOGY SERVICES, LLC - Contractor / 33 Locke Dr ~ Marlborough, MA (wireless services contractor)  
K. AMERICAN DOOR INSTALLATION, LP - Contractor / 209 W Mayflower ~ N Las Vegas (contractor)  
L. GOFERU - Home Business / 350 Prospector ~ Dayton (errands concierge)  
M. MESA ENERGY SYSTEMS, INC. dba EMCOR Services Nevada - Contractor / 2 Cromwell ~ Irvine, CA (hvac contractor)  
N. COLD JET, LLC - General / 455 Wards Corner ~ Loveland, OK (blasting machine sales)  
O. DREAMCRAFTERS, LLC - Contractor / 5488 Reno Corporate Blvd ~ Reno (general contractor)  
P. BART MANUFACTURING, INC. - Contractor / 3787 Spinnaker Ct ~ Fremont (manufacturing)  
Q. PROSTAR STAFFING SERVICES, INC. - General / 390 Potrero Ave ~ Sunnyvale, CA (staffing svcs)  
R. CLASSIC TOUCH MOBILE EQUIPMENT REPAIR - Contractor / 9756 N Virginia St ~ Reno (equipment repair)  
S. SWEEP EASY CHIMNEY SWEEP, LLC - General / 935 Bejay Place ~ Reno (chimney sweep)

7. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**

8. **BOARD COMMENT (No Action - No Public Comment)**

9. **DISCUSSION/POSSIBLE ACTION:**

Approval of resolution 16-450, 2016 Storey County Business of the Year.

10. **DISCUSSION/POSSIBLE ACTION:**

Approve and award Storey County Extraordinary Partner of the Year Presentation.

11. **DISCUSSION/POSSIBLE ACTION:**

Consideration of and possible action to approve Resolution 16-451 advising Rural Development of County's resolve to defend or obtain title to location of rights of way for county sewer lines in Virginia City and Gold Hill.

12. **DISCUSSION/POSSIBLE ACTION:**

Ordinance 16-273 authorizing the issuance of the Storey County, Nevada, Sewer Revenue Bond, Series 2016 in the principal amount of \$4,058,000 to pay in part the cost to finance the Virginia City Sewer Improvement Project.

**13. DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of Storey County Audited Financial Statements draft and proposed changes for the year ended June 30, 2016.

**14. DISCUSSION/POSSIBLE ACTION:**

The applicant requests a special use permit allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

**15. DISCUSSION/POSSIBLE ACTION:**

The applicant requests a special use permit allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence), at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

**16. DISCUSSION/POSSIBLE ACTION:**

The applicant requests a variance allowing the required 10 foot side corner-lot setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

**17. DISCUSSION/POSSIBLE ACTION:**

The applicant requests a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03). The subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

**18. DISCUSSION/POSSIBLE ACTION:**

The applicant requests a special use permit allowing: (a) a single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) a temporary (up to one year)

occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

**19. DISCUSSION/POSSIBLE ACTION:**

**LICENSING BOARD - SECOND READINGS**

- A. TOOLS & TECHNOLOGY BY BURNS, LLC - General / 550 W Plumb ~ Reno (mobile tool store)
- B. BUREAU VERITAS NORTH AMERICA, INC. - Professional / 1601 Sawgrass ~ Sunrise, FL (consult)
- C. HESSE MECHATRONICS, INC. - Contractor / 6105 South Ash ~ Tempe, AZ (equipment)
- D. ADVENT TECHNOLOGIES, INC. - Professional / 503 Bangs Ave ~ Modesto, CA (consultant)
- E. DOUG WALL CONSTRUCTION, INC. - Contractor / 78450 Ave 41 ~ Bermuda Dunes, CA (contractor)
- F. F & M MAFCO, INC. - Contractor / 9149 Dry Fork Rd ~ Harrison, OH (equipment)
- G. RENO CARSON HOME SERVICES - Contractor / 2206 Bordeaux ~ Carson City (contractor)
- H. PEOPLE READY, INC. - General / PO Box 2910 ~ Tacoma, WA (staffing)
- I. KEYENCE CORPORATION OF AMERICA - General / 669 River Dr ~ Elmwood Pk, NJ (distributor)
- J. CHEWY, INC. - General / 385 Milan (ecommerce, fulfillment) TRI
- K. SSUSA WEST, LLC - General / 470 East Sydney (steam sterilization of herbs/spices) TRI
- L. AQUA METALS RENO, INC. - General / 2500 Peru Drive (battery recycling facility) TRI

**20. CORRESPONDENCE**

- A. Storey County Fire Protection District October 2016 Report.
- B. Canyon GID Independent Water Test Results

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

**22. ADJOURNMENT**

**NOTICE:**

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.

- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) mail: U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410;

(2) fax: (202) 690-7442; or

(3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

USDA is an equal opportunity provider, employer, and lender.

**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.

#### 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 12/1/2016; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: December 6, 2016

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Approval of minutes for November 1, 2016

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:**

☒ Department Head

Department Name: Clerk & Treasurer

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. **4**



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, NOVEMBER 1, 2016 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, County Manager Pat Whitten, Clerk - Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, District Attorney Anne Langer, Community Outreach Director Cherie Nevin, Public Works Director Mike Nevin, Planning Director/ Administrative Officer Austin Osborne, Community Development Director Dean Haymore, Director of Security Melanie Keener

### **1. CLOSED SESSION:**

Call to order closed session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Employees Association/ AFSCME 4041 Comstock Chapter. This meeting will commence at 9:00 A.M. immediately preceding the regular commission meeting.

### **2. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**

Meeting was called to order by the Chair at 10:03 A.M.

### **3. PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance.

### **4. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for November 1, 2016

Public Comment:  
None

**Motion:** Approve Agenda for November 1, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**5. DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for October 4, 2016

Public Comment:

None

**Motion:** Approve Minutes for October 4, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (Summary: Yes=3)

**6. CONSENT AGENDA:**

- I For possible action: Approval of claims for Accounts Payable dated 10/4/2016 (not including check 86922 see item 13) for \$1,605,434.56 and \$4,800.86 and dated 10/7/2016 for \$7,425.00. Payroll Checks dated 10/21/2016 for \$372,753.88.
- II For possible action approval of Business Licenses First Readings:
  - A. JB HENDERSON CONSTRUCTION CO - Contractor / PO Box 53176 ~ Albuquerque (contractor)
  - B. FD THOMAS, INC. - Contractor / 217 Bateman Dr ~ Central Point, OR (contractor)
  - C. CODALE ELECTRIC SUPPLY, INC. - Contractor / 390 East 7th St ~ Reno (electrical supply)
  - D. YEE CHON HON dba RCY International, LLC - General / 115 East Moana ~ Reno (Asian food delivery)
  - E. PANASONIC PROCUREMENT CORP OF AMERICA - General / Electric Avenue TES
  - F. INTERTEK TESTING SERVICES NA, INC. - Contractor / 3933 US Route 11 ~ Cortland, NY (testing)
  - G. MSZ DESIGN, INC. - Contractor / 1052 Fleetwood Drive ~ San Jose, CA (Software installation)
  - H. ATLAS MECHANICAL, INC. - Contractor / 8260 Camino Santa Fe ~ San Diego (contractor)
  - I. MORITA MIYATA CORPORATION - Contractor / Shiba Square Building 8F ~ Tokyo JAPAN
  - J. KJK WASTE MANAGEMENT, LLC dba Desert Disposal - General / 4307 Margoree Lane ~ Fallon (portable potties)
  - K. EXPONENT, INC. - Professional / 149 Commonwealth Drive ~ Menlo Park, CA (Engineer)
  - L. SILVER STATE HEATING & AIR, LLC - Contractor / 80 Coney Island Drive ~ Sparks (contractor)
  - M. LACO, INC. - Contractor / 2603 Camino Ramon ~ San Ramon, CA (wiring contractor)
  - N. REED ELECTRIC & FIELD SVC. - Contractor / 5375 Louie Lane ~ Reno (motor repair)
  - O. THE CARPENTER GROUP dba Carpenter Crane Hoist - Contractor / 112 Baglay ~ Vallejo (supplier)
  - P. FINNCO SERVICE, INC. - Contractor / 8241 Beech Ave ~ Fontana, CA (elevator contractor)

Q. SSI NEVADA, LLC dba Schnitzer Steel Products - Contractor / 490 Valley Road ~ Reno (scrap pick-up)  
R. CRITICALARC - Professional / 6188 Paseo Tienda ~ Carlsbad, CA (project management)  
S. CENTRAL SIERRA CONSTRUCTION, INC. - Contractor / 2551 Precision Dr ~ Minden (contractor)  
T. SPECIAL PRECISION - Professional / 1095 Reese Way ~ Reno (consultant)  
U. VALIN CORPORATION - Contractor / 1941 Ringwood Ave ~ San Jose, CA (contractor)  
V. SAFE T PROFESSIONALS, LLC - Professional / 794 East Kaibab Dr ~ Chandler, AZ (consultant)  
W. FLEXLINK SYSTEMS, INC. - Contractor / 6580 Snowdrift Rd ~ Allentown, PA (conveyor contractor)  
X. REIS ROBOTICS USA, INC. dba KUKA Industries - Professional / 6600 Center ~ Sterling Heights, MI (project management)  
Y. M. ARTHUR GENSLER JR & ASSOC, INC. - Professional / 2 Harrison St ~ San Francisco (architect)  
Z. HP COMPUTING AND PRINTING, INC. - Professional / 1501 Page Mill Rd ~ Palo Alto, CA (IT cons)  
AA. CSSC - General / 8863 Greenback Lane ~ Orangevale, CA (commercial cleaning)  
BB. OBEX CO - Contractor / 610 SW Broadway ~ Portland, OR (contractor)  
CC. JOHN A SURWILLO - Contractor / 2699 Spearpoint Drive ~ Reno (machinery repair)  
DD. MORGAN INDUSTRIAL, INC. - Contractor / 23810 NW Huffman ~ Hillsboro, OR (machinery)  
EE. JPR SYSTEMS, INC. - Professional / 305 North Berry ~ Brea, CA (consulting)  
FF. CLEANRITE, INC. - Contractor / 121 Woodland Ave ~ Reno (contractor)  
GG. INLAND MARINE INDUSTRIES, INC. - Contractor / 3245 Depot Rd ~ Hayward, CA (metal fab.)  
HH. SSR MANUFACTURING CORP - Contractor / 1834 Ferguson Lane ~ Austin, TX (automation equip)  
II. COMMERCIAL JANITORIAL OF RENO - General / 145 Thomas Ave ~ Reno (janitorial)  
JJ. WGD NEVADA, LLC - Professional / 1025 Connecticut Ave ~ Washington, DC (consulting)  
KK. NORTHSTAR GROUP SVCS - Contractor / 4795 Quality Court ~ Las Vegas (asbestos abatement)  
LL. ALL COMSTOCK, LLC ~ Home Business / 174 N C Street ~ Virginia City (consulting)

**END OF CONSENT AGENDA**



Public Comment:

None

**Motion:** Approve Consent Calendar for November 1, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

### **Community Development Director Dean Haymore:**

- The closure of two properties in TRI brings two new hotels to Storey County.
- TCO's are being given this week to Switch, Agua Metals, DR Can, Panasonic, Tesla, and the big expansion at Golden Gate Petroleum;
- Community Development is working on nuisances in town, including the China town area.

### **Virginia City Senior Center Director Stacey Gilbert:**

- A Halloween party was held last week along with a costume contest and lunch. This event was well attended and received high positive feedback.
- The Senior Center will start having bingo every other Friday beginning November 3rd - after lunch at 1:30 PM.
- The annual Thanksgiving party will be held on Wednesday, November 23rd.
- Saturday, December 3rd, there will be a craft/bake sale from 10 AM to 4 PM, before the Parade of Lights. The Senior Center will also be roasting chestnuts in front of the Mark Twain.
- 

### **Public Works Director Mike Nevin:**

- Working with Farr West Engineering on the Virginia City wastewater treatment plant to clear up issues regarding right of ways.
- The cape seal road project has been completed with the exception of a few small issues which are being addressed by the contractor.
- The Miners Park project should be complete this week. Weather permitting, next week work will begin on the gazebo in the Virginia City Highlands.

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

- Work on the parking lot is moving fast. The contractor is wonderful to work with.
- The rip-rap is near complete. A block wall will be constructed to hold everything in place.
- Next, digging will begin for utilities and drainage systems and then pavement.
- Working with a landscaping company on choosing trees and other landscaping items.
- Construction is still on schedule for 90 days.
- Congratulations to planner Jason VanHavel, selected as interim Public Works Director.

### **District Attorney Anne Langer:**

- The MMR&D lawsuit against Storey County has been dismissed.

**County Manager Pat Whitten:**

- A special Commission meeting will be held November 10<sup>th</sup> at 12 noon, for the purpose of canvassing the vote. Other items may be added to that agenda – this will be the only other meeting in November.
- A 3-month lease has been signed with the owner of the lot on the north side of the courthouse in order to provide additional parking spaces during the parking lot construction.
- The Courthouse painting project is 80% complete, just waiting for good weather to finish.
- In conjunction with voting on Tuesday, November 8th, a significant portion of the existing Courthouse parking lot will be reserved for voters.

**Interim Public Works Director Jason Van Havel:**

- Thank you to Austin Osborne for mentioning his new position and thanks to Mike Nevin for the many years of service to the County.

**Clerk/Treasurer Vanessa Stephens:**

- Election update: Early voting continues through Friday, November 4th, 8AM to 6PM, at the Storey County Courthouse in Virginia City. As of last night, there has been a 32% turn-out for voting. This includes absentee and mail, along with early voting.

**8. BOARD COMMENT: (No Action – No Public Comment)**

**Commissioner McGuffey:**

- With the opening of the Nevada Tourism Board office in China and with the history of the Chinese involvement in the building of Virginia City, the Comstock can expect Chinese visitors coming to this area. This history will also be included in the Storey County Slammer museum.
- Good progress in being made on USA Parkway – it has been graded all the way to Opal.
- Six Mile Canyon looks great after the recent cape seal project. The fall colors add to the beauty of the area.
- The Miners Union Hall has been painted by Radcliffe Painting – B Street is starting to shape up.

**Chairman McBride:**

- A contingent of Storey County elected officials and staff attended Nevada Day festivities in Carson City. It was a great day.
- Reno residents, John and Lulu Ohm, have donated several pictures to the County painted by Virginia City artist Cal Bromuno in the 1960's and 70's. Some of this artwork will be given to local organizations in which Mr. Bromuno was active and was a big supporter.

**9. DISCUSSION/POSSIBLE ACTION:** Review and Possible Approval of Tahoe Reno Industrial Center (TRIC) Audit of Project Revenue and Net Revenue of the TRI Public-Private Partnership for the year ended June 30, 2015.

Vice Chairman Gilman recused himself from discussion and vote on this item.

Comptroller Hugh Gallagher presented this item. This audit is conducted every year.

- This year's projected net revenue is \$2,486,000 of which \$870,140 is due and payable to the County's public-private partner.

- There is approximately \$5.8 million in reserves. Through the special revenue fund created to take care of any current and future payments to the County's public-private partner, the County is in pretty good shape.

Connie Christiansen from Kohn & Company CPA's, stated that Kohn & Company conducted this audit, an un-modified opinion.

Mr. Whitten: Each of the last three years, the County has made an advance on funds due to the internal system that the County goes through for property tax payments. The \$870,000+ does not reflect that advance – correct?

Ms. Christiansen: That is correct. It happened subsequent. . .

Mr. Whitten: What Mr. Gallagher's refers to will be a substantially less impact to the fund because the County has already advanced for this year's property taxes.

Mr. Gallagher: As of September 30, 2016, the ending fund balance in the TRI payback account is approximately \$2.4 million.

Mr. Whitten: Staff and legal counsel are in negotiations with TRI – a financial analyst has identified three areas for calculating the net amount due. When complete, the information will be presented to the Commission for potential approval and modification to the Stipulation Agreement that is in place.

Public Comment:

**Storey County Resident, Nicole Barde:** The (audit) says that TRI hired a consultant to evaluate other County revenue sources to determine if amounts could be allocated to the project. What would those other sources be and how does it impact...

Mr. Whitten: Specifically, portions of the motor fuel tax currently received, portions of centrally assessed – a tax in lieu of payment on utility companies, and utility fees – 1% electric and gas franchise tax fees imposed on businesses in TRI.

Ms. Barde: Those are revenues the County receives that have not been included in the total revenues that the County is marking for TRI payback.

Mr. Whitten: That's correct. The amount attributable to TRI has not yet been ascertained.

**Motion:** I, Jack McGuffey, hereby approve the Audit of Project Revenue in the amount of \$4,878,208 and Net Revenue of \$2,486,137 representing the TRI Public-Private Partnership for the year ended June 30, 2015, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=2)**

**10. DISCUSSION/POSSIBLE ACTION:** Notice of Intent to file a loan/grant application with USDA-Rural Development utilities program for the purpose of financing the Virginia City Waterline Projects to meet the present and future needs of the Virginia City water System demands for the Virginia City/Gold Hill communities.

Cherie Nevin, Community Outreach Director, stated that an application has been filed with USDA-Rural Development program for a loan and grant for a waterline project in Virginia City and Gold Hill. The current rate is 1.875% - a fantastic rate good through the end of the year. This is an application and does not say if the County will receive the loan and grant. Based on timing, the recommended motion includes authorization for the Board Chair to sign loan documents not to exceed \$2.5 million dollars. This does not include any grant funds the County may get on this project. There will be some grant funds.

Commissioner McGuffey: What is the money needed for?

Ms. Nevin: Phase 1 will replace two existing water storage tanks, and includes 4,600 linear feet of 8 inch water main on B Street, and 1,500 linear feet of 10 inch main on Union Street. Phase 2 will replace approximately 14,000 linear feet of existing transmission main between Five Mile Reservoir and a location 1.3 miles west of the water treatment plant.

Commissioner McGuffey: Why are two existing water tanks being replaced with one? Can the old tanks be sold?

Public Works Director Mike Nevin: The two existing tanks do not have sufficient storage to meet current fire flow for Virginia City and Gold Hill.

- In order to meet the minimum requirements, the tanks must be replaced with at least a 1 million gallon tank.
- The site is conducive to eliminating the two smaller tanks and installing one larger.
- These projects have been identified prior in the water system capital improvement program last updated in 2011.
- These tanks have served their useful lives. The smaller tank is from the 1940's and is in very bad shape. Fingers are crossed that there is not a rupture, there have been small leaks which have been dealt with.

Chairman McBride: What's the time frame for this to be done?

Mr. Nevin: Depends on the loan/grant process.

- The application needed to be in before the end of the year to take advantage of the "locked in" loan rate.
- There is no guarantee that the County will receive the loan or grant, but at least the application will be in so it falls under the existing medium household income requirements.
- New census data takes effect in January - everything will be based on the new medium household income, which is much higher, causing the loan rate to be adjusted higher.
- Working with USDA, BLM, SHIPO, and private property owners on the transmission line from Five Mile to Virginia City. There are a few concerns to be addressed.

Commissioner McGuffey: Any idea how much in grant money can be generated for this?

Cherie Nevin: Not sure at this time. It will not be as much as on the sewer project. Maybe up to 45%.

Mr. Nevin: Relative to the grant portion – there should be a significant “pot of money” available for some of these projects because of the lead issue in drinking water across the country. The pipeline is vintage 1887 with lead joints. This will be good argument for some grant funding.

Public Comment:  
None

**Motion:** I move to approve the filing of an application with USDA-Rural Development Utilities Programs, for the purpose of financing the Virginia City Waterline Projects to meet the present and future needs of the Virginia City Water System and the demands for the Virginia City/Gold Hill communities and upon USDA RD providing a final loan/grant funding package, to authorize the Chairman of the Board to sign the obligating documents for a loan not to exceed \$2.5 million ,  
**Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**11. DISCUSSION/POSSIBLE ACTION:** Approval of modification and extension of Collective Bargaining Agreement Between Storey County (Employer) and the Storey County Employees Association AFSCME Local 4041 Comstock Chapter (Union).

Austin Osborne presented this item. Thank you to Tobi Whitten, Comstock Chapter President, and team, for working with the County throughout the entire process which began almost one year ago.

Mr. Osborne reviewed the contract:

- The structure was mostly clean up, NRS alignment, and addressing language.
- Definitions in this contract are much more comprehensive and contain a better discussion of how benefits are administered and the limitations.
- Managements rights were addressed, giving management more authority not only to exercise managements rights under NRS288, but also the ability to use flexibility in discipline and performance measurements for employees to create a more efficient, effective organization. And to reward workers who work hard and are dedicated to what they do.
- A good portion of the process dealt with tailoring of certain needs of Communications/911 dispatcher series and the Tourism Commission series employees – both of those being 24 hour, 7 day operations.
- The contract complies with NRS in creating a “units” for supervisory and non-supervisory employees.
- Salaries: There were no “across the board” increases or COLA changes/increases.
- Language regarding items such as shift differential were addressed, along with tailoring and aligning each position with other areas in the State. This allows the County to be competitive with other agencies to attract and retain qualified employees.
- Some positions went up in pay and some went down.
- Holidays did not change a lot, except for 24/7 departments.
- Fringe benefits, such as health, mainly remain the same. Changes were made to align with the Affordable Care Act.

- Other items of benefits were adjusted – such as Field Officer Training – giving more measurement of the training where the employee must prove the training is being done rather than just saying it.
- Education reimbursement, sick leave, and annual leave are mostly unchanged, with the terms being clarified.
- Most of the changes were made in order to be somewhere at or above market rate depending on the jurisdiction, with exception of Reno/Sparks - targeting counties in the region that are similar to Storey County.
- This is three year contract – 2016 to 2019.
- All of this material, including supporting documents, is posted on the web in accordance with NRS.

Commissioner McGuffey: The big win is - this a three year contract as well as the “cleaning up” language.

Chairman McBride: Reiterated Mr. Osborne’s comments regarding the cooperation given by the AFSCME Union and how “level heads” prevailed. Thank you Tobi Whitten.

Mr. Osborne: To all employees who endured this process – thank you. This will be good for everyone.

Public Comment:

**Nicole Barde, Storey County Resident:** This was essentially a “comp” study and clean-up – did any positions get market adjustments?

Mr. Osborne: Yes. The handout shows where some of the positions, based on market rate and other elements, were adjusted up or down.

**Motion:** In accordance with the recommendation by staff and the tentative agreement between Storey County (Employer) and the Storey County Employees Association AFSCME Local 4041 Comstock Chapter (Union), I, Lance Gilman, hereby motion to approve the 2016-2019 Collective Bargaining Agreement between the parties, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**12. DISCUSSION/POSSIBLE ACTION:** Approval of Resolution 16-449, a resolution to direct the County Assessor to prepare a list of all taxpayers on the secured roll in the County pursuant to NRS 361.300(3).

County Manager Pat Whitten stated this is routine – a cost-saving measure enacted by the 2015 Legislative session. In prior years, a costly procedure of publishing the tax roll in a local newspaper was required. The legislation provides the opportunity to post this information on the County website.

Chairman McBride: The Assessor’s Office will provide a copy to anyone who does not have access to the internet.

Public Comment:

None

**Motion:** Approve Resolution 16-449, a Resolution that directs the County Assessor to prepare a list of all of the taxpayers on the secured roll in the County pursuant to NRS 361.300(3), **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

**13. DISCUSSION/POSSIBLE ACTION:** Approval of check 86922 for \$4,500.00 to the Bucket of Blood Saloon for the paved lot.

Chairman McBride recused himself from discussion and vote on this item.

County Manager Whitten presented this item. This is a recurring quarterly payment for the lease of the parking lot next to the courthouse – with only two more quarters of payments to go. The County, in cooperation with the Bucket of Blood, has an equitable trust contract to purchase this property which should take effect on or about July 1, 2017.

Public Comment:

None

**Motion:** Approve check #86922 for \$4,500.00 to the Bucket of Blood Saloon for the paved lot, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Vice Chairman Gilman, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=2)**

**14. DISCUSSION/POSSIBLE ACTION:** Approve Business Licenses Second Readings:

- A. **LEGACY FIRE SERVICES, LLC.** – Contractor / 1380 Greg Street ~ Sparks (fire protection contractor)
- B. **MORROW EQUIPMENT COMPANY, LLC** – Contractor / 3218 Pringle Rd ~ Salem, OR (cranes/hoists)
- C. **SWFL, INC., dba Filament** – Contractor / 100 North Arlington ~ Reno (wireless sensor network)
- D. **BOMBARD ELECTRIC, LLC** – Contractor / 3570 W. Post Rd ~ Las Vegas (electrical contractor)
- E. **MUNDIAL GROUP, INC.** – Contractor / 81 Bairn ~ Silverlake, WA (quality control)
- F. **RENOWN REGIONAL MEDICAL CENTER** – Nonprofit / 1155 Mill Street ~ Reno (home care)
- G. **BEAR COMMUNICATIONS, INC., dba Bearcom** – Contractor / 5720 Arville St ~ Las Vegas (telecomm)
- H. **ERICSSON, INC.** – Contractor / 6300 Legacy Dr ~ Plano, TX (telecomm)
- I. **PINWIDDIE-HINES CONSTRUCTION, INC dba DH of Nevada** – Contractor / 1105 Freeport ~ Sparks (general contractor)
- J. **AECOM TECHNICAL SERVICES, INC.** – Professional / 1 East 1<sup>st</sup> St ~ Reno (engineering consultant)
- K. **M2 TRANSPORT** – General / 1230 Westfield ~ Reno (transportation)
- L. **FIGUEROA'S CLEANING dba Figueroa's Cleaning** – General / 5945 W Vanger Rd ~ Reno (cleaning)
- M. **ENVIRONMENTAL SPRAY SYSTEMS, INC.** – Contractor / 7114 Convoy Ct ~ San Diego (equipment)
- N. **B&J, INC.** – Contractor / 599 E Nugget Ave ~ Sparks (machine shop)
- O. **D. W. NICHOLSON CORP** – Contractor / 24747 Clawiter Rd ~ Hayward, CA (equipment)



- P. ARELLANO HEATING & AIR CONDITIONING LLC** – Contractor / 32 S. Main ~ Yerington (cont.)
- Q. G&G BUILDING SERVICES, INC.** – Contractor / PO Box 20851 ~ Greenfield, WI (equipment)
- R. DPR CONSTRUCTION, A GENERAL PARTNERSHIP** – Professional / 1450 Veterans Blvd ~ Redwood City, CA (consulting)
- S. HORIZON COMMUNICATIONS TECHNOLOGIES** – Contractor / 30 Fairbanks ~ Irvine, CA (low voltage contractor)
- T. CHEWY, INC.** – General / 385 Milan (ecommerce, fulfillment) **TRI**
- U. SSUSA WEST, LLC** – General / 470 East Sydney (steam sterilization of herbs/spices) **TRI**
- V. AQUA METALS RENO, INC.** – General / 2500 Peru Drive (battery recycling facility) **TRI**

Community Development Director Dean Haymore recommended approval of items A. through S. and continuance of Items T., U., and V.

Public Comment:

None

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

**Motion:** Continue Items T., U., and V., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

#### 15. PUBLIC COMMENT (No Action)

None

#### 16. ADJOURNMENT

The meeting was adjourned by the Chair at 11:05 AM

Respectfully submitted,

By: Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer





## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016

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

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

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1. **Title:** Approval of minutes for November 10, 2016

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:**

☒ Department Head

Department Name: Clerk & Treasurer

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. **5**



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS SPECIAL MEETING

TUESDAY, NOVEMBER 10, 2016 12:00 P.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, Comptroller Hugh Gallagher, Deputy District Attorney Keith Loomis, Interim Public Works Director Jason VanHavel, Management Analyst Jessie Fain, Director of Security Melanie Keener, Stacey Bucchianeri-Community Development, Deputy Clerk Wendy Bacus

**1. CALL TO ORDER REGULAR MEETING AT 12:00 P.M.**

Meeting was called to order by the Chair at 12:00 P.M.

**2. PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance.

**3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for November 10, 2016

Public Comment:  
None

**Motion:** Approve Agenda for November 10, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

**4. DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for October 18, 2016

Public Comment:  
None

**Motion:** Approve Minutes for October 18, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## 5. CONSENT AGENDA

I For possible action, approval of Business License First Readings:

- A. TOOLS & TECHNOLOGY BY BURNS, LLC - General/550 W Plumb-Reno (mobile tool store)
- B. BUREAU VERITAS NORTH AMERICA, INC. - Professional/1601 Sawgrass-Sunrise, FL (consult)
- C. HESSE MECHATRONICS, INC. - Contractor/6105 South Ash-Tempe, AZ (equipment)
- D. ADVENT TECHNOLOGIES, INC. - Professional/503 Bangs Ave-Modesto, CA (consultant)
- E. DOUG WALL CONSTRUCTION, INC. - Contractor/78450 Ave 41-Bermuda Dunes, CA (contractor)
- F. F & M MAFCO, INC. - Contractor/9149 Dry Fork Rd-Harrison, OH (equipment)
- G. RENO CARSON HOME SERVICES - Contractor/2206 Bordeaux-Carson City (contractor)
- H. PEOPLE READY, INC. - General/PO Box 2910-Tacoma, WA (staffing)
- I. KEYENCE CORPORATION OF AMERICA - General/669 River Dr-Elmwood Pk, NJ (distributor)

### END OF CONSENT AGENDA

Public Comment:  
None

**Motion:** Approve Consent Calendar for November 10, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**6. DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports  
**Interim Public Works Director Jason VanHavel:**

- The Miners Park Project is 100% complete. The children have been enjoying the new equipment.
- The roof for the Virginia City Highlands park gazebo is scheduled to be installed next week.

**7. BOARD COMMENT: (No Action - No Public Comment)**  
**Commissioner McGuffey:**

- This was a very interesting election year. Participation by the local candidates was very much appreciated.

**Vice Chairman Gilman:**

- The County recently held a "sexual harassment/bullying seminar" for all personnel. It was well attended and there was positive interaction regarding the issues. Compliments and thanks to the persons who presented this seminar.

**Chairman McBride:**

- Congratulations to all who won in the election. There are two new School Board members – Gary Hames and Melissa Field, and one change in the Canyon GID with the election of Rosie Austin.
- Attended the Police Academy graduation in Carson City. The Storey County Sheriff's office had a graduate – Brooke Jewkes, along with Jessica Stephens from the Justice Court. Congratulations to both on completion of POST certification.

**8. DISCUSSION/POSSIBLE ACTION:** Canvass of the election results for the General Election held in and for Storey County, State of Nevada on November 8, 2016.

Chairman McBride presented this item and asked for Public Comment. There was no public comment.

**Motion:** to approve the canvassing and the election results of the General Election held in and for Storey County, State of Nevada, on November 8, 2016, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**9. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of transfers from the Fire District 474 Operating Fund #250 and/or the Mutual Aid Fund #270 into the Capital Improvement Plan #280 in an amount not to exceed \$1,000,000.

Comptroller Hugh Gallagher presented this item. This is a request from previously approved Resolution No. 16-435 for the establishment of the 474 Capital Improvement Plan.

- A transfer from the 474 Operating Fund or the 474 Mutual Aid Fund, in an amount not to exceed \$1,000,000, is requested.
- The reason for an amount "up to" \$1,000,000 is that the 2016 year-end financial statements are not out yet.
- As of October 31<sup>st</sup>, both funds have approximately \$2.6 million.
- This will change drastically because this is the first year the County has to "book" a PERS liability as well as OPED (retirees benefit) out to 30 years. It is not known how much will be specific to the 474 Fire District.
- This will provide the opportunity to determine how much really can be put into the Capital Improvement Plan without endangering operations.

Vice Chairman Gilman: Why pre-approve rather than wait until knowing what the number will be?

Mr. Gallagher: There is only one meeting in December, this would have to be (heard) at a meeting in January - which can be done. Presenting this today provides the ability to put out a notice about the amount that will be put in. The request is for an amount "up to" amount because the calculations are not known.

Vice Chairman Gilman: In approving an item of this magnitude, it would be preferable to be done at the time it is actually identified – as opposed to an "up to".

Chairman McBride: There was a Resolution previously approved. If these liabilities have to be booked and there is a shortfall before this is approved, there could be a negative ending fund balance in those accounts – which the County would not want.

Vice Chairman Gilman: Is this the bottom line Mr. Gallagher?

Mr. Gallagher: Absolutely. The Resolution approved certain County entities to go ahead and transfer funds whenever they want. Mr. Gallagher does not want to do this but rather wants to inform the Commission that this is at least a possibility of what may be done.

Vice Chairman Gilman: The report on this will actually come at the meeting where an amount is identified?

Mr. Gallagher: Right. At this point, this is just a comment about what might be done – the amount will not be above \$1 million and will not be known until financial statements are received. There may be no transfer at all. This is a preemptive measure in case the need arises.

Commissioner McGuffey: The PERS liabilities – what are the specifics?

Mr. Gallagher: Per the Government Accounting Standards Board (GASB) 45, future PERS payments and insurance have to be booked for up to a 30-year period. Currently the County actually “pays as we go”. Under GASB, this is an audit requirement - an unfunded mandated. This could be a “hit” of about \$15 million to the County’s overall balance sheets. The County is obligated to do this this year. Of that amount, there is a certain portion the 474 Fire District will get for PERS and retiree benefits. Mr. Gallagher is not happy nor approves this, but it is the Government’s (requirement).

Chairman McBride: Is this 474 specific, or all County-wide offices?

Mr. Gallagher: All of the County funds.

Chairman McBride: This is a lot of extra work, especially since the County “pays as it goes”.

Mr. Gallagher: Texas, during its legislative session, is going to try to get a bill saying this does not apply to them.

Public Comment:  
None

**Motion:** Approve the transfer of funds not to exceed \$1,000,000 into the Fire Capital Improvement Plan from the Fire District 474 Operating Fund #250 and/or the Mutual Aid Fund #270, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**10. DISCUSSION/POSSIBLE ACTION:** Approve Business Licenses Second Readings:

Stacey Bucchianeri, Community Development, recommended approval of items A. through LL. and continuance of Items MM., NN., and OO.

Public Comment:

None

**Motion:** Continue Items MM., NN., and OO., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote,(**Summary:** Yes=3)

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

#### 11. PUBLIC COMMENT (No Action)

**Gary Sack, Virginia City Resident:** Requested that the County consider paving the last 200 feet of South G Street where it curves up to F Street. This has turned into a busy street and Mr. Sack gets a lot of dirt and dust. There was a barrier, but people have started driving over it.

Chairman McBride: Have you talked to Public Works yet?

Mr. Sack: No. It was suggested that he come to the Commission meeting.

Chairman McBride: Jason VanHavel, the new Public Works Director as of January 1<sup>st</sup>, is present and will look into this to see what can be done.

**Nicole Barde, Storey County Resident:** What's going on with the issue of water quality in the Riverbend/Lockwood area?

Chairman McBride: Public Works has drawn samples that have been sent to a lab for analysis – the results have not yet been received.

Ms. Barde: Can the County compel the GID to do anything when the samples come back?

Vice Chairman Gilman: The understanding is the County has no jurisdiction over the GID. But the County has an interest in community health and protection. Meetings have been held in that area. People have been going to the media without proper information - without waiting for the information. The County did a testing across the board as support backup to insure safe drinking water in County communities and is waiting for those test results. In a recent test that the GID is mandated (to perform) for public health and EPA requirements, does not show any negative water source there. This has been done on a regular basis ever since the GID has been there. Those reports are positive. The County is waiting for the results of its specific testing. This is getting media attention that probably isn't deserved.

Ms. Barde: The County is waiting for results to determine why there is brown water.....

Chairman McBride: It may not be determined why there is brown water. The tests that have come back have been conclusive that there are safe drinking levels. It might show there is iron or

manganese or things that are esthetically not pleasing - health-wise not a problem. It has been suggested by the GID that sometimes the Fire Department flushing hydrants can stir up sediment in the bottom of the water lines, creating brown water. This has happened in Virginia City in the past.

Ms. Barde: If the water is brown - a negative esthetic - would there be a grant that could help the community buy filters for homes to take care of that cosmetic issue - at least for the ones affected.

Chairman McBride: It is not affecting everyone, without tearing everything apart - it may be specific buildings.

Vice Chairman Gilman: There is not enough information yet to make a decision.

## 12 . ADJOURNMENT

The meeting was adjourned by the Chair at 12:29 PM

Respectfully submitted,

By: Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 12/6/16

**Estimate of time required:**

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

1. **Title:** First reading for Pacific Summit Energy LLC, out of county gas company providing service to a Storey County business.
2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, a General Out of County License for Pacific Summit Energy LLC, 2010 Main St., Suite 1200, Irvine, CA 92614.

3. **Prepared by:** Brandy Gavenda

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** I motion to approve as part of the consent agenda the first reading, a General Out of County License for Pacific Summit Energy LLC, 2010 Main St., Suite 1200, Irvine, CA 92614.

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

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Gerald Antinoro

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **6I**





## STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro  
**Sheriff**

November 10, 2016

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

Fr: Brandy Gavenda

A handwritten signature in black ink, appearing to be "Brandy Gavenda", written over the printed name.

Please add the following item(s) to the December 6, 2016 Commissioners Consent Agenda:

LICENSING BOARD  
FIRST READING:

A. Pacific Summit Energy LLC. 2010 Main St., Ste. 1200, Irvine, CA 92614

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**PO Box 498  
205 South C Street  
Virginia City, NV 89440  
Office: (775) 847-0959 Fax: (775) 847-0924**



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016

**Estimate of time required:** 0-5 mins

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

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1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to 2016-17 Secured Tax Roll for Clerical Error

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

**Department:** Assessor's Office

**Telephone:** 847-0961

4. **Staff summary:** A clerical error on parcel number 005-071-55 occurred after the close of the 2016-17 Secured Tax Roll. The Assessor's Office had not received information regarding a Nevada Governor's Office of Economic Development Tax Abatement on this parcel, which became effective April 16, 2016. The tax bill was generated based on the unabated value, and will require adjustment.

5. **Supporting materials:** Please see attached letter with adjusted tax amount.

6. **Fiscal impact:** Unknown

Funds Available:


Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Assessor's Office

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **6 II**

**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

October 31, 2016

Memo to: Storey County Commissioners

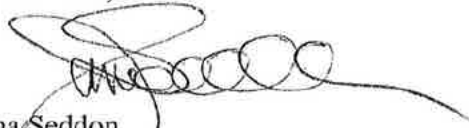
Re: 005-071-55

The above referenced parcel was billed with errors for the 2016-17 tax year. A clerical error occurred, and the Real Property Tax Bill requires correction. The Assessor's Office had not received any information regarding a Nevada Governor's Office of Economic Development Tax Abatement on this parcel, which was approved on September 15, 2016 and became effective April 16, 2016, and therefore the abatement was not applied to the tax bill. In accordance with NRS 361.765, I am requesting the following changes be made:

	Real Property Taxes	Abatement	Abated Taxes
2016-17 Billed	\$132,722.66	-	-
<b>2016-17 Corrected</b>	<b>\$132,722.66</b>	<b>\$66,361.33</b>	<b>\$66,361.33</b>

Please approve this correction, and advise the County Treasurer to make the changes and issue a corrected tax bill and/or refund to the taxpayer, if necessary.

Thank You,

  
Jana Seddon  
Storey County Assessor



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016

**Estimate of time required:** 0-5 mins

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

1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to 2016-17 Unsecured Tax Roll for Exemptions

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

**Department:** Assessor's Office

**Telephone:** 847-0961

4. **Staff summary:** NRS 361 provides for property tax exemptions to individuals who meet certain criteria. Exemption applications and renewals are typically due to our office on or before June 15<sup>th</sup> of each fiscal year, but circumstances beyond a taxpayer's control may cause a delay and, as a result, an exemption not being applied to the tax bill. In cases where the Assessor's Office feels that the taxpayer could not have reasonably filed their exemption application or renewal by the deadline, or if there is an unforeseeable error causing the exemption to not be applied correctly, the tax bill may be amended by the Clerk-Treasurer at the direction of the Board and a new tax bill or a refund be mailed to the affected taxpayer.

5. **Supporting materials:** Please see attached letter(s) with adjusted assessed values.

6. **Fiscal impact:** Unknown

Funds Available:


Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Assessor's Office

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **6 III**

**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

November 18, 2016

Memo to: Storey County Commissioners

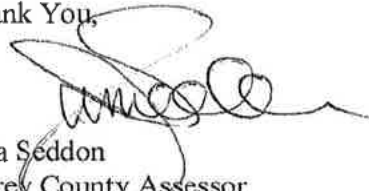
Re: MH 000169, Jerry D Farley

The above property owner has a Veteran's Exemption to be applied to their property located at 417 Canyon Way, Lockwood. Mr. Farley was unable to submit his renewal for this exemption in a timely manner, and the exemption did not transfer to his home. Therefore, we were unable to apply the exemption prior to the printing of their Unsecured tax bill. Pursuant to NRS 361.765, I ask that the **assessed value** be corrected as follows:

	Assessed Land Value	Assessed Improvements Value	Assessed Personal Property Value	Exemptions	Net Assessed Value
2016-17 Billed	0	1,163	1,428	0	2,591
<b>2016-17 Corrected</b>	<b>0</b>	<b>1,163</b>	<b>1,428</b>	<b>2,600</b>	<b>0</b>

Please approve this correction, and advise the Treasurer and the Assessor to make the changes and send a new tax bill or refund as necessary.

Thank You,

  
Jana Seddon  
Storey County Assessor



## Storey County Board of County Commissioners

### Agenda Action Report

Meeting date: 12/06/16

Estimate of time required: 5 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Discussion/Possible Action. Update to Storey County Administrative Policies and Procedures including: Policies 202 Anti-Harassment; 203 Dealing with Discrimination; and 1002 Definitions.

2. **Recommended motion:** Based on the recommendation by staff and in conformance with the Storey County Administrative Policies and Procedures, I (Commissioner) motion to approve the amendments to Storey County Administrative Policies 202 Anti-Harassment; 203 Dealing with Discrimination; and 1002 Definitions.

3. **Prepared by:** Austin Osborne

**Department:** Human Resources

**Telephone:** 847-0968

4. **Staff summary:** The purpose of the Storey County Administrative Policies and Procedures is to establish authority to implement the personnel program on a consistent basis. The Policies and Procedures require that review and necessary updates occur every five years and otherwise as needed.

5. **Supporting materials:** Enclosed: Draft Policies 202 Anti-Harassment; 203 Dealing with Discrimination; and 1002 Definitions.

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

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_@\_\_ Department Head

Department Name:

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. **6 IV**

**Enclosures: Draft Policies 202, 203, and 1002**

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 202  
**EFFECTIVE DATE:** 05/19/08  
**REVISED:** 12/06/16  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Anti-Harassment**

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- 1 **POLICY:** The Employer promotes a productive work environment and does not tolerate verbal, physical, written, or graphical conduct/behavior(s) that harasses, disrupts, or interferes with another's work performance or that creates an intimidating, offensive, or hostile environment based on that person's race, color, religion, age, gender, sexual orientation, national origin, ancestry, disability, veteran status, genetic information, domestic partnership, or any other basis that is inappropriate or offensive. *prohibited by law.*
- 2 **PROHIBITED CONDUCT – BEHAVIOR(S):** The employer will not tolerate any form of harassment, including any conduct/ behavior(s) on the part of employees, volunteers, clients, customers, vendors, contractors, etc., that impairs an employee's ability to perform his/her duties. Examples of prohibited conduct/behavior(s) include, but are not limited to:
  - Offensive verbal communication including slurs, jokes, epithets, derogatory comments, degrading or suggestive words or comments, unwanted sexual advances, invitations, or sexually degrading or suggestive words or comments.
  - Offensive written communications including notes, letters, notices, emails, texts, or any other offensive message sent by electronic means.
  - Offensive gestures, expressions and graphics including leering, obscene hand or finger gestures, sexually explicit drawings, derogatory posters, photographs, cartoons, drawings, or displaying sexually suggestive objects or pictures.
  - Physical contact when the action is unwelcomed by recipient including brushing up against someone in an offensive manner, unwanted touching, impeding or blocking normal movement, or interfering with work or movement.
  - Expectations, requests, demands, or pressure for sexual favors.
- 3 **TRAINING:** The employer will provide training every two (2) years to all employees on the prevention of discrimination and prohibited conduct/behavior(s) in the workplace. All new employees will be provided a copy of this policy upon hire and the contents will be discussed during the new hire orientation process. New employees will participate in training on the prevention of discrimination and prohibited conduct/behavior(s) within thirty (30) days of hire. A copy of this policy will be made available to applicants upon request.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.



**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

10/12/06/16

**NUMBER:** 203  
**EFFECTIVE DATE:** 05/19/08  
**REVISED:** 03-16-

**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAW

**SUBJECT: Dealing w/Allegations of Discrimination and/or Prohibited  
Conduct/Behavior(s)**

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**I. Process**

Employees or applicants who believe they are being discriminated against or subjected to any form of prohibited conduct/behavior(s) as described in this policy by another (e.g. employee, client, customer, vendor, contractor, etc.) because of their race, color, religion, age, gender, sexual orientation, national origin, ancestry, disability, veteran status, genetic information, or domestic partnership, as well as those who believe they have witnessed another employee, client or member of the public being subjected to prohibited conduct/behavior(s), have an affirmative duty to bring the situation to the attention of the employer. Employees covered by a collective bargaining agreement may opt to use the process described in this policy or in an applicable grievance procedure delineated by their collective bargaining agreement, but may not use both.

**II. Employee Responsibilities**

Employees who believe they personally are being or have been subjected to prohibited conduct/behavior(s) and/or are the target of any form of prohibited conduct/behavior(s), or have witnessed any other employee being subjected to these behaviors, should immediately:

1. Identify the offensive conduct/behavior(s) to the alleged harasser and request that the behavior cease.

*Note:* An employee is NOT required to talk directly to the alleged harasser or to the employee's supervisor. It is *critical*, however, that the employee contact one of the individuals listed in sections 2 or 3 below if s/he believes s/he is being targeted or has witnessed what the employee believes to be prohibited conduct/behaviors(s) directed to or committed by another employee(s), client(s), customer(s), vendor(s), contractor(s), etc.

2. If the employee feels uncomfortable in speaking directly to the alleged harasser or if the employee requested the prohibited conduct/behavior(s) to cease, but the request did not produce the results desired, the employee should report the conduct/behavior(s) as soon as possible to a supervisor or manager or to the employer's designated EEO Officer or the HR Representative.
3. Employees who believe the EEO Officer has engaged in prohibited conduct/behavior(s) should bring such concerns to the attention of the alternate EEO Officer or to any County Commissioner. The County Commissioner will designate an objective person to conduct an investigation of such allegations. Employees may also report the conduct/behavior(s) to the County Manager or the employer's attorney.
4. An employee who witnesses or obtains information regarding prohibited conduct/behavior(s) by his/her immediate supervisor is required to report the incident to the EEO Officer or HR Representative.
5. Applicants are encouraged to contact the designated EEO Officer or the alternate.

**III. Supervisor/Manager Responsibilities**

Regardless of whether the employee involved is in the supervisor's or manager's department and regardless of how s/he became aware of the alleged prohibited conduct/behavior(s), all supervisors and managers must immediately report all allegations or complaints or observations of such conduct/behavior(s) to the EEO



Officer, HR Representative, Elected Official, Department Head, or County Manager. A supervisor's or manager's failure to immediately report such activities, complaints, or allegations will result in discipline, up to and including termination.

- The persons(s) involved, including all witnesses;
- A written record of specific conversations held with the accused and any witnesses; and
- All pertinent facts, including date(s), time(s), and locations(s).

A supervisor's or manager's failure to immediately report such activities, complaints, or allegations will result in discipline, up to and including termination.

#### **IV. Investigation**

Upon being made aware of allegations or complaints of prohibited conduct/behavior(s), the employer will ensure that such allegations or complaints are investigated promptly. The employer treats all allegations or complaints seriously and expects all employees to be candid and truthful during the investigation process.

The employer will make efforts to ensure that all investigations are kept as confidential as reasonably possible. Employees will be ~~strongly advised~~ **requested** to refrain from discussing the subject content with others, particularly while the investigation is in progress. Employees may be required to provide information to regulatory agencies and/or the employee's union representative or attorney. The employer will release information obtained only to those individuals necessarily involved in the investigation and the administration of the complaint with a business need-to-know, or as required by law.

The employer will communicate to the individual who made the initial complaint, as well as the individual against whom the complaint was made, whether the allegations were substantiated or not.

If evidence arises that a participant in the investigation made intentionally false statements, that employee will be disciplined, up to and including possible termination.

If it is determined that a violation of this policy has occurred, the employer will take remedial action against the perpetrator commensurate with the severity of the offense. Such remedial action may include, but is not limited to, a counseling, verbal warning, written reprimand, transfer, demotion, suspension without pay, and/or termination. The employer will also initiate action to deter any future prohibited conduct/behavior(s) from occurring.

With regard to disability-related complaints, the EEO Officer (when appropriate, working with the supervisor and/or the complainant) shall propose a resolution to the complaint based upon the findings of such investigation. Such resolution will include reasonable accommodation when the employer determines that such a reasonable accommodation can be provided by the employer.

#### **V. Prohibition Against Retaliation**

Retaliation is adverse treatment which occurs because of opposition to prohibited conduct/behavior(s) in the workplace. The employer will not tolerate any retaliation by management or by any other employee against an employee who exercises his/her rights under this policy. Any employee who believes s/he has been harassed, retaliated or discriminated against in any manner whatsoever as a result of having filed a complaint, assisted another employee in filing a complaint, or participated in an investigative process should immediately notify the EEO Officer or the alternate. The employer will promptly investigate and deal appropriately with any allegation of retaliation.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 1002  
**EFFECTIVE DATE:** 09/26/14  
**REVISED:** 12/06/16

SUBJECT: Definition of Terms

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## ***1. Definition of Terms***

**1.1 POLICY:** The terms used in these policies shall have the meanings defined below:

**Alcohol:** The intoxicating agent in beverage alcohol, ethyl alcohol, or other low molecular weight alcohol including methyl and isopropyl alcohol.

**Alcohol Use:** The drinking or swallowing of any beverage, liquid mixture, or preparation (including any medication) containing alcohol.

**Allocation:** The assignment of a single position to its proper classification on the basis of the duties performed and responsibility assigned.

**Administrative Leave:** Authorized leave for administrative purposes, such as for conducting an investigation which may be with or without pay, at the option of the employer.

**Adulterated Specimens:** *A specimen is considered adulterated if it contains a substance that is not a normal constituent or contains an endogenous substance at a concentration that is not a normal physiological concentration.*

**Anniversary Date:** ~~The date the employee is hired as defined below, or promoted or reclassified upward or downward. This is the date an employee becomes eligible for consideration for a salary increase. The anniversary date may be adjusted as specifically provided elsewhere in the personnel policies. (Note special provisions regarding military leave.)~~ *date on which the employee starts work as indicated in-writing in an offer of employment, is reclassified or promoted to a new job classification, or a less than part-time or regular part-time employee becomes a full-time employee. The date on which an employee is demoted to a lower pay range, reassigned, or transferred to alternative positions where their talents or skills maybe best utilized to their own or the organization's benefit, or where they are better able to perform the job in accordance with required standards, is not an Anniversary Date.*

**Applicant:** A person, including a current employee, who is applying for any position with the employer. May also be referred to as the candidate.

**At-will:** Employment status wherein the employee may be terminated at any time, with or without cause. An employee in an at-will status has neither a property right nor an expectation of continued employment with the employer and is not covered by the provisions of the discipline, layoff, or dispute resolution sections of these personnel policies.

**Authentication:** *For the purposes of FMLA, providing the health care provider with a copy of the medical certification and requesting verification that the information contained on the certification form was completed and/or authorized by the health care provider who signed the document; no additional medical information may be requested.*

**Base Rate of Pay.** *The amount of pay the employee is designated to receive within the pay range for the employee's classification, excluding pay such as overtime, bonuses, longevity, shift-differential, and incentives.*

**Board:** The governing body of Storey County.

**Casual Worker/Hire:** A person hired at the pleasure of the employer to work less than *an average of* twenty (20) hours per week ~~on an ongoing basis or for more than twenty (20) hours per week for a period of fewer than one hundred twenty (120) consecutive work days.~~ *over a fiscal year period.*

**Child: (Son or daughter)** *For purposes of FMLA, a biological, adopted, or foster child, a stepchild, a legal ward, or a child of a person standing In Loco Parentis, who is either under age 18, or age 18 or older and "incapable of self-care because of a mental or physical disability."*

**Clarification:** *For purposes of FMLA, contacting the health care provider to understand the handwriting on the medical certification or to understand the meaning of a response.*

**Class:** *A group of like positions assigned to the same title and pay grade based on similar duties and responsibilities and minimum qualifications. Positions are allocated to the same class when they have a similar job title (e.g., a group of Administrative Assistant I positions), qualifications, pre-employment testing, and similar pay. For instance, five Administrative Assistant I positions in four different departments are all in the same class, "Administrative Assistant I".*

**Classification:** The analysis, development, and placement of positions within the classification plan.

**Class Series:** Two or more classes which are similar as to the fundamental type of work, but which differ as to degree of responsibility and difficulty, and which have been arrayed in a progression of level of responsibility and complexity of duties. *The series of Administrative Assistant I, II, and III is an example of a class series, while each position by itself is a class.*

**Class Specification:** ~~A description of the essential characteristics of a job class, and the factors and conditions that make it unique from other classes, described in terms of duties, responsibilities, and qualifications.~~

**Confidential Employee:** *An employee occupying a position which by the nature of its duties has access to decisions of management affecting employee relations and has been designated confidential by the Personnel Director with concurrence of the County Manager. In addition, it includes any employee occupying the County Manager's Office and Human Resources. Confidential employees are not covered by this Agreement.*

**Contraband:** Any item such as illegal drugs, drug paraphernalia, or other related items whose possession is prohibited by this policy. *This term includes marijuana and related products deemed illegal by federal law.*

**Conflicting Employment:** Outside employment that interferes with the employee's ability to perform his/her assigned job.

**Conviction:** A finding of guilt, including a plea of no contest or imposition of sentence or both, by any judicial body charged with the responsibility to determine violations of the federal or state criminal drug or alcohol statutes.

**Date of Hire/Hire Date:** The actual date an employee first renders paid service in a regular position.

**Day:** Calendar days unless work days are specified.

**Demotion:** Involuntary movement of an employee from one job *classification* to another job *classification* having a lower maximum base rate of pay, as a result of disciplinary action *or not successfully completing the probationary period related to a recent promotion.*

**Department Head/Department Manager:** An elected official or appointed official who is directly responsible to the County Manager or to the Board or to a board established by the Board, for overall administration of an office or department of the employer.

**Diluted Specimens:** *Diluted specimens have creatinine and specific gravity values that are lower than expected for human urine. The HHS has determined that specimens with creatinine levels greater than or equal to 2.0 mg/dL and have a specific gravity greater than 1.0010 but less than 1.0030 are dilute. Individuals with creatinine levels greater than or equal to 2.0 mg/dL but less than 5.0 mg/dL are required to be retested under direct observation.*

**Disability-Related Inquiry:** A question (or series of questions) that is likely to elicit information about a disability. ~~(See Section 2.6.8. of these policies for a more complete description.)~~

**Discharge:** Termination, separation, dismissal, or removal from employment for cause.

**Discipline:** A suspension (generally without pay), involuntary demotion, reduction in pay, discharge, or written reprimand or verbal warning.

**Discrimination:** Employment decisions or actions which are inappropriately taken because of the applicant's or employee's race, color, religion, age, gender, sexual orientation, national origin, ancestry, veteran status, disability, or union activity.

**Dispute:** Unresolved work-related problems identified by an employee or group of employees pertaining to work-related issues. Disputes may not be related to disciplinary action.

**Domestic Partner:** Persons who are registered as domestic partners with the state of Nevada per Senate Bill 283 of the 2009 Nevada Legislation.

**Drug Test:** A urinalysis (urine) test that includes specimen collection and testing by a Department of Health and Human Services (DHHS)-certified laboratory. Both a screening test and a confirmation test must be used to establish a positive test result.

**Eligible List:** A list of names of persons who have satisfactorily completed an examination for a position and have qualified; also includes **Reinstatement List** (see below). A list of names of persons who have been laid off and are available for reinstatement.

**Employee:** A person employed in a budgeted position on a full- or part-time basis. For purposes of those sections of these policies covering discipline, layoff, and dispute resolution, the term employee **excludes** elected officials, department heads and casual workers.

**Regular Full-time Employee:** A person who has successfully completed an initial introductory period in a regular budgeted position ~~with a normally scheduled work week and~~ *whose regular workweek consists* of at least forty (40) hours.

**Regular Part-Time Employee:** A person who has successfully completed an initial introductory period in a regular budgeted position which requires at least twenty (20) *average* hours per week *over a fiscal year period*, but less than full-time employment.

**Introductory Employee:** A person who serves in an at-will status for a specified period of time during which s/he is evaluated by the employer to ensure that s/he has demonstrated fitness for a position by actually performing the duties of the position.

**Exempt Employee:** An employee who is exempt from the overtime provisions of the Fair Labor Standards Act. (Such determination is made on the basis of duties and responsibilities performed and the method of pay computation *and rate of pay.*)

**Non-Exempt Employee:** An employee who is subject to the overtime provisions of the Fair Labor Standards Act.

**Employer Premises:** All employer property and facilities, the surrounding grounds and parking lots, leased space, employer motor-driven equipment/vehicles, offices, desks, cabinets, closets, etc.

**Equal Employment Opportunity (EEO) Officer:** *(Optional)* The staff member assigned the responsibility and authority to receive, investigate, and resolve complaints of alleged discrimination/harassment. This individual also has the responsibility to provide training to the employer and assure appropriate notices are posted.

**Essential Function:** A fundamental job duty of the position held or desired. A function is essential if the job exists to perform that function, a limited number of other employees are available to perform the function, or the function requires special skill or expertise. *(See Section 2.6.8. of these policies for a more complete description.)*

**Examination/Test:** Any measure, combination of measures, or procedures used as a basis for any employment decision. Examinations include the full range of assessment techniques from traditional paper and pencil tests, performance tests, assessment centers, introductory periods, and evaluation of physical, educational, and work experience qualifications through informal interviews and scored application forms. **Open** examinations are open to all applicants, internal and external. **Promotional** examinations are open only to selected categories of employees of the employer.

**Full-Time:** Work which requires hours of work as established by the employer as full-time. A full-time employee is regularly scheduled to work a normal work week of forty (40) hours. Note: For the purpose of determining eligibility for benefits and layoff, collective bargaining agreements may provide alternate definitions of full-time.

**Grade:** The designation of a salary range for *a job classifications of same or similar worth.*

**Illegal Drugs:** Any controlled substance or drug which is illegal to sell, possess, cultivate, transfer, use, purchase, or distribute. Illegal drugs include prescription drugs not legally obtained and/or prescription drugs not being used in the manner, combination, or quantity prescribed, or by the individual for whom prescribed. *Illegal drugs also include marijuana and related products that are deemed illegal by federal law.*

**Incomplete or Insufficient Certification:** *For purposes of FMLA, a medical certification is considered incomplete if the employer receives a certification, but one or more of the applicable entries have not been completed. A medical certification is considered insufficient if the employer receives a complete certification, but the information provided is vague, ambiguous, or non-responsive.*

**In Loco Parentis:** *A relationship in which a person has put him/herself in the situation of a parent by assuming and discharging the obligations of a parent to a child, with whom he or she has no legal or biological connection, including day-to-day responsibilities to care for or financially support a child.*

**Invalid Specimens:** *An invalid specimen is one that contains an unidentified adulterant, contains an unidentified interfering substance, has an abnormal physical characteristic, or has an endogenous substance at an abnormal concentration that prevents the laboratory from completing testing or obtaining a valid drug test result.*

**Job Competencies:** *The knowledge, skills, and abilities (KSAs) and other personal characteristics that work together to produce outstanding performance in a given area of responsibility.*

**Job Description.** *A written description of a job which includes information regarding the general nature of the work to be performed, specific responsibilities and duties, and the employee characteristics required to perform the job.*

**Job Specifications:** *The specific qualifications necessary to be able to perform the job.*

**Key Employee:** *A salaried FMLA-eligible employee who is among the highest paid 10 percent of all the employees employed by the employer within 75 miles of the employee's worksite.*

**Layoff:** A separation from the employer's service because of a shortage of funds, lack of work, abolishment of a position, reorganization, or for other reasons not reflecting discredit on an employee and for reasons outside of the employee's control.

**Leave Without Pay:** Authorized leave in a non-paid status.

**Legal Drugs:** Prescription drugs and over-the-counter drugs that have been legally obtained and are being used in the manner, combination, and quantity for which they were prescribed or manufactured. *This term does not include marijuana or related substances that are deemed illegal by federal law.*

**Medical Examination:** A procedure or test usually given by a health care professional or in a medical setting that seeks information about an individual's physical or mental impairments or health. ~~(See Section 2.6.8. of these policies for a more complete description.)~~

**Next of Kin:** *For purposes of FMLA, the nearest blood relative other than the covered servicemember's spouse, parent, son, or daughter, in the following order of priority: blood relatives who have been granted legal custody of the covered servicemember by court decree or statutory provisions, brothers and sisters, grandparents, aunts and uncles, and first cousins, unless the covered servicemember has specifically designated in writing another blood relative as his or her nearest blood relative for purposes of military caregiver leave under the FMLA. When no such designation is made, and there are multiple family members with the same level of relationship to the covered servicemember, all such family members shall be considered the covered servicemember's next of kin and may take FMLA leave to provide care to the covered servicemember, either consecutively or simultaneously. When such designation has been made, the designated individual shall be deemed to be the covered servicemember's only next of kin.*

**Orientation Period:** A trial or working test period which is an integral part of the examination and selection process during which an employee serves in an at-will status and is required to demonstrate fitness for the position for which s/he was hired by actually performing the duties of the position. *The employee in the orientation period may also be referred to as a Probationary Employee.*

**Personnel Action:** Any action taken with reference to appointment, compensation, promotion, transfer, layoff, dismissal, or any other action affecting an employee's employment status.

**Position:** A group of duties and responsibilities requiring the ongoing services of one or more employees, which is listed in the authorized position list contained in the currently approved employer's budget or established by formal action by the County Manager.

**Positive Drug or Alcohol Test:** Any detectable level of drugs or its metabolite (in excess of trace amounts attributable to secondary exposure) in an employee's urine or blood. With respect to alcohol, a blood alcohol concentration of 0.02 or higher constitutes a positive test.

**Probationary Employee:** *An employee who is undergoing a working evaluation period during which s/he is required to demonstrate his/her ability to carry out the duties of the position to which hired and during which s/he is employee "at-will" and may be laid-off or discharged from employment for any reason with or without cause.*

**Promotion:** The movement of an employee from one *position* class to another *position* class having a higher maximum base rate of pay, usually as a result of some type of examination *but not as a result of reallocation of a class.*

**Rate of Pay:** An employee's salary *or wages* as shown in the employer's compensation plan.

**Reallocation:** ~~A change in the classification and pay grade of a position to a higher or lower pay grade.~~ *A change of an entire class to a higher or lower pay grade.*

**Reclassification:** *The process of analyzing and redeveloping the duties, responsibilities, and minimum qualifications of an existing position and moving it to another class within the classification plan.*

**Reasonable Accommodation:**

- *a modification or adjustment to a job application process that enables a qualified applicant with a disability to be considered for the position such qualified applicant desires; or*
- *a modification or adjustment to the work environment, or to the manner or circumstances under which the position held or desired is customarily performed, that enable a qualified individual with a disability to perform the essential functions of that position; or*
- *a modification or adjustment that enables a covered employee, with a disability, to enjoy equal benefits and privileges of employment as are enjoyed by other similarly situated employees without disabilities.*

**Reassignment:** *Transferring individual employees to alternative position classes where their talents or skills may be best utilized to their own or the organization's benefit or where they are better able to perform the job in accordance with required standards.*

**Reclassification:** The change of a position to a different job class which results from changes in duties and responsibilities.

**Reduction in Pay:** Disciplinary action by an employer moving an employee to a lower pay level in the same class and same pay grade.

**Regular Position:** An authorized position which appears in the authorized position list contained in the employer's budget documents or its amendments approved by the County Commissioners. (Normally a regular position consists of duties which must be performed at least twenty [20] hours per week on a regular, year-round basis.)

**Regular Rate of Pay.** *The employee's base rate of pay plus other additional pay for which the employee's specific assignment may entitle him/her.*

**Regularly Scheduled Shift.** *The shift created by the department that is the same schedule for at least 30 days.*

**Reinstatement:** The restoration of a laid-off employee or an employee rejected during a promotional introductory period to a position in a class in which the employee formerly served as a regular employee.

**Reinstatement List:** A list of names of persons who have been laid off and are available for reinstatement (rehire without examination).

**Reprimand:** A written notice to an employee stating specific performance and/or behavioral deficiencies and the improvements in behavior and/or performance which the employee must make, and that further disciplinary action will follow if the employee does not make the required improvements. (A performance evaluation form shall not be considered a reprimand.)

**Resignation:** A notice by an employee that s/he intends to separate from the employer's service. The employer may require that resignations be in writing.



**Salary Range:** The minimum and maximum salary set for each classification, grade, or level as designated by the position compensation plans. (Also see Grade.)

**Son or Daughter of a Covered Servicemember:** *For purposes of FMLA, a biological, adopted, or foster child, stepchild, legal ward, or a child for whom the covered servicemember stood In Loco Parentis, and who is of any age.*

**Son or Daughter on Covered Active Duty or Call to Covered Active Duty Status:** *For purposes of FMLA, employee's biological, adopted, or foster child, stepchild, legal ward, or a child for whom the employee stood In Loco Parentis who is on covered active duty or call to covered active duty status, and who is of any age.*

**Spouse:** *A husband or wife as defined or recognized under State law for purposes of marriage.*

**Step:** A specific rate of pay within the salary range established for a class. (Also see Rate of Pay.)

**Substance Abuse Professional (SAP):** A licensed physician, or a licensed or certified psychologist, social worker, employee assistance professional, or addiction counselor (certified by the National Association of Alcoholism and Drug Abuse Counselors Certification Commission) with knowledge of and clinical experience in the diagnosis and treatment of drug- and alcohol-related disorders.

**Substituted Specimens:** *Substituted specimens have creatinine and specific gravity values that are so diminished or so divergent that they are not consistent with normal human urine. The HHS has determined that specimens with creatinine levels of less than 2.0 mg/dL are substituted.*

**Supervisor:** An employee, or an elected official who has been authorized to select, train, schedule, and evaluate the work of other employees, and to make decisions or effectively recommend actions related to the hiring, evaluation, and discipline of assigned employees. This person may also serve as the department head.

**Suspension:** The temporary separation from service, with or without pay, of an employee for disciplinary reasons or pending investigation of an employee's conduct.

**Temporary Employee:** A casual worker.

**Transfer:** A lateral change of an employee from one position to another position in the same class or to a different class in the same salary range. *A transfer does not include an employee moving from one office to another while maintaining the same position classification.*

**Warning:** Verbal notice or counseling of an employee specifying required changes in work performance or on-the-job behavior.

**Work Week:** *7 consecutive periods of 24 hours which may begin on any day and at any hour of the day.*

**Work Day:** *A period of 24 consecutive hours which begins when the employee begins work.*

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.





## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016

**Estimate of time required:** 0.

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

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1. **Title:** For possible approval: Treasurer's Report for October 2016.

2. **Recommended motion:** Approve as part of consent agenda.

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 847-0969

4. **Staff summary:** Monthly Treasurer's Report.

5. **Supporting materials:** Attached

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

Funds Available:

Fund:

\_\_\_\_ Comptroller

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

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Clerk & Treasurer

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **6V**

## OCTOBER 2016

TREASURER	001 GENERAL	001-500 INDUST GID	150 SCH OP	160 SCH DB	060 CAP AQU	170 STATE	010 IND MED	185 IND ACC	001 YOUTH	250 FIRE/EMER	001 PENALTIES	001-34104 A/R 6%	001-36506 OVRPMT	165 A/R 2%	TOTAL
2005/2006															\$ -
2006/2007															\$ -
2007/2008															\$ -
2008/2009															\$ -
2009/2010	\$ 98.37	\$	\$ 41.98	\$ 8.12	\$ 2.81	\$ 9.55	\$ 1.69	\$ 0.84	\$ 0.25	\$ 30.59	\$ 19.44				\$ 213.64
2010/2011															\$ -
2011/2012															\$ -
2012/2013															\$ -
2013/2014	\$ 167.13	\$	\$ 71.27	\$ 13.73	\$ 4.73	\$ 16.16	\$ 0.96	\$ 1.44	\$ 0.22	\$ 51.76	\$ 76.41				\$
Special Assess															
Total 2013/2014	\$ 167.13	\$ -	\$ 71.27	\$ 13.73	\$ 4.73	\$ 16.16	\$ 0.96	\$ 1.44	\$ 0.22	\$ 51.76	\$ 76.41				\$ 403.81
2014/2015	\$ 231.68	\$	\$ 98.06	\$ 18.92	\$ 6.54	\$ 22.22	\$ 1.07	\$ 1.96	\$ 0.59	\$ 71.20	\$ 101.77				\$
Special Assess															
2015/2016	\$ 231.68	\$ -	\$ 98.06	\$ 18.92	\$ 6.54	\$ 22.22	\$ 1.07	\$ 1.96	\$ 0.59	\$ 71.20	\$ 101.77				\$ 554.01
Subtotal	\$ 497.18	\$ -	\$ 211.31	\$ 40.77	\$ 14.08	\$ 47.93	\$ 3.72	\$ 4.24	\$ 1.06	\$ 153.55	\$ 197.62				\$ 1,171.46
2015/2016	\$ 455.76	\$	\$ 192.73	\$ 35.38	\$ 12.80	\$ 43.72	\$ 2.59	\$ 3.79	\$ 1.20	\$ 140.07	\$ 174.57				\$
Special Assess															
2015/2016	\$ 455.76	\$ -	\$ 192.73	\$ 35.38	\$ 12.80	\$ 43.72	\$ 2.59	\$ 3.79	\$ 1.20	\$ 140.07	\$ 174.57				\$ 1,062.61
TOTAL PRIOR	\$ 952.94	\$ -	\$ 404.04	\$ 76.15	\$ 26.88	\$ 91.65	\$ 6.31	\$ 8.03	\$ 2.26	\$ 293.62	\$ 372.19				\$ 2,234.07
2016/2017	\$ 112,331.18	\$ 351,022.96	\$ 199,709.44	\$ 38,485.25	\$ 13,021.89	\$ 44,401.66	\$ 2,578.99	\$ 3,883.02	\$ 1,152.99	\$ 142,388.04	\$ 2,260.45				\$ 911,235.80
Special Assess	\$ 533.31	\$	\$ 225.73	\$ 43.55	\$ 15.05	\$ 51.17	\$ 3.01	\$ 4.51	\$ 1.35	\$ 163.91					\$ 1,041.59
TOTAL 16/17	\$ 112,864.49	\$ 351,022.96	\$ 199,935.17	\$ 38,528.80	\$ 13,036.94	\$ 44,452.83	\$ 2,581.93	\$ 3,887.53	\$ 1,154.34	\$ 142,551.95	\$ 2,260.45				\$ 912,277.39
TOTAL SECURED	\$ 113,817.43	\$ 351,022.96	\$ 200,339.21	\$ 38,604.95	\$ 13,063.82	\$ 44,544.48	\$ 2,588.24	\$ 3,895.56	\$ 1,156.60	\$ 142,845.57	\$ 2,632.64				\$ 914,511.46
Refund Secured													\$ 0.31		\$ 0.31
REPORT TOTALS	\$ 113,817.43	\$ 351,022.96	\$ 200,339.21	\$ 38,604.95	\$ 13,063.82	\$ 44,544.48	\$ 2,588.24	\$ 3,895.56	\$ 1,156.60	\$ 142,845.57	\$ 2,632.64	\$ -	\$ 0.31	\$ -	\$ 914,511.77
ASSESSOR															
2006/2007															\$ -
2007/2008															\$ -
2008/2009															\$ -
2009/2010															\$ -
2010/2011															\$ -
2011/2012															\$ -
2012/2013															\$ -
2013/2014															\$ -
2014/2015															\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2015/2016															\$ -
TOTAL PRIOR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016/2017	\$ 21,085.21	\$ 28,036.93	\$ 20,791.81	\$ 4,010.76	\$ 1,385.54	\$ 4,710.31	\$ 276.66	\$ 415.01	\$ 124.72	\$ 15,098.59	\$ 26.66	\$ 6,256.64		\$ 2,085.57	\$ 104,304.41
Overpayment															
TOTAL UNSEC	\$ 21,085.21	\$ 28,036.93	\$ 20,791.81	\$ 4,010.76	\$ 1,385.54	\$ 4,710.31	\$ 276.66	\$ 415.01	\$ 124.72	\$ 15,098.59	\$ 26.66	\$ 6,256.64	\$ -	\$ 2,085.57	\$ 104,304.41
MISC															
PX, PC DIST	\$ 455,565.47	\$	\$ 192,829.22	\$ 37,203.18	\$ 12,855.28	\$	\$ 2,571.06	\$ 3,856.58	\$ 1,156.98	\$ 140,019.72	\$	\$	\$	\$	\$ 846,057.49
MX DIST															\$ -
PX DIST															\$ -
PC DIST															\$ -
GRAND TOTAL	\$ 590,468.11	\$ 379,059.89	\$ 413,960.24	\$ 79,818.89	\$ 27,304.64	\$ 49,254.79	\$ 5,435.96	\$ 8,167.15	\$ 2,438.30	\$ 297,963.88	\$ 2,659.30	\$ 6,256.64	\$ 0.31	\$ 2,085.57	\$ 1,864,873.67

STOREY COUNTY TREASURER  
TREASURER'S ACCOUNTING  
MONTHLY BALANCING SHEET  
FOR 10/2016

ACT DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
193 WELLS FARGO USDA CASH	-00	.00	.00	-00	.00	.00	.00	.00
194 DISTRICT COURT HOLDING	8,475.63	-00	-00	-00	-00	.00	.00	8,475.63
195 CASH IN BANK	5,123.70	-00	-00	-00	-00	.00	.00	5,123.70
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	13,553,795.82	4,157,612.19	2,590,113.75	1,057,797.43	-00	.00	.00	14,063,496.83
191 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
001 GENERAL	8,223,627.80	2,515,629.77	949,100.59	620,620.29	365,406.74	.00	.00	8,804,129.95
010 INDIGENT MEDICAL	494,623.36	5,435.96	11,398.16	.00	.00	.00	.00	488,661.16
015 INDIGENT ASSISTANCE -TAX	-00	-00	-00	-00	-00	.00	.00	-00
020 ROADS	1,338,413.22	72,059.89	9,123.23	36,490.10	72,146.27	.00	.00	1,437,006.05
024 RESTITUTION	153.05	50.00	-00	-00	-00	.00	.00	203.05
030 FIRE	99,649.54	-00	-00	-00	-00	.00	.00	99,649.54
035 FIRE EMERGENCY	-00	-00	-00	-00	-00	.00	.00	-00
040 FIRE DISTRICT	-00	-00	-00	-00	-00	.00	.00	-00
045 MUTUAL AID	84,876.27	-00	-00	-00	-00	.00	.00	84,876.27
050 SERVICE	100,000.00	-00	-00	-00	-00	.00	.00	100,000.00
060 EQUIPMENT ACQUISITION	438,238.42	-00	-00	-00	-00	.00	.00	438,238.42
070 CAPITAL PROJECTS	2,664,018.79	27,304.64	-00	-00	42,871.00	.00	.00	2,734,194.43
080 INFRASTRUCTURE FUND	1,543,854.70	31,495.55	28,585.32	-00	-00	.00	.00	1,575,350.25
090 WATER SYSTEM	1,612,062.04	52,833.13	17,794.42	15,755.19	779.13	.00	.00	1,632,124.69
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	361,295.30	32,439.41	4,556.97	8,677.83	29,721.00	.00	.00	350,838.91
135 USDA BOND WELLS FARGO	2,777,596.55	-00	45,567.00	-00	66,161.00	.00	.00	2,798,190.55
140 DRUG COURT	50.00	40.00	20.00	-00	-00	.00	.00	70.00
150 SCHOOL	616,340.69	413,960.24	623,727.34	-00	-00	.00	.00	406,573.59
160 SCHOOL DEBT	118,662.99	79,818.89	120,087.54	-00	-00	.00	.00	78,394.34
165 TECHNOLOGY FUND	889,387.40	2,709.57	6,255.63	-00	-00	.00	.00	81,648.40
170 STATE	889,387.40	118,009.26	369,181.70	-00	-00	.00	.00	638,214.96
180 DISTRICT COURT	42,251.66	864.00	24.00	-00	-00	.00	.00	43,091.66
185 INDIGENT ACCIDENT	37,395.03	8,167.15	32,040.58	-00	-00	.00	.00	13,521.60
187 JUSTICE COURT FUND	25,045.02	2,199.50	290.00	-00	-00	.00	.00	26,954.52
189 TRI NET	-00	-00	-00	-00	-00	.00	.00	-00
190 PARK FUND	122,211.42	-00	-00	-00	-00	.00	.00	122,211.42
200 TRI PAYBACK	2,395,563.04	-00	-00	-00	375,000.00	.00	.00	2,770,563.04
206 FEDERAL GRANTS	64,423.01	21,379.13	115,484.21	-00	-00	.00	.00	29,682.07
210 SHERIFF'S JAIL BLDG FUND	318.03	-00	-00	-00	-00	.00	.00	318.03
220 VC RAIL PROJECT	997,656.22	-00	131,645.00	-00	-00	.00	.00	866,011.22
230 VC TOURISM COMMISSION	260,451.07	98,537.83	34,683.52	26,352.01	650.70	.00	.00	297,302.67
250 FIRE DISTRICT	2,432,437.63	448,354.55	72,736.92	337,995.32	75,436.96	.00	.00	2,395,622.98
260 FIRE EMERGENCY	207,140.83	-00	-00	-00	-00	.00	.00	207,140.83
270 MUTUAL AID	72,008.29	202,830.59	16,811.62	11,906.69	-00	.00	.00	246,120.57
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#	Check Date	Amount
						From	0/00/00 - 10/31/16	1 Through 10/31/16	
CK	81922	199	00	403959	BENDER, DEBORAH		4/17/15		60.00
CK	81937	199	00	404621	EVANS, CHAD		4/17/15		16.91
CK	81973	199	00	404619	SEAY, JOHN		4/17/15		39.75
CK	82404	199	00	403382	DUFRESNE, JOHN		6/12/15		90.00
CK	82475	199	00	404670	PIPER, LINDA & BARRY		6/12/15		86.05
CK	82591	199	00	404676	JEFFCOAT, HUGH		6/26/15		90.18
CK	82917	199	00	403938	THREE GGG INC		7/24/15		78.00
CK	83250	199	00	404736	HOBSON, TABITHA		9/04/15		75.00
CK	83390	199	00	404697	MURRAY, ANN MARIE ARAGON		9/18/15		14.08
CK	84999	199	00	403677	CORELOGIC INC		3/18/16		801.00
CK	85161	199	00	403722	NEV DIV OF HEALTH-HUMAN		4/01/16		5,083.70
CK	85416	199	00	404769	MACKAY MANSION MUSEUM		4/29/16		60.00
CK	85761	199	00	404873	LYNCH, TERRIE		6/10/16		25.34
CK	85767	199	00	403629	MIGAN, TAMARA		6/10/16		32.12
CK	85953	199	00	403938	THREE GGG INC		6/24/16		39.00
CK	86021	199	00	404895	HARLOW, TONYA		7/08/16		100.00
CK	86073	199	00	101256	NEVADA GRAZING BOARD		7/08/16		15.19
CK	86195	199	00	404908	HAWKINS, JASON		7/22/16		19.93
CK	86449	199	00	404936	BUIST, BOBBIE JO		8/19/16		29.62
CK	86494	199	00	404769	MACKAY MANSION MUSEUM		8/19/16		310.00
CK	86538	199	00	101717	ST CO SCHOOL DISTRICT		8/19/16		46.00
CK	86611	199	00	103340	INNOVATIVE IMPRESSIONS		9/02/16		46.00
CK	86624	199	00	404953	LEIGHTON, GLENN & CELESTE		9/02/16		8.43
CK	86676	199	00	403892	SUN PEAK ENTERPRISES		9/02/16		2,344.00
CK	86738	199	00	100877	HAYMORE, DEAN		9/16/16		14.00
CK	86743	199	00	103340	INNOVATIVE IMPRESSIONS		9/16/16		46.00
CK	86748	199	00	404962	KECKLY, PAUL		9/16/16		45.62
CK	86794	199	00	404958	SCHOENING, KURT		9/16/16		100.00
CK	86878	199	00	402987	OSBORNE, AUSTIN		9/30/16		18.75
CK	86889	199	00	101630	SIERRA PACIFIC POWER CO		9/30/16		10,192.86
CK	86902	199	00	403938	THREE GGG INC		9/30/16		97.50
CK	86921	199	00	404634	BRANDON, RUSSELL D		10/14/16		60.00
CK	86924	199	00	100463	BUSINESS & PROFESSIONAL		10/14/16		562.19
CK	86936	199	00	403988	COMSTOCK CIVIL WAR REENAC		10/14/16		1,000.00
CK	86938	199	00	403887	COMSTOCK GOLD MILL LLC		10/14/16		40.00
CK	86946	199	00	100854	GALLS INC		10/14/16		103.94
CK	86948	199	00	404640	GLADDING, EDWARD A.		10/14/16		7,884.00
CK	86966	199	00	404769	MACKAY MANSION MUSEUM		10/14/16		468.11
CK	86967	199	00	404663	MADISON, SCOTT & LISA		10/14/16		2,348.47
CK	86972	199	00	404688	MUSTANG RANCH RETAILER,		10/14/16		224.11
CK	86977	199	00	404682	NEV DEPT OF CONSERVATION		10/14/16		216.11
CK	86994	199	00	403895	PETRINI, ANGELO D		10/14/16		352.11
CK	87025	199	00	401352	STOREY COUNTY JEEP POSSE		10/14/16		2,500.00
CK	87031	199	00	403901	THE TOMBSTONE COWBOYS		10/14/16		436.00
CK	87037	199	00	403894	VIRGINIA & TRUCKEE RR CO		10/14/16		2,160.00
CK	87038	199	00	403893	VIRGINIA CITY TOURS INC		10/14/16		1,252.00
CK	87044	199	00	404770	WORLDAPP, INC		10/14/16		7,450.00
CK	87046	199	00	101589	AIRGAS NCN INC		10/27/16		124.70
CK	87047	199	00	403713	CAPITAL 1 EQUIP FINANCE		10/27/16		72,720.00
CK	87048	199	00	100135	ALSCO INC		10/27/16		158.74
CK	87049	199	00	403949	AMERICAS PROPANE LP		10/27/16		11.99
CK	87051	199	00	404420	ARCADIA PUBLISHING INC		10/27/16		339.05
CK	87052	199	00	404555	ARROW INTERNATIONAL		10/27/16		306.93
CK	87053	199	00	403619	AT&T TELECONFERENCE SERVI		10/27/16		24.96

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check Date	Amount
CK	87054	199 00	403285	BERGER BLDG SUPPLY CO INC	From	10/27/16	16.98
CK	87055	199 00	404683	BEST BUY STORES, L.P.	From	10/27/16	349.92
CK	87056	199 00	100422	BOB BARKER COMPANY INC	From	10/27/16	57.91
CK	87057	199 00	404872	BOUND TREE MEDICAL, LLC	From	10/27/16	46.20
CK	87058	199 00	403671	BURRELL, SCOTT LEWIS	From	10/27/16	411.00
CK	87059	199 00	100463	BUSINESS & PROFESSIONAL	From	10/27/16	218.43
CK	87060	199 00	100475	CAPITAL CITY AUTO PARTS	From	10/27/16	605.95
CK	87061	199 00	403692	CAPITAL ONE PUBLIC FUND	From	10/27/16	58,925.00
CK	87063	199 00	403268	CELLCO PARTNERSHIP	From	10/27/16	852.80
CK	87065	199 00	404976	CITY OF ELKO	From	10/27/16	300.00
CK	87066	199 00	404573	CODE PUBLISHING COMPANY	From	10/27/16	5,851.00
CK	87068	199 00	404868	COMPLETE DOCUM MNGMT SOL	From	10/27/16	235.02
CK	87069	199 00	403990	COMSTOCK CEMETERY FOUNDAT	From	10/27/16	110.00
CK	87071	199 00	403887	COMSTOCK GOLD MILL LLC	From	10/27/16	112.00
CK	87072	199 00	403553	CONST SEALANTS & SUPPLY	From	10/27/16	491.57
CK	87073	199 00	100020	COSTCO HSBC BUS SOLUTIONS	From	10/27/16	86.30
CK	87074	199 00	404972	COUNTY OF SACRAMENTO	From	10/27/16	1,348.30
CK	87075	199 00	403547	CROP PRODUCTION SERV INC	From	10/27/16	575.43
CK	87076	199 00	404981	CURTIS, TRACY	From	10/27/16	199.00
CK	87078	199 00	404184	DIMARZO, ARMOUR B	From	10/27/16	150.00
CK	87079	199 00	402905	DISH DBS CORPORATION	From	10/27/16	86.03
CK	87080	199 00	403422	DOUGLAS CO SHERIFF OFFICE	From	10/27/16	100.00
CK	87082	199 00	100775	FARMER BROS CO	From	10/27/16	96.52
CK	87083	199 00	403216	FARR WEST ENGINEERING	From	10/27/16	19,887.49
CK	87084	199 00	404509	FCC COMMUNICATIONS, LLC	From	10/27/16	54.88
CK	87085	199 00	404757	FERGUSON ENTERPRISES INC	From	10/27/16	561.75
CK	87086	199 00	101485	FERRELLGAS LP	From	10/27/16	188.83
CK	87087	199 00	403975	GOLD HILL HOTEL INC	From	10/27/16	197.30
CK	87088	199 00	404669	GOLDEN GATE/SET PETROLEUM	From	10/27/16	115.28
CK	87089	199 00	404896	GRAINGER	From	10/27/16	2,871.22
CK	87090	199 00	101899	GRANITE CONSTRUCTION CO	From	10/27/16	86.00
CK	87091	199 00	100856	HIGH SIERRA BUSINESS	From	10/27/16	531.62
CK	87093	199 00	404980	HISTORIC FOURTH WARD SCHO	From	10/27/16	41,885.00
CK	87094	199 00	100826	HOME DEPOT CREDIT SERVICE	From	10/27/16	1,415.00
CK	87095	199 00	100889	INNOVATIVE IMPRESSIONS	From	10/27/16	1,070.98
CK	87096	199 00	103340	IRON MOUNTAIN INFO MGT IN	From	10/27/16	296.77
CK	87097	199 00	100885	KIRCHLER, CHRISTIAN A	From	10/27/16	261.48
CK	87100	199 00	403898	KIMBALL MIDWEST	From	10/27/16	988.00
CK	87101	199 00	103489	LANGUAGE LINE SERVICES IN	From	10/27/16	262.49
CK	87102	199 00	404356	LIFE-ASSIST INC	From	10/27/16	9.46
CK	87104	199 00	101030	LIQUID BLUE EVENTS LLC	From	10/27/16	411.54
CK	87105	199 00	404102	MACKAY MANSION MUSEUM	From	10/27/16	2,285.00
CK	87106	199 00	404769	METRO OFFICE SOLUTIONS IN	From	10/27/16	515.00
CK	87107	199 00	404088	MICHAEL HOHL MOTOR CO	From	10/27/16	710.24
CK	87108	199 00	102857	MONARCH DIRECT LLC	From	10/27/16	20.90
CK	87109	199 00	403096	MOUND HOUSE TRUE VALUE	From	10/27/16	633.17
CK	87110	199 00	100471	MUNICIPAL EMERGENCY SE (CT	From	10/27/16	96.66
CK	87111	199 00	403084	MUSTANG RANCH RETAILER,	From	10/27/16	3,827.53
CK	87112	199 00	404688	NEV DEPT HUMAN RESOURCES	From	10/27/16	12.00
CK	87114	199 00	101343	NEVADA OCCUPATIONAL HLTH	From	10/27/16	4,968.54
CK	87115	199 00	404357	NEVADA RUBBER STAMP CO IN	From	10/27/16	1,030.00
CK	87116	199 00	404194	NORTON CONSULTING LLC	From	10/27/16	56.00
CK	87117	199 00	404163	OCCUPATIONAL HEALTH CENTE	From	10/27/16	19.00
CK	87118	199 00	99806		From	10/27/16	246.50

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	FROM	Check Date	Amount
CK	87119	199 00	102782	OFFICE DEPOT INC		10/27/16	101.46
CK	87120	199 00	103220	ON THE SIDE GRAPHICS & SI		10/27/16	89.00
CK	87121	199 00	404971	PENA, LOUISE M		10/27/16	25.00
CK	87122	199 00	403895	PETRINI, ANGELO D		10/27/16	104.00
CK	87124	199 00	103032	POWERPLAN		10/27/16	224.61
CK	87125	199 00	100348	PURCELL TIRE & RUBBER CO		10/27/16	483.89
CK	87126	199 00	404969	RADCLIFFE PAINTING		10/27/16	11,175.00
CK	87127	199 00	402937	RAY MORGAN CO INC (CA)		10/27/16	99.00
CK	87130	199 00	404909	RENO TYOGRAPHERS, INC		10/27/16	12.73
CK	87131	199 00	101210	SBC GLOBAL SERVICES INC		10/27/16	90.00
CK	87132	199 00	404869	SCSO EMPLOYEES ASSOCIATIO		10/27/16	1,578.58
CK	87133	199 00	101595	SIERRA CHEMICAL COMPANY		10/27/16	9,286.52
CK	87134	199 00	101630	SIERRA PACIFIC POWER CO		10/27/16	100.00
CK	87135	199 00	101632	SIERRA PEST CONTROL INC		10/27/16	327.64
CK	87137	199 00	403384	SMITHS FOOD & DRUG CENTER		10/27/16	100.00
CK	87138	199 00	404975	SMITHS FOOD AND DRUG		10/27/16	273.50
CK	87143	199 00	404871	STAR2STAR COMMUNICATIONS,		10/27/16	1,768.00
CK	87145	199 00	403892	SUN PEAK ENTERPRISES		10/27/16	640.93
CK	87146	199 00	404978	TAHOE WESTERN ASPHALT		10/27/16	572,252.37
CK	87147	199 00	404752	TESLA		10/27/16	150.00
CK	87149	199 00	404786	THE ROASTING HOUSE		10/27/16	1,569.33
CK	87151	199 00	404845	THOMAS PETROLEUM LLC		10/27/16	13.25
CK	87152	199 00	102962	UNIFORMITY OF NEVADA LLC		10/27/16	2,065.50
CK	87153	199 00	403894	VIRGINIA & TRUCKEE RR CO		10/27/16	3,002.00
CK	87154	199 00	403893	VIRGINIA CITY TOURS INC		10/27/16	650.00
CK	87156	199 00	101932	WASHOE CO SHERIFFS OFFICE		10/27/16	3,174.29
CK	87157	199 00	103009	WASHOE COUNTY SENIOR SERV		10/27/16	588.00
CK	87158	199 00	103237	WESTERN ENVIRONMENTAL LAB		10/27/16	406.21
CK	87159	199 00	103467	WOLF MACHINE		10/27/16	10.71
PR	34231	199 00	900615	SHERIFF FEE COLLECTION/GA		8/15/14	50.73
PR	34705	199 00	900201	COLONIAL LIFE INS. 125		8/14/15	1,143.53
PR	34774	199 00	900107	MEDICAL/EMPLOYEE BUYUP		10/09/15	736.93
PR	35013	199 00	900113	LIFE INSURANCE		4/08/16	486.27
PR	35194	199 00	1219	HESS, COLT		7/15/16	1,410.00
PR	35342	199 00	900501	FIRE FIGHTER ASSOC #4227		10/21/16	1,012.82
PR	35343	199 00	112	HESS, GREG J		10/21/16	2,950.00
VP	87160	199 00	404969	RADCLIFFE PAINTING		10/31/16	895,114.23
Bank Total:							895,114.23
Total:							895,114.23



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016

**Estimate of time required:** 0 min

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

For possible approval: Accounts payable claims dated 10/27/2016 for \$919,259.40 and \$9,053.98, dated 10/31/2016 for \$2,950.00, dated 11/10/2016 for \$1,729,184.86 and \$6,855.95 and dated 11/23/2016 for \$193,898.73 and \$13,371.82. Payroll claims dated 10/26/2016 for \$4,603.53, dated 11/03/2016 for \$132,010.86, dated 11/03/2016 for \$76,087.45, dated 11/04/2016 for \$479,250.27 and 11/18/2016 for \$370,472.56.

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

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **6VI**

Report No: PB1315  
Run Date : 10/26/16

CHECK  
NUMBER

VENDOR

87046 AIRGAS NCN INC

87047 CAPITAL 1 EQUIP FINANCE

87048 ALSCO INC

87049 AMERIGAS PROPANE LP

87050 ARC HEALTH AND WELLNESS

87051 ARCADIA PUBLISHING INC

87052 ARROW INTERNATIONAL

87053 AT&T TELECONFERENCE SERVI

87054 BERGER BLDG SUPPLY CO INC

87055 BEST BUY STORES, L.P.

87056 BOB BARKER COMPANY INC

87057 BOUND TREE MEDICAL, LLC

87058 BURRELL, SCOTT LEWIS

87059 BUSINESS & PROFESSIONAL

87060 CAPITAL CITY AUTO PARTS

STOREY COUNTY  
CHECK REGISTER 10/27/16

CHECK  
TOTAL

Page 1

AMOUNT

TRANS#

DATE

P/O #

INVOICE DESCRIPTION

EMS SUPPLIES  
EMS SUPPLIES  
EMS SUPPLIES

V&T INTEREST(5002-00410)

ST 71 LAUNDRY  
ST 72 LAUNDRY  
ST 75 LAUNDRY  
ST 74 LAUNDRY  
SHOP  
SHOP  
CH

SPELTZ CDL PHYSICAL  
WRIGHT TESTING

NV V&T, BONANZA BOOKS  
HAUNTED VC BOOK

EMS SUPPLIES

TELECONFERENCE SERVICES

VCSC-BATHROOM LATCH

CAMERA & MEMORY CARDS  
CAMERA FOR DEPUTY  
CAMERA FOR DEPUTY

INMATE OVERTHECOUNTER MED

EMS SUPPLIES

OCT 6-19, 2016

GARNISHMENT DISBURSED

PW55448 COOLANT FILTER  
TRI PLOW- AIR BRAKE CHAM  
FR66610 FUSE BLK  
SHOP-AIR FLOW CLNR  
PW48224 OIL SEAL  
FR66610- SWITCH  
BRINE-LAMPS  
PW25253-GAS CAP  
PW31046 PLOW-FILTERS  
PW63742 BLOW MOTR CONNECT  
S056310 RADIATOR  
SHOP- AIR FRESHENER  
PW63742 ALT LEAD

71.45  
27.75  
25.50

72,720.00

9.90  
8.77  
16.52  
10.52  
43.44  
48.54  
21.05

11.99

75.00  
100.88

233.10  
105.95

306.93

24.96

16.98

149.94  
99.99  
99.99

349.92

57.91

46.20

15.00  
13.50  
382.50

411.00

218.43

17.98  
26.59  
24.98  
8.99  
12.59-  
25.96  
90.92  
14.69  
43.86  
37.32  
200.23  
2.99  
5.17



Report No: PB1315  
Run Date : 10/26/16  
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STOREY COUNTY  
CHECK REGISTER 10/27/16

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87061 CAPITAL ONE PUBLIC FUND	WEED SPRAYER PLUG		10/27/16	78521	4.38	
87062 CASSINELLI LANDSCAPING &	BRINE- TRAN FLUID		10/27/16	78521	114.48	605.95
87063 CELICO PARTNERSHIP	V&T INTEREST(5002-00411)		10/27/16	78547	58,925.00	58,925.00
	MATCH FUNDS-PARK PAVERS		10/27/16	78522	30,502.00	30,502.00
	ACCT 942037802-00001		10/27/16	78614	40.01	
	ACCT 942057617-00001		10/27/16	78614	360.09	
	775-741-7180 BLAKE		10/27/16	78523	167.61	
	772263062-00001 IPAD		10/27/16	78523	120.03	
	775 443-5802 P.WHITTEN		10/27/16	78546	40.01	
	IT IPAD CELL SERVICE		10/27/16	78633	80.02	
	HUGH		10/27/16	78648	40.01	
87064 CENTRAL SANITARY SUPPLY	AIRCARD 972520095-00001		10/27/16	78518	5.02	852.80
87065 CITY OF ELKO	JAIL FLOOR WAX		10/27/16	78575	62.75	62.75
87066 CODE PUBLISHING COMPANY	TRAINING		10/27/16	78612	300.00	300.00
87067 COMMUNITY CHEST INC	UPDATE #15		10/27/16	78646	5,851.00	5,851.00
87068 COMPLETE DOCUM MNGMNT SOL	VSUSTOPS1GRANT SEPT 2016		10/27/16	78653	2,295.33	2,295.33
87069 COMSTOCK CEMETERY FOUNDAT	MIG-FLM RED/UR 124591-717		10/27/16	78651	187.18	
87070 COMSTOCK CHRONICLE (VC)	FLM - HISTORIC IND RECD		10/27/16	78651	47.84	235.02
	OCT 6-19, 2016		10/27/16	78579	110.00	110.00
	LIST OF VOTERS AVAILABLE		10/27/16	78642	78.00	
	CLOSE OF REG		10/27/16	78642	136.50	
	BALLOT QUESTION TEXT		10/27/16	78642	18,252.00	18,466.50
87071 COMSTOCK GOLD MILL LLC	OCT 6-19, 2016		10/27/16	78580	16.00	
			10/27/16	78580	96.00	112.00
87072 CONST SEALANTS & SUPPLY	CRAFCO CRACK POT-GATE VAL		10/27/16	78524	491.57	491.57
87073 COSTCO HSBC BUS SOLUTIONS	ECC SUPPLIES		10/27/16	78564	67.32	
	ECC SUPPLIES		10/27/16	78564	18.98	86.30
87074 COUNTY OF SACRAMENTO	STUTTS 16001CR		10/27/16	78561	1,348.30	1,348.30
87075 CROP PRODUCTION SERV INC	WEED CONTROL-PLANT		10/27/16	78525	575.43	575.43
87076 CURTIS, TRACY	RES PLANS EXAMINER TEST		10/27/16	78640	199.00	199.00
87077 DAIOHS USA INC	ST 74 WATER		10/27/16	78615	54.95	54.95
87078 DIMARZO, ARMOUR B	DOCENT / MARKETING		10/27/16	78628	150.00	150.00
87079 DISH DBS CORPORATION	800PERIRANCH LOCKWOOD CNT		10/27/16	78517	86.03	86.03
87080 DOUGLAS CO SHERIFF OFFICE	FTO CLASS RANSON		10/27/16	78613	100.00	100.00
87081 ELLIOTT AUTO SUPPLY INC	S058904-HALO CAPSULES		10/27/16	78526	27.08	



Report No: PB1315  
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STOREY COUNTY  
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Report No: PB1315  
Run Date : 10/26/16

STOREY COUNTY  
CHECK REGISTER 10/27/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87114	NEV DEPT HUMAN RESOURCES	SEPT COUNTY MATCH		10/27/16	78572	4,968.54	4,968.54
87115	NEVADA OCCUPATIONAL HLTH	DOT PHYSICAL/DRUG INMATE PREPLACEMENT PHYS INMATE PRE PLACEMENT PHYS INMATE PREPLACEMENT PHYS		10/27/16 10/27/16 10/27/16 10/27/16	78560 78601 78597 78601	130.00 500.00 200.00 200.00	1,030.00
87116	NEVADA RUBBER STAMP CO IN	STAFF NAME BADGES		10/27/16	78587	56.00	56.00
87117	NORTON CONSULTING LLC	WWTP- LIME		10/27/16	78538	19.00	19.00
87118	OCCUPATIONAL HEALTH CENTE	KENYON NEW VFD PHYSICAL		10/27/16	78621	246.50	246.50
87119	OFFICE DEPOT INC	RECEIPT BOOKS CREDIT USED DVDS FOR MEETINGS		10/27/16 10/27/16	78596 78630	78.00 23.46	101.46
87120	ON THE SIDE GRAPHICS & SI	HYDRANT #S GRAPHICS FOR LW VEHICLE		10/27/16 10/27/16	78622 78556	19.00 70.00	89.00
87121	PENA, LOUISE M	MUIPU 16095TF		10/27/16	78562	25.00	25.00
87122	PETRINI, ANGELO D	OCT 6-19, 2016		10/27/16	78588	104.00	104.00
87123	PHYSIO CONTROL INC	LIFE PAK BATTERIES		10/27/16	78626	815.56	815.56
87124	POWERPLAN	JD LOADER-SPRING ASSEM		10/27/16	78535	224.61	224.61
87125	PURCELL TIRE & RUBBER CO	FR63564 TIRE REPAIR JD 410 TIRE REPAIR		10/27/16 10/27/16	78541 78541	285.94 197.95	483.89
87126	RADCLIFFE PAINTING	PAINTING COURT HOUSE		10/27/16	78649	11,175.00	11,175.00
87127	RAY MORGAN CO INC (CA)	COPIER-COMM C STREET		10/27/16	78635	453.00	453.00
87128	RENO DRAIN OIL SERVICE	USED OIL & A-FREEZE		10/27/16	78536	100.00	100.00
87129	RENO PAINT MART	PAINT FOR LOCKWOOD		10/27/16	78609	337.48	337.48
87130	RENO TYOGRAPHERS, INC	POSTCARDS		10/27/16	78589	99.00	99.00
87131	SBC GLOBAL SERVICES INC	TRI FUELING 1/2		10/27/16	78520	12.73	12.73
87132	SCSO EMPLOYEES ASSOCIATIO	B.CARTER & D.DUKE		10/27/16	78652	90.00	90.00
87133	SIERRA CHEMICAL COMPANY	CHLOR 4 DEP CHLOR 5 DEP		10/27/16 10/27/16	78566 78566	705.20 873.38	1,578.58
87134	SIERRA PACIFIC POWER CO	VIRGINIA CITY ST LIGHTS SC COMMISSIONERS ST LIGHT 2610 CARTWRIGHT PUMPHSE 431 CANYON WAY ST 4 2612 CARTWRIGHT RD RES 145 N C ST UNIT 381 N C ST RESTSTOP 130 TOLL RD BLDG		10/27/16 10/27/16 10/27/16 10/27/16 10/27/16 10/27/16 10/27/16	78553 78553 78553 78553 78553 78553 78553	844.25 105.16 32.32 205.72 71.08 88.29 44.93	

Report No: PB1315  
Run Date : 10/26/16  
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NUMBER

STOREY COUNTY  
CHECK REGISTER 10/27/16

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TOTAL

VENDOR

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
110 TOLL RD BLDG		10/27/16	78553	101.96
100 TOLL RD SHOP 1/2		10/27/16	78553	206.00
201 S C ST DA		10/27/16	78553	74.97
203 S C ST SO		10/27/16	78553	80.78
205 S C ST SO		10/27/16	78553	87.66
911 US HWY 341 JAIL		10/27/16	78553	885.49
490 SAM CLEMENS PARK		10/27/16	78553	18.61
100W SOUTH ST WTR PLNT		10/27/16	78553	634.89
21 S C ST GASLMO		10/27/16	78553	155.28
500 SPANIAL RAVINE RD "V"		10/27/16	78553	47.38
205 N E ST VC PARK		10/27/16	78553	32.32
SUTTON ST		10/27/16	78553	30.17
104 S B ST GARAGE		10/27/16	78553	32.39
S C ST UNIT VC/372 C ST		10/27/16	78553	41.99
S C ST OUTDOOR/PAL LIGHT		10/27/16	78553	37.97
S C ST UNIT VC		10/27/16	78553	126.10
CARSON ST BALLPARK		10/27/16	78553	32.53
N C ST FIREHS		10/27/16	78553	245.29
141 N C ST (TRAINING)		10/27/16	78553	406.42
MAIN ST UNIT GH DEPOT		10/27/16	78553	49.34
2220 SIX MILE CANYON		10/27/16	78553	1,255.33
26 S B ST COURTHOUSE		10/27/16	78553	605.44
176 N C ST LIGHTS		10/27/16	78553	67.90
342 S C ST LIGHTS		10/27/16	78553	94.08
531 S C ST LIGHTS		10/27/16	78553	103.98
800 PERI RANCH RD		10/27/16	78553	113.77
1705 PERU DR		10/27/16	78553	985.70
185 N C ST		10/27/16	78553	58.79
420 CANYON WAY UNIT B		10/27/16	78553	107.58
420 CANYON WY UNIT A		10/27/16	78553	178.58
2141 EMPIRE RD VCH PARK		10/27/16	78553	32.32
1000 PERI RANCH RD PARK		10/27/16	78553	33.65
160 UNION ST/ B OF A		10/27/16	78553	61.92
TOWN OF GH STR LIGHTS		10/27/16	78553	94.71
100 TOLL RD PED(FOUNTAIN)		10/27/16	78553	532.13
2610 CARTWRIGHT FIREHSE		10/27/16	78553	196.42
PEST CONTROL LOCKWOOD		10/27/16	78573	50.00
PEST CONTROL LOCKWOOD		10/27/16	78573	50.00
2004 SUBURBAN REPAINT		10/27/16	78549	1,665.00
INMATE MEDICATIONS		10/27/16	78569	327.64
DEPOSIT REFUND		10/27/16	78537	100.00
CEM GIN FOR GIFT SHOP		10/27/16	78591	1,238.10
JAIL DISINFECTANT		10/27/16	78602	46.52
INMATE TRANSPORT		10/27/16	78576	944.74
INMATE TRANSPORT		10/27/16	78576	383.88
APN 00338117		10/27/16	78645	106.80
COUNTER PHONE		10/27/16	78634	273.50

87135 SIERRA PEST CONTROL INC  
87136 SILVER STATE INDUSTRIES  
87137 SMITHS FOOD & DRUG CENTER  
87138 SMITHS FOOD AND DRUG  
87139 SOUTHERN GLAZERS WINE & S  
87140 SPALLONE, DOMINIC J III  
87141 ST CO AMBULANCE  
87142 ST CO TREASURER  
87143 STAR2STAR COMMUNICATIONS,

9,286.52  
100.00  
1,665.00  
327.64  
100.00  
1,238.10  
46.52  
1,328.62  
106.80  
273.50



Report No: PB5480ST  
Run Date : 10/26/16

VENDOR  
NUMBER

NUMBER	VENDOR	FUND-DEPT
92	WELLS ONE COMMERCIAL CARD	

STOREY COUNTY  
PURCHASE CARD REGISTER

[illegible]

AMOUNT

CARD  
TOTAL

\*Card Total\*

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

9,053.98

TYPED CHECKS TOTAL

2,950.00

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

DATE

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COMPTROLLER

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TREASURER

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CHAIRMAN

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COMMISSIONER

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COMMISSIONER



CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87161	ADR SOLUTIONS LLC	NEW RESCUE-REPAIRS		11/10/16	78737	4,493.30	4,493.30
87162	ADVANCED DATA SYSTEMS INC	SWIFT ROYALTIES, TABLE USE SUPPORT		11/10/16 11/10/16	78750 78750	810.00 1,780.00	2,590.00
87163	AIRGAS NCN INC	EMS SUPPLIES		11/10/16	78769	73.61	
		EMS SUPPLIES		11/10/16	78769	28.47	
		EMS SUPPLIES		11/10/16	78769	26.35	128.43
87164	ALSCO INC	ST 71 LAUNDRY		11/10/16	78770	9.69	
		ST 72 LAUNDRY		11/10/16	78770	8.77	
		ST 75 LAUNDRY		11/10/16	78770	16.52	
		ST 74 LAUNDRY		11/10/16	78770	10.52	
		SHOP		11/10/16	78657	90.94	
		SHOP		11/10/16	78657	48.54	
		CH		11/10/16	78657	29.18	214.16
87165	ARC HEALTH AND WELLNESS	YOHEY DOT PHYSICAL		11/10/16	78771	75.00	75.00
87166	ARCADIA PUBLISHING INC	BOOKS FOR GIFT SHOP		11/10/16	78702	265.07	265.07
87167	ARROW INTERNATIONAL	EMS SUPPLIES		11/10/16	78772	560.76	560.76
87168	AVS DEVELOPMENT LTD	EMS BILLING SOFTWARE		11/10/16	78773	53.70	
		EMS SUPPLIES		11/10/16	78773	86.75	140.45
87169	BERRY ENTERPRISES	MAINT ON MNT TOPS		11/10/16	78753	2,700.00	
		ANALOG VOTER SYSTEM		11/10/16	78764	46,545.72	49,245.72
87170	BEST BUY STORES, L.P.	CAMERA FOR PATROL		11/10/16	78731	109.99	109.99
87171	BEST SIGNS & IMAGES, LLC	GS UV DIGITAL PRINT		11/10/16	78703	171.00	171.00
87172	BISBEE, PATTY	COMDEV-LED BECONS		11/10/16	78813	82.63	82.63
87173	BLACKPOINT LLC	CREDIT ON ACCOUNT		11/10/16	78747	89.44-	
87174	BOB BARKER COMPANY INC	JAIL SHAMPOO		11/10/16	78747	101.47	12.03
87175	BRANDON, RUSSELL D	PUBLIC ADMINISTRATION		11/10/16	78803	60.00	60.00
87176	BURRELL, SCOTT LEWIS	OCT 20-NOV 2, 2016		11/10/16	78704	450.00	
				11/10/16	78704	36.00	486.00
87177	BURTON'S FIRE INC	B74 REPAIRS		11/10/16	78774	437.86	437.86
87178	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		11/10/16	78740	269.82	269.82
87179	C & W LOCK, GLASS & SAFE	LOCKWOOD CENTER LOCKS		11/10/16	78680	324.50	324.50
87180	CANYON GENERAL IMPROVEMEN	LOCKWOOD SUB WATER/SEWER		11/10/16	78736	46.50	46.50
87181	CAPITAL CITY AUTO PARTS	STOCK-FILTERS		11/10/16	78659	43.50	
		SO48326-SENSOR VLV		11/10/16	78659	15.56	15.56



Report No: PB1315  
Run Date : 11/10/16

CHECK  
NUMBER

VENDOR

87199 ELLIOTT AUTO SUPPLY INC

STOREY COUNTY  
CHECK REGISTER 11/10/16

INVOICE DESCRIPTION P/O # DATE TRANS#

PW65108 SWPR BLADES 11/10/16 78661

SO- TRANS FLUID 11/10/16 78661

SO48326 BRK PADS 11/10/16 78661

STOCK-BLADES 11/10/16 78661

FR66029 AIR FILTER 11/10/16 78661

CORE CREDIT 11/10/16 78661

TR1BLAZER-THERMOSTAT 11/10/16 78661

FR38346- BRAKES 11/10/16 78661

R73-ELEMENT 11/10/16 78661

CORE CREDIT 11/10/16 78661

R73- ELEMENT 11/10/16 78661

COMDEV- SENSOR ASM 11/10/16 78661

R73-OIL SEAL 11/10/16 78661

SO58905-WATER PUMP, SEAL 11/10/16 78661

SO58905- VBELTS, A FREEZ 11/10/16 78661

SO48326 HUBS 11/10/16 78661

FR62657-ALT ASY, V BELT 11/10/16 78661

TRICK OR TREATERS REIMBUR 11/10/16 78727

SIX MILE DRAINAGE FINAL 11/10/16 78726

RETAINING WALL, PRK LOT 11/10/16 78749

SEWER IMPROVEMENT 11/10/16 78749

REIMBURSE CDL PHYSICAL 11/10/16 78662

LWSC-PROPANE 11/10/16 78695

ST 72 RES PROPANE 11/10/16 78776

16137CR BLACK 11/10/16 78802

ADMIN-VC MASONS 11/10/16 78802

TRI-UNL 280/ DSL 222 11/10/16 78696

LW-UNL 275 / DSL 80 11/10/16 78696

2-5 X45 11/10/16 78755

8 X45 11/10/16 78755

QTRLY PEST CONTROL 11/10/16 78786

CH-QUARTERLY 11/10/16 78663

VCCC-QUARTERLY 11/10/16 78663

372 C- QUARTERLY 11/10/16 78663

100 TOLL QUARTERLY 11/10/16 78663

WATER PLANT-QUARTERLY 11/10/16 78663

MTCC-QUARTERLY 11/10/16 78663

PONID PEAK QUAD COUNTY 11/10/16 78761

POND PK RENT 11/10/16 78752

UTILITIES 11/10/16 78752

INV 148907 FILE STAMP REP 11/10/16 78795

IMG-FIM COM CHRN 2015 11/10/16 78791

GTP INVESTMENTS LLC

HARRY'S BUSINESS MACHINES

HIGH DESERT MICROIMAGING

HISTORIC FOURTH WARD SCHO

CHECK  
TOTAL  
359.45

Report No: PB1315  
Run Date : 11/10/16

STOREY COUNTY  
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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87212	HOME DEPOT CREDIT SERVICE	OCT 20-NOV 2, 2016		11/10/16	78709	6.00	198.50
87213	HOMETOWN HEALTH	PLUGS FOR OLD SEWER PIPE SHINGLE FULLER		11/10/16	78709	192.50	
87214	INGALLS & ASSOCIATES, LLC	16009041-00053		11/10/16	78766	16.96	96.90
87215	INTERMOUNTAIN SLURRY SEAL	16009041-00053		11/10/16	78766	79.94	
87216	IRON MOUNTAIN INFO MGT IN	EO INS, N. BEDFORD		11/10/16	78689	10,043.74	10,596.10
87217	ITI SOURCE LLC	MARK TWAIN COMM CENTER LOT		11/10/16	78689	552.36	
87218	JAMES C MCLENNAN MDPC	NT147/STOREY NOV 2016		11/10/16	78690	143.75	143.75
87219	JBP LLC	PARTIAL RIMS SERVER		11/10/16	78664	685,900.00	
87220	JONES WEST FORD	ECC WIRELESS WAP UPGRADE		11/10/16	78679	4,800.00	690,700.00
87221	JUDGE EDWARD R JOHNSON	PARTIAL RIMS SERVER PROQA		11/10/16	78792	271.21	271.21
87222	KIECHLER, CHRISTIAN A	PARTIAL RIMS SERVER		11/10/16	78760	3,162.39	
87223	KIMBALL MIDWEST	NOV 2016 HEALTH OFFICER		11/10/16	78760	1,026.92	
87224	KING SUPPLY COMPANY LLC	CORE CREDIT		11/10/16	78760	1,167.22	11,566.24
87225	KNECHT, RAQUEL	PW65108-HOOD HOOK KIT		11/10/16	78665	6,209.71	
87226	L N CURTIS & SONS	PW45173- CAP RAD FILLER		11/10/16	78665	500.00	500.00
87227	LIFE-ASSIST INC	KW703- CLAP		11/10/16	78665	30.00	
87228	LINCOLN NATIONAL LIFE	KW703-STUD		11/10/16	78665	18.64	124.50
87229	LYNN CARD COMPANY	SUV EXPLORER/SO		11/10/16	78807	27,069.25	54,138.50
87230	MACKAY MANSION MUSEUM	SUV EXPLORER/SO		11/10/16	78807	27,069.25	
		OCT 20-NOV 2, 2016		11/10/16	78810	141.36	141.36
		STOCK CABLE		11/10/16	78710	18.00	
		STOCK HRDWR		11/10/16	78710	234.00	
		STOCK CREDIT		11/10/16	78710	5.00	257.00
		METAL FOR FENCE/SO		11/10/16	78666	590.00	
		EQUIPMENT MAINTENANCE		11/10/16	78666	72.04	630.20
		EMS SUPPLIES		11/10/16	78666	31.84	
		RETIREE DENTAL		11/10/16	78756	3,135.34	3,135.34
		COBRA MADDOX		11/10/16	78808	74.30	74.30
		CHRISTMAS CARDS		11/10/16	78777	55.16	55.16
				11/10/16	78778	1,203.04	1,203.04
				11/10/16	78687	854.08	
				11/10/16	78687	44.31	898.39
				11/10/16	78745	156.45	156.45
				11/10/16	78711	16.00	

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87231	MADISON, SCOTT & LISA	OCT 20-NOV 2, 2016		11/10/16	78711	430.00	446.00
87232	MARK TWAIN COMMUNITY CTR	100X100 FIBER		11/10/16	78762	2,348.47	2,348.47
87233	MARTINONI, ROBERTA	NOV 2016 PROGRAM SUPPORT		11/10/16	78683	1,666.67	1,666.67
87234	METRO OFFICE SOLUTIONS IN	PAPER PRODUCTS/ REC OFFCE		11/10/16	78793	45.76	45.76
87235	MICHAEL HOHL MOTOR CO	CP-0E-2761507-1		11/10/16	78801	43.35	
		ELECTION SUPPLIES		11/10/16	78797	37.96	
		JAIL OFFICE SUPPLIES		11/10/16	78733	62.13	
		FILE FOLDERS/MANILLA		11/10/16	78751	26.84	170.28
87236	MOORE, ANNATHEA L	SO48326 STRUT		11/10/16	78668	28.48	
		SO48326- HEADLAMP		11/10/16	78748	217.89	246.37
87237	MUNICIPAL EMERGENCY SE(CT	POLL WORKER		11/10/16	78799	295.00	295.00
87238	MURRAY, DALLAS	EQUIPMENT MAINTENANCE		11/10/16	78779	15.00	15.00
87239	NACO	WATER DEPOSIT REFUND		11/10/16	78670	12.27	12.27
87240	NAPA AUTO & TRUCK PARTS	STEPHENS, VANESSA		11/10/16	78800	250.00	250.00
87241	NATIONAL ASSN OF COUNTIES	U-75-VOLTAGE REGULATOR		11/10/16	78729	7.65	7.65
87242	NEW COMPTROLLER	1/1/2017-12/31/2017		11/10/16	78684	450.00	450.00
87243	NEW COMPTROLLER	DIST COURT ADMIN ASSESS		11/10/16	78667	893.30	893.30
87244	NEW COMPTROLLER	REFUND		11/10/16	78796	3,459.20	3,459.20
				11/10/16	78815	150.00	
				11/10/16	78815	240.00	
				11/10/16	78815	394.00	
				11/10/16	78815	653.00	
				11/10/16	78815	4,291.00	5,728.00
87245	NEV DEPT PUBLIC SAFETY	FINGERPRINT & BACKGROUNDS		11/10/16	78743	809.50	809.50
87246	NEV DEPT TAXATION	VIRGINIA CITY TOURISM		11/10/16	78712	94.24	94.24
87247	NEV DIV OF HEALTH	SNACK BAR PERMIT		11/10/16	78697	200.00	200.00
87248	NEV TREASURER			11/10/16	78814	30.00	30.00
87249	NEVADA LEGAL SERVICE INC	FEES COLLECTED		11/10/16	78673	123.86	123.86
87250	NEXTEL OF CALIFORNIA INC	PLANNING COMMISSION		11/10/16	78691	1,188.32	1,188.32
87251	NORTHERN NEVADA DEVE AUTH	CONTRIBUTION FY16/17		11/10/16	78693	5,000.00	5,000.00
87252	NORTON CONSULTING LLC	CH SIGNS		11/10/16	78699	96.24	96.24
87253	NTU TECHNOLOGIES INC	6 DRUMS		11/10/16	78734	4,176.00	4,176.00
87254	OCCUPATIONAL HEALTH CENTE						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87255	OFFSITE DATA DEPOT, LLC	LICATA TB TEST		11/10/16	78780	12.50	12.50
87256	ON THE SIDE GRAPHICS & SI	JUSTICE OF PEACE CLERK OFFICE		11/10/16 11/10/16	78692 78692	22.04 233.64	255.68
87257	OSBORNE, AUSTIN	SLAMMER MUSEUM		11/10/16	78765	237.50	237.50
87258	PETRINI, ANGELO D	REIMBURSEMENT PCARD DCLND		11/10/16	78728	9.92	9.92
87259	PROTECTION DEVICES INC	OCT 20-NOV 2, 2016		11/10/16	78713	106.00	106.00
87260	PUBLIC EMPLOY RETIREMENT	ST 75 MONITORIG		11/10/16	78754	75.00	75.00
87261	PURCELL TIRE & RUBBER CO	AFRICA, I		11/10/16	78768	2,588.98	2,588.98
87262	RAD STRATEGIES INC	R-75 TIRES BC - TIRES SO48326 TIRES KW704 - TIRE & REPAIR		11/10/16 11/10/16 11/10/16 11/10/16	78669 78669 78669 78669	1,422.90 873.00 703.20 1,103.69	4,102.79
87263	RENAUD, PETE	PUBLIC RELATIONS/MKTG DATABASE		11/10/16 11/10/16	78655 78655	500.00 375.00	
87264	RENO GREEN LANDSCAPING IN	RELATIONS/MARKETING CONSULTATION		11/10/16 11/10/16	78655 78655	2,000.00 2,000.00	4,875.00
87265	RENO TAHOE SPECIALTY INC	PEARSON VUE EXAM FEE		11/10/16	78816	199.00	199.00
87266	REPORTING SYSTEMS, INC	1705 PERU MAINT		11/10/16	78735	373.00	373.00
87267	RUPPCO INC	POSTCARDS FOR GIFT SHOP		11/10/16	78714	78.00	78.00
87268	SAFEGUARD WEB & GRAPHICS	FIRE/EMS REPORTING SYSTEM		11/10/16	78781	564.00	564.00
87269	SEIPEL, DUSTIN J.	EMS SUPPLIES		11/10/16	78782	233.10	233.10
87270	SENSUS USA INC	STEMLESS WINE GLASSES		11/10/16	78715	424.80	424.80
87271	SHOAF, BRIAN ALLEN	PAID BY GROUP		11/10/16	78725	672.00	672.00
87272	SIERRA PEST CONTROL INC	SUPPORT CONTRACT- AUTO RE		11/10/16	78676	1,665.98	1,665.98
87273	SIRCHIE ACQUISITION CO,	OCT 20-NOV 2, 2016		11/10/16	78716	21.00	21.00
87274	SLICK INDUSTRIES LLC DBA	PEST CONTROL GHDEPOT		11/10/16	78717	55.00	55.00
87275	SPALLONE, DOMINIC J III	EVIDENCE BAGS & TAGS		11/10/16	78732	231.55	231.55
87276	SPB UTILITY SERVICES INC	COMMISSIONERS		11/10/16 11/10/16	78656 78656	110.00 110.00	220.00
87277	ST CO SCHOOL DISTRICT	JAIL TP		11/10/16	78746	78.00	78.00
87278	ST CO WATER SYSTEM	OCTOBER SUPPORT		11/10/16	78700	809.37	809.37
		PROPERTY TAX RECEIVED		11/10/16	78674	493,779.13	493,779.13







STOREY COUNTY  
PURCHASE CARD REGISTER

CARD  
TOTAL

NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT
93	WELLS ONE COMMERCIAL CARD						
				ADKINS BATTERIES +	11/10/16	927	18.50
				ADKINS HOME DEPOT	11/10/16	927	42.45
				ADKINS UNIFORMITY	11/10/16	927	224.30
				AMAZON/SAFETY PINS	11/10/16	1483	16.48
				ANTINORO	11/10/16	924	23.00
				AO EDWIN MI & BOARD	11/10/16	923	25.00
				AO TEXACO GAS EUREKA	11/10/16	923	31.41
				C.NEVIN	11/10/16	922	80.00
				C.NEVIN- ATT	11/10/16	922	70.00
				CONST EXAM CENTER	11/10/16	926	750.00
				COYLE BAILEYS	11/10/16	927	588.82
				DOSEN	11/10/16	924	31.00
				FRAUDULENT CHARGES	11/10/16	925	1,430.16
				GAVENDA	11/10/16	924	23.11
				GAVENDA	11/10/16	924	25.07
				HAMES CHEVRON	11/10/16	927	52.14
				HAMES FAIRFIELD INN	11/10/16	927	501.75
				INV #CS141833	11/10/16	930	226.04
				INV #0009123	11/10/16	930	50.00
				JEFFH-HOME DEPOT	11/10/16	925	10.99
				JEFFH-LOWES	11/10/16	925	47.95
				JEFFH-LOWES	11/10/16	925	39.96
				JEFFH-LOWES	11/10/16	925	64.97
				JW SUMMIT RACING	11/10/16	925	9.96
				KLINGLER LOWES	11/10/16	925	381.35
				MK CHIEF SUPPLY	11/10/16	927	26.93
				NEVIN FAST FRAME	11/10/16	923	50.96
				NOVELTY LIGHTS	11/10/16	927	42.59
				OFFICE DEPOT	11/10/16	1483	168.37
				ORD #26082065	11/10/16	928	128.21
				PW BUSINESS LINK LLC	11/10/16	930	754.52
				PW JT BASQUE	11/10/16	923	79.00
				PW MARIOS FEDERAL	11/10/16	923	95.34
				PW PROPARK COURT PRK	11/10/16	923	46.09
				PW TITOS MEDICAL MJ	11/10/16	923	10.00
				PW WHISPERING VINE	11/10/16	923	37.00
				QUOTE 4157/T-SHIRTS	11/10/16	923	58.47
				RENAUD SW AIRFARE	11/10/16	1483	1,351.40
				RUSSELL USPS 102116	11/10/16	926	265.96
				RUSSELL USPS 102516	11/10/16	927	7.15
				RUSSELL USPS 110116	11/10/16	927	7.59
				RUSSELL USPS 110216	11/10/16	927	48.14
				RUSSELL USPS 110316	11/10/16	927	6.68
				SILVER QUEENX 1 NITE	11/10/16	927	6.68
				SNYDER HARBOR FREIGH	11/10/16	1483	110.00
				TOTAL WINE	11/10/16	927	21.99
				VANHAVEL	11/10/16	1483	55.46
				X10172016 BUCC	11/10/16	929	14.99
				019940-DEANE	11/10/16	926	108.84
				059406-DEANE	11/10/16	1483	52.54
				1000837979	11/10/16	1483	399.98
				11/15/16 NACO CONF	11/10/16	1483	12.00
				150452869	11/10/16	1483	475.00
				700349844 HAYMORE	11/10/16	1483	85.76
				2015 ICC CODE BOOKS	11/10/16	926	323.00

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NUMBER VENDOR

FUND-DEPT INVOICE #

7758470991291

STOREY COUNTY  
PURCHASE CARD REGISTER

DESCRIPTION	DATE	TRANS#	AMOUNT
JAMES BACK LINE	11/10/16	1483	101.22

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CARD  
TOTAL

6,855.95

6,855.95

\*Card Total\*

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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COMPTROLLER	-----
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TREASURER	-----
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CHAIRMAN	-----
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COMMISSIONER	-----
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COMMISSIONER	-----

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87304	ACS GOVERNMENT SYSTEMS IN	FH EARLY TERMINATION FEE		11/23/16	78905	1,044.50	1,044.50
87305	AIRGAS NCN INC	EMS SUPPLIES		11/23/16	78888	225.79	225.79
87306	ALSCO INC	ST 71 LAUNDRY		11/23/16	78889	9.69	
		ST 72 LAUNDRY		11/23/16	78889	8.77	
		ST 75 LAUNDRY		11/23/16	78889	16.52	
		ST 74 LAUNDRY		11/23/16	78889	10.52	
		SHOP		11/23/16	78817	43.44	88.94
87307	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICE		11/23/16	78865	48.58	48.58
87308	AUTO & TRUCK ELECTRIC, INC	U75- ALTERNATOR		11/23/16	78819	195.00	195.00
87309	BATTERIES PLUS (RENO)	C701- 6V LEAD		11/23/16	78820	18.50	18.50
87310	BEDFORD, LYNETTE	FILING FEES		11/23/16	78887	22.00	22.00
87311	BEST BUY STORES, L.P.	CAMERA FOR DEPUTIES		11/23/16	78872	109.99	109.99
87312	BOUND TREE MEDICAL, LLC	EMS SUPPLIES		11/23/16	78891	70.25	70.25
87313	BROWNELL, KELLY	TEAM LEADER		11/23/16	78917	168.00	168.00
87314	BURRELL, SCOTT LEWIS	NOV 3-16, 2016		11/23/16	78846	210.00	223.50
87315	BURTON'S FIRE INC	B75-AIR HORN		11/23/16	78835	256.11	256.11
87316	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		11/23/16	78892	90.11	90.11
87317	CAPITAL CITY AUTO PARTS	SHOP AFREEZE		11/23/16	78821	22.49	
		SHOP COUPLER, ADAPTER		11/23/16	78821	34.86	
		SHOP- CV JOINT PULLER		11/23/16	78821	46.49	
		SHOP STOCK- FILTERS		11/23/16	78821	31.87	
		FR56224 FILTER KIT, ATF		11/23/16	78821	74.50	
		FR56244 C701- OIL		11/23/16	78821	36.27	
		PW44527 AIR FILTER		11/23/16	78821	33.49	
		FILTER CREDIT		11/23/16	78821	44.98	
		PW44527 PLOW- FILTER		11/23/16	78821	53.99	
		STOCK-FILTERS		11/23/16	78821	22.69	
		S05890 REDI SENSOR		11/23/16	78821	218.00	
		STOCK-FILTER		11/23/16	78821	17.16	
		STOCK- FILTER		11/23/16	78821	22.69	
		STOCK FILTER		11/23/16	78821	15.96	
		PW48223- HUB CAP		11/23/16	78821	21.78	
		PW48223 FILTER		11/23/16	78821	58.09	
		PW48223 SEAL		11/23/16	78821	10.18	675.53
87318	CELLCO PARTNERSHIP	ACCT942037802-00001		11/23/16	78893	40.01	
		ACCT942057617-00001		11/23/16	78893	360.09	
		772263062-00001 IPAD		11/23/16	78864	287.64	
		CELL DATA 2 MOS IPAD		11/23/16	78942	80.02	
		775 443-5801 P.WHITTEN		11/23/16	78870	40.05	
		AIRCARD 972520095-00001		11/23/16	78867	5.02	

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87319	CENTRAL SANITARY SUPPLY	REST ROOM SUPPLIES		11/23/16	78847	53.55	53.55
87320	CHANSIOR, MARILYN/SCOTTY	TEAM LEADER		11/23/16	78918	168.00	168.00
87321	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		11/23/16	78877	351.26	351.26
87322	COMMUNITY CHEST INC			11/23/16	78946	150.00	150.00
87323	COMPLETE DOCUM MNGMNT SOL	JUV RECORDS		11/23/16	78941	615.76	
87324	COMSTOCK CHRONICLE (VC)	ROLLER EXCHANGE		11/23/16	78941	104.00	719.76
87325	COYLE, PATRICK	CHANGE IN POLLING PLACE		11/23/16	78934	73.13	
87326	CREATIVE CONCEPTS MEDIA +	USDA NOTICE OF INTENT		11/23/16	78868	126.76	199.89
87327	CROP PRODUCTION SERV INC	TRAINING		11/23/16	78894	275.00	275.00
87328	D&D ROOFING & SHT MTL INC	OCTOBER ADVERTISING		11/23/16	78848	455.00	455.00
87329	DAIOHS USA INC	WEED SPRAY- 75%		11/23/16	78845	722.15	722.15
		LWSC-ROOF		11/23/16	78907	24,424.00	24,424.00
		ST 72 WATER		11/23/16	78895	109.90	
		ST 71 WATER		11/23/16	78895	54.95	
		CH FILTERS, CLEAN & SERVI		11/23/16	78936	54.96	
		WATER FILTER BIZ OFFICE		11/23/16	78863	109.92	
		WATER FILTER JAIL		11/23/16	78886	54.96	
				11/23/16	78886	54.96	439.65
87330	DAY, ELIZABETH ANN	POLL WORKER		11/23/16	78931	110.00	110.00
87331	DE SIMONE, LAURA ANGELINA	POLL WORKER		11/23/16	78914	135.00	135.00
87332	DISH DBS CORPORATION	800PERIRANCH LOCKWOOD CNT		11/23/16	78866	86.03	86.03
87333	DIXON, SHARON	POLL WORKER		11/23/16	78915	135.00	135.00
87334	ELLIOTT AUTO SUPPLY INC	S051-848 POSI EXT WEAR		11/23/16	78822	36.82	
		READR BRD-BATTERIES		11/23/16	78822	966.16	
		S051848- BRAKES		11/23/16	78822	126.48	
		COMEV-SENSOR		11/23/16	78822	71.74	
		FR56224- BELTS		11/23/16	78822	167.73	
		FR62657- PULLEY		11/23/16	78822	25.00	
		S051611- BRAKES SHOES, PA		11/23/16	78822	49.60	
		S066023- HUB ASSLY		11/23/16	78822	312.88	
		S062214- ACTUATOR		11/23/16	78822	64.82	
		FR R73-OIL SEAL		11/23/16	78822	8.38	
		RDR BRD BATTERIES		11/23/16	78822	471.83	
		RDR BRD BATTERIES		11/23/16	78822	306.62	
		B-75 DEL 31		11/23/16	78822	466.76	1,275.24
87335	ENGLISH MAILING SERVICE	BALLOTS MAILING		11/23/16	78912	1,664.00	1,664.00
87336	FARMER BROS CO	COFFEE- LOCKWOOD CENTER		11/23/16	78940	113.90	113.90
87337	FARR WEST ENGINEERING						

Report No: PB1315  
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NUMBER

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TOTAL

15,845.21

83.95

308.95

29.95

130.00

232.50

8.95

135.00

65.00

285.00

276.10

9.78

8.79

180.00

1,142.05

46.00

261.48

3,964.68

88.59

125.48

3,532.61

218.00

90.39

11.97

190.82

2.98

18.64

67.39

78.79

163.96

AMOUNT

5,325.00  
6,686.13  
1,402.14  
2,431.94

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96.14

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63.54

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TRANS#

78823  
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P/O #

INVOICE DESCRIPTION

MASTR PLAN UPDATES  
TASK ORDER #11  
TASK ORDER #10  
TASK ORDER #14

BATTERIES

ST 74 PROPANE

ST 74 GENERATOR PROPANE

JAIL PROPANE

NV STATE FLAG REPLACEMENT

POLL WORKER

POLL WORKER

NAME PLATES

NAME PLATES RETURNED

3X45.00

LWSC- QUARTERLY

TEAM LEADER

HACH NITRATE & AMM TESTS

EMS SUPPLIES

EMS SUPPLIES

POLL WORKER

CAR WASH SOAP

VCH PARK GAZEBO ROOF

JEWKES BIZ CARDS

1/2 SHRED BIN CONSOLE

TONER C NEVIN HP

RAM UPGRADE CHIEF PC

RIMS SERVER HP WARRANTY

KVM CABLES RIMS SERVER

SWEPPER-PRES PROTEC

PW48224- STUD, NUT

KW703-SPRING PIN

PW48224- NUT

PW48224- STUD

PW48223 DLINE

PW48223- D LINE

PW48224- PIN,BUSHING,SHAC

VENDOR

FASTENAL COMPANY  
FERRELLGAS LP

FLAG STORE OF NEW INC-THE

FLANAGAN, ERLENE

FULLER HILTON, DENISE E

GALLS INC

GRANSBERRY, TOM

GREAT BASIN TERMITE & PES

HART, DAVID E

HD SUPPLY FACIL MAINT LTD

HENRY SCHEIN

HERRINGTON, EILEEN

HIGLEY, KATHLEEN RENEE

HOME DEPOT CREDIT SERVICE

INNOVATIVE IMPRESSIONS

IRON MOUNTAIN INFO MGT IN

ITI SOURCE LLC

JBP LLC

Report No: PB1315  
Run Date : 11/22/16

STOREY COUNTY  
CHECK REGISTER 11/23/16

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87356	JEWES, BROOKE	REIMBURSEMENT UNIFORMS		11/23/16	78890	214.55	214.55
87357	KEKULE, LAURA L	TEAM LEADER		11/23/16	78919	156.00	156.00
87358	LANGUAGE LINE SERVICES IN	5/16CR38		11/23/16	78947	9.70	9.70
87359	LIFE-ASSIST INC	EMS SUPPLIES		11/23/16	78899	453.31	453.31
87360	LIQUID BLUE EVENTS LLC			11/23/16	78850	10,000.00	12,000.00
87361	LIQUID BLUE EVENTS LLC			11/23/16	78849	2,000.00	
87362	MACKEY MANSION MUSEUM			11/23/16	78850	45,917.99	45,917.99
87363	MCCARTHY, TIMOTHY	NOV 3-16, 2016		11/23/16	78851	2.00	167.00
87364	MCCREARY, JON			11/23/16	78851	165.00	
87365	MC GUFFEY, JACK	LED LIGHTS/CH SLAMMER		11/23/16	78951	700.00	700.00
87366	METRO OFFICE SOLUTIONS IN	CHEM SPLASH GOGGLE		11/23/16	78875	12.36	15.56
87367	MICHAEL HOHL MOTOR CO	NACO CONF		11/23/16	78875	3.20	
87368	MIGAN, TAMARA	OFFICE SUPPLIES		11/23/16	78906	48.56	48.56
87369	MILLER, MERILEE A.			11/23/16	78900	255.01	318.83
87370	MOORE, ANNATHEA L	SO483265 HEADLAMP		11/23/16	78945	63.82	
87371	MOORE, CALI	SO66024 STRUT		11/23/16	78831	217.89	246.94
87372	MOORE, DEBORAH	RS		11/23/16	78831	29.05	
87373	MOORE, MONYA EVON	TEAM LEADER		11/23/16	78944	19.86	31.86
87374	MORGAN TIRE OF SACRAMENTO	POLL WORKER		11/23/16	78928	12.00	285.00
87375	MORRIS, ROBERT T	POLL WORKER		11/23/16	78922	135.00	135.00
87376	MOUND HOUSE TRUE VALUE	POLL WORKER		11/23/16	78927	127.50	127.50
87377	MUNICIPAL EMERGENCY SE(CT	TEAM LEADER		11/23/16	78920	168.00	168.00
87378	NEV ADMIN BLDG & GROUNDS	POLL WORKER		11/23/16	78925	135.00	135.00
87379	NEV HUMAN RESOURCES	CORRECTED INVOICE E171		11/23/16	78840	304.50	304.50
87380	NEV PUBLIC DEFENDER	OCT 2016		11/23/16	78935	1,200.00	1,200.00
		IRRIGATION PARTS		11/23/16	78833	38.60	38.60
		B72/B172 LIGHTS		11/23/16	78901	134.53	134.53
		WATER PURCHASE OCT		11/23/16	78832	5,814.79	5,814.79
		STOREY ANNUAL PAYMENT		11/23/16	78884	2,860.00	2,860.00
		PUBLIC DEFENDER FEES		11/23/16	78834	9,866.50	

Report No: PB1315  
Run Date : 11/22/16  
CHECK  
NUMBER

STOREY COUNTY  
CHECK REGISTER 11/23/16

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87381 OCCUPATIONAL HEALTH CENTE	PUBLIC DEFENDER FEES		11/23/16	78834	9,866.50	19,733.00
87382 ON THE SIDE GRAPHICS & SI	NEW VFD PHYSICALS		11/23/16	78902	259.00	
87383 OSBORNE, AUSTIN	NEW VFD PHYSICALS		11/23/16	78902	636.50	987.50
87384 OUTFRONT MEDIA LLC	DOT PHYSICAL-WIERZBICKI		11/23/16	78908	92.00	
87385 OVERHEAD FIRE PROTECTION	PLANNING ADV CNSL-HOTEL		11/23/16	78852	80.00	80.00
87386 PANZIERA, THERESA	11/14/16-12/11/16		11/23/16	78824	63.00	63.00
87387 PETRINI, ANGELO D	FIRE SPRINKLER SYSTEM		11/23/16	78853	621.18	621.18
87388 PITNEY BOWES INC	POLL WORKER		11/23/16	78826	335.00	335.00
87389 PITTSLEY, MARK	NOV 3-16, 2016		11/23/16	78921	142.50	142.50
87390 PRODOCUMENT SOLUTIONS INC	11/04/2016 REFILL		11/23/16	78854	80.00	80.00
87391 PROTECTION DEVICES INC	DEPOSIT REFUND		11/23/16	78885	1,900.00	1,900.00
87392 PURCELL TIRE & RUBBER CO	BALLOTS GENERAL OPTECH		11/23/16	78836	100.00	100.00
87393 QUIGLEY, KATHRYN J.	SCSO ALARM MONITORING		11/23/16	78911	2,565.44	2,565.44
87394 RAD STRATEGIES INC	PW57792- TRI		11/23/16	78880	75.00	75.00
87395 RAY MORGAN CO INC (CA)	R-73 TIRES		11/23/16	78837	3,585.24	
87396 REMSA EDUCATION DEPT	POLL WORKER		11/23/16	78837	868.68	4,453.92
87397 ROBERTSON, JARAD	ACCT 7758478657-HR COPIER		11/23/16	78926	127.50	127.50
87398 SAFEGUARD WEB & GRAPHICS	YOHEY, HARJES CPR		11/23/16	78855	1,123.32	
87399 SANDBERG, DAVID R.	HWY 395		11/23/16	78855	1,250.00	2,373.32
87400 SBC GLOBAL SERVICES IN LD	11/18/2016		11/23/16	78909	539.47	539.47
	COMMUNITY DEVELOPMENT		11/23/16	78903	10.00	10.00
	FIRE/TRI		11/23/16	78856	300.00	300.00
	CLERK		11/23/16	78857	460.15	
	REORDER		11/23/16	78857	1,305.63	1,765.78
	FIRE (VC)		11/23/16	78939	5,687.50	5,687.50
	PUBLIC WORKS		11/23/16	78949	.02	
	SHERIFF		11/23/16	78949	.66	
	JP		11/23/16	78949	2.33	
	SHERIFF		11/23/16	78949	1.78	
	COMPTROLLER/ADMIN		11/23/16	78949	8.33	
	FIRE/LOCKWOOD		11/23/16	78949	1.98	
			11/23/16	78949	.03	
			11/23/16	78949	3.39	
			11/23/16	78949	2.22	
			11/23/16	78949	4.63	
			11/23/16	78949	.70	





Report No: PB1315  
Run Date : 11/22/16  
CHECK  
NUMBER

STOREY COUNTY  
CHECK REGISTER 11/23/16

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL	Page
87416 WA STATE DEPT OF CORRECT	INMATE SOY MILK		11/23/16	78869	101.70	101.70	7
87417 WALKER & ASSOCIATES	LOBBYIST SERVICES		11/23/16	78825	1,666.00	1,666.00	
87418 WATERS SEPTIC TANK SV DBA	GH SEPTIC 6K GALS		11/23/16	78842	2,525.00	2,525.00	
87419 WERNER, KARYN	TEAM LEADER		11/23/16	78916	288.00	288.00	
87420 WESTERN ENVIRONMENTAL LAB	TTL COLIFORM		11/23/16	78843	20.00	20.00	
87421 3D CONCRETE INC	SAND FOR MT FIREHOUSE		11/23/16	78844	192.60	192.60	
	CHECKS TOTAL					193,898.73	

STOREY COUNTY  
PURCHASE CARD REGISTER

CARD  
TOTAL

AMOUNT

TRANS#

DATE

DESCRIPTION

FUND-DEPT INVOICE #

PAYMENT

ADKINS HOME DEPOT

AMAZON PRIME-ERROR T

ANTINORO

AO NNHRA BKFT MTG

BRITTANI NOTARY CLAS

C.NEVIN-WINNERS

CURTIS HOME DEPOT

DD SILVER PEAK GRILL

DD SQ ROUNDABOUT GR

DIXON M TWCC

DUFRESNE HOME DEPOT

DUFRESNE HOME DEPOT

GAVENDA

GO TO MY PC

HAYMORE - HOME DEPOT

INV #...3175418 PT1

INV #...3175418 PT2

INV #...3760669

INV #...49D9157

INV #...5399438 PT1

INV #...5399438 PT2

INV #...64F230

INV #...8160228

JF NV SEC OF STATE

JM CHEVERON TONOPAH

JM MAVERIK #412

KD AMAZON.COM

KD IPL iTunes.COM

KD SMITH'S

KD WHITNEY PEAK HOTE

MCCULLOUGH FLAG STOR

PW EL JEFES PAHRUMP

PW PAHRUMP WINERY

PW SILVER PEAK REG

PW WHISPERING VINE

REIMBURSEMENT PT 1

REIMBURSEMENT PT 2

REIMBURSEMENT PT 3

REIMBURSEMENT PT 4

SNYDER CASHMAN CAT

SNYDER NAPA AUTO

SUMMIT RACING

YOHEY LOWES

001106 HOME DEPOT

0014124 HOME DEPOT

0014125 HOME DEPOT

0014126 HOME DEPOT

0014127 HOME DEPOT

031770

034607

034607

035573

035573

037209

ST 71 REPAIRS

BE CREDITED

FUEL TO SCA

SATELLITE PHONE

CARWASH-LOCKWOOD VEHIC

ST 71 REPAIRS

ANNUAL EVENT WORKSHOP

TRAINING

BATTERIES

PF1 TRAINING MATERIALS

POSTAGE FOR RADARS

NEVIN

KEY COPIES & FLASHLIGHT

PRINTER TONER CYAN

PRINTER TONER YELLOW

BOX MKNG TRNG SFCB PT2

BOX MKNG TRNG SFCB PT1

DESK ORGANIZER

MEDIA CABINET BASE

BOX MKNG TRNG SFCB PT3

BUSIN COMMUNICATN BOOK

NOTARY APP BEDFORD

GAS NACO

GAS NACO

PARADE NUMBERS

HALLOWEEN MUSIC

CEM GIN MARKETING-TASTI

ANNUAL EVENT WORKSHOP

STATION FLAGS

NACO PW MM JM

NACO PW MM JM

PLANNING AO PW JOHN S

LEGAL PERSONAL AL

MEDIA PURCHASE

MEDIA PURCHASE

MEDIA PURCHASE

DOZER REPAIRS

TRANSPORT MAINTENANCE

SKRETTA

BUILDING MAINTENANCE

HOLMAN

HOLMAN

HOLMAN

HOLMAN

HOLMAN

SCREWS

VCCC TV

SLAMMER TV

IT BLUETOOTH AND W KEY

GARY PC UPGRADE

NEVIN

318.95

99.00

275.36

35.00

45.00

52.16

6.00

9.48

114.05

78.16

750.00

38.90

59.87

31.80

118.90

39.43

179.12

181.37

740.00

190.00

43.00

91.76

370.00

54.33

35.00

71.05

1487

30.01

14.99

8.28

32.40

502.18

65.95

77.50

32.23

45.85

68.47

7.74

6.05

4.99

2.99

852.49

36.99

28.32

95.71

110.00

103.88

254.83

64.84

54.53

4.98

1,391.97

1,391.97

83.98

402.97

24.00

STOREY COUNTY  
PURCHASE CARD REGISTER

CARD  
TOTAL

PC NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT
1032758				SKRETTA	11/23/16	939	50.12
143557741				COMDEV DSL	11/23/16	932	95.76
145249552				DSL DISPATCH	11/23/16	932	100.76
147413709				VCCC DSL	11/23/16	932	85.76
723957 HILLER				SUSAN	11/23/16	939	110.00
723967 POWERS				SUSANS	11/23/16	939	110.00
723983 JASON W				SUSAN	11/23/16	939	110.00
724081 DUFRESNE				SUSAN	11/23/16	939	110.00
8310006580444				JAIL FIBER 50X50	11/23/16	932	2,817.28
							13,371.82
							13,371.82

\*Card Total\*

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

DATE

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COMPTROLLER  
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TREASURER  
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-----  
CHAIRMAN  
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-----  
COMMISSIONER  
-----  
-----  
COMMISSIONER

Payroll Type: Special  
Payroll Groups:  
Check Date: 10/26/16  
Period-end Date: 10/20/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:	743.38
Total Deductor Checks:	.00
Total Employee Checks:	3,860.15
Total Employee Direct Deposit:	.00
Total Employee Deds Xferd on Dir Dep File:	.00
Total User Transfer to Deductor:	.00
Total Disbursed:	4,603.53

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Rept: PRO510A  
Run: 11/03/16 14:12:07

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Page 2  
FINAL

Payroll Type: Deductor      Check Date: 11/03/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			132,010.86

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

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

✓

Payroll Type: Deductor

Check Date: 11/03/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			76,087.45

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check Date: 11/04/16

Period-end Date: 10/30/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			60,939.10
Total Deductor Checks:			118,486.09
Total Employee Checks:			1,012.82
Total Employee Direct Deposit:			285,411.71
Total Employee Deds Xferd on Dir Dep File:			9,799.29
Total User Transfer to Deductor:			3,601.26
Total Disbursed:			479,250.27

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
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COMPTROLLER

TREASURER

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8 9  
Check Date: 11/18/16  
Period-end Date: 11/13/16

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			60,416.42
Total Deductor Checks:			11,356.73
Total Employee Checks:			1,012.82
Total Employee Direct Deposit:			284,809.61
Total Employee Deds Xferd on Dir Dep File:			10,379.29
Total User Transfer to Deductor:			2,497.69
Total Disbursed:			370,472.56

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12-6-16

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. 6 VII

# 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

November 28, 2016  
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **December 6, 2016**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD FIRST READINGS:

- A. **SHANGHAI RESTAURANT dba SHANGHAI EXPRESS FOOD TRUCK** – General / 1269 Baring Blvd ~ Sparks (mobile food truck)
- B. **SAINT MARY'S MEDICAL GROUP, INC.** – General / 411 W Sixth St ~ Reno (mobile medical)
- C. **ASTEELFLASH USA CORPORATION** – Contractor / 4211 Starboard Dr ~ Fremont (manufacturing)
- D. **ROSS HEATING AND AIR CONDITIONING, INC.** – Contractor / 5245 Vista ~ Sparks (hvac cont.)
- E. **BRAZILIAN STONE, INC.** – Contractor / 2 Round Robin Lane ~ Reno (paver installer)
- F. **WEST EDNA ASSOC dba Mojave Electric** – Contractor / 3755 W Hacienda ~ Las Vegas (elect cont)
- G. **FST TECHNICAL SERVICES, LLC** – Professional / 450 E Warner ~ Chandler, AZ (quality assurance)
- H. **INTERSTATE FIRE SALES & SVC dba State Fire DC Specialties** – Contractor / 5370 East Idaho Street ~ Elko (fire suppression and security)
- I. **AUTOMATION MOVERS INTERNATIONAL** – Contractor / 4110 Maret Place ~ Flint, MI (mechanical)
- J. **COMMUNICATION TECHNOLOGY SERVICES, LLC** – Contractor / 33 Locke Dr ~ Marlborough, MA (wireless services contractor)
- K. **AMERICAN DOOR INSTALLATION, LP** – Contractor / 209 W Mayflower ~ N Las Vegas (contractor)
- L. **GOFERU** – Home Business / 350 Prospector ~ Dayton (errands concierge)
- M. **MESA ENERGY SYSTEMS, INC. dba EMCOR Services Nevada** – Contractor / 2 Cromwell ~ Irvine, CA (hvac contractor)
- N. **COLD JET, LLC** – General / 455 Wards Corner ~ Loveland, OK (blasting machine sales)
- O. **DREAMCRAFTERS, LLC** – Contractor / 5488 Reno Corporate Blvd ~ Reno (general contractor)
- P. **BART MANUFACTURING, INC.** – Contractor / 3787 Spinnaker Ct ~ Fremont (manufacturing)
- Q. **PROSTAR STAFFING SERVICES, INC.** – General / 390 Potrero Ave ~ Sunnyvale, CA (staffing svcs)
- R. **CLASSIC TOUCH MOBILE EQUIPMENT REPAIR** – Contractor / 9756 N Virginia St ~ Reno (equipment repair)
- S. **SWEEP EASY CHIMNEY SWEEP, LLC** – General / 935 Bejay Place ~ Reno (chimney sweep)

**Inspection Required**

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Comm Dev.

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

Sheriff's Office  
Assessor's Office  
Commissioners' Office



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: December 6, 2016

Estimate of time required: 5 min.

Agenda: Consent ☒ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Approval of resolution 16-450, 2016 Storey County Business of the Year

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

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 847-0969

4. **Staff summary:** Copy of resolution is attached.

5. **Supporting materials:**

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Clerk & Treasurer

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 9

RESOLUTION NO: 16-450

A RESOLUTION HONORING  
**NICK AND JESSIE FAIN & DIVIDE FITNESS**  
AS THE 2016 ANNUAL STOREY COUNTY BUSINESS OF THE YEAR

**WHEREAS THIS AWARD WILL BE GIVEN TO A STOREY COUNTY BUSINESS  
OR ORGANIZATION THAT HAS SHOWN SIGNIFICANT CONTRIBUTIONS  
TOWARDS THE ECONOMIC STABILITY IN STOREY COUNTY**

**WHEREAS NICK AND JESSIE FAIN & DIVIDE FITNESS HAVE  
SHOWN EXTRAORDINARY ENTREPRENEURSHIP, MARKET INNOVATION,  
STRONG COMMUNITY RELATIONS AND CONTRIBUTIONS TOWARDS  
FULFILLING A NEEDED SERVICE IN VIRGINIA CITY**

**THEREFORE LET IT BE KNOWN TO ALL PRESENT THAT THE BOARD OF  
COUNTY COMMISSIONERS OF STOREY COUNTY DO HEREBY RESOLVE TO  
COMMEND AND HONOR NICK AND JESSIE FAIN & DIVIDE FITNESS FOR  
THIER CONTINUED AND EXEMPLARY SERVICE TO THE PEOPLE OF STOREY  
COUNTY**

**PASSED AND ADOPTED THIS 6TH DAY OF DECEMBER 2016, BY THE  
FOLLOWING UNANIMOUS VOTE**

By: \_\_\_\_\_  
Marshall McBride, Chairman

By: \_\_\_\_\_  
Lance Gilman, Vice Chairman

By: \_\_\_\_\_  
Jack McGuffey, Commissioner

By: \_\_\_\_\_  
Vanessa Stephens, Clerk / Treasurer

Date: DECEMBER 6, 2016



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016

**Estimate of time required:** 10-15 minutes

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

1. **Title:** Storey County Extraordinary Partner of the Year Award Presentation.
2. **Recommended motion:** I move to award the Storey County Extraordinary Partner of the Year to the Nevada State Office of the United States Department of Agriculture Rural Development.
3. **Prepared by:** Cherie Nevin

**Department:** Community Relations

**Telephone:** 775-847-0986

4. **Staff summary:** The purpose of the Storey County Extraordinary Partner of the Year Award is to honor an organization whose partnership with Storey County has proved to be an asset to Storey County and its communities. This award is presented to an organization that has:

- Consistently demonstrated excellence in professional and regional leadership;
- Made, or is making, significant contributions to the welfare of Storey County through involvement and participation; and
- Given their time and energy for the betterment of Storey County, contributing to positive economic growth and stability for the area.
- Exhibited outstanding initiative, inspiration, leadership and organizational skills which produce significant results directly benefiting the county and its citizens.

5. **Supporting materials:** Award Criteria

6. **Fiscal impact:** NONE

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

AML District Attorney

8. **Reviewed by:**

CM Department Head

Department Name: Commissioner's Office

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **10**



## **STOREY COUNTY EXTRAORDINARY PARTNER OF THE YEAR AWARD CRITERIA**

The purpose of the Storey County Extraordinary Partner of the Year Award is to honor an organization whose partnership with Storey County has proved to be an asset to Storey County and its communities.

This award is presented to an organization that has:

- Consistently demonstrated excellence in professional and regional leadership;
- Made, or is making, significant contributions to the welfare of Storey County through involvement and participation; and
- Given their time and energy for the betterment of Storey County, contributing to positive economic growth and stability for the area.
- Exhibited outstanding initiative, inspiration, leadership and organizational skills which produce significant results directly benefiting the county and its citizens.



## **STOREY COUNTY EXTRAORDINARY PARTNER OF THE YEAR NOMINATION FORM**

**Organization Name:** USDA Rural Development

**Why was 2016 noteworthy for the organization and what was the organizations impact on the county and its communities?**

The Nevada State Office of the United States Department of Agriculture Rural Development partnership with Storey County has proven to be a tremendous asset to Storey County and its communities.

Over the past couple of years, Storey County has been successful in receiving USDA Grant and Loan funds for the Virginia City Wastewater Treatment Facility, the Virginia City Sewer Improvement Project. Both of these projects were significant to Storey County in assisting us to make critical improvements to our facilities.

The Storey County Fire Protection District was successful in receiving a USDA loan to purchase fire apparatus.

The entire staff of the Nevada State Office of the United States Department of Agriculture Rural Development has consistently demonstrated excellence in professional and regional leadership, outstanding initiative, inspiration, and organizational skills which has produced significant results directly benefiting Storey County.

We are grateful for this partnership and extraordinary working relationship.

**Anything else we should know about the organization and its staff, something that makes their story special?**

Sarah Adler and her entire team including but not limited to Cheryl Couch, Lisa Goodfellow, Barbara Allen, John Nelson, Jenny Taylor and others have gone above and beyond to work with county staff to ensure that application and compliance process is as seamless as possible. They are always available and willing to help with any issue that comes up. They are truly team players.



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016  
minutes

**Estimate of time required:** 15

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

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1. **Title:** Consideration of and possible action to approve Resolution advising Rural Development of County's resolve to defend or obtain title to location of rights of way for county sewer lines in Virginia City and Gold Hill.
2. **Recommended motion:** I move to approve the Resolution advising Rural Development of the County's resolve to defend and/or obtain the County's rights of ways for its sewer lines in Virginia City and Gold Hill. and authorize the Acting Chair to sign.
3. **Prepared by:** Keith Loomis

**Department:** District Attorney's Office

**Telephone:** 847-0964

4. **Staff summary:** See attached staff report

5. **Supporting materials:** Proposed Resolution

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

☒ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head  
\_\_\_\_ County Manager

Department Name:  
Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **11**



## **STAFF REPORT**

The Office of the General Counsel for the US Department of Agriculture has advised that as a condition of closing the loan from Rural Development to finance the improvements to the sewer system in Gold Hill and Virginia City, that office will require the passage and forwarding of a resolution from the Board of County Commissioners that the County is resolved to defend any challenges to its title to rights of way for the existing sewer lines and/or where they will be relocated and that the County will make every effort to obtain rights of way and/or easements for its sewer lines if such action becomes necessary. The attached resolution provides that information.

## **RESOLUTION NO. 16-241**

**RESOLUTION**      Advising Department of Interior, Rural Development (Rural Development) of County intent to obtain or defend title to any property in which sewer improvements financed by funds from Rural Development will be placed

**WHEREAS,** Storey County is proposing to issue a Sewer Revenue Bond to be purchased by Rural Development for the purpose of financing improvements to the County's sewerage system located within the Gold Hill and Virginia City areas of Storey County; and

**WHEREAS,** the United States Department of Agriculture, Rural Development is requesting an opinion of counsel that the rights of ways for the construction operation and maintenance of the facilities to be installed, repaired, or enlarged with the proceeds of a loan to be made or insured by, and/or grant from Rural Development to Storey County confer upon Storey County the necessary rights-of-way for the construction , operation and maintenance of the facilities in their present or proposed locations and, that the instruments conveying the rights of way give Storey County a continuous and adequate right of way to permit the construction, operation, and maintenance of the Counties sewer facilities; and,

**WHEREAS,** there are a number of title issues extant in Virginia City due to such matters as fires, loss of original documents, inconsistent surveys and other matters; and

**WHEREAS,** there has continually been an operating sewer system in Virginia City and Gold Hill since prior to 1888 in much the same location as it exists today; and

**WHEREAS,** there are no known challenges to any of the rights of ways in which the sewer lines in Virginia City and Gold Hill are located; and

**WHEREAS**, the United States Department of Agriculture, Rural Development seeks assurances that Storey County will defend its title to the rights of ways and/or easements where the sewer lines are located or will be realigned in Virginia City and Gold Hill and/or will take action to obtain clear title to the rights of ways and/or easements where the sewer lines are located or will be located in Virginia City and Gold Hill.

**NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS;**

The County of Storey will make every effort to defend its title to the rights of ways and/or easements where its sewer lines are presently located or will be located by virtue of improvements proposed to be made to the sewer lines in Virginia City and Gold Hill.

**IT IS HEREBY FURTHER RESOLVED:**

Should it become necessary, the County of Storey will take affirmative actions to obtain clear title to the rights of ways and/or easements where its sewer lines are located or will be located as a result of improvements proposed to be made to the sewer lines.

**ADOPTED** this \_\_\_\_ day of December, 2016.

**BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY**

By: \_\_\_\_\_  
MARSHALL McBRIDE, Chairman

ATTEST:

\_\_\_\_\_  
VANESSA STEPHENS  
Storey County Clerk/Treasurer



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 6, 2016

**Estimate of time required:** 10 minutes

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

1. **Title:** Discussion and Possible Action an ordinance authorizing the issuance of the Storey County, Nevada, Sewer Revenue Bond, Series 2016 in the principal amount of \$4,058,000 to pay in part the cost to finance the Virginia City Sewer Improvement Project.

2. **Recommended motion:** I MOVE TO APPROVE ORDINANCE #16-273 AUTHORIZING THE ISSUANCE OF THE STOREY COUNTY, NEVADA, SEWER REVENUE BOND, SERIES 2016 IN THE PRINCIPAL AMOUNT OF \$4,058,000 TO PAY IN PART THE COST TO FINANCE THE VIRGINIA CITY SEWER IMPROVEMENT PROJECT.

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

**Telephone:** 847-1006

4. **Staff summary:** Attached is an ordinance for consideration authorizing the issuance of the Storey County Sewer Revenue Bond as part of the USDA Virginia City Sewer Improvement Project. This ordinance is drafted for adoption in one reading pursuant to NRS 350.579 and must be approved by a vote of at least 2/3 of the Board of County Commissioners. The ordinance must be published twice by title after adoption and pursuant to the USDA Loan Resolution; the debenture must close by December 20, 2016. The loan with USDA is for a period of 40 years.

5. **Supporting materials:** Ordinance and supporting documents

6. **Fiscal impact:**

Funds Available:

Fund: 135

HL Comptroller

7. **Legal review required:**

KL District Attorney

8. **Reviewed by:**

HL Department Head  
\_\_\_\_ County Manager

Department Name:

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 12



STOREY COUNTY, NEVADA  
SEWER REVENUE BOND, SERIES 2016

NO. R-1

Maximum Principal Amount: \$4,058,000

Dated: December 20, 2016

Storey County, Nevada (the "County"), solely from the special funds provided therefor, hereby acknowledges itself obligated, and for value received, hereby promises to pay to the UNITED STATES OF AMERICA (the "United States"), the principal amount above or such lesser amount advanced hereunder together with interest on the unpaid balance at the rate 1.375% per annum.

Interest shall accrue on the unpaid balance of the total principal amount hereof from the date of this Bond. Interest accrual shall be calculated based on a 365 day year. Interest payments shall be made by the County monthly on the 20th day of each month commencing on January 20, 2017. Amortized principal payments shall be made by the County monthly on the 20th day of each month commencing on January 20, 2017 and ending within forty years of the date hereof until the total principal amount or such lesser amount as is advanced hereunder with interest thereon as aforesaid has been fully paid. The County shall pay amortized installments in an amount which shall be sufficient to fully pay the total principal amount advanced plus interest thereon within forty (40) years from the date of this Bond. An amortization schedule is attached hereto as Exhibit A and made a part of this Bond. If less than the maximum principal amount shall be advanced under this bond (this "Bond") by December 20, 2017, the United States of America, Rural Development ("RD") shall prepare or cause to be prepared a revised amortization schedule showing installments of the principal advanced under this Bond, which schedule shall be provided to the County and attached hereto as Exhibit A and made a part of this Bond in place of Exhibit A attached upon the date of delivery of this Bond.

Principal may be advanced under this Bond by a written request of the County Chairman, Treasurer or Comptroller. The County Treasurer, as registrar for this Bond (the "Registrar"), shall maintain records showing the principal amount advanced hereunder and such records shall be conclusive evidence of the amounts and dates of each advance of principal.

If any installment is not paid when due, then in addition to installments thereafter becoming due, the County shall pay interest on the unpaid balance of the total principal amount from the due date of the delinquent installment to the date of payment of the delinquent installment, provided, that interest accruing by reason of any such delinquency shall not include any interest applicable to such delinquency period in any installments subsequently paid and shall in no event cause the total interest payable on this Bond to exceed the Interest Rate per annum set forth above on the unpaid balance of the total principal amount. Except as otherwise



provided herein, every payment on this Bond shall be applied first to interest due through the next installment due date and then the balance to principal.

The installments of principal and interest are payable in lawful money of the United States of America, without deduction for exchange or collection charges, during the period the United States of America is the registered owner of this single Bond, at the appropriate United States Department of Agriculture, Rural Development office, currently designated as 1390 S. Curry St., Carson City, Nevada 89703, or at such other place as the United States may designate in writing, and are so payable during any period the United States is not the registered owner hereof at the address shown on the registration records of the County. The final installment of principal due on this Bond is payable only upon the surrender of this Bond to the County.

All installments of principal are subject to prepayment at the option of the County prior to their stated due dates and, in inverse order of maturity, by the payment of such principal amount and accrued interest to the prepayment date. Prepayments shall be made on the date, at the place and in the manner provided herein for making regularly scheduled installment payments and partial prepayments shall be in the amount of that portion of one or more of the final installments allocable to principal. No partial prepayment shall extend or postpone the due date of any subsequent installment. Any prepayment shall be in the amount of principal being prepaid, together with accrued interest thereon to the date of prepayment, and shall be made without penalty or additional interest or charges. Prepayment shall be made upon prior notice as provided in the 2016 Sewer Revenue Bond Ordinance authorizing this Bond and adopted on December 6, 2016 (the "Ordinance").

This single Bond is duly authorized to defray in part the cost to acquire, improve, equip, operate and maintain a sewerage project within the meaning of NRS 244A.0505, consisting of facilities pertaining to a county sanitary sewerage system (the "System") for the collection, interception, transportation, treatment, purification and disposal of sewage, liquid wastes, solid wastes, night soil and industrial wastes, including without limitation a drainage and flood control project as defined in NRS 244A.027 (the "Project"), under the authority of and in full conformity with the constitution and laws of the State of Nevada, and in particular the Bond Act (hereinafter defined) and the provisions of Sections 244A.011 through 244A.065, inclusive, Nevada Revised Statutes, and all laws amendatory thereof (the "Project Act"), and pursuant to the Ordinance.

This Bond does not constitute a debt or indebtedness of the County within the meaning of any constitutional or statutory limitation and shall not be considered or held to be a general obligation of the County. The County does not pledge its full faith and credit for the payment of this Bond. Pursuant to the Project Act, as supplemented by Sections 350.500 through 350.720, Nevada Revised Statutes, and all laws amendatory thereof (the "Bond Act"), and all laws thereunto enabling, this Bond is a special obligation of the County payable and collectible solely out of and secured by an irrevocable pledge of certain net income derived from



the operation of the County's municipal sewer system (the "System"). The owner hereof may not look to any general or other fund for the payment of the principal of or interest on this Bond except the special funds pledged therefor. This Bond is issued pursuant to the Project Act and to the Bond Act. Pursuant to Section 350.628 of the Bond Act, this recital is conclusive evidence of the validity of this Bond and the regularity of its issuance.

Payment of this Bond and interest thereon shall be made solely from, and as security for such payment there are pledged, pursuant to the Ordinance, two special funds identified as the "2016 Sewer Revenue Bond Account," and the "2016 Sewer Revenue Bond Reserve Account," into which the County covenants to pay from the revenues of the System, after provision only for all necessary and reasonable operation and maintenance expenses, sums sufficient to pay the principal and the interest of this Bond and to create and maintain a reasonable and specified reserve. For a description of said funds and the nature and extent of the security afforded thereby, reference is made to the Ordinance. This Bond is secured by and constitutes an irrevocable and prior lien (but not necessarily an exclusive lien) upon the net revenues of the System. Subject to designated conditions, additional bonds may be issued payable from the net revenues and having a lien thereon inferior and junior to the lien, or subject to additional conditions having a lien thereon on a parity with the lien of this Bond and the 2015 Bond (as defined in the Ordinance), in accordance with the Ordinance.

The County covenants and agrees with the owner hereof that it will keep and perform all the covenants of the Ordinance, including its covenant against the sale or mortgage of the System or any part thereof unless provision has been made for the payment of this Bond and its covenant that it will fix, maintain and collect rates sufficient to pay operating and maintenance expenses and 100% of both the principal of and the interest on this Bond and any other obligations payable annually from the net revenues of the System (including reserves).

This Bond shall be registered for payment in the name of the registered owner hereof only as to both principal and interest in the records of the County in the office of the Treasurer of the County, as Registrar, and in the panel appended to this single Bond. This Bond is transferable by the registered owner hereof, in person or by his attorney duly authorized in writing, at the office of such County Treasurer. No transfer of this Bond shall be valid until it has been duly entered in such records and duly noted on the registration panel appended to this Bond.

It is further certified, recited, and warranted that all the requirements of law have been fully complied with by the proper County officers in the issuance of this Bond.

No recourse shall be had for the payment of the principal of or the interest on this Bond or for any claim based thereon or otherwise upon the Ordinance or other instrument pertaining thereto, against any individual member of the Board of County Commissioners or any officer or other agent of the County, past, present or future, either directly or indirectly through the Board of county Commissioners or otherwise, whether by virtue of any constitution, statute



or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of this single Bond and as a part of the consideration of its issuance specially waived and released.

IN WITNESS WHEREOF, the Board of County Commissioners of Storey County, Nevada, has caused this Bond to be signed and executed in its name and on its behalf with the manual or facsimile signature of the Chairman, countersigned by the manual or facsimile signature of the County Treasurer, attested by the manual or facsimile signature of the County Clerk, with the manual or facsimile seal of the County affixed hereto, all as of the date of the delivery hereof.

STOREY COUNTY, NEVADA

{SEAL}

\_\_\_\_\_  
Chairman

Countersigned:

\_\_\_\_\_  
County Treasurer

Attest:

\_\_\_\_\_  
County Clerk



### Prepayment Panel

The following installments of principal (or portions thereof) of this Bond have been prepaid by the County in accordance with the terms of the Ordinance authorizing the issuance of this Bond:

<u>Date of Payment</u>	<u>Amount Prepaid</u>	<u>Signature of Registered Owner</u>
_____	\$ _____	_____
_____	_____	_____
_____	_____	_____

### MANDATORY REGISTRATION FOR PAYMENT AS TO PRINCIPAL AND INTEREST

The within Bond is registered in the office of the Treasurer of the County, as Registrar, in the name of the last owner listed below; and the principal amount of the Bond and interest thereon shall be payable only to such owner, all in accordance with the Ordinance authorizing the Bond's issuance.

Date of Registration	Name of Owner	Address of Owner	Signature of Registrar
_____, 2016	United States of America	USDA, Rural Development 1390 S. Curry St. Carson City, NV 89703	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



Provision for Assignment

For value received, the undersigned hereby assigns and transfers unto \_\_\_\_\_ the within Single Registered Sewer Revenue Bond No. R-1, together with accrued interest thereon, and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney in fact to transfer said Bond on the registration records of the County at the office of the County Treasurer, a Registrar with full power of substitution in the premises.

Dated \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
In the presence of:  
Signature Guaranteed  
By \_\_\_\_\_

NOTICE: The Signature to this assignment must correspond with the name as it appears upon the Registration Panel of the within Bond in every particular, without any alteration whatsoever.

Name of Transferee: \_\_\_\_\_

Address of Transferee: \_\_\_\_\_

Taxpayer Identification number or

Social Security Number(s): \_\_\_\_\_



Exhibit A  
(Attach Amortization Schedule)



# Monthly Amortization Factor & Amortization Schedule Calculator

## Storey County Phase 2 Wastewater

\$	4,058,000.00	Loan Amount	<b>**Disclaimer - Please note that the breakdown of principal and interest payments shown are an estimate only and don't account for leap years. Actual amounts are dependent upon the actual date of application of payment. Interest accrues daily from one payment to the next.</b>	
	1.375%	Interest Rate (entered as a percentage i.e. 3.625%)		
	40	Term		
	0	# of Years of Principal Deferral (Select from drop-down)		
	40	Amortization Period		
	12	Payments per Year		
	2.71	Amortization Factor		
\$	10,997.18	Payment		
	12/20/2016	Date of Loan Closing		
			<b>Balance</b>	
<b>Payment</b>	<b>Interest</b>	<b>Principal</b>		
1/20/2017	\$ 4,738.97	\$ 6,258.21	\$	4,058,000.00
2/20/2017	\$ 4,731.66	\$ 6,265.52	\$	4,051,741.79
3/20/2017	\$ 4,267.15	\$ 6,730.03	\$	4,045,476.26
4/20/2017	\$ 4,716.48	\$ 6,280.70	\$	4,038,746.23
5/20/2017	\$ 4,557.24	\$ 6,439.94	\$	4,032,465.53
6/20/2017	\$ 4,701.63	\$ 6,295.55	\$	4,026,025.59
7/20/2017	\$ 4,542.85	\$ 6,454.33	\$	4,019,730.03
8/20/2017	\$ 4,686.74	\$ 6,310.44	\$	4,013,275.70
9/20/2017	\$ 4,679.37	\$ 6,317.81	\$	4,006,965.26
10/20/2017	\$ 4,521.28	\$ 6,475.90	\$	4,000,647.44
11/20/2017	\$ 4,664.43	\$ 6,332.75	\$	3,994,171.54
12/20/2017	\$ 4,506.80	\$ 6,490.38	\$	3,987,838.79
1/20/2018	\$ 4,649.45	\$ 6,347.73	\$	3,981,348.41
2/20/2018	\$ 4,642.04	\$ 6,355.14	\$	3,975,000.68
3/20/2018	\$ 4,186.11	\$ 6,811.07	\$	3,968,645.54
4/20/2018	\$ 4,626.66	\$ 6,370.52	\$	3,961,834.47
5/20/2018	\$ 4,470.22	\$ 6,526.96	\$	3,955,463.95
6/20/2018	\$ 4,611.60	\$ 6,385.58	\$	3,948,936.99
7/20/2018	\$ 4,455.62	\$ 6,541.56	\$	3,942,551.41
8/20/2018	\$ 4,596.50	\$ 6,400.68	\$	3,936,009.85
9/20/2018	\$ 4,589.03	\$ 6,408.15	\$	3,929,609.18
10/20/2018	\$ 4,433.75	\$ 6,563.43	\$	3,923,201.03
11/20/2018	\$ 4,573.88	\$ 6,423.30	\$	3,916,637.60
12/20/2018	\$ 4,419.08	\$ 6,578.10	\$	3,910,214.30
1/20/2019	\$ 4,558.70	\$ 6,438.48	\$	3,903,636.20
2/20/2019	\$ 4,551.18	\$ 6,446.00	\$	3,897,197.72
3/20/2019	\$ 4,103.94	\$ 6,893.24	\$	3,890,751.72
4/20/2019	\$ 4,535.60	\$ 6,461.58	\$	3,883,858.48
5/20/2019	\$ 4,381.99	\$ 6,615.19	\$	3,877,396.90
6/20/2019	\$ 4,520.33	\$ 6,476.85	\$	3,870,781.71
7/20/2019	\$ 4,367.19	\$ 6,629.99	\$	3,864,304.86
8/20/2019	\$ 4,505.02	\$ 6,492.16	\$	3,857,674.88
9/20/2019	\$ 4,497.44	\$ 6,499.74	\$	3,851,182.72
			\$	3,844,682.99



10/20/2019	\$	4,345.02	\$	6,652.16	\$	3,838,030.82
11/20/2019	\$	4,482.08	\$	6,515.10	\$	3,831,515.73
12/20/2019	\$	4,330.14	\$	6,667.04	\$	3,824,848.69
1/20/2020	\$	4,466.69	\$	6,530.49	\$	3,818,318.20
2/20/2020	\$	4,459.06	\$	6,538.12	\$	3,811,780.08
3/20/2020	\$	4,164.24	\$	6,832.94	\$	3,804,947.14
4/20/2020	\$	4,443.45	\$	6,553.73	\$	3,798,393.41
5/20/2020	\$	4,292.70	\$	6,704.48	\$	3,791,688.93
6/20/2020	\$	4,427.97	\$	6,569.21	\$	3,785,119.72
7/20/2020	\$	4,277.70	\$	6,719.48	\$	3,778,400.24
8/20/2020	\$	4,412.45	\$	6,584.73	\$	3,771,815.51
9/20/2020	\$	4,404.76	\$	6,592.42	\$	3,765,223.08
10/20/2020	\$	4,255.22	\$	6,741.96	\$	3,758,481.12
11/20/2020	\$	4,389.19	\$	6,607.99	\$	3,751,873.13
12/20/2020	\$	4,240.13	\$	6,757.05	\$	3,745,116.08
1/20/2021	\$	4,373.58	\$	6,623.60	\$	3,738,492.48
2/20/2021	\$	4,365.84	\$	6,631.34	\$	3,731,861.14
3/20/2021	\$	3,936.35	\$	7,060.83	\$	3,724,800.30
4/20/2021	\$	4,349.85	\$	6,647.33	\$	3,718,152.98
5/20/2021	\$	4,202.02	\$	6,795.16	\$	3,711,357.82
6/20/2021	\$	4,334.15	\$	6,663.03	\$	3,704,694.79
7/20/2021	\$	4,186.81	\$	6,810.37	\$	3,697,884.43
8/20/2021	\$	4,318.42	\$	6,678.76	\$	3,691,205.67
9/20/2021	\$	4,310.62	\$	6,686.56	\$	3,684,519.11
10/20/2021	\$	4,164.01	\$	6,833.17	\$	3,677,685.94
11/20/2021	\$	4,294.83	\$	6,702.35	\$	3,670,983.59
12/20/2021	\$	4,148.71	\$	6,848.47	\$	3,664,135.12
1/20/2022	\$	4,279.01	\$	6,718.17	\$	3,657,416.95
2/20/2022	\$	4,271.16	\$	6,726.02	\$	3,650,690.93
3/20/2022	\$	3,850.73	\$	7,146.45	\$	3,643,544.48
4/20/2022	\$	4,254.96	\$	6,742.22	\$	3,636,802.26
5/20/2022	\$	4,110.08	\$	6,887.10	\$	3,629,915.17
6/20/2022	\$	4,239.04	\$	6,758.14	\$	3,623,157.03
7/20/2022	\$	4,094.66	\$	6,902.52	\$	3,616,254.52
8/20/2022	\$	4,223.09	\$	6,774.09	\$	3,609,480.43
9/20/2022	\$	4,215.18	\$	6,782.00	\$	3,602,698.43
10/20/2022	\$	4,071.54	\$	6,925.64	\$	3,595,772.79
11/20/2022	\$	4,199.17	\$	6,798.01	\$	3,588,974.78
12/20/2022	\$	4,056.03	\$	6,941.15	\$	3,582,033.64
1/20/2023	\$	4,183.13	\$	6,814.05	\$	3,575,219.59
2/20/2023	\$	4,175.17	\$	6,822.01	\$	3,568,397.58
3/20/2023	\$	3,763.93	\$	7,233.25	\$	3,561,164.32
4/20/2023	\$	4,158.76	\$	6,838.42	\$	3,554,325.90
5/20/2023	\$	4,016.88	\$	6,980.30	\$	3,547,345.59
6/20/2023	\$	4,142.62	\$	6,854.56	\$	3,540,491.03
7/20/2023	\$	4,001.24	\$	6,995.94	\$	3,533,495.09
8/20/2023	\$	4,126.44	\$	6,870.74	\$	3,526,624.36



9/20/2023	\$	4,118.42	\$	6,878.76	\$	3,519,745.60
10/20/2023	\$	3,977.79	\$	7,019.39	\$	3,512,726.21
11/20/2023	\$	4,102.19	\$	6,894.99	\$	3,505,831.22
12/20/2023	\$	3,962.07	\$	7,035.11	\$	3,498,796.11
1/20/2024	\$	4,085.92	\$	6,911.26	\$	3,491,884.86
2/20/2024	\$	4,077.85	\$	6,919.33	\$	3,484,965.53
3/20/2024	\$	3,807.21	\$	7,189.97	\$	3,477,775.55
4/20/2024	\$	4,061.37	\$	6,935.81	\$	3,470,839.75
5/20/2024	\$	3,922.52	\$	7,074.66	\$	3,463,765.09
6/20/2024	\$	4,045.01	\$	6,952.17	\$	3,456,812.93
7/20/2024	\$	3,906.67	\$	7,090.51	\$	3,449,722.42
8/20/2024	\$	4,028.61	\$	6,968.57	\$	3,442,753.85
9/20/2024	\$	4,020.48	\$	6,976.70	\$	3,435,777.15
10/20/2024	\$	3,882.90	\$	7,114.28	\$	3,428,662.87
11/20/2024	\$	4,004.02	\$	6,993.16	\$	3,421,669.71
12/20/2024	\$	3,866.96	\$	7,130.22	\$	3,414,539.48
1/20/2025	\$	3,987.53	\$	7,009.65	\$	3,407,529.83
2/20/2025	\$	3,979.34	\$	7,017.84	\$	3,400,511.99
3/20/2025	\$	3,586.84	\$	7,410.34	\$	3,393,101.65
4/20/2025	\$	3,962.49	\$	7,034.69	\$	3,386,066.97
5/20/2025	\$	3,826.72	\$	7,170.46	\$	3,378,896.51
6/20/2025	\$	3,945.90	\$	7,051.28	\$	3,371,845.23
7/20/2025	\$	3,810.65	\$	7,186.53	\$	3,364,658.70
8/20/2025	\$	3,929.28	\$	7,067.90	\$	3,357,590.79
9/20/2025	\$	3,921.02	\$	7,076.16	\$	3,350,514.63
10/20/2025	\$	3,786.54	\$	7,210.64	\$	3,343,303.99
11/20/2025	\$	3,904.34	\$	7,092.84	\$	3,336,211.15
12/20/2025	\$	3,770.38	\$	7,226.80	\$	3,328,984.35
1/20/2026	\$	3,887.62	\$	7,109.56	\$	3,321,874.78
2/20/2026	\$	3,879.31	\$	7,117.87	\$	3,314,756.92
3/20/2026	\$	3,496.39	\$	7,500.79	\$	3,307,256.12
4/20/2026	\$	3,862.24	\$	7,134.94	\$	3,300,121.18
5/20/2026	\$	3,729.59	\$	7,267.59	\$	3,292,853.59
6/20/2026	\$	3,845.42	\$	7,151.76	\$	3,285,701.84
7/20/2026	\$	3,713.29	\$	7,283.89	\$	3,278,417.95
8/20/2026	\$	3,828.56	\$	7,168.62	\$	3,271,249.33
9/20/2026	\$	3,820.19	\$	7,176.99	\$	3,264,072.34
10/20/2026	\$	3,688.85	\$	7,308.33	\$	3,256,764.01
11/20/2026	\$	3,803.28	\$	7,193.90	\$	3,249,570.11
12/20/2026	\$	3,672.46	\$	7,324.72	\$	3,242,245.39
1/20/2027	\$	3,786.32	\$	7,210.86	\$	3,235,034.53
2/20/2027	\$	3,777.90	\$	7,219.28	\$	3,227,815.25
3/20/2027	\$	3,404.68	\$	7,592.50	\$	3,220,222.75
4/20/2027	\$	3,760.60	\$	7,236.58	\$	3,212,986.17
5/20/2027	\$	3,631.11	\$	7,366.07	\$	3,205,620.11
6/20/2027	\$	3,743.55	\$	7,253.63	\$	3,198,366.48
7/20/2027	\$	3,614.59	\$	7,382.59	\$	3,190,983.89



8/20/2027	\$	3,726.46	\$	7,270.72	\$	3,183,713.17
9/20/2027	\$	3,717.97	\$	7,279.21	\$	3,176,433.95
10/20/2027	\$	3,589.81	\$	7,407.37	\$	3,169,026.58
11/20/2027	\$	3,700.82	\$	7,296.36	\$	3,161,730.21
12/20/2027	\$	3,573.19	\$	7,423.99	\$	3,154,306.22
1/20/2028	\$	3,683.62	\$	7,313.56	\$	3,146,992.67
2/20/2028	\$	3,675.08	\$	7,322.10	\$	3,139,670.57
3/20/2028	\$	3,429.98	\$	7,567.20	\$	3,132,103.37
4/20/2028	\$	3,657.70	\$	7,339.48	\$	3,124,763.89
5/20/2028	\$	3,531.41	\$	7,465.77	\$	3,117,298.12
6/20/2028	\$	3,640.41	\$	7,356.77	\$	3,109,941.35
7/20/2028	\$	3,514.66	\$	7,482.52	\$	3,102,458.83
8/20/2028	\$	3,623.08	\$	7,374.10	\$	3,095,084.72
9/20/2028	\$	3,614.47	\$	7,382.71	\$	3,087,702.01
10/20/2028	\$	3,489.53	\$	7,507.65	\$	3,080,194.35
11/20/2028	\$	3,597.08	\$	7,400.10	\$	3,072,794.25
12/20/2028	\$	3,472.68	\$	7,524.50	\$	3,065,269.75
1/20/2029	\$	3,579.65	\$	7,417.53	\$	3,057,852.22
2/20/2029	\$	3,570.98	\$	7,426.20	\$	3,050,426.02
3/20/2029	\$	3,217.57	\$	7,779.61	\$	3,042,646.41
4/20/2029	\$	3,553.23	\$	7,443.95	\$	3,035,202.46
5/20/2029	\$	3,430.19	\$	7,566.99	\$	3,027,635.48
6/20/2029	\$	3,535.70	\$	7,461.48	\$	3,020,173.99
7/20/2029	\$	3,413.21	\$	7,583.97	\$	3,012,590.02
8/20/2029	\$	3,518.13	\$	7,479.05	\$	3,005,110.97
9/20/2029	\$	3,509.39	\$	7,487.79	\$	2,997,623.19
10/20/2029	\$	3,387.72	\$	7,609.46	\$	2,990,013.73
11/20/2029	\$	3,491.76	\$	7,505.42	\$	2,982,508.31
12/20/2029	\$	3,370.64	\$	7,626.54	\$	2,974,881.78
1/20/2030	\$	3,474.09	\$	7,523.09	\$	2,967,358.69
2/20/2030	\$	3,465.31	\$	7,531.87	\$	2,959,826.81
3/20/2030	\$	3,122.01	\$	7,875.17	\$	2,951,951.64
4/20/2030	\$	3,447.31	\$	7,549.87	\$	2,944,401.78
5/20/2030	\$	3,327.58	\$	7,669.60	\$	2,936,732.17
6/20/2030	\$	3,429.54	\$	7,567.64	\$	2,929,164.53
7/20/2030	\$	3,310.36	\$	7,686.82	\$	2,921,477.71
8/20/2030	\$	3,411.73	\$	7,585.45	\$	2,913,892.26
9/20/2030	\$	3,402.87	\$	7,594.31	\$	2,906,297.94
10/20/2030	\$	3,284.51	\$	7,712.67	\$	2,898,585.28
11/20/2030	\$	3,384.99	\$	7,612.19	\$	2,890,973.09
12/20/2030	\$	3,267.20	\$	7,729.98	\$	2,883,243.10
1/20/2031	\$	3,367.07	\$	7,630.11	\$	2,875,613.00
2/20/2031	\$	3,358.16	\$	7,639.02	\$	2,867,973.98
3/20/2031	\$	3,025.12	\$	7,972.06	\$	2,860,001.93
4/20/2031	\$	3,339.93	\$	7,657.25	\$	2,852,344.68
5/20/2031	\$	3,223.54	\$	7,773.64	\$	2,844,571.04
6/20/2031	\$	3,321.91	\$	7,675.27	\$	2,836,895.77



7/20/2031	\$	3,206.08	\$	7,791.10	\$	2,829,104.68
8/20/2031	\$	3,303.85	\$	7,693.33	\$	2,821,411.35
9/20/2031	\$	3,294.87	\$	7,702.31	\$	2,813,709.03
10/20/2031	\$	3,179.88	\$	7,817.30	\$	2,805,891.73
11/20/2031	\$	3,276.74	\$	7,720.44	\$	2,798,171.29
12/20/2031	\$	3,162.32	\$	7,834.86	\$	2,790,336.43
1/20/2032	\$	3,258.58	\$	7,738.60	\$	2,782,597.83
2/20/2032	\$	3,249.54	\$	7,747.64	\$	2,774,850.19
3/20/2032	\$	3,031.43	\$	7,965.75	\$	2,766,884.44
4/20/2032	\$	3,231.19	\$	7,765.99	\$	2,759,118.45
5/20/2032	\$	3,118.18	\$	7,879.00	\$	2,751,239.45
6/20/2032	\$	3,212.92	\$	7,784.26	\$	2,743,455.19
7/20/2032	\$	3,100.48	\$	7,896.70	\$	2,735,558.49
8/20/2032	\$	3,194.61	\$	7,802.57	\$	2,727,755.92
9/20/2032	\$	3,185.50	\$	7,811.68	\$	2,719,944.23
10/20/2032	\$	3,073.91	\$	7,923.27	\$	2,712,020.96
11/20/2032	\$	3,167.12	\$	7,830.06	\$	2,704,190.90
12/20/2032	\$	3,056.11	\$	7,941.07	\$	2,696,249.83
1/20/2033	\$	3,148.70	\$	7,848.48	\$	2,688,401.35
2/20/2033	\$	3,139.54	\$	7,857.64	\$	2,680,543.71
3/20/2033	\$	2,827.42	\$	8,169.76	\$	2,672,373.95
4/20/2033	\$	3,120.82	\$	7,876.36	\$	2,664,497.59
5/20/2033	\$	3,011.25	\$	7,985.93	\$	2,656,511.66
6/20/2033	\$	3,102.30	\$	7,894.88	\$	2,648,616.78
7/20/2033	\$	2,993.30	\$	8,003.88	\$	2,640,612.90
8/20/2033	\$	3,083.73	\$	7,913.45	\$	2,632,699.45
9/20/2033	\$	3,074.49	\$	7,922.69	\$	2,624,776.75
10/20/2033	\$	2,966.36	\$	8,030.82	\$	2,616,745.93
11/20/2033	\$	3,055.86	\$	7,941.32	\$	2,608,804.61
12/20/2033	\$	2,948.31	\$	8,048.87	\$	2,600,755.74
1/20/2034	\$	3,037.18	\$	7,960.00	\$	2,592,795.74
2/20/2034	\$	3,027.89	\$	7,969.29	\$	2,584,826.45
3/20/2034	\$	2,726.46	\$	8,270.72	\$	2,576,555.73
4/20/2034	\$	3,008.92	\$	7,988.26	\$	2,568,567.47
5/20/2034	\$	2,902.83	\$	8,094.35	\$	2,560,473.12
6/20/2034	\$	2,990.14	\$	8,007.04	\$	2,552,466.09
7/20/2034	\$	2,884.64	\$	8,112.54	\$	2,544,353.54
8/20/2034	\$	2,971.32	\$	8,025.86	\$	2,536,327.68
9/20/2034	\$	2,961.94	\$	8,035.24	\$	2,528,292.44
10/20/2034	\$	2,857.32	\$	8,139.86	\$	2,520,152.58
11/20/2034	\$	2,943.05	\$	8,054.13	\$	2,512,098.46
12/20/2034	\$	2,839.02	\$	8,158.16	\$	2,503,940.29
1/20/2035	\$	2,924.12	\$	8,073.06	\$	2,495,867.23
2/20/2035	\$	2,914.69	\$	8,082.49	\$	2,487,784.75
3/20/2035	\$	2,624.10	\$	8,373.08	\$	2,479,411.67
4/20/2035	\$	2,895.48	\$	8,101.70	\$	2,471,309.97
5/20/2035	\$	2,792.92	\$	8,204.26	\$	2,463,105.71



6/20/2035	\$	2,876.44	\$	8,120.74	\$	2,454,984.96
7/20/2035	\$	2,774.47	\$	8,222.71	\$	2,446,762.25
8/20/2035	\$	2,857.35	\$	8,139.83	\$	2,438,622.42
9/20/2035	\$	2,847.84	\$	8,149.34	\$	2,430,473.08
10/20/2035	\$	2,746.77	\$	8,250.41	\$	2,422,222.67
11/20/2035	\$	2,828.69	\$	8,168.49	\$	2,414,054.18
12/20/2035	\$	2,728.21	\$	8,268.97	\$	2,405,785.21
1/20/2036	\$	2,809.50	\$	8,187.68	\$	2,397,597.53
2/20/2036	\$	2,799.93	\$	8,197.25	\$	2,389,400.28
3/20/2036	\$	2,610.34	\$	8,386.84	\$	2,381,013.44
4/20/2036	\$	2,780.57	\$	8,216.61	\$	2,372,796.83
5/20/2036	\$	2,681.59	\$	8,315.59	\$	2,364,481.23
6/20/2036	\$	2,761.26	\$	8,235.92	\$	2,356,245.31
7/20/2036	\$	2,662.88	\$	8,334.30	\$	2,347,911.01
8/20/2036	\$	2,741.91	\$	8,255.27	\$	2,339,655.74
9/20/2036	\$	2,732.27	\$	8,264.91	\$	2,331,390.83
10/20/2036	\$	2,634.79	\$	8,362.39	\$	2,323,028.44
11/20/2036	\$	2,712.85	\$	8,284.33	\$	2,314,744.12
12/20/2036	\$	2,615.98	\$	8,381.20	\$	2,306,362.91
1/20/2037	\$	2,693.39	\$	8,303.79	\$	2,298,059.12
2/20/2037	\$	2,683.69	\$	8,313.49	\$	2,289,745.64
3/20/2037	\$	2,415.21	\$	8,581.97	\$	2,281,163.67
4/20/2037	\$	2,663.96	\$	8,333.22	\$	2,272,830.45
5/20/2037	\$	2,568.61	\$	8,428.57	\$	2,264,401.88
6/20/2037	\$	2,644.39	\$	8,352.79	\$	2,256,049.09
7/20/2037	\$	2,549.64	\$	8,447.54	\$	2,247,601.55
8/20/2037	\$	2,624.77	\$	8,372.41	\$	2,239,229.14
9/20/2037	\$	2,614.99	\$	8,382.19	\$	2,230,846.95
10/20/2037	\$	2,521.16	\$	8,476.02	\$	2,222,370.93
11/20/2037	\$	2,595.30	\$	8,401.88	\$	2,213,969.05
12/20/2037	\$	2,502.09	\$	8,495.09	\$	2,205,473.96
1/20/2038	\$	2,575.57	\$	8,421.61	\$	2,197,052.35
2/20/2038	\$	2,565.74	\$	8,431.44	\$	2,188,620.91
3/20/2038	\$	2,308.55	\$	8,688.63	\$	2,179,932.27
4/20/2038	\$	2,545.74	\$	8,451.44	\$	2,171,480.84
5/20/2038	\$	2,454.07	\$	8,543.11	\$	2,162,937.73
6/20/2038	\$	2,525.90	\$	8,471.28	\$	2,154,466.44
7/20/2038	\$	2,434.84	\$	8,562.34	\$	2,145,904.11
8/20/2038	\$	2,506.00	\$	8,491.18	\$	2,137,412.93
9/20/2038	\$	2,496.09	\$	8,501.09	\$	2,128,911.84
10/20/2038	\$	2,405.96	\$	8,591.22	\$	2,120,320.62
11/20/2038	\$	2,476.13	\$	8,521.05	\$	2,111,799.57
12/20/2038	\$	2,386.62	\$	8,610.56	\$	2,103,189.01
1/20/2039	\$	2,456.12	\$	8,541.06	\$	2,094,647.95
2/20/2039	\$	2,446.15	\$	8,551.03	\$	2,086,096.92
3/20/2039	\$	2,200.40	\$	8,796.78	\$	2,077,300.14
4/20/2039	\$	2,425.89	\$	8,571.29	\$	2,068,728.85



5/20/2039	\$	2,337.95	\$	8,659.23	\$	2,060,069.62
6/20/2039	\$	2,405.77	\$	8,591.41	\$	2,051,478.20
7/20/2039	\$	2,318.45	\$	8,678.73	\$	2,042,799.48
8/20/2039	\$	2,385.60	\$	8,611.58	\$	2,034,187.89
9/20/2039	\$	2,375.54	\$	8,621.64	\$	2,025,566.26
10/20/2039	\$	2,289.17	\$	8,708.01	\$	2,016,858.24
11/20/2039	\$	2,355.30	\$	8,641.88	\$	2,008,216.37
12/20/2039	\$	2,269.56	\$	8,727.62	\$	1,999,488.75
1/20/2040	\$	2,335.02	\$	8,662.16	\$	1,990,826.59
2/20/2040	\$	2,324.90	\$	8,672.28	\$	1,982,154.31
3/20/2040	\$	2,165.44	\$	8,831.74	\$	1,973,322.56
4/20/2040	\$	2,304.46	\$	8,692.72	\$	1,964,629.85
5/20/2040	\$	2,220.30	\$	8,776.88	\$	1,955,852.97
6/20/2040	\$	2,284.06	\$	8,713.12	\$	1,947,139.85
7/20/2040	\$	2,200.53	\$	8,796.65	\$	1,938,343.20
8/20/2040	\$	2,263.61	\$	8,733.57	\$	1,929,609.64
9/20/2040	\$	2,253.41	\$	8,743.77	\$	1,920,865.87
10/20/2040	\$	2,170.84	\$	8,826.34	\$	1,912,039.53
11/20/2040	\$	2,232.90	\$	8,764.28	\$	1,903,275.25
12/20/2040	\$	2,150.96	\$	8,846.22	\$	1,894,429.03
1/20/2041	\$	2,212.33	\$	8,784.85	\$	1,885,644.18
2/20/2041	\$	2,202.07	\$	8,795.11	\$	1,876,849.07
3/20/2041	\$	1,979.69	\$	9,017.49	\$	1,867,831.58
4/20/2041	\$	2,181.27	\$	8,815.91	\$	1,859,015.67
5/20/2041	\$	2,100.94	\$	8,896.24	\$	1,850,119.43
6/20/2041	\$	2,160.58	\$	8,836.60	\$	1,841,282.84
1/20/2018	\$	4,649.45	\$	6,347.73	\$	3,975,000.68
2/20/2018	\$	4,642.04	\$	6,355.14	\$	3,968,645.54
3/20/2018	\$	4,186.11	\$	6,811.07	\$	3,961,834.47
4/20/2018	\$	4,626.66	\$	6,370.52	\$	3,955,463.95
5/20/2018	\$	4,470.22	\$	6,526.96	\$	3,948,936.99
6/20/2018	\$	4,611.60	\$	6,385.58	\$	3,942,551.41
7/20/2018	\$	4,455.62	\$	6,541.56	\$	3,936,009.85
8/20/2018	\$	4,596.50	\$	6,400.68	\$	3,929,609.18
9/20/2018	\$	4,589.03	\$	6,408.15	\$	3,923,201.03
10/20/2018	\$	4,433.75	\$	6,563.43	\$	3,916,637.60
11/20/2018	\$	4,573.88	\$	6,423.30	\$	3,910,214.30
12/20/2018	\$	4,419.08	\$	6,578.10	\$	3,903,636.20
1/20/2019	\$	4,558.70	\$	6,438.48	\$	3,897,197.72
2/20/2019	\$	4,551.18	\$	6,446.00	\$	3,890,751.72
3/20/2019	\$	4,103.94	\$	6,893.24	\$	3,883,858.48
4/20/2019	\$	4,535.60	\$	6,461.58	\$	3,877,396.90
5/20/2019	\$	4,381.99	\$	6,615.19	\$	3,870,781.71
6/20/2019	\$	4,520.33	\$	6,476.85	\$	3,864,304.86
7/20/2019	\$	4,367.19	\$	6,629.99	\$	3,857,674.88
8/20/2019	\$	4,505.02	\$	6,492.16	\$	3,851,182.72
9/20/2019	\$	4,497.44	\$	6,499.74	\$	3,844,682.99



4/20/2043	\$	1,929.75	\$	9,067.43	\$	1,643,382.95
5/20/2043	\$	1,857.25	\$	9,139.93	\$	1,634,243.02
6/20/2043	\$	1,908.48	\$	9,088.70	\$	1,625,154.32
7/20/2043	\$	1,836.65	\$	9,160.53	\$	1,615,993.79
8/20/2043	\$	1,887.17	\$	9,110.01	\$	1,606,883.78
9/20/2043	\$	1,876.53	\$	9,120.65	\$	1,597,763.13
10/20/2043	\$	1,805.69	\$	9,191.49	\$	1,588,571.64
11/20/2043	\$	1,855.15	\$	9,142.03	\$	1,579,429.61
12/20/2043	\$	1,784.97	\$	9,212.21	\$	1,570,217.40
1/20/2044	\$	1,833.71	\$	9,163.47	\$	1,561,053.93
2/20/2044	\$	1,823.01	\$	9,174.17	\$	1,551,879.76
3/20/2044	\$	1,695.38	\$	9,301.80	\$	1,542,577.96
4/20/2044	\$	1,801.44	\$	9,195.74	\$	1,533,382.22
5/20/2044	\$	1,732.93	\$	9,264.25	\$	1,524,117.97
6/20/2044	\$	1,779.88	\$	9,217.30	\$	1,514,900.66
7/20/2044	\$	1,712.05	\$	9,285.13	\$	1,505,615.53
8/20/2044	\$	1,758.27	\$	9,238.91	\$	1,496,376.62
9/20/2044	\$	1,747.48	\$	9,249.70	\$	1,487,126.92
10/20/2044	\$	1,680.66	\$	9,316.52	\$	1,477,810.40
11/20/2044	\$	1,725.80	\$	9,271.38	\$	1,468,539.02
12/20/2044	\$	1,659.65	\$	9,337.53	\$	1,459,201.49
1/20/2045	\$	1,704.07	\$	9,293.11	\$	1,449,908.38
2/20/2045	\$	1,693.21	\$	9,303.97	\$	1,440,604.41
3/20/2045	\$	1,519.54	\$	9,477.64	\$	1,431,126.77
4/20/2045	\$	1,671.28	\$	9,325.90	\$	1,421,800.87
5/20/2045	\$	1,606.83	\$	9,390.35	\$	1,412,410.52
6/20/2045	\$	1,649.42	\$	9,347.76	\$	1,403,062.77
7/20/2045	\$	1,585.65	\$	9,411.53	\$	1,393,651.24
8/20/2045	\$	1,627.52	\$	9,369.66	\$	1,384,281.58
9/20/2045	\$	1,616.58	\$	9,380.60	\$	1,374,900.97
10/20/2045	\$	1,553.83	\$	9,443.35	\$	1,365,457.62
11/20/2045	\$	1,594.59	\$	9,402.59	\$	1,356,055.03
12/20/2045	\$	1,532.53	\$	9,464.65	\$	1,346,590.38
1/20/2046	\$	1,572.56	\$	9,424.62	\$	1,337,165.76
2/20/2046	\$	1,561.55	\$	9,435.63	\$	1,327,730.13
3/20/2046	\$	1,400.48	\$	9,596.70	\$	1,318,133.44
4/20/2046	\$	1,539.33	\$	9,457.85	\$	1,308,675.58
5/20/2046	\$	1,478.98	\$	9,518.20	\$	1,299,157.39
6/20/2046	\$	1,517.17	\$	9,480.01	\$	1,289,677.37
7/20/2046	\$	1,457.51	\$	9,539.67	\$	1,280,137.70
8/20/2046	\$	1,494.96	\$	9,502.22	\$	1,270,635.48
9/20/2046	\$	1,483.86	\$	9,513.32	\$	1,261,122.16
10/20/2046	\$	1,425.24	\$	9,571.94	\$	1,251,550.22
11/20/2046	\$	1,461.57	\$	9,535.61	\$	1,242,014.61
12/20/2046	\$	1,403.65	\$	9,593.53	\$	1,232,421.08
1/20/2047	\$	1,439.23	\$	9,557.95	\$	1,222,863.13
2/20/2047	\$	1,428.07	\$	9,569.11	\$	1,213,294.02



3/20/2047	\$	1,279.78	\$	9,717.40	\$	1,203,576.61
4/20/2047	\$	1,405.55	\$	9,591.63	\$	1,193,984.98
5/20/2047	\$	1,349.37	\$	9,647.81	\$	1,184,337.17
6/20/2047	\$	1,383.08	\$	9,614.10	\$	1,174,723.06
7/20/2047	\$	1,327.60	\$	9,669.58	\$	1,165,053.48
8/20/2047	\$	1,360.56	\$	9,636.62	\$	1,155,416.86
9/20/2047	\$	1,349.31	\$	9,647.87	\$	1,145,768.99
10/20/2047	\$	1,294.88	\$	9,702.30	\$	1,136,066.68
11/20/2047	\$	1,326.71	\$	9,670.47	\$	1,126,396.21
12/20/2047	\$	1,272.98	\$	9,724.20	\$	1,116,672.01
1/20/2048	\$	1,304.06	\$	9,693.12	\$	1,106,978.89
2/20/2048	\$	1,292.74	\$	9,704.44	\$	1,097,274.45
3/20/2048	\$	1,198.73	\$	9,798.45	\$	1,087,476.01
4/20/2048	\$	1,269.96	\$	9,727.22	\$	1,077,748.79
5/20/2048	\$	1,218.00	\$	9,779.18	\$	1,067,969.61
6/20/2048	\$	1,247.18	\$	9,750.00	\$	1,058,219.62
7/20/2048	\$	1,195.93	\$	9,801.25	\$	1,048,418.37
8/20/2048	\$	1,224.35	\$	9,772.83	\$	1,038,645.54
9/20/2048	\$	1,212.94	\$	9,784.24	\$	1,028,861.30
10/20/2048	\$	1,162.75	\$	9,834.43	\$	1,019,026.87
11/20/2048	\$	1,190.03	\$	9,807.15	\$	1,009,219.72
12/20/2048	\$	1,140.56	\$	9,856.62	\$	999,363.10
1/20/2049	\$	1,167.06	\$	9,830.12	\$	989,532.98
2/20/2049	\$	1,155.58	\$	9,841.60	\$	979,691.39
3/20/2049	\$	1,033.37	\$	9,963.81	\$	969,727.58
4/20/2049	\$	1,132.46	\$	9,864.72	\$	959,862.86
5/20/2049	\$	1,084.78	\$	9,912.40	\$	949,950.45
6/20/2049	\$	1,109.36	\$	9,887.82	\$	940,062.63
7/20/2049	\$	1,062.40	\$	9,934.78	\$	930,127.85
8/20/2049	\$	1,086.21	\$	9,910.97	\$	920,216.88
9/20/2049	\$	1,074.64	\$	9,922.54	\$	910,294.34
10/20/2049	\$	1,028.76	\$	9,968.42	\$	900,325.92
11/20/2049	\$	1,051.41	\$	9,945.77	\$	890,380.15
12/20/2049	\$	1,006.25	\$	9,990.93	\$	880,389.22
1/20/2050	\$	1,028.13	\$	9,969.05	\$	870,420.16
2/20/2050	\$	1,016.48	\$	9,980.70	\$	860,439.47
3/20/2050	\$	907.59	\$	10,089.59	\$	850,349.87
4/20/2050	\$	993.05	\$	10,004.13	\$	840,345.74
5/20/2050	\$	949.71	\$	10,047.47	\$	830,298.27
6/20/2050	\$	969.63	\$	10,027.55	\$	820,270.71
7/20/2050	\$	927.02	\$	10,070.16	\$	810,200.55
8/20/2050	\$	946.16	\$	10,051.02	\$	800,149.53
9/20/2050	\$	934.42	\$	10,062.76	\$	790,086.77
10/20/2050	\$	892.91	\$	10,104.27	\$	779,982.50
11/20/2050	\$	910.87	\$	10,086.31	\$	769,896.19
12/20/2050	\$	870.09	\$	10,127.09	\$	759,769.10
1/20/2051	\$	887.26	\$	10,109.92	\$	749,659.18



2/20/2051	\$	875.46	\$	10,121.72	\$	739,537.46
3/20/2051	\$	780.06	\$	10,217.12	\$	729,320.34
4/20/2051	\$	851.71	\$	10,145.47	\$	719,174.87
5/20/2051	\$	812.77	\$	10,184.41	\$	708,990.45
6/20/2051	\$	827.96	\$	10,169.22	\$	698,821.24
7/20/2051	\$	789.76	\$	10,207.42	\$	688,613.82
8/20/2051	\$	804.17	\$	10,193.01	\$	678,420.81
9/20/2051	\$	792.27	\$	10,204.91	\$	668,215.90
10/20/2051	\$	755.18	\$	10,242.00	\$	657,973.89
11/20/2051	\$	768.39	\$	10,228.79	\$	647,745.10
12/20/2051	\$	732.04	\$	10,265.14	\$	637,479.96
1/20/2052	\$	744.45	\$	10,252.73	\$	627,227.23
2/20/2052	\$	732.48	\$	10,264.70	\$	616,962.53
3/20/2052	\$	674.01	\$	10,323.17	\$	606,639.36
4/20/2052	\$	708.44	\$	10,288.74	\$	596,350.62
5/20/2052	\$	673.96	\$	10,323.22	\$	586,027.40
6/20/2052	\$	684.37	\$	10,312.81	\$	575,714.59
7/20/2052	\$	650.64	\$	10,346.54	\$	565,368.05
8/20/2052	\$	660.24	\$	10,336.94	\$	555,031.11
9/20/2052	\$	648.17	\$	10,349.01	\$	544,682.10
10/20/2052	\$	615.57	\$	10,381.61	\$	534,300.48
11/20/2052	\$	623.96	\$	10,373.22	\$	523,927.26
12/20/2052	\$	592.11	\$	10,405.07	\$	513,522.19
1/20/2053	\$	599.70	\$	10,397.48	\$	503,124.71
2/20/2053	\$	587.55	\$	10,409.63	\$	492,715.08
3/20/2053	\$	519.71	\$	10,477.47	\$	482,237.61
4/20/2053	\$	563.16	\$	10,434.02	\$	471,803.59
5/20/2053	\$	533.20	\$	10,463.98	\$	461,339.62
6/20/2053	\$	538.76	\$	10,458.42	\$	450,881.19
7/20/2053	\$	509.56	\$	10,487.62	\$	440,393.57
8/20/2053	\$	514.30	\$	10,482.88	\$	429,910.69
9/20/2053	\$	502.05	\$	10,495.13	\$	419,415.56
10/20/2053	\$	474.00	\$	10,523.18	\$	408,892.38
11/20/2053	\$	477.51	\$	10,519.67	\$	398,372.70
12/20/2053	\$	450.22	\$	10,546.96	\$	387,825.74
1/20/2054	\$	452.91	\$	10,544.27	\$	377,281.47
2/20/2054	\$	440.59	\$	10,556.59	\$	366,724.88
3/20/2054	\$	386.82	\$	10,610.36	\$	356,114.52
4/20/2054	\$	415.87	\$	10,581.31	\$	345,533.21
5/20/2054	\$	390.50	\$	10,606.68	\$	334,926.53
6/20/2054	\$	391.13	\$	10,606.05	\$	324,320.48
7/20/2054	\$	366.53	\$	10,630.65	\$	313,689.83
8/20/2054	\$	366.33	\$	10,630.85	\$	303,058.98
9/20/2054	\$	353.91	\$	10,643.27	\$	292,415.71
10/20/2054	\$	330.47	\$	10,666.71	\$	281,749.00
11/20/2054	\$	329.03	\$	10,668.15	\$	271,080.85
12/20/2054	\$	306.36	\$	10,690.82	\$	260,390.03



1/20/2055	\$	304.09	\$	10,693.09	\$	249,696.93
2/20/2055	\$	291.60	\$	10,705.58	\$	238,991.35
3/20/2055	\$	252.09	\$	10,745.09	\$	228,246.26
4/20/2055	\$	266.55	\$	10,730.63	\$	217,515.63
5/20/2055	\$	245.82	\$	10,751.36	\$	206,764.27
6/20/2055	\$	241.46	\$	10,755.72	\$	196,008.55
7/20/2055	\$	221.52	\$	10,775.66	\$	185,232.89
8/20/2055	\$	216.32	\$	10,780.86	\$	174,452.02
9/20/2055	\$	203.73	\$	10,793.45	\$	163,658.57
10/20/2055	\$	184.96	\$	10,812.22	\$	152,846.35
11/20/2055	\$	178.50	\$	10,818.68	\$	142,027.66
12/20/2055	\$	160.51	\$	10,836.67	\$	131,190.99
1/20/2056	\$	153.21	\$	10,843.97	\$	120,347.02
2/20/2056	\$	140.54	\$	10,856.64	\$	109,490.38
3/20/2056	\$	119.61	\$	10,877.57	\$	98,612.82
4/20/2056	\$	115.16	\$	10,882.02	\$	87,730.80
5/20/2056	\$	99.15	\$	10,898.03	\$	76,832.76
6/20/2056	\$	89.73	\$	10,907.45	\$	65,925.31
7/20/2056	\$	74.50	\$	10,922.68	\$	55,002.64
8/20/2056	\$	64.23	\$	10,932.95	\$	44,069.69
9/20/2056	\$	51.46	\$	10,945.72	\$	33,123.97
10/20/2056	\$	37.43	\$	10,959.75	\$	22,164.23
11/20/2056	\$	25.88	\$	10,971.30	\$	11,192.93
12/20/2056	\$	12.65	\$	10,984.53	\$	208.40



## FORM OF PRINCIPAL ADVANCE REQUEST

Date: \_\_\_\_\_

USDA, Rural Development  
1390 S. Curry St.  
Carson City, NV 89703

Re: Storey County, Nevada  
Sewer Revenue Bond, Series 2016  
Dated December 20, 2016

Ladies and Gentlemen:

The undersigned hereby requests that you make a principal advance in the amount of \$ \_\_\_\_\_ on the above-captioned Bond to the order of the undersigned Storey County, Nevada (the "County") on \_\_\_\_\_, which is at least three business days after the date of this request.

The undersigned hereby certifies and warrants that:

1. The aggregate of principal advances requested from USDA, RD under the above-referenced Bond, including the advance requested in this letter, do not exceed the maximum principal amount of the Bond of \$4,058,000;

2. All representations and warranties of the County contained in the Bond and the documents accompanying the Bond, including, without limitation, the Federal Tax Exemption Certificate dated December 20, 2016, remain true and correct on this date as if made on this date. No event of default, as defined in the Ordinance adopted by the County Commission on December 6, 2016, has occurred and is continuing. No law has been adopted which would in any way adversely affect the County's authority to obtain and repay this advance. The County covenants to advise you immediately if any such law is adopted; and

3. Please deposit the amount advanced into our account: Routing #121000248, Account # 505-3070545.

Respectfully submitted,

**STOREY COUNTY, NEVADA**

By: \_\_\_\_\_  
(Must be Chairman, County Clerk/Treasurer or County Comptroller)

**GENERAL AND NO-LITIGATION  
CERTIFICATE AND RECEIPT**

**IT IS HEREBY CERTIFIED** by the undersigned, the duly chosen, qualified and acting Chairman of the Board of County Commissioners of Storey County, in the State of Nevada (the "Board," the "County" and the "State," respectively), the County Clerk/Treasurer, the County Comptroller and as to paragraphs 5, 6 and 7 hereof, the District Attorney for the County that:

1. The County was created as a County pursuant to Section 243.335 of Nevada Revised Statutes ("NRS") and is operating as a County, which is a political subdivision under the laws of the State and the validity of such creation has never been questioned.

2. During the course of the proceedings authorizing the issuance of the "Storey County, Nevada, Sewer Revenue Bond, Series 2016" in the maximum principal amount of \$4,058,000 issued as a single bond (the "Bond"), up to and including the date of this certificate, the following were and now are the duly chosen, qualified and acting officers and members of the Board and other officers of the County:

Chairman:	Marshall McBride
Members:	Lance Gilman
	Jack McGuffey
County Clerk-Treasurer:	Vanessa Stephens
County Comptroller:	Hugh Gallagher
District Attorney:	Anne M. Langer

and each of the foregoing officers has duly filed his or her oath of office, and each of them legally required to give bond or undertaking has given or filed such bond or undertaking in form and amount as required by law, and has otherwise duly qualified.

3. The Bond is authorized to refinance certain obligations issued to acquire, improve, equip, operate and maintain, within the County, a sewerage project as defined in NRS 244A.0505 (the "Sewer Project").

4. The Bond is authorized to be issued pursuant to an ordinance of the County finally adopted by the Board on December 6, 2016 (the "Bond Ordinance"); pursuant to Nevada Revised Statutes ("NRS") 244A.011 through 244A.065, inclusive (the "Project Act") and NRS Sections 350.350 through 350.490 (the "Water and Sewer Act"), cited in NRS Section 350.350 as the



Water and Sewer Revenue Bond Law, the Local Government Securities Law (Sections 350.500 through 350.720, Nevada Revised Statutes) and pursuant to NRS Chapter 348; and to all laws amendatory thereof and supplemental thereto.

5. No action, suit, proceeding, inquiry or investigation, at law or in equity, before any court, public board, or body, is pending or, to the best of our knowledge, threatened against the County:

a. Affecting the corporate existence of the County or the titles of its members or officers to their respective offices;

b. Seeking to prohibit, restrain or enjoin the issuance, execution, delivery or sale of the Bond or the collection of the Net Revenues (as defined in the Bond Ordinance) to pay the principal of and interest on the Bond, as applicable, if necessary, or the application of any revenues or funds of the County to the payment of the principal of or interest on the Bond, or affecting in any way the right or authority of the County to pay the Bond or otherwise to carry out the terms and provisions of the Bond Ordinance, or otherwise concerning the Bond or the Sewer Project;

c. In any way questioning, contesting or otherwise affecting the validity or enforceability of the Bond or the Bond Ordinance; or

d. Contesting the powers of the County or any authority for the Sewer Project, the issuance of the Bond, the adoption of the Bond Ordinance, or the sale of the Bond to the United States of America, Department of Agriculture, Rural Development, the purchaser of the Bond (the "Purchaser") thereof.

6. No proceedings or authority for the issuance, sale, execution, or delivery of the Bond, including the preliminary proceedings thereto, or the Bond Ordinance have been repealed, rescinded, revoked, modified, changed, or altered in any manner.

7. The County agrees that the issuance of the Bond, including but not limited to, all proceedings related thereto, will not violate any law, rule, regulation, ordinance, or any other instrument or agreement governing the County.

8. The regular meetings of the Board are held in the County Commissioner's Meeting Room, Storey County Courthouse, 26 South B Street, Virginia City, Nevada. The meetings

of the Board at which the Bond Ordinance was introduced and adopted were called and held in accordance with all applicable ordinances, resolutions and rules of the County and the Board.

9. All meetings of the Board relating to the Bond and the Sewer Project have been open to the public at all times.

10. To the best of our knowledge, neither the Chairman nor any other member of the Board, nor any other officer, employee, or agent of the Board or the County is interested (except in the performance of his or her official rights, privileges, powers and duties), directly or indirectly, in the profits of any contract, job for work or services to be performed and pertaining to the issuance of the Bond or the Sewer Project.

11. The Comstock Chronicle is a qualified newspaper under the provisions of NRS Sections 238.020 and 238.030, published and of general circulation in the County.

12. No referendum petition has been filed concerning any of the ordinances, resolutions or other proceedings concerning the Bond or the Sewer Project, or the Net Revenues, including the Bond Ordinance, and to the best of our knowledge no such petition is being circulated or planned for circulation.

13. There is no reason within our knowledge why the County may not deliver the Bond in the maximum principal amount of \$4,058,000.

14. The best bid for the purchase of the Bond at private sale was accepted on December 6, 2016. The effective interest rate on the Bond does not exceed by more than 3% the "Index of Revenue Bonds" which was most recently published in The Bond Buyer before the bids were received for the Bond (a copy of which is attached hereto as Exhibit A).

15. On or before December 20, 2016, the Chairman and the County Clerk/Treasurer manually signed the Bond. The Chairman and the County Clerk/Treasurer were, and are now, the duly appointed, sworn, qualified and acting officers of the County authorized to execute the Bond. The seal of the County which has been affixed to the Bond is a true, perfect and complete facsimile of the legally adopted, proper and only official corporate seal of the County and is hereby adopted.

16. The undersigned County Treasurer hereby certifies that:

a. she has the full authority under the laws of the State of Nevada to act as Registrar and Paying Agent for the Bond;

b. she has accepted, and does hereby ratify and confirm her acceptance, of all the duties and responsibilities of Registrar and Paying Agent under the Bond Ordinance; and

c. the Bond being in the denomination and maturing and bearing interest as provided in the Ordinance have been duly completed in all respects, and has been duly registered and the certificate of authentication on the Bond has been manually executed by her.

17. On the date hereof, the County received from the Purchaser the maximum principal amount of \$4,058,000 in exchange for the Bond.

18. On the date hereof the County Clerk/Treasurer caused the Bond to be delivered to the Purchaser, being in all respects as authorized by the proceedings pertaining to the Bond including the Bond Ordinance.

19. This certificate is for the benefit of each owner from time to time of the Bond.

**WITNESS** our hands on this December 20, 2016.

STOREY COUNTY, NEVADA

\_\_\_\_\_  
Chairman of the Board of County Commissioners

\_\_\_\_\_  
County Clerk/Treasurer

\_\_\_\_\_  
County Comptroller

\_\_\_\_\_  
County District Attorney (or a deputy thereof)

(SEAL)

## EXHIBIT A

(Attach Copy of Index of Revenue Bonds from the 12/5/2016 edition of The Bond Buyer)

Summary - An ordinance authorizing the issuance by Storey County, Nevada of its Sewer Revenue Bond, Series 2016 in the maximum principal amount of \$4,058,000 and providing other matters relating thereto.

### **ORDINANCE NO. 16-273**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE STOREY COUNTY, NEVADA, SEWER REVENUE BOND, SERIES 2016 IN THE MAXIMUM PRINCIPAL AMOUNT OF \$4,058,000 TO PAY IN PART THE COST TO FINANCE A SEWERAGE PROJECT; PROVIDING THE FORMS, TERMS AND CONDITIONS OF THE BOND, THE SECURITY AND THE SALE THEREOF; PROVIDING OTHER MATTERS RELATING THERETO AND THE EFFECTIVE DATE HEREOF.**

WHEREAS, Storey County, Nevada (the "County" and the "State," respectively), is a political subdivision of the State, a body corporate and organized and operating as a County under the statutes of the State; and

WHEREAS, pursuant to Nevada Revised Statutes ("NRS") Sections 244A.011 through 244A.065, inclusive (the "Project Act") and NRS Sections 350.350 through 350.490, NRS (the "Sewer Act"), cited in NRS Section 350.350 as the Water and Sewer Revenue Bond Law, the Board of County Commissioners of the County (the "Board" or the "Governing Body") is authorized and empowered to authorized to refinance certain obligations issued to acquire, improve, equip, operate and maintain, within the County, a sewerage project as defined in NRS 244A.0505 (the "Project"); and

WHEREAS, pursuant to the Project Act and the Sewer Act, the County is authorized and empowered to issue the County's sewer revenue bonds to defray the cost of the Project in part, in the manner and on the conditions provided in the Project Act, the Bond Act and the Sewer Act; and

WHEREAS, for the purpose of defraying a part of the cost of the Project, the Board deems it necessary to issue the "Storey County, Nevada, Sewer Revenue Bonds, Series 2016" in the aggregate maximum principal amount of \$4,058,000 (the "Bonds" or the "Bond") payable solely from the Net Revenues (as defined herein); and

WHEREAS, the payment of the principal of and interest on the Bond will be secured by the net revenues of the County's municipal sanitary sewer system (the "System"); and

WHEREAS, the County has not pledged the revenues derived and to be derived from the operation of the System for the prepayment of any securities payable from such revenues, or otherwise, with the result that such revenues may be pledged lawfully and irrevocably to secure the payment of the Bond; and

WHEREAS, the United States of America, Department of Agriculture, acting by and through Rural Development ("RD"), pursuant to a letter of conditions dated September 15, 2015 and by an approved request for obligation of funds, has agreed to purchase all of the Bonds herein authorized at par and at an interest rate of 1.375% per annum (provided, however, that the County may elect to take the RD rate available at the date of issuance of the Bond, if lower) (the "Interest Rate"); and

WHEREAS, the Board has determined and does hereby determine and declare that the proposal for the purchase at private sale pursuant to NRS 350.616 of the single Bond by RD, for a price consisting of the maximum principal amount of such Bond, at the Interest Rate, and otherwise maturing, being secured and otherwise being issued as herein provided, constitutes the best proposal for the Bond and is to the best advantage of the County; and

WHEREAS, the effective Interest Rate on the Bond herein authorized or such lower elected rate, does not exceed by more than 3% the "Index of Revenue Bonds" which was most recently published before a negotiated offer was accepted for the Bond; and

WHEREAS, the Board hereby determines that it is necessary and advisable that the County incur a bonded indebtedness by issuing the Bonds pursuant to the County Bond Law, the Project Act, the Sewer Act and the Bond Act; and

WHEREAS, the Board has determined and hereby declares that each of the limitations and other conditions to the issuance of the Bonds in the County Bond Law, the Bond Act, the Project Act, the Supplemental Bond Act, and in any other relevant act of the State or the federal government has been met, and pursuant to NRS 350.708 of the Bond Act such determination of the Board that the limitations in the Bond Act have been met shall be conclusive in the absence of fraud or arbitrary and gross abuse of discretion; and

WHEREAS, the Board has determined and does hereby declare:

(1) This Ordinance pertains to the sale, issuance and payment of the Bond;

(2) Such declaration shall be conclusive in the absence of fraud or gross abuse of discretion in accordance with the provisions of Section 350.579 of the Bond Act; and

(3) This Ordinance may accordingly be adopted as if an emergency exists and may become effective at any time when an emergency ordinance of the County may go into effect; and

WHEREAS, the Board hereby elects to have Chapter 348 of NRS (the "Supplemental Bond Act") apply to the Bonds.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STOREY DO ORDAIN:

Section 1. This ordinance shall be known and may be cited as the "2016 Sewer Revenue Bond Ordinance" (herein the "Ordinance").

Section 2. Definitions. The terms defined in this section, except where the context requires otherwise, shall have the following meanings in this Ordinance:

1. "Bond Act" or "Act" means the Local Government Securities Law, cited as NRS 350.500 through 350.720 and all laws amendatory thereof.

2. "Bond Account" means the "2016 Sewer Revenue Bond Account" created in section 28 of this Ordinance.

3. "Bond" means the securities herein authorized designated as the "Storey County, Nevada, Sewer Revenue Bond, Series 2016" in the aggregate maximum principal amount of \$4,058,000.



"2015 Bond" means the securities designated as the "Storey County, Nevada, Sewer Revenue Bond, Series 2015" in the aggregate maximum principal amount of \$3,002,000.

4. "Consulting Engineer" or "Project Engineer" means any qualified registered or licensed professional engineer practicing under the laws of the State of Nevada.

5. "County" means Storey County, Nevada.

6. "Fiscal Year" means the twelve months commencing July 1 of any year and ending June 30 of the next succeeding year.

7. "Gross Revenues" means all income and revenue derived by the County from any rates, fees, tolls, connection charges, stand-by charges and charges for availability of sewer services furnished by, or the use of, the municipal sewer system as the same may at any time exist to serve customers within or outside the County limits, whether resulting from improvements, extensions, or otherwise.

8. "Holder," "Owner" or "Registered Owner" means a person (including RD) in possession and the apparent owner of the Bonds.

9. "Independent Accountant" means any certified public accountant practicing under the laws of the State of Nevada who is independent and not an officer or employee of the municipality.

10. "Insured Bank" means a bank defined in NRS 350.512 and qualified to accept public deposits under state law which is a member of the Federal Deposit Insurance Corporation.

11. "Net Revenues" means the Gross Revenues less the Operation and Maintenance Expenses. The designated term indicates sources of revenues and does not necessarily indicate all or any portion or other part of such revenues in the absence of further qualification.

12. "Operation and Maintenance Expenses" means all reasonable and necessary current expenses of the County, paid or accrued, for operating, maintaining and repairing the System, as defined in NRS 350.542 including legal and overhead

expenses of the County directly related to the administration of the System, insurance premiums, audits, charges of depository banks and paying agents, professional services, salaries and administrative expenses, labor, and the cost of materials and supplies for current operation, but excluding any allowance for depreciation, any costs of improvements to the System, any accumulation of reserves for major capital replacements (other than normal repairs) or for the operation, maintenance or repair of the System, any allowance for the prepayment of any securities of the County, or any other ground of legal liability not based on contract, in accordance with NRS 350.544.

13. "Paying Agent" means the office of the Treasurer of the County.

14. "Project" means the cost to acquire, improve, equip, operate and maintain, within the County, a sewerage project as defined in NRS 244A.0505, to be financed in part by the Bonds and described in the preambles hereto.

15. "Project Act" means NRS 244A.011 through 244A.065, inclusive, and all laws amendatory thereof.

16. "Purchaser" means the United States of America, acting by and through RD.

17. "RD" means the United States of America Department of Agriculture, Rural Development or any successor to Rural Development.

18. "Registrar" means the office of the County Treasurer.

19. "Reserve Account" means the "2016 Sewer Revenue Bond Reserve Account" created in section 28 of this Ordinance.

20. "Sewer Act" means NRS 350.350 through 350.490, inclusive, and all laws amendatory thereof.

21. "System" means all of the County's municipal sewer system, and its sewer facilities and properties now owned or hereafter acquired, whether situated within or without the County boundaries.

Section 3. Authority for This Ordinance. This Ordinance is adopted pursuant to the Project Act, the Sewer Act and the Bond Act.

Section 4. Life of the Project. The Board has determined and does hereby declare that the estimated life or estimated period of usefulness of the improvements to the System financed by the Bonds is not less than 40 years from the date of the Bonds; and the Bonds shall mature at such times not exceeding such estimated life or estimated period of usefulness of the System.

Section 5. Acceptance of Purchase Proposal. The proposal submitted by RD for the purchase of the 2016 Bond in the maximum principal amount of \$4,058,000 at the Interest Rate which was received by the County at the private sale of the Bonds be, and the same hereby is, accepted.

Section 6. Ratification. All consistent action taken previously by the Board and the County officers directed toward the Project and toward the issuance of the Bonds for that purpose is ratified, approved and confirmed.

Section 7. Authorization of Project. A cost of the Project in an amount of at least \$4,058,000 will be financed from Bond proceeds.

Section 8. Necessity of Project and Bonds. It is necessary and in the best interests of the County and its inhabitants that the County effect the Project and defray in part the cost thereof by issuing the Bonds therefor.

Section 9. Ordinance to Constitute Contract. In consideration of the purchase and the acceptance of the Bonds by the Purchaser and by those who shall own them from time to time, this Ordinance shall be deemed to be and shall constitute a contract between the County and the Registered Owner.

Section 10. Bonds Equally Secured. The covenants and agreements herein set forth to be performed on behalf of the County shall be for the equal benefit, protection and security of the Owners of any and all of the Bonds, all of which, regardless of the time or times of their issue or maturity, shall be of equal rank without preference, priority or distinction of any of the Bonds of this issue over any other thereof, except as otherwise expressly provided herein.

Section 11. Special Obligations. The Bonds shall be payable and collectible (except as herein otherwise provided) solely from the Net Revenues, which revenues are so pledged; the Holder or Registered Owner may not look to any general or other fund for the payment of the principal of, or interest on the Bonds, except the Bond Account and the Reserve Account which are

hereby pledged therefor. The Bonds shall not constitute an indebtedness or a debt within the meaning of any constitutional or statutory provision or limitation and the Bonds shall not be considered or held to be a general obligation of the County but shall constitute its special obligation. The County does not pledge its full faith and credit for the payment of the Bonds.

Section 12. Character of Agreement. None of the covenants, agreements, representations and warranties contained herein or in the Bonds, in the absence of any breach thereof, shall ever impose or shall be construed as imposing any liability, obligation or charge against the County (except the special funds pledged therefor) or its general credit, payable out of its general fund or out of any funds derived from taxation.

Section 13. Authorization of Bonds. For the purpose of providing funds to pay a portion of the cost of the Project, the County shall issue the Bond in the maximum principal amount of \$4,058,000 or such lesser amount as shall be advanced under the Bond. The Bond shall be issued and be payable both as to principal and interest, solely from the Net Revenues of the County's System, and the County shall pledge irrevocably such Net Revenues to the payment of the Bond and the interest thereon, the proceeds thereof to be used solely for the aforesaid purpose, pursuant to the Project Act, the Sewer Act and the Bond Act. RD has requested, and the County has agreed, that the obligation of the County hereunder shall be represented in the form of a single registered Bond. The Bond shall be in the form substantially as set forth in section 22 hereof.

Section 14. Bond Details. The Bond shall be issued in fully registered form, i.e., registered as to both principal and interest, in compliance with Section 149 of the Tax Code, and the regulations of the Secretary of the Treasury thereunder. The Bond shall be dated initially as of the date of delivery thereof to the RD. The Bond shall bear interest at the Interest Rate on the unpaid balance advanced under the Bond until the principal advanced under the Bond is paid in full. The County's indebtedness as represented by the Bond shall be \$4,058,000 or such lesser amount as shall represent the aggregate principal amount advanced to the County as shown on the principal advance panel attached to the Bond (the "Principal Advance Panel") and the registration records maintained by the Registrar. Interest accrual shall be calculated based on a 365 day year. The interest payments on the Bond shall be made by the County monthly on the 12 day of each month commencing on January 20, 2017. The amortized principal payments on each Bond shall be made by the County in



installments monthly on the 20th day of each month commencing on January 20, 2017. The principal and interest payments shall be fully amortized so as to produce substantially equal monthly payments (of principal and interest) from payment date to payment date and which shall be in an amount sufficient to fully pay the total principal of and interest on each Bond within 40 years of the date thereof. The amount of the first amortized payment after the date of delivery of each Bond may be different than other payments to take into account a delivery date that is other than the first day of the month. Except as otherwise provided herein, every payment on the Bonds shall be applied first to interest computed to the date of payment and then to principal.

Principal on the Bond shall be advanced by RD upon the written request of the County. The County Chairman, Treasurer and Comptroller are each hereby authorized to request principal advances under the Bond. At the time of such principal advance, the Registrar shall make a notation of the date and amount of such principal advance on the Principal Advance Panel and the registration records maintained by the Registrar. The Registrar shall provide such Principal Advance Panel to the Registered Owner to be included with the Bond. The registration records maintained by the Registrar shall be conclusive evidence of the amounts and dates of any principal advances.

Should the Interest Rate at the date of delivery of the Bond be lower than the Interest Rate in effect at the time of the loan approval, the Board directs the County Treasurer or designee to make a written request to the RD for the lower rate, and the Board hereby authorizes the Chairman and the County Treasurer to execute the Bond providing for the lower rate of interest. If any installment of principal is not paid when due, then in addition to installments thereafter becoming due, the County shall pay interest on the unpaid balance of the total principal amount from the due date of the delinquent installment to the date of payment of the delinquent installment, provided, that interest accruing by reason of any such delinquency shall not include any interest applicable to such delinquency period in any installment subsequently paid, and shall in no event cause the total interest payable on the Bond to exceed the rate of 1.375% per annum or such lower rate of interest as set forth in the Bond, on the unpaid balance of the total principal amount. The final installment on the Bond shall be payable in lawful money of the United States of America without deduction for exchange or collection charges at the office of the Treasurer of the County. The final installment of principal and interest due on the Bond is payable only upon surrender of the Bond to the County. If,

upon presentation at or after maturity, payment of the Bond is not made as herein provided, interest thereon shall continue at the same rate per annum until the principal thereof is paid in full.

So long as the United States is the Registered Owner of the Bond, payment of installments of principal and interest shall be made at the appropriate United States office, currently designated as 1390 S. Curry St., Carson City, Nevada 89703, or at such other address as the United States may designate in writing. During the time any registered assign is the Registered Owner of the Bond, payment shall be made at the address shown on the registration record kept by the Treasurer of the County, being both the registrar (the "Registrar") and paying agent (the "Paying Agent") for the Bond. The Bond must be registered by any Registered Owner, and may be assigned in the manner and with the effect set forth in the provisions for registration contained in the form of bond hereinafter set forth, and as herein further provided. The principal and interest of the single registered Bond shall be payable only to, or upon the order of, the Registered Owner or his legal representative. Upon issuance to the United States, the Bond shall be registered in the name of the "United States of America".

The County hereby reserves the right, at its option, to prepay the principal amount outstanding, in whole, or in the manner hereinafter provided, in part, at any time, in inverse order of maturity as directed by the County Treasurer or the Comptroller. Prepayments shall be made on the date, at the place, and in the manner provided herein for making regularly scheduled installments, and partial prepayments shall be in the amount of that portion of one or more installments which would be allocable to principal. No prepayment of an installment shall extend or postpone the due date of any subsequent installment. Any prepayments shall be in the amount of principal being prepaid, together with accrued interest thereon to the date of prepayment, and shall be made without penalty or without additional interest charges. At the time of such principal prepayment, the Registrar shall make a notation of the date and amount of such principal prepayment on the registration records maintained by the Registrar. The registration records maintained by the Registrar shall be conclusive evidence of the amounts and dates of any principal prepayments.

Section 15. Prepayment Notice. Unless waived by the Registered Owner, notice of prior prepayment shall be given by the County Treasurer or the Comptroller in the name of the County by first class mail or electronic mail, not less than 30 days prior to the date fixed for

prepayment. A copy of the notice shall be mailed at least 30 days prior to the prepayment date to any Registered Owner whose name and address appear on the registration records maintained by the Registrar. So long as any Bond is owned by the United States, notice shall be mailed to the United States of America at least 30 days prior to the prepayment date at such address as the United States of America or RD may designate in writing. The notice shall identify the installments of principal to be prepaid, specify the prepayment date, and state that on such date the principal amount thereof and accrued interest to the prepayment date will become due and payable and thereafter interest will cease to accrue. After such notice, the Bond or portions thereof so called for prepayment will be paid. Notwithstanding the provisions of this section, any notice of prepayment may contain a statement that the prepayment is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for prepayment sufficient to pay the principal amount prepaid and the accrued interest thereon to the date of prepayment, and that if such funds are not available, such prepayment shall be canceled by written notice to the owner of the Bond called for prepayment in the same manner as the original prepayment notice was mailed.

Section 16. Negotiability. Subject to the registration and payment provisions herein provided, the Bond shall be fully negotiable within the meaning of and for the purpose of the Uniform Commercial Code - Investment Securities and each Owner shall possess all rights enjoyed by owners of negotiable instruments under the Uniform Commercial Code-Investment Securities.

Section 17. Registration as to Principal and Interest. The Bond must be registered for payment as to both principal and interest. The Registrar shall maintain records for the registration and transfer of Bond.

Section 18. Registration of Bond.

A. Records for the registration of the Bond shall be kept by the Registrar. The person in whose name any Bond shall be registered, on the registration records kept by the Registrar, and as noted on the registration panel appended to the Bond, shall be deemed and regarded as the absolute owner thereof for the purpose of payment and for all other purposes; and payment of or on account of either principal or interest on any Bond shall be made only to or upon the written order of the Owner thereof or his or her legal representative. All such payments shall be valid and effectual to discharge the liability upon such Bond to the extent of the sum or sums so paid.

B. If the Bond shall be lost, stolen, destroyed or mutilated, the Registrar shall, upon receipt of such evidence, information or indemnity relating thereto as it or the County may reasonably require, and upon payment of all expenses in connection therewith, authenticate and deliver a replacement Bond; provided that if the United States of America is the holder of the Bond, no security or indemnity is required in the event of a lost or destroyed Bond. If such lost, stolen, destroyed or mutilated Bond shall have matured or shall have been called for prepayment, the Registrar may direct that such Bond be paid by the Paying Agent in lieu of replacement; provided that if the United States of America is the holder of the Bond, no security or indemnity is required in the event of a lost or destroyed Bond.

C. Whenever any Bond shall be surrendered to the Paying Agent upon payment thereof, or to the Registrar for replacement as provided herein, such Bond shall be promptly canceled by the Paying Agent or Registrar, and counterparts of a certificate of such cancellation shall be furnished by the Paying Agent or Registrar to the County.

D. The Registrar shall maintain a registration record for the Bond showing the name and address of the Registered Owner and the amounts and dates of any principal prepayments on the Bond and the amounts and dates of principal advances under the Bond.

Section 19. Form of Execution. The Chairman of the Board (the "Chairman") and the County Clerk/Treasurer may file their manual signatures with the Secretary of State, pursuant to the Uniform Facsimile Signatures of Public Officials Act, cited as Chapter 351, NRS. The registered Bond shall be signed and executed in the corporate name of the County with the manual or facsimile signature of the Chairman, countersigned with the manual or facsimile signature of the Treasurer, shall be attested with a manual or facsimile signature of the County Clerk, shall be authenticated by the manual signature of an authorized officer of the Registrar, and a manual or facsimile of the seal of the County shall be affixed thereto. The Bond bearing the signatures of the officers in office at the time of the signing thereof, shall be the valid and binding obligations of the County, notwithstanding that before the delivery thereof and payment therefor, any or all of the persons whose signatures appear thereon shall have ceased to fill their respective offices. Any officer herein authorized or permitted to sign any Bond at the time of its execution and of the execution of a signature certificate,



may adopt as and for his or her own facsimile signature, the facsimile signature of his or her predecessor in office in the event that such facsimile signature appears upon the Bond.

Section 20. Incontestable Recital. Pursuant to Section 350.628 of the Bond Act, the Bond shall contain a recital that it is issued pursuant to the Project Act and the Bond Act, which recital shall be conclusive evidence of the validity of the Bond and the regularity of its issuance.

Section 21. Registration by Treasurer. Before the Bond is delivered, it shall be registered by the Treasurer of the County in a record kept in her office for that purpose. The register shall show the principal amount of the Bond, the time of payment on the Bond, and the rate of interest the Bond bears.

Section 22. Form of Single Bond. Subject to the provisions of this Ordinance, the Bond, the registration panel, and the form of assignment therefor, shall be in substantially the following form:

(Form of Bond)

STOREY COUNTY, NEVADA  
SEWER REVENUE BOND, SERIES 2016

NO. R-1

Maximum Principal Amount: \$

Dated: \_\_\_\_\_, 2016

Storey County, Nevada (the "County"), solely from the special funds provided therefor, hereby acknowledges itself obligated, and for value received, hereby promises to pay to the UNITED STATES OF AMERICA (the "United States"), the maximum principal amount above stated or such lesser amount as shall have been advanced hereunder together with interest on the unpaid balance at the rate [1.375%] per annum.

Interest shall accrue on the unpaid balance of the total principal amount hereof from the date of this Bond. Interest accrual shall be calculated based on a 365 day year. Interest payments shall be made by the County monthly on the 20th day of each month commencing on January 20, 2017. Amortized principal payments shall be made by the County monthly on the 20th day of each month commencing on January 20, 2017 and ending within forty years of the date hereof until the total principal amount with interest thereon as aforesaid has been fully paid. The County shall pay amortized installments in an amount which shall be sufficient to fully pay the total principal amount advanced hereunder plus interest thereon within forty (40) years from the date of this Bond. An amortization schedule is attached hereto as Exhibit A and made a part of this Bond. If less than the maximum principal amount shall be advanced under this bond (this "Bond") by December 20, 2017, the United States of America, Rural Development ("RD") shall prepare or cause to be prepared a revised amortization schedule showing installments of the principal advanced under this Bond, which schedule shall be provided to the County and attached hereto as Exhibit A and made a part of this Bond in place of Exhibit A attached upon the date of delivery of this Bond.

Principal may be advanced under this Bond by a written request of the County Chairman, Treasurer or Comptroller. The County Treasurer, as registrar for this Bond (the "Registrar"), shall maintain records showing the principal amount advanced hereunder and such records shall be conclusive evidence of the amounts and dates of each advance of principal.

If any installment is not paid when due, then in addition to installments thereafter becoming due, the County shall pay interest on the unpaid balance of the total principal amount from the due date of the delinquent installment to the date of payment of the delinquent installment, provided, that interest accruing by reason of any such delinquency shall not include any interest applicable to such delinquency period in any installments subsequently paid and shall in no event

cause the total interest payable on this Bond to exceed the Interest Rate per annum set forth above on the unpaid balance of the total principal amount. Except as otherwise provided herein, every payment on this Bond shall be applied first to interest due through the next installment due date and then the balance to principal.

The installments of principal and interest are payable in lawful money of the United States of America, without deduction for exchange or collection charges, during the period the United States of America is the registered owner of this single Bond, at the appropriate United States Department of Agriculture, Rural Development office, currently designated as 1390 S. Curry St., Carson City, Nevada 89703, or at such other place as the United States may designate in writing, and are so payable during any period the United States is not the registered owner hereof at the address shown on the registration records of the County. The final installment of principal due on this Bond is payable only upon the surrender of this Bond to the County.

All installments of principal are subject to prepayment at the option of the County prior to their stated due dates and, in inverse order of maturity, by the payment of such principal amount and accrued interest to the prepayment date. Prepayments shall be made on the date, at the place and in the manner provided herein for making regularly scheduled installment payments and partial prepayments shall be in the amount of that portion of one or more of the final installments allocable to principal. No partial prepayment shall extend or postpone the due date of any subsequent installment. Any prepayment shall be in the amount of principal being prepaid, together with accrued interest thereon to the date of prepayment, and shall be made without penalty or additional interest or charges. Prepayment shall be made upon prior notice as provided in the 2016 Sewer Revenue Bond Ordinance authorizing this Bond and adopted on December 6, 2016 (the "Ordinance").

This single Bond is duly authorized to defray in part the cost to acquire, improve, equip, operate and maintain a sewerage project within the meaning of NRS 244A.0505, consisting of facilities pertaining to a county sanitary sewerage system (the "System") for the collection, interception, transportation, treatment, purification and disposal of sewage, liquid wastes, solid wastes, night soil and industrial wastes, including without limitation a drainage and flood control project as defined in NRS 244A.027 (the "Project"), under the authority of and in full conformity with the constitution and laws of the State of Nevada, and in particular the Bond Act (hereinafter defined) and the provisions of Sections 244A.011 through 244A.065, inclusive, Nevada Revised Statutes, and all laws amendatory thereof (the "Project Act"), and pursuant to the Ordinance.

This Bond does not constitute a debt or indebtedness of the County within the meaning of any constitutional or statutory limitation and shall not be considered or held to be a general obligation of the County. The County does not pledge its full faith and credit for the payment of this Bond. Pursuant to the Project Act, as supplemented by Sections 350.500 through 350.720, Nevada Revised Statutes, and all laws amendatory thereof (the "Bond Act"), and all laws thereunto enabling, this Bond is a special obligation of the County payable and collectible solely out of and secured by an irrevocable pledge of certain net income derived from the operation of the

County's municipal sewer system (the "System"). The owner hereof may not look to any general or other fund for the payment of the principal of or interest on this Bond except the special funds pledged therefor. This Bond is issued pursuant to the Project Act and to the Bond Act. Pursuant to Section 350.628 of the Bond Act, this recital is conclusive evidence of the validity of this Bond and the regularity of its issuance.

Payment of this Bond and interest thereon shall be made solely from, and as security for such payment there are pledged, pursuant to the Ordinance, two special funds identified as the "2016 Sewer Revenue Bond Account," and the "2016 Sewer Revenue Bond Reserve Account," into which the County covenants to pay from the revenues of the System, after provision only for all necessary and reasonable operation and maintenance expenses, sums sufficient to pay the principal and the interest of this Bond and to create and maintain a reasonable and specified reserve. For a description of said funds and the nature and extent of the security afforded thereby, reference is made to the Ordinance. This Bond is secured by and constitutes an irrevocable and prior lien (but not necessarily an exclusive lien) upon the net revenues of the System. Subject to designated conditions, additional bonds may be issued payable from the net revenues and having a lien thereon inferior and junior to the lien, or subject to additional conditions having a lien thereon on a parity with the lien of this Bond and the 2015 Bond (as defined in the Ordinance), in accordance with the Ordinance.

The County covenants and agrees with the owner hereof that it will keep and perform all the covenants of the Ordinance, including its covenant against the sale or mortgage of the System or any part thereof unless provision has been made for the payment of this Bond and its covenant that it will fix, maintain and collect rates sufficient to pay operating and maintenance expenses and 100% of both the principal of and the interest on this Bond and any other obligations payable annually from the net revenues of the System (including reserves).

This Bond shall be registered for payment in the name of the registered owner hereof only as to both principal and interest in the records of the County in the office of the Treasurer of the County, as Registrar, and in the panel appended to this single Bond. This Bond is transferable by the registered owner hereof, in person or by his attorney duly authorized in writing, at the office of such County Treasurer. No transfer of this Bond shall be valid until it has been duly entered in such records and duly noted on the registration panel appended to this Bond.

It is further certified, recited, and warranted that all the requirements of law have been fully complied with by the proper County officers in the issuance of this Bond.

No recourse shall be had for the payment of the principal of or the interest on this Bond or for any claim based thereon or otherwise upon the Ordinance or other instrument pertaining thereto, against any individual member of the Board of County Commissioners or any officer or other agent of the County, past, present or future, either directly or indirectly through the Board of county Commissioners or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of this single Bond and as a part of the consideration of its issuance specially waived and released.



IN WITNESS WHEREOF, the Board of County Commissioners of Storey County, Nevada, has caused this Bond to be signed and executed in its name and on its behalf with the manual or facsimile signature of the Chairman, countersigned by the manual or facsimile signature of the County Treasurer, attested by the manual or facsimile signature of the County Clerk, with the manual or facsimile seal of the County affixed hereto, all as of the date of the delivery hereof.

STOREY COUNTY, NEVADA

{SEAL}

(Manual or facsimile signature)  
Chairman

Countersigned:

(Manual or Facsimile Signature)  
County Treasurer

Attest:

(Manual or Facsimile Signature)  
County Clerk

(End of Form of Bond)

(Form of Prepayment Panel)

The following installments of principal (or portions thereof) of this Bond have been prepaid by the County in accordance with the terms of the Ordinance authorizing the issuance of this Bond:

<u>Date of Payment</u>	<u>Amount Prepaid</u>	<u>Signature of Registered Owner</u>
_____	\$ _____	_____
_____	_____	_____
_____	_____	_____

(End of Prepayment Panel)

(Form of Registration Panel Appended to Bond)

MANDATORY REGISTRATION FOR PAYMENT AS TO PRINCIPAL AND INTEREST

The within Bond is registered in the office of the Treasurer of the County, as Registrar, in the name of the last owner listed below; and the principal amount of the Bond and interest thereon shall be payable only to such owner, all in accordance with the Ordinance authorizing the Bond's issuance.

<u>Date of Registration</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Signature of Registrar</u>
_____, 2016	United States of America	USDA, Rural Development 1390 S. Curry St. Carson City, NV 89703	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(End of Form of Registration Panel)

(Form of Assignment Panel Appended to Bond)

Provision for Assignment

For value received, the undersigned hereby assigns and transfers unto \_\_\_\_\_  
the within Single Registered Sewer Revenue Bond No. R-1, together with accrued interest thereon,  
and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney in fact to transfer said  
Bond on the registration records of the County at the office of the County Treasurer, a Registrar with  
full power of substitution in the premises.

Dated \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
In the presence of:  
Signature Guaranteed  
By

\_\_\_\_\_  
NOTICE: The Signature to this assignment must correspond with the name as it appears upon the  
Registration Panel of the within Bond in every particular, without any alteration whatsoever.

Name of Transferee: \_\_\_\_\_

Address of Transferee: \_\_\_\_\_

Taxpayer Identification number or

Social Security Number(s): \_\_\_\_\_

(End of Form of Assignment Panel Appended to Bond)

Exhibit A

(Attach Amortization Schedule)

## FORM OF PRINCIPAL ADVANCE REQUEST

Date: \_\_\_\_\_

USDA, Rural Development  
1390 S. Curry St.  
Carson City, NV 89703

Re: Storey County, Nevada  
Sewer Revenue Bond, Series 2016  
Dated December 20, 2016

Ladies and Gentlemen:

The undersigned hereby requests that you make a principal advance in the amount of \$\_\_\_\_\_ consisting of the principal amount of \$4,058,000 on the above-captioned Debenture to the order of the undersigned Storey County, Nevada (the "County") on \_\_\_\_\_ which is at least three business days after the date of this request.

The undersigned hereby certifies and warrants that:

1. The aggregate of principal advances requested from USDA, RD under the above-referenced Debenture, including the advance requested in this letter, do not exceed the maximum principal amount of the Debenture of \$4,058,000;

2. All representations and warranties of the County contained in the Debenture and the documents accompanying the Debenture, including, without limitation, the Federal Tax Exemption Certificate dated December 20, 2016, remain true and correct on this date as if made on this date. No event of default, as defined in the Ordinance adopted by the County Commission on December 6, 2016, has occurred and is continuing. No law has been adopted which would in any way adversely affect the County's authority to obtain and repay this advance. The County covenants to advise you immediately if any such law is adopted; and

3. Please deposit the amount advanced into our account: Routing # \_\_\_\_\_,  
Account # \_\_\_\_\_

Respectfully submitted,

**STOREY COUNTY, NEVADA**

By: \_\_\_\_\_  
(Must be Chairman, County Clerk/Treasurer or County Comptroller)



Section 23. Period of Facilities' Usefulness. The facilities to be financed with Bond proceeds will be useful for at least 40 years.

Section 24. Bond Preparation, Execution and Delivery. The Chairman and the County Clerk/Treasurer are directed to prepare and execute the Bond. Thereafter, the County Treasurer shall deliver the Bond to RD on behalf of the United States of America as purchaser on receipt of the agreed purchase price.

Section 25. Disposition of Bond Proceeds.

A. Construction Account. Bond proceeds advanced under the Bond from time to time shall be immediately deposited in an account hereby created and designated as the "2016 Construction Account" (the "Construction Account"). Such account shall be maintained in an Insured Bank selected by the County and the United States. Moneys in the Construction Account shall be used solely for the Project and shall be withdrawn only upon warrants or checks drawn and signed by the County Comptroller, and such expenditure approved by an official of RD. Warrants or checks shall not be issued until the Board has received engineering approval that such sum is due and owing. The County's share of any liquidated damages and other moneys paid by defaulting contractors or their sureties shall be deposited in the Construction Account to assure completion of the Project. After the Consulting Engineer has certified that work is completed and that all expenses have been paid, the Insured Bank shall transfer all remaining Bond proceeds, including interest, in the Construction Account to the Bond Fund to be used to the extent possible for redeeming Bonds prior to maturity as provided by this Ordinance.

B. Purchaser not Responsible. The Purchaser or any Registered Owner shall not be responsible for the application or disposal of Bond proceeds.

Section 26. Fiscal Year. For the purpose of this Ordinance the System shall be operated upon a fiscal year commencing July 1 in each year and ending on June 30 of the next succeeding year.

Section 27. Income Fund. A special account is hereby created and shall be known as the "Storey County Sewer Revenue Fund," herein sometimes designated as the "Income Fund". So long as the Bond shall be outstanding all Net Revenues derived from the operation of the System

shall be deposited into the Income Fund. Any money remaining in the Proceeds Account after payment of the Interim Debenture as described in Section 25(A) hereof and the completion of the Project shall be deposited in the Bond Account.

Section 28. Administration of Income Fund. The following payments shall be made from the Income Fund.

A. Operation and Maintenance Expenses. First, there shall be set aside each month such reasonable percentage of the Income Fund as the Board shall determine to be reasonable and necessary for the proper operation and maintenance of the System. Any surplus remaining at the end of the Fiscal Year and not used for Operation and Maintenance Expenses shall be transferred back to the Income Fund.

B. Bond Account Payments. Second, from any moneys remaining in the Income Fund there shall be deposited into a separate account hereby created to be known as the "2016 Sewer Revenue Bond Account" (herein "Bond Account") monthly, commencing on or before the day preceding the payment date, and on or before the day preceding each succeeding payment date thereafter, an amount sufficient, together with any available moneys therein, to pay the next maturing installment of principal and interest on the outstanding Bond until the maturity or prior prepayment of the Bond. The Bond Account is hereby pledged to the repayment of the principal of and interest on the Bond.

C. Reserve Account Payments. There shall be deposited annually into a separate account hereby created to be known as the "2016 Sewer Revenue Bond Reserve Account" (herein "Reserve Account"), commencing on or before the first payment date and continuing monthly on each subsequent payment date, an amount at least equal to 10% of the monthly payment of principal and interest until an amount at least equal to one year of principal and interest payments (the "Minimum Reserve") has been accumulated. After the Minimum Reserve has been accumulated, an amount shall be deposited annually from the Income Fund into the Reserve Account sufficient to maintain said Reserve Account in an amount not less than the Minimum Reserve. The Reserve Account is hereby pledged to the repayment of the principal of and interest on the Bond. The moneys in the Reserve Account shall be maintained as a continuing reserve to be used only for the following with the prior written approval from RD:

1. Securities Requirements. To pay principal and interest on the Bond, if necessary to prevent a default;

2. Emergency Maintenance Costs. To pay the costs of extraordinary and major repairs, renewal, replacements, or maintenance items appertaining to such System of a type not recurring annually and not defrayed as operation and maintenance expenses;

3. Capital Costs. To pay the cost of extending the System; and

4. Replacement Costs. To pay the costs of replacing short-lived assets of the System which have useful lives significantly less than the term of the Bonds.

D. Termination of Deposits. Payment need not be made into the Bond Account or the Reserve Account if the total amount in both funds at least equals the principal and interest requirements of the then outstanding Bond to maturity. In that case such an amount equal to such principal and interest requirements shall be set aside for that purpose and all other moneys may be used in any lawful manner.

E. Defraying Delinquencies in Bond Account and in Reserve Account. If, for any reason, the County shall fail to pay into the Bond Account the full stipulated amount from Net Revenues, then the difference between that paid and the amount stipulated shall be paid into the Bond Account from the Reserve Account. Money so used shall be replaced in the Reserve Account from the first revenues thereafter received not required to be otherwise applied by this section. If the proceedings authorizing other parity lien obligations require the replenishment of moneys in a reserve account, then money shall be replenished in each such reserve fund on a pro rata basis. If, for any reason, the County shall fail to pay into the Reserve Account the full stipulated amount, the difference between the amount paid and the amount stipulated shall in like manner be paid therein from the first revenues thereafter received not required to be otherwise applied by this section. The moneys in the Bond Account shall be used only for the purpose of paying Bond principal and interest. Any moneys in the Reserve Account in excess of the Minimum Reserve (including any investment income) may be withdrawn and used in the same manner as Net Revenues.

F. Payment for Additional Obligations. After making the above payments, any balance in the Income Fund may be used for the payment of principal and interest on additional

bonds including reasonable reserves therefor. The lien of additional bonds on Net Revenues shall be on a parity with, or subordinate to, the lien and pledge of the Bonds. Any payments for principal of, interest on and for deposits to reserve funds with respect to additional parity securities, including the 2015 Bond, shall be made concurrently with those required by this section.

G. Use of Surplus Revenues. After making the above payments, the remaining Net Revenues, if any, may be applied to any other lawful purpose or purposes authorized by the Constitution and laws of the State as the Board may direct.

Section 29. General Administration of Funds and Accounts. The funds and accounts hereof shall be administered as follows:

A. Places and Times of Deposits. The above accounts and funds shall be separately maintained and deposited in one or more bank accounts in an Insured Bank or Banks. Each account shall be continuously secured to the extent required by law and shall be irrevocable and not withdrawable by anyone for any other purpose. Amounts in the account exceeding the applicable federal deposit insurance coverage shall be secured by the Insured Bank in advance in accordance with U.S. Treasury rules and regulations governing the deposit of government moneys. Payments shall be made into the proper account on the payment date when due, except that when the payment date shall be a Sunday or legal holiday, the payment shall be made on the preceding calendar which is not also a Sunday or legal holiday. At least one day prior to any principal and interest payment date, moneys sufficient to pay interest and principal due on such payment date shall be credited at the Paying Agent. Nothing in this Ordinance shall prevent the Board from establishing one bank account for any of the funds and accounts required by this Ordinance.

B. Investment of Money. Any moneys in any fund or account designated in Sections 25, 27 and 28 of this Ordinance may be invested or reinvested by the County in such obligations as may be permitted by the Constitution and laws of the State of Nevada, and applicable federal statutes and regulations.

C. Tax Covenant. The County covenants for the benefit of the Owners of the Bond that it will not take any action or omit to take any action with respect to the Bond, the proceeds thereof, any other funds of the County or any facilities financed with the proceeds of the Bond if such action or omission (i) would cause the interest on the Bond to lose its exclusion from gross income



for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Tax Code"), or (ii) would cause interest on the Bond to lose its exclusion from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code except to the extent such interest is required to be included in the adjusted current earnings adjustment applicable to corporations under Section 56 of the Tax Code in calculating corporate alternative minimum taxable income. The foregoing covenant shall remain in full force and effect notwithstanding the payment in full of the Bond until the date on which all obligations of the County in fulfilling the above covenant under the Tax Code have been met.

Section 30. Prior Lien Bonds. The Bond constitutes an irrevocable and prior lien (but not necessarily an exclusive lien) upon the Net Revenues, superior to the lien thereon of any subordinate securities and on a parity with the lien thereon of the 2015 Bond and any additional parity securities.

Section 31. Additional Bonds.

A. Earnings Test. This Ordinance shall not prevent the issuance of additional bonds payable from and constituting a lien upon Net Revenues on a parity with the lien of the Bond. Before any such additional parity bonds are actually issued (and upon receiving the prior written consent of the United States of America for so long as the United States of America is the Registered Owner of the Bond) it must be determined that:

1. The County is not, and has not been in default as to any payments required to be made in Section 28 hereof during the Fiscal Year immediately preceding the issuance of such additional bonds, or if the Bond has not been outstanding for a full Fiscal Year, then for the longest period of time the Bond has been outstanding; and

2. The annual Net Revenues derived from the operation of the System for the Fiscal Year immediately preceding the date of the ordinance authorizing the issuance of any such parity lien obligations shall have been sufficient to pay an amount representing 100% of the average annual principal and interest requirements on all bonds then outstanding and constituting a lien upon Net Revenues and the parity lien obligations proposed to be issued (excluding reserves). As used in this

section "average annual principal and interest requirements" shall be the total principal and interest coming due on the then outstanding Bond and the proposed parity lien obligations during the period extending from the date of the proposed parity lien obligations to the final principal payment date of the then outstanding parity lien obligations or the proposed parity lien obligations, whichever is longer, divided by the number of years (including any fraction thereof) computed from the date of the proposed parity lien obligations to the last principal payment date of the then outstanding parity lien obligations, or the proposed parity securities whichever is longer.

The foregoing limitations upon the issuance of parity securities shall not apply in the case of the issuance of additional parity securities necessary to complete the Project in accordance with the original plans and specifications therefor as prepared and filed by the Consulting Engineer and upon certificates by such Consulting Engineer that such parity lien obligations are required for such Project. Such certificates shall conclusively determine the right of the County to issue such parity lien obligations.

B. Certification or Opinion of Revenues. A written certificate or opinion by the County Treasurer, Comptroller or an Independent Accountant that the earnings test set forth in Section 31(A) above has been met shall conclusively determine the right of the County to issue additional parity bonds. The County Treasurer, Comptroller or an Independent Accountant may utilize the results of any annual audit to the extent it covers the applicable period and may conclusively rely on a Consulting Engineer's Certificate for the amount of any adjustment required under paragraph C of this section. In the event that an annual audit covering the applicable period is unavailable, the County Treasurer or the County Comptroller may utilize unaudited information covering the applicable period in making such written certification.

C. Consideration of Additional Expenses. In determining whether additional parity lien obligations may be issued, the County Treasurer, Comptroller or the Independent Accountant shall consider any probable increase (but not reduction) in Operation and Maintenance Expenses. A written certificate by a Consulting Engineer as to the amount of such probable increase

may be conclusively relied on by the County and the County Treasurer, Comptroller or the Independent Accountant in determining the right of the County to issue additional parity lien obligations.

D. Subordinate Obligations Permitted. The County may issue bonds or other obligations (upon receiving the prior written consent of the United States of America for so long as the United States of America is the Registered Owner of the Bond) having a lien on Net Revenues subordinate to the lien thereon of the Bond.

E. Superior Obligations Permitted. The County shall not issue any bond or other obligation having a lien on Net Revenues prior and superior to the lien thereon of the Bond unless the County has received the prior written consent of the United States of America.

F. Waiver of Earnings Test. The foregoing earnings test described at Section 31(A) above, may be waived or modified by the written consent of Bondholders representing seventy-five percent (75%) of the then outstanding principal indebtedness on a parity with the proposed parity lien obligations.

Section 32. Defeasance. Pursuant to RD Instruction 1942-A, Section 1942.19(h)(10)(iii), so long as the United States of America is the Registered Owner of the Bond, the Bond may not be defeased.

Notwithstanding the foregoing, if the United States of America is no longer the Registered Owner of the Bond, when the principal of and interest on the Bond (the "Bond Requirements") have been duly paid, the pledge and lien and all obligations hereunder shall thereby be discharged as to the Bond and the Bond shall no longer be deemed to be outstanding within the meaning of this Ordinance. There shall be deemed to be such due payment when the County has placed in escrow or in trust with a trust bank located within or without the State (the "Bank"), an amount sufficient (including the known minimum yield available for such purpose from Federal Securities in which such amount wholly or in part may be initially invested) to meet all Bond Requirements of the Bond, as the same become due to the final maturity of the Bond or upon any prepayment date as of which the County shall have exercised or shall have obligated itself to exercise its prior prepayment option by a call of the Bond for payment. The Federal Securities shall become due before the respective times on which the proceeds thereof shall be needed, in accordance with a

schedule established and agreed upon between the County and the Bank at the time of the creation of the escrow or trust, or the Federal Securities shall be subject to prepayment at the option of the owners thereof to assure availability as so needed to meet the schedule. For the purpose of this Section, the term "Federal Securities" shall be as defined in NRS 350.522, and shall include only Federal Securities which are not callable for prepayment prior to their maturities except at the option of the holder thereof.

Section 33. Protective Covenants. The County covenants and agrees with each and every Holder that:

A. Use of Bond Proceeds. The Project shall be constructed and acquired and the System improved and extended without delay.

B. Payment of Bonds Herein Authorized. The County will make the Bond principal and interest payments at the place, on the dates, and in the manner specified according to the true intent and meaning thereof.

C. Use Charges. Rates for services rendered by the System shall be reasonable and just, taking into account the cost and value of the System, Operation and Maintenance Expenses, possible delinquencies, proper allowances for depreciation, contingencies, and the amounts necessary to retire all bonds payable from Net Revenues, and the reserves therefor. There shall be charged against all users, including the State of Nevada and its subdivisions, rates and amounts sufficient to produce revenues to pay the annual Operation and Maintenance Expenses, and 100% of both the principal of and interest on all bonds and other obligations payable from Net Revenues, including reserves. Except as otherwise provided by law, no free service shall be furnished by the System. Any use of the System by the County will be paid for from the County's general fund at the reasonable value of the use so made. Income so derived from the County shall be treated in the same manner as any other System income.

D. Levy of Charges. Prior to the delivery of the Bonds, the County will establish, levy and maintain the rates and charges which are required to meet the provisions of paragraph C of this Section. No reduction in any initial sewer rate schedule may be made unless:

1. The County has complied with Section 28 for at least two Fiscal Years immediately preceding such reduction.



2. The audits for the full two Fiscal Years immediately preceding such reduction disclose that the estimated revenues resulting from the proposed rate schedule will be sufficient to meet the requirements of paragraph C of this section.

3. If the United States of America then owns the Bonds, the State Director of the RD (or equivalent RD officer) approves in writing the proposed reduction, provided that RD on behalf of the United States of America shall have first been furnished with a written request signed by the Treasurer or Comptroller requesting and justifying such reduction. This Section 33D(3) applies only if the United States owns the Bonds on the date of the reduction.

E. Efficient Operation. The County shall make such improvements and repairs to the System as may be necessary to insure its economical and efficient operation and its ability to meet demands for service.

F. Records. Separate records will be kept showing complete and correct entries of all transactions relating to the System. Such records shall include monthly entries showing:

1. The number of System customers;
2. The Gross Revenues received and Operation and Maintenance Expenses;
3. A detailed statement of expenses; and
4. Such other items specified by any form furnished by the United States of America or RD including an annual report to be provided to RD specifying the amount of sewer service purchased, total number of System customers and the list of names, addresses and telephone numbers of the current members of the Board of the County.

Before each Fiscal Year the Board will cause an operating budget to be prepared.

G. Right to Inspect. Any Registered Owner, or their duly authorized agents, shall have the right at all reasonable times to inspect the System, and all records, accounts and data relating thereto.

H. Audits and Budgets. As long as the United States of America is the Registered Owner of the Bonds, the County agrees that it will, within 90 days following the close of each Fiscal

Year when available, furnish an audit made by an Independent Accountant to RD (at the State Office of RD). Each such audit, in addition to matters thought proper by the accountant, shall include:

1. A statement for the Fiscal Year just closed, of the income and expenditures of the System, including Gross Revenues, Net Revenues, the amount of any capital expenditures and profit or loss;
2. A balance sheet as of the end of such Fiscal Year, including all funds and accounts created by proceedings authorizing bonds payable from System revenues;
3. The accountant's comment regarding the County's methods of operation and accounting practices;
4. A list of the insurance policies in force, setting out the amount of each policy, the risks covered, the name of the insurer, and the expiration date;
5. A recapitulation of each fund or account created by the various proceedings showing deposits and withdrawals for said Fiscal Year.

After the beginning of each new Fiscal Year, the County shall furnish an operating budget showing the planned budget for the ensuing year and a copy of the minutes of the meeting of the Board at which such budget was approved. Along with the operating budget, the County shall provide a letter showing the name, address and term of office for each member of the Board, the number of residential users and the number of commercial users of the System as of the end of the Fiscal Year. The County will furnish the designated United States representative with quarterly statements of income and expense on forms furnished by the United States of America. The County will furnish a copy of each audit, budget, quarterly statement and written instrument to the United States of America.

I. Billing Procedure and Discontinuance of Service. All bills shall be sent out on a regularly established manner each month in advance or after service is rendered. Bills shall be due within an established number of days from the bill date. Bills for sewer use and sewer service may be sent out in combination with bills for another utility (e.g., water bills, solid waste bills or refuse

collection bills) as long as such amounts are separately stated. If bills are not paid 30 days after such due date they shall be collected in any lawful manner.

J. Use of Bond and Reserve Accounts. The Bond Account and the Reserve Account shall be used solely and only, and said funds are hereby pledged, for the purposes set forth above.

K. Charges and Liens upon System. The County will pay all taxes and governmental charges lawfully levied in respect of the System when due. The County will comply with all valid requirements of any governmental authority relative to the System. It shall not create or permit to be created any lien or charge upon the System or the revenues except as permitted herein. The County will satisfy all claims and demands within 60 days after the same shall accrue which might by law become a lien upon the System or upon the revenues unless the validity thereof is being contested in good faith by appropriate legal proceedings.

L. Construction Contract and Bond. The County will require each person, firm or corporation with whom it may contract for labor or materials to furnish a performance and payment bond in the full amount of any contract. Any such contract will meet the reasonable requirements of the United States of America and RD which are not inconsistent with State law.

M. Insurance. Fire and extended coverage insurance will be obtained and maintained on the facilities above ground, including County-owned contents, equipment and machinery, the amounts of which will be determined with the assistance of the Project Engineer. The proceeds of such insurance shall be used to restore the property lost or damaged and any remainder (or if such lost or damaged property is no longer required for the System the entire proceeds) will be distributed as Net Revenues. The County will carry workmen's compensation insurance on all full-time employees and will maintain public liability insurance (including liability and property damage insurance on County-owned or operated vehicles) if authorized by State law as interpreted by the legal counsel for the County.

N. Competing System or Works. The County shall not grant any franchise or license to a competing System within the County's Goldfield and Virginia City service areas, or permit any person or organization to sell sewer service within the County's Goldfield and Virginia City service areas, but this covenant shall not require the County to take any action which, in the

opinion of the County's legal counsel, may violate antitrust laws and shall not prevent the County from permitting general improvement districts within the County from providing sewer service in the County.

O. Alienating System. The County will not sell, lease, mortgage, pledge, or otherwise alienate the System, or any part thereof, except any portion which shall have been replaced by other property of at least equal value or which shall cease to be necessary for the efficient operation of the System. In the event of any sale as aforesaid, the proceeds of such sale shall be distributed as Net Revenues.

P. Extension of Interest Payments. The County will not extend or be a party to the extension of the time for paying any claim for interest. Any installment of interest so extended shall not be entitled in case of default hereunder to the benefit or security of this Ordinance except subject to the prior payment in full of the principal of all bonds and interest which has not been extended.

Q. Management of the System. If an "event of default" shall occur or if the Net Revenues in any Fiscal Year fail to equal principal, interest and reserves for all bonds payable from Net Revenues, the County shall retain a Consulting Engineer to assist in the management of the System so long as such default continues or the Net Revenues are less than the amount designated.

R. Fidelity Bonds. The persons, being responsible for receiving income and maintaining the accounts of the System, shall be bonded in a blanket position fidelity bond in a penal sum at least equal to the maximum amount on hand at any one time (exclusive of Bond proceeds), which fidelity bond may be provided on Form RD 440-24 "Position Fidelity Schedule Bond" or other equivalent United States forms and shall designate the United States of America as a co-obligee.

S. The County's Existence.

1. The County will maintain its "corporate" identity and existence so long as any of principal of the Bond remains outstanding (and the United States of America is a Registered Owner of any of such Bond), unless another political subdivision by operation of law succeeds to the liabilities and rights of the County without adversely affecting to any substantial degree the privileges and rights of any Registered Owner.



2. The County agrees to give written notice to the RD City or State Office, if the United States of America is a Registered Owner of any principal of the Bond, at least 30 days prior to any contemplated merger, consolidation or dissolution of the County.

Section 34. Events of Default. It is an "event of default" if:

A. Nonpayment of Principal. Payment of any principal of the Bonds is not made when due or upon prior prepayment.

B. Nonpayment of Interest. Payment of interest is not made when due.

C. Incapable to Perform. The County is not capable of fulfilling its obligations hereunder.

D. Default of Any Provision. The County defaults in the punctual performance of its covenants hereunder for 60 days after written notice shall have been given by the Owners of 25% of the outstanding principal of the Bonds.

Section 35. Remedies on Default. Upon the happening of any event of default, the Registered Owners or Holders of not less than 25% in principal amount of the outstanding Bond, or a trustee therefor, may protect and enforce the rights of any Bondholder or Owner by proper legal or equitable remedy deemed most effectual including mandamus, specific performance of any covenant, the appointment of a receiver (the consent to such appointment being hereby granted), injunctive relief, or requiring the governing body of the County to act as if it were the trustee of an expressed trust, or any combination of such remedies. All proceedings shall be maintained for the equal benefit of all Registered Owners and holders of the Bonds. Any receiver appointed to protect the rights of Bondholders may take possession and operate and maintain the System in the same manner as the County itself might do. The failure of any Registered Owner or Holder to proceed does not relieve the County or any person of any liability for failure to perform any duty hereunder. The foregoing rights are in addition to any other right and the exercise of any right by any Bondholder or Owner shall not be deemed a waiver of any other right.

Section 36. Duties upon Default. Upon the happening of any event of default, the County will perform all proper acts to protect and preserve the security created for the prompt payment of the principal of and interest on the Bonds. The Owners or Holders of not less than 25%

in principal amount of the outstanding Bonds after written demand, may proceed to protect and enforce the rights provided by this section.

Section 37. Prior Charge Upon Lower Rates. If any commission or authority lawfully prescribes a lower schedule of rates than that contemplated by this Ordinance, then the payment of principal and interest on the Bonds, and any parity securities, shall constitute a prior lien and charge on revenues.

Section 38. Refinancing. If it shall appear to RD, during the time the United States owns any of the Bonds, that the County can refinance the amount of the Bonds then outstanding, in whole or in part, by obtaining a loan for such purposes from responsible cooperative or private credit sources, at reasonable rates and terms for loans for similar purposes and periods of time, the County agrees (upon the request of RD), within the limitations of its then existing powers, (and subject to any contractual limitations contained herein concerning the payment of the Bonds and its prepayment), to apply for and to accept such loan, with conditions acceptable to the County, in sufficient amount to repay the United States and agrees to take such action as may be required in connection with such loan. Any such refinancing shall be accomplished according to applicable statutes of the State.

Section 39. Bond Discharge. When the Bonds have been paid, the pledge and lien and all obligations hereunder shall be discharged and the Bonds shall no longer be deemed to be outstanding.

Section 40. Amendment of Ordinance. This Ordinance may be amended, without receipt by the County of any additional consideration, but with the written consent of the Owners of seventy-five percent (75%) of the principal of the Bonds then outstanding (not including any portion of the Bonds which may be held for the account of the County); but no ordinance adopted without the written consent of the Registered Owners of all of the outstanding Bonds shall have the effect of permitting:

1. An extension of any installment payment of the Bonds; or
2. A reduction in the principal amount or interest rate of the Bonds; or
3. The creation of a lien upon revenue ranking prior to the lien or pledge created by this Ordinance; or
4. A reduction of the principal amount of the Bonds required for consent to such amendatory ordinance; or
5. The modification of or otherwise affecting the rights of the Holders of less than all of the outstanding Bonds.

Section 41. Delegated Powers. The officers of the County be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including, without limitation, the execution of such certificates and forms as may be reasonably required by the United States of America or RD, relating, inter alia, to the signing of the

Bonds, the tenure and identity of the officials of the Board and of the County, the delivery of the Bonds and the receipt of the Bond purchase price, and, if it is in accordance with fact, the absence of litigation, pending or threatened, affecting the validity thereof, and the absence and existence of factors affecting the exemption of interest on the Bonds from federal income taxation, the assembly and dissemination of financial and other information concerning the County, the Bonds, and the sale and issuance of the Bonds pursuant to the provisions of this Ordinance and to any instrument supplemental thereto.

Section 42. Prior Contracts. If any provision herein is inconsistent with any provision in any existing contract pertaining to the County so as to affect prejudicially and materially the rights and privileges thereunder, so long as such contract shall remain viable and in effect such provision therein shall control such inconsistent provision herein and the latter provision shall be subject and subordinate to such provision in such existing contract.

Section 43. Police Power. Nothing in this Ordinance prohibits or otherwise limits or inhibits the reasonable exercise in the future by the State and its governmental bodies of the police powers and powers of taxation inherent in the sovereignty of the State or the exercise by the United States of the powers delegated to it by the Federal Constitution. The County cannot contract away such powers nor limit or inhibit by contract the proper exercise thereof, and this Ordinance does not purport to do so.

Section 44. Ordinance Irrepealable. After the Bonds are issued, this Ordinance shall constitute an irrevocable contract between the County and the owner of the Bond and this Ordinance, if the Bond is in fact issued, shall be and shall remain irrepealable until the Bonds, as to all Bond Requirements shall be fully paid, canceled and discharged as herein provided.

Section 45. Repealer Clause. All bylaws, orders, ordinances and resolutions, or parts thereof, inconsistent with this Ordinance are hereby repealed. This repealer shall not be construed to revive any bylaw, order, ordinance or resolution, or part thereof, heretofore repealed.

Section 46. Publication of Proposed Ordinance. The Board has expressed in the preambles to this Ordinance that it pertains to the sale, issuance, or payment of a revenue bond, and that this instrument may accordingly be adopted as if an emergency now exists. This Ordinance shall become effective after its publication at least twice by its title only, together with the names of the Commissioners voting for or against its passage and a statement that typewritten copies of this Ordinance are available for inspection by interested parties at the office of the County Clerk, such



publication to be made in a newspaper or newspapers of general circulation in the County at least once a week for a period of two weeks, and such publication to be in substantially the following form:

(Form of Publication)

**ORDINANCE NO. 15-265**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE STOREY COUNTY, NEVADA, SEWER REVENUE BOND, SERIES 2016 IN THE PRINCIPAL AMOUNT OF \$4,058,000 TO PAY IN PART THE COST TO FINANCE A SEWERAGE PROJECT; PROVIDING THE FORMS, TERMS AND CONDITIONS OF THE BOND, THE SECURITY AND THE SALE THEREOF; PROVIDING OTHER MATTERS RELATING THERETO AND THE EFFECTIVE DATE HEREOF.**

**PUBLIC NOTICE IS HEREBY GIVEN** that typewritten copies of the above-numbered and entitled ordinance are available for inspection by all interested parties at the office of the County Clerk of Storey County, Nevada; and that such ordinance was proposed on December 6, 2016, and was passed at the meeting held on December 6, 2016 by the following vote of the Board:

Those Voting Aye:

Those Voting Nay:

Those Absent:

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This Ordinance shall be in full force and effect from and after the \_\_\_\_th day of December 2016, i.e., the date of the second publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the Board of County Commissioners of Storey County, Nevada, has caused this instrument to be published by title only.

DATED on this \_\_\_\_\_, 2016.

/s/ \_\_\_\_\_  
Chairman, Board of  
County Commissioners  
Storey County, Nevada

(SEAL)

Attest:

/s/ \_\_\_\_\_  
County Clerk  
Storey County, Nevada

(END OF FORM OF PUBLICATION OF ADOPTION OF ORDINANCE)

Section 47. Severability Clause. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall in no way affect any of the remaining provisions of this Ordinance.

Proposed on the 6<sup>th</sup> day of December, 2016.

Proposed by Commissioner \_\_\_\_\_.

Passed the 6th day of December, 2016.

Those Voting Aye:

Those Voting Nay:

Absent:

\_\_\_\_\_  
Chairman  
Board of County Commissioners  
Storey County, Nevada

(SEAL)

Attest:

\_\_\_\_\_  
County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_ day of the month of December of the year 2016 (the date of the second publication of such ordinance by its title only).

STATE OF NEVADA                    )  
  ) ss  
COUNTY OF STOREY                )

I am the duly chosen and qualified County Clerk of Storey County (herein "County"), Nevada, and in the performance of my duties as Clerk do hereby certify:

1. The foregoing pages are a true, correct and compared copy of the original ordinance proposed and adopted at the regular meeting of the Board of County Commissioners (the "Board") on December 6, 2016 and the original of such ordinance has been approved and authenticated by the signature of the Chairman of the Board and myself as Clerk, and has been recorded in the minute book of the Board kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

2. The foregoing ordinance was first proposed and adopted at a regular meeting of the Board on December 6, 2016. The members of the Board were present at the December 6, 2016 meeting and voted upon the adoption of the ordinance as set forth in the ordinance.

3. All members of the Board were given due and proper notice of such meeting.

4. Public notice of such meeting were given and such meeting was held and conducted in full compliance with the provisions of NRS Section 241.020. A copy of the notice of meetings containing the time, place, location and an excerpt from the agenda for the meeting relating to the ordinance, as posted not later than 9:00 a.m., 3 working days in advance of the meetings at the Board's office, on the official website of the State of Nevada pursuant to NRS 232.2175, on the County's website, if any, and at:

- (i) Virginia City Post Office
- (ii) Storey County Courthouse
- (iii) Virginia City Fire Station
- (iv) Virginia City Highlands Fire Station
- (v) Lockwood Fire Station

is attached as Exhibit A.

5. Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was given to each person, if any, who has requested notice of the meetings of the Board in compliance with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.



IN WITNESS WHEREOF, I have hereunto set my hand this December 6, 2016.

---

County Clerk

EXHIBIT A

(Attach Notice of December 6, 2016 Meeting)

EXHIBIT B

(Attach Affidavit of Publication Twice by Title)

## FEDERAL TAX EXEMPTION CERTIFICATE

The undersigned hereby certifies for and on behalf of Storey County, Nevada (the "Issuer") as to the following facts, estimates and circumstances:

1. In General.

1.1 The Issuer is issuing and delivering, simultaneously with the delivery of this Certificate, the "Storey County, Nevada, Sewer Revenue Bond, Series 2016" in the maximum principal amount of \$4,058,000 (the "Bonds").

1.2 The undersigned Comptroller of the Issuer is one of the officers of the Issuer delegated the responsibility for issuing the Bonds.

1.3 I am familiar with the proceedings of the Board of Commissioners (the "Board") of the Issuer taken preliminary to and in issuance of the Bonds, including the ordinance adopted by the Board authorizing the issuance of the Bonds (the "Ordinance").

1.4 This certificate is for the purpose of establishing the reasonable expectations of the Issuer as to future events relating to the Bonds pursuant to the Internal Revenue Code of 1986, as amended to the date hereof, and to the Regulations promulgated thereunder as specifically required by Regulation 1.148-2(b) and for the purpose of evidencing compliance with and setting forth procedures which are designed to comply with certain provisions of the Code and the Regulations.

1.5 To the best of our knowledge, information and belief, the expectations contained in this Certificate are reasonable.

1.6 Capitalized terms used herein and in the Exhibits hereto shall have the meanings ascribed to such terms in the Ordinance or as set forth in Exhibit A hereto.

2. Purpose of the Bonds. The Bonds are being issued for the purpose of providing moneys which will be sufficient to finance the construction of a sewerage project (the "Project").

3. Cost of Project; No Overissuance.

3.1 The estimated total cost of the Project including the costs and expenses listed in Subsection 4.2 hereof is not less than \$4,058,000 plus the investment income expected to be earned thereon.

3.2 The estimated total cost of the Project set forth in Section 3.1 of this Certificate will be not less than the amount received from the sale of the Bonds set forth in Subsection 4.1 of this Certificate, plus the investment income earned thereon.

4. Application of Sale Proceeds and Accrued Interest.

4.1 The net amount received by the Issuer (excluding accrued interest) from the sale of the Bonds (the "Sale Proceeds") will be \$4,058,000 which amount consists of maximum principal amount of the Bonds. The principal amount of \$50,001 is being advanced under the Bonds on the date hereof.

4.2 The Sale Proceeds (\$4,058,000), and all investment income earned thereon is expected to be needed and fully expended as follows:

i. An amount of the issue price equal to \$4,058,000 will be deposited into the "2016 Construction Account" created in the Ordinance (the "Construction Account") and used to pay the costs of the Project. The Issuer expects to receive a grant in the approximate amount of \$8,987,000 from the United States Department of Agriculture, Rural Development toward the cost of the Project, including the payment of expenses incurred in connection with the issuance of the Bonds.

5. No Replacement. No portion of the amounts received from the sale of the Bonds will be used as a substitute for other funds which were otherwise to be used as a source of financing for any of the purposes specified in Section 2 hereof and which have been or will be used to acquire, directly or indirectly, Investment Property producing a Yield in excess of the Yield of the Bonds.

6. Economic Life of Project. In accordance with Regulation Section 1.148-1(c) regarding the safe harbor against the creation of "replacement proceeds," the average reasonably expected economic life of the facilities refinanced by the Project, determined as of the issue date, is at least 26 years. The weighted average maturity of the Bonds is not greater



than 21.6991 years. The weighted average maturity of the Bonds therefore does not exceed 120% of the average reasonably expected economic life of the facilities financed with the Bonds.

7. Bond Fund. The expected source of payment of principal of, and interest on, the Bonds will be the Net Revenues of the Issuer's sewer system deposited from time to time, to pay principal of, and interest on, the Bonds as it becomes due as provided in the Ordinance. Such payments are deposited into the Bond Fund (as defined in the Ordinance) to be used to pay principal of, and interest on, the Bonds and, in the case of deficiency, the principal of and interest on the Bonds will be paid from the Reserve Account, as defined in and created by the Ordinance. The Reserve Account will not be funded with Bonds proceeds. Amounts deposited in the Bond Fund will be depleted at least annually except for a reasonable carryover amount, if any, not to exceed the greater of (i) the earnings on the funds for the immediately preceding Bonds Year, or (ii) one-twelfth (1/12) of the principal and interest payments on the Bonds for the immediately preceding Bonds Year.

8. Reserve Account. The Reserve Account will be funded with net revenues of the Issuer's water system and not with proceeds derived from the sale of the Bonds. The amounts on deposit in the Reserve Account will not exceed the least of the following amounts: ten percent (10%) of the proceeds of the Bonds, one hundred percent (100%) of the maximum annual debt service on the Bonds, and one hundred twenty-five percent (125%) of the average annual debt service on the Bonds. For this purpose, the term "proceeds" means the aggregate stated principal amount of the Bonds as there is no original issue discount or premium (as defined in Section 1.148-1(b) of the Treasury Regulations). The United States Department of Agriculture, Rural Development, the purchaser of the Bonds, has advised the Issuer that the funding of the Reserve Account (as required by the Ordinance) in an amount equal to the average annual debt service on the Bonds is a vital factor in purchasing the Bonds, facilitating the loan of the proceeds of the Bonds at an interest rate comparable to that of Bonds and other obligations of a similar type and was not in excess of the amount considered necessary for such purpose.

9. Application of Investment Earnings. Other than the Bond Fund, it is anticipated that net investment earnings on amounts in any fund or account will be retained therein and used for the purposes thereof. The investment earnings on the Bond Fund shall be transferred into such fund as the Board determines in its annual budget.

10. No Other Funds. Other than the funds described herein, no fund or account of any such fund which secures or otherwise relates to the Bonds has been established, nor are any funds or accounts expected to be established, pursuant to any instrument.

11. Single Issue. The Issuer does not expect to issue other obligations which will be: (a) sold at substantially the same time as the Bonds (i.e., less than 15 days apart); (b) sold pursuant to the same plan of financing with the Bonds; and (c) reasonably expected to be paid for from substantially the same source of funds as will be used to pay the Bonds.

12. Temporary Periods and Yield Limitations.

12.1 Amounts deposited in the Bond Fund may be invested without regard to Yield restrictions for a period not to exceed thirteen months from the date of deposit of such amounts to such funds.

12.2 Investment earnings on amounts deposited into the Bond Fund may be invested without regard to Yield restriction for a period ending 13 months from the date of initial receipt and thereafter at a Yield not in excess of the Yield on the Bonds.

12.3 Amounts on deposit in the Reserve Account to the extent the amounts on deposit therein do not exceed the parameters set forth in Section 9 above may be invested without regard to Yield restriction.

13. Bond Yield. The Yield of the Bonds is 1.3750%.

14. Allocation of Proceeds to Projects; Reimbursements. A portion of the proceeds of the Bonds will be used to reimburse the Issuer for expenses incurred prior to the date hereof on the Project. All of such expenses were incurred on or after July 22, 2016, which is within sixty (60) days of September 20, 2016, the date the Issuer adopted the reimbursement intent resolution with respect to the Project and the Bonds, and is within 3 years of the date hereof. A list of the projects to which Bond Proceeds are being allocated is contained in Exhibit D. This allocation is being made not later than eighteen (18) months after the later of the date the

original expenditure was paid or the date the project was placed in service, and in any event, not more than three (3) years after the date the original expenditure was paid. All of the expenditures being reimbursed are capital expenditures.

15. Accounting. The Issuer will comply with Exhibit B- Accounting and Valuation Rules, throughout the term of the Bonds.

16. Prohibited Uses of Proceeds; Federal Guarantees.

16.1 None of the proceeds of the Bonds have been or will be used (directly or indirectly) to acquire any Nongovernmental Output Property or to make or finance loans to persons other than Governmental Units, other than (i) loans which enable the borrower to finance any governmental tax or assessment of general application for specific essential governmental functions or (ii) loans which consist of investments in Nonpurpose Investments.

16.2 Not more than an amount which is less than 5% of the proceeds of the Bonds have been or will be used to finance Output Facilities other than facilities for furnishing water, any portion of the output of which is dedicated to or otherwise made available for use by persons other than Governmental Units on a basis other than that provided to the general public.

16.3 Not more than 10% of the proceeds of the Bonds have been or will be used (directly or indirectly) in a trade or business (or to finance facilities which are used in a trade or business) carried on by any person other than a Governmental Unit. Not more than 5% of the proceeds of the Bonds have been or will be used (directly or indirectly) in trade or business (or to finance facilities which are used in a trade or business) carried on by any person other than a governmental unit which private business use is not related to any governmental use or is disproportionate to governmental use, all as described in Section 141(b)(3) of the Code ("Unrelated or Disproportional Use"). For the purpose of this section, use as a member of the general public shall not be taken into account.

16.4 Section 17.3 shall apply only if the payment of 10% or more (5% more in the case of Unrelated or Disproportional Use) of the principal of or interest on the Bonds is (under the terms of the Bonds or any underlying arrangement) directly or indirectly secured by any interest in property used or to be used for a private business use or in payments in respect of

such property or derived from payments whether or not to the Issuer in respect of property or borrowed money used or to be used for a private business use.

16.5 The payment of the principal of and interest on the Bonds is not and will not be guaranteed directly or indirectly by the federal government within the meaning of § 149(b) of the Code.

16.6 Not more than 50% of the proceeds of the Bonds will be invested in Nonpurpose Investments having a substantially guaranteed Yield for 4 or more years.

16.7 None of the amount received from the sale of the Bonds will be used to refund or refinance any Tax-Exempt Obligations including, for the purposes of this paragraph only, Tax-Exempt Obligations which are specified private activity Bonds as defined in Section 57(a)(5)(C) of the Code.

16.8 The Issuer does not expect to sell or otherwise dispose of the projects financed by the Bonds before final retirement of the Bonds.

16.09 The Issuer is a political subdivision of the State of Nevada with general taxing powers. At least 95 percent of the Proceeds of the Bonds is to be used for local governmental activities of the Issuer. The Issuer and any subordinate entities of the Issuer do not expect to issue more than \$5,000,000 in Tax-Exempt Obligations (including the Bonds) during the calendar year 2016.

16.10 The Issuer reasonably expects that at least 85% of the spendable proceeds of the Bonds will be used to carry out the governmental purposes of such issue within the 3 year period beginning on the date hereof; and not more than 50% of the proceeds of the Bonds will be invested in Nonpurpose Investments having a substantially guaranteed Yield for 4 or more years.

17. This Certificate is, in part, to serve as a guideline in implementing the requirements of Sections 141 to 150 of the Code. If regulations, rulings, announcements and notices validly promulgated under the Code contain requirements which differ from those outlined here which must be satisfied for the Bonds to be Tax-Exempt Obligations or in order to avoid the imposition of penalties under Section 148 of the Code, pursuant to the covenants contained in the Ordinance, the Issuer is obligated to take such steps as are necessary to comply

with such requirements. If under those pronouncements, compliance with any of the requirements of this Certificate is not necessary to maintain the exclusion of interest on the Bonds from gross income and alternative minimum taxable income (except to the extent of certain adjustments applicable to corporations) or to avoid the imposition of penalties on the Issuer under Section 148 of the Code, the Issuer shall not be obligated to comply with that requirement. The Issuer has been advised to seek the advice of competent counsel with a nationally recognized expertise in matters affecting exclusion of interest on municipal Bonds from gross income in fulfilling its obligations under the Code to take all steps as are necessary to maintain the status of the Bonds as Tax-Exempt Obligations.



Dated December 20, 2016.

STOREY COUNTY, NEVADA

By: \_\_\_\_\_  
County Comptroller

## Exhibit A

### Definitions

A .1 "Bond Year" means the one-year period (or, in the case of the first Bonds Year, the shorter period from the date of issue of the Bonds) ending on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity of the Bonds or the date that is five years after the date of issue, each Bonds Year ends at the close of business on the day preceding the anniversary date of the issue date and on the final maturity date.

A .2 "Code" means the Internal Revenue Code of 1986, as amended to the date hereof.

A .3 "Commingled Fund" means any fund or account containing both Gross Proceeds of an issue and amounts in excess of \$25,000 that are not Gross Proceeds of that issue if the amounts in the fund or account are invested and accounted for collectively, without regard to the source of funds deposited in the fund or account.

A .4 "Governmental Unit" means a state or political subdivision thereof. Such term does not include the United States or any agency or instrumentality thereof.

A .5 "Gross Proceeds" means the Proceeds of the Bonds and any Replacement Proceeds for the Bonds.

A .6 "Investment Proceeds" means any amounts actually or constructively received from investing Proceeds of the Bonds.

A .7 "Investment Property" means any security or obligation within the meaning of Section 148(b)(2) of the Code, any annuity contract, any interest in any residential rental property for family units which is not located within the jurisdiction of the issuer, any "specified private activity Bonds" within the meaning of Section 57(a)(5)(c) of the Code, and any other "Investment-Type Property."

A .8 "Investment-Type Property" means any property that is held principally as a passive vehicle for the production of income. A prepayment for property or services is Investment-Type Property if a principal purpose for prepaying is to receive an investment return from the time the prepayment is made until the time payment would otherwise be made. A prepayment is not Investment-Type Property if prepayments on substantially the same terms are made by a substantial percentage of persons who are similarly situated to the issuer but who are not beneficiaries of tax-exempt financing.

A .9 "Multipurpose Issue" means an issue that is used for two or more separate governmental purposes.

A .10 "Net Sale Proceeds" means Sale Proceeds, less the portion of those Sale Proceeds invested in a reasonably required reserve or replacement fund.

A .11 "Nongovernmental Output Property" means any property (or interest therein) which prior to the date such property was acquired by the issuer was used (or held for use) by a person other than a governmental unit, in connection within an output facility (other than a facility for the furnishing of water).

A .12 "Nonpurpose Investment" means any Investment Property that is not a Purpose Investment.

A .13 "Output Facility" means electric and gas generation, transmission, distribution, and related facilities, and water collection, storage and distribution facilities.

A .14 "Payment" means:

- a. amounts actually or constructively paid to acquire a Nonpurpose Investment (or treated as paid to a Commingled Fund);
- b. in the case of a Nonpurpose Investment that is first allocated to an issue on a date after it is actually acquired (e.g., an investment that becomes allocable to Transferred Proceeds or to Replacement Proceeds) or that becomes subject to the rebate requirement on a date after it is actually acquired (e.g., an investment allocated to a reasonably required reserve or replacement fund for a construction issue at the end of the two year spending period), the Value of that investment on that date;
- c. in the case of a Nonpurpose Investment that was allocated to an issue at the end of the preceding Computation Period, the Value of that Nonpurpose Investment at the beginning of the Computation Period; and
- d. the Computation Date Credit.

A .15 "Present Value" in general means with respect to an investment on any date an amount equal to the present value of all unconditionally payable Receipts to be received from and Payments to be paid for the investment after that date, using the Yield on the investment as the discount rate. Present value of an investment is computed under the economic accrual method, using the same compounding interval and financial conventions used to compute the Yield of the Bonds.

A .16 "Pre-issuance Accrued Interest" means amounts representing interest that has accrued on an obligation for a period of not greater than one year before its issue date but only if those amounts are paid within one year after the date hereof.

A .17 "Proceeds" of the Bonds means any Sale Proceeds, Investment Proceeds and Transferred Proceeds of an issue.

A .18 "Purpose Investment" means an investment that is acquired to carry out the governmental purpose of an issue.

A .19 "Qualified Administrative Costs" means reasonable, direct administrative costs, other than carrying costs, such as separately stated brokerage and selling commissions that are comparable to those charged nongovernmental entities in transactions not involving tax-exempt bond proceeds, but not legal and accounting fees, recordkeeping, custody or similar costs. For a guaranteed investment contract, a broker's commission paid on behalf of either an issuer or the provider is not a Qualified Administrative Cost to the extent that the commission exceeds the lesser of (i) \$35,000 and (ii) 0.2% of the amount of Gross Proceeds the issuer reasonably expects, as of the date the contract is acquired, to be deposited in the guaranteed investment contract over the term of the contract or, if more, \$3,000.

A .20 "Receipt" means:

- a. amounts actually or constructively received from a Nonpurpose Investment (including amounts treated as received from a Commingled Fund);
- b. in the case of a Nonpurpose Investment that ceases to be allocated to an issue before its disposition or redemption date (e.g., an investment that becomes allocable to Transferred Proceeds of another issue or that ceases to be allocable to the issue pursuant to the Universal Cap) or that ceases to be subject to the rebate requirement on a date earlier than its disposition or redemption date (e.g., an investment allocated to a fund initially subject to the rebate requirement but that subsequently qualifies as a bona fide debt service fund), the Value of that Nonpurpose Investment on that date; and
- c. in the case of a Nonpurpose Investment that is held at the end of a Computation Period, the Value of that Nonpurpose Investment at the end of that Computation Period.

A .22 "Regulations" means the Treasury Regulations promulgated under Sections 103 and 141 through 150 of the Code, and to the extent applicable, any subsequent amendments to such regulations or any successor regulations.

A .23 "Replacement Proceeds" means amounts that have a sufficiently direct nexus to an issue to conclude that the amounts would have been used for that governmental purpose if the Proceeds of the issue were not used or to be used for that governmental purpose. For this purpose, governmental purposes include the expected use of amounts for the payment of debt service on a particular date. The mere availability or preliminary earmarking of amounts for

a governmental purpose, however, does not in itself establish a sufficient nexus to cause those amounts to be Replacement Proceeds. Replacement Proceeds include, but are not limited to, amounts held in a sinking fund or a pledged fund. For these purposes, an amount is pledged to pay principal of or interest on an issue if there is reasonable assurance that the amount will be available for such purposes in the event that the issuer encounters financial difficulties.

A .24 "Reserve or Replacement Fund" includes any reasonably required reserve or replacement fund (as described in Section 148(d) of the Code), any fund reasonably expected to be used to pay the principal of or interest on the Bonds (including any sinking fund (as defined in Regulation § 1.148-1(b)) for the Bonds and any bona fide debt service fund (as defined in Regulation § 1.148-1(c)(2)), any fund pledged directly or indirectly to the payment of the Bonds in such a manner that the owners of the Bonds have a reasonable assurance that the fund will be available to directly or indirectly pay debt service on the Bonds if the Issuer encounters financial difficulties, and any other amounts treated as being in a reserve or replacement fund by the Regulations.

A .25 "Sale Proceeds" means any amounts actually or constructively received by the Issuer from the sale of the Bonds, including amounts used to pay underwriter's discount or compensation and interest other than Pre-issuance Accrued Interest.

A .26 "Tax-Exempt Obligation" means any obligation the interest on which is excluded from gross income under Section 103(a) of the Code and which is not a specified private activity Bonds as defined in Section 57(a)(5)(C) of the Code. Such term includes an interest in a regulated investment company to the extent that at least 95 percent of the income to the holder of the interest is interest that is excludable from gross income under Section 103(a) of the Code.

A .27 "Universal Cap" means the Value of all then outstanding Bonds of the issue.

A .28 "Value (of a Bonds)" means with respect to a Bonds issued with not more than two percent original issue discount or original issue premium, the outstanding principal amount, plus accrued unpaid interest; for any other Bonds, its Present Value.

A .29 "Value (of an Investment)" means any of the following:

- a. with respect to an investment with not more than two percent original issue discount or original issue premium, the outstanding stated principal amount, plus accrued unpaid interest;
- b. with respect to a fixed rate investment, its Present Value;
- c. except as provided in (iv), with respect to any investment, its fair market value; or



- d. with respect to any yield restricted investment, its present value.

A .30 "Yield of the Bonds" means the discount rate that, when used in computing the Present Value as of the issue date of all unconditionally payable payments of principal, interest, and fees for qualified guarantees reasonably expected to be paid on the issue produces an amount equal to the Present Value, using the same discount rate, of the aggregate issue price on the Bonds of the issue as of the issue date. Mandatory and expected contingent redemptions are taken into account, based on reasonable expectations as of the issue date and the requirements of the Regulations, including Regulation § 1.148-4(g).

A .31 "Yield of an Investment" means the discount rate that, when used in computing the Present Value of all unconditionally payable Receipts from the investment, produces an amount equal to the Present Value of all unconditionally payable payments for the investment. Unless otherwise decided by the Issuer, the Yield on any investments and the Yield of the Bonds shall be calculated using a 360-day year and a semi-annual compounding interval.

## Exhibit B

### Allocation and Accounting Rules

B.1 General Rule. The Issuer may use any reasonable, consistently applied accounting method to account for Gross Proceeds, investments and expenditures of the issue. An accounting method is "consistently applied" if it is applied uniformly within a Fiscal Period (as defined below) and between Fiscal Periods to account for Gross Proceeds of an issue and any amounts that are in a Commingled Fund.

B.2 Allocations of Gross Proceeds to an Issue. Amounts are allocable to only one issue at a time as Gross Proceeds. Amounts cease to be allocated to the issue as Proceeds only when those amounts (i) are allocated to an expenditure for a governmental purpose; (ii) are allocated to Transferred Proceeds of another issue of obligations; or (iii) cease to be allocated to that issue at retirement of the issue or under the Universal Cap.

B.3 Allocation of Gross Proceeds to Investments. Upon the purchase or sale of a Nonpurpose Investment, Gross Proceeds of the issue are not allocated to a payment for that Nonpurpose Investment in an amount greater than, or to a receipt from that Nonpurpose Investment in an amount less than, the fair market value of the Nonpurpose Investment as of the purchase or sale date. The fair market value of a Nonpurpose Investment is adjusted to take into account Qualified Administrative Costs allocable to the investment. Thus, Qualified Administrative Costs increase the payments for, or decrease the receipts from, a Nonpurpose Investment.

B.4 Allocation of Gross Proceeds to Expenditures. Reasonable accounting methods for allocating funds from different sources to expenditures for the same governmental purpose include a "specific tracing" method, a "gross-proceeds-spent-first" method, a "first-in-first-out" method or a ratable allocation method, so long as the method used is consistently applied. An allocation of Gross Proceeds of an issue to an expenditure must involve a current outlay of cash for a governmental purpose of the issue. A current outlay of cash means an outlay reasonably expected to occur not later than five banking days after the date as of which the allocation of Gross Proceeds to the expenditure is made.

B.5 Commingled Funds. All Payments and Receipts (including deemed Payments and Receipts) on investments held by a Commingled Fund must be allocated (but not necessarily distributed) among each different source of funds invested in the Commingled Fund in accordance with a consistently applied, reasonable ratable allocation method. Reasonable ratable allocation methods include, without limitation, methods that allocate Payments and Receipts in proportion to either (i) the average daily balances of the amounts in the Commingled Fund from each different source of funds during any consistent time period within its fiscal year, but at least quarterly (the "Fiscal Period"); or (ii) the average of the beginning and ending balances of the amounts in the Commingled Fund from each different source of funds for a Fiscal Period that does not exceed one month.

Funds invested in the Commingled Fund may be allocated directly to expenditures for governmental purposes pursuant to a reasonable consistently applied accounting method. If a ratable allocation method is used to allocate expenditures from the Commingled Fund, the same ratable allocation method must be used to allocate Payments and Receipts on investments in the Commingled Fund.

Generally a Commingled Fund must treat all its investments as if sold at fair market value either on the last day of the fiscal year or on the last day of each Fiscal Period. The net gains or losses from these deemed sales of investments must be allocated to each different source of funds invested in the Commingled Fund during the period since the last allocation. This mark-to-market requirement does not apply if (i) the remaining weighted average maturity of all investments held by a Commingled Fund during a particular fiscal year does not exceed 18 months, and the investments held by the Commingled Fund during that fiscal year consist exclusively of obligations; or (ii) the Commingled Fund operated exclusively as a reserve fund, sinking fund or replacement fund for two or more issues of the same issuer. Subject to the Universal Cap limitation, and the principle that amounts are allocable to only one issue at a time as Gross Proceeds, investments held by a Commingled Fund that serves as a common reserve fund, replacement fund or sinking fund must be allocated ratably among the issues served by the Commingled Fund in proportion to either (i) the relative values of the Bonds of those issues; (ii) the relative amounts of the remaining maximum annual debt service requirements on the outstanding principal amounts of those issues; or (iii) the relative original stated principal amounts of the outstanding issues.

**B.6 Universal Cap.** Amounts that would otherwise be Gross Proceeds allocable to an issue are allocated (and remain allocated) to the issue only to the extent that the Value of the Nonpurpose Investments allocable to those Gross Proceeds does not exceed the Value of all outstanding Bonds of the issue. Nonpurpose Investments allocated to Gross Proceeds in a bona fide debt service fund for an issue are not taken into account in determining the Value of the Nonpurpose Investments, and those Nonpurpose Investments remain allocated to the issue. To the extent that the Value of the Nonpurpose Investments allocable to the Gross Proceeds of the issue exceed the value of all outstanding Bonds of that issue, an issuer should seek the advice of Bonds Counsel for the procedures necessary to comply with the Universal Cap.

**B.7 Expenditure for Working Capital Purposes.** Subject to certain exceptions, the Proceeds of an issue may only be allocated to "working capital expenditures" as of any date to the extent that those expenditures exceed "available amounts" as of that date (*i.e.*, "proceeds-spent-last").

For purposes of this section, "working capital expenditures" include all expenditures other than "capital expenditures." "Capital expenditures" are costs of a type properly chargeable (or chargeable upon proper election) to a capital account under general federal income tax principles. Such costs include, for example, costs incurred to acquire, construct, or improve land, buildings and equipment having a reasonably expected useful life in

excess of one year. Thus, working capital expenditures include, among other things, expenditures for current operating expenses and debt service.

For purposes of this Exhibit B, "available amount" means any amount that is available to an issuer for working capital expenditure purposes of the type financed by the issue. Available amount excludes Proceeds of the issuance but includes cash, investments and other amounts held in accounts or otherwise by an issuer for working capital expenditures of the type being financed by the issue without legislative or judicial action and without a legislative, judicial, or contractual requirement that those amounts be reimbursed. Notwithstanding the preceding sentence, a "reasonable working capital reserve" is treated as unavailable. A working capital reserve is reasonable if it does not exceed five percent of the actual working capital expenditures of an issuer in the fiscal year before the year in which the determination of available amounts is made. For purpose of the preceding sentence only, in determining the working capital expenditures of an issuer for a prior fiscal year, any expenditures (whether capital or working capital expenditures) that are paid out of current revenues may be treated as working capital expenditures.

The proceeds-spent-last requirement does not apply to expenditures to pay (i) any qualified administrative costs; (ii) fees for qualified guarantees of the issue or payments for a qualified hedge for the issue; (iii) interest on the issue for a period commencing on the issue date and ending on the date that is the later of three years from the issue date or one year after the date on which the financed project is placed in service; (iv) the United States for Yield reduction payments (including rebate payments) or penalties for the failure to meet the spend down requirements associated with certain spending exceptions to the rebate requirement; (v) costs, other than those described in (i) through (iv) above, that do not exceed five percent of the Sale Proceeds of an issue and that are directly related to capital expenditures financed by the issue (e.g., initial operating expenses for a new capital project); (vi) principal or interest on an issue paid from unexpected excess sale or investment proceeds; (vii) principal or interest on an issue paid from investment earnings on a Reserve or Replacement Fund that are deposited in a bona fide debt service fund; and (viii) principal, interest, or redemption premium on a prior issue and, for a crossover refunding issue, interest on that issue. Notwithstanding the preceding paragraph, the exceptions described above do not apply if the allocation merely substitutes Gross Proceeds for other amounts that would have been used to make those expenditures in a manner that gives rise to Replacement Proceeds.

**B.8 Prohibited Investments and Dispositions.** Upon the purchase or sale of a Nonpurpose Investment, Gross Proceeds of an issue are not allocated to a Payment for that Nonpurpose Investment in an amount greater than, or to a Receipt from that Nonpurpose Investment in an amount less than, the fair market value of the Nonpurpose Investment as of the purchase or sale date. The fair market value of a Nonpurpose Investment is adjusted to take into account Qualified Administrative Costs allocable to the investment. Thus, Qualified Administrative Costs increase the Payments for, or decrease the Receipt from, a Nonpurpose Investment.

B.9 Valuation of Investments - Fair Market Value. The fair market value of an investment is the price at which a willing buyer would purchase the investment from a willing seller in a bona fide arm's-length transaction. Fair market value generally is determined on the date on which a contract to purchase or sell the Nonpurpose Investment becomes binding (i.e., the trade date rather than the settlement date). An investment that is not of a type traded on an established securities market, within the meaning of Section 1273 of the Code, is rebuttably presumed to be acquired or disposed of for a price that is not equal to its fair market value. The fair market value of a United States Treasury obligation that is purchased directly from the United States Treasury is its purchase price.

B.10 Certificates of Deposit. A certificate of deposit that has a fixed interest rate, a fixed payment schedule, and a substantial penalty for early withdrawal shall be treated as purchased at its fair market value if the Yield on the certificate of deposit is not less than (1) the Yield on reasonably comparable direct obligations of the United States; and (ii) the highest Yield that is published or posted by the provider to be currently available from the provider on reasonably comparable certificates of deposit offered to the public.

B.11 Guaranteed Investment Contracts. The purchase price of a guaranteed investment contract is treated as its fair market value on the purchase date if (i) the issuer makes a bona fide solicitation for a specified guaranteed investment contract and receives at least three bona fide bids from providers that have no material financial interest in the issue (e.g., underwriters or brokers); (ii) the issuer purchases the highest-yielding guaranteed investment contract for which a qualifying bid is made (determined net of broker's fees); (iii) the Yield on the guaranteed investment contract (determined net of broker's fees) is not less than the Yield then available from the provider on reasonably comparable guaranteed investment contracts, if any, offered to other persons from a source of funds other than Gross Proceeds of tax-exempt Bonds; (iv) the determination of the terms of the guaranteed investment contract takes into account as a significant factor the issuer's reasonably expected drawdown schedule for the amounts to be invested, exclusive of amounts deposited in debt service funds and reasonably Required Reserve or Replacement Funds; (v) the terms of the guaranteed investment contract, including collateral security requirements, are reasonable; and (vi) the obligor on the guaranteed investment contract certifies the administrative costs that it is paying (or expects to pay) to third parties in connection with the guaranteed investment contract.

B.12 Recordkeeping Requirement. To evidence the fair market value of a guaranteed investment contract, the Issuer must retain the following records with the Bonds documents until three years after the last outstanding Bonds is redeemed:

- (i) a copy of the investment contract;
- (ii) the receipt or other record of the amount actually paid by the issuer for the guaranteed investment contract, including a record of any administrative costs paid by the Issuer;



(iii) for each bid that is submitted, the name of the person and entity submitting the bid, the time and date of the bid, and the bid results; and

(iv) the bid solicitation form and, if the terms of the purchase agreement or guaranteed investment contract deviated from the bid solicitation form or a submitted bid is modified, a brief statement explaining the deviation and stating the purpose for the deviation.

# Information Return for Tax-Exempt Governmental Obligations

► Under Internal Revenue Code section 149(e)

► See separate instructions.

Caution: If the issue price is under \$100,000, use Form 8038-GC.

OMB No. 1545-0720

## Part I Reporting Authority

If Amended Return, check here ► ☐

1 Issuer's name <b>Storey County, Nevada</b>		2 Issuer's employer identification number (EIN) <b>88-6000134</b>
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)		3b Telephone number of other person shown on 3a
4 Number and street (or P.O. box if mail is not delivered to street address) <b>P.O. Box 432</b>	Room/suite	5 Report number (For IRS Use Only) <b>3</b>
6 City, town, or post office, state, and ZIP code <b>Virginia City, Nevada 89440</b>		7 Date of issue <b>12/20/2016</b>
8 Name of issue <b>Storey County, Nevada, Sewer Revenue Bond, Series 2016</b>		9 CUSIP number <b>none</b>
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information (see instructions) <b>Hugh Gallagher, County Comptroller</b>		10b Telephone number of officer or other employee shown on 10a <b>775-847-1006</b>

## Part II Type of Issue (enter the issue price). See the instructions and attach schedule.

11 Education	11		
12 Health and hospital	12		
13 Transportation	13		
14 Public safety	14		
15 Environment (including sewage bonds)	15	Max 4,058,000	00
16 Housing	16		
17 Utilities	17		
18 Other. Describe ►	18		
19 If obligations are TANs or RANs, check only box 19a ► <input type="checkbox"/>			
If obligations are BANs, check only box 19b ► <input type="checkbox"/>			
20 If obligations are in the form of a lease or installment sale, check box ► <input type="checkbox"/>			

## Part III Description of Obligations. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	12/20/2056	\$ Max 4,058,000	\$ Max 4,058,000	21.6991 years	1.3750 %

## Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest	22	0	00
23	Issue price of entire issue (enter amount from line 21, column (b))	23	Max 4,058,000	00
24	Proceeds used for bond issuance costs (including underwriters' discount)	24	0	00
25	Proceeds used for credit enhancement	25	0	00
26	Proceeds allocated to reasonably required reserve or replacement fund	26	0	00
27	Proceeds used to currently refund prior issues	27	0	00
28	Proceeds used to advance refund prior issues	28	0	00
29	Total (add lines 24 through 28)	29	0	00
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)	30	Max 4,058,000	00

## Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the bonds to be currently refunded	years
32	Enter the remaining weighted average maturity of the bonds to be advance refunded	years
33	Enter the last date on which the refunded bonds will be called (MM/DD/YYYY)	
34	Enter the date(s) the refunded bonds were issued (MM/DD/YYYY)	

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 63773S

Form **8038-G** (Rev. 9-2011)

**Part VI Miscellaneous**

- |            |  |  |
|------------|--|--|
| <b>35</b>  |  |  |
| <b>36a</b> |  |  |
| <b>37</b>  |  |  |
- 35** Enter the amount of the state volume cap allocated to the issue under section 141(b)(5) . . . . .
- 36a** Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC) (see instructions) . . . . .
- b** Enter the final maturity date of the GIC ▶ \_\_\_\_\_
- c** Enter the name of the GIC provider ▶ \_\_\_\_\_
- 37** Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units . . . . .
- 38a** If this issue is a loan made from the proceeds of another tax-exempt issue, check box ☐ and enter the following information:
- b** Enter the date of the master pool obligation ▶ \_\_\_\_\_
- c** Enter the EIN of the issuer of the master pool obligation ▶ \_\_\_\_\_
- d** Enter the name of the issuer of the master pool obligation ▶ \_\_\_\_\_
- 39** If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box . . . . . ☐
- 40** If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box . . . . . ☐
- 41a** If the issuer has identified a hedge, check here ☐ and enter the following information:
- b** Name of hedge provider ▶ \_\_\_\_\_
- c** Type of hedge ▶ \_\_\_\_\_
- d** Term of hedge ▶ \_\_\_\_\_
- 42** If the issuer has superintegrated the hedge, check box . . . . . ☐
- 43** If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box . . . . . ☒
- 44** If the issuer has established written procedures to monitor the requirements of section 148, check box . . . . . ☒
- 45a** If some portion of the proceeds was used to reimburse expenditures, check here ☐ and enter the amount of reimbursement . . . . . ▶ \_\_\_\_\_
- b** Enter the date the official intent was adopted ▶ 09/20/2016

**Signature and Consent**

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

Signature of issuer's authorized representative \_\_\_\_\_ Date \_\_\_\_\_ **Hugh Gallagher, County Comptroller**  
Type or print name and title

**Paid Preparer Use Only**

Print/Type preparer's name <b>Kendra S. Føllett</b>	Preparer's signature _____	Date _____	Check <input type="checkbox"/> if self-employed	PTIN <b>P01077060</b>
Firm's name ▶ <b>Sherman &amp; Howard L.L.C.</b>			Firm's EIN ▶ <b>84-0420314</b>	
Firm's address ▶ <b>50 West Liberty Street, Suite 1000, Reno, NV 89501</b>			Phone no. <b>775-323-1980</b>	

## INITIAL PRINCIPAL ADVANCE REQUEST

Date: December 20, 2016

USDA, Rural Development  
1390 S. Curry St.  
Carson City, NV 89703

Re: Storey County, Nevada  
Sewer Revenue Bond, Series 2016  
Dated December 20, 2016

Ladies and Gentlemen:

The undersigned hereby requests that you make a principal advance in the amount of \$\_\_\_\_\_ on the above-captioned Bond to the order of the undersigned Storey County, Nevada (the "County") on December 20, 2016.

The undersigned hereby certifies and warrants that:

1. The aggregate of principal advances requested from USDA, RD under the above-referenced Bond, including the advance requested in this letter, do not exceed the maximum principal amount of the Bond of \$4,058,000;
2. All representations and warranties of the County contained in the Bond and the documents accompanying the Bond, including, without limitation, the Federal Tax Exemption Certificate dated December 20, 2016, remain true and correct on this date as if made on this date. No event of default, as defined in the Ordinance adopted by the County Commission on December 6, 2016, has occurred and is continuing. No law has been adopted which would in any way adversely affect the County's authority to obtain and repay this advance. The County covenants to advise you immediately if any such law is adopted; and
3. Please deposit the amount advanced into our account: Routing #121000248, Account # 505-3070545.

Respectfully submitted,

**STOREY COUNTY, NEVADA**

By: \_\_\_\_\_  
(Must be Chairman, County Clerk/Treasurer or County Comptroller)



**Estimate of time required:**

1. **Title:** Review and possible approval of Storey County Audited Financial Statements draft and proposed changes for the year ended June 30, 2016.

I hereby approve the draft of the Storey County Audited Financial Statements with the approved changes for the year ended June 30, 2016.

**Telephone: 847-1006**

The attached draft of the Storey County Audited Financial Statements and the proposed changes subject to approval are presented the Storey County Commission for approval. Time constraints have prevented a review of the final submission.

**5. Supporting materials:** Audit Report Storey County, Nevada June 30, 2016.  
Recommended changes to Audit Report.

**6. Fiscal impact: Creates possible Augmentation in excess of 1 million dollars.**

Funds Available: Fund: x Comptroller

District Attorney

Department Name: Commissioner's Office

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

[ ] Approved with Modifications  
[ ] Continued





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12/06/16

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: The applicant requests a special use permit allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the board, and in compliance with the conditions of approval, I [commissioner] motion to approve Special Use Permit No. 2016-031 allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.0968

5. **Staff summary:** See enclosed Staff Report No. 2016-031

6. **Supporting materials:** Enclosed Staff Report No. 2016-031

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  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 14



## **Storey County Planning Commission Staff Report**

**CASE No.:** 2016-031

**APPLICANT:** Tahoe-Reno Industrial Center, LLC

**PROPERTY OWNER:** Tahoe-Reno Industrial Center, LLC

**PROPERTY LOCATION:** T19N, R23E MDM (APNs 005-011-13, 14, 28, 29, and 39 State Route 439 [USA Parkway]), McCarran, Storey County, Nevada

**REQUEST:** The applicant requests a special use permit allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

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

**MEETING TIME & DATE:** Planning Commission: 6:00 p.m., Thursday, December 1, 2016  
County Commission: 10:00 a.m., Tuesday, December 6, 2016

**STAFF CONTACT:** Austin Osborne, Planning Director

## **I. BACKGROUND & ANALYSIS**

### **1.1 Site characteristics**

The subject property is located in the I-2 Heavy Industrial Zone and within the annexed portions of the Tahoe-Reno Industrial Center. Pursuant to the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC the property is subject to the provisions of the 1999 zoning ordinance, including those provisions for the heavy-industrial zone. The subject property is owned by the Tahoe-Reno Industrial Center, LLC. The property is located at ((TRS)), approximately seven miles south of the Interstate 80 and State Route 439 (“USA Parkway”) interchange. The site and its immediate surroundings are currently vacant.

### **1.2 Proposed use**

The applicant proposes to locate future manufacturing and technology-related companies with the need to construct multiple large, tall buildings, possibly in a campus-like setting. The proposed use is listed in the zoning ordinance as allowed without a special use permit. A special use permit is requested because these uses may incorporate one or more buildings which exceed the 75 foot and six story height limitations in Storey County Code 17.37.080 (see section 2.2 about 1999 zoning ordinance applicability) for the heavy industrial zone. In addition, an extension of the construction time limits of the special use permit in Storey County Code 17.60.090 is requested due to the long timeframe of planning and building large, tall industrial buildings, the probable phasing of multiple buildings or additions to buildings.

### **1.3 Abutting uses**

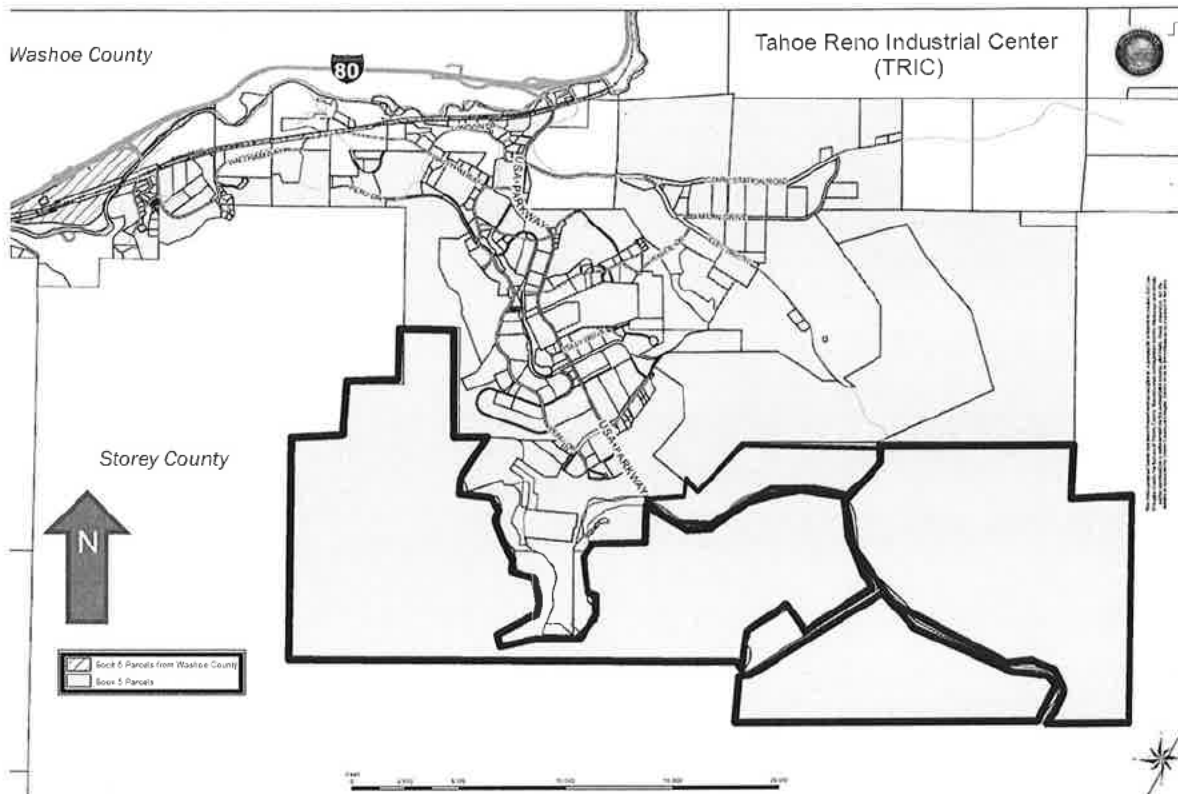
The abutting parcels are vacant and the general vicinity is remote and undeveloped. The parcels run west and east adjacent to State Route 439 (USA Parkway) for approximately three miles. Like the subject property, the parcels to the north, west, and east are also located within the annexed portions of the Tahoe-Reno Industrial Center. The parcels to the south are outside the area of annexation; however, they are owned by the Tahoe-Reno Industrial Center, LLC and are planned for future annexation and industrial development. Annexation of this land into the industrial center and industrial uses of the land is supported by the 2016 Storey County Master Plan (Chapter 3 McCarran Plan).

### **1.4 Safety**

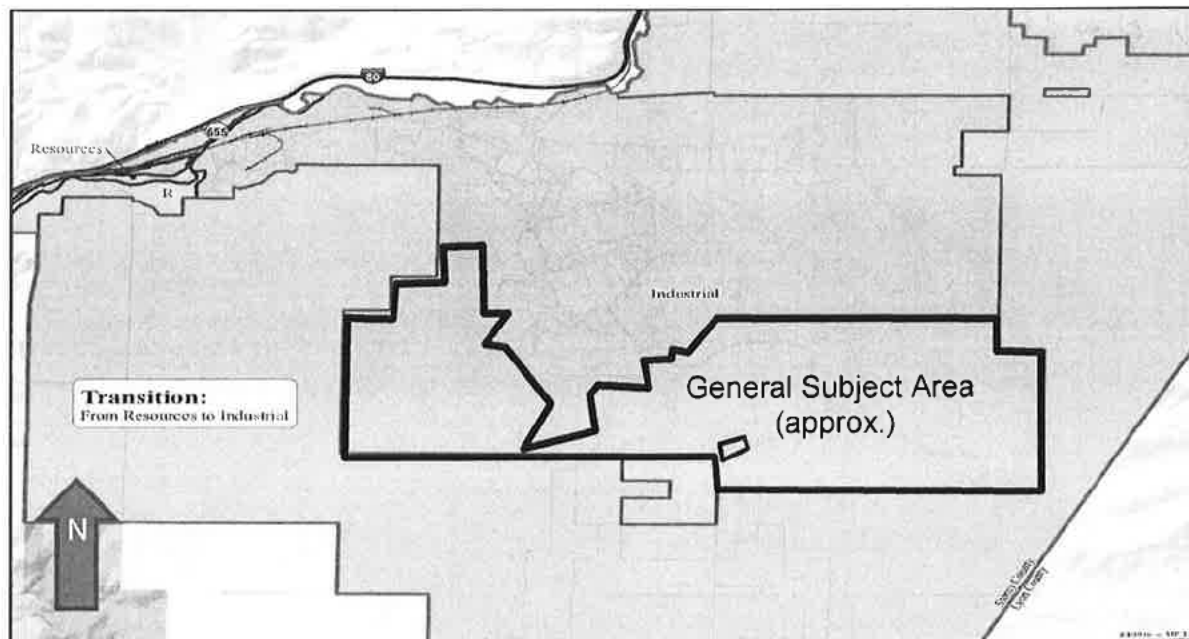
The building construction must adhere to all building and fire plan reviews and applicable code requirements. The regulatory entities will apply the necessary measures to ensure building and fire safety. There appears to be no safety concerns regarding the construction of buildings beyond the existing 75 feet height limitation.

### **1.5 Area impacts**

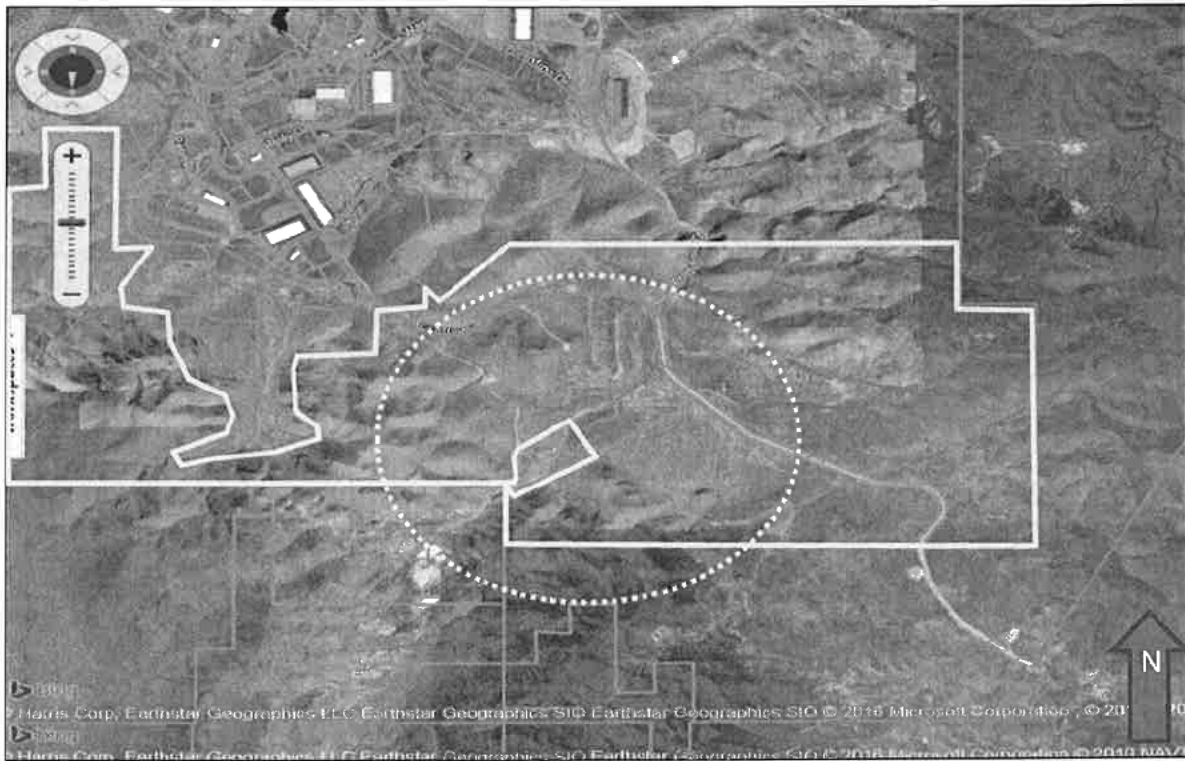
The proposed use will be located in a remote undeveloped area of the industrial center. There are no uses, zoning allowances, or master plan provisions in the area with which the use may become in conflict. The future potential for the surrounding land includes additional heavy industrial uses similar to those in other areas of the industrial center and the subject proposal.



**Figure 1: TRI Annexation Map.** The tan shaded area is annexed into the Tahoe-Reno Industrial Center. Blue illustrates the subject parcels.



**Figure 2: 2016 Master Plan Map for McCarran Area.** Gray shaded area is designated in the master plan as Industrial and is zoned I2 Heavy Industrial. The pink area is designated in the master plan as Transition from Resource to Industrial and is zoned F Forestry. All pink shaded land is owned by Tahoe-Reno Industrial Center, LLC. Blue illustrates the subject property areas. Blue illustrates the subject area.



**Figure 3: Vicinity Illustration.** General vicinity and subject property illustration. Solid yellow illustrates the land boundary subject to the special use permit request, and the dotted yellow area indicates the approximate location of the use.

## II. USE COMPATIBILITY AND COMPLIANCE

### 2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and Storey County Code Title 17 Zoning (2015 or 1999) or the county master plan (2016). The proposed use is also consistent with the surrounding zoning and master plan designations.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Vacant	Industrial	I2 Heavy-Industrial
LAND TO NORTH	Partially developed industrial	Industrial	I2 Heavy-Industrial
LAND TO SOUTH	Vacant	Transition from Resource to Industrial	F Forestry
LAND TO EAST	Vacant	Industrial	I2 Heavy Industrial
LAND TO WEST	Vacant and closed mine site	Industrial	I2 Heavy Industrial



## **2.2 Compliance with required building height limitations and extension of time**

The subject property is annexed into the Tahoe-Reno Industrial Center pursuant to a development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC. Land located within the annexed area is subject to the provisions in the 1999 Storey County Zoning Ordinance. The 2015 Storey County Zoning ordinance does not apply to this annexed area. The maximum building height allowances in the 1999 zoning ordinance for the I2 Heavy Industrial zone are 75 feet and six stories. The applicant proposes to exceed these height limitations by up to 175 feet, with total building height being 250 feet or less for one or more buildings, or portions thereof, not including silos, stacks, towers, and antennas. Storey County Code Section 17.37.080 (1999) allows a building in the heavy industrial zone to exceed 75 feet and six stories in height with a special use permit.

Section 17.60.090 (1999) sets forth a time limit of 12 months to commence building and structure construction, and other time limits for lapse or discontinuance of work. Extensions of time to these provisions, however, may be granted by the board with action by the planning commission for good cause.

## **2.3 General use allowances and restrictions**

Storey County Code 17.62 Special Uses (1999) sets for the administration for board and planning commission action allowing a special use permit for increased building height. The approval, approval with conditions, or denial of the special use permit request must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the findings recommended to be included in an approval.

1. The subject property is located in a remote industrial zoned area of the county where it is found to be most appropriate. Existing areas in the county where building height may exceed 75 feet or six stories are not appropriate or feasible for the proposed use. Therefore, a special use permit allowing increased building height is requested.
2. Granting an extension of time limits for this special use permit is necessary to allow sufficient time to plan, design, engineer, permit, and construct large industrial buildings and structures which may include multiple phases or buildings in a campus-like setting.
3. Granting of the special use permit is necessary for the preservation and enjoyment of substantial property rights of the applicant. The subject property is zoned heavy industrial, and the heavy industrial zone is intended for industries and uses which because of their intensities may be incompatible with non-industrial uses. The heavy industrial zone is also intended to facilitate economic development and employment in the county. Allowing the proposed use with increased height serves these purposes.
4. Granting of the special use permit will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the area of the subject property. The proposed use type, exclusive to structure height, is listed as allowed without a special use permit in the heavy industrial zone (1999 zoning ordinance), and, therefore, is expected to meet the safety and health requirements for the subject area. The use will also be subject to fire and building plan review and inspection requirements in order to ensure compliance with federal, state, and other codes.

These findings appear to apply to the situation that necessitates the proposed special use permit and the recommended motion for approval cites these findings as part of that motion.

## **2.4 Conformance with the 2016 Storey County Master Plan**

The 2016 Storey County Master Plan describes McCarran as a “prime location in which further industrial development can be expected to occur” and as an area “highly suitable for high-intensity...industrial uses” (Chapter 3, p. 84). Section 3.5.7 Goal 2 of the master plan encourages the diversification of commercial and industrial uses in the area by attracting high-technology and commercial uses in addition to distribution and manufacturing. Chapter 7 states that Storey County strives to diversify and expand the local job base; recruit new businesses to industrial centers; maintain regulations that promote industrial uses in the county; continue to update standards for industrial growth in industrial centers; and promote development within the Tahoe-Reno Industrial Center by facilitating efficient and straightforward permitting processes.

The requested special use permit will enhance opportunity for high technology development that is consistent with the use patterns and allowed use types for subject area. The proposed use does not appear to conflict with any elements or adjacent specific plans in the 2016 master plan.

## **III. FINDINGS OF FACT**

### **3.1 Motion for approval**

The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section IV Recommended Conditions of Approval, are applied.

1. The special use permit applies only to allowing increased height of the buildings and structures on the subject property and an extension of the time limit of the permit, and it is recognized that the use type on the subject land is a use allowed without a special use permit.
2. The special use permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the special use permit is provided in section 2.4 of this staff report and the contents thereof are cited in an approval of this special use permit.
3. Because of the special circumstances applicable to the subject property, the strict application of the zoning ordinance would deprive privileges enjoyed by other properties in the vicinity or under identical zone classification. Granting of the special use permit is necessary for the preservation and enjoyment of substantial property rights of the applicant. A discussion supporting this finding for the special use permit is provided in section 2.3 of this staff report and the contents thereof are cited in an approval of this special use permit.
4. The special use permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state, and county regulations.
5. The conditions of the special use permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
6. The conditions under the special use permit do not conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2

Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.

7. Granting of the special use permit will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

**3.2 Motion for denial.** Should a motion be made to deny the special use permit request, the following findings with explanation why should be included in that motion.

1. The conditions under this special use permit do not conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2 Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.
2. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

#### **IV. RECOMMENDED CONDITIONS OF APPROVAL**

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

1. **Purpose**

This special use permit is granted for the purpose of allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at an area within the Tahoe-Reno Industrial Center known as “Comstock Meadows”, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM). This special use permit applies to all buildings and structures that may be placed on the subject property. Silos, stacks, and similar type equipment are regulated by Storey County Code 17.37.080 (1999 zoning ordinance) and are not subject to the limitations of this special use permit.

2. **Compliance**

The uses on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.

3. **Fire District requirements**

The use on the subject property must comply with special requirements of Storey County and the Storey County Fire Protection District for accessing buildings and structures exceeding 55 feet in height, including requirements to mitigate financial and other impacts caused by the increased building and structure height.

**4. Permits and expiration**

The permit holder must apply for the first building permit and fire permit for the structure(s) subject to this special use permit within 60 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or obtain a certificate of occupancy for the subject structures, or this special use permit will become null and void. Subsequent building and fire permits for additional structures subject to this special use permit must be applied for at not less than 60-month intervals after completion of construction of the previous building or phase in order to maintain this special use permit as valid and in good standing.

**5. TRI Architectural Approval**

The permit holder must obtain approval from the Tahoe-Reno Industrial Center Architectural Review Committee, or such applicable review entity, if the CC&Rs of the center apply, and submit valid evidence of the approval to the building department prior to obtaining a building permit for a structure subject to this special use permit.

**6. Taxes paid**

Before obtaining a building permit, the permit holder must show the building department valid evidence that all property taxes on the land are paid to-date.

**7. Indemnification**

The permit holder agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.

**V. POWER OF THE BOARD & PLANNING COMMISSION**

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

## **VI. PROPOSED MOTIONS**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

### **A. Recommended motion**

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval of Special Use Permit No. 2016-031 allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

### **B. Alternative motion**

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Special Use Permit No. 2016-031 allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

Prepared by Austin Osborne, Planning Director

### **Enclosures:**

Exhibit A – Assessor's Vicinity Map  
Exhibit B – Application No. 2016-031



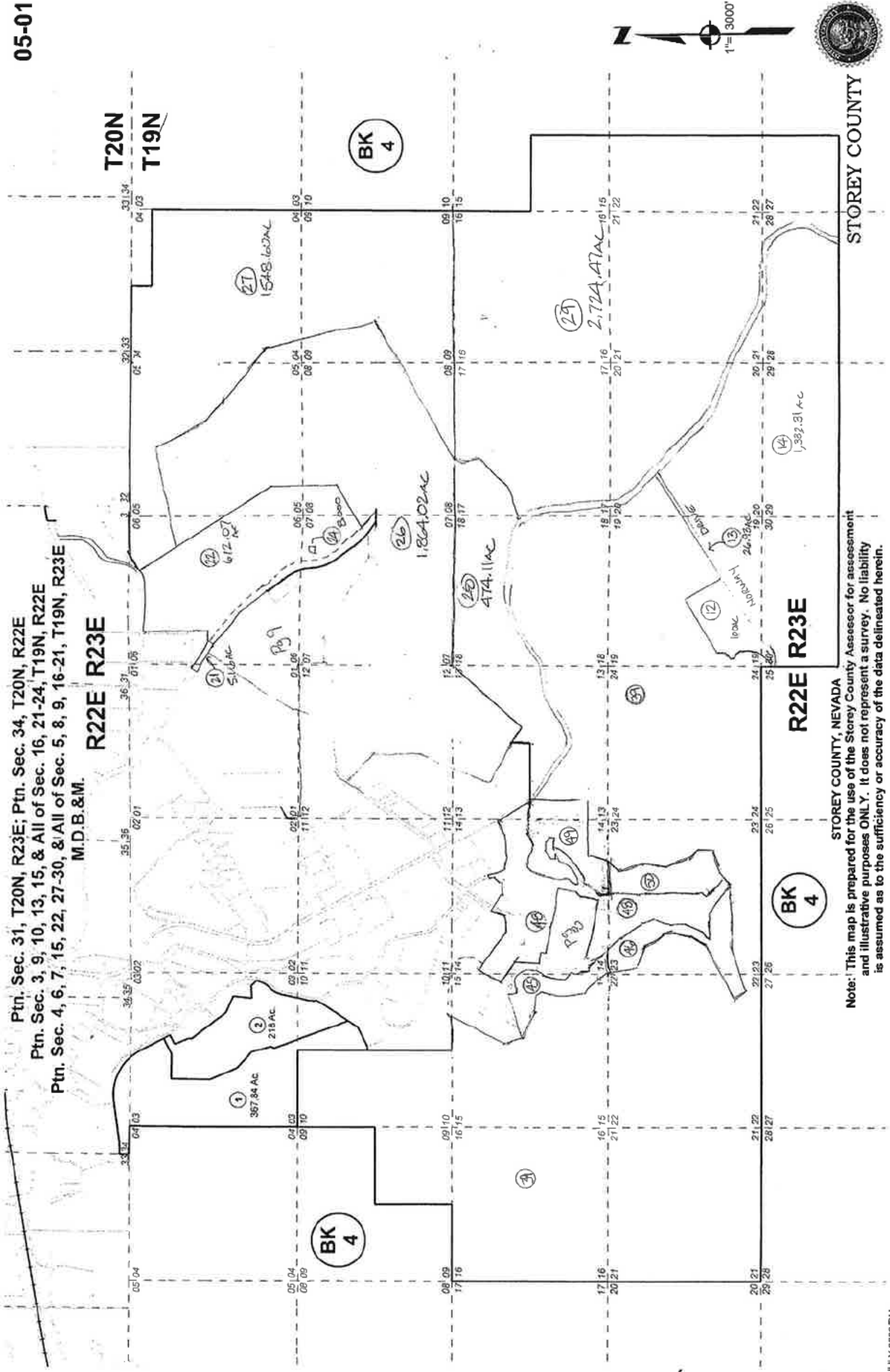
Staff Report – 2016-031  
Building Height SUP for TRI, LLC

Storey County Planning Department  
775.847.1144

**Exhibit A: Assessor's Vicinity Map**

Ptn. Sec. 31, T20N, R23E; Ptn. Sec. 34, T20N, R22E  
Ptn. Sec. 3, 9, 10, 13, 15, & All of Sec. 16, 21-24, T19N, R22E  
Ptn. Sec. 4, 6, 7, 15, 22, 27-30, & All of Sec. 5, 8, 9, 16-21, T19N, R23E  
M.D.B.&M.

R22E R23E



STOREY COUNTY, NEVADA  
Note: This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Storey County is an equal opportunity provider.

**Exhibit B: Application No. 2016-029**



## Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440

Phone: 775-847-1144 Fax: 775-847-0949

planning@storeycounty.org

### Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-031

Property Owner: Tahoe-Reno Industrial Center, LLC

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: c/o Robert M. Sader, Esq., 8600 Technology Way

City: Reno State: NV Zip: 89521

Telephone: ( 775 ) 329-8310 Email: rmsader@robertmsaderltd.com

Applicant: Same

All applicants must be listed on this application.

Mailing Address: Same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_ Email: \_\_\_\_\_

☐ Gold Hill ☐ Virginia City ☐ VC Highlands (1 acre) ☐ Highland Ranches (10 acres) ☐ Virginia Ranches (40 acres)

☐ Mark Twain ☐ Hafed ☐ Lockwood ☐ Painted Rock ☒ TRI ☐ Other \_\_\_\_\_

Project Address: USA Parkway, Storey County, NV

Assessor's Parcel Numbers (APN): 005-011-13, 14, 28, 29 and 39

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Acreage: 2635.36

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input checked="" type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input checked="" type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

RMS Applicants Initials

\*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.



### Detail Description/Justification of Project

Attached additional pages as necessary

See information attached.

Storey County Development Application

**Professional Consultant/Representative(s)**

Name: N/A  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Cell: \_\_\_\_\_

**Applicant's Affidavit:**

I, ROBERT M. SADER, being duly sworn, depose and say that I am the applicant of the described  
Printed name  
project and/or request, and all the statements and answers herein contained and the information herewith submitted are in  
all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee  
can be given by members of the Storey County Planning Department Staff.

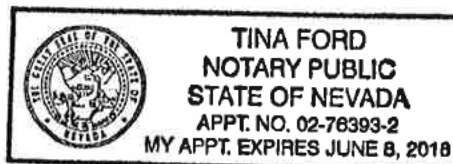
Robert M. Sader  
Signature of Applicant  
Counsel for Applicant

11/14/16  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

November 14, 2016 by,  
Date  
Tina Ford  
Notary's Signature  
6-8-18  
My Commission Expires



**Property Owner's Affidavit:**

I, ROBERT M. SADER, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the  
statements and answers herein contained and the information herewith submitted are in all respects complete, true and  
correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of  
the Storey County Planning Department Staff.

Robert M. Sader  
Signature of Property Owner  
Counsel for Owner

11/14/16  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

November 14, 2016 by,  
Date  
Tina Ford  
Notary's Signature  
6-8-16  
My Commission Expires



Storey County Development Application

**Property Owner's Affidavit:**

I, N/A, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

\_\_\_\_\_  
Date by,

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**Property Owner's Affidavit:**

I, N/A, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

\_\_\_\_\_  
Date by,

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**\*Each property owner must provide an Affidavit**

## DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Submittal Requirements		DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS																
		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Parcel/Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
Application Type	Abandonment	X	X	X	X	X			X		X							X
	Amended Map	X	X		X	X			X		X							X
	Condition Amendment	X	X						X									X
	Boundary Line Adjustment	X	X	X	X	X			X		X							X
	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
	Extension of Time Request (One Year Extension Only)	X	X	X					X									X
	Land Division Map (40 acre minimum)	X	X	X	X	X			X		X	X						X
	Lot Consolidation*	X	X	X	X				X									X
	Master Plan Map Amendment	X	X		X	X			X									X
	Master Plan Text Amendment	X	X			X			X									X
	Natural Resources Exploration and Registration Review	X	X	X	X	X												X
	Parcel Map -- Record of Survey																	X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X	X					X			X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X			X									X

\*Administrative lot consolidation procedure

**Note: Additional information and materials may be required with the application.**

**DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS**

<div> <div>Submittal Requirements</div> <div>Application Type</div> </div>		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major	X	X	X	X	X			X									X
<input checked="" type="checkbox"/>	Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X		X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

**Note: Additional information and materials may be required with the application.**



## **DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE**

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at [StoreyCounty.org](http://StoreyCounty.org).
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2<sup>nd</sup> floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1<sup>st</sup> floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.

**ROBERT M. SADER, LTD.**  
**A PROFESSIONAL LEGAL CORPORATION**  
**8600 TECHNOLOGY WAY, SUITE 101**  
**RENO, NEVADA 89521**  
**(775) 329-8310**  
**FAX (775) 329-8591**

November 14, 2016

Storey County Planning Department  
P.O. Box 176  
Virginia City, NV 89440

Re: TRI Special Use Permit Request

Dear Planning Department:

INTRODUCTION

This office represents Tahoe-Reno Industrial Center, LLC ("TRI") the master developer of TRI Center. The purpose of this letter is to provide a description and justification by TRI, as the property owner, for its request to issue a special use permit allowing a variance from the six stories and maximum 75' height limitation in the Storey County zoning Code (1999 Edition) (the "Code") contained in Chapter 17.37, I-2 Heavy Industrial Zone, Section 17.37.080, to 250 feet. In addition, TRI requests an extension of the time limit for the permit specified in Section 17.60.090 to allow 36 months for construction to commence and 24 months after completion of construction for subsequent construction commencement of each additional building or phase.

AUTHORITY

Applicability and procedures for granting a special use permit under these circumstances are governed by Chapters 17.60 and 17.62 of the Code. Section 17.37.080 on the height limitation states, "(a) special use permit will be required if the facility exceeds these limits". Section 17.60.090 on extensions of permit time limits states, "(e)xtensions of time to the provisions of this section may be granted...for good cause...." Section 17.62.010 on applicable circumstances for issuance of a special use permit reads as follows:

17.62.010 Applicability. Certain uses may be permitted by the Board of County Commissioners in zones in which they are not permitted by this ordinance where such uses are deemed essential or desirable for public convenience or welfare. The procedure for filing of applications, filing fees, public hearings, findings and appeals shall be the same as provided for variances in chapter 17.60 of this ordinance.

## SUBJECT PROPERTY

This special use permit application pertains to a portion of TRI Center known as Comstock Meadows, which is zoned I-2 Industrial (1999 Code Edition). The area is shown on the attached Vicinity Map and Project Map. It is a 2,635.36-acre area bisected by USA Parkway approximately 7-10 miles from I-80 in the southern portion of TRI Center. Comstock Meadows is currently the most remote of all developable land in TRI Center and is vacant. NDOT has recently paved USA Parkway in Comstock Meadows and TRI has therefore now opened this area up for sales to industrial and commercial owners and developers.

## JUSTIFICATION FOR VARIANCE

Prospective purchasers have shown substantial interest in acquiring large parcels (100 acres or more) for future manufacturing, or high tech plants and campuses in Comstock Meadows. Discussions with these prospective purchasers have confirmed that Comstock Meadows will be an ideal location for large industrial buildings, particularly for manufacturing, assembly, data centers and offices, except for one limitation: the height limitation of six stories or 75 feet will inhibit, impair or preclude the type of buildings some owners will need to build. A high-rise office tower or a multi-story manufacturing plant with stacked office components will easily exceed the height limit.

This special use permit application seeks to solve this problem before any specific purchaser is faced with the height limitation, in order to facilitate the economic development in the county which will result from these high-value types of new industries.

Large and tall buildings in excess of 75 feet high located on big parcels in Comstock Meadows will constitute extraordinary and exceptional situations compared to normal industrial structures allowed in the I-2 Zone. The strict application of current height limitations would result in peculiar and exceptional practical difficulties, and undue hardships for owners of property in Comstock Meadows needing to build buildings in excess of the height limitation. Indeed, it would preclude owners from locating in TRI Center and developing their property for the uses intended.

Relief from the 75' height limitation and allowance of building heights up to 200 feet will not create any substantial detriment to the public. It will not substantially impair the intent and purpose of the I-2 Industrial Zone. By allowing bigger and taller buildings will enhance the intent and purpose of the industrial zoning. Public safety and welfare will also not be impaired. Construction standards for tall buildings insure safety of occupants and are common practice in today's industrialized countries. Employment, prosperity, and county tax revenues are all part of the public welfare benefits from attracting economic development of industries whose buildings need to exceed current height limitations.

Comstock Meadows is surrounded by mountainous terrain much higher than 200 feet. There is no danger to airplane traffic presented by tall buildings in this area. Indeed, the scale of tall buildings fits the wide-open mountainous county surrounding Comstock Meadows. It will neither be dangerous or congested to locate buildings up to 250 feet in height there.

Under 17.62.010 a special use permit is allowed when the uses requested are "deemed essential or desirable for public convenience or welfare". Certainly, expansion of economic development and attracting new industries to TRI Center and Storey County is desirable for public convenience and welfare. Unless the height limitation is raised, industries with tall buildings in excess of the limitation cannot locate in TRI Center and Storey County. Under the circumstances, there are no adverse consequences to public convenience and welfare in allowing buildings and structures up to 200 feet in height.

Regarding the one-year time limit of Section 17.60.090 to commence construction of a building subject to the permit, the extraordinary size, height, cost and complexity of developing very large industrial buildings, and possibly multiple such buildings of this type in a series of phases, will require longer periods of time. Planning, design, site engineering, permitting and financing all have to take place before a building commences construction. Time to construct takes longer than normal industrial buildings. There may be significant time periods between construction of subsequent buildings or phases. Under the circumstances, a period of 36 months is requested for commencement of construction of the first building, and 24 months between completion of construction of a building and commencement of construction of the next building or phase.

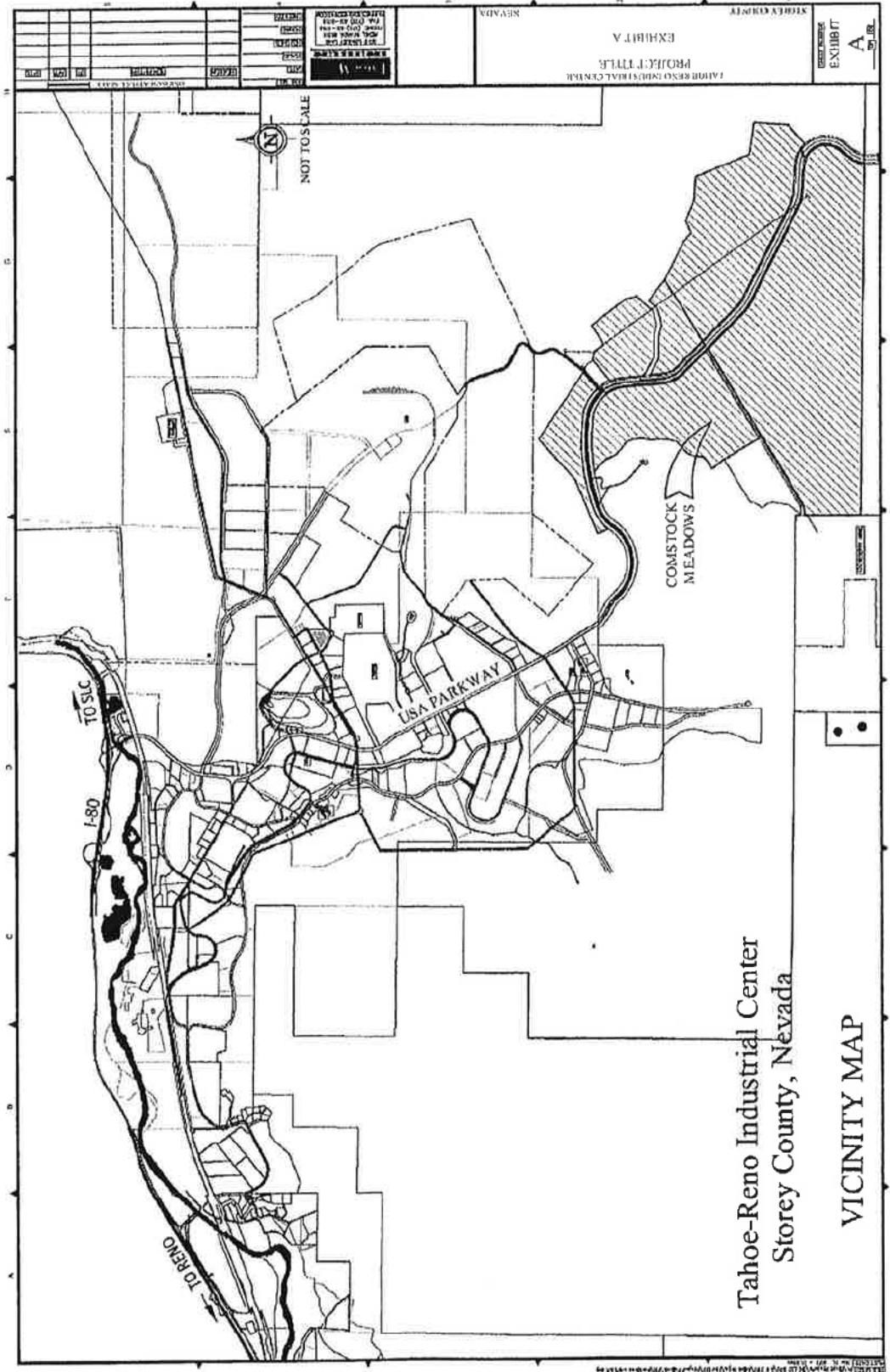
#### CONCLUSION

TRI requests a special use permit from the height limitation contained in Section 17.37.80 of the 1999 Code to allow buildings and other structure up to 250 feet high, not including silos, stacks and equipment; and an extension of construction time limits specified in Section 17.60.090 as stated in this letter.

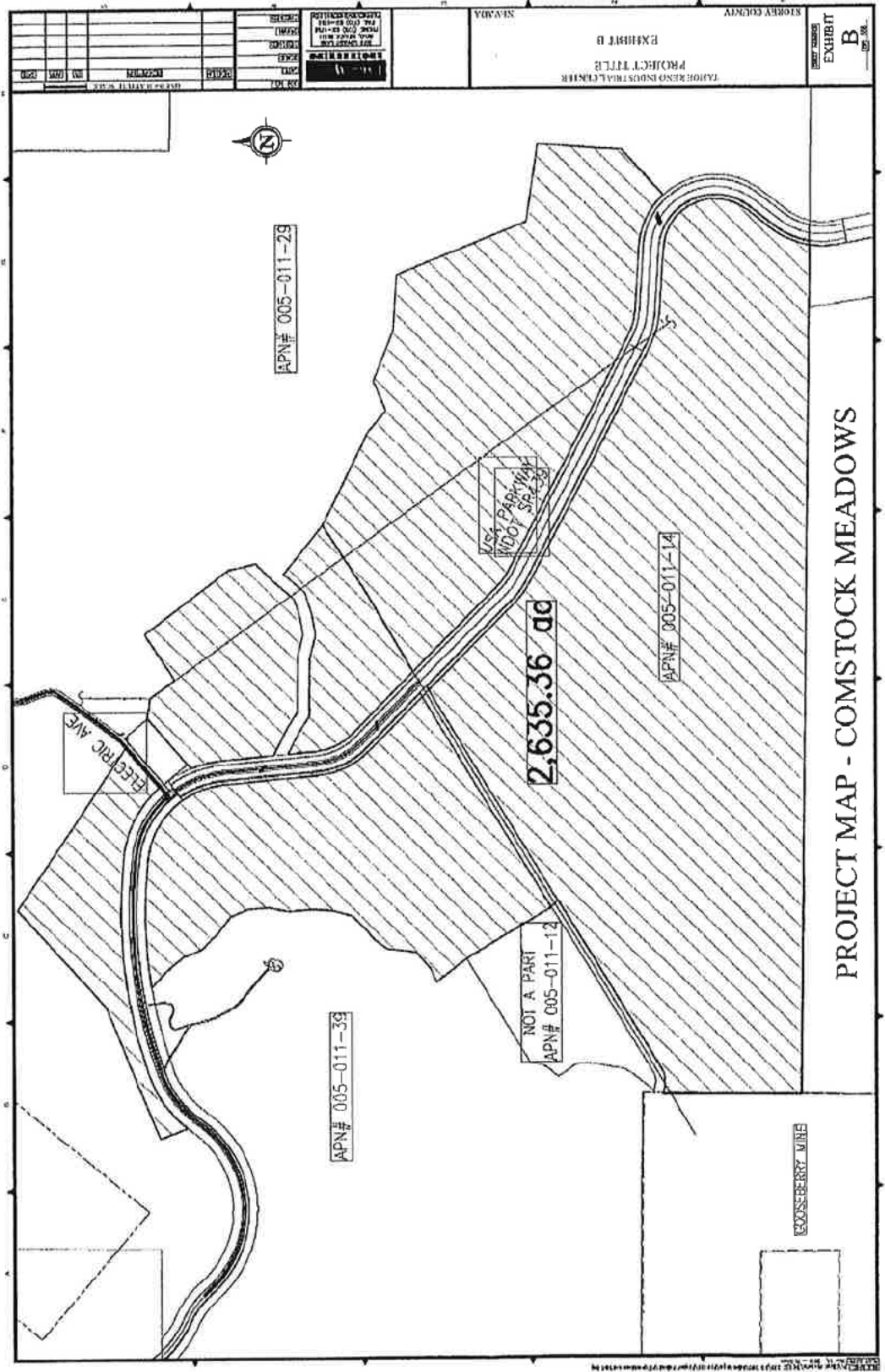
Sincerely,

A handwritten signature in black ink, appearing to read "Robert M. Sader". The signature is fluid and cursive, with the first name "Robert" and last name "Sader" being clearly legible.

ROBERT M. SADER,  
Counsel for TRI







## Tax Bill - Storey County

11/17/16

MAKE REMITTANCE PAYABLE TO:  
 Storey County Clerk/Treasurer  
 P O Drawer D  
 Virginia City, NV 89440  
 775-847-0969

Parcel 005-011-13 Roll # 004451  
 NORWAY DR 2011-03  
 INDUSTRIAL GID  
 PTN S19,20,30 T19N R23E  
 District-12.2

TAXES FOR PERIOD  
 July 1, 2016 thru June 30, 2017

TAHOE-RENO INDUSTRIAL CNTR LLC  
 P O BOX 838  
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 175	GENERAL	1.7719		3.10
	SCHOOL OPER	.7500		1.31
	SCHOOL DEBT	.1447		.25
	CAPITAL AQUIS	.0500		.09
	STATE	.1700		.30
	IND MEDICAL	.0100		.02
	IND ACCIDENT	.0150		.03
	FIRE DISTRICT	.5446		.95
	YOUTH SERVICE	.0045		.01
	Ad Valorem Total	3.4607		6.06
	Payments to Date			6.06-
	PAID IN FULL			

NOV 17 2016  
 In Full  
 BY: *[Signature]*

## Tax Bill - Storey County

11/17/16

MAKE REMITTANCE PAYABLE TO:  
 Storey County Clerk/Treasurer  
 P O Drawer D  
 Virginia City, NV 89440  
 775-847-0969

Parcel 005-011-14 Roll # 004452  
 PTN S19-21,28-30 T19N R23E 2011-04  
 INDUSTRIAL GID  
 PTN S19-21,28-30 T19N R23E  
 District-12.2

TAXES FOR PERIOD  
 July 1, 2016 thru June 30, 2017

TAHOE-RENO INDUSTRIAL CNTR LLC  
 P O BOX 838  
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 4,850	GENERAL	1.7719	8.76-	77.16
-----	SCHOOL OPER	.7500	3.71-	32.66
TOTAL 4,849	SCHOOL DEBT	.1447	.71-	6.31
	CAPITAL AQUIS	.0500	.25-	2.17
	STATE	.1700	.84-	7.40
	IND MEDICAL	.0100	.05-	.43
	IND ACCIDENT	.0150	.07-	.66
	FIRE DISTRICT	.5446	2.69-	23.72
	YOUTH SERVICE	.0045	.02-	.20
	-----		-----	-----
	Ad Valorem Total	3.4607	17.10-	150.71
	Payments to Date			150.71-
	PAID IN FULL			

PAID  
 NOV 17 2016  
 In Full  
 BY: *[Signature]*

## Tax Bill - Storey County

11/17/16

MAKE REMITTANCE PAYABLE TO:  
 Storey County Clerk/Treasurer  
 P O Drawer D  
 Virginia City, NV 89440  
 775-847-0969

Parcel 005-011-28 Roll # 004333  
 PT S17,18 R23E, S13 R22E T19N  
 INDUSTRIAL GID  
 PT S17,18 R23E, S13 R22E  
 District-12.2

TAXES FOR PERIOD  
 July 1, 2016 thru June 30, 2017

TAHOE-RENO IND CENTER LLC  
 C/O CINDY GAGLIANO COMPTROLLER  
 P O BOX 838  
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 1,726	GENERAL	1.7719	.05-	30.52
	SCHOOL OPER	.7500	.03-	12.91
	SCHOOL DEBT	.1447	.01-	2.49
	CAPITAL AQUIS	.0500		.86
	STATE	.1700	.01-	2.92
	IND MEDICAL	.0100		.17
	IND ACCIDENT	.0150		.26
	FIRE DISTRICT	.5446	.02-	9.37
	YOUTH SERVICE	.0045		.08
	Ad Valorem Total	3.4607	.12-	59.58
	Payments to Date			59.58-
	PAID IN FULL			

NOV 17 2016  
 In Full  
 BY: *[Signature]*

Tax Bill - Storey County

11/17/16

MAKE REMITTANCE PAYABLE TO:  
Storey County Clerk/Treasurer  
P O Drawer D  
Virginia City, NV 89440  
775-847-0969

Parcel 005-011-29 Roll # 004334  
PT S15-18,20-22,27,28 T19N R23E  
INDUSTRIAL GID  
PT S15-18,20-22,27,28 R23E  
District-12.2

TAXES FOR PERIOD  
July 1, 2016 thru June 30, 2017

TAHOE-RENO IND CENTER LLC  
C/O CINDY GAGLIANO COMPTROLLER  
P O BOX 838  
POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 9,917	GENERAL	1.7719	.38-	175.33
	SCHOOL OPER	.7500	.16-	74.22
	SCHOOL DEBT	.1447	.03-	14.32
	CAPITAL AQUIS	.0500	.01-	4.95
	STATE	.1700	.04-	16.82
	IND MEDICAL	.0100		.99
	IND ACCIDENT	.0150		1.49
	FIRE DISTRICT	.5446	.11-	53.90
	YOUTH SERVICE	.0045		.45
	Ad Valorem Total	3.4607	.73-	342.47
	Payments to Date			342.47-
	PAID IN FULL			

PAID  
NOV 17 2016  
In Full  
BY: R. G. Gagliano



## Tax Bill - Storey County

11/17/16

MAKE REMITTANCE PAYABLE TO:  
 Storey County Clerk/Treasurer  
 P O Drawer D  
 Virginia City, NV 89440  
 775-847-0969

Parcel 005-011-39 Roll # 004453  
 PTN OF T19N R22E & R23E  
 INDUSTRIAL GID  
 PTN T19N R22E & R23E  
 District-12.2

TAXES FOR PERIOD  
 July 1, 2016 thru June 30, 2017

TAHOE-RENO INDUSTRIAL CNTR LLC  
 P O BOX 838  
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 17,748	GENERAL	1.7719		314.49
	SCHOOL OPER	.7500		133.11
	SCHOOL DEBT	.1447		25.68
	CAPITAL AQUIS	.0500		8.87
	STATE	.1700		30.17
	IND MEDICAL	.0100		1.77
	IND ACCIDENT	.0150		2.66
	FIRE DISTRICT	.5446		96.66
	YOUTH SERVICE	.0045		.80
	Ad Valorem Total	3.4607		614.21
	Payments to Date			614.21-
	PAID IN FULL			

PAID  
 NOV 17 2016  
 In Full  
 BY: *[Signature]*

Treasurer' Receipt  
STOREY COUNTY TREASURER  
VANESSA STEPHENS  
26 SOUTH B STREET  
P.O. DRAWER D  
VIRGINIA CITY, NV. 89440

No. 936  
Date: 11/17/16

Received From:  
ROBERT SADER LTD

For: SUP 2016-031 TRI

\*\*\*\*\*2,500.00

Fund Fund Description	Account	Description	Amount
001 GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	2,500.00CR
Receipt No. 936	Fiscal Year: 2017		*****2,500.00

Bank Bank Description	Amount
199 WELLS FARGO CC ACCOUNT	2,500.00
Receipt No. 936	Fiscal Year: 2017 Bank Account Total: *****2,500.00

Check amount 2,500.00 ABA# Check# 3640 Payer ROBERT SADER

Total Cash: \*\*\*\*\*.00  
Total Checks: \*\*\*\*\*2,500.00  
Total Non Cash: \*\*\*\*\*.00  
Credit Cards: \*\*\*\*\*.00  
Total Other: \*\*\*\*\*.00

Treasurer



Deputy



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 12/06/16

**Estimate of time required:** 20 min.

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

---

1. **Title:** Discussion/Possible Action: The applicant requests a special use permit allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence), at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the board, and in compliance with the conditions of approval, I [commissioner] motion to approve with conditions Special Use Permit No. 2016-027 allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence), at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.0968

5. **Staff summary:** See enclosed Staff Report No. 2016-027

6. **Supporting materials:** Enclosed Staff Report No. 2016-027

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. **15**



## **Storey County Planning Commission Staff Report**

**CASE NO.:** 2016-027

**APPLICANTS:** Kevin and Christie Singleton

**PROPERTY OWNERS:** Kevin and Christie Singleton

**PROPERTY LOCATION:** 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15)

**REQUEST:** The applicant requests a special use permit allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence), at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

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

**MEETING TIME & DATE:** Planning Commission: 6:00 p.m., Thursday, December 1, 2016  
County Commission: 10:00 a.m., Tuesday, December 6, 2016

**STAFF CONTACT:** Austin Osborne, Planning Director

## **I. BACKGROUND & ANALYSIS**

### **1.1 Site characteristics**

The subject property is located in the H-R-10 zone. This zoning designation exists only in the Highland Ranches 10 acre parcels. The property is located at 160 Vermillion Road approximately 0.1 miles southwest from State Route 341 at Five Mile Flat. The parcel is approximately 10 acres and is currently vacant.

### **1.2 Proposed use**

The applicant proposes to construct several buildings on the property, including a principal dwelling, an accessory dwelling, and several non-dwelling accessory buildings. The principal dwelling and non-dwelling accessory building are allowed on the subject property without a special use permit. Only the accessory dwelling requires a special use permit and is subject to this request.

The accessory dwelling will be the first building constructed on the now vacant property, and it will be occupied by the property owners during construction of their principal dwelling on the same parcel. The accessory dwelling is proposed to be three bedrooms and approximately 1,450 square-feet. The accessory dwelling conforms to the minimum square-foot requirement for a three-bedroom principal dwelling in the Estate zone. However, Storey County Code 17.12.046 limits accessory dwellings to a maximum of 1,000 square-feet. Therefore, the accessory dwelling will be non-compliant with the code until the principal dwelling is completed. Section 2.2 of this report explains that a building permit will be active for the accessory and principal dwellings concurrently. The code allows this concurrent situation to occur.

### **1.3 Abutting uses**

The west and north abutting parcels are vacant. Single family residences occupy the parcels to the east and south; however, the east-abutting residence is unoccupied. All surrounding parcels are 10 acres and are zoned E-10-HR.

### **1.4 Safety**

The building construction must adhere to all building and fire plan reviews and applicable code requirements. The Storey County Fire Protection District and the Storey County Building Department were made aware that the proposed accessory dwelling may be attached to another accessory non-dwelling structure by a breezeway or other unoccupied space. The fire district and building department may require fire resistive construction when living space is attached or in very close proximity to non-living space, such as a garage. The code will at a minimum require application of Class A roofing materials such as asphalt composition shingles.

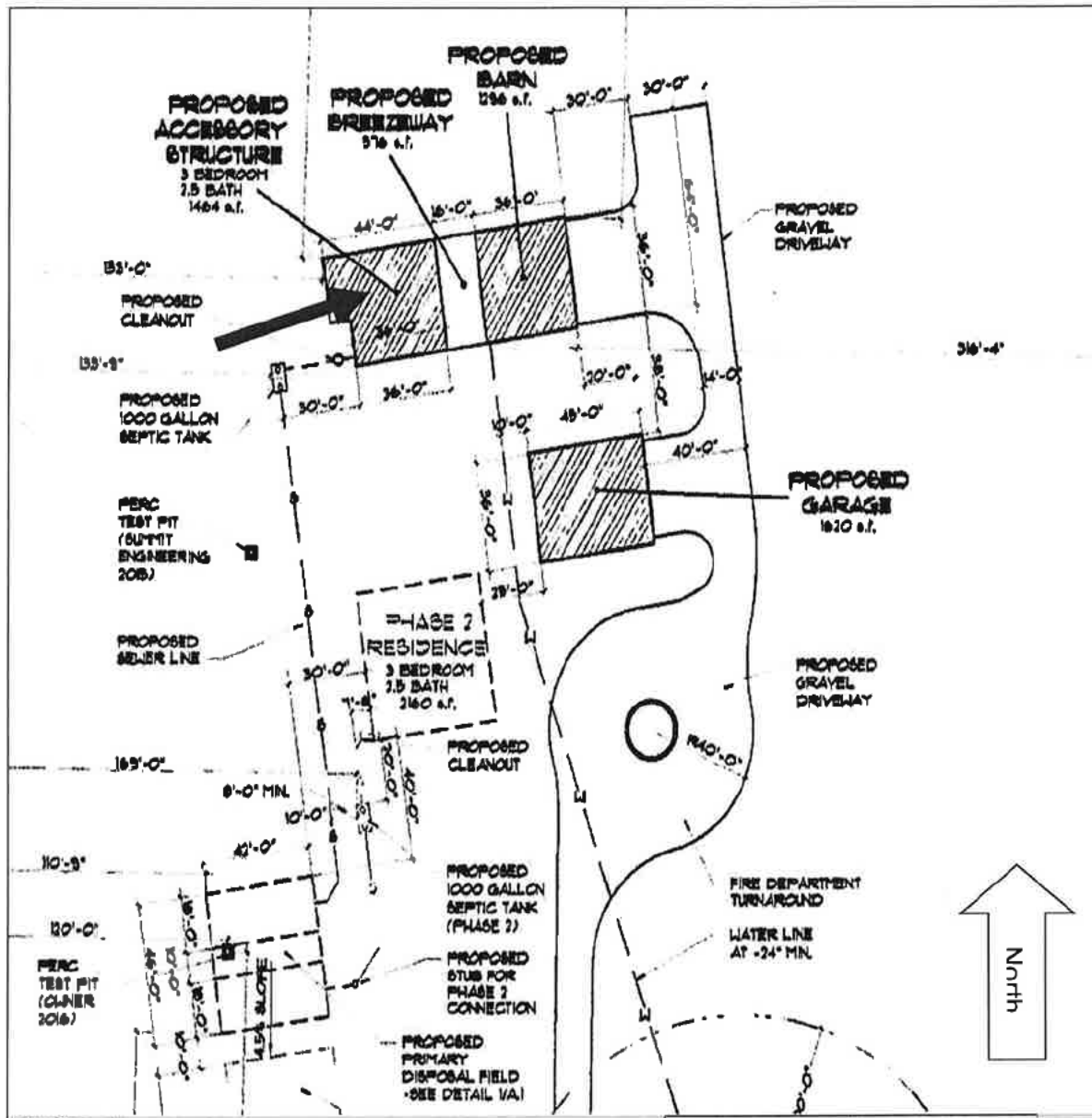
### **1.5 Area impacts**

The proposed use appears to have minimal or no adverse visual impact on the area, including for the nearest neighboring residence (see Figures 1-2). The accessory dwelling may include outdoor lighting typical to non-commercial single-family residences in the area. Outdoor lighting must comply with Storey County Code 8.02 Outdoor Lighting ("dark-skies") in order to prevent light glare and trespass adjacent properties.





**Figure 1: Vicinity Illustration.** The circle denotes general area of building development (see Figure 2 plot plan).



**Figure 2: Plot Plan.** The accessory dwelling is one of four buildings that will be placed on the subject property. The accessory dwelling may be attached to a non-living structure by a breezeway. The cumulative square-feet of all proposed accessory buildings is below the maximum 5,000 square-feet allowance for accessory structures in the Estate zone (see Section 2.3).

## **II. USE COMPATIBILITY AND COMPLIANCE**

### **2.1 Special Use Permit Required**

The Estate zone is established for areas particularly suited for low density residential use, to further enhance the quality of life for residents and to prohibit the development of uses which are incompatible and detrimental to a rural residential environment. However, Storey County Code 17.40.025 allows for one detached accessory dwelling (i.e., mother-in-law quarters) defined as a structure occupying an accessory position on a lot and used exclusively for housing members of the immediate family of those living within the principal dwelling, or their nonpaying guests subject to a special use permit. Storey County Code 17.12.046 states that accessory dwelling must meet the standards listed below. The proposed use meets these standards, except for the maximum square-foot requirement in (b), an issue discussed further in Section 2.3. The use:

- a. Must be a complete dwelling and include a kitchen and bathroom.
- b. Must be no less than 500 square-feet or no greater than 1,000 square-feet.
- c. If a family guest home is occupied on a permanent basis, a signed affidavit and deed restriction to the property must be filed with the Storey County Recorder's Office stating who is occupying the guest home. Affidavits will be reviewed annually.
- d. The lot size must be at least 1 acre in the Estate zone.
- e. The owners of the property in which the accessory dwelling unit is permitted shall occupy at least one of the dwelling units (accessory or principal) on the premises, except for a bona fide temporary absence.
- f. At least 1 off-street parking space shall be provided in addition to the required parking for the principal use.
- g. Only 1 accessory dwelling unit is allowed per parcel.
- h. Septic and domestic water use requirements must comply with the applicable Nevada Revised Statutes, which may require well metering.

### **2.2 Temporary accessory dwelling**

It is unlawful to construct, erect, or locate an accessory dwelling unit in the Estate zone without an existing principal dwelling on the parcel. A temporary accessory dwelling unit may be constructed without a principal dwelling located on the same parcel if a building permit for the principal dwelling or both the accessory and principal dwelling is active. A certificate of occupancy for the principal dwelling and accessory dwelling shall not be granted until the temporary accessory dwelling is converted into a non-dwelling use, or in case of this application, a special use permit is granted for the accessory dwelling.

### **2.3 Compatibility with surrounding uses and zones**

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. The proposal appears to conform to the county code, including the zoning ordinance, and the 2016 Storey County Master Plan, as well as the character of the surrounding single-family estate residential environment.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Vacant; proposed single-family principal dwelling and accessory dwelling	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO NORTH	Vacant	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO SOUTH	Vacant	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO EAST	Single-family residence; unoccupied	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO WEST	Vacant	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)

### 2.3 Square-foot requirements

The accessory dwelling is proposed to be three bedrooms and approximately 1,450 square-feet. The dwelling conforms to or exceeds the minimum 1,200 square-foot requirement for a three-bedroom principal dwelling in the Estate zone. However, Storey County Code 17.12.046 limits accessory dwellings to a maximum of 1,000 square-feet.

In order to conform to the county code, staff recommends that the accessory dwelling does not exceed 1,000 square-feet. However, an alternative motion not recommended by staff, but allowing up to 1,450 square-feet for the accessory dwelling, is provided in Section VI for consideration. Approving the excess square-footage may be beneficial to ensuring a legally-conforming residence on the subject property if the principal dwelling (second to be constructed) unexpectedly fails to be constructed.

There are three accessory buildings planned for the subject property, one being the subject accessory dwelling. Storey County Code 17.12.045(E) allows up to 5,000 cumulative square-feet of accessory buildings on a parcel in the E-10-HR zone. The submitted application shows an estimated total of 4,916 cumulative square-feet of accessory buildings planned for the subject parcel, of which 576 square-feet include a breezeway connecting two accessory buildings. The cumulative square-footage of accessory buildings appears to conform to the county code.

### 2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan designates the Highland Ranches as a rural residential community with parcels no less than 10 acres. Section 3.5.3 Goal 1 (p. 120) for land uses in the Highlands states that land use decisions, including the implementation of zoning and regulations in and around the Highlands area must preserve the rural residential character and conform to historic use patterns in the area.

The accessory use for direct relatives of the subject property owner(s) will not permanently increase the allowed density of or create a condition that is substantially different than that of the surrounding area. Additionally, the master plan encourages multi-generational housing options for county residents and their ageing family members in order to improve the quality of life for senior citizens in the county and to reduce strain on local and regional senior citizen services.

### **III. FINDINGS OF FACT**

#### **3.1 Motion for approval**

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section IV Recommended Conditions of Approval, are applied.

1. The special use permit complies with all federal, state, and county regulations.
2. The special use permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
3. The conditions of the special use permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
4. The conditions under the special use permit do not conflict with the minimum requirements in Storey County Code 17.40 Estate zone and 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.
5. The 2016 Storey County Master Plan designates the Highland Ranches as a rural residential community with parcels no less than 10 acres. Master plan Section 3.5.3 Goal 1 (p. 120) for land uses in the Highlands states that land use decisions, including the implementation of zoning and regulations in and around the Highlands area, must preserve the rural residential character of and conform to historic use patterns in the area. The accessory use for direct relatives of the subject property owner(s) will not permanently increase the allowed density of or create a condition that is substantially different than that of the surrounding area. Additionally, the master plan encourages multi-generational housing options for county residents and their ageing family members in order to improve the quality of life for senior citizens in the county and to reduce strain on local and regional senior citizen services.

#### **3.2 Motion for denial**

Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the special use permit may conflict with the purpose, intent, and other specific requirement of Storey County Code 17.40 Estate Zone and/or 17.03.150 Special Use Permit, or other federal, state, or county regulations.
2. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.



## **IV. RECOMMENDED CONDITIONS OF APPROVAL**

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

### **1. Purpose**

This special use permit is granted for the purpose of allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters) at property located at 160 Vermillion Road, Highlands Ranches, Storey County, Nevada (APN 003-442-15). This special use permit also allows the accessory dwelling to be constructed prior to completion of a principal dwelling on the subject property as described in Condition 2.

### **2. Temporary accessory dwelling use**

It is unlawful to construct, erect, or locate an accessory dwelling unit in the Estate zone without a principal dwelling already existing on the parcel. A temporary accessory dwelling unit may be constructed pending construction of a principal dwelling provided that a building permit for the principal dwelling is issued simultaneously with that for the accessory dwelling, and that the building permit remains active for the principal dwelling or until a certificate of occupancy is issued for the principal dwelling. A certificate of occupancy for the principal dwelling and accessory dwelling shall not be granted unless the accessory dwelling conforms to the requirements of this special use permit.

### **3. Owner site occupancy**

The owners of the subject property in which the accessory dwelling unit is permitted shall maintain primary residence in the principal dwelling or accessory dwelling on the premises, except for a bona fide temporary absence.

### **4. Transfer of rights**

The special use permit belongs exclusively to Kevin and Christie Singleton and the real property subject to this permit so long as the one or both owners own and maintain primary residence at the subject property. This special use permit is non-transferable.

### **5. Compliance**

The special use permit must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.

### **6. Permits and expiration**

The holder of the special use permit must apply for all building and fire permits for the accessory dwelling within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or this special use permit approval will become null and void.

### **7. Occupants**

Accept for temporary occupancy by the property owner(s) during construction of the principal dwelling (see condition 2), the accessory dwelling must be exclusive to housing members of the immediate family of those living within the principal dwelling, or their

nonpaying guests. A deed restriction shall be filed with the Office of the Storey County Recorder stating that the accessory dwelling unit is a temporary use for occupancy by immediate family members. The deed restriction shall stipulate that the unit will be vacated and converted to a non-dwelling use (in accordance with the building code) at such time that the immediate family member(s) no longer occupy the unit. The deed restriction form will be provided by the planning department and it shall make Storey County a party to the deed restriction. The planning department shall agree in-writing to allow the property owners(s) to remove the deed restriction if the owner(s) legally converts the accessory dwelling to a non-dwelling use. A copy of the required recorded deed restriction must be presented to the building department prior to issuance of a building permit.

**8. Property Owners Association Approval**

The holder of the special use permit must obtain a Certificate of Architectural Appropriateness, or equivalent approval, from the Highlands Ranches Property Owners Association and submit a copy of the certificate to the building department prior to obtaining a building permit for the accessory dwelling.

**9. Well and septic**

Septic and domestic water uses on the subject property must comply with the Nevada Revised Statutes and county building codes. Note: Nevada Division of Water Resources under the Nevada Revised Statutes requires an accessory dwelling unit application for the installation of a meter on the domestic well so that the principal dwelling and accessory dwelling do not exceed two acre-feet of use per year as provided by the state statutes. The water usage measurements from the totalizing meter must be submitted by the parcel owner to the division no later than January 31 of each year.

**10. Taxes paid**

Before obtaining a building permit, the holder of the special use permit must show the building department valid evidence that all property taxes on the land are paid to-date.

**11. Indemnification**

The holder of the special use permit agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.

**V. POWER OF THE BOARD & PLANNING COMMISSION**

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

## VI. PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

### A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Special Use Permit No. 2016-027 allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence) at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

*Summary: Approve accessory dwelling between 500-1,000 square-feet as allowed by county code*

### B. Alternative motion

Against the recommendation by staff, the findings of fact under Section 4.1 of this report, and other findings deemed appropriate by the planning commission, but in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Special Use Permit No. 2016-027 allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters) between 1,000 and 1,450 square-feet and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence) at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

*Summary: Approve accessory dwelling with square-footage between 1,000 and 1,450*

### C. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 5.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Special Use Permit No. 2016-027 allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters) and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence) at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

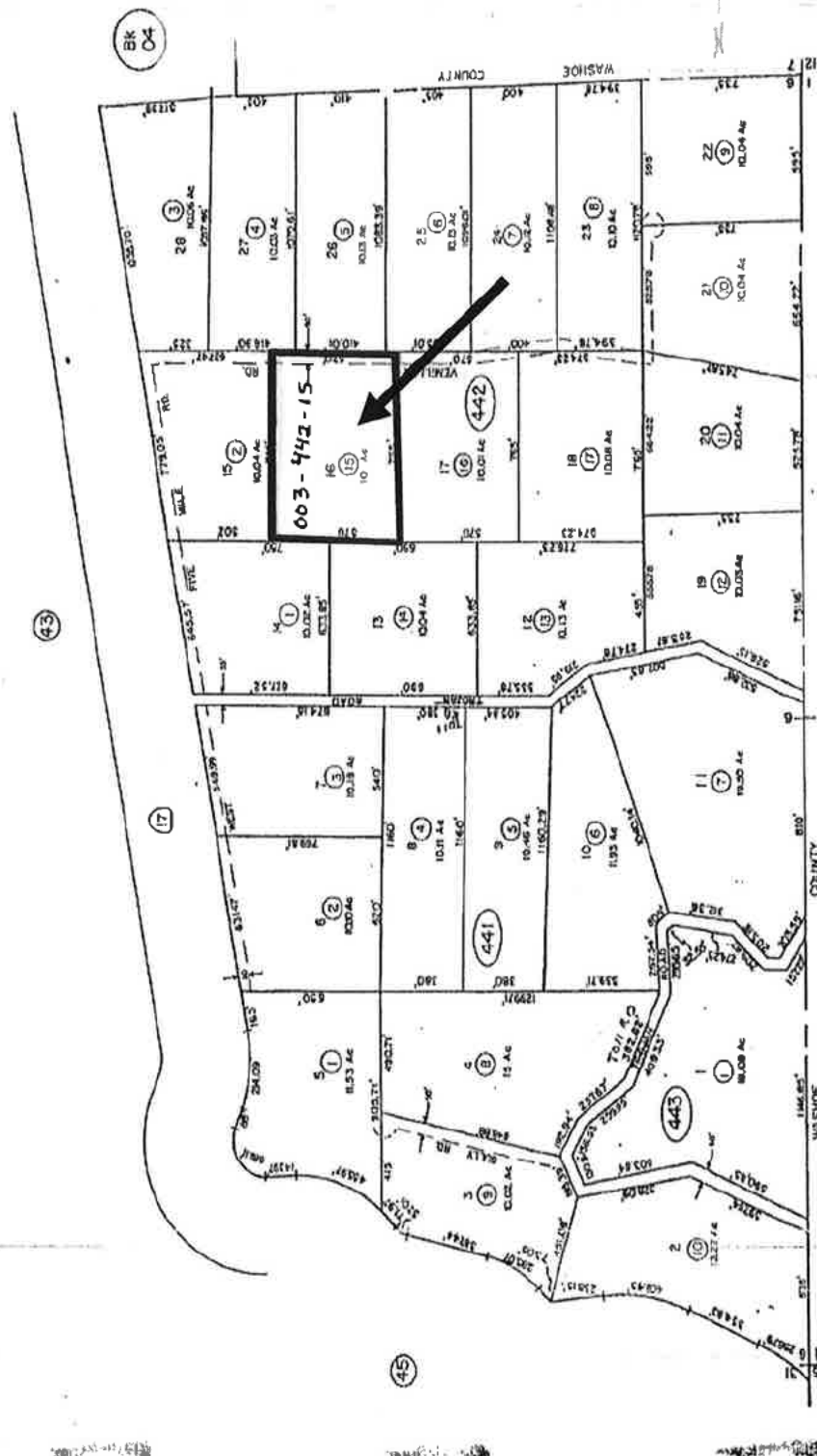
*Summary: Deny accessory dwelling request*

Prepared by Austin Osborne, Planning Director

**Enclosures:**

Exhibit A – Assessor's Vicinity Map  
Exhibit B – Application No. 2016-027

Portion of Sec. 6, T17N, R21E, M.D.B.&M.



Highland  
STORE

**NOTE:** This plot is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Use of this plot for other than assessment purposes is forbidden unless approved by the Dept.

1  
NTV/DOCS/DEC 08/9 AM

**Exhibit B: Development Application**



**Storey County Planning Department**

26 South B Street, P.O. Box 176, Virginia City, NV 89440  
Phone: 775-847-1144 Fax: 775-847-0949  
planning@storeycounty.org

**Development Application**

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: <u>2016-027</u>		
Property Owner: <u>KEVIN SINGLETON</u> <u>CHRISTIE SINGLETON</u> <small>All land owners must be listed on this application. Type or print legibly in black or blue ink.</small>		
Mailing Address: <u>1925 TOWER FALLS RD</u>		
City: <u>RENO</u>	State: <u>NEVADA</u>	Zip: <u>89521</u>
Telephone: <u>(775) 750-7166</u>	Email: <u>KSINGLETON8384@GMAIL.COM</u>	
Applicant: <u>KEVIN &amp; CHRISTIE SINGLETON</u> <small>All applicants must be listed on this application.</small>		
Mailing Address: <u>Same as above</u>		
City: _____	State: _____	Zip: _____
Telephone: (____) _____	Email: _____	

<input type="checkbox"/> Gold Hill	<input type="checkbox"/> Virginia City	<input type="checkbox"/> VC Highlands (1 acre)	<input checked="" type="checkbox"/> Highland Ranches (10 acres)	<input type="checkbox"/> Virginia Ranches (40 acres)
<input type="checkbox"/> Mark Twain	<input type="checkbox"/> Hefed	<input type="checkbox"/> Lockwood	<input type="checkbox"/> Painted Rock	<input type="checkbox"/> TRI
<input type="checkbox"/> Other _____				
Project Address: <u>160 VERMILION</u>				
Assessor's Parcel Numbers (APN): <u>003-442-15</u>				
Lot: <u>16</u>	Block: _____	Acreage: <u>10</u>		



Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input checked="" type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.



Applicants Initials

\*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Storey County Development Application

**Detail Description/Justification of Project**  
Attached additional pages as necessary

Reference: Highland Ranches Lot 16  
160 Vermillion  
APN 003-442-15

We are requesting a "Special Use Permit" to add an accessory structure of 1464 square feet to our 10 acre parcel in Highland Ranches. The accessory structure is a three bedroom apartment home or "Granny Flat" that is separate building from the main residence. The accessory structure will be used to house our elderly parents. Because the accessory structure meets the requirements as a primary residence, we would like to construct it first as part of a "phase 1" build. Once complete, we would live in the accessory structure as our primary residence while we construct our main house which will be in our "phase 2" build. Once the primary residence is completed, we would relocate from the accessory structure to the main residence and move our parents into the accessory structure. Our parents are 84 and 79 years old respectively. They currently live in a single family residence in Curtl Ranch. We are their only family in the area and look after their wellbeing. Over the next several years they will need more immediate help in day to day living requirements.

We understand that the accessory structure can only be used for immediate family and is not to be used as a rental or income property.

We hope that you understanding of our request and will grant us the "Special Use Permit"

Storey County Development Application

<b>Professional Consultant/Representative(s)</b>			
Name: _____			
Address: _____			
City: _____	State: _____	Zip: _____	
Phone: _____	Email: _____	Cell: _____	

**Applicant's Affidavit:**

I, Kevin Singleton, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

10.31.16

State of Nevada,  
County of Storey Washoe

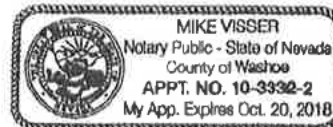
Signed and sworn to before me on:

Date

by,

Notary's Signature

My Commission Expires



**Property Owner's Affidavit:**

I, CHRISTIE SINGLETON, being duly sworn, depose and say that I am an owner\* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

10.31.16

State of Nevada,  
County of Storey

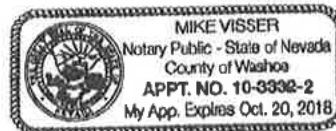
Signed and sworn to before me on:

Date

by,

Notary's Signature

My Commission Expires



Storey County Development Application

Property Owner's Affidavit:

I, Kevin Singleton, being duly sworn, depose and say that I am an owner\* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

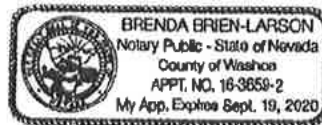
State of Nevada,  
County of Storey Washoe.

Signed and sworn to before me on:

November 01, 2016 by.

Brenda Brien-Larson  
Notary's Signature

September 19, 2020  
My Commission Expires



Property Owner's Affidavit:

I, CHRISTIE SINGLETON, being duly sworn, depose and say that I am an owner\* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

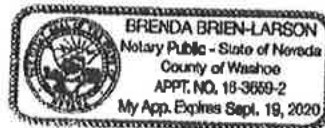
State of Nevada,  
County of Storey Washoe.

Signed and sworn to before me on:

November 01, 2016 by.

Brenda Brien-Larson  
Notary's Signature

September 19, 2020  
My Commission Expires



\*Each property owner must provide an Affidavit

Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<div> <div>Submittal Requirements</div> <div>Application Type</div> </div>	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Parcel/Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>	Abandonment	X	X	X	X	X		X		X							X
<input type="checkbox"/>	Amended Map	X	X	X	X			X		X							X
<input type="checkbox"/>	Condition Amendment	X	X					X									X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X			X		X	X						X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X					X									X
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X			X		X	X						X
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X			X									X
<input type="checkbox"/>	Master Plan Map Amendment	X	X	X	X			X									X
<input type="checkbox"/>	Master Plan Text Amendment	X	X														X
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X			X									X
<input type="checkbox"/>	Parcel Map – Record of Survey																X
<input type="checkbox"/>	Parcel Map	X	X	X	X			X		X					X		X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X		X	X		X	X	X	X	X	X		X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X		X	X									X

\*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS																		
Submittal Requirements		Development Application	Detailed Description/Justification ✓	Paid Tax Receipt ✓	Plot Plan ✓	Reduced Size Map ✓	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map ✓	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
Application Type																		
<input checked="" type="checkbox"/> Special Use Permit - Minor		X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Routine		X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Major		X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Major Industrial		X	X	X	X	X			X									X
<input type="checkbox"/> Street Name Request		X	X		X				X									X
<input type="checkbox"/> Subdivision Map - Tentative		X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/> Subdivision Map - Final		X	X	X	X	X	X	X			X							X
<input type="checkbox"/> Variance - Administrative		X	X						X									X
<input type="checkbox"/> Variance		X	X	X					X									X
<input type="checkbox"/> Wireless Communication Facility		X	X	X	X	X			X		X							X
<input type="checkbox"/> Wireless Communication Facility Modification		X	X	X	X	X			X		X							X
<input type="checkbox"/> Zoning Map Change		X	X		X	X	X		X		X							X
<input type="checkbox"/> Zoning Text Change		X	X		X	X												X
<input type="checkbox"/> Other		X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

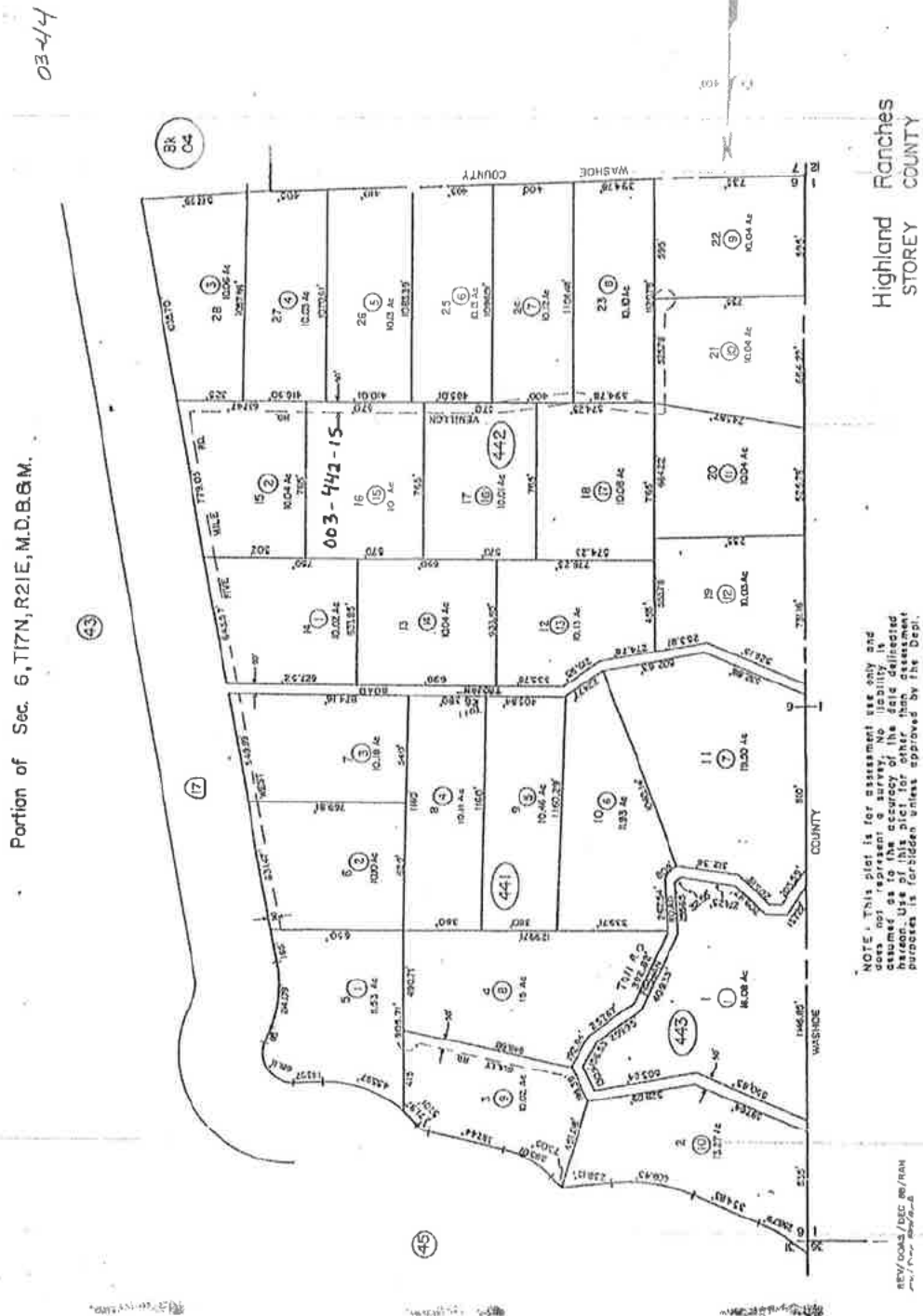


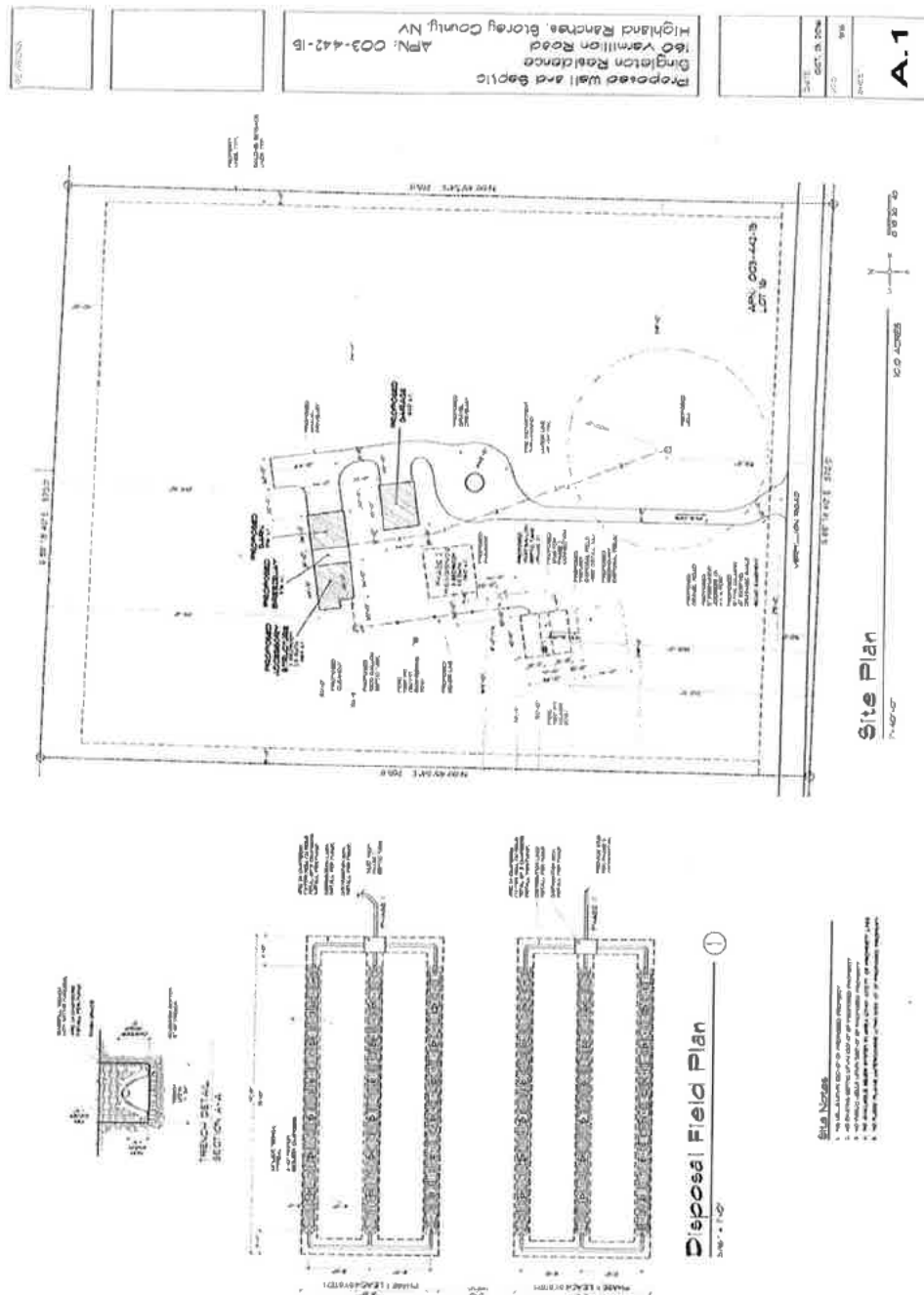
Storey County Development Application

**DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE**

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at [StoreyCounty.org](http://StoreyCounty.org).
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2<sup>nd</sup> floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1<sup>st</sup> floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.







Staff Report – 2016-027  
Special Use Permit – Accessory Dwelling

Storey County Planning Department  
775.847.1144

Tax Bill - Storey County

10/31/16

MAKE REMITTANCE PAYABLE TO:  
Storey County Clerk/Treasurer  
P O Drawer D  
Virginia City, NV 89440  
775-847-0969

Parcel 003-442-15 Roll # 003685  
160 VERMILLION RD  
HIGHLAND RANCHES  
10'S- 16  
District-10.1 Lot- 16

TAXES FOR PERIOD  
July 1, 2016 thru June 30, 2017

SINGLETON KEVIN E & CHRISTIE L  
3810 NATURE TRAIL  
RENO, NV 89511

ASSESSED VALUES		TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate	13,831	GENERAL	1.7719	73.88-	171.20
		SCHOOL OPER	.7500	31.27-	72.47
		SCHOOL DEBT	.1447	6.03-	13.98
		CAPITAL AQUIS	.0500	2.08-	4.84
		STATE	.1700	7.09-	16.42
		IND MEDICAL	.0100	.42-	.96
		IND ACCIDENT	.0150	.63-	1.44
		FIRE DISTRICT	.5446	22.71-	52.61
		YOUTH SERVICE	.0045	.19-	.43
TOTAL	13,831				
		Ad Valorem Total	3.4607	144.30-	334.35
		Payments to Date			334.35-
		PAID IN FULL			

**PAID**  
OCT 31 2016  
paid in full  
BY: *[Signature]*

Staff Report – 2016-027  
Special Use Permit – Accessory Dwelling

Storey County Planning Department  
775.847.1144

Treasurer's Receipt  
STOREY COUNTY TREASURER  
VANESSA STEPHENS  
26 SOUTH B STREET  
P.O. DRAWER D  
VIRGINIA CITY, NV. 89440

No. 884  
Date: 11/01/16

Received From:  
KEVIN SINGLETON

For: SUP 2016-027 SINGLETON

\*\*\*\*\*250.00

Fund	Fund Description	Account	Description	Amount
001	GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	250.00CR
Receipt No.	884	Fiscal Year:	2017	*****250.00

Bank	Bank Description	Amount
199	WELLS FARGO CC ACCOUNT	250.00
Receipt No.	884	Fiscal Year: 2017 Bank Account Total: *****250.00

Check amount 250.00 ABA# Check# 1593 Payer KEVIN SINGLETON

Total Cash: \*\*\*\*\*.00  
Total Checks: \*\*\*\*\*250.00  
Total Non Cash: \*\*\*\*\*.00  
Credit Cards: \*\*\*\*\*.00  
Total Other: \*\*\*\*\*.00

Treasurer

  
Deputy





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12/06/16

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: The applicant requests a variance allowing the required 10 foot side corner-lot setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)
2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the board, and in compliance with the conditions of approval, I [commissioner] motion to approve with conditions Variance No. 2016-029 allowing the required 10 foot corner-lot side setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.0968
5. **Staff summary:** See enclosed Staff Report No. 2016-029
6. **Supporting materials:** Enclosed Staff Report No. 2016-029
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:**  

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modifications
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

Agenda Item No. 16



## **Storey County Planning Commission Staff Report**

**CASE No.:** 2016-029

**APPLICANTS:** Community Chest, Inc.

**PROPERTY OWNERS:** Storey County

**PROPERTY LOCATION:** 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

**REQUEST:** The applicant requests a variance allowing the required 10 foot side corner-lot setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

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

**MEETING TIME & DATE:** Planning Commission: 6:00 p.m., Thursday, December 1, 2016  
County Commission: 10:00 a.m., Tuesday, December 6, 2016

**STAFF CONTACT:** Austin Osborne, Planning Director

### **I. BACKGROUND & ANALYSIS**

#### **1.1 Site characteristics**

The subject property is located in the P Public zone. This zoning designation exists on properties that are owned by Storey County and other government entities, and some non-profit organizations. The subject property is owned by Storey County and leased to the Community Chest, Inc., a local non-profit community services organization. The property is located at 106 East Carson Street three blocks east of "C" Street. The existing community center proposed for expansion is co-located on the same parcel with and situated adjacent to Miner's Park, Storey County swimming pool, and Storey County baseball field. The subject property is approximately 4 acres, of which approximately 15,000 square-feet are occupied by the existing community center and parking lot owned and operated by the applicant Community Chest, Inc.

## **1.2 Proposed use**

The applicant proposes to construct an addition to the existing community center building over an existing unpaved parking lot located to its immediate east. The structure addition as proposed will encroach approximately ten feet into the required building setback area. This will cause the distance between the building addition and the east property line to be zero to one foot.

## **1.3 Abutting uses**

The east abutting parcels are vacant. The subject property abuts the “H” Street right-of-way; however, the graded street itself is approximately 40 feet from the eastern boundary of the subject property. The west and south abutting uses co-located on the subject parcel are occupied respectively by the county swimming pool and baseball field. The abutting west parcels are occupied by single-family residences. The north boundary of the subject property abuts Carson Street and is adjacent to several single-family residences.

## **1.4 Safety**

The building construction must adhere to all building and fire plan reviews and applicable code requirements. The Storey County Fire Protection District and the Storey County Building Department were made aware that the proposed structure may be located up to zero feet of the property line and the undeveloped “H” Street right-of-way. The regulatory entities will apply the necessary measures to ensure building and fire safety.

Due to approximately 30 feet of grade separation existing between the subject property and the graded “H” Street, it is likely that significant separation will remain between the use and roadway into the foreseeable future.

## **1.5 Area impacts**

The proposed use appears to cause minimal to no adverse impacts on the surrounding uses, including for vehicles and pedestrians on Carson Street and “H” Street. The use does not appear to obstruct the viewshed of any residential use in the immediate area. Despite the proposed structure having zero to one foot setback to the east property line, 30 feet of grade separation between the building and “H” Street appears to ensure that the developed roadway will never abut or otherwise conflict with the proposed building.

The area and its immediate surroundings should be graded to mitigate an increase in stormwater caused by the development. Increased stormwater should be detained on-site, directed toward existing drainages along Carson and “H” Street, or otherwise directed away from abutting private properties not owned by the applicant. Stormwater drainage should also be directed away from the steep slope between the building and “H” Street unless appropriate erosion control is applied.

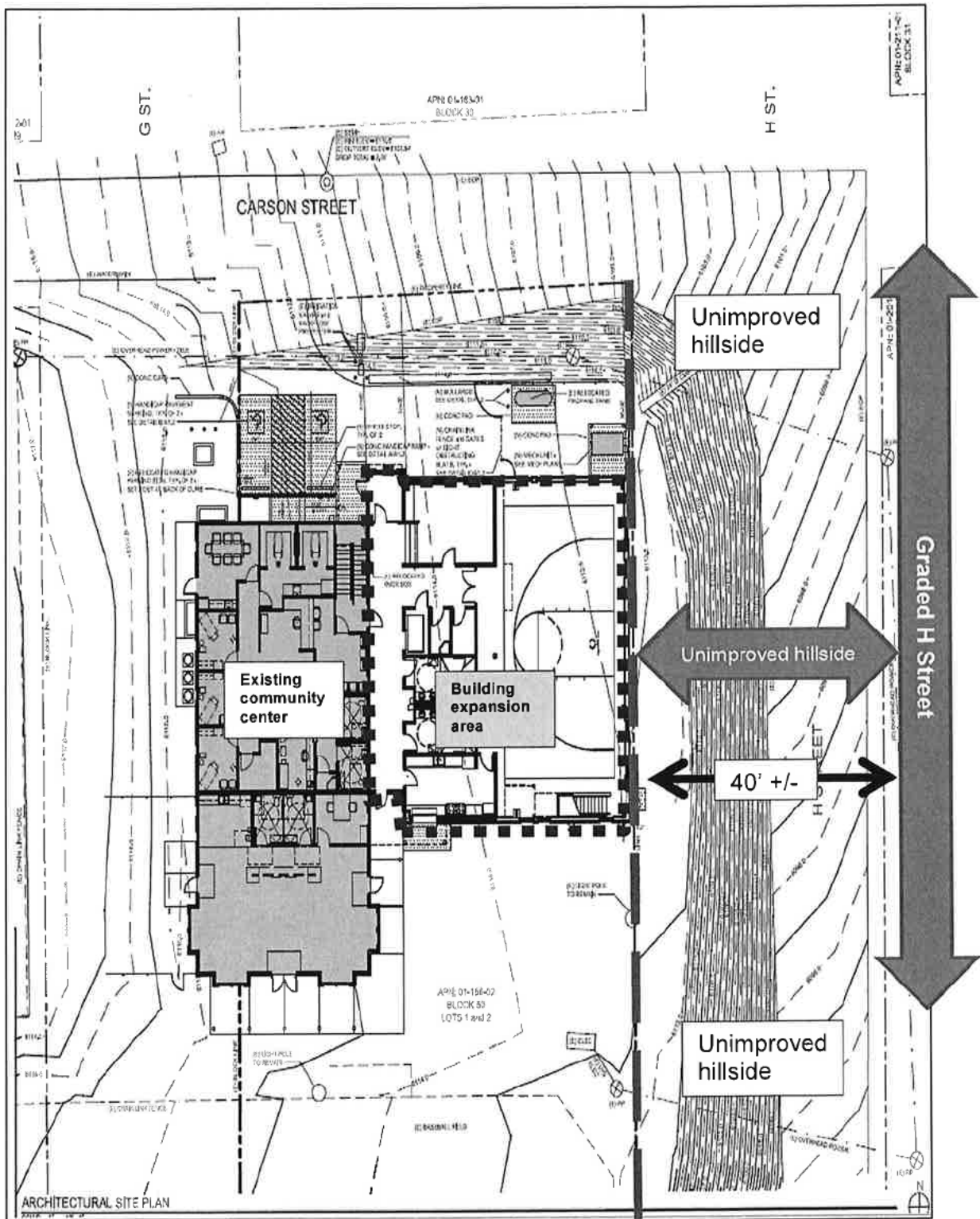
The exiting building and its expansion may include outdoor lighting typical to commercial uses in the area. Outdoor lighting must comply with SCC Chapter 8.02 Dark Skies in order to prevent unnecessary glare and light trespass adjacent properties.



Figure 1: Vicinity Illustration. General vicinity and subject property illustration



Figure 2: Vicinity close-up. Subject property. Dotted area indicates building expansion area.



**Figure 3: Plot plan.** Subject property. Blue dotted area indicates building expansion area. Red dashed line indicates east property boundary. Note that the right-of-way shown is mostly unimproved hillside.

## II. USE COMPATIBILITY AND COMPLIANCE

### 2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and SCC Title 17 Zoning or the county master plan. The proposed use is also consistent with the surrounding public services, residential, and commercial uses.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Community center and childcare	Mixed-use commercial and residential	P Public
LAND TO NORTH	Single-family residence	Mixed-use commercial and residential	CR Commercial-Residential
LAND TO SOUTH	Hotel and vacant *County baseball field	Mixed-use commercial and residential	CR Commercial-Residential *Public
LAND TO EAST	Vacant	Single-family residential	R1 Single-Family Residential
LAND TO WEST	Single-family residences *County swimming pool	Mixed-use commercial and residential	CR Commercial-Residential *Public

\*Uses are co-located on the same subject parcel.

### 2.2 Compatibility with required setback regulations

Required setback distances for principal structures in the P Public Zone are established in Storey County Code 17.15.050. The required distance between a principal building and the property line in the Public Zone is that established in the abutting zone. In the case of the subject property, the east abutting zone is zoned R1 Single-Family Residential. Setback distances in the R1 Zone are 20 feet front and rear, and ten feet side when the building is located on a corner lot. The proposed building is located on a corner lot facing Carson and "H" Street. Unless a variance is granted, the proposed building must maintain at least 10 feet of distance to the east boundary.

### 2.3 General variance allowances and restrictions

A variance to the required building setback distances may be granted by the board with action by the planning commission as allowed by Storey County Code 17.03.140 where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or the extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under the regulations would result in peculiar and exceptional practical difficulty to, or exceptional and undue hardship upon the owner of the property. The approval, approval with conditions, or denial of the variance request must be based on findings of fact that



the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum findings to be cited in a motion for approval.

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

These findings appear to apply to the situation that necessitates the proposed variance and the recommended motion for approval cites these findings as part of that motion.

#### **2.4 Conformance with the 2016 Storey County Master Plan**

The 2016 Storey County Master Plan emphasizes the importance of maintaining historically authentic land use patterns throughout the Comstock. This is in-part accomplished by allowing the integration of commercial-residential mixed-uses with densities similar to those known to have existed in the nineteenth century.

The subject property is located in the V&T Midtown specific plan area. This area is described as containing sporadic clusters of commercial, and single- and multi-family residential uses separated by large tracts of vacant land. Many of the buildings and use patterns in this area are described as “remnants from the 19<sup>th</sup> Century which to this day are occupied and used much as they were a century ago” (Chapter 3, p. 25). This area is also described as becoming increasingly significant to the Virginia City overall tourism and economic development portfolio. The subject land abuts the Silver Star Neighborhood specific plan area. This area has and continues to be comprised primarily of single-family residences located on small suburban residential parcels.

The requested variance will increase the density and practical use of the subject land as encouraged by the master plan for the V&T Midtown planning area. Section 3.5.2 Goal 1 encourages the enhancement and diversity of the local economy by promoting commercial businesses tailored to the needs of visitors and local residents; by reducing regulatory barriers to commercial growth; by maintaining historic use patterns and densities; by encouraging mixed-use commercial-residential patterns; and by preventing sprawl into outlying areas not historically developed. Section 3.5.1 Goal 2 encourages land use patterns that maintain compact communities by concentrating commercial development in defined centers; encouraging new commercial development as infill within existing communities; facilitating regulatory environment to create enterprise centers; maintaining walkability between residential and non-residential uses; and to encourage uses that attract diverse people and workforces by creating a physical environment that facilitates education facilities that directly related to the surrounding community functionally, culturally, and visually, and where such facilities are incorporate the greater community. Section 3.5.1 Goal 4 supports facilitating the integration of public facilities

into the surrounding community by combining public functions into unified facilities. Section 3.5.1 Goal 5 supports maintaining distinct communities in the county by approving uses that are compatible with the distinct character of the surrounding community. Section 3.5.1 Goal 6 supports maintaining compatibility between uses by implementing performance standards to ensure that the development is compatible with existing and surrounding uses.

The use in its reduced setback configuration appears to conform to these elements of the master plan. The use also does not appear to conflict with the adjoining master plan area.

### **III. FINDINGS OF FACT**

#### **3.1 Motion for approval**

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section IV Recommended Conditions of Approval, are applied.

1. The variance conforms to the 2016 Storey County Master Plan for the Comstock area and for the V&T Midtown specific planning area in which it is located. The use does not conflict with the abutting Silver Star Neighborhood specific planning area. The subject master plan goals and objectives are described in Section 2.4 of this staff report.
2. The variance will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state, and county regulations.
3. The conditions of the variance adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
4. The conditions under this variance do not conflict with the minimum requirements in Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.15 P Public Zone.
5. Because of the special circumstances applicable to the subject property, including shape, size, topography, or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
6. Granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
7. Granting of the variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood of the subject property.

**3.2 Motion for denial.** Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the variance may conflict with the purpose, intent, and other specific requirement of Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.15 P Public Zone, or any other federal, state, or county regulations, including building and fire codes.
2. The conditions under the variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

#### **IV. RECOMMENDED CONDITIONS OF APPROVAL**

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

**1. Purpose**

This variance is granted for the purpose of allowing the required 10 foot corner-lot side setback distance between a principal building and the property line to be reduced by up to zero feet for the placement of an expanded principal building located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02). The variance does not modify the existing required front (north), rear (south), or west setback distances.

**2. Compliance**

The variance must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The applicant must provide the building department site plans drawn to scale prior to obtaining a building permit.

**3. Permits and expiration**

The holder of the variance must apply for all building and fire permits for the structure subject to this variance within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or this variance approval will become null and void.

**4. Comstock Historic District Approval**

The holder of the variance must obtain a Certificate of Architectural and Historical Appropriateness from the Comstock Historic District and submit a copy of the certificate to the building department prior to obtaining a building permit for the structure subject to this variance.

**5. Record of survey**

The holder of the variance must submit with the building permit application to the building department a Record of Survey or valid evidence from a licensed surveyor illustrating the correct location of the east property line of the subject property. The evidence must also show existing parcel boundaries, easements, and right-of-ways. No

building may be constructed over an easement or right-of-way other than that as expressly allowed by this variance.

**6. Existing easements and right-of-ways**

The granting of this variance will not affect any existing easements or right-of-ways on or adjacent to the subject property.

**7. Taxes paid**

Before obtaining a building permit, the holder of the variance must show the building department valid evidence that all property taxes on the land are paid to-date.

**8. Safety**

The holder of the variance must install a fence or hand-railing between the east exterior wall of the structure and the adjacent slope. The holder of the variance may cooperate with the Storey County Public Works Department in order to install the fence or railing within the adjunct public right-of-way area.

**9. Stormwater management**

The holder of the variance must grade the subject property such as to mitigate any increase in stormwater caused by the development. Increased stormwater must be detained on-site, directed toward existing designated drainage ways, or otherwise directed away from abutting private properties not owned by the variance holder. Stormwater drainage must be directed away from the steep slope between the building and “H” Street unless appropriate erosion control is applied.

**10. Indemnification**

The holder of the variance agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this variance.

## **V. 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 variance 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.

## **VI. PROPOSED MOTIONS**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

### **A. Recommended motion**

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Variance No. 2016-029 allowing the required 10 foot corner-lot side setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

### **B. Alternative motion**

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Variance No. 2016-029 allowing the required 10 foot corner-lot side setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

Prepared by Austin Osborne, Planning Director

### **Enclosures:**

Exhibit A – Assessor's Vicinity Map  
Exhibit B – Application No. 2016-029

**Exhibit A: Assessor's Vicinity Map**



**Exhibit B: Application No. 2016-029**



## Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440

Phone: 775-847-1144 Fax: 775-847-0949

planning@storeycounty.org

### Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number:	2016-029		
Property Owner:	Storey County		
	<small>All land owners must be listed on this application. Type or print legibly in black or blue ink.</small>		
Mailing Address:	Storey Co Courthouse		
City:	Virginia City	State:	NV
		Zip:	89440
Telephone: ( )		Email:	
Applicant:	VC Community Chest, Shaun Griffin		
	<small>All applicants must be listed on this application.</small>		
Mailing Address:	PO Drawer 980		
City:	Virginia City	State:	NV
		Zip:	89440
Telephone: ( )	775.847.9311	Email:	shaungrif@aol.com

<input type="checkbox"/> Gold Hill	<input checked="" type="checkbox"/> Virginia City	<input type="checkbox"/> VC Highlands (1 acre)	<input type="checkbox"/> Highland Ranches (10 acres)	<input type="checkbox"/> Virginia Ranches (40 acres)
<input type="checkbox"/> Mark Twain	<input type="checkbox"/> Hafed	<input type="checkbox"/> Lockwood	<input type="checkbox"/> Painted Rock	<input type="checkbox"/> TRI
<input type="checkbox"/> Other _____				
Project Address:	106 East Carson Street			
Assessor's Parcel Numbers (APN):	001-156-02			
Lot:	Block:	Acreage: 4 acres/15,000SF		

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

SL Applicants Initials

\*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

**Detail Description/Justification of Project**

Attached additional pages as necessary

The property is located at 106 C Street and an expansion is proposed that would come within 1'-0" of the eastern property line. The setback is 10'. Along the Eastern Property line we are asking for a variance to the 10' setback down to 1'-0".

The extra distance is paramount to the proposed function of the building which includes a Multi Purpose room which will function as a half sized basket ball court as well as a community stage for plays and concerts. Currently the east side of the property is parking. The eastern edge of the property abuts H street with about a 30' downhill grade separation. With such a steep grade separation it is most likely that separation will remain indefinitely. Because of the grade separation it is highly un-likely that H street would ever expand to conflict with the proposed building nor does the reduced setback have an adverse impact on the surrounding uses.

Storey County Development Application

**Professional Consultant/Representative(s)**

Name: Darrin Berger, AIA Berger Hannafin Architecture, LLP  
 Address: 312 West 3rd Street  
 City: Carson City State: NV Zip: 89703  
 Phone: 775.882.6455 Email: darrin@bharchitects.biz Cell: 775.297.1312

**Applicant's Affidavit:**

I, Shawn Griffin, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]  
 Signature of Applicant

11/10/16  
 Date

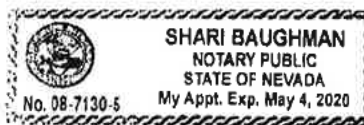
State of Nevada,  
 County of ~~Storey~~ CARSON

Signed and sworn to before me on:

November 10, 2016 by,

[Signature]  
 Notary's Signature

May 4, 2020  
 My Commission Expires



**Property Owner's Affidavit:**

I, AUSAQ Osborne, being duly sworn, depose and say that I am an owner\* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]  
 Signature of Property Owner

11/15/16  
 Date

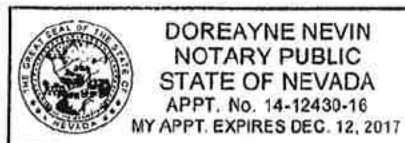
State of Nevada,  
 County of Storey

Signed and sworn to before me on:

November 15, 2016 by,

[Signature]  
 Notary's Signature

12-12-2017  
 My Commission Expires



**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the  
statements and answers herein contained and the information herewith submitted are in all respects complete, true and  
correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of  
the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

\_\_\_\_\_ by,  
Date

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the  
statements and answers herein contained and the information herewith submitted are in all respects complete, true and  
correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of  
the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

\_\_\_\_\_ by,  
Date

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**\*Each property owner must provide an Affidavit**



Storey County Development Application

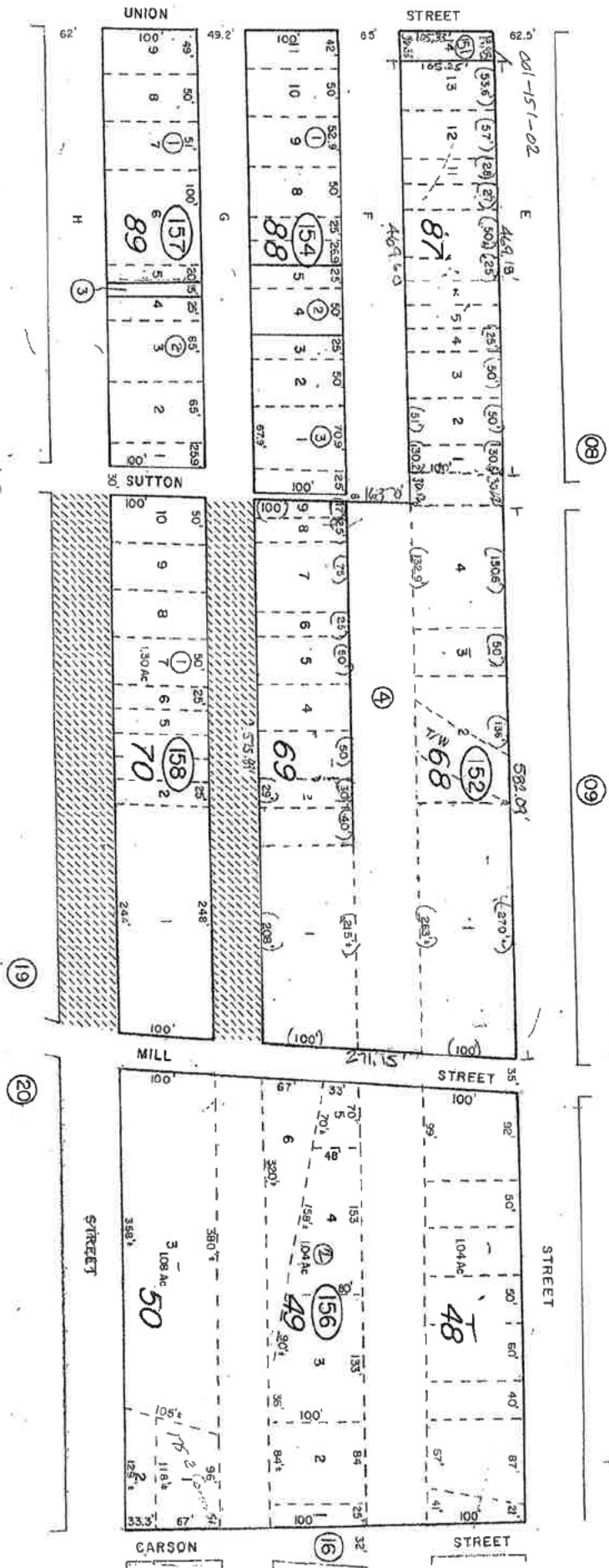
**DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS**

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

**Note:** Additional information and materials may be required with the application.

Port. of W<sup>2</sup>NE<sup>4</sup> of Sec. 29  
T17N, R21E, M.D.B. & M

01-15



STOREY COUNTY, NEVADA  
This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Virginia City  
STOREY COUNTY

Parcel Number 001-156-02  
Last Updated 12/15/15 By JVS

Prior # (F4) 001-156-01 Changed 6/11/09

Ownership (F6=All Owners F7=Documents)  
Legal Owner..... STOREY COUNTY Force Assmt Notice.... -  
Assessed Owner..... STOREY COUNTY Force Ag Message... -  
Mail Address..... DRAWER D Force Label..... -  
City, State..... VIRGINIA CITY, NV Zip... 89440 Force Card/Aff (C/A).. -  
Vesting Doc #, Date. Yr,Bk,Pg 00 003 065 Corr Rq'd -  
Map Document #s.....

Description (F11=Additional Locations)  
Additional Locations # Dir Street or Other Description Unit #(s)  
Property Location... 106 E CARSON ST  
Subdivision..... PARK/POOL RNG F Block... 49 Lot... 1-6  
Town..... VIRGINIA CITY Parcel Map ID..  
Property Name..... PARK & POOL& SR CENTER Confidential.. -  
Remarks.....

Parcel # Containing Descriptive/Document Data.... Land Use: 690  
Size

Total Acres... 3.220 Square Feet.... 140,000  
Ag Acres..... .000 W/R Acres..... .000  
F9=Scan >/< ≥ F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data  
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years  
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Exempt



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 12/06/16

**Estimate of time required:** 20 min.

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

---

1. **Title:** Discussion/Possible Action: The applicant requests a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03). The subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

2. **Recommended motion:** See Exhibit A.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.0968

5. **Staff summary:** See enclosed Staff Report No. 2016-028

6. **Supporting materials:** Enclosed Staff Report No. 2016-028

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  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. **17**

Exhibit A to Agenda Request No. 2016-028

3. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, the findings of fact under Section 3.1 of this report, the approval by the Comstock Historic District and the Nevada State Historic Preservation Office, and other findings deemed appropriate by board, and in compliance with the conditions of approval, I [commissioner] motion to approve with conditions Variance No. 2016-028, a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting, by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03). This motion recognizes that the subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.



## **Storey County Planning Commission Staff Report**

**CASE No.:** 2016-028

**APPLICANTS:** Storey County

**PROPERTY OWNERS:** Storey County

**PROPERTY DESCRIPTION:** Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada (APN 001-081-03).

**REQUEST:** The applicant requests a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03). The subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

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

**MEETING TIME & DATE:** Planning Commission: 6:00 p.m., Thursday, December 1, 2016  
County Commission: 10:00 a.m., Tuesday, December 6, 2016

**STAFF CONTACT:** Austin Osborne, Planning Director



## **I. BACKGROUND & ANALYSIS**

### **1.1 Site characteristics**

The subject property is located in the CR Commercial Residential zone. This zoning designation exists only in Virginia City and Gold Hill. The property is located at 26 South “B” Street, the site of the Storey County Courthouse. The courthouse is situated facing east abutting “B” Street.

The applicant, Storey County, has undergone a refurbishment of the front façade of the Storey County Courthouse in order to stop and reverse weather damage and restore its historically appropriate coloring and appearance. A modern type dusk-to-dawn light fixture is located above the front main entrance of the courthouse. A similar type light fixture is also located above the north entrance to the courthouse. Both lights appear to have existed at these locations for 20 years or longer. The applicant in 2012 constructed a threshold shelter at the south entrance of the building. A modern type light fixture similar to those at the front and north side of the building was replaced by a historically appropriate light fixture. That fixture was approved by the Comstock Historic District. The front and north side fixtures existed prior to light emission standards in Storey County Code 8.02 and are legally nonconforming. The south side fixture was installed after adoption of the code and, therefore, is non-conforming. The subject light fixtures are illustrated in Figures 1-4.

### **1.2 Proposed use**

As part of the building front façade refurbishment project, the applicant proposes to remove an existing modern type light fixture located at the courthouse main entrance with a historically appropriate light fixture shown to have existed at the same location circa 1942. The applicant also proposes to replace a modern type light fixture at the building’s north entrance with a similar historically appropriate outdoor light fixture. Lastly, the applicant requests that the south entrance light fixture installed in 2012 be considered for legal conformance with the county code. The subject lights will require a variance from the light emission standards in Storey County Code 8.02 Outdoor Lighting to be considered legally conforming. The variance is proposed so long as the fixtures comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

### **1.3 Abutting uses**

The main entrance of the courthouse, where one of the subject lights is located, abuts “B” Street. Several commercial uses and multi-family apartments are located in this immediate area. The subject light fixture will provide nighttime lighting for the main entrance to the courthouse as and along the building’s front sidewalk area. The street and immediate surrounding area is also illuminated by a nearby overhead street light. The north side of the courthouse faces a single-family residence, Piper’s Opera House, and a parking lot. The south entrance faces a court yard and parking lot. Despite emitting more horizontal light than allowed by county code, the proposed lights are partially shielded to emit less horizontal light than the existing modern type fixtures, and their placement will reduce impacts now existing for adjacent residential uses.

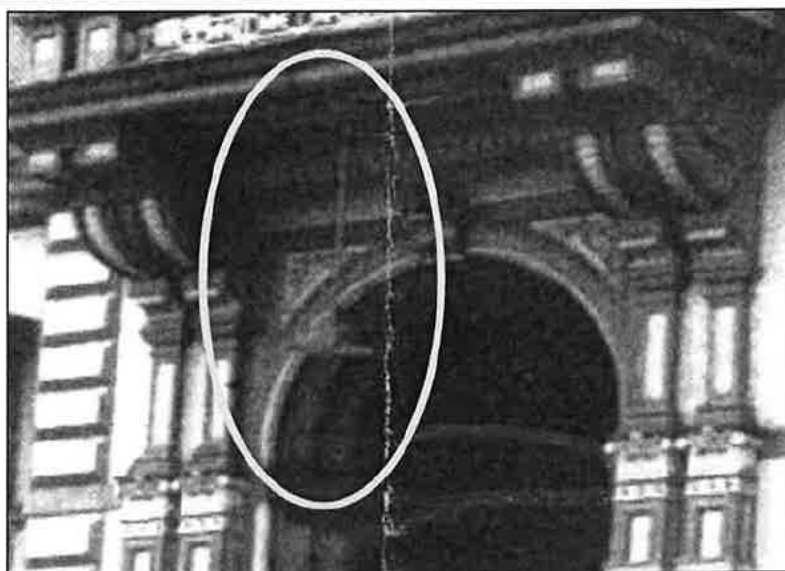
### **1.4 Safety and Area Impacts**

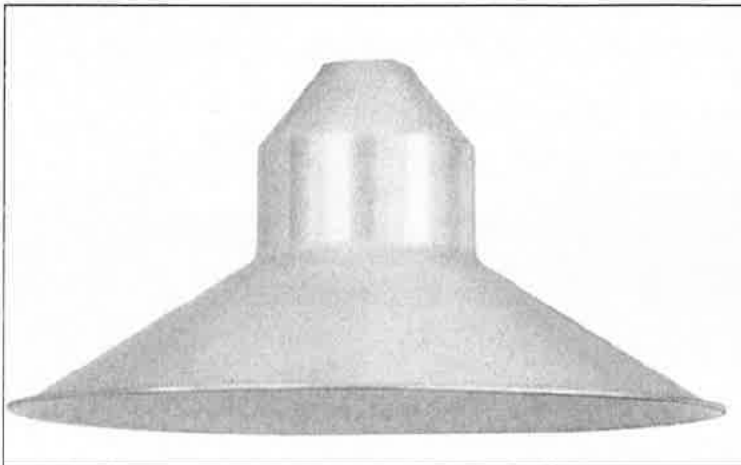
The existing modern commercial light fixtures at the east and north entrances emit obnoxious light causing general glare and irritation for adjacent residences, and they detract from the historic architecture of the courthouse. These lights currently use high-pressure sodium bulbs and

emit between 5,500 and 8,500 lumens. Light emissions from the proposed fixtures will be approximately 3,000 lumens, equivalent to a 200w incandescent light bulb. This light output is similar to the light existing at the south entrance to the courthouse. See Figure 4. The existing lights are flush mounted either to the wall or ceiling. This mounting configuration creates a shadowing effect in the front and north inset doorway thresholds. This condition is illustrated in Figure 3. This safety and security hazard is expected to improve dramatically with the front drop-pole mounted and north side wall-extension mounted light fixtures.



**Figure 1: Courthouse and front entrance light fixture, circa 1942**

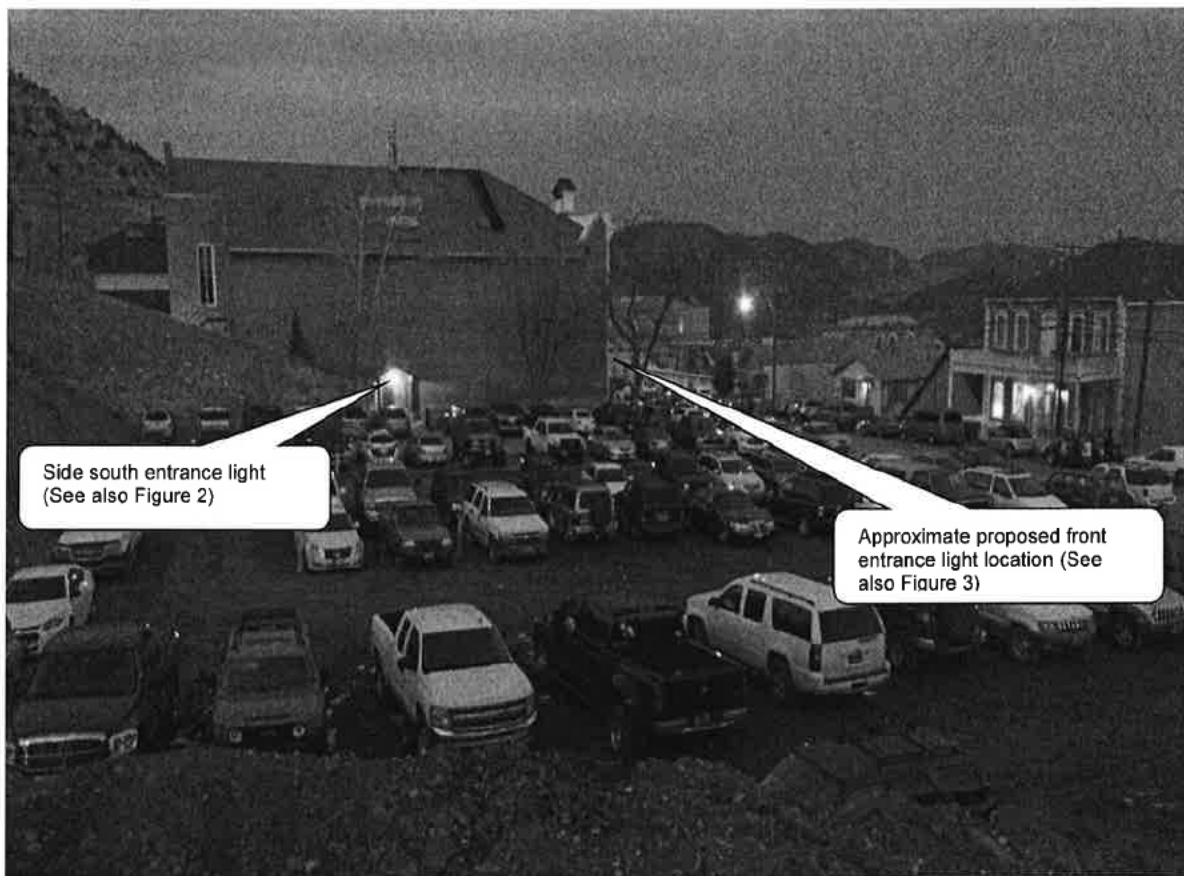




**Figure 2: Proposed Light Fixture.** The top image shows the light fixture approved by the Comstock Historic District and State Historic Preservation Office. The fixtures will also include a bulb dome and cage, and mounting pole and hardware similar to that shown in the right images. The north entrance light hardware will be configured for side-wall mounting. Note: The fixture shown in middle right is now located at the Courthouse south entrance.



**Figure 3: Existing light fixture at front and north entrances.** Note (top) that the proposed fixture will be partially shielded and will better illuminate the 4' deep now shadowed threshold area. Improved lighting of the front entrance threshold area is also expected from the drop-pole mounted light fixture.



**Figure 4: Existing Courthouse outdoor side/south entrance light (for comparison).** The image illustrates the existing light over the south entrance of the Storey County Courthouse. The proposed light fixture over the front Courthouse entrance will approximately resemble this light and it will emit similar lumens of light. Note the existing overhead street light immediately across the street (east) of the proposed Courthouse front light. That light provides sufficient vehicle and security lighting of the Courthouse front area allowing the subject building light to be reduced from its existing intensity.

## II. USE COMPATIBILITY AND COMPLIANCE

### 2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and SCC Title 17 Zoning or the county master plan. The proposed use is also consistent with the surrounding commercial-residential mixed-use environment.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Storey County Courthouse and public services facility	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO NORTH	Occupied single-family residence	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO SOUTH	Parking lot for the Storey County Courthouse	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO EAST	Multi-family residential uses and commercial uses	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO WEST	Single-family residences	Mixed-use commercial-residential	CR Commercial-Residential

### 2.2 Compliance with Storey County Code 8.04 Outdoor Lighting

Outdoor lighting for the purposes of maintaining “dark-skies” is regulated by Storey County Code 8.04 Outdoor Lighting. Outdoor lighting devices or fixtures located on office, retail, commercial, public, institutional, industrial, and multi-family buildings and properties shall be shielded\* in such a manner that light rays emitted by the device or fixture, whether directly from the lamp or indirectly from the fixture, are restricted to regions below an angle fifteen degrees beneath the horizontal plain running through the lowest point on the fixture where light is emitted. No significant intensity of light shall be emitted from the fixture horizontally nor above the horizon, nor above the region defined above. In general, all outdoor lighting shall be downwardly directed and fixtures shall conform to standards set forth by the International Dark-Sky Association (IDSA) or equivalent. Light shields shall be opaque and constructed of solid material which is in no way transparent or translucent.

It is anticipated that light exiting the proposed fixture may not conform to this requirement. Section 8.02.070(B) states that no lighting and no variance for lighting may conflict state statutes governing lighting within the Comstock Historic District. The Comstock Historic District approved the light fixture described in this staff report and rejected other similar fixtures which would have conformed to Storey County Code 8.02 regulating outdoor lighting.

### **2.3 General variance allowances and restrictions**

A variance to the requirements of the county code may be granted by the board with action by the planning commission where by reason of extraordinary and exceptional situation applicable to a property the strict application of the regulations enacted under the regulations would result in peculiar and exceptional practical difficulty to, or exceptional and undue hardship upon the owner of the property. The approval, approval with conditions, or denial of the variance request must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed in Section III are the minimum findings to be cited in a motion for approval or denial.

### **2.4 Conformance with the 2016 Storey County Master Plan**

The Comstock Historic District maintains jurisdiction over the regulation of the exterior appearance of buildings and structures in Virginia City and the Comstock Historic District. Their jurisdiction also applies to the outdoor light fixtures proposed in this report. The decision of the Comstock Historic District to approve the subject light fixtures, and its decision to deny light fixtures that better conform to the strict requirements in Storey County Code 8.02 Outdoor Lighting, conforms to the provisions of the 2016 Storey County Master Plan which emphasizes the importance of preserving and maintaining historical authenticity of historic structures of the Comstock. The Comstock Historic District maintains that the light fixtures proposed in this report exhibit attributes most similar to what was shown to have existed at the front entrance of the Storey County Courthouse circa 1942, and what was likely to have also existed at the building's north and south entrances.

## **III. FINDINGS OF FACT**

### **3.1 Motion for approval**

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section VI Recommended Conditions of Approval, are applied.

1. Office, retail, commercial, public, institutional, industrial, single-family, and multi-family buildings and their lighting are part of the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. Unnecessary and improperly designed light fixtures cause glare, or intense light that results in unnecessary brightness, a reduction of visual performance and visibility, light pollution and wasted resources through additional expense for utility costs, hazardous conditions for all modes of transportation, and also affects the ability to view the night sky, including astronomical observations. The regulations in Storey County Code 8.02 are intended to mitigate these conditions by regulations that require shielding, pointing lighting downward (other than certain lighting allowed with a variance), and only using the amount of light that is necessary. This variance serves to conform as much as possible to the purpose and intent of this ordinance while also conforming and preserving the historical integrity of the Storey County Courthouse.



2. The variance complies with all federal, state, and county regulations, including the approval of the Comstock Historic District as evidenced by the Certificate of Architectural and Historic Approval granted thereby.
3. Because the Storey County Courthouse is listed in the National Register of Historic Places, and because the exterior architectural design and preservation is under the jurisdiction of the Comstock Historic District Commission and the Nevada State Historic Preservation Office, the strict application of Storey County Code 08.02 Outdoor Lighting requirements would potentially not conform to Nevada Revised Statutes regulating historic buildings in the Comstock Historic District, and would potentially degrade the historic value and authenticity of the building and the enjoyment thereof by visitors, residents, and scholars.
4. The variance takes into consideration and incorporates provisions of Storey County Code 08.02 “Dark Skies” to reduce the light emission impacts on adjacent uses while maintaining historic authenticity in accordance with Comstock Historic District requirements.
5. The conditions under this variance do not conflict with the minimum requirements in Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.30 CR Commercial-Residential Zone, or any other federal, state, or county regulations, including building and fire codes.
6. Granting of the variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood of the subject property.

**3.2 Motion for denial.** Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the variance may conflict with the purpose, intent, and other specific requirement of Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.30 Commercial-Residential Zone, or any other federal, state, or county regulations, including building and fire codes.
2. The conditions under the variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

#### **IV. RECOMMENDED CONDITIONS OF APPROVAL**

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

**1. Purpose**

This variance is granted for the purpose of diverging from light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting, by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South “B” Street, Virginia City, Nevada (APN 001.081.03).

**2. Compliance**

The variance must comply with the Comstock Historic District and Nevada State Historic Preservation Office requirements, and with federal, state, and county codes and regulations. A certificate of Comstock Historic District Approval and State Historic Preservation Office approval must be obtained by the applicant before installation of the subject light fixture, and the certificate must be kept on-file at the Office of the Storey County Clerk.

**3. Permits and expiration**

The holder of the variance must apply for all necessary electrical and other permits subject to this variance within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or this variance approval will become null and void.

**4. Light emission limitations**

The light emitting device (e.g., light bulb) within the light fixture shall not exceed 3,000 lumens (equivalent to 200w incandescent light bulb) unless a shield is placed thereon preventing light trespass onto east abutting properties as limited by Storey County Code 08.02 Outdoor Lighting.

#### **V. 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 variance 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.

## **VI. PROPOSED MOTIONS**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

### **A. Recommended motion**

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, the approval by the Comstock Historic District and the Nevada State Historic Preservation Office, and other findings deemed appropriate by staff, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Variance No. 2016-028, a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting, by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03). This motion recognizes that the subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

### **B. Alternative motion**

Against the recommendation by staff and the approval by the Comstock Historic District at the Nevada State Historic Preservation Office, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by staff, I [planning commissioner] recommend denial of Variance No. 2016-028, a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting, by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03).

Prepared by Austin Osborne, Planning Director

### **Enclosures:**

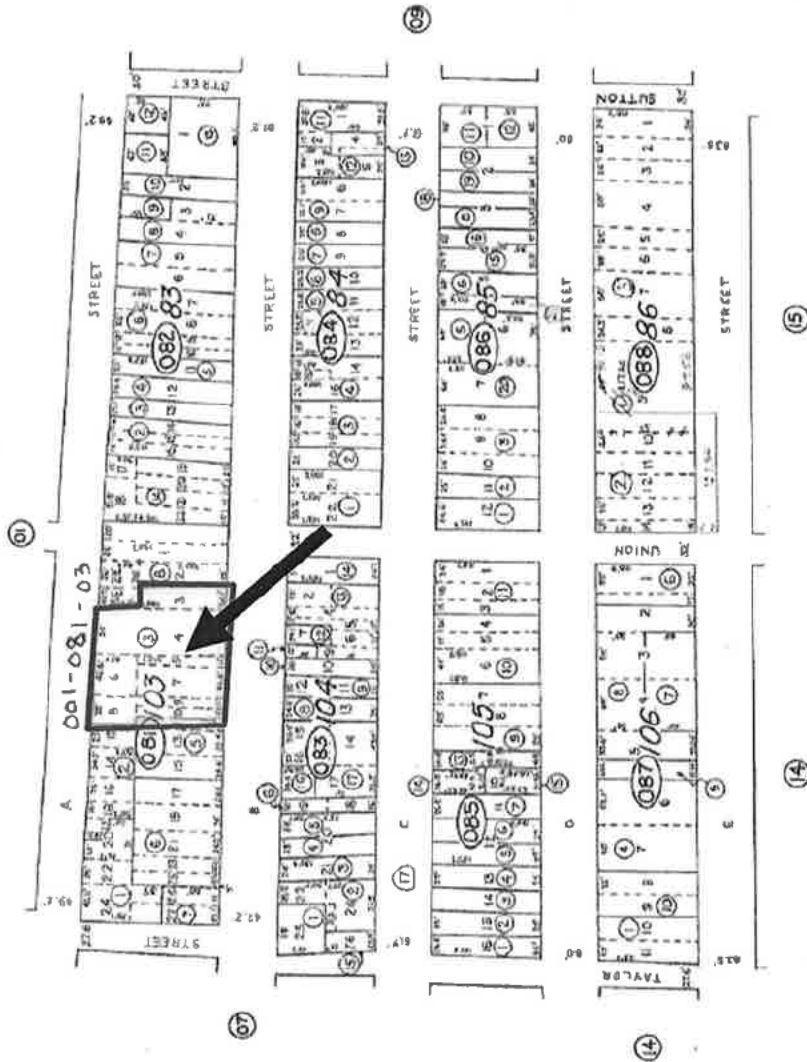
Exhibit A – Assessor's Vicinity Map

Exhibit B – CHDC Certificate of Historic and Architectural Appropriateness

Exhibit A: Assessor's Vicinity Map

01-08

Par N1/2 Sec. 29  
T17N, R21E, M.D.B. & M.



NOTE: This map is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Use of this map for other than assessment purposes is forbidden unless approved by the Dept. of Taxation, Division of Assessment Standards.

Revised Map 2006-05

**Exhibit B: Certificate of approval from CHDC and SHPO**



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Brian Sandoval, Governor  
Leo M. Drozdoff, P.E., Director  
Rebecca L. Palmer, Administrator, SHPO

November 16, 2016

Cherie Nevin  
Community Relations Coordinator  
Storey County, Nevada  
P.O. Box 176  
Virginia City, NV 89440

RE: Letter of Permission for the replacement of two light fixtures at the Storey County Courthouse, Virginia City, Storey County, Nevada

Dear Ms. Nevin,

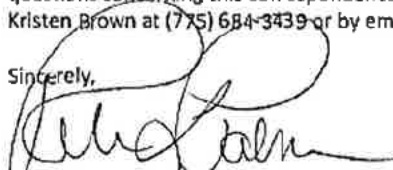
The Nevada State Historic Preservation Office (SHPO; defined as "State" in the Commission for Cultural Affairs Covenants) has reviewed your proposed scope of work for the replacement of two light fixtures at the front and north entrances of the Storey County Courthouse in accord with the Covenants (Stipulation 2) that remain in effect until December 31, 2061. The scope of work was submitted to the SHPO on November 10, 2016. Further information about the project was obtained via a phone call with County staff on November 16, 2016.

The proposed work is in keeping with the Secretary of the Interior's Standards. The SHPO gives Storey County permission to make the following changes to the courthouse:

- Removing the flush-mounted light fixture located on the "ceiling" of the entrance overhang on the building's front elevation, and replacing it with the more period-appropriate fixture depicted in the submitted scope of work. The conical metal fixture will be hung from a metal rod.
- Removing the wall-mounted light fixture located above the door on the north elevation, and replacing it with the same conical metal fixture that will be installed on the front elevation. In this north location, the fixture will be wall-mounted via a simple curved metal bracket.

Thank you for your commitment to this important cultural and architectural resource. If you have questions concerning this correspondence, please feel free to contact SHPO architectural historian Kristen Brown at (775) 684-3439 or by email at [knbrown@shpo.nv.gov](mailto:knbrown@shpo.nv.gov).

Sincerely,

  
Rebecca Lynn Palmer  
State Historic Preservation Officer

901 S. Stewart Street, Suite 5004 • Carson City, Nevada 89701 • Phone: 775.684.3446 Fax: 775.684.3442

[www.shpo.nv.gov](http://www.shpo.nv.gov)



## Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440

Phone: 775-847-1144 Fax: 775-847-0949

planning@storeycounty.org

### Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-028

Property Owner: Storey County

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: Drawer D / 26 South B Street

City: Virginia City State: NV Zip: 89440

Telephone: (775) 847-0968 Email: \_\_\_\_\_

Applicant: Storey County

All applicants must be listed on this application.

Mailing Address: Same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (775) 847-0968 Email: \_\_\_\_\_

☐ Gold Hill ☒ Virginia City ☐ VC Highlands (1 acre) ☐ Highland Ranches (10 acres) ☐ Virginia Ranches (40 acres)

☐ Mark Twain ☐ Hafed ☐ Lockwood ☐ Painted Rock ☐ TRI ☐ Other \_\_\_\_\_

Project Address: 26 South B Street (Storey County Courthouse)

Assessor's Parcel Numbers (APN): 001-081-03

Lot: 3-10 Block: 103 Acreage: .471



Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input checked="" type="checkbox"/> Variance	\$100.00 <i>exempt</i>
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

 Applicants Initials

\*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Storey County Development Application

**Professional Consultant/Representative(s)**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Cell: \_\_\_\_\_

**Applicant's Affidavit:**

I, Austin Osborne, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

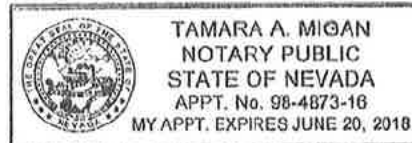
State of Nevada,  
 County of Storey

Signed and sworn to before me on:

November 16, 2016 by,  
 Date

Notary's Signature

My Commission Expires



**Property Owner's Affidavit:**

I, Austin Osborne, being duly sworn, depose and say that I am an owner\* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

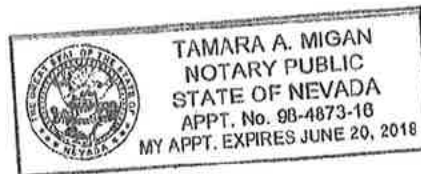
State of Nevada,  
 County of Storey

Signed and sworn to before me on:

November 16, 2016 by,  
 Date

Notary's Signature

My Commission Expires



**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the  
statements and answers herein contained and the information herewith submitted are in all respects complete, true and  
correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of  
the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

\_\_\_\_\_ by,  
Date

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**Property Owner's Affidavit:**

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Printed name  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the  
statements and answers herein contained and the information herewith submitted are in all respects complete, true and  
correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of  
the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

\_\_\_\_\_ by,  
Date

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**\*Each property owner must provide an Affidavit**

**Detail Description/Justification of Project**

Attached additional pages as necessary

The applicant requests a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03). The subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

**DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS**

Submittal Requirements		SUBMITTAL REQUIREMENTS																	
		Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Parcel/Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>																			
<input type="checkbox"/>	Abandonment	X	X	X	X	X				X	X								X
<input type="checkbox"/>	Amended Map	X	X	X		X				X	X								X
<input type="checkbox"/>	Condition Amendment	X	X	X						X									X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X				X	X	X							X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X	X					X									X
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X	X		X	X	X	X	X							X
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X	X		X	X										X
<input type="checkbox"/>	Master Plan Map Amendment	X	X	X		X				X									X
<input type="checkbox"/>	Master Plan Text Amendment	X	X	X															X
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X	X				X									X
<input type="checkbox"/>	Parcel Map – Record of Survey																		X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X	X	X						X		X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X		X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X	X									X

\* Administrative lot consolidation procedure

**Note: Additional information and materials may be required with the application.**

**DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS**

<div> <div>Submittal Requirements</div> <div>Application Type</div> </div>		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

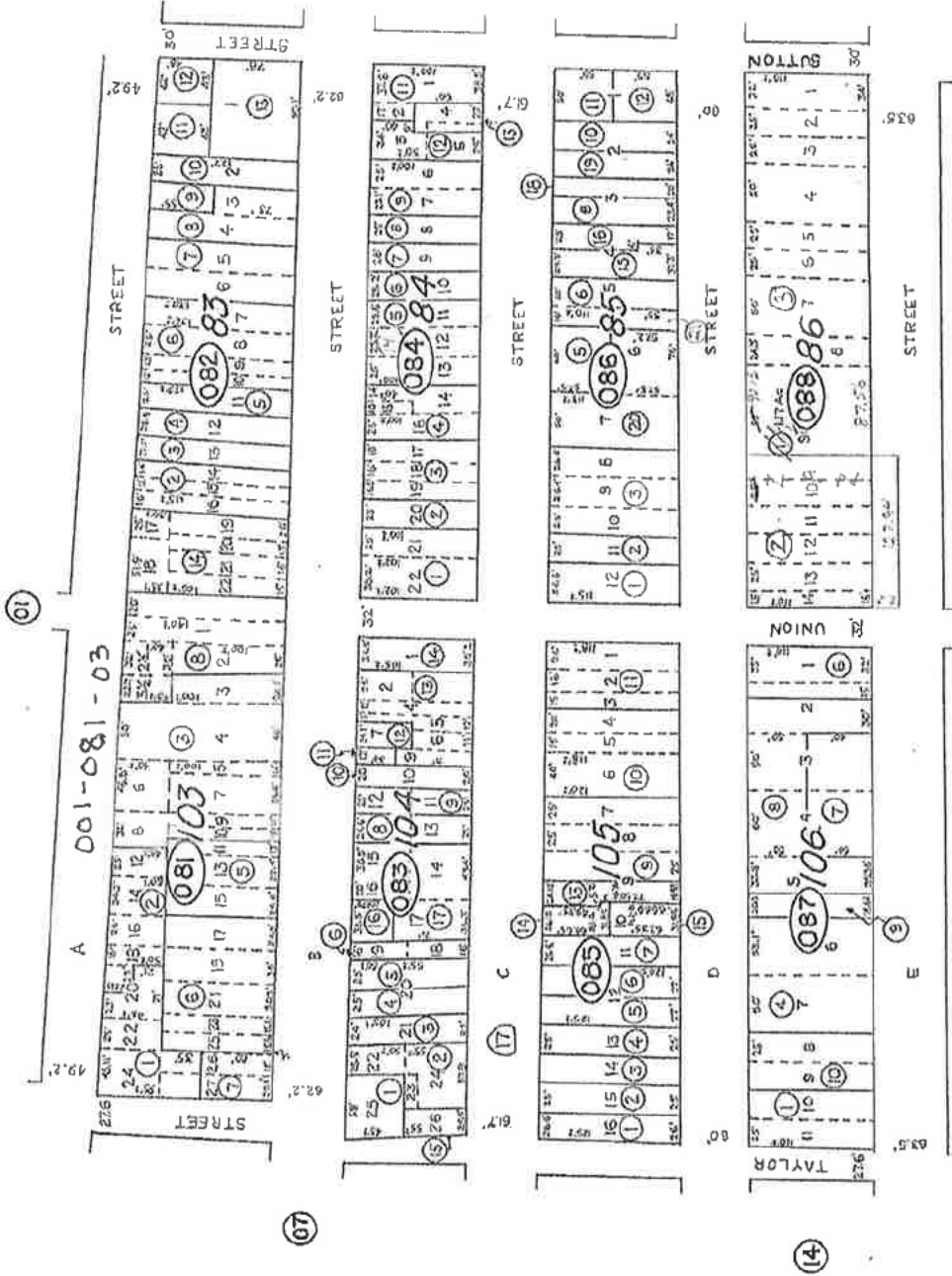
**Note:** Additional information and materials may be required with the application.



## **DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE**

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at [StoreyCounty.org](http://StoreyCounty.org).
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2<sup>nd</sup> floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1<sup>st</sup> floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.

Par N1/2 Sec. 29  
T17N, R21E, M.D.B. & M.



NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Dept. of Taxation, Division of Assessment Standards

Revised Mar 2004-JS

Virginia City  
STOREY COUNTY

Parcel Number 001-081-03  
Last Updated 8/30/16 By 7 3

Ownership (F6=All Owners F7=Documents)  
Legal Owner..... STOREY COUNTY Force Assmt Notice.... -  
Assessed Owner..... STOREY COUNTY Force Ag Message... -  
Mail Address..... DRAWER D Force Label..... -  
City, State..... VIRGINIA CITY, NV Force Card/Aff (C/A).. -  
Vesting Doc #, Date. Yr,Bk,Pg 00 000 000 Zip... 89440 Corr Rq'd -  
Map Document #s..... 124525 - - -  
Description (F11=Additional Locations)  
# Dir Street or Other Description Unit #(s)  
Property Location... 26 S B ST  
Subdivision..... L.3-10 BLK 103 RNG A Block... Lot...  
Town..... VIRGINIA CITY Parcel Map ID..  
Property Name..... COURTHOUSE Confidential.. -  
Remarks.....  
Parcel # Containing Descriptive/Document Data.... Land Use: 400  
Size  
Total Acres... .471 Square Feet.... 20,503  
Ag Acres..... .000 W/R Acres..... .000  
F9=Scan >/< > F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data  
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years  
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Exempt



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 12/06/16

**Estimate of time required:** 20 min.

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

---

1. **Title:** Discussion/Possible Action: The applicant requests a special use permit allowing: (a) a single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the board, and in compliance with the conditions of approval, I [commissioner] motion to approve with conditions Special Use Permit No. 2016-030 allowing: (a) single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

**Telephone:** 775.847.0968

5. **Staff summary:** See enclosed Staff Report No. 2016-030

6. **Supporting materials:** Enclosed Staff Report No. 2016-030

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  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued



## **Storey County Planning Commission Staff Report**

**CASE No.:** 2016-030

**APPLICANT:** Sally Summers

**PROPERTY OWNER:** Comstock Mining, LLC

**PROPERTY LOCATION:** 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22)

**REQUEST:** The applicant requests a special use permit allowing: (a) a single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

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

**MEETING TIME & DATE:** Planning Commission: 6:00 p.m., Thursday, December 1, 2016  
County Commission: 10:00 a.m., Tuesday, December 6, 2016

**STAFF CONTACT:** Austin Osborne, Planning Director

## **I. BACKGROUND & ANALYSIS**

### **1.1 Site characteristics**

The subject property is located in the F Forestry zone. The property is located at 199 Scales Road at American Flat approximately four miles west from State Route 342 in Gold Hill and one mile north of the Storey-Lyon County boundary. Each subject parcel exceeds the 40 acres and the combination the subject parcels is approximately 200 acres. The subject parcels are contiguous. The properties are vacant except for minor accessory improvements that have occurred in the past month before the applicant was aware of the special use permit requirements.

### **1.2 Proposed use**

The applicant proposes to construct a single-family residential dwelling on the subject property. The dwelling will be combined with a non-dwelling use (barn) that will house animals and agricultural equipment. The applicant also proposes to maintain up to 80 horses or other large domestic animals on the property and construct various accessory structures for sheltering, protecting, and servicing the animals. The animals will be fed in a controlled manner and, therefore, there will be no pastures created or mass grading on the premises. The proposed use is non-commercial and, therefore, will not facilitate commercial business or public visitors, except volunteer and other works caring for the animals and providing maintenance and security. A travel trailer providing for a site security person is proposed to be located at the site for up to one year. The proposed uses may only occur on the subject property with a special use permit.

### **1.3 Abutting uses**

The subject property and the surrounding area are mostly vacant and remotely located at the south central area of American Flat. The property abuts the V&T Railroad on its south and west boundaries, and a single-family residence exists approximately 2,000 feet to the west. Most other surrounding land is federally owned and managed by the Bureau of Land Management. All surrounding parcels exceed 40 acres and are zoned F Forestry.

### **1.4 Safety**

The subject property is accessed by unpaved Scales Road. The Storey County Fire Protection District has been informed of the use location. The fire district requires that the road to the premises and circulation ways therein sufficiently facilitate emergency vehicles and equipment. The principal dwelling construction must adhere to all building and fire plan reviews and applicable code requirements. The fire district and building department may require fire resistive construction and/or separation between living and non-living spaces of a building. The code will at a minimum require application of Class A roofing materials such as asphalt composition shingles.

### **1.5 Area impacts**

When managed properly and in accordance with the recommended conditions of the special use permit, the proposed use appears to impose minimal impacts on the surrounding uses. The principal residence and barn combination use is consistent with other properties in the general vicinity that include single-family residences and large barns and accessory outbuildings. The agricultural use, however, will require consistent maintenance in order to maintain order, and public health and safety for abutting and area uses. A detailed discussion of the potential impacts and remedies is contained in the following subsections.



#### ***1.5.1 Permanent principal residence***

Permanent single-family residential uses are allowable in the Forestry zone with a special use permit when they serve to maintain the rural character of land in that zone. The proposed permanent residence will be located on 40 or more acres of land and it appears to conform to the requirement of maintaining the rural character of the surrounding area.

The single-family dwelling will occupy a loft area of a large barn or equipment storage building. Co-location of living and non-living space within a single building is not an uncommon situation in Storey County. This type of combined use is allowable by the International Building Code when proper structural and fire separations are in place between residential and non-residential spaces. This combination use also appears to conform to maintaining the rural character of the surrounding Forestry zoned area.

#### ***1.5.2 Temporary watchperson dwelling***

The application states that a travel trailer or recreational vehicle will be maintained on the subject property for up to one year. The unit will provide shelter and may provide temporary residence for a site watchperson. The unit was approved for use by the Comstock Historic District for up to six months of use. Before the unit is occupied by a residence, it should be required to be connected to the on-site well and septic that will later service the proposed permanent residence. This will preempt the potential for illegal dumping of black and gray water from the unit. The unit should be disconnected from the well and septic, converted to non-living use, and removed from the subject property once the year period has passed. The trailer may be stored on-site thereafter as allowed by the county code. The watchperson dwelling should be allowed for up to one year unless the Comstock Historic District imposes more stringent time limitations on the use.

#### ***1.5.3 Animals and density***

There are no provisions limiting the maximum number of domestic animals that may occupy a parcel in the F Forestry zone, except when the density creates an “Industrial Agriculture” use such as a stockyard. Storey County Code 17.40 E Estate Zone, however, contains provisions limiting the number and density of animals on a given parcel. Storey County Code 17.40.020(F) allows up to 16 large domestic animals on a 40 acre parcel in the E Estate zone. The codes states further that there must be a minimum of 400 square-feet provided to each penned large domestic animal and that this entire area must be less than 10 percent grade slope. Planning staff recommends that these provisions in Chapter 17.40 are incorporated into the subject special use permit. Accordingly, the total number of large domestic animals on the subject property (the entire 200 +/- acres) would not exceed 80, and that the density would not exceed 2.5 per acre or 16 per 40 acres.

#### ***1.5.4 Accessory structures***

The subject property will be developed with accessory buildings and structures providing shelter, food and water, and security for the proposed animals. These structures will be in addition to the proposed principal residence and barn. The accessory structures will be required to conform to setback distances and other limitations in Storey County Code 17.32.041 Setback Requirements in the Forestry Zone and 17.12 General Provisions for accessory structures. The required setback distances between buildings and the property boundaries are established by Storey County Code 17.32.041 Setback Requirements in the Forestry zone. The setback requirements are front, 30 feet; rear 40 feet, and side 30

feet. Buildings may not exceed three stories or 35 feet, whichever is higher, except as allowed by a variance. The height limitation does not apply to grain silos, water towers, and other such structures listed in the county code. See Section 1.6 below for discussion regarding limitations for fencing and gating Scales Road.

#### ***1.5.5 Emergency plan***

An emergency plan needs to be submitted to the fire district for review and approval prior to obtaining rights to this special use permit. For the safety of humans and animals on the property, the plan must include the emergency contact phone numbers for the property manager and special use permit holder; emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property need to be informed by the applicant to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-1-1) from cellular telephones during times of emergencies.

#### ***1.5.5 Emergency services access***

The permit holder must develop sufficient access, circulation, and staging areas for emergency vehicles and equipment. The surfaces must be maintained at all times as required by the fire district. The access plan needs to be included in the emergency plan.

#### ***1.5.6 Dust and erosion***

The proposed use will involve the maintenance of up to 80 large domestic animals on approximately 200 acres with most of the animals concentrated on 40 or less acres of the subject property.

The property is currently unimproved and is almost entirely naturally vegetated with sagebrush and wild grasses. The applicant stated that mass grading will not occur on the property. If mass grading were to occur, airborne dust during wind events would likely be difficult to manage. Therefore, the special use permit should not allow mass grading. The applicant, however, owns or leases water rights to the property and could potentially use the water to irrigate the land for pasture. Allowing native vegetation to be replaced with pasture grass does not appear problematic so long as the pasture is maintained. Failure to irrigate and otherwise maintain the pasture may result in ongoing airborne dust hazards, erosion from stormwater and wind, and the proliferation of non-native noxious weeds. The holder of the special use permit should be responsible for wetting all disturbed areas during wind events and for otherwise maintaining erosion and dust control.

#### ***1.5.7 Outdoor lighting***

The subject use may include lighting typically found on residential and commercial use, including building and field lighting. Outdoor lighting must comply with Storey County Code 8.02 Outdoor Lighting (“dark-skies”) in order to prevent unnecessary glare and light trespass onto area properties and minimize its visual impact in the region.

#### **1.5.8 Noise**

Storey County Code 17.32.060 requires that motorized generators in the Forestry zone are muffled and installed a sound-insulated structure in order to mitigate noise in the rural environment subject to this zone. The special use permit should address mitigation of noise emitted from other motorized machinery as well.

#### **1.5.9 Visual impacts**

The subject property is remotely located toward the southern boundary of American Flat. However, the property abuts the V&T Railroad and is distantly visible from Gold Hill and the Divide. The site should be kept orderly and clean in order to mitigate potential adverse visual impacts experienced from tourists riding on the V&T Railroad. Additionally, earth-tone and non-reflective coatings and colors should be applied to buildings and large surfaces on the subject property in order to reduce contrast and visible presence against the surrounding natural environment. Structures on property must otherwise conform to the requirements of the Comstock Historic District Commission.

#### **1.5.10 Site sanitation**

The entire premises and areas around the premises must be kept clean at all times. There shall be no trash allowed to accumulate on the subject property or fugitive trash allowed to exit the premises without immediate removal. Trash shall be properly disposed of in a licensed landfill facility each week. The permit holder is responsible for picking up all manure from animal enclosures each day and removing all collected manure from the property within each 14 day period. No manure should be allowed accumulate on the property, and on-site composting shall not be deemed an appropriate method of disposal. Manure should be deposited in a licensed landfill facility either by prescribed trash pick-up or personal transport to said facility or transfer station.

Maintaining a healthy and sanitary environment includes providing adequate and properly maintained restroom facilities. The applicant should provide portable restrooms or allow occupants to use permanent facilities existing on the subject property.

#### **1.5.11 Noxious weed abatement**

Each year Storey County, the Dayton Valley Conservation District, and Carson Water Subconservancy District employ significant efforts and funding toward the abatement of noxious weeds in the county, including in American Flat and Gold Hill. Annual noxious weed treatment and eradication efforts benefit the wildlands in Storey County and agricultural lands downstream in Dayton and Lahontan Valleys.

Imported animal feed (hay) has been identified as a major seed source in certain areas in the county. Animals associated with the proposed use will be fed with imported hay. The permit holder should be required to submit a plan which addresses the management of imported hay so that noxious weed proliferation in the area is prevented. The permit holder will also be required to comply with NRSs and fire district requirements for weed and fire fuels management.

#### ***1.5.12 Animal Health***

All large domestic animals on the subject property must meet all equivalent Nevada State health regulations regarding examinations and immunizations. Certifications and other proof of compliance with state health requirements should be made available for review by the county and the State of Nevada officials.

#### ***1.5.13 Humane Animal Treatment***

The permit holder shall be responsible for assuring that each animal living on the premises (up to 80 large domestic animals) is treated humanely and is provided adequate and appropriate nourishment, nutritional supplements, water, and shelter. Specifically, all animals shall receive the following treatment:

- a. Appropriate medical care.
- b. High quality, clean, and mold free hay/grain, at least twice daily.
- c. Clean, safe, and ice-free water and salt blocks (as applicable).
- d. Adequate shelter from wind, rain, snow, direct sun, heat, and other elements. Shelters shall be appropriately designed for the type of animal and such as to protect them from predators. If sheep and goats are to be placed on the property, they shall be provided at least one companion, of similar or different breed or species, in the living quarters. No animal may be tethered except temporarily during training exercises and when directly supervised. All animals living on the property shall receive no less than 60 minutes exercise in the open arena areas per day and shall be provided an appropriate amount of rest, shade, food, and water between trainings and exercises.

#### ***1.5.14 Carson River Mercury Superfund Site ("CRMSS")***

The applicant will acknowledge by accepting the special use permit that portions of the subject property may be within or applicable to the CRMSS. Properly managing disturbances of existing and former mine and mill sites, mill tailings, mine waste, mine material, and other areas that are found to contain Contaminant of Concern (CoC's) as applicable to the CRMSS will be the sole responsibility of the permit holder as communicated thereto by the Nevada Division of Environmental Protection. Handling, redistributing or reprocessing CoC impacted materials by the holder must be completed in accordance with the requirements of the Nevada Division of Environmental Protection.

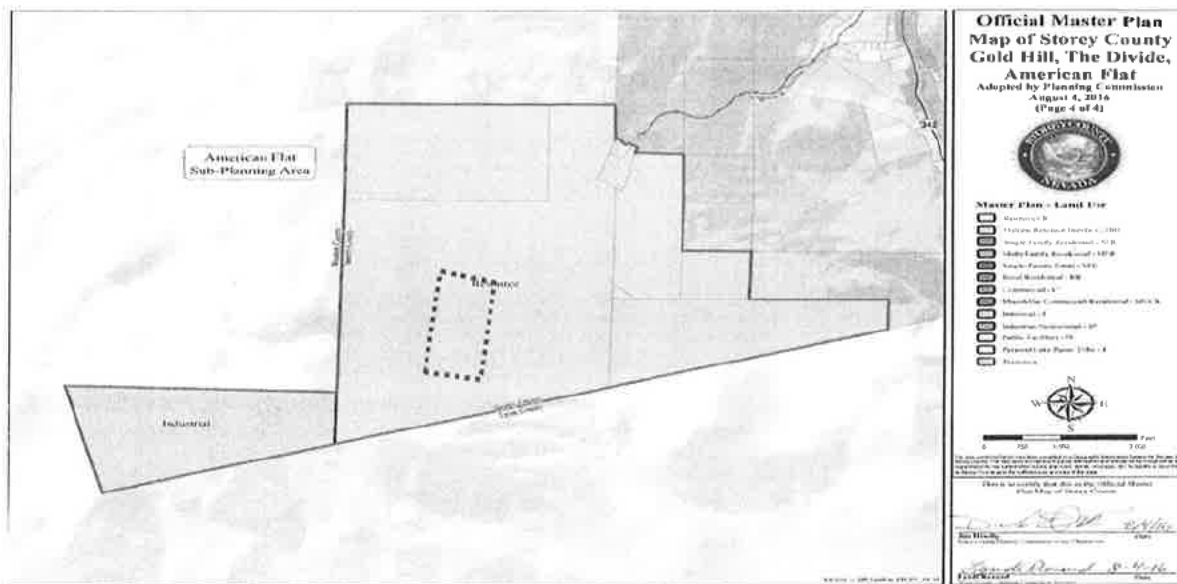
### **1.6 Prescriptive easement – Scales Road**

Scales Road runs north to south through the approximate center of American Flat and it encroaches into the subject property along its approximate eastern boundary. The road connects American City Road and American Flat Road, thus providing a connector through American Flat and from Gold Hill to Mound House, Lyon County. The road is graded and includes shoulder drainage improvements, but it is not paved or graveled. The road is a public right-of-way established by prescriptive easement and it is regularly maintained by Storey County. The applicant recently fenced off and gated Scales Road and installed "No Trespassing" signs at both entrances. The applicant was ordered by county officials to reopen the road and allow public access. The applicant has since not reopened the road but has maintained unlocked gates. This road must remain ungated and open to the public. The applicant may, however, realign the road within the subject property as desired as long as the realigned road is developed to standards

similar to the existing road, and that it provides equivalent access to the existing beginning and terminus points.

### 1.7 Stop-Work-Order

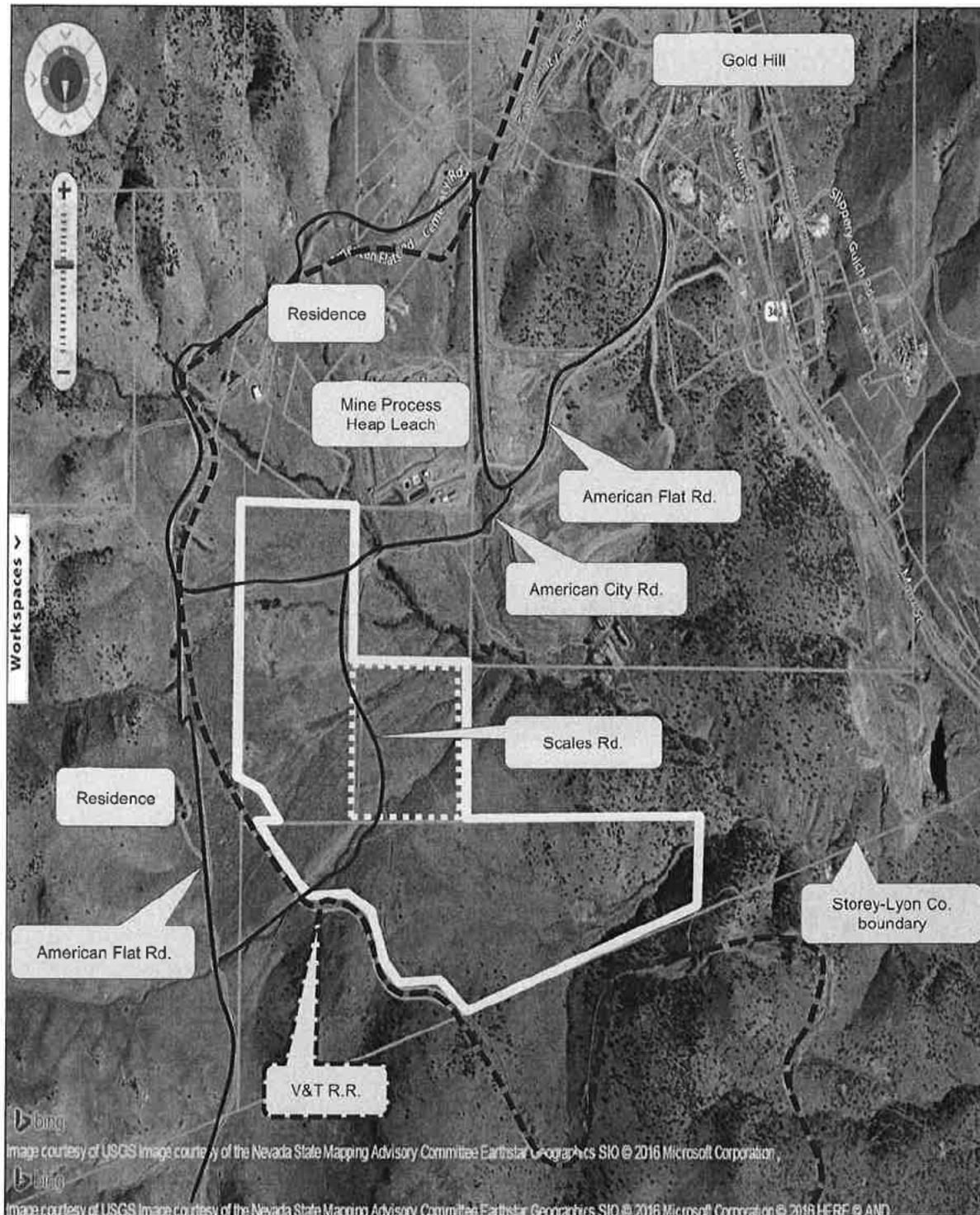
On October 17, 2016, building and planning staff witnessed construction and other activities occurring at the subject property without a building permit application on-file. A visit to the site also availed that the applicant fenced and gated a public road (see Section 1.6). Staff met with the applicant about these matters. The applicant stated that it was not known that a special use permit was needed to develop the land and that Scales Road was subject to open public access. The structures found on the site appeared to be less than 200 square-feet and not requiring a building permit. A stop-work-order was issued and the applicant was provided opportunity to apply for a special use permit.



**Figure 1: Master Plan Designation Map.** The 2016 Storey County Master Plan designates the subject land (red dotted area shown above) as Resource. The proposed use conforms to the Resource master plan designation.

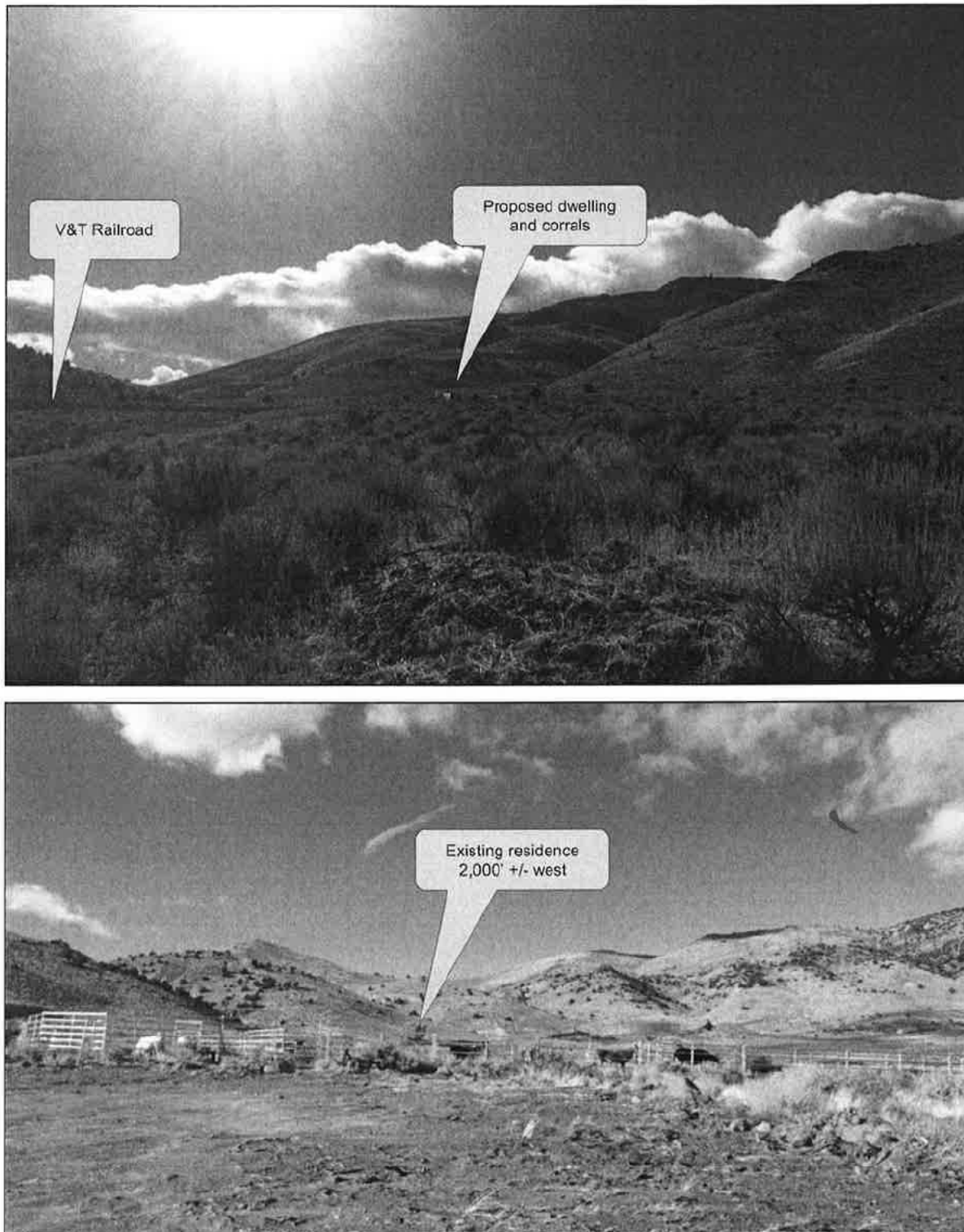


**Figure 2: Zoning Map.** The yellow box illustrates the approximate location of the subject property.

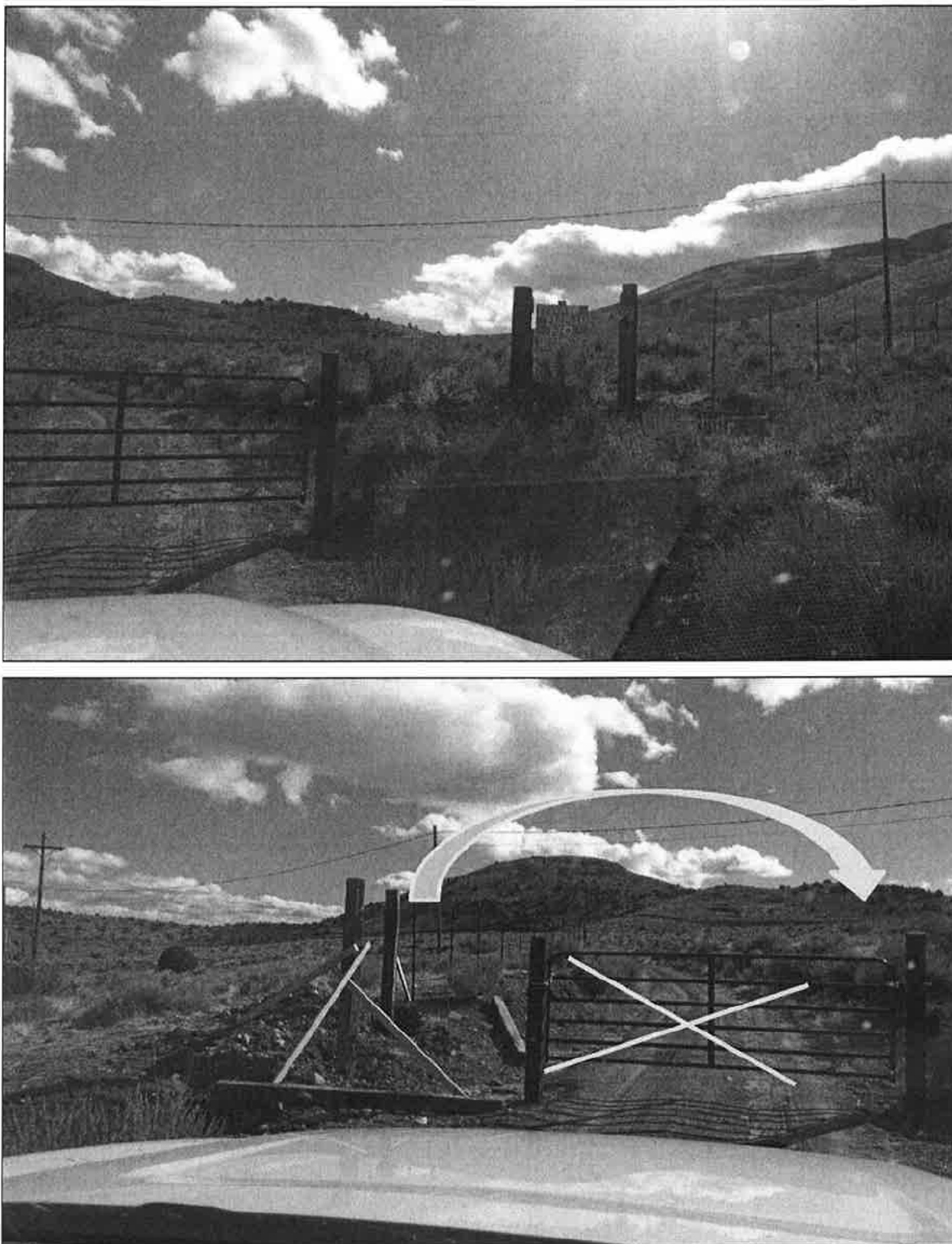


**Figure 3: Vicinity map and uses.** The subject land is outlined yellow and the land in which the principal residence and barn, and the first phases of development, are shown in the dotted yellow area.





**Figure 4: Vicinity illustration.** The subject land is remotely located at the south end of American Flat; however, it abuts the V&T Railroad and is visible from at least one area residence located approximately 2,000 feet to the west as shown in the second image.



**Figure 5: Scales Road.** The applicant gated and fenced Scales Road and installed “No Trespassing” signs. The applicant proposes to move the fence to the right as shown by the arrow and remove the gate so that Scales Road is outside of the project area.

## 2 USE COMPATIBILITY AND COMPLIANCE

### 2.1 Special Use Permit Required

The Forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses. All uses in the Forestry require a special use permit approved by the board with action by the planning commission. The uses listed in the application including, one single-family dwelling of permanent character and location; general agricultural uses and accessory structures related to the agricultural use; and wildlife refuges are listed in Storey County Code 17.32.020 as allowed with a special use permit. Accessory uses, buildings, and structures for non-agricultural uses are also allowed by section 17.32.025 of the code with a special use permit if they are clearly incidental to another permitted use.

### 2.3 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and Storey County Code Title 17 Zoning or the county master plan. The proposed use is also consistent with the surrounding single-family residential uses.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Vacant, several accessory structures	Resource	F Forestry
LAND TO NORTH	Vacant	Resource	F Forestry
LAND TO SOUTH	Vacant	Resource	F Forestry
LAND TO EAST	Vacant	Resource	F Forestry
LAND TO WEST	Vacant; V&T Railroad alignment	Resource	F Forestry

### 2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan describes American Flat as a largely undeveloped four square-mile valley to the southwest of Virginia City and to the west of Gold Hill. The area is described as being home to several single-family residences, abundant public lands and recreation opportunities, and mining related uses including a large-operations cyanide heap-leach mine processing facility. The master plan also explains that American Flat is home to a significant portion of the V&T Railroad, and that the railroad is a major part of the tourism economy of Comstock communities. Uses allowed to occur in American Flat should be carefully analyzed to ensure that they contribute to master plan goals for orderly, efficient, and sustainable development; contribute to the compatibility between existing and future uses; do not hinder the

advancement and diversity of the local economy from tourism and other sources (Chapter 3 Land Use, pp. 108-119) and do not detract from or cause substantial degradation of historic resources on the Comstock (Chapter 11 Cultural and Historic Resources, pp. 23-24).

The master plan emphasizes that despite the remote location of American Flat, “careful consideration should be taken to assure that all allowed uses and growth patterns conform to the historic character of the Comstock” (Chapter 3 Land Use, p. 36). Comstock Historic District Approval is required for all structures and buildings associated with the proposed use (see Exhibit B Historic District Approval Certificate). If approval is obtained for the structures by the Comstock Historic District; if the site is managed to remain clean and orderly; and if the subject animals are provided proper care, the site does not appear to conflict with the provisions of the master plan described in this section.

### **3 FINDINGS OF FACT**

#### **3.1 Motion for approval**

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section V Recommended Conditions of Approval, are applied.

1. The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use and Chapter 11 Cultural and Historic Resources, including as related for the maintenance of an orderly, efficient, and sustainable development; compatibility between existing and future uses; the advancement and diversity of the local economy from tourism and other sources; and for the preservation of historic and cultural resources for the subject area.
2. The special use permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
3. The conditions of the special use permit adequately address potential structure and wildland fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
4. The conditions of this special use permit do not conflict with the minimum requirements in Storey County Code 17.32 F Forestry Zone, or any other federal, state, or county regulations, including building and fire codes.

#### **3.2 Motion for denial**

Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the special use permit may conflict with the purpose, intent, and other specific requirements of Storey County Code 17.32 F Forestry Zone, or any other federal, state, or county regulations, including building and fire codes.
2. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

## **4 RECOMMENDED CONDITIONS OF APPROVAL**

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

### **1. Purpose**

This special use permit is granted for the purpose of allowing: (a) permanent single-family dwelling combined with a non-dwelling use (combined dwelling and agriculture barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals (e.g., horses) and various accessory structures for sheltering, feeding, watering, protecting, and servicing the large domestic animals; and (c) a temporary (up to one year) watchperson's travel-trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

### **2. Transfer of rights**

This special use permit belongs exclusively to Sally Summers and/or Horse Power and the real property associated with this permit so long as the permit holder owns or leases the property. This special use permit is non-transferable.

### **3. Compliance**

The special use permit must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.

### **4. Permits and expiration**

The permit holder must apply for all building and fire permits for the structures associated herewith within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or obtain a certificate of occupancy or equivalent approval, or this special use permit approval will become null and void.

### **5. Temporary watchperson's trailer**

A travel trailer/recreational vehicle may be placed on the subject property and occupied by a resident/watchperson for up to one year commencing on the day of this special use permit approval. The use must be connected to a permitted well and septic system (later to be serve the permanent dwelling) if the use is to provide residential quarters for the watchperson during the allowed time. The temporary dwelling must be disconnected from the well and septic after this time and it must be converted to a non-occupancy use (stored) as allowed by the applicable Storey County code or removed from the property.

### **6. Animal density and use**

Up to 80 large domestic animals may occupy the entire subject property. Large domestic animals are those listed in the Storey County code, including but not limited to, horses, burrows, donkeys, and cattle, whether domesticated or not. Up to 10 large domestic animals may be kept on any one acre of graded corral area, and there must be a minimum of 400 square-feet of area that is less than 10 percent slope provided to each animal in

these penned areas. The density of large domestic animals outside of graded and corral areas on the subject property must not exceed 2.5 (16 animals per 40 acres).

**7. Accessory structures**

The subject property may be developed with accessory buildings and structures providing shelter, food and water, and security for the large domestic animals. These structures will be in addition to the proposed principal residence and barn. The accessory structures will be required to conform to setback distance and height limitations in Storey County Code 17.32.041 Setback Requirements in the Forestry Zone and 17.12 General Provisions for accessory structures. Other accessory structures must comply with SCC 17.32 and 17.12.

**8. Improvements**

The property must be developed with a domestic well and septic system adequate in capacity to meet the minimum requirements for a single-family residence and other permitted uses on the subject property. There must also be adequate water supply, as determined by the fire district, for on-site fire suppression.

**9. Restrooms**

The permit holder must provide an adequate and properly maintained permanent or portable restroom facility on the subject property for occupants and visitors.

**10. Record of survey**

The applicant must submit to the building department a Record of Survey or proof of property corners by a licensed surveyor with the building permit application. The evidence must show existing parcel boundaries, easements, and right-of-ways within 100 feet of all permitted structures. No building may be constructed over an easement or right-of-way, or within a building setback area.

**11. Public access ways**

All public right-of-ways including, but not limited to Scales Road, and access easements must remain open to the public and not be gated, fenced, barricaded, or otherwise made to be inaccessible to the public. Signs indicating no trespassing and other such restrictions shall not be situated such as to imply restrictions to public access on the right-of-ways and access easements. The permit holder may, however, realign Scales Road and other roads within the subject property as desired as long as the realigned road(s) is developed to standards similar to the road(s) existing at the time of submittal of the special use permit application, and provides equivalent access to existing start and end points.

**12. Emergency plan**

An emergency plan must be submitted to the Storey County Fire Protection District for review and approval prior to obtaining rights to develop the land pursuant to this special use permit. The permit holder and the subject property must be in compliance with the approved emergency plan. The plan must include:

- Basic company owner, site, and emergency contact information.
- Plot plan including detailed sketch drawings of the premises, areas of activity including structures, corrals, and other accessory uses.



- Emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property must be informed by the permit holder to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-11) from cellular telephones during times of emergencies.
- Wildland fire prevention and suppression, including water storage and flows for wildland fire suppression and fire fuels management.
- Emergency vehicle access, circulation, and staging.
- Documenting and reporting of emergency situations.
- Documenting and reporting of Nevada Division of Environmental Protection and other environmental permits and notices.
- Noxious weed management.
- Environmental management and Best Management Practices (BMP).

### **13. Signage**

Legible signage shall be placed at appropriate entry points of the premises. The signage must state the name of company/organization, street address (or descriptive location), contact phone number(s), and other information required by the fire district.

### **14. Site inspections**

The permit holder must provide the building department and planning department site plans (hand-drawn is acceptable) reasonably drawn to scale, of the overall site layout, animal shelters, and other accessory structures associated with this special use permit. The property layout and design, construction, and placement of each shelter/accessory structure will be subject to inspection and approval of the building official, director of planning, or their designees. The building official and director of planning or their designees shall reserve the right to make periodic inspections and impose requirements as thereby deemed appropriate.

### **15. Emergency access**

The permit holder must develop sufficient access, circulation, and staging areas for emergency vehicles and equipment. The surfaces must be maintained at all times as required by the fire district. The access plan needs to be included in the emergency plan.

### **16. Noise management**

The use of motorized generators and equipment is limited to daytime hours between 7:00 a.m. to 6:00 p.m. and Monday through Saturday. Noise on the subject property is otherwise limited by Storey County Code 8.04 Noise Limitations.

### **17. Dust management**

This special use permit recognizes that the subject property is almost entirely covered in natural vegetation and that this vegetation effectively prevents soil erosion from wind and stormwater. Mass grading shall not occur on the property, except as may be necessary for principal and accessory structures, corrals, and driveways. Up to 5 cumulative acres of the subject property may be graded. Appropriate dust and erosion control shall be applied to areas where grading does occur.

#### **18. Stormwater management**

Any increased stormwater from development of the land must be detained on-site or directed appropriately to the abutting public right-of-ways and not allowed to enter abutting private properties. Stormwater drainage onto the right-of-way must be to the satisfaction of the Public Works Director.

#### **19. Site sanitation**

The entire premises and areas around the premises must be kept clean at all times. There shall be no trash, rubbish, or junk allowed to accumulate on the subject property or fugitive trash allowed to exit the premises without immediate removal. Trash shall be properly disposed of in a licensed landfill facility each week.

The permit holder is responsible for picking up all manure from animal enclosures each day and removing all collected manure from the property within each 2 week period. No manure shall be permitted to accumulate on the property and on-site composting shall not be deemed an appropriate method of disposal. Manure shall be deposited in a licensed landfill facility either by prescribed trash pick-up or personal transport to said facility or transfer station.

#### **20. Noxious weed abatement**

The permit holder must submit to the planning department a plan to mitigate the proliferation of invasive weed species (with emphasis on hoary cress and perennial pepperweed). The plan must address the weed-seed management of imported hay and other seed-containing feed and how graded and disturbed surfaces will be managed to prevent the germination and proliferation of invasive weed species. The plan will apply to entire subject property and must conform to the applicable state or federal regulations, and the requirements imposed by this special use permit and the fire district. The permit holder must conform to the plan.

#### **21. Outdoor lighting management**

The subject use may include lighting typically found on residential and commercial use, including building and field lighting. Outdoor lighting must comply with Storey County Code 8.02 Outdoor Lighting in order to prevent unnecessary glare and light trespass onto area properties and minimize its visual impact in the region.

#### **22. Visual impact**

Earth-tone and non-reflective coatings and colors must be applied to all structures on the subject property in order to lessen visibility from Gold Hill, Virginia City, and the V&T Railroad. Structures on the subject property must otherwise conform to the requirements of the Comstock Historic District Commission.

#### **23. Animal health**

All large domestic animals on the subject property must meet all equivalent Nevada State health regulations regarding examinations and immunizations.

#### **24. Animal humane treatment**

The permit holder shall be responsible for assuring that each animal living on the premises (up to 80 large domestic animals) is treated humanely and is provided adequate

and appropriate nourishment, nutritional supplements, water, and shelter. Specifically, all animals must receive the following treatment:

- a. Appropriate medical care.
- b. High quality, clean, and mold free hay/grain, at least twice daily.
- c. Clean, safe, and ice-free water and salt blocks (as applicable).
- d. Adequate shelter from wind, rain, snow, direct sun, heat, and other weather elements. Shelters shall be appropriately designed for the type of animal and such as to protect them from predators. Sheep and goats shall be provided at least one companion, of similar or different breed or species, in its living quarters. No animal may be tethered except temporarily during training exercises and when directly supervised.
- e. All animals living on the property must receive no less than 60 minutes exercise in the open arena areas per day and they must be provided an appropriate amount of rest, shade, food, and water between trainings and exercises.

#### **25. Carson River Mercury Superfund Site (“CRMSS”)**

By accepting this special use permit, the permit holder acknowledges that portions of the subject property may be within or applicable to the CRMSS. Properly managing disturbances of existing and former mine and mill sites, mill tailings, mine waste, mine material, and other areas that are found to contain Contaminant of Concern (CoC’s) as applicable to the CRMSS will be the sole responsibility of the permit holder as communicated thereto by the Nevada Division of Environmental Protection. Handling, redistributing or reprocessing CoC impacted materials by the holder must be completed in accordance with the requirements of the Nevada Division of Environmental Protection.

#### **26. Taxes paid**

Before obtaining a building permit, the holder of the special use permit must show the building department valid evidence that all property taxes on the land are paid to-date.  
Million insurance

#### **27. Indemnification**

The holder of the special use permit agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.

## **5 POWER OF THE BOARD & PLANNING COMMISSION**

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

## **6 PROPOSED MOTIONS**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

### **A. Recommended motion**

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Special Use Permit No. 2016-030 allowing: (a) single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) for a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

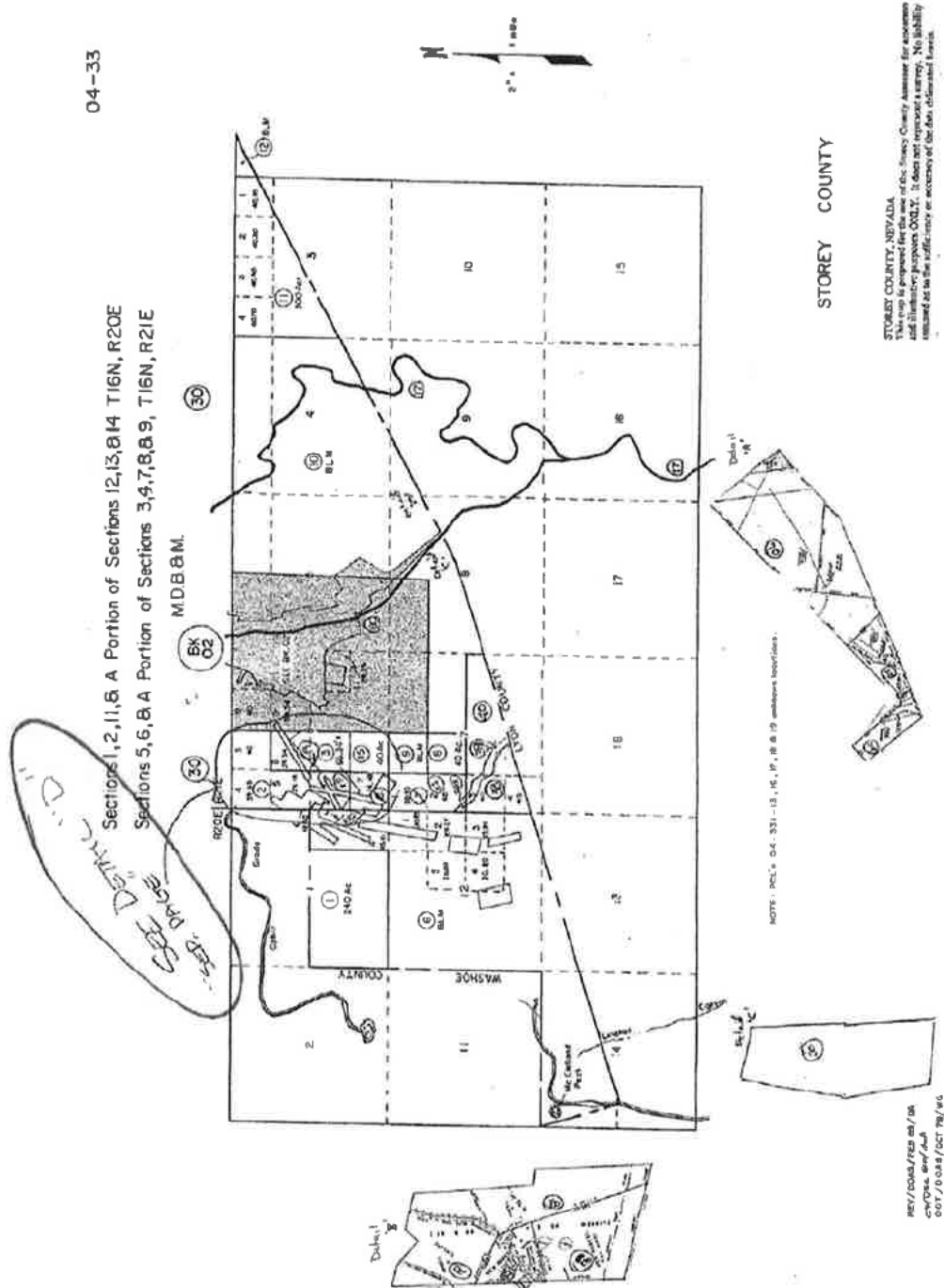
### **B. Alternative motion**

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Special Use Permit No. 2016-030 allowing: (a) single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) for a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

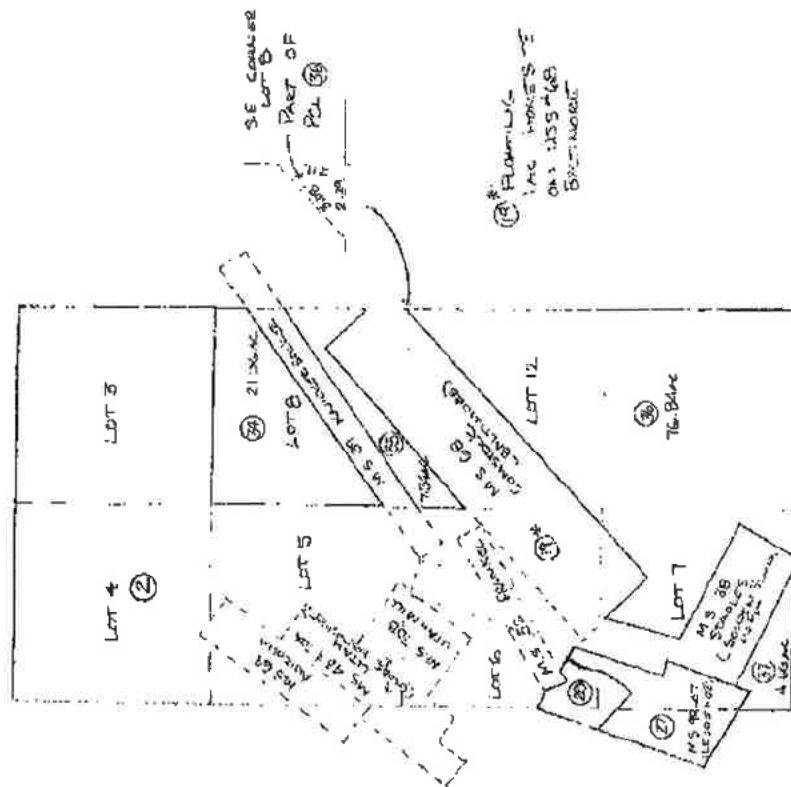
Prepared by Austin Osborne, Planning Director

Enclosures: (A) Vicinity map; (B) Historic District certificate; (C) Application No. 2016-030

Exhibit A – Assessor's vicinity map

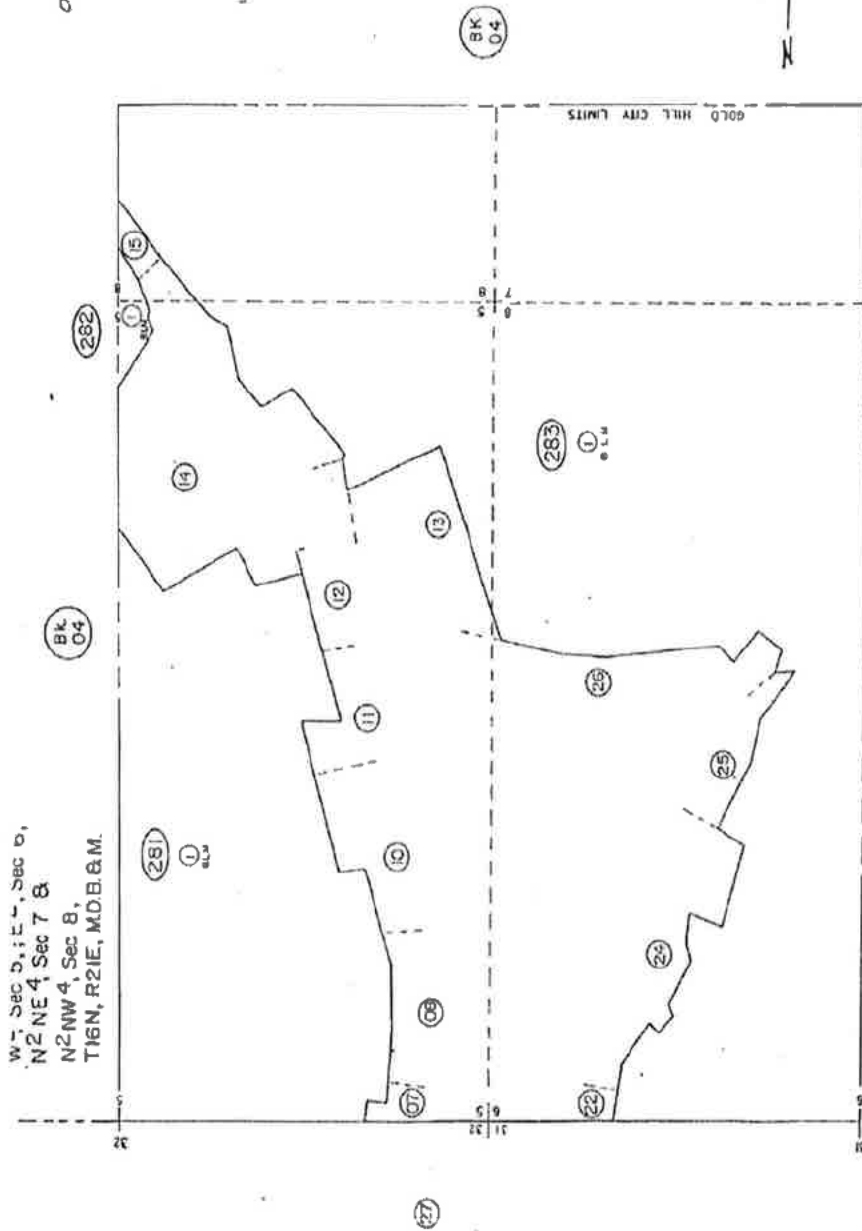


DETAIL "D" 04-33





U2-2  
02-28



Gold Hill  
STOREY COUNTY

NOTE: This plat is for assessment use only and does not constitute a warranty of accuracy. The data is derived from the Storey County Planning Department and is not intended for use in any other manner. The data is provided as is and the user assumes all responsibility for its use. The data is not to be used for any purpose other than assessment.

PLAT/NEW AND/OR  
MODIFIED/OLD

**Exhibit B – Comstock Historic District certificate of approval**

**STATE OF NEVADA  
COMSTOCK HISTORIC DISTRICT COMMISSION  
P.O. BOX 128  
VIRGINIA CITY, NEVADA 89440**

**CERTIFICATE OF APPROPRIATENESS**

This Certificate verifies that pursuant to Nevada Revised Statutes Section 384.110,

CMI Inc / Sally Summers, owner  
has made application to the Comstock Historic District Commission for a Certificate of  
Appropriateness for work to be conducted on the structure located at:

199 Scales Rd American Flat.  
property address/description

This application has been reviewed by the Comstock Historic District Commission in accordance with Chapter 384 of the Nevada Revised Statutes. The proposed project as described in the application on file with the Commission's office, as amended at the public meeting before the Commission if applicable, has been deemed appropriate to the preservation of the Comstock Historic District. The work specified below or in detail in Exhibit A attached here to and made part thereof, may now be commenced. This certificate shall not be effective without said description or attachment. This certificate will be in force and effect until:

8/22, 20 17 unless there is a violation thereof

The observation of work not in keeping with this certificate shall constitute due cause for the issuance of a Stop Work Order and legal action pursuant to NRS 384.190 to 384.200 inclusive

This certificate is not valid or effective until signed by the owner of the property in question or his representative and the Chair of the CHDC or his duly appointed representative.

8/22/16  
Date  
Sally Summers  
Owner

Mike Bush  
Chair, CHDC  
for

Fencing, Shelters for horses  
Tack room shed, Pipe  
corrals, Temp trailer for  
6 mo, Signs

**Exhibit B – Comstock Historic District certificate of approval**

**STATE OF NEVADA  
COMSTOCK HISTORIC DISTRICT COMMISSION  
P.O. BOX 128  
VIRGINIA CITY, NEVADA 89440**

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property address/description

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8/22, 2017 unless there is a violation thereof

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8/22/16  
Date  
Sally Summers  
Owner  
Mike Bush  
Chair, CHDC  
for

Fencing, Shelters for horses  
Tack room shed, Pipe  
corrals, Temp trailer for  
6 mo, Signs

**Exhibit C – Application No. 2016-030**

**Exhibit A: Assessor's Vicinity Map**

**Exhibit B: Application No. 2016-030**



RECEIVED  
NOV 10 2016  
STOREY COUNTY  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

## Storey County Planning Department

26 South "B" Street, P.O. Box 176, Virginia City, NV 89440

Phone: (775) 847-1144 Fax: (775) 847-0949

[planning@storeycounty.org](mailto:planning@storeycounty.org)

### Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-030

Property Owner: Comstock Mining LLC

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: P.O. Box 1118

City: Virginia City State: NV Zip: 89440-1118

Telephone (Home) (775) 847-4762 Business ( )

Applicant: Sally Summers

All applicants must be listed on this application.

Mailing Address: 3235 Eastlake Blvd #20

City: Washoe Valley State: NV Zip: 89704

Telephone (Home) (775) 200-8137 Business ( )

☒ Gold Hill ☐ Virginia City ☐ VC Highlands (1 acre) ☐ Highland Ranches (10 acres) ☐ Virginia Ranches (40 acres)

☐ Mark Twain ☐ Hafed ☐ Lockwood ☐ Painted Rock ☐ TRI ☒ Other CM1

Project Address: 1999 State Rd

Assessor's Parcel Numbers (APN): 004-331-40, 004-331-08, 004-331-22

Lot: \_\_\_\_\_ Block: 7 Acreage: 134.8, 40, 78 = 252



Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map -- Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input checked="" type="checkbox"/> *Special Use Permit -- Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit -- Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

CS Applicants Initials

\*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Detail Description/Justification of Project

Attached additional pages as necessary

General agricultural uses

Fencing - Posts, barbed wire, railroads ties, corrals

Accessory structures : Shelters 10x12

Tack & Feed - Hay Storage

Barn (Future)

Travel Trailer 28ft.

3,500 gal Water Tank

With over 200 acres, developing small grazing areas where water is avail. Natural terrain, for 50 Equine. Typical Equine set up - Round Pens Area & Secure Pastures & shelters.

Plans include increasing water sources for wild horses

Restoring the damage done on Private Land

Planting Trees & Private Garden

Future plan of East property <sup>same</sup> use & restoration

Storey County Development Application

**Professional Consultant/Representative(s)**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Cell: \_\_\_\_\_

**Applicant's Affidavit:**

I, Sally Summers, being duly sworn, depose and say that I am the applicant of the described  
(Printed name)  
 project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Sally Summers  
 Signature of Applicant

11-10-16  
 Date

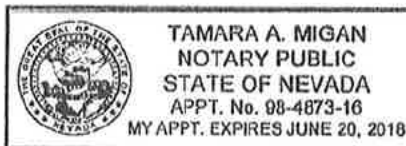
State of Nevada,  
 County of Storey

Signed and sworn to before me on 11-10-16 by,

Sally Summers

Tamara A. Migan  
 Notary's Signature

exp June 20, 2018  
 My Commission Expires



**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in fee of the described  
(Printed name)  
 property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

\_\_\_\_\_  
 Signature of Applicant

Date \_\_\_\_\_

State of Nevada,  
 County of Storey

Signed and sworn to before me on \_\_\_\_\_ by,

\_\_\_\_\_  
 Notary's Signature

\_\_\_\_\_  
 My Commission Expires

Storey County Development Application

**Property Owner's Affidavit:**

I, SCOTT JOLCOVER, being duly sworn, depose and say that I am an owner\* in fee of the described  
(Printed name)

property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

State of Nevada,  
County of Storey

Signed and sworn to before me on NOVEMBER 10<sup>TH</sup> 2016 by,

SCOTT JOLCOVER

Annette Bunge

Notary's Signature

DEC. 16, 2019

My Commission Expires



**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in fee of the described  
(Printed name)

property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

State of Nevada,  
County of Storey

Signed and sworn to before me on \_\_\_\_\_ by,

Notary's Signature

My Commission Expires

**\*Each property owner must provide an Affidavit**

Storey County Development Application

**Property Owner's Affidavit:**

I, SCOTT SOLCOVER, being duly sworn, depose and say that I am an owner\* in fee of the described  
(Printed name)  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the  
statements and answers herein contained and the information herewith submitted are in all respects complete, true and  
correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of  
the Storey County Planning Department Staff.

Signature of Applicant

Date

State of Nevada,  
County of Storey

Signed and sworn to before me on NOVEMBER 10<sup>th</sup> 2016 by,

SCOTT SOLCOVER \*\*

Aneta Kuznicka-Berge

Notary's Signature

Dec. 16, 2019

My Commission Expires



**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in fee of the described  
(Printed name)  
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the  
statements and answers herein contained and the information herewith submitted are in all respects complete, true and  
correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of  
the Storey County Planning Department Staff.

Signature of Applicant

Date

State of Nevada,  
County of Storey

Signed and sworn to before me on \_\_\_\_\_ by,

Notary's Signature

My Commission Expires

**\*Each property owner must provide an Affidavit**

Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<div> <div>Submittal Requirements</div> <div>Application Type</div> </div>		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information – Check with Planning Department
<input checked="" type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit – Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.



Treasurer' Receipt  
STOREY COUNTY TREASURER  
VANESSA STEPHENS  
26 SOUTH B STREET  
P.O. DRAWER D  
VIRGINIA CITY, NV. 89440

No. 918  
Date: 11/10/16

Received From:

SALLY SUMMERS

For: 2016-010 SUP SUMMERS

\*\*\*\*\*250.00

Fund Fund Description	Account	Description	Amount
001 GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	250.00CR

Receipt No. 918 Fiscal Year: 2017

\*\*\*\*\*250.00

Bank Bank Description	Amount
199 WELLS FARGO CC ACCOUNT	250.00

Receipt No. 918 Fiscal Year: 2017 Bank Account Total:

\*\*\*\*\*250.00

Cash amount 250.00

Total Cash: \*\*\*\*\*250.00  
Total Checks: \*\*\*\*\*.00  
Total Non Cash: \*\*\*\*\*.00  
Credit Cards: \*\*\*\*\*.00  
Total Other: \*\*\*\*\*.00

Treasurer

Deputy

\* Notes Present \*      Secured Tax Payment Entry      11/10/16 15:57:28 TC0100B  
Parcel #..... 004-331-22  
Property Loc... LOTS 1 & 2, OS MILLS/MINES      2017 Roll #...: 003532  
Billed to..... SALZWIMMER DAN L & CAROLINE      District.....: 5.1  
                         3240 S RAINBOW AVE      Tax Service...:  
                         PAHRUMP, NV 89048      Land Use Code: 100

Payment Date... 11/10/16      Payer.. SALZWIMMER DAN L & CAROLINE

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
------------	-----	---------------	-------	-------------	-----------

Current Year				No. Taxes Owing
08/15	68.19		68.19	68.19
10/03	65.00		65.00	65.00
01/02	65.00		65.00	65.00
03/06	65.00		65.00	65.00
Totls	263.19	.00	263.19	263.19

F20=Print Bill  
F5=Notes    F9=Adj Pmts    F10=Amend  
F12=Cancel    F13=Hist    F14=Prt Sumry    F17=AsrInq

PAID  
NOV 16 2016  
In full  
BY: *[Signature]*

## Tax Bill - Storey County

11/14/16

MAKE REMITTANCE PAYABLE TO:  
 Storey County Clerk/Treasurer  
 P O Drawer D  
 Virginia City, NV 89440  
 775-847-0969

Parcel 004-331-08 Roll # 000877  
 SE4 OF NW4: SEC 7-16N-21E  
 District-5.1

TAXES FOR PERIOD  
 July 1, 2016 thru June 30, 2017

COMSTOCK MINING LLC  
 P O BOX 1118  
 VIRGINIA CITY, NV 89440

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 4,368	GENERAL	1.7719		77.38
-----	SCHOOL OPER	.7500		32.76
TOTAL 4,368	SCHOOL DEBT	.1447		6.32
	CAPITAL AQUIS	.0500		2.18
	STATE	.1700		7.43
	IND MEDICAL	.0100		.44
	IND ACCIDENT	.0150		.66
	FIRE DISTRICT	.5446		23.79
	YOUTH SERVICE	.0045		.20
	-----			-----
	Ad Valorem Total	3.4607		151.16
	Payments to Date			151.16-
	PAID IN FULL			

PAID  
 NOV 14 2016  
*in full*  
 BY: *H. Marcus*

## Tax Bill - Storey County

11/14/16

MAKE REMITTANCE PAYABLE TO:  
 Storey County Clerk/Treasurer  
 P O Drawer D  
 Virginia City, NV 89440  
 775-847-0969

Parcel 004-331-40 Roll # 000879  
 PTN S7, T16N, R21E  
 SEC 7 T16N R21E  
 District-5.1

TAXES FOR PERIOD  
 July 1, 2016 thru June 30, 2017

COMSTOCK MINING LLC  
 P O BOX 1118  
 VIRGINIA CITY, NV 89440

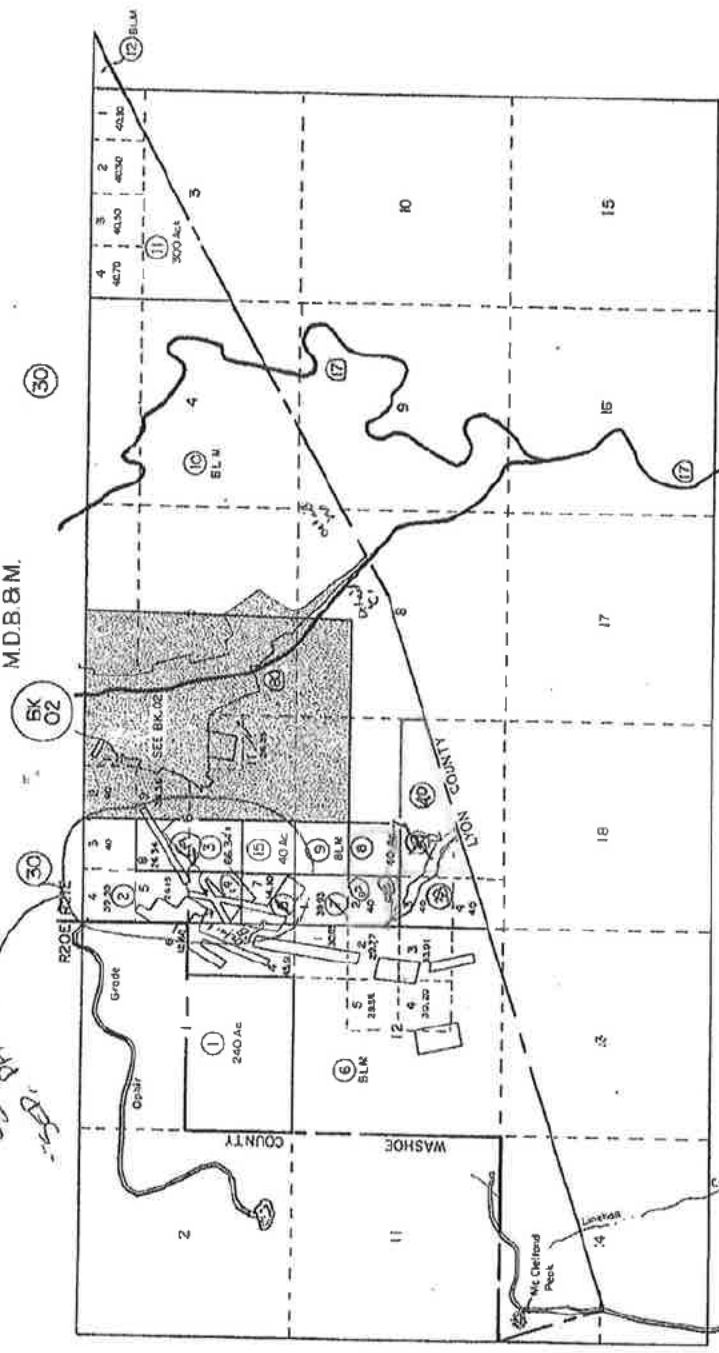
ASSESSED VALUES	TAXES	RATE	ABATEMENT	TAX AMOUNT
			OR RECAPTURE	
Real Estate 7,344	GENERAL	1.7719		130.14
	SCHOOL OPER	.7500		55.08
	SCHOOL DEBT	.1447		10.63
	CAPITAL AQUIS	.0500		3.67
	STATE	.1700		12.48
	IND MEDICAL	.0100		.73
	IND ACCIDENT	.0150		1.10
	FIRE DISTRICT	.5446		39.99
	YOUTH SERVICE	.0045		.33
				-----
	Ad Valorem Total	3.4607		254.15
	Payments to Date			254.15-
	PAID IN FULL			

PAID  
 NOV 14 2016  
 in full  
 BY: *L. S. S. S.*

Sections 1,2,11,8 & A Portion of Sections 12,13,8,14 T16N, R20E  
 Sections 5,6,8 & A Portion of Sections 3,4,7,8,8,9, T16N, R21E

*DETAILED  
 COPIES  
 11-8-88*

MDB&M.



NOTE: PCL's 04-331-13, 15, 17, 18 & 19 unknown locations.

STOREY COUNTY

STOREY COUNTY, NEVADA  
 This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability assumed as to the sufficiency or accuracy of the data delineated herein.

REV/DOAS/FEB 89/DA  
 CVD/DEC 89/AA  
 DOT/DOAS/OCT 79/WG

STATE OF NEVADA  
COMSTOCK HISTORIC DISTRICT COMMISSION  
P.O. BOX 128  
VIRGINIA CITY, NEVADA 89440

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8/22/16  
Date  
Sally Summers  
Owner  
Mike Beck  
Chair, CHDC  
for

Fencing, Shelters for horses  
Tack room shed, Pipe  
corrals, Temp trailer for  
6 mo, Signs



800-002-04

002-254-01

800-002-14 002-252-01

800-002-45

800-002-22

800-002-02 800-002-38

00-002-11

004-331-28 800-002-06

004-331-27

004-331-36

004-331-37

002-03

004-331-22

SALZ

004-331-08

TEXAS 212

40  
004-331-38

STOREY COUNTY BUILDING PERMITS  
P.O. BOX 526  
VIRGINIA CITY, NEVADA 89440  
TELEPHONE: 775-847-0966

Date: 07/18/16

Receipt #: 012644

Permit #: 09773 00

Owner: COMSTOCK MINING LLC

Contractor: A M SMITH ELECTRIC INC

Cash: 47.25

Check:

Credit Card:

Total: 47.25

Remarks: POWER POLE @ 199 AMERICAN RAVINE- COMSTOCK MINING

RETAIN THIS  
RECEIPT FOR  
YOUR RECORDS

RECEIVED BY:



INVALID  
WITHOUT  
SIGNATURE

# PROPOSAL



Cont. License #7798A

☒ 480 Morrill Avenue  
Reno, Nevada 89512  
(775) 786-6002  
FAX (775) 786-7992

☐ 5740 US Highway 50 East  
Carson City, NV 89701-1413  
(775) 882-4665  
FAX (775) 882-7847

☐ 720 E. Fairgrounds  
Winnemucca, NV 89445  
(775) 623-6870  
FAX (775) 623-9566



Submitted to ~~Robert Summers~~ Sally Summers Phone No. ~~725-2874~~

For Property at AMERICAN FLATS / WESTERLY CORNER GOLD HILL, SPREY COUNTY

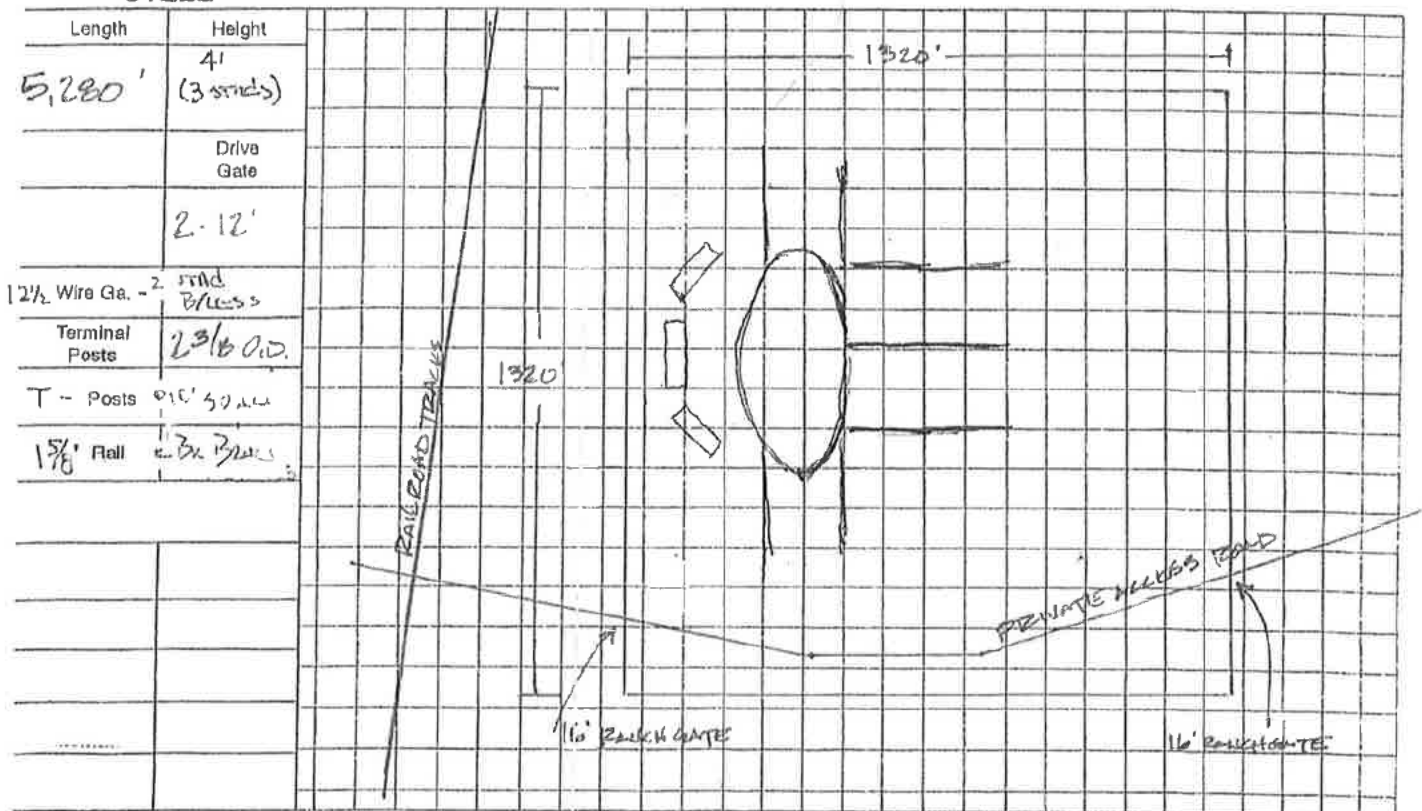
WE PROPOSE TO:

☐ INSTALL FENCE

☒ MATERIALS ONLY F.O.B. OUR YARD

☒ OR DO THE FOLLOWING DESCRIBED WORK:

## STEEL



## PAYMENT IN FULL DUE UPON COMPLETION

PERMIT NOT INCLUDED UNLESS OTHERWISE INDICATED

WE PROPOSE to furnish and install fencing materials (or materials only) in accordance with the conditions and terms as listed. The fence line and grade are to be located by the property owner. CUSTOMER ASSUMES FULL RESPONSIBILITY FOR LOCATION OF FENCE and agrees to, at customer's sole expense, defend and hold Artistic Fence Co., Inc. harmless respecting claims of encroachment, claims of damage to underground facilities, and/or any other claims brought on account of the work herein above described, including sprinkler systems. Price if installation is based on the entire job being done at one time. If on account of changes made by purchaser the crew has to make more than one trip, the extra charge covering such expense will be made. Quotation is subject to change after \_\_\_\_\_ days.

MATERIAL ONLY \$ 6,760<sup>00</sup>  
Installed \$ 19,700<sup>00</sup>  
TERMS: 1/2 down - bal on Deliv

NOTE: MAT'L ONLY FOB OUR YARD.

\* DEL OF MAT'L ONLY + \$20<sup>00</sup>

By STEVE BROPIK

Accepted By \_\_\_\_\_  
Subject to additional conditions on reverse side.

Date 8-2-16

Date \_\_\_\_\_



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12-6-16

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

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

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

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

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

6. **Fiscal impact:** None


Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** None

District Attorney

8. **Reviewed by:**  District Attorney  
☒ Department Head

Department Name: Community Development

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 19

# 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

November 28, 2016  
Via email

Please add the following item(s) to the **December 6, 2016**, 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. **TOOLS & TECHNOLOGY BY BURNS, LLC** – General / 550 W Plumb ~ Reno (mobile tool store)
- B. **BUREAU VERITAS NORTH AMERICA, INC.** – Professional / 1601 Sawgrass ~ Sunrise, FL (consult)
- C. **HESSE MECHATRONICS, INC.** – Contractor / 6105 South Ash ~ Tempe, AZ (equipment)
- D. **ADVENT TECHNOLOGIES, INC.** – Professional / 503 Bangs Ave ~ Modesto, CA (consultant)
- E. **DOUG WALL CONSTRUCTION, INC.** – Contractor / 78450 Ave 41 ~ Bermuda Dunes, CA (contractor)
- F. **F & M MAFCO, INC.** – Contractor / 9149 Dry Fork Rd ~ Harrison, OH (equipment)
- G. **RENO CARSON HOME SERVICES** – Contractor / 2206 Bordeaux ~ Carson City (contractor)
- H. **PEOPLE READY, INC.** – General / PO Box 2910 ~ Tacoma, WA (staffing)
- I. **KEYENCE CORPORATION OF AMERICA** – General / 669 River Dr ~ Elmwood Pk, NJ (distributor)
- J. **CHEWY, INC.** – General / 385 Milan (ecommerce, fulfillment) TRI
- K. **SSUSA WEST, LLC** – General / 470 East Sydney (steam sterilization of herbs/spices) TRI
- L. **AQUA METALS RENO, INC.** – General / 2500 Peru Drive (battery recycling facility) TRI

Inspection Required

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Comm. Dev.

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

Sheriff's Office  
Commissioners' Office  
Assessor's Office





# STOREY COUNTY FIRE PROTECTION DISTRICT

## 2016 Year To Date

Fires	84
EMS	966
Hazmat	23
Service Call	86
False Alarm	39
<b>Total</b>	<b>1198</b>

## Year To Date Call Volume



■ Fires ■ EMS ■ Hazmat ■ Service Call ■ False Alarm

## October 2016 Call Volume

Fires	11
EMS	157
Hazmat	1
Service Call	13
False Alarm	9
<b>Total</b>	<b>191</b>

## Internal Statistics Dashboard (10/2016)

Number of Vol. Responses:	8
Average Response Time:	8:17
Patient Transports October:	54
Patient Transports YTD:	353
Hours spent out of district on transports	111
Highest call volume day of the week:	Monday

## North County Monthly Auto Aid to TM

Aid to TMFPD	22
Dist. 74/75 Calls	46
<b>North Dist. Total</b>	<b>68</b>

## Calls by District (10/2016)

71 (Virginia City)	67
72 (Virginia City Highlands)	47
74 (Lockwood)	24
75 (McCarran)	44

## North Dist. Auto Aid



■ Aid to TMFPD ■ Dist. 74/75 Calls

## Calls by district



## Fire Prevention (2016)

Annual Business Inspections Oct.	7
Annual Business Inspections YTD	218
New Construction Inspections Oct.	88
Re-Inspections YTD	66
Number of Fire Permits Issued Oct.	15
Fire Plan Reviews Completed Oct.	28
30 Foot Clearance Inspections YTD	347

## Inspections



## Monthly AOR Completed: (10/2016)

All Pre-plans completed

All RIC training completed

District 73 map book completed

All hand tools inspected and maintained

Standardization completed on all apparatus

All evacuation barrels inspected and below ground tanks checked

Item # 20





# Storey County Commissioners' Office

Drawer 176  
Virginia City, NV 89440  
(775) 847-0968

**Storey County  
Courthouse**  
26 South B Street, Virginia City

Commissioners@StoreyCounty.org  
www.StoreyCounty.org  
Fax: (775) 847-0949

November 30, 2016

Re: Canyon GID Independent Water Test Results

Storey County has been made aware of potential concerns regarding the quality and safety of water provided by the Canyon General Improvement District (CGID). To determine if any validity to these claims exists, we have performed the following:

- We drew test samples from 6 different locations. Draws were typically done at outside hose bibs to minimize the possibility of tainted results due to interior plumbing.
  - 5 of the 6 locations would be considered as "public buildings" including our Elementary School, Sheriff's Sub-Station, Fire Station and Senior Center.
- Test samples were submitted by us to the independent lab we use for the Virginia City/Gold Hill/Silver City system.
- We requested that all samples be tested for both Coliform and E-Coli as well as Iron and Manganese.
- Coliform and E-Coli positive findings would be considered a "health concern" by NDEP and would require immediate corrective action thru actions such as issuing a "boil water" order or conversion to bottled water until corrected. Since these are considered as unhealthy, any presence is unacceptable...much like a "pass/fail" situation.
  - Test results for all 6 locations came back with zero trace findings. This means that water tested passed all health standards.
- Presence of Iron and Manganese are not considered to pose a health hazard but rather are either "aesthetic", meaning there may be undesirable tastes or odors or "cosmetic" in that they may be undesirable, such as discolored water, but do not damage the body.
  - EPA established guidelines, considered as "secondary" standards are anything in excess of 0.3 mg/l (ppm) for iron and 0.05 mg/l for manganese.
  - 5 of 6 sites tested were well below the threshold standards for both Iron and Manganese and in fact any trace of Manganese was not detected (ND) at those 5 sites.
  - The exception site was our own Fire Station where ratings were almost double the standard for Iron and triple the standard for manganese. We have known about occasional occurrences which we believe to be due the very aged plumbing inside the building and have mitigated it thru partial filtering of potable water. However, given these results, we are most likely going to beef up over all filtering at that location.

Storey County also intends to perform additional tests at 3 to 4 locations where we have been told prior concerns have been voiced. The CGID has been extremely supportive of our efforts to perform an independent analysis. In the meantime, given the results attached, I am confident that the water provided by the Canyon GID is safe to drink and encourage any user on their system to contact the GID at 342-2850 if they have questions or concerns.

Pat Whitten  
Storey County Manager

A handwritten signature in blue ink, appearing to read "Pat Whitten", is written over the printed name.



11/14/2016

Storey County  
P.O. Box 435  
Virginia City, NV 89440  
Attn: Blake Hiller

OrderID: 1610886

Dear: Blake Hiller

This is to transmit the attached analytical report. The analytical data and information contained therein was generated using specified or selected methods contained in references, such as Standard Methods for the Examination of Water and Wastewater, online edition, Methods for Determination of Organic Compounds in Drinking Water, EPA-600/4-79-020, and Test Methods for Evaluation of Solid Waste, Physical/Chemical Methods (SW846) Third Edition.

The samples were received by WETLAB-Western Environmental Testing Laboratory in good condition on 10/31/2016. Additional comments are located on page 2 of this report.

If you should have any questions or comments regarding this report, please do not hesitate to call.

Sincerely,

Jennifer Delaney  
QA Specialist

**SPARKS**

475 E. Greg Street, Suite 119  
Sparks, Nevada 89431  
tel (775) 355-0202  
fax (775) 355-0817  
EPA LAB ID: NV00925 - ELAP No: 2523

**ELKO**

1084 Lamoille Hwy  
Elko, Nevada 89801  
tel (775) 777-9933  
fax (775) 777-9933  
EPA LAB ID: NV00926

**LAS VEGAS**

3230 Polaris Ave, Suite 4  
Las Vegas, Nevada 89102  
tel (702) 475-8899  
fax (702) 622-2868  
EPA LAB ID: NV00932

# Western Environmental Testing Laboratory

## Report Comments

Storey County - 1610886

### Specific Report Comments

None

### Report Legend

- B -- Blank contamination; Analyte detected above the method reporting limit in an associated blank
- D -- Due to the sample matrix dilution was required in order to properly detect and report the analyte. The reporting limit has been adjusted accordingly.
- HT -- Sample analyzed beyond the accepted holding time
- J -- The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit
- M -- The matrix spike/matrix spike duplicate (MS/MSD) values for the analysis of this parameter were outside acceptance criteria due to probable matrix interference. The reported result should be considered an estimate.
- N -- There was insufficient sample available to perform a spike and/or duplicate on this analytical batch.
- NC -- Not calculated due to matrix interference
- QD -- The sample duplicate or matrix spike duplicate analysis demonstrated sample imprecision. The reported result should be considered an estimate.
- QL -- The result for the laboratory control sample (LCS) was outside WETLAB acceptance criteria and reanalysis was not possible. The reported data should be considered an estimate.
- S -- Surrogate recovery was outside of laboratory acceptance limits due to matrix interference. The associated blank and LCS surrogate recovery was within acceptance limits
- SC -- Spike recovery not calculated. Sample concentration >4X the spike amount; therefore, the spike could not be adequately recovered
- U -- The analyte was analyzed for, but was not detected above the level of the reported sample reporting/quantitation limit

### General Lab Comments

Per method recommendation (section 4.4), Samples analyzed by methods EPA 300.0 and EPA 300.1 have been filtered prior to analysis.

The following is an interpretation of the results from EPA method 9223B:

A result of zero (0) indicates absence for both coliform and Escherichia coli meaning the water meets the microbiological requirements of the U.S. EPA Safe Drinking Water Act (SDWA). A result of one (1) for either test indicates presence and the water does not meet the SDWA requirements. Waters with positive tests should be disinfected by a certified water treatment operator and retested.

Per federal regulation the holding time for the following parameters in aqueous/water samples is 15 minutes: Residual Chlorine, pH, Dissolved Oxygen, Sulfite.

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3230 Polaris Ave. Suite 4  
Las Vegas, Nevada 89102  
tel (702) 475-8699  
fax (702) 622-2868  
EPA LAB ID: NV00932

# Western Environmental Testing Laboratory Analytical Report

Storey County  
P.O. Box 435  
Virginia City, NV 89440

Attn: Blake Hiller

Phone: (775) 847-0958 Fax: (775) 847-0947

PO\Project: Lockwood Iron/ Manganese

Date Printed: 11/14/2016

OrderID: 1610886

Customer Sample ID: Lockwood Fire House

WETLAB Sample ID: 1610886-001

Field Residual Chlorine: 0.32 mg/L

Collect Date/Time: 10/31/2016 10:34

Receive Date: 10/31/2016 12:52

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<b>Microbiological Analyses</b>							
Total Coliform	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
Escherichia Coli	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
<b>Trace Metals by ICP-OES</b>							
Iron	EPA 200.7	0.64	mg/L	1	0.020	11/3/2016	NV00925
Manganese	EPA 200.7	0.16	mg/L	1	0.0050	11/3/2016	NV00925
<b>Sample Preparation</b>							
Trace Metals Digestion	EPA 200.2	Complete		1		11/3/2016	NV00925

Customer Sample ID: Lockwood Sheriff's Office

WETLAB Sample ID: 1610886-002

Field Residual Chlorine: 0.02 mg/L

Collect Date/Time: 10/31/2016 11:03

Receive Date: 10/31/2016 12:52

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<b>Microbiological Analyses</b>							
Total Coliform	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
Escherichia Coli	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
<b>Trace Metals by ICP-OES</b>							
Iron	EPA 200.7	0.039	mg/L	1	0.020	11/1/2016	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	11/1/2016	NV00925

Customer Sample ID: Lockwood Senior Center

WETLAB Sample ID: 1610886-003

Field Residual Chlorine: 1.26 mg/L

Collect Date/Time: 10/31/2016 11:20

Receive Date: 10/31/2016 12:52

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<b>Microbiological Analyses</b>							
Total Coliform	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
Escherichia Coli	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
<b>Trace Metals by ICP-OES</b>							
Iron	EPA 200.7	0.030	mg/L	1	0.020	11/1/2016	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	11/1/2016	NV00925

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

Page 3 of 5

## SPARKS

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fax (775) 355-0817  
EPA LAB ID: NV00925 - ELAP No: 2523

## ELKO

1084 Lamaille Hwy  
Elko, Nevada 89801  
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fax (775) 777-9933  
EPA LAB ID: NV00925

## LAS VEGAS

3230 Polaris Ave. Suite 4  
Las Vegas, Nevada 89102  
tel (702) 475-8899  
fax (702) 622-2868  
EPA LAB ID: NV00932

Customer Sample ID: Lockwood Elementary School

Collect Date/Time: 10/31/2016 11:39

WETLAB Sample ID: 1610886-004

Field Residual Chlorine: 1.45 mg/L

Receive Date: 10/31/2016 12:52

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<b>Microbiological Analyses</b>							
Total Coliform	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
Escherichia Coli	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
<b>Trace Metals by ICP-OES</b>							
Iron	EPA 200.7	0.10	mg/L	1	0.020	11/1/2016	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	11/1/2016	NV00925

Customer Sample ID: Lockwood Clubhouse

Collect Date/Time: 10/31/2016 11:59

WETLAB Sample ID: 1610886-005

Field Residual Chlorine: 0.96 mg/L

Receive Date: 10/31/2016 12:52

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<b>Microbiological Analyses</b>							
Total Coliform	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
Escherichia Coli	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
<b>Trace Metals by ICP-OES</b>							
Iron	EPA 200.7	ND	mg/L	1	0.020	11/1/2016	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	11/1/2016	NV00925

Customer Sample ID: [REDACTED] Residence

Collect Date/Time: 10/31/2016 12:22

WETLAB Sample ID: 1610886-006

Field Residual Chlorine: 1.17 mg/L

Receive Date: 10/31/2016 12:52

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<b>Microbiological Analyses</b>							
Total Coliform	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
Escherichia Coli	SM 9223B (IDEXX Colilert)	0	/100 mL	1		10/31/2016	NV00925
<b>Trace Metals by ICP-OES</b>							
Iron	EPA 200.7	0.035	mg/L	1	0.020	11/1/2016	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	11/1/2016	NV00925

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or &lt;RL

Page 4 of 5

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