



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/16/2018 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

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 January 16, 2018.

4. **CONSENT AGENDA**

- I For possible action, approval of payroll claims in the amount of \$398,434.35 and accounts payable claims in the amount of \$669,395.92.
- II For possible action, approval of the Treasurers Report for December 2017.
- III For possible action, approval of First reading for General Business License - CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Rind Rd. Dayton, NV.
- IV For possible action, approval of Justice Court Quarterly Report.
- V For possible action, approval of Business Licnes First Readings:
 - A. INTERNATIONAL FLOW TECHNOLOGIES, INC - Contractor / 30230 Los Alamos Rd ~ Murrieta, CA
 - B. CONCRETE NORTH, INC - Contractor / 10274 Iron Rock Way ~ Elk Grove, CA
 - C. ENCORE - Contractor / 14830 Kivett Ln ~ Reno, NV
 - D. FREMOUW ENVIRONMENT SERVICES, INC - Transportation / 6940 Tremont Rd ~ Dixon, CA
 - E. MIKE HICKEY CONSTRUCTION, DBA: 3M ROOFING / Contractor / 3046 Achilles Dr ~ Reno, NV

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

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

7. **DISCUSSION/POSSIBLE ACTION:**

National Radon Action Month Proclamation

8. **DISCUSSION/POSSIBLE ACTION:**

A resolution honoring Bruce and Linda Larson & Botcha-Caloops as the 2017 Storey county business of the year.

9. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of reimbursable costs through the voucher program payable to TRI Center for its extension of Milan Drive in the amount of \$ 825,647.23 which amount includes an overage of \$28,921.00 over the estimated costs previously approved.

10. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of agreement with VIEVU Solution Services LLC to provide 18 body cameras and associated services to the Storey County Sheriff's Office

for a subscription fee of \$47.00 per month per camera, an approximate total amount \$50,000.00.

11. DISCUSSION/POSSIBLE ACTION:

Second reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

12. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD

13. DISCUSSION/POSSIBLE ACTION:

Second reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

14. ADJOURN TO RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

15. DISCUSSION/WORKSHOP (No Action):

Discussion of administrative policies that give the county manager either significant job duties or the responsibility for making sure the policies are approved by the board and are followed by staff.

16. DISCUSSION/POSSIBLE ACTION:

Approval of revised county manager's job description.

17. DISCUSSION/POSSIBLE ACTION:

File 2016-030-A1-2017. A request to amend Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use File 2016-030-A1-2017.

18. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage/lot consolidations. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

19. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-278 amending Storey County Code Title 17 Zoning, including Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

20. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

21. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-281 amending Storey County Code Title 17 Zoning including Chapter 17.06 Nonconforming Uses pertaining to legally nonconforming uses and adding language pertaining to substandard development. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

22. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-276 amending Storey County Code Title 17 Zoning to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the planning commission and board. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

23. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-282 amending Storey County Code Title 17 Zoning including Chapter 17.03 Administrative Provisions to revise the procedure for the expiration of development permits. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org.

24. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution No. 18-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses.

25. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution No. 18-481 determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution.

26. DISCUSSION/POSSIBLE ACTION: New (Section Text)

- A. B STREEET HOUSE BED & BREAKFAST - General / 58 N "B" St ~ Virginia City, NV
- B. AIR GUYS LLC - General / 1211 Avian Dr. ~ Sparks, NV
- C. NEW ELECTRIC STERLING HEIGHTS LLC- General / 6475 19 ½ Mi. ~ Sterling Hghts, MI
- D. URTON LTD - Contractor / 1512 Hwy 395 N ~ Gardnerville, NV
- E. SUGINO CORP - General / 1380 Hamilton Pkwy ~ Itasca, IL
- F. LIBERTY INDUSTRIAL GROUP INC - Contractor / 1132 S 500 W ~ Salt Lake City, UT
- G. AQ&B, LLC - General / 5470 Sidehill Dr ~ Sun Valley, NV
- H. KYIBA, INC - General / 28230 Orchard Lk ~ Farmington Hills, MI
- I. YBD TECH MOVING, LLC - General / 1 East First St ~ Reno, NV
- J. SHRED IT USA - General / 28161 N. Keith Dr - Lake Forest, IL
- K. COMSTOCK COPYWRITING - General / 21335 Saddleback ~ VC Highlands, NV
- L. GO SOLAR GROUP, LLC - Contractor / 4892 S Commerce Dr ~ Murray, UT
- M. TANAMERA CONSTRUCTION, LLC - Contractor / 5560 Longley Ln ~ Reno, NV
- N. GULF COAST PROTECTIVE WRAP, LLC - General / 5301 Longley Ln ~ Reno, NV
- O. MASKINE LLC - General / 704 Mill Rd ~ Webster, IN
- P. AMAZON.COM.KYDC, LLC - General / 410 Terry Ave N ~ Seattle, WA
- Q. COSCO FIRE PROTECTION INC - Contractor / 3620 W. Reno ~ Las Vegas, NV
- R. COMSTOCK CRITTER TAXIDERMY - Home Business / 2247 S. Main St ~ Virginia City, NV

S. THERMAL RESOURCE SALES, INC - General / 750 Yellow Pine Rd ~ Reno, NV
T. ACCO ENGINEERED SYSTEMS, INC - Contractor / 6265 San Fernando ~ Glendale, CA
U. TESLA, INC - General / 3550 Deer Cr Rd ~ Palo Alto, CA
V. APPLIED MANUFACTURING TECHNOLOGIES LLC - 219 Kay Industrial Dr ~ Orion, MI
W. CALIFORNIA-NEVADA ILLUMINATION, INC - General / 4000 Executive Pkwy ~ San Ramon, CA
X. QUALITY TELECOM CONSULTANTS, INC - Contractor / 3740 Cincinnati Ave ~ Rocklin, CA
Y. EAGLE NEST PARTNERS - General / 2255 Green Vista ~ Sparks, NV
Z. ELWEMA AUTOMOTICE GMBH - General / 21 Schneider-Strasse 21 ~ Ellwanger Wagst, Germany
AA. SPARKS ELECTRIC MOTOR REPAIR, LLC - General / 845 Marietta Way ~ Sparks, NV
BB. INMAN'S JEWELRY - Home Business / 204 Wagon Wheel ~ Dayton, NV
CC. BOURQUE ENTERPRISES - General / 5017 S 36th St ~ Phoenix, AZ

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

28. **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 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.

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 1/17/2018; 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 a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Wendy Baceus for
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 16, 2018
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** For possible action, Approval of payroll claims in the amount of \$398,434.35 and accounts payable claims in the amount of \$669,395.92.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens

Department: Treasurer

Contact Number: 775.847.0969

4. **Staff Summary:** Attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No

8. **Reviewed by:**

 Department Head

Department Name: Treasurer

____ County Manager

Other Agency Review: _____

9. **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY PAYROLL SYSTEM
Check Register

Payroll Type: Special
Payroll Groups: 1 2 3 4 5 6 7 8 9
Check Date: 12/29/17
Period-end Date: 08/11/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			7,710.01
Total Deductor Checks:			.00
Total Employee Checks:			16,037.28
Total Employee Direct Deposit:			.00
Total Employee Deds Xferd on Dir Dep File:			.00
Total User Transfer to Deductor:			.00
Total Disbursed:			23,747.29

Approved by the Storey County Board of Commissioners: _____

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

Period-end Date: 12/24/17

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

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:	63,499.73
Total Deductor Checks:	10,226.83
Total Employee Checks:	1,013.22
Total Employee Direct Deposit:	291,311.86
Total Employee Deds Xferd on Dir Dep File:	5,590.04
Total User Transfer to Deductor:	3,045.38
Total Disbursed:	374,687.06

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

STOREY COUNTY
PURCHASE CARD REGISTER

PAYMENT	DESCRIPTION	DATE	TRANS#	AMOUNT
ADKINS TITAN CONST	CHAINSAW REPAIRS	1/05/18	1289	102.81
AO AMERICAN PLANNING	ASSOC MEMBERSHIP DUES	1/05/18	1288	397.00
AO HR CERTIFICATION	INSTITUTE MEMBERSHIP D	1/05/18	1288	150.00
BLAKELY	CAR WASH	1/05/18	1282	10.00
C.NEVIN- ATT	INTERNET- 372 S C STRE	1/05/18	1284	75.88
CLE SUBSCRIPTION	KLL - SC DEP DA	1/05/18	1286	199.00
CURTIS	ON LINE CLASS FIRE COD	1/05/18	1282	69.00
CW/JM QUILL	TAX FORMS AND ENVELOPE	1/05/18	1283	130.35
DIXON M WITMER	RELECTIVE SEARCH LINES	1/05/18	1289	878.88
DOSEN, TONY	WINCO CARD INMATE FOOD	1/05/18	1524	1,769.60
FACEBOOK CNDYLAND ADV	PERSONAL CHG/PAID BACK	1/05/18	1281	25.00
FIELD	TRVL/STARNES/INSP FIRE	1/05/18	1282	10.00
FIELD	EVIDENT-EVIDENCE SUPPL	1/05/18	1282	408.96
GAVENDA, BRANDY	DAP CHALK	1/05/18	1524	430.50
I. POWERS 12/26	PORT-A-TORCH	1/05/18	1524	89.76
I. POWERS 12/26	CH BATHROOM	1/05/18	1524	299.00
J HOLMAN 12/14	SNOW SHOVEL	1/05/18	1524	501.41
J. HOLMAN 12/19	CHAIN SAW OIL	1/05/18	1524	51.96
J. HOLMAN 12/19	CH WATER HEATER	1/05/18	1524	39.44
J. HOLMAN 12/27	CH LIGHT CONNECTOR	1/05/18	1524	39.52
J. HOLMAN 12/27	TOLIET FLAPPER STATIO	1/05/18	1524	11.76
J. HOLMAN 12/27	T SHIRT BAGS	1/05/18	1281	7.97
LANGER - CLE TRNG	AML - SCDA	1/05/18	1286	11.98
MD SW PACKAGING	SECURITY MEMBERSHIP	1/05/18	1288	160.40
MK ASIS INTL ONLINE	AMMUNITION	1/05/18	1288	45.00
MK BROWNELLS	LAW ENFORCEMENT WEBINA	1/05/18	1288	195.00
MK PAYPAL	EMT RENEWAL	1/05/18	1289	324.43
NEVIN NV EMS	CALENDARS	1/05/18	1289	99.00
OFFICE DEPOT	ARCHIVAL SUPPLIES	1/05/18	1290	19.00
ORD #26215737	VCSC KITCHEN HOOD	1/04/18	1287	78.83
PERSONAL PURCHASE	COM VAN	1/05/18	1292	610.67
S. BREYLLINGER 12/14	THOMAS FIRE MEALS	1/05/18	1524	27.95
S. BREYLLINGER 12/26	THOMAS FIRE FUEL	1/05/18	1289	305.62
SPELTZ HARRIS RANCH	THOMAS FIRE FUEL	1/05/18	1289	816.60
SPELTZ SHELL	UPDATED LODGING ORD LE	1/05/18	1289	71.80
SPELTZ VALERO	VCTC 56221	1/05/18	1524	85.00
SS USFS PRO	TOOLS	1/05/18	1524	125.00
T. SKRETTA 12/14	HYDRANT MAINTENANCE	1/05/18	1524	55.00
T. SKRETTA 12/16	DA GRAPHICS EQUIPMENT	1/05/18	1289	550.00
THOMSEN LOWES	CARSON STORAGE RENEWAL	1/05/18	1289	74.91
037660	GO TO MY PC ANNUAL REN	1/05/18	1291	21.12
054525	COM DEV PRINTERS	1/05/18	1291	256.26
06627267	GO DADDY UP TO 5 RENEW	1/05/18	1291	139.95
081031	ANNE LANGER DA 3345	1/05/18	1286	229.92
1237890732	AML - SCDA	1/05/18	1291	350.65
2018 STATE BAR DUES	VCSD DSL	1/05/18	1291	169.99
2018 WCB BAR DUES	ST74 DSL	1/05/18	1291	1,030.00
5PC7MYW9U02T2Q0	COM DEV DSL	1/05/18	1291	350.00
5PC7MYW9U02T7K3	COM DEV DSL	1/05/18	1291	91.05
5P67MYW9P02802K	COM DEV DSL	1/05/18	1291	86.00

12,175.81

12,175.81

Card Total

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

Report No: PB5480ST
Run Date : 01/04/18
PC
NUMBER VENDOR

FUND-DEPT INVOICE #

STOREY COUNTY
PURCHASE CARD REGISTER

Page 2

CARD
TOTAL

DATE TRANS# AMOUNT

DESCRIPTION

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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			

Report No: PB1315
Run Date : 01/04/18

STOREY COUNTY
CHECK REGISTER 1/05/18

Page 1

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90889	ALSCO INC	ST 71 LAUNDRY		1/05/18	83156	13.80	
		ST 72 LAUNDRY		1/05/18	83156	8.77	
		ST 75 LAUNDRY		1/05/18	83156	18.58	
		ST 74 LAUNDRY		1/05/18	83156	10.52	51.67
90890	AMERIGAS PROPANE LP	ACCT# 201039552		1/05/18	83076	859.82	859.82
90891	AT&T MOBILITY II LLC	IPAD		1/05/18	83057	110.84	110.84
90892	BATTLE BORN CONSULTING SE	COMM DEVELOP OVERSIGHT		1/05/18	83143	11,354.00	11,354.00
90893	BERRY ENTERPRISES	PHITTEN RADIO		1/05/18	83167	1,427.93	
		NEW RADIO DISPATCH		1/05/18	83168	1,427.93	
		PHITTEN RADIO		1/05/18	83167	69.35	
		CAR CHARGER		1/05/18	83168	128.00	
		PROGRAMMING		1/05/18	83168	96.00	3,149.21
90894	BOARD OF REGENTS (COMPT)	QUARTERLY PROGRAM SUPPORT		1/05/18	83059	6,250.00	6,250.00
90895	BOB BARKER COMPANY INC	SHAMP, TOOTHPASTE, SPORKS		1/05/18	83093	179.87	
		JAIL- WASH CLOTH		1/05/18	83092	21.63	201.50
90896	BOYD, WHITNEY JOLYN			1/05/18	83104	100.00	100.00
90897	BRANDON, RUSSELL D	PUBLIC ADMINISTRATION		1/05/18	83086	60.00	60.00
90898	BROWN, BEN	PARAMEDIC REFRESHER		1/05/18	83157	360.00	360.00
90899	BURRELL, SCOTT LEWIS	12/14-12/27 2017		1/05/18	83069	360.00	396.00
		COMMISSIONER BOARD HRG		1/05/18	83088	367.50	367.50
90900	CAPITOL REPORTERS	9797933737		1/05/18	83152	461.76	
90901	CELCO PARTNERSHIP	DISPATCH IPAD		1/05/18	83169	80.02	541.78
90902	CENTRAL SANITARY SUPPLY	BATHROOM SUPPLIES		1/05/18	83099	109.45	109.45
90903	CMC TIRE INC	PW544E- SERVICE CALL		1/05/18	83054	345.00	
		ITS4258- ALIGNMENT		1/05/18	83054	80.00	
		PW36545 TIRES		1/05/18	83054	603.84	
		SO 69901 TIRES		1/05/18	83054	1,540.16	2,569.00
90904	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		1/05/18	83091	176.44	176.44
90905	COMMUNITY CHEST INC	JAN 2018 PROGRAM SUPPORT		1/05/18	83101	200.00	
		IMG-FLM RD/UR 126644-800		1/05/18	83063	24,749.99	24,949.99
90906	COMPLETE DOCUM MNGMNT SOL			1/05/18	83151	243.20	243.20
90907	COMSTOCK CHRONICLE (VC)	PUBLIC NOTICE ZONE AMNDT		1/05/18	83127	268.31	
		PRIMARY ELECTION NOTICE		1/05/18	83146	151.88	
		NOTICE TO TAXPAYERS		1/05/18	83146	167.06	
		BOE NOTICE		1/05/18	83146	126.56	
		VCTC COMMISSIONER VACANCY		1/05/18	83148	121.50	

Report No: PB1315
Run Date : 01/04/18
CHECK
NUMBER

STOREY COUNTY
CHECK REGISTER 1/05/18

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90908	DATOH'S USA INC					1,010.81
	VCTC FT MAINTENANCE WKR		1/05/18	83148	175.50	
	ST 72 WATER		1/05/18	83158	73.95	
	ST 71 WATER		1/05/18	83158	30.95	
	ST 74 WATER		1/05/18	83158	36.95	
	ST 75 WATER		1/05/18	83158	30.95	
	WATER RENTAL		1/05/18	83123	25.95	198.75
90909	DEUCE NINE LLC					
	VEHICLE GRAPHICS		1/05/18	83098	1,505.00	1,505.00
90910	DEVNET, INC					
90911	DOMINION VOTING SYSTEMS I		1/05/18	83174	9,880.87	9,880.87
90912	ELLIOTT AUTO SUPPLY INC		1/05/18	83171	59,411.00	59,411.00
	TRI FRGTLNR- LUBE FILTER		1/05/18	83055	14.51	
	PW GAS PUMP FILTER		1/05/18	83055	6.09	
	ROADS-FILTERS		1/05/18	83055	531.38	
	R171- DEL 65PG		1/05/18	83055	229.30	
	SO-FILTERS		1/05/18	83055	23.26	
	ITS4258- CONTROL ARM		1/05/18	83055	238.04	
	SO58905 ADAPTOR		1/05/18	83055	218.80	
	COMDEV30078- GEAR OIL		1/05/18	83055	52.56	
	COMDEV30078 LUBE FILTER		1/05/18	83055	4.87	
	COMDEV30078- ANTI FRZ		1/05/18	83055	141.14	
	PW56432- SHOCK		1/05/18	83055	152.46	
	SO58905 OIL PAN		1/05/18	83055	21.93	
	PW25253 CONNECTOR		1/05/18	83055	35.86	
	SO 58905 LUBE FILTER		1/05/18	83055	106.17	
	SO51848 TENSOR		1/05/18	83055	33.77	
	SO51848 GATORBACK IDLER		1/05/18	83055	20.64	
	PW63742 FUEL FILTER		1/05/18	83055	8.27	
	SO58905 GASKET		1/05/18	83055	9.77	
	VCTC56221- LAMP		1/05/18	83055	23.62	
	IT28155-HOOD RELEASE		1/05/18	83055	8.46	
	COMDEV30078- LUBE FILTER		1/05/18	83055	4.87	
	SO58905- CONNECTOR		1/05/18	83055	23.40	1,909.17
90913	EVERBANK COMMERCIAL FIN		1/05/18	83172	201.54	201.54
90914	FARR WEST ENGINEERING		1/05/18	83139	912.50	912.50
90915	FCC COMMUNICATIONS, LLC		1/05/18	83166	3,750.61	3,750.61
90916	FERRELLGAS LP		1/05/18	83107	877.37	
	100 TOLL RD		1/05/18	83159	342.45	
	ST 71 PROPANE		1/05/18	83107	964.23	2,184.05
	WTR PLANT		1/05/18	83179	451.00	451.00
90917	FRISBY, DAMIAN		1/05/18	83110	673.85	
90918	GOLDEN GATE/SET PETROLEUM		1/05/18	83110	834.82	1,508.67
	LW REG 110 DIS 215		1/05/18	83108	381.68	
	LW REG 250 DIS 153		1/05/18	83108	555.08	
90919	GRAINGER		1/05/18	83108	99.20-	837.56
	T PAPER					
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90920	GRANSBERRY, TOM					

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90921	GREENLUND, GARY	DEC 25-29, 2017		1/05/18	83147	112.50	
		DEC 18-22, 2017		1/05/18	83147	180.00	292.50
90922	HAT, LTD			1/05/18	83178	588.00	588.00
90923	HISTORIC FOURTH WARD SCHO	ROADS		1/05/18	83066	1,357.44	
		ROADS		1/05/18	83066	2,714.88	4,072.32
90924	HOME DEPOT CREDIT SERVICE	QUARTERLY PROGRAM SUPPORT		1/05/18	83058	23,750.00	23,750.00
90925	HOMETOWN HEALTH	USA PKWY FLAGS AND REBAR		1/05/18	83176	149.68	149.68
90926	IT1 SOURCE LLC	16010132		1/05/18	83133	14,424.54	14,424.54
		DATA CENTER RACK		1/05/18	83177	151.16	
		COMPUTER CABINET PW		1/05/18	83177	1,139.77	
		PATCH CABLES DATA CENTER		1/05/18	83177	1,127.56	
		FAN DATA CENTER		1/05/18	83177	536.42	
		DATA CENTER WALL MOUNTS		1/05/18	83177	1,060.61	4,015.52
90927	JAMES C MCLENNAN MDPC	JAN 2018 HEALTH OFFICER		1/05/18	83062	500.00	500.00
90928	JBP LLC	WT-73 SEAL KIT		1/05/18	83067	277.59	
		FIRE 66631 PANELS		1/05/18	83067	438.76	716.35
90929	JDS CRIMINALISTICS	ORDER 12/15/2017		1/05/18	83141	150.00	150.00
90930	JUDSON, KEITH S			1/05/18	83103	100.00	100.00
90931	KADLIC, JOHN J.	ORDER 12/11/2017		1/05/18	83144	2,750.00	2,750.00
90932	LIBERTY ENGINE CO NO 1	QUARTERLY PROGRAM SUPPORT		1/05/18	83060	2,500.00	2,500.00
90933	LIFE-ASSIST INC	EMS SUPPLIES		1/05/18	83160	108.48	108.48
90934	LINCOLN NATIONAL LIFE	RETIREE LIFE		1/05/18	83137	18.33	18.33
90935	LIQUID BLUE EVENTS LLC	BUDGET EXPENSE		1/05/18	83078	8,000.00	8,000.00
90936	LIQUID BLUE EVENTS LLC	OYSTER BUDGET EXPENSE		1/05/18	83079	37,000.00	37,000.00
90937	LIQUID BLUE EVENTS LLC	DEVIL BUDGET EXPENSE		1/05/18	83080	3,000.00	3,000.00
90938	LIQUID BLUE EVENTS LLC	FD DAY BANK		1/05/18	83081	1,500.00	1,500.00
90939	LIQUID BLUE EVENTS LLC	OYSTER BANK		1/05/18	83082	4,500.00	4,500.00
90940	LIQUID BLUE EVENTS LLC	DEVIL BANK		1/05/18	83083	500.00	500.00
90941	LIQUID BLUE EVENTS LLC	JANUARY RETAINER		1/05/18	83085	2,285.00	2,285.00
90942	MACKAY MANSION	12/14-12/27 2017		1/05/18	83070	7.00	
				1/05/18	83070	38.50	45.50
90943	MARK TWAIN COMMUNITY CTR	JAN 2018 PROGRAM SUPPORT		1/05/18	83061	1,666.67	1,666.67
90944	METRO OFFICE SOLUTIONS IN						

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90945	MORRIS, ROBERT T	SUPPLIES		1/05/18	83089	47.15	
90946	MPS DENTAL LLC	SUPPLIES		1/05/18	83142	20.61	
90947	MUNICIPAL EMERGENCY SE(CT	COPY/PAPER/PENCIL		1/05/18	83056	20.77	88.53
90948	NACO	DECEMBER 2017 STATEMENT		1/05/18	83125	4,800.00	4,800.00
90949	NEV COMPTROLLER	EMERGENCY INMATE DENTAL		1/05/18	83132	327.00	327.00
		SCHA PORT MAINTENANCE		1/05/18	83161	27.51	
		SCBA PORT MAINTENANCE		1/05/18	83161	15.48	42.99
		NACO MEMBERSHIP DUES 2018		1/05/18	83150	11,298.00	11,298.00
90950	NEV COMPTROLLER	EE		1/05/18	83106	100.00	
90951	NEV COMPTROLLER	DISTRICT COURT ADMIN ASSE		1/05/18	83106	165.00	
90952	NEV DEPT HUMAN RESOURCES	POPULATION FEES		1/05/18	83106	650.00	
90953	NEV DEPT TAXATION	COUNTY MATCH		1/05/18	83106	901.00	
90954	NEV MAGAZINE-ST OF NEVADA	VIRGINIA CITY TOURISM		1/05/18	83106	5,481.00	7,297.00
90955	NEV TREASURER	ADV 2018 VISITOR GUIDE		1/05/18	83181	856.64	856.64
90956	NILVA-REALTOR WISE	WATER DEP REFUND		1/05/18	83182	280,436.97	280,436.97
90957	O'REILLY AUTO ENTERPRISES	V-BELT		1/05/18	83119	100.00	100.00
		FILTER		1/05/18	83111	20.80	
		RUBBER PLUGS		1/05/18	83111	42.79	
		FITTING		1/05/18	83111	12.87	
		BAT BRUSH/ TERM CLEANER		1/05/18	83111	4.49	
		IT28155 F/P ASSEMBLY		1/05/18	83111	12.67	
90958	OCCUPATIONAL HEALTH CENTE	VFD PHYSICALS		1/05/18	83111	137.30	230.92
90959	OFFICE DEPOT INC	PENS FOR OFFICE		1/05/18	83126	564.00	564.00
90960	OSBORNE, AUSTIN	INK FILES BINDER TAPE		1/05/18	83126	15.58	
90961	PETRINI, ANGELO D	CAB FARE		1/05/18	83155	105.20	120.78
90962	PHYSIO CONTROL INC	12/14-12/27 2017		1/05/18	83071	30.00	30.00
90963	PROTECTION DEVICES INC	CARDIAC MONITOR REPAIRS		1/05/18	83163	68.00	68.00
		REPAIR PHONE LINE		1/05/18	83170	1,676.00	1,676.00
		CRT HSE FIRE MONITORING		1/05/18	83170	85.00	
		PWORKS MONITORING		1/05/18	83170	179.85	
		205 C STREET MONITOR		1/05/18	83170	75.00	
		TRI CO FIRE MONITORING		1/05/18	83170	75.00	
				1/05/18	83170	179.85	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90964	PURCHASE POWER	VCCC		1/05/18	83170	75.00	2,075.64
		372 S C STREET		1/05/18	83068	75.00	
		LOCKWOOD CENTER 800PERI		1/05/18	83068	75.00	
		COMM FIRE RADIO - STN 75		1/05/18	83130	606.72	
		COMM FIRE RADIO - CH		1/05/18	83130	649.22	
90965	RAD STRATEGIES INC	REFILL 12/15/2017		1/05/18	83140	1,900.00	1,900.00
90966	REFUSE, INC	MARKETING & PR		1/05/18	83153	500.00	4,875.00
		MONITORING, REPORTING		1/05/18	83153	375.00	
		RELATIONS SCIAL MARKETING		1/05/18	83153	2,000.00	
		MEDIA TRI OUTREACH		1/05/18	83153	2,000.00	
90967	REPORTING SYSTEMS, INC	WWTP		1/05/18	83121	50.00	50.00
90968	ROBERTS, BOBBI JEAN	FIRE/EMS REPORTING SYSTEM		1/05/18	83164	644.00	644.00
90969	RUPPCO INC	GARNISHMENT DISBURSED		1/05/18	83090	264.61	264.61
90970	SAINT MARYS ARTCENTER INC	OXYGEN/ ACETYLENE		1/05/18	83118	48.91	184.70
		ME APPLICATION/ SPARK LIG		1/05/18	83118	135.79	
90971	STEVE CHOQUETTE	QUARTERLY PROGRAM SUPPORT		1/05/18	83064	10,000.00	10,000.00
90972	SHERMARK DISTRIBUTORS INC	FLOW EDGES		1/05/18	83117	2,173.50	2,173.50
		INMATE MILK		1/05/18	83094	56.00	
90973	SHOAF, BRIAN ALLEN	INMATE MILK		1/05/18	83096	56.00	112.00
90974	SIERRA ENVIRONMENTAL	12/14-12/27 2017		1/05/18	83072	16.50	16.50
		PH/ BOD5/ SOLIDS		1/05/18	83115	148.00	
90975	SIERRA PACIFIC POWER CO	NITROGEN/ COLIFORM		1/05/18	83115	105.00	253.00
		VIRGINIA CITY ST LIGHTS		1/05/18	83114	901.98	
		SC COMMISSIONERS ST LIGHT		1/05/18	83114	117.17	
		2610 CARTWRIGHT PUMPHSE		1/05/18	83114	88.67	
		431 CANYON WAY ST 4		1/05/18	83114	249.69	
		2612 CARTWRIGHT RD RES		1/05/18	83114	76.98	
		145 N C ST UNIT		1/05/18	83114	129.00	
		381 N C ST RESTSTOP		1/05/18	83114	126.66	
		130 TOLL RD BLDG		1/05/18	83114	48.08	
		110 TOLL RD BLDG		1/05/18	83114	171.67	
		100 TOLL RD SHOP 1/2		1/05/18	83114	290.69	
		201 S C ST DA		1/05/18	83114	78.33	
		203 S C ST SO		1/05/18	83114	123.49	
		205 S C ST SO		1/05/18	83114	128.58	
		911 US HWY 341 JAIL		1/05/18	83114	854.40	
		490 SAM CLEMENS PARK		1/05/18	83114	20.41	
		100W SOUTH ST WTR PLNT		1/05/18	83114	553.14	
		21 S C ST GASLMO		1/05/18	83114	214.34	
		500 SPANIAL RAVINE RD "V"		1/05/18	83114	37.91	
		205 N E ST VC PARK		1/05/18	83114	32.32	
		SUTTON ST		1/05/18	83114	32.96	
		104 S B ST GARAGE		1/05/18	83114	32.32	
		S C ST UNIT VC/372 C ST		1/05/18	83114	72.49	

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
90983 STAR2STAR COMMUNICATIONS,			1/05/18	83122	66.82	
90984 SUN PEAK ENTERPRISES	SHERIFF 2/3		1/05/18	83122	34.96	3,182.62
	12/14-12/27 2017		1/05/18	83149	202.55	202.55
90985 TEST NOTICE LLC			1/05/18	83073	868.00	
90986 THE ANTOS AGENCY			1/05/18	83073	72.00	940.00
90987 THE ROASTING HOUSE	VC SPEC EVENT CARD DESIGN		1/05/18	83100	35.00	35.00
90988 THERMATEMP			1/05/18	83075	112.50	112.50
90989 THOMAS PETROLEUM LLC	OUTSIDE LIGHTS AT JAIL		1/05/18	83097	969.75	969.75
	REG 600 DIS 260		1/05/18	83116	1,758.11	
	CHC DELO 159 CHV SUPREME		1/05/18	83116	2,157.47	
90990 TRIUMPH ELECTRIC INC	REG 458 DIS175		1/05/18	83116	1,333.48	5,249.06
90991 TYLER TECHNOLOGIES, INC	COURTHOUSE CONDUIT RUN		1/05/18	83175	7,280.00	7,280.00
90992 UNITEDHEALTHCARE INS CO	RETIREE DENTAL INS GRP 1		1/05/18	83132	2,730.00	2,730.00
90993 VIRGINIA CITY TOURS INC	12/14-12/27 2017		1/05/18	83135	1,142.71	1,142.71
90994 VISION SERVICE PLAN, INC	9530668311 RETIREE		1/05/18	83074	424.00	
90995 WASHOE CO CORONER	STAINEROOK TOXICOLOGY		1/05/18	83074	32.00	456.00
90996 WASHOE COUNTY SENIOR SERV	NOVEMBER 2017 LOCKWOOD		1/05/18	83138	250.82	250.82
90997 WESTERN ENVIRONMENTAL LAB	TOTAL COLIFORM		1/05/18	83128	207.10	207.10
	QUANT TRAY		1/05/18	83120	1,168.97	1,168.97
90998 WOOD, CORLISS	HEAVY DUTY STPLER		1/05/18	83120	50.00	
			1/05/18	83120	58.60	108.60
			1/05/18	83136	18.19	18.19
CHECKS TOTAL					657,220.11	657,220.11

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 657,220.11 CHECK DATE 1/05/18

COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 16, 2018
Agenda Item Type: Consent Agenda

Estimate of Time Required: 0-5 min.

1. **Title:** For possible action, approval of the Treasurers Report for December 2017.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Vanessa Stephens

Department: Treasurer **Contact Number:** 775.847.0969
4. **Staff Summary:** Report is attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

 Department Head
 County Manager

Department Name: Treasurer

Other Agency Review: _____

9. **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

December 2017

[illegible]

		Outstanding Checks				
		From	Check#	1 Through	99999	
		From	0/00/00 - 12/31/17	Check Date	Amount	
TP	Check #	Bank	Seq	Person #	Vendor/Employee Name	Amount
CK	81922	199	00	403959	BENDER, DEBORAH	60.00
CK	81937	199	00	404621	EVANS, CHAD	16.91
CK	81973	199	00	404619	SEAY, JOHN	39.75
CK	82404	199	00	403382	DUFRESNE, JOHN	90.00
CK	82475	199	00	404670	PIPER, LINDA & BARRY	86.05
CK	82591	199	00	404676	JEFFCOAT, HUGH	90.18
CK	82917	199	00	403938	THREE GGG INC	78.00
CK	83250	199	00	404736	HOBSON, TABITHA	75.00
CK	83390	199	00	404697	MURRAY, ANN MARIE ARAGON	14.08
CK	84999	199	00	403677	CORELOGIC INC	801.00
CK	85761	199	00	404873	LYNCH, TERRIE	25.34
CK	86021	199	00	404895	HARLOW, TONYA	100.00
CK	86073	199	00	101256	NEVADA, GRAZING BOARD	15.19
CK	86195	199	00	404908	HAWKINS, JASON	19.93
CK	86449	199	00	404936	BUIST, BOBBIE JO	29.62
CK	86611	199	00	103340	INNOVATIVE IMPRESSIONS	46.00
CK	86624	199	00	404953	LEIGHTON, GLENN & CELESTE	8.43
CK	86738	199	00	403892	SUN PEAK ENTERPRISES	2,344.00
CK	86743	199	00	100877	HAYMORE, DEAN	14.00
CK	86967	199	00	103340	INNOVATIVE IMPRESSIONS	46.00
CK	87145	199	00	404663	MADISON, SCOTT & LISA	2,348.47
CK	87439	199	00	403892	SUN PEAK ENTERPRISES	1,768.00
CK	87534	199	00	103247	COSTCO WHOLESALE MEMBERSH	624.69
CK	88119	199	00	404818	TEST NOTICE LLC	25.00
CK	89200	199	00	100654	CINDERLITE TRUCKING CORP	1,824.08
CK	89253	199	00	403892	SUN PEAK ENTERPRISES	3,293.50
CK	89380	199	00	405118	COMSTOCK GOLD MILL LLC	443.00
CK	89459	199	00	405117	BERNARD, SHARON	43.84
CK	89639	199	00	101946	POTTS, JENNIFER	6.45
CK	89656	199	00	10035	WHITTEN, PAT	16.23
CK	89828	199	00	404366	C & W LOCK, GLASS & SAFE	30.90
CK	89853	199	00	101256	HOMETOWN HEALTH BOARD	14,424.54
CK	90204	199	00	405157	NEVADA GRAZING BOARD	22.33
CK	90209	199	00	405100	EADES, PAUL & PATRICIA	91.37
CK	90283	199	00	403901	FIELD, MELISSA	23.99
CK	90428	199	00	405164	THE TOMSTONE COWBOYS	192.00
CK	90453	199	00	404191	BACUS, DOUG	7.64
CK	90457	199	00	404725	HARDWICK, WAYNE C	2,911.20
CK	90622	199	00	403895	HOOD, CHRIS	76.70
CK	90651	199	00	403893	PETRINI, ANGELO D	80.00
CK	90694	199	00	405023	VIRGINIA CITY TOURS INC	578.00
CK	90708	199	00	404691	HANSEN OVERHEAD GARAGE DO	405.00
CK	90728	199	00	403895	MARK TWAIN COMMUNITY CTR	1,666.67
CK	90733	199	00	405181	PETRINI, ANGELO D	74.00
CK	90761	199	00	101845	RENO LAND & CATTLE	4,235.00
CK	90763	199	00	403893	US POSTOFFICE (VC)	200.00
CK	90770	199	00	404709	VIRGINIA CITY TOURS INC	454.00
CK	90777	199	00	405067	ZACH LYON CREATIVE, INC	3,000.00
CK	90782	199	00	401169	ALAN CABIENES AUTHORIZED	52.03
CK	90783	199	00	403619	ARROYO, AUGGIE	400.00
CK	90785	199	00	100285	AT&T TELECONFERENCE SERVI	10.05
CK	90786	199	00	405178	AVS DEVELOPMENT LTD	62.70
CK	90788	199	00	404634	AZEVEDO, MARTIN	199.00
CK					BRANDON, RUSSELL D	60.00

Report No: Br1762
Run Date : 01/08/18 Run Time : 08:48:19
STOREY COUNTY
TREASURER'S ACCOUNTING
Outstanding Checks
Check# 1 Through 999999
0/00/00 - 12/31/17
From
From
Check Date
Amount

TP	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check Date	Amount
CK	90791	199 00	403671	BURRELL, SCOTT LEWIS		12/22/17	115.50
CK	90792	199 00	100463	BUSINESS & PROFESSIONAL		12/22/17	23.98
CK	90795	199 00	405187	BOCHAT, CAROL		12/22/17	25.00
CK	90797	199 00	403268	CELCO PARTNERSHIP		12/22/17	2,337.73
CK	90799	199 00	403822	COLLECTION SERVICE OF NEV		12/22/17	341.41
CK	90801	199 00	403990	COMSTOCK CEMETERY FOUNDAT		12/22/17	144.00
CK	90802	199 00	404801	CREATIVE CONSULTING SOLUT		12/22/17	4,000.00
CK	90809	199 00	403975	FERRELLGAS LP		12/22/17	1,364.12
CK	90812	199 00	404896	GOLDEN GATE/SET PETROLEUM		12/22/17	2,331.34
CK	90816	199 00	405191	HAMBLIN, CHRIS		12/22/17	250.00
CK	90819	199 00	404725	HOOD, CHRIS		12/22/17	130.00
CK	90820	199 00	403753	HOT SPOT BROADBAND INC		12/22/17	82.50
CK	90821	199 00	103340	INNOVATIVE IMPRESSIONS		12/22/17	352.80
CK	90823	199 00	403540	INTERMOUNTAIN SLURRY SEAL		12/22/17	128,758.30
CK	90827	199 00	405188	JORDAN, REBECCA		12/22/17	25.00
CK	90829	199 00	404356	LANGUAGE LINE SERVICES IN		12/22/17	8.49
CK	90830	199 00	405093	LATHROP FAMILY CORP		12/22/17	255.00
CK	90835	199 00	100471	MOUND HOUSE TRUE VALUE		12/22/17	37.00
CK	90841	199 00	403632	NEVADA BLUE LTD (RNO)		12/22/17	100.00
CK	90842	199 00	101209	NEVADA DISTRICT ATTORNEYS		12/22/17	125.00
CK	90843	199 00	404357	NEVADA OCCUPATIONAL HLTH		12/22/17	95.00
CK	90845	199 00	99806	OCCUPATIONAL HEALTH CENTE		12/22/17	2,411.50
CK	90847	199 00	404118	OPTUMINSIGHT INC		12/22/17	273.75
CK	90848	199 00	402987	OSBORNE, AUSTIN		12/22/17	207.89
CK	90850	199 00	403895	PETRINI, ANGELO D		12/22/17	62.00
CK	90851	199 00	101434	PITNEY BOWES INC		12/22/17	207.00
CK	90856	199 00	404398	RAD STRATEGIES INC		12/22/17	250.00
CK	90858	199 00	10026	RUPPCO INC		12/22/17	207.00
CK	90863	199 00	102462	SIERRA ENVIRONMENTAL		12/22/17	295.00
CK	90869	199 00	402848	STAFFORD, MARK		12/22/17	5,009.50
CK	90876	199 00	405193	THOMAS, ANDREW		12/22/17	25.00
CK	90881	199 00	405183	VCRV PARK		12/22/17	100.00
CK	90883	199 00	403893	VIRGINIA CITY TOURS INC		12/22/17	188.00
CK	90886	199 00	101932	WASHOE CO SHERIFFS OFFICE		12/22/17	7,587.50
CK	90888	199 00	103237	WESTERN ENVIRONMENTAL LAB		12/22/17	571.16
EC	13	199 00	404671	PORTER GROUP LLC		12/04/17	201,947.33
				Type Total:			6,000.00
				Type Total:			6,000.00
PR	34231	199 00	900615	SHERIFF FEE COLLECTION/GA		8/15/14	10.71
PR	34705	199 00	900201	COLONIAL LIFE INS. 125		8/14/15	50.73
PR	34774	199 00	900107	MEDICAL/EMPLOYEE BUYUP		10/09/15	1,143.53
PR	35013	199 00	900113	LIFE INSURANCE		4/08/16	736.93
PR	35990	199 00	900055	EMPLS AUTHORIZED PERS DED		12/29/17	46.66
PR	35991	199 00	900200	COLONIAL ACCIDENT		12/29/17	8.31
PR	35992	199 00	900201	COLONIAL LIFE INS. 125		12/29/17	50.73
PR	35993	199 00	900299	DEFERRED COMP (AFTER-TAX)		12/29/17	712.50
PR	35994	199 00	900300	DEFERRED COMP		12/29/17	5,609.00
PR	35995	199 00	900301	EMP DED/AFLAC 125 PLAN		12/29/17	825.63
PR	35996	199 00	900302	EMP DED/AFLAC AFTER TAX		12/29/17	274.28
PR	35997	199 00	900303	PACIFIC LIFE INS CO		12/29/17	50.00
PR	35998	199 00	900307	EMPDED/WASH INS AFTER TAX		12/29/17	619.55
PR	35999	199 00	900402	AFSCME/UNION DUES		12/29/17	570.17

TP	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check Date	Amount
PR	36000	199 00	900501	FIRE FIGHTER ASSOC #4227	12/29/17		1,460.00
PR	36001	199 00	112	HESS, GREG J	12/29/17		1,013.22
PR	36002	199 00	945	CURTIS, DAVID	12/29/17		16,037.28
				Type Total:			29,219.23
VP	90550	199 00	404935	AMES CONSTRUCTION	11/14/17		576,781.32
VP	907730	199 00	405162	ONQGLOBAL INC	12/14/17		5,200.00
				Type Total:			581,981.32
				Bank Total:			819,147.88
				Total:			819,147.88



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/16/18

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** First reading for General Business License – CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Rind Rd. Dayton NV.
2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, General Business License – CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Rind Rd. Dayton NV.
3. **Prepared by:** Brandy Gavenda, Administrative Assistant

Department: SCSO

Telephone: 775-847-0959

4. **Staff summary:** First reading for General Business License – CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Rind Rd. Dayton NV.
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.



STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro
Sheriff

December 26, 2017

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

Fr: Brandy Gavenda

Please add the following item(s) to the January 16, 2017 Commissioners Consent Agenda:

LICENSE BOARD

First Reading:

- A. General Business License – CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Rind Rd. Dayton NV.

**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

FILED

JAN - 2 2018

Vandephen
Storey Co. Clerk

Deputy

Meeting Date: Tuesday, January 02, 2018

Estimate of Time Required: 5 min

Agenda: Consent ☒

Regular ☐

Public Hearing Required ☐

1. Title: Justice Court Quarterly Report

2. Recommended Motion: Approve

3. Prepared By: E.F. Herrington, Justice of the Peace

Department: Justice Court 775-847-0962

4. Staff Summary:

5. Supporting Materials: EOP Listings for October, November, and December 2017

6. Fiscal Impact: None ☒

Funds Available: n/a Fund: ☐ Comptroller ☐

7. Legal Review Required: District Attorney ☐

8. Reviewed By:

☐ Department Head

Department Name: Commissioners' Office

Ruf ☒ County Manager

☐ Other Agency Review

9. Board Action:

☐ Approve

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. _____

Virginia Township Justice Court ~ Storey County, Nevada

26 South B Street, Second Floor
Virginia City, Nevada 89440



775-847-0962 • Facsimile: 775-847-0915
www.storeycounty.org

January 2, 2018

QUARTERLY REPORT

Pursuant to NRS 4.100, attached please find End of Period Listing Reports for October, November, and December, 2017.

I, E.F. Herrington, Virginia Township Justice of the Peace, Storey County, Nevada, do hereby certify that to the best of my knowledge and belief, the attached information is a full, true and correct statement of NRS 4.100.

E.F. Herrington
Justice of the Peace

Subscribed and sworn before me
this ____ day of _____ 20____.

Justice Court Clerk

VIRGINIA TOWNSHIP COURT EOP - OCTOBER 2017

ACCOUNT		PAYEE	DISBURSED AMOUNT
170-000-34206	AA Fee - State (AOC)	NV State Controller	\$ 6,793.00
187-000-35104	AA Fee - Justice Court	Virginia Township Justice Court	\$ 1,173.00
001-000-35103	AA Fee - Juvenile	Storey County Treasurer	\$ 338.00
170-000-35114	AA Fee - State (General)	NV State Controller	\$ 826.00
180-000-35101	AA Fee Genetic Marker Analysis	Storey County Treasurer	\$ 516.00
001-000-34245	Attorney Reimbursement Fee	Storey County Treasurer	\$ 65.00
	Appeal Fee	Storey County Treasurer	\$ -
001-000-34204	Bond Processing Fee	Storey County Treasurer	\$ 131.25
001-000-34204	Civil Fees	Storey County Treasurer	\$ 161.25
187-000-35104	Civil Fees - Justice Court	Virginia Township Justice Court	\$ 241.37
001-000-35101	Chemical Analysis Fee	Storey County Treasurer	\$ -
001-000-34204	Certified Mailing	Storey County Treasurer	\$ -
001-000-34204	Copy Fees	Storey County Treasurer	\$ 6.38
170-000-34208	Domestic Violence Fees	NV State Controller	\$ -
170-000-34214	NHP	NV State Controller	\$ 50.00
001-000-35109	Fine - County	Storey County Treasurer	\$ 14,920.00
187-000-35111	Court Facility Fee	Virginia Township Justice Court	\$ 1,706.94
170-000-34212	Marriage Fee	NV State Treasurer	\$ 40.00
001-000-35109	Overpayments to County	Storey County Treasurer	\$ 11.00
187-000-29709	Pretrial Services	Virginia Township Justice Court	\$ 96.00
001-000-34204	Records Search	Storey County Treasurer	\$ 425.25
170-000-34217	Specialty Court Fee (MM)	NV State Controller	\$ 1,189.00
170-000-34206	DUI Specialty Court Fee	NV State Controller	\$ -
001-000-34204	Small Claims Fee	Storey County Treasurer	\$ -
170-000-34201	Census Fee	Storey County Treasurer	\$ 2.00
170-000-35108	Bond Filing Fee VOC	NV State Controller	\$ 175.00
		DISBURSED TOTAL:	\$ 28,866.44
	After-Hours Marriage Fees:	JP	\$ 350.00

VIRGINIA TOWNSHIP JUSTICE COURT EOP - NOVEMBER 2017

ACCOUNT		PAYEE	DISBURSED AMOUNT
170-000-34206	AA Fee - State (AOC)	NV State Controller	\$ 5,035.00
187-000-35104	AA Fee - Justice Court	Virginia Township Justice Court	\$ 875.00
001-000-35103	AA Fee - Juvenile	Storey County Treasurer	\$ 250.00
170-000-35114	AA Fee - State (General)	NV State Controller	\$ 620.00
180-000-35101	AA Fee Genetic Marker Analysis	Storey County Treasurer	\$ 369.00
001-000-34245	Attorney Reimbursement Fee	Storey County Treasurer	\$ 2,385.00
	Appeal Fee	Storey County Treasurer	\$ -
001-000-34204	Bond Processing Fee	Storey County Treasurer	\$ 93.75
001-000-34204	Civil Fees	Storey County Treasurer	\$ 146.25
187-000-35104	Civil Fees - Justice Court	Virginia Township Justice Court	\$ 258.50
001-000-35101	Chemical Analysis Fee	Storey County Treasurer	\$ -
001-000-34204	Certified Mailing	Storey County Treasurer	
001-000-34204	Copy Fees	Storey County Treasurer	
170-000-34208	Domestic Violence Fees	NV State Controller	\$ 35.00
001-000-35109	Fine - County	Storey County Treasurer	\$ 9,179.44
187-000-35111	Court Facility Fee	Virginia Township Justice Court	\$ 1,233.06
170-000-34212	Marriage Fee	NV State Treasurer	\$ 15.00
001-000-35109	Overpayments to County	Storey County Treasurer	\$ 2.00
187-000-29709	Pretrial Services	Virginia Township Justice Court	\$ 50.00
001-000-34204	Records Search	Storey County Treasurer	\$ 486.75
170-000-34217	Specialty Court Fee (MM)	NV State Controller	\$ 861.00
170-000-34206	DUI Specialty Court Fee	NV State Controller	\$ 135.00
001-000-34204	Small Claims Fee	Storey County Treasurer	\$ 48.75
170-000-34201	Census Fee	Storey County Treasurer	\$ 3.00
170-000-35108	Bond Filing Fee VOC	NV State Controller	\$ 125.00
		DISBURSED TOTAL:	\$ 22,206.50
	After-Hours Marriage Fees:	JP	\$ 210.00

VIRGINIA TOWNSHIP JUSTICE COURT EOP - DECEMBER 2017

Account		PAYEE	DISBURSED AMOUNT
170-000-34206	AA Fee - State (AOC)	NV State Controller	\$ 5,481.00
187-000-35104	AA Fee - Justice Court	Virginia Township Justice Court	\$ 928.00
001-000-35103	AA Fee - Juvenile	Storey County Treasurer	\$ 262.00
170-000-35114	AA Fee - State (General)	NV State Controller	\$ 650.00
180-000-35101	AA Fee Genetic Marker Analysis	Storey County Treasurer	\$ 384.00
001-000-34245	Attorney Reimbursement Fee	Storey County Treasurer	\$ -
	Appeal Fee	Storey County Treasurer	\$ -
001-000-34204	Bond Processing Fee	Storey County Treasurer	\$ 75.00
001-000-34204	Civil Fees	Storey County Treasurer	\$ 206.25
187-000-35104	Civil Fees - Justice Court	Virginia Township Justice Court	\$ 309.50
001-000-35101	Chemical Analysis Fee	Storey County Treasurer	\$ 180.00
001-000-34204	Certified Mailing	Storey County Treasurer	\$ -
001-000-34204	Copy Fees	Storey County Treasurer	\$ -
170-000-34208	Domestic Violence Fees	NV State Controller	\$ -
001-000-35109	Fine - County	Storey County Treasurer	\$ 10,562.50
187-000-35111	Court Facility Fee	Virginia Township Justice Court	\$ 1,300.00
170-000-34212	Marriage Fee	NV State Treasurer	\$ 20.00
001-000-35109	Overpayments to County	Storey County Treasurer	\$ 12.00
187-000-29709	Pretrial Services	Virginia Township Justice Court	\$ 318.00
001-000-34204	Records Search	Storey County Treasurer	\$ 647.25
170-000-34217	Specialty Court Fee (MM)	NV State Controller	\$ 901.00
170-000-34206	DUI Specialty Court Fee	NV State Controller	\$ 165.00
001-000-34204	Small Claims Fee	Storey County Treasurer	\$ -
170-000-34201	Census Fee	Storey County Treasurer	\$ 3.00
170-000-35108	Bond Filing Fee VOC	NV State Controller	\$ 100.00
		DISBURSED TOTAL:	\$ 22,504.50
	After-Hours Marriage Fees:	JP	\$ 210.00



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1-16-18

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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

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:** Melissa Field

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:**

Funds Available:

Fund:

Comptroller

7. **Legal review required:**

District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name:

 County Manager

Other agency review:

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

Storey County Community Development

Business Licensing

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

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

January 8, 2017
Via email

Fr: Melissa Field

Please add the following item(s) to the **January 16, 2018**, COMMISSIONERS Consent Agenda:

LICENSING BOARD

FIRST READINGS:

- A. INTERNATIONAL FLOW TECHNOLOGIES, INC** – Contractor / 30230 Los Alamos Rd ~ Murrieta, CA
- B. CONCRETE NORTH, INC** – Contractor / 10274 Iron Rock Way ~ Elk Grove, CA
- C. ENCORE** – Contractor / 14830 Kivett Ln ~ Reno, NV
- D. FREMOUW ENVIRONMENT SERVICES, INC** – Transportation / 6940 Tremont Rd ~ Dixon, CA
- E. MIKE HICKEY CONSTRUCTION, DBA: 3M ROOFING** / Contractor / 3046 Achilles Dr ~ Reno, NV

Ec: Community Development
Commissioners' Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 16, 2018

Estimate of time required: 15 minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** National Radon Action Month Proclamation

2. **Recommended motion:** I move to proclaim January 2018 as National Radon Action Month in Storey County.

3. **Prepared by:** Cherie Nevin

Department: Community Services

Telephone: 775-847-0986

4. **Staff summary:**

January is National Radon Action Month (NRAM). In Nevada, test results show that radon is present at elevated concentrations in about one in four tested homes. In Storey County, test results show that 31.4% of homes tested had elevated radon concentrations. Every home needs to be tested for radon, and we are far from that goal. We hope this proclamation will help inspire more testing in Storey County.

In recognition of National Radon Action Month, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, in conjunction with the EPA, will strengthen efforts to educate the public about the dangers of radon and what can be done to minimize the health risk from exposure to elevated levels of indoor radon. Free radon test kits will be offered to Nevadans during January and February. These free test kits will be available at the Storey County Library in January and February, or by mail from the University of Nevada Cooperative Extension office in Reno, by calling the Radon Hotline at 1-888-723-6610 to order a test kit during the NRAM free kit period.

5. **Supporting materials:** Request and Proclamation

6. **Fiscal impact:** NONE

Funds Available:
7. **Legal review required:**

Fund: _____ Comptroller

KL District Attorney

8. **Reviewed by:**

CM Department Head

Department Name: Commissioner's Office

Ral County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. **7**

**A PROCLAMATION DECLARING JANUARY 2018 AS “NATIONAL RADON ACTION
MONTH IN STOREY, NEVADA”**

WHEREAS, many Storey County residents don’t know about radon, yet need to know, for the safety and health of their families, as radon is a colorless, odorless, naturally occurring radioactive gas that is the primary cause of lung cancer among nonsmokers; the second leading cause of lung cancer in smokers and

WHEREAS, the U.S. EPA estimates 21,000 people in the U.S. die each year from lung cancer caused by indoor radon exposure, and lung and bronchus cancer kill more people in a year than any other cancer; and

WHEREAS, radon kills more people than secondhand smoke, drunk driving, choking, drowning or home fires; and

WHEREAS, any home in Storey County may have elevated levels of radon, even if neighboring homes do not, and living in a home with an average radon level of 4 picocuries per liter of air poses a similar risk of developing lung cancer as smoking half a pack of cigarettes a day; and

WHEREAS, testing is the only way to know if a home has an elevated radon level, and testing is easy and inexpensive, and when identified, homes can be fixed; and

WHEREAS, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, and the U.S. Environmental Protection Agency support efforts to encourage all Storey County residents to test their homes for radon, mitigate elevated levels of radon, and have new homes built with radon-reducing materials and features.

NOW, THEREFORE, We, the Storey County Board of Commissioners, do hereby proclaim 2018, as

**“NATIONAL RADON ACTION MONTH”
In Storey County, Nevada**

ADOPTED this 16th day of January, 2018

(Signature and Seal of Official)_____

Cherie Nevin

From: Nadia Noel <noeln@unce.unr.edu>
Sent: Monday, November 20, 2017 1:00 PM
To: Cherie Nevin
Subject: RE: Radon Presentation in Storey County
Attachments: Storey County Proclamation 2018.docx

Good afternoon Cherie,
Here is the proclamation and accompanying email. Thank you!

Nadia

Dear Storey County Board of Commissioners,

Although many people are aware that smoking causes lung cancer, not everyone knows that breathing the air in their home can also have the same effect. In fact, an elevated radon concentration in buildings is the primary cause of lung cancer for nonsmokers and the second leading cause for smokers. The gas kills more people than secondhand smoke, drunk driving and home fires combined. The U.S. Environmental Protection Agency estimates 21,000 Americans die each year from lung cancer caused by indoor radon exposure.

I am writing to request that you proclaim the month of January as National Radon Action Month (NRAM) in Storey County. A proclamation from the Board of Commissioners will help bring awareness to residents in Storey County that radon is a health risk. Your proclamation would be in conjunction with other cities and states around the country who, in partnership with the U.S. EPA, are taking the lead in observing National Radon Action Month. We had 27 proclamations throughout the state last year (including one from the governor and Nevada Association of Counties) and are working to multiply our efforts this NRAM.

In Nevada, test results show that radon is present at elevated concentrations in about one in four tested homes. In Storey County, test results show that 28.6% of homes tested had elevated radon concentrations. Every home needs to be tested for the gas, and we are far from that goal. We hope this proclamation will help inspire more testing in Storey County, as winter is the best time to test for radon.

In recognition of National Radon Action Month, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, in conjunction with the EPA, will strengthen efforts to educate the public about the dangers of the gas and what can be done to minimize the health risk from exposure to elevated levels of indoor radon. As part of our education efforts, we will offer presentations across the state, so that citizens can learn more about the dangers of radon. We will also offer free radon test kits to Nevadans during January and February, a savings of \$10 per kit. For those not able to attend a presentation, free test kits are available at the Storey County Community Library, 175 Carson St., Virginia City, Monday through Friday from 10 a.m. to 5 p.m. Kits are also available by mail from the University of Nevada Cooperative Extension office in Reno, NV, for a shipping fee of \$4 a kit. Storey County residents can call 1-888-723-6610 or visit www.radonnv.com to order a test kit.

A representative from the Nevada Radon Education program will hopefully give a radon presentation in Storey County but that date is being finalized.

Please look over the attached proclamation for January 2018 and help us educate the public on the dangers of radon gas.

Sincerely,

Nadia Noel

Nadia Noel Radon Education Coordinator noeln@unce.unr.edu

Like us on Facebook! [Nevada Radon Education](#)

Follow us on Twitter: [@NVRadonProgram](#)

4955 Energy Way, Reno, NV 89502

tel 775.336.0252 fax 775.784.4881

Radon Hotline: 888-RADON-10 (888.723.6610)

www.RadonNV.com



University of Nevada
Cooperative Extension

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From: Cherie Nevin [mailto:cnevin@storeycounty.org]

Sent: Monday, November 20, 2017 10:04 AM

To: Nadia Noel <noeln@unce.unr.edu>

Subject: RE: Radon Presentation in Storey County

Hi Nadia-

If you can please send me a sample proclamation and any other supporting materials by Jan 5, that would be great. Thank you!

Wishing you the best,

Cherie Nevin

Community Relations Coordinator

Storey County, Nevada

P.O. Box 7 - 372 South C Street - Virginia City, Nevada 89440

Phone: 775-847-0986 | Cell: 775-230-1474

cnevin@storeycounty.org

Storey County is an Equal Opportunity Employer & Provider

From: Nadia Noel [<mailto:noeln@unce.unr.edu>]
Sent: Friday, November 17, 2017 10:01 AM
To: Cherie Nevin <cnevin@storeycounty.org>
Subject: RE: Radon Presentation in Storey County

Hello,

We would like to give a mini presentation when we receive the proclamation and an hour long presentation for the public. We will put Jan. 16 on our calendars.
Nadia

Nadia Noel Radon Education Coordinator noeln@unce.unr.edu
Like us on Facebook! [Nevada Radon Education](#)
Follow us on Twitter: [@NVRadonProgram](#)
4955 Energy Way, Reno, NV 89502
tel 775.336.0252 fax 775.784.4881
Radon Hotline: 888-RADON-10 (888.723.6610)
www.RadonNV.com



University of Nevada
Cooperative Extension

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From: Cherie Nevin [<mailto:cnevin@storeycounty.org>]
Sent: Friday, November 17, 2017 5:12 AM
To: Nadia Noel <noeln@unce.unr.edu>
Subject: Re: Radon Presentation in Storey County

Hi Nadia-

I would be happy to help in getting a presentation setup. Are you thinking of doing it at our commission meeting again? If so, January 16 would be the date we are looking at. Please let me know what you think.

Cherie Nevin
Community Relations Coordinator
Storey County

On Nov 16, 2017, at 5:26 PM, Nadia Noel <noeln@unce.unr.edu> wrote:

Good evening Cherie,

Susan and I are working on setting up presentations for National Radon Action Month. Would you be willing to help us set up a presentation in Storey County? I hope your week is going well and that I hear from you soon.

Nadia

Nadia Noel Radon Education Coordinator noeln@unce.unr.edu

Like us on Facebook! [Nevada Radon Education](#)

Follow us on Twitter: [@NVRadonProgram](#)

4955 Energy Way, Reno, NV 89502

tel 775.336.0252 fax 775.784.4881

Radon Hotline: 888-RADON-10 (888.723.6610)

www.RadonNV.com

<image002.jpg>

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Storey County Board of County Commissioners Agenda Action Report

Meeting date: Jan. 16, 2018 Estimate of time required: 0-5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. Title:

Review and possible approval of Infrastructure costs for the extension of Milan Drive in the amount of \$ 825,647.23.

2. Recommended motion

I hereby approve the Infrastructure costs for the extension of Milan Drive in the amount of \$ 825,647.23.

3. Prepared by: Hugh Gallagher

Department: Comptroller

Telephone: (775)847-1006

- 4. Staff summary:** During a regularly schedule meeting of the Storey County Commission on September 1, 2015, the Board approved improvements to Milan Drive Extension in the amount of \$ 796,725. The final billing reflects and overage of \$ 28,921.87 which must be approved by the Board. This overage results from additional design and materials and has been approved by County Manager Whitten as the Administrator for the Public Private Partnership Capital Improvement Plan under the TRE Center Development Agreement.

5. Supporting materials: Attached

6. Fiscal impact:

Funds Available: Yes Fund: Water Fund ☒ Comptroller

7. Legal review required:

____ District Attorney

8. Reviewed by:

____ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. Board action:

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

September 1, 2015

the dirt and rock. The lot should be semi-graded and usable in two weeks and in time for Street Vibrations. There may be a wall in the southwest corner.

- An Assessor's Conference, with approximately 70 attendees, will be held September 16 and 17. Tours of TRI and the Marlette Water System will be conducted as part of the conference. This is the third government conference for Virginia City this year.
- Last weekend was the end of seven weeks of special events. The racers participating in the weekend hill climb were very generous in donating to the senior class project.

11. BOARD COMMENT (No Action - No Public Comment)

Commissioner McGuffey :

- The annual One Acre Association meeting was held in the Highlands last weekend. Commissioner McBride attended and there was a good turn-out.
- Commissioner McGuffey attended a tour, along with other member of the V & T Commission, of the rail yard. This was an opportunity to see what is going on there, including the weekly, monthly and annual maintenance of the steam engines.
- There was a lot of very positive news coverage of the hill climb event. It sounds like this event is growing.

12. DISCUSSION/POSSIBLE ACTION: Milan Drive Extension Reimbursement of Bid Approval

Vice-Chairman Gilman recused himself from the item due to having a pecuniary interest in the project.

Mr. Haymore presented an overview of the bid. There is a new company going in at the end of Milan Drive in TRI, which means the road must be extended. There are two separate bids, one for the pavement and installation in the amount of \$653,787. An additional bid is required for the design and engineering of the project. That is an additional \$142,938. Some of the work was already completed when Tesla came in.

Mr. Haymore recommends pre-approval for reimbursement when vouchers are submitted and when the funds are available, for a total of \$796,725.

Chuck Reno, Project Manager, with Farr West Engineering provided additional information regarding the project.

County Manager Whitten said that all work done previously was considered urgent to be completed and was done with County staff approval.

Mr. Haymore noted that Mike Nevin, Public Works Director, and Fire Chief Gary Hames provided a lot of input regarding this project.

Mike Nevin said the project does include project management and some oversight inspections to insure the project is being built to specifications. When it is time for the County to accept dedication of that portion of Milan Drive, all of the paperwork will be in hand. This project will be completed with a new type of asphalt that has a 20 year life expectancy.

Mr. Whitten stated that what the Commission is doing today is authorizing the project to go forward. The \$700,000+ will be fronted by the developer and upon completion the road will be offered for dedication to the County. When County accepts dedication of the roadway, it will become an obligation of the County to reimburse the developer under the Developer Agreement.

Commissioner McGuffey thanked Mr. Whitten for describing how this work is paid for. Mr. McGuffey also expressed appreciation that this bid is well under the highest bid.

No public comment.

Motion: Approve the Milan Drive Extension Reimbursement of Bid Approval, **Action:** Approve, **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

13. DISCUSSION/POSSIBLE ACTION: Approve application by Dr. Vincent Malfitano for Liquor and General Business licenses for The Bonanza & The Delta.

District Attorney Anne Langer presented this item on behalf of Sheriff Antinoro.

Ms. Langer stated the licenses being requested by Dr. Malfitano are the general business license, liquor license and a gaming license. At present, Bruce Dewing, the lessee of the Bonanza and the Delta, has these three licenses in place. According to Storey County ordinances, it appears that the County cannot issue licenses for two different entities for the same location. Mr. Dewing, the license holder, is current through September 30, 2015.

The alternatives of the Board are to deny the licenses at this time because the request is premature, or if approval is granted with some sort of follow-up, the licenses would not be issued by the Sheriff because presently there is already one person with the licenses in place.

Chair McBride explained that it is staff recommendation to deny the licenses as it would be a duplication of licenses for establishments already in operation. If Dr. Malfitano were to sever relations with Dewing Gaming to operate the businesses himself, there would be no delay in obtaining the licenses. There is no reason not to license Dr. Malfitano except for the fact that it would be a duplication.

Dr. Malfitano said it is his position to have the licenses approved but not issued. It is clear that there cannot be two licenses in the same location. The properties will be operated as non-gaming properties. The lease with Mr. Dewing will be terminated within days. Dr. Malfitano again stated he would like to have the licenses approved but not issued and then he would not have to come back to the Board at a later time.

Chair McBride explained in the past there has never been an issue of approving a license and not having it issued. Licenses are issued immediately upon approval. Upon Dr. Malfitano taking control of the businesses, the application will be approved soon after. With approval of the Sheriff, the businesses could be operated before final approval from the Commissioners.

County Manager Whitten stated that Sheriff Antinoro asked Mr. Whitten to explain the licenses will be considered for approval. In the meantime, the Sheriff has traditional powers and authority to issue interim licenses. The Sheriff indicated that as long as the application is reconsidered within a reasonable amount of time, there would be no additional fees for background checks and, based on past practice, to refund any of the quarterly or annual payments made upon application.

Mr. Whitten reviewed what is received for the funds paid out for a background check. There are three levels of licensing: the general license for non-liquor business with no real background

Storey County Road Voucher Cost Breakdown - FINAL BREAKDOWN
Milan Drive - Tahoe-Reno Industrial Center

2/19/2017

Grading & Drainage (Sta: 10+00 to 106+02)

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT	ADJUSTMENTS	TOTAL
1.1	F&P Construction	Proposal 031115AM0	3/11/2015	\$ 11,242.00	\$	\$ 11,242.00
1.2	F&P Construction	Proposal 122315AM0	9/9/2015	\$ 76,465.00	\$	\$ 76,465.00
Grading & Drainage Sub-Total:				\$ 87,707.00	\$	\$ 87,707.00

Pavement & Gravel Roadway (Sta: 54+00 to 106+02)

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT	ADJUSTMENTS	AMOUNT
2.1	Fair West Engineering	Site surveying (staking of edge of roads, 100 foot intervals, P.C., P.T. and P.V.s)	9/7/2016	\$ 2,000.00	\$ 6,081.95	\$ 13,681.95
2.2	F&P Construction	Bid Total Pavement section 54+00 to 102+42, Gravel section 102+42 to 106+02	9/20/2015	\$ 453,787.00	\$ -6,491.72	\$ 873,978.72
Pavement Sub-Total:				\$ 661,587.00	\$ 24,973.67	\$ 686,560.67

Construction Total:	\$ 749,214.00	\$ 24,973.67	\$ 774,187.67
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Preliminary Engineering

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT	ADJUSTMENTS	AMOUNT
3.1	Fair West Engineering	General improvement plans and specifications, site surveying, definition basin design	11/24/14 to 6/25/15	\$ 24,751.36	\$	\$ 24,751.36
Preliminary Engineering Sub-Total:				\$ 24,751.36	\$	\$ 24,751.36

Final Engineering & Construction Management

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT	ADJUSTMENTS	AMOUNT
4.1	Fair West Engineering	Final improvement plans and specifications for bidding (with Engineer's Estimate) (40 hours)	9/7/2016	\$ 4,100.00	\$	\$ 4,100.00
4.2	Fair West Engineering	Project bidding services (Bidding, Addendums, Pre-bid meeting, Bid Opening, etc.) (40 hours)	9/7/2016	\$ 4,100.00	\$	\$ 4,100.00
4.3	Fair West Engineering	Project Management (Pre-con meeting, submittals, RFI's, pay requests, OFR Review, etc.) (4 hours/week for 8 weeks)	9/7/2016	\$ 3,360.00	\$	\$ 3,360.00
4.4	Fair West Engineering	Weekly inspection and inspection/construction oversight, detailed field reports (8 hours/week for 8 weeks)	9/7/2016	\$ 6,720.00	\$ 1,948.20	\$ 8,668.20
4.5	Fair West Engineering	Project closedout (As-built plans, substantial completion, final pay request, etc.) (60 hours)	9/7/2016	\$ 4,200.00	\$	\$ 4,200.00
Final Engineering & Construction Management Sub-Total:				\$ 22,680.00	\$ 1,948.20	\$ 24,628.20

Engineering Total:	\$ 47,431.36	\$ 1,948.20	\$ 49,379.56
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Grand Total:	\$ 796,723.36	\$ 26,921.87	\$ 823,645.23
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Storey County Road Voucher Cost Breakdown Milan Drive ~ Tahoe-Reno Industrial Center

8/24/2015

Grading & Drainage (Sta: 10+00 to 106+02)

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT
1.1	F&P Construction	Proposal 031115MDO	3/11/2015	\$ 11,242.00
1.2	F&P Construction	Proposal 122515MD	6/9/2015	\$ 76,485.00
Grading & Drainage Sub-Total:				\$ 87,707.00

Pavement & Gravel Roadway (Sta: 54+00 to 106+02)

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT
2.1	Fair West Engineering	Site surveying (staking of edge of roads 100 foot intervals, PC, PT and PV/ls)	Future	\$ 7,800.00
2.2	F&P Construction	Bid Total (Pavement: section 54+00 to 102+42, Gravel section 102+42 to 106+02)	8/20/2015	\$ 653,787.00
Pavement Sub-Total:				\$ 661,587.00

Construction Total: \$ 749,294.00

Preliminary Engineering

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT
3.1	Fair West Engineering	General improvement plans and specifications, site surveying, detention basin design	11/24/14 to 8/26/15	\$ 24,751.36
Preliminary Engineering Sub-Total:				\$ 24,751.36

Final Engineering & Construction Management

ITEM No.	CONTRACTOR	DESCRIPTION	DATE	AMOUNT
4.1	Fair West Engineering	Final improvement plans and specifications for bidding (with Engineer's Estimate) (40 hours)	Future	\$ 4,200.00
4.2	Fair West Engineering	Project bidding services (Bidding, Addendums, Pre-Bid meeting, Bid Opening, etc.) (40 hours)	Future	\$ 4,200.00
4.3	Fair West Engineering	Project Management (Pre-con meeting, submittals, RFIs, pay requests, DFR Review, etc.) (4 hours/week for 8 weeks)	Future	\$ 3,360.00
4.4	Fair West Engineering	Weekly meetings, site inspection/construction oversight, detailed field reports (8 hours/week for 8 weeks)	Future	\$ 6,720.00
4.5	Fair West Engineering	Project closeout (As-built plans, substantial completion, final pay request, etc.) (40 hours)	Future	\$ 4,200.00
Final Engineering & Construction Management Sub-Total:				\$ 22,680.00

Engineering Total: \$ 47,431.36

Grand Total: \$ 796,725.36



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/16/18

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion & possible action for the purchase of body cameras for the Storey County Sheriff's Office.
2. **Recommended motion:** Approve the expenditure for the purpose of body cameras for the Storey County Sheriff's Office that are outside the projected budget for fiscal year 17/18 and augment the budget accordingly.
3. **Prepared by:** Brandy Gavenda, Admin. Asst.

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Discussion and possible action for the purchase of body cameras for the Storey County Sheriff's office that are outside the projected budget for fiscal year 17/18 and augment the budget accordingly.

5. **Supporting materials:** None

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

A handwritten signature in blue ink, likely of the County Manager.

____ County Manager

A handwritten signature in blue ink, likely of the Sheriff.

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

10



STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro
Sheriff

January 8, 2018

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

Fr: Brandy Gavenda

Please add the following item(s) to the January 16, 2018 Commissioners Agenda:

Discussion & Possible action for the purchase of Body Cameras for the SCSO.

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

Estimate

Date 10/10/2017
Estimate # 13041
PO #

Bill To

Deputy Chief Tony Dosen
Storey County Sheriffs Office (NV)
205 South C Street
Virginia City NV 89440



VIEVU
645 Elliott Ave. W.
Suite 370
Spokane WA 99119
1.088.285.4648
Fax: 206.299.3380

Expires 11/30/2017
Sales Rep Michael Pisciotto
Shipping Method FedEx Ground

Ship To

Deputy Chief Tony Dosen
Storey County Sheriffs Office (NV)
205 South C Street
Virginia City NV 89440

VIEVU Solution - Unlimited Plus Plan	18	A 36 month plan that provides a camera, extended warranty and access to our Microsoft Azure Cloud enabled software. Unlimited storage for 365 days or less Retention Policy - must be SD and from a VIEVU camera. Camera must be assigned to an individual officer. Includes additional 25GB data per camera for all other data not included in prior description. \$48/month per camera.	2,880.00	51,840.00
LE4	20	LE4 Body Worn Video Camera	899.95	0.00
Multi-Dock Network (LE4)	2	Multi-Dock network download station for LE4 cameras	1,499.99	0.00
VIEVU Deployment Kit	18	Includes Sample Policies, Pre-Deployment IT Consult, Onsite Setup and Training, Warranty, 24/7/365 Customer Support.	199.00	0.00
Automatic Video Redaction - Redaction Software License \$299 / month (not included in quote)				
All VIEVU supplied Hardware is refreshed at 30 months.				
VIEVU Solution Smart Phone App - Included in price and available to all VIEVU licensed users.				
Unlimited DA Licenses included in price.				

Thank you for your belief in our products.

We have several options if you like to process this estimate.

1. Forward a purchase order via email to michael.pisciotta@viewu.com, or
2. Fax a purchase order to 206-299-3380 or,
3. Contact Mike Pisciotto directly at 1-206-482-3028, or
4. Return this estimate signed and approved with a Lieutenant or above signature.

If you are tax exempt, please fax your certificate to 206.299.3380 or email to info@viewu.com.

If you need any additional information or assistance, please let us know.

Thank you.

	Subtotal	51,840.00
Shipping Cost (FedEx Ground)		100.00
	Total	\$51,940.00



13041



VIEVU Solution Services Agreement

THIS VIEVU SOLUTION SERVICES AGREEMENT (THE "AGREEMENT") IS MADE AND ENTERED INTO BY AND BETWEEN VIEVU, LLC, A STATE OF WASHINGTON LIMITED LIABILITY COMPANY ("VIEVU"), WITH A PRINCIPAL PLACE OF BUSINESS LOCATED AT 645 Elliott Ave W Suite #370 Seattle, WA 98119, AND THE CUSTOMER LISTED BELOW (THE "CUSTOMER"). CUSTOMER AND VIEVU ARE EACH A "PARTY," AND TOGETHER, THE "PARTIES" TO THIS AGREEMENT. CAPITALIZED TERMS NOT DEFINED IN THIS COVER SHEET ("COVER SHEET") SHALL HAVE THE MEANINGS GIVEN THEM IN THE EXHIBITS ATTACHED HERETO AND INCORPORATED HEREIN. THE STANDARD TERMS AND CONDITIONS ARE ATTACHED HERETO AS EXHIBIT A.

Customer Name:

Storey County

(Full Legal Name of Customer)

Principal Place of

Business:

205 S. C Street, Virginia City, NV 89440

(Street Address)

1. **VIEVU Solution.** VIEVU will provide: (a) the cameras listed below to Customer (the "**Cameras**"); and (b) web-based software application provided on a "software as a service" (SaaS) basis (the "**Subscription Software**", and, together with the Cameras, the "**VIEVU Solution**") used to facilitate the upload and management of audio, video and other files created by a Camera, or other file content, and stored via the Camera Software (as defined in Exhibit A) at the price listed in the table below (the "**Solution Fees**"), in each case subject to the standard terms and conditions set forth on Exhibit A.

<u>Camera Description</u>	<u>Number of Subscriptions</u>	<u>Subscription Fee</u>
LE4	18	\$47/month (5 yr Agreement)

2. **Add-On Software.** In addition to the VIEVU Solution, Customer is purchasing the following add-on services (the "**Add-On Services**") at the prices listed below (the "**Add-On Fees**", and, together with the Solution Fees, the "**Subscription Fees**") subject to the Standard Terms and Conditions set forth on Exhibit A:

☐ Redaction Functionality* _____ Authorized Users @ \$ _____ per Authorized User per month

☐ [Other Add-ons] \$ _____

Add-On Fees – Monthly Total: \$ _____

3. **Storage.** Per Exhibit B - Unlimited storage of VIEVU Body-Worn Camera Video. Includes additional 25GB of storage per camera for other data.
4. **Professional Services.** In connection with the VIEVU Solution, VIEVU may provide certain professional services to Customer. Any professional services performed by VIEVU will be pursuant to a separate agreement entered into between the parties.
5. **Deployment Fee.** Within thirty (30) days following the Effective Date (as defined below), Customer will pay a one-time deployment fee of \$199.00 per Camera, unless waived by VIEVU. **WAIVED for Storey County**
6. **Term and Termination Charge.** The term of this Agreement shall begin on the date that VIEVU provides Customer with access to the VIEVU Solution by VIEVU (the "**Effective Date**") and shall remain in effect for sixty (60) months following the Effective Date (the "**Initial Term**"). After the Initial Term, this Agreement shall automatically extend successive twelve (12) month periods unless Customer provides written notice of termination to VIEVU at least sixty (60) days before the end of the then current term (the "**Extended Term**", and together with the Initial Term, the "**Term**"). If this Agreement is terminated after the fifteenth day following the Effective Date, but prior to the end of the Initial Term, Customer agrees to pay an early termination charge in an amount equal to \$899.95 per Camera minus \$25 for each month Customer has paid the Subscription Fee paid (the "**Termination Charges**").
7. **Orders.** The terms of this Agreement shall be incorporated into and be binding upon any quote, purchase order or delivery of Cameras and/or Subscription Software that is signed, issued or accepted by Customer. Any additional or different terms set forth by Customer are expressly rejected and shall be void and without effect.

The Parties agree to the terms of this Agreement, including the terms of this Cover Sheet and Exhibits A and B attached hereto which are incorporated herein and made a part hereof. This Agreement shall only be binding when executed by VIEVU, LLC.

VIEVU, LLC

CUSTOMER

Authorized Signature: _____

Authorized Signature: _____

Title: _____

Title: _____

* Indicates Third Party Programs

Exhibit A
VIEVU Solution - Standard Terms and Conditions

1. RIGHTS TO THE VIEVU SOLUTION

- 1.1. License Grant. During the Term and subject to the terms and conditions of this Agreement, VIEVU hereby grants to Customer a limited, non-exclusive, non-transferable, non-sublicenseable right and license to: (a) access and use, solely in object code form, VIEVU's proprietary software (the "Camera Software") solely to the extent installed on the Cameras; and (b) the right to display, access and use the Subscription Software solely for Customer's internal operations. The Customer acknowledges that use of the Subscription Services requires the installation and use of certain on-premise software (the "On Premise Software"), each of which is subject to a separate license agreement between the Parties. As between the Parties, all Intellectual Property rights, distribution rights and all other proprietary rights to the VIEVU Solution remain solely with VIEVU.
- 1.2. License Restrictions. Customer will not and will not attempt to: (a) reverse engineer, decompile, disassemble, or otherwise attempt to derive the source code or structure of the software used in the VIEVU Solution or in any Add-On Services; (b) provide, lease or lend the VIEVU Solution or any Add-On Services to any third party except as expressly authorized hereunder; (c) remove any proprietary notices or labels displayed on the VIEVU Solution, an Add-On Service or the Documentation; (d) create a derivative work of any part of the VIEVU Solution or any Add-On Service; (e) use the VIEVU Solution or any Add-On Service for any unlawful purpose; or (f) create Internet "links" to or from the VIEVU Solution or any Add-On Service, or "frame" or "mirror" any of VIEVU's content which forms part of any Add-On Service or the VIEVU Solution. Customer may use the VIEVU Solution and the Add-On Services only for Customer's legitimate business purposes and in compliance with applicable laws and regulations, including without limitation laws and regulations applying to privacy and personal information. Customer is solely responsible for ensuring that only authorized personnel of Customer have access to the VIEVU Solution and the Add-On Services.
- 1.3. Use Restrictions. Customer agrees that it will not and will not knowingly permit any Authorized User to use VIEVU Solution or any of the Add-On Services to: (a) intentionally or unintentionally violate any applicable local, state, national or international law, including, but not limited to, any regulations having the force of law; (b) upload, post, e-mail, otherwise transmit or post links to any content that the Customer does not have a right to transmit under any law or regulation or under contractual or fiduciary relationships (such as inside information, or proprietary and confidential information learned or disclosed as part of employment relationships or under nondisclosure agreements); (c) to upload, post, e-mail, otherwise transmit, or post links to any material that contains software viruses, worms, Trojan horses, time bombs, trap doors or any other computer code, files or programs or repetitive requests for information designed to interrupt, destroy or limit the functionality of any computer software or hardware or telecommunications equipment or to diminish the quality of, interfere with the performance of, or impair the functionality of the network of VIEVU; and/or (d) to infringe any patent, trademark, service mark, trade secret, copyright or other proprietary rights of any party, or contribute to inducing or facilitating such infringement. VIEVU reserves the right to delete or remove any content that may violate a third party's copyright upon receipt of notice of such violation by the third party holder of said

right. Customer agrees to indemnify and hold VIEVU and its officers, directors, employees and agents of any of the foregoing ("VIEVU Indemnitee") harmless from and against claims, losses, damages, liabilities, fines, penalties, costs and expenses incurred by any VIEVU Indemnitee as a result of Customer's breach of any of the provisions of this Section 11 of this Agreement. Customer is responsible for maintaining the confidentiality of any non-public authentication credentials associated used to gain access to the VIEVU Solution and Customer agrees to promptly notify VIEVU about any possible misuse of any logon or any security incident related to the VIEVU Solution.

- 1.4. Third Party Programs. The Add-On Services are Third Party Programs. The third party owner, author or provider of such Third Party Programs retains all ownership and intellectual property rights in and to that content, and Customer's rights to use such Third Party Programs are subject to, and governed by, the terms applicable to such programs as specified by such third party owner, author or provider, unless otherwise specified on the Cover Sheet.

- 1.5. Authorized User Accounts. For the Add-On Services, Customer is entitled to the number of users set forth on the Cover Page. Customer is permitted to assign a user account only to its Customer's employees, agents, contractors and subcontractors and other authorized third parties (each an "Authorized User"). Customer will be fully responsible for the acts of its Authorized Users. If in any period it is determined that the number of users in a period exceeds the amount of Authorized User subscriptions purchased, VIEVU will notify Customer in writing and Customer will immediately pay to VIEVU any amounts that should have been paid.

- 1.6. Storage Access. Data storage is subject to the usage limits specified on the Cover Sheet.

2. CONFIGURATION AND UPDATES

- 2.1. Camera Configuration. Unless otherwise set forth on the Cover Sheet, Customer is responsible for configuring the Cameras and implementing the VIEVU Solution in accordance with the instructions provided by VIEVU (the "Deployment Setup Guide").

- 2.2. Updates to Subscription Software. VIEVU may make changes or updates to the Subscription Software (such as infrastructure, security, technical configurations, application features, etc.) during the Term, including to reflect changes in technology, industry practices, patterns of system use, and availability of Third Party Programs. The functionality of the Subscription Software is subject to change at VIEVU's discretion; however, such changes or updates will not result in a material reduction in the functionality of the Subscription Software. All improvements, enhancements, modifications, and/or changes to the Subscription Software will be done automatically and remotely by VIEVU.

- 2.3. Software Updates. To enable optimal access, VIEVU may verify the version of the Camera Software and/or the On Premise Software used by Customer and recommend Customer download and install updates, with or without notice, to the Cameras. Failure to install updates to the Camera Software or the On Premise Software, as applicable, may affect Customer's ability to use certain functions of the VIEVU Solution.

3. SERVICE SPECIFICATIONS AND THIRD PARTY PROGRAMS

Exhibit A
VIEVU Solution - Standard Terms and Conditions

- 3.1. **Service Specifications.** The VIEVU Solution is subject to and governed by the Service Specifications. Customer acknowledges that use of the VIEVU Solution in a manner not consistent with the Service Specifications may adversely affect the performance of the VIEVU Solution, the availability of any applicable warranty, and/or may result in additional fees.
- 3.2. **Camera Specifications.** The Cameras are subject to and governed by the Hardware Specifications. Customer acknowledges that use of the Cameras in a manner not consistent with the Hardware Specifications may adversely affect the performance of the Cameras, the availability of any applicable warranty, and/or may result in additional fees.
- 4. PAYMENT**
- 4.1. **Subscription Fees.** The Subscription Fees are set forth on the Cover Sheet, as may be amended or modified by the Parties from time to time. Subscription Fees will be reviewed from time to time. Subscription Fees shall be paid on a monthly basis during the Term.
- 5. PAYMENT TERMS.**
- 5.1. Customer agrees to pay to VIEVU all Subscription Fees and other amounts contained in each invoice within thirty (30) days of the invoice date. All amounts due under this Agreement will be paid in US Dollars. Subscription Fees are non-refundable. VIEVU reserves the right to charge interest at the rate of 1.5% per month (or, the highest rate permitted by law, if less) on all late payments. Customer is responsible for any applicable taxes, duties or other charges.
- 6. SERVICE LEVELS, SUPPORT, UPDATES AND MAINTENANCE.**
- 6.1. VIEVU will use commercially reasonable efforts to provide the VIEVU Solution, the Add-On Services and the support, updates and maintenance related thereto in accordance with industry standards. Customer is entitled to technical support in English during business hours as set by VIEVU from time to time at no additional cost. Additionally, during the Term, the Customer will be entitled to maintenance upgrades and bug fixes at no additional cost.
- 7. SECURITY**
- 7.1. VIEVU will use commercially reasonable efforts to: (a) cause its agents and employees to be informed of and to agree to be bound by applicable data privacy laws, rules, regulations, codes, policies, or procedures; and (b) maintain industry standard safeguards reasonably designed to protect the confidentiality and integrity of, and to prevent unauthorized access to or use of Customer Data. VIEVU agrees to notify Customer in the event of an actual breach of its security resulting in unauthorized access to or use of Customer Data as soon as practical, but in any event within forty eight (48) hours of discovery of the breach.
- 7.2. Customer will provide any required notices to, and obtain and keep in effect all consents, authorizations, permits or licenses that may be required for the installation and operation of the Cameras, the Add-On Services, and the VIEVU Solution, including, without limitation any required consents regarding the processing and/or storage of Customer Data.
- 8. CONFIDENTIALITY**
- 8.1. **Disclosure.** The Parties acknowledge that, in the course of performance of this Agreement, one Party (the "**Disclosing Party**") may find it necessary to disclose or permit access to Confidential Information to the other Party (the "**Receiving Party**") and its personnel. Disclosing Party's disclosure of or provision of access to, Confidential Information to Receiving Party's personnel is solely for the purposes agreed under this Agreement.
- 8.2. **Confidential Treatment.** Confidential Information disclosed to a Receiving Party will be held in confidence by the Receiving Party and not disclosed to others or used except as expressly permitted under this Agreement or as expressly authorized in writing by the Disclosing Party. Each Party will use the same degree of care to protect the other Party's Confidential Information as it uses to protect its own information of like nature, but in no circumstances less than reasonable care.
- 8.3. **Allowances.** Notwithstanding anything to the contrary in this Section 8.3, Confidential Information may be disclosed by a Receiving Party: (a) to those of its employees, agents, and consultants who require it in connection with their duties in performing such Party's obligations under this Agreement and who are contractually or legally obligated to hold such Confidential Information in confidence and restrict its use consistent with the Receiving Party's obligations under this Agreement; (b) to the Receiving Party's auditors, outside counsel, accountants and other similar business advisors, or in connection with an actual or prospective sale or transfer of assets; and (c) to the extent required by law, pursuant to a duly authorized subpoena, court order or government authority, provided that: (i) the Receiving Party provides the Disclosing Party with sufficient advance notice of such disclosure requirement or obligation to permit Disclosing Party to seek a protective order or other appropriate remedy protecting its Confidential Information from disclosure; and (ii) Receiving Party limits the release of the Confidential Information to the greatest extent possible under the circumstances.
- 8.4. **Exceptions.** Obligations under Section 8 will not apply to information which: (a) was in the public domain or generally available to the public prior to receipt thereof by the Receiving Party from the Disclosing Party, or which subsequently becomes part of the public domain or generally available to the public before any wrongful act of the Receiving Party or an employee or agent of the Receiving Party; (b) is later received by the Receiving Party from a third party, unless the Receiving Party knows or has reason to know of an obligation of secrecy of the third party to the Disclosing Party with respect to such information; or (c) is developed by the Receiving Party independent of such information received from the Disclosing Party. The terms of confidentiality under this Agreement will not be construed to limit VIEVU's ability to use for any purpose the residuals resulting from access to or work with the Confidential Information. The term "residuals" means information in a non-tangible form which may be retained by persons who have access to the Confidential Information, including ideas, concepts, know-how, or techniques contained therein.
- 8.5. **Public Records.** Pursuant to NRS 239.010, information or documents received from VIEVU may be open to public inspection and copying. Customer has a legal obligation to disclose such information unless a particular record is made confidential by law or a common law balancing of interests. VIEVU may label specific parts of an individual document as a "trade secret" or "confidential" in accordance with NRS

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333.333, provided that VIEVU thereby agrees to indemnify and defend the Customer for honoring such a designation. The failure to so label any document that is released by the Customer shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

9. TERMINATION

- 9.1. Termination for Cause. This Agreement may be terminated for a breach of this Agreement by either Party upon thirty (30) days' prior written notice to the other Party

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is such breach is not cured within such thirty (30) day period.

- 9.2. Termination for non-appropriation. The continuation of this Contract beyond the terms of office of the county commissioners approving this contract is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the Board of County Commissioners of Storey County. Customer may terminate this Contract, and VIEVU waives any and all claims(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the funding for this Contract or a like item or service is not appropriated or is withdrawn, limited, or impaired.

- 9.3. Obligations on Termination. Upon termination: (a) Customer agrees to pay VIEVU the Subscription Fees through the effective date of termination of this Agreement and any applicable Termination Charges; (b) each Party will deliver to the other Party all Confidential Information; (c) VIEVU will retain Customer Data in a limited functionality account for thirty (30) days after expiration or termination of this Agreement and (d) Customer shall immediately uninstall the On Premise Software. It is Customer's responsibility to remove any Customer Data within thirty (30) days. After thirty (30) days, VIEVU will disable all login credentials and delete or otherwise render inaccessible all Customer Data. Deleted Customer Data is not recoverable.

10. OWNERSHIP

- 10.1. Ownership of VIEVU Solution. The VIEVU Solution, the Add-On Services and all information which is provided to Customer by VIEVU under this Agreement is confidential and considered Confidential Information, including, but not limited to, drawings, documentation, object code, source code, computer program listings, techniques, algorithms, processes, technical and marketing information products, specifications, formulae, equipment, business strategies, customer lists, know-how, drawings, pricing information, inventions, ideas, and their potential uses. As between the parties, all right, title and interest in and to the VIEVU Solution, the Add-On Services and all modifications, enhancements and derivatives thereto and all intellectual property contained in any of the foregoing, shall be owned by VIEVU. All use rights in and to the VIEVU Solution or the Add-On Services not expressly granted herein are reserved to VIEVU.

- 10.2. Ownership of Customer Data. As between VIEVU and Customer, Customer owns and will continue to own all right, title and interest in and to the Customer Data. Customer is responsible for uploading, sharing, withdrawing, managing and deleting Customer Data. Customer grants VIEVU the limited right to view, modify, collect and use Customer Data, solely for the purpose of providing the VIEVU Solution. Notwithstanding the foregoing, VIEVU may use anonymized or general information derived from such Customer Data and aggregate it with information from other customers ("**Non- Identifiable Aggregated Data**") for VIEVU's business purposes, including without limitation for analyzing customer needs and improving its services, and VIEVU will own all right, title and interest in any such Non-Identifiable Aggregated Data.

- 10.3. Delivery and Title to Camera. Delivery of Camera(s) sold pursuant to this Agreement shall be made FCA – VIEVU's delivery point, and risk of loss of shall pass to Customer at such delivery point.

11. MICROSOFT AZURE REPRESENTATIONS

- 11.1. The Microsoft Azure Government Cloud provided as part of the VIEVU Solution are only available for the benefit of members of Federal Agencies, State/Local Entities, or Tribal Entities, in each case, acting in its governmental capacity (the "**Community**"). As such, Customer certifies that it is a member of the Community and Customer agrees to use Azure Government Services component of the VIEVU Solution solely in Customer's capacity as a member of the Community and for the benefit of Authorized Users that are members of the Community.

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Use of Azure Government Services by an entity that is not a member of the Community or to provide services to non-Community members is strictly prohibited and could result in termination of the Azure Government Services component of the VIEVU Solution, or the entire VIEVU Solution, in each case, without notice. Customer agrees that it meets these respective eligibility requirements, and covenants that it will continue to meet the respective eligibility requirements throughout the Term. VIEVU reserves the right to verify eligibility at any time and suspend the VIEVU Solution or any portion thereof if the eligibility requirements are not met.

- 13.1. Customer may return any Camera in accordance with VIEVU's Camera Return Policy as set forth in <http://www.vievu.com/support/warranty-repair> within fifteen (15) calendar days of the original date of delivery. All

12. INDEMNIFICATION

- 12.1. Customer agrees to indemnify, defend, and hold harmless VIEVU, its officers, agents, employees, affiliates, subsidiaries, assigns and successors in interest from and against any claims, liabilities, losses, suits, and damages asserted by a third party based on (a) Customer's improper or misuse of the VIEVU Solution or any Add-On Services (including without limitation, in violation of applicable laws, rules, regulations or this Agreement); (b) Customer Data, content or other materials supplied by Customer, or (c) any breach or alleged breach by Customer of the Agreement. VIEVU agrees to indemnify, defend and hold harmless Customer, its officers, agents, employees and volunteers from and against any claims, liabilities, losses, suits and damages asserted by a third party based upon the actions of VIEVU, its officers, employees and agents or based upon any breach or alleged breach by VIEVU of this Agreement.
- 12.2. Infringement. VIEVU will have the obligation and right to defend any claim, suit, or proceeding brought against Customer so far as it is based on a claim that the VIEVU Solution infringes a United States copyright existing as of the Effective Date or a United States patent issued as of the Effective Date. VIEVU's obligation specified in this paragraph will be conditioned on Customer notifying VIEVU promptly in writing of the claim or threat thereof and giving VIEVU full and exclusive authority for, and information for and assistance with, the defense and settlement thereof. If such claim has occurred, or in VIEVU's opinion is likely to occur, Customer agrees to permit VIEVU, at its option and expense, either to: (a) procure for Customer the right to continue using the VIEVU Solution; (b) replace or modify the same so that it becomes non-infringing; or (c) if neither of the foregoing alternatives is reasonably available, immediately terminate VIEVU's obligations (and Customer's rights) under the Agreement with regard to such VIEVU Solution, and grant to Customer a credit for the unused portion of any license fees and refund any deposits paid by Customer for the VIEVU Solution.
- 12.3. Limitation. Notwithstanding any other provisions hereof, VIEVU will not be liable for any claim, based on Customer's use of the VIEVU Solution or the Add-On Services other than as specified by VIEVU. THE FOREGOING STATES THE ENTIRE OBLIGATION OF VIEVU, ITS LICENSORS AND ITS SUPPLIERS, AND THE EXCLUSIVE REMEDY OF CUSTOMER, WITH RESPECT TO INFRINGEMENT OF INTELLECTUAL PROPERTY OR PROPRIETARY RIGHTS. THE FOREGOING IS GIVEN TO CUSTOMER SOLELY FOR ITS BENEFIT AND IN LIEU OF, AND VIEVU DISCLAIMS, ALL WARRANTIES OF TITLE AND NON-INFRINGEMENT WITH RESPECT TO THE VIEVU SOLUTION.

13. WARRANTIES AND RETURN POLICIES

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returns must be packed in the original, unmarked packaging including any accessories, manuals, and documentation that shipped with the product. All Cameras that are returned unopened are subject to a restocking fee of 10 percent of the purchase price. All opened but undamaged Cameras are subject to a restocking fee of 25 percent of the purchase price. Damaged Cameras are ineligible for return under this Section 13.1. All return shipping costs are the responsibility of Customer and will not be refunded. No returned Camera will be accepted without the original manufacturer's packaging and a Return Material Authorization (RMA).

- 13.2. Camera Warranty. VIEVU warrants to Customer that, provided that the Camera has been stored and used in accordance with the Hardware Specifications and ordinary industry practices and conditions, each Camera shall be free from defects in materials and workmanship and shall conform in all material respect to the Hardware Specifications for a period of ninety (90) days from the date of delivery (the "Initial Warranty Period"), provided, however, that VIEVU will extend the Initial Warranty Period for up to a thirty-six (36) months if Customer maintains an active subscription to the Subscription Software and at the time of the warranty claim, Customer has paid in full all amounts due and payable to VIEVU (the "Extended Warranty Period"). The warranty does not cover: (a) intentional damage; (b) use that is not consistent with its intended operation or the Hardware Specifications; (c) any damage caused by an attempt to open or alter the Camera or (d) the use of non-VIEVU branded or approved accessories or replacement parts. VIEVU DOES NOT WARRANT THAT THE OPERATION OF THE CAMERAS WILL BE UNINTERRUPTED OR ERROR FREE.
- 13.3. Camera Replacement Under Warranty. In the event that a Camera does not comply with the warranty set forth above, Customer should return such non-conforming Camera to VIEVU in accordance with the instructions located at <http://www.vievu.com/support/warranty-repair/> within the Initial Warranty Period or the Extended Warranty Period (if applicable). Upon receipt of the returned Camera during the Initial Warranty Period or the Extended Warranty Period (if applicable), VIEVU will repair or replace such non-conforming Camera at no additional charge to Customer. Customer agrees that repair or replacement is the sole remedy available for any Camera malfunction or failure and agrees to indemnify, defend, and hold VIEVU harmless in the event any claim is made for remedy, including monetary damages other than as specifically allowed in this paragraph.
- 13.4. Disclaimer of Warranty. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION 13, VIEVU DOES NOT GUARANTEE THAT (A) THE VIEVU SOLUTION OR ANY ADD-ON SERVICES WILL BE PERFORMED ERROR-FREE OR UNINTERRUPTED, OR THAT VIEVU WILL CORRECT ALL SERVICES ERRORS, (B) THE SERVICES WILL OPERATE IN COMBINATION WITH CUSTOMER CONTENT OR APPLICATIONS, OR WITH ANY OTHER HARDWARE, SOFTWARE, SYSTEMS, SERVICES OR DATA NOT PROVIDED BY VIEVU, AND (C) THE VIEVU SOLUTION OR ANY ADD-ON SERVICE WILL MEET CUSTOMER REQUIREMENTS, SPECIFICATIONS OR EXPECTATIONS. CUSTOMER ACKNOWLEDGES THAT VIEVU DOES NOT CONTROL THE TRANSFER OF DATA OVER COMMUNICATIONS FACILITIES, INCLUDING THE INTERNET, AND THAT THE VIEVU SOLUTION AND ADD-ON SERVICES MAY

BE SUBJECT TO LIMITATIONS, DELAYS, AND OTHER PROBLEMS INHERENT IN THE USE OF SUCH COMMUNICATIONS FACILITIES. VIEVU IS NOT RESPONSIBLE FOR ANY DELAYS, DELIVERY FAILURES, OR OTHER DAMAGE RESULTING FROM SUCH PROBLEMS. VIEVU IS NOT RESPONSIBLE FOR ANY ISSUES RELATED TO THE PERFORMANCE, OPERATION OR SECURITY OF THE VIEVU SOLUTION OR THE ADD-ON SERVICES THAT ARISE FROM CUSTOMER DATA, APPLICATIONS PROVIDED BY CUSTOMER OR ANY THIRD PARTY CONTENT. The foregoing express warranties are limited to VIEVU and are not transferable and are in lieu of any other warranty by VIEVU with respect to the VIEVU Solution or the Add-On Services. VIEVU GRANTS NO OTHER WARRANTY, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

14. DISCLAIMERS AND LIMITATIONS OF LIABILITY

- 14.1. Maintenance of Content. The Customer, not VIEVU is responsible for maintaining all evidence and videos taken with Cameras. Customer should routinely back up Customer Data and download all Customer Data from the Cameras before returning any Camera to VIEVU for repair or replacement. Customer agrees to indemnify and hold VIEVU harmless for any evidence or videos that cannot be recovered from Cameras.
- 14.2. Disclaimer of Consequential Damages. NEITHER PARTY WILL HAVE LIABILITY WITH RESPECT TO ITS OBLIGATIONS UNDER THE AGREEMENT OR OTHERWISE, FOR CONSEQUENTIAL, EXEMPLARY, SPECIAL, INCIDENTAL, PUNITIVE DAMAGES, LOSS OF PROFITS, LOSS DATA, THE COST OF COVER, SECURITY AND DATA BREACHES, AND FAILURE TO ACCESS THE VIEVU SOLUTION OR ANY ADD-ON SERVICES, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
- 14.3. Limitation of Liability. VIEVU'S AGGREGATE LIABILITY UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT ACTUALLY PAID BY CUSTOMER FOR THE VIEVU SOLUTION DURING THE 12 MONTHS PRECEDING THE CLAIM.
- 14.4. Other Limitations. The obligations of VIEVU and Customer under this Agreement run only to each other and not to their affiliates, their customers or any other persons. Under no circumstances will any other person be considered a third-party beneficiary of the Agreement or otherwise entitled to any rights or remedies under the Agreement. Neither VIEVU or Customer will have rights or remedies against each other except as specifically provided in the Agreement. No action or claim of any type relating to the Agreement may be brought or made by Customer or VIEVU more than one (1) year after Customer or VIEVU first has knowledge of the basis for the action or claim. *Customer's aggregate liability under this Agreement shall be limited to an amount equal to one year of subscription fees. In addition, Customer will not waive and intends to assert available NRS Chapter 41 liability limitations in all cases per camera.*

15. GENERAL TERMS

- 15.1. Representation and Warranty. Customer and VIEVU represent and warrant that (A) each has the power and authority to execute, deliver and fully perform this Agreement, and (B) the signatories have the legal authority to bind their respective principals

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- 15.2. Other Agreements. All references to the Agreement includes all documents referenced by hyperlink herein, such documents and agreements being expressly incorporated herein by reference and include certain legal terms. The Agreement contains the entire agreement between the parties. All understandings have been

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included in the Agreement. Representations which may have been made by any party to the Agreement may in some way be inconsistent with this final written Agreement. All such statements are declared to be of no value in the Agreement. Only the written terms of the Agreement will bind the parties. Use of the VIEVU Solution is subject to the VIEVU Privacy Policy located at <http://www.vievu.com/about-us/privacy-policy/> and all other terms referenced by hyperlink in this Exhibit A, each of which are hereby incorporated by reference and made a part hereof.

- 15.3 **Miscellaneous.** The Agreement can only be modified in writing signed by both VIEVU and Customer. The Agreement does not create or imply any relationship in agency or partnership between VIEVU and Customer. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting the Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in the neuter gender include the masculine gender and the feminine gender and vice versa. If any term, covenant, condition or provision of the Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of the Agreement will in no way be affected, impaired or invalidated as a result. The Agreement and the terms and conditions contained in the Agreement apply to and are binding upon the VIEVU's successors and assigns.
- 15.4 **Assignment.** The Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective permitted successors and assigns. VIEVU may assign or otherwise transfer its interest or any part thereof under the Agreement to another party without the consent of Customer except that such party must expressly assume responsibility for all obligations hereunder in writing. Customer may assign or otherwise transfer its interest or any part thereof under the Agreement to any person or entity only upon the written consent of VIEVU.
- 15.5 **Compliance with Legal Requirements.** Each Party shall be responsible, at its expense, for complying with all applicable laws and regulations of each jurisdiction where the VIEVU Solution are used, including laws and regulations pertaining to access or use of the VIEVU Solution.
- 15.6 **Force Majeure.** "Force Majeure Event" means any act or event that: (a) prevents a party (the "**Nonperforming Party**") from performing its obligations or satisfying a condition to the other party's (the "**Performing Party**") obligations under the Agreement; (b) is beyond the reasonable control of and not the fault of the Nonperforming Party; and (c) the Nonperforming Party has not, through commercially reasonable efforts, been able to avoid or overcome. A Force Majeure Event does not include economic hardship, changes in market conditions, and insufficiency of funds. If a Force Majeure Event occurs, the Nonperforming Party is excused from the performance thereby prevented and from satisfying any conditions precedent to the other party's performance that cannot be satisfied, in each case to the extent limited or prevented by the Force Majeure Event. When the Nonperforming Party is able to resume its performance or satisfy the conditions precedent to the other party's obligations, the Nonperforming Party will immediately resume performance under the Agreement. The relief offered by this paragraph is the exclusive remedy available to the Performing Party with respect to a Force Majeure Event.
- 15.7 **Audit.** VIEVU, or its designee, will have the right to perform audits regarding Customer's use of the VIEVU Solution and the Add-On Services, at reasonable intervals, upon reasonable notice during the term and a period of one (1) year after termination of the Agreement. Customer agrees to make all relevant information available to VIEVU, and as appropriate, to VIEVU's designee.
- 15.8 **Applicable Law.** The provisions of NRS Chapter 41 respecting the liability of Customer and the limitations on liability of Customer are incorporated herein as part of this agreement and may be asserted in any suit brought within the State of Washington.
- 15.9 **Waiver of Jury Trial.** EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THE AGREEMENT, INCLUDING ANY EXHIBITS, SCHEDULES, AND APPENDICES ATTACHED TO THE AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.
- 15.10 **Attorneys' Fees.** If VIEVU prevails in any suit or proceeding relating to the Agreement, VIEVU will have the right to recover from Customer its costs and reasonable fees and expenses of attorneys, accountants, and other professionals incurred in connection with the suit or proceeding, including costs, fees and expenses upon appeal, separately from and in addition to any other amount included in such judgment.
- 15.11 **Severability.** Except as provided below, each provision of the Agreement will be interpreted in such a manner and to such an extent as to be effective and valid under applicable law. If any provision is prohibited by or invalid under applicable law, that provision will be ineffective only to the extent of such prohibition or invalidity.
- 15.12 **Survival.** The terms, provisions, representations, and warranties contained in the Agreement whereby their sense and context are intended to survive the performance and termination of the Agreement, shall so survive the completion of performance and termination of the Agreement, including, but not limited to, the making of any and all payments due hereunder and Sections 1.2, 1.2, 4, 5, 8.1, 8.2, 8.3, 8.4, 9.2, 13, 15.7, 15.8, 15.8, 15.10, and 15.11.
- 15.13 **Notices.** All notices required to be given in writing under the Agreement shall be in writing and shall be given or made by delivery in person, by courier service, by confirmed facsimile, or by registered or certified mail (postage prepaid, return receipt requested) at the following address:

VIEVU, LLC
645 Elliott Ave W Suite #370
Seattle, WA 98119

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Attn: Legal Department

16. DEFINITIONS

- 16.1. **"Authorized User Account"** means the arrangement under the Agreement authorizing online access of an Authorized User to the VIEVU Solution, whether actually used or not.
- 16.2. **"Confidential Information"** means information and technical data derived from or disclosed to a Receiving Party or Affiliates of the Receiving Party by the Disclosing Party or its employees, vendors, customers, representatives, Affiliates, agents and other independent contractors during the performance of obligations under the Agreement and which is not generally known to the public, including the Disclosing Party's customers or competitors or any customers or competitors of any Affiliate of the Disclosing Party. Examples of Confidential Information include, but are not limited to Customer Data, and information or data disclosed in oral, written, graphic or machine-readable form, or in forms otherwise embodying or displaying such information, or which is visible or audible to Receiving Party by virtue of the Receiving Party visiting or performing its obligations at a facility controlled by the Disclosing Party or an Affiliate of the Disclosing Party, subsidiaries, agents or subcontractors, or by having access to the Disclosing Party's systems including, but not limited to, business plans, specifications, designs, methods, processes, ideas, concepts, drawings, software, pricing, operational plans and know-how, employee information, shareholder information, vendor information, customer information, and consumer information.
- 16.3. **"Customer Data"** means all data provided to or created by Customer, including without limitation all video and images captured by a Camera and uploaded onto the VIEVU Solution.
- 16.4. **"Documentation"** means all operating manuals and user manuals, training and marketing materials, guides, product descriptions, product specifications, technical manuals, supporting materials, and other information relating to the VIEVU Solution and provided by VIEVU to Customer.
- 16.5. **"Federal Agency"** means a bureau, office, agency, department or other entity of the United States Government.
- 16.6. **"Hardware Specifications"** means: (a) the product manuals (including the Quick Start Guide and Detailed Service Specifications located at [hyperlink] Camera, or such other address specified by VIEVU from time to time; (b) and the product manuals (including the Quick Start Guide, the VIEVU Smartphone App User Guide, the Detailed Specifications, and the VIEVU2 Configuration Utility User Guide) located at <http://www.viewu.com/support/viewu2-camera-support/> for the VIEVU2 Camera such other
- address specified by VIEVU from time to time; and (c) for all other Camera, the address specified by VIEVU from time to time.
- 16.7. **"Intellectual Property"** means any trademarks, service marks, trade names, distinctive words, logos, drawings, art work, pictures, colors, designs, design and/or utility models or copyrights, or any marks or works similar thereto, and any modifications, derivations, improvements or adaptations thereof. Intellectual Property includes, but is not limited to, the look and feel of the VIEVU Solution, the Camera and any portions thereof.
- 16.8. **"State/Local Entity"** means (a) any agency of a state or local government in the United States, or (b) any United States county, borough, commonwealth, city, municipality, town, township, special purpose district, or other similar type of governmental instrumentality established by the laws of a Customer's state and located within the Customer's state's jurisdiction and geographic boundaries.
- 16.9. **"Tribal Entity"** means a federally recognized tribal entity eligible for funding and services from the U.S. Department of Interior by virtue of its status as an Indian tribe.
- 16.10. **"Service Specifications"** means collectively, (a) the system requirements located at <http://www.viewu.com/support/viewu-solution-support/>; (b) the applicable portions of the VIEVU Solution User Guide located at <http://www.viewu.com/support/viewu-solution-support/>; (c) the Deployment Setup Guide located at <http://www.viewu.com/support/viewu-solution-support/>; and (c) any other specifications posted by VIEVU from time to time on <http://www.viewu.com/support/viewu-solution-support/>. The Service Specifications are subject to change at VIEVU's discretion; however, VIEVU changes to the Service Specifications will not result in a material reduction in the level of performance, security or availability of the applicable portion of the VIEVU Solution during the Term
- 16.11. **"Third Party Programs"** means all text, files, images, graphics, illustrations, information, data, audio, video, photographs, and other content and material, in any format, or services that are obtained or derived from third party sources outside of VIEVU and made available to Customer through, within, or in conjunction with Customer's use of the VIEVU Solution. Examples of Third Party Content include data feeds from social network services, rss feeds from blog posts, data libraries and dictionaries, third party add on applications and marketing data.
- 16.12. **"VIEVU Solution"** means, collectively, the Camera, Camera Software, Subscription Software, and any Third Party Programs selected by Customer.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/16/2018

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Second reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.
2. **Recommended motion:** Motion to approve the second reading, a General Business License for Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Second reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

5. **Supporting materials:** None

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

11



Storey County Board of County Commissioners

Agenda Action Report

LIQUOR BOARD

Meeting date: 1/16/2018

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Second reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.
2. **Recommended motion:** Motion to approve the second reading, an Off-sale Liquor License for Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.
3. **Prepared by:** Brandy Gavenda, Admin. Asst.

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Second reading for an Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

5. **Supporting materials:** None

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

A blue ink signature of Gerald Antinoro, Sheriff, is written over a horizontal line.

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

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Storey County Board of County Commissioners

Agenda Action Report

Meeting date: January 16, 2018

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Workshop. Discussion only. Discussion of administrative policies that give the county manager either significant job duties or the responsibility for making sure the policies are approved by the board and are followed by staff.

2. **Recommended motion:** No motion necessary.

3. **Prepared by:** Prepared for Marshall McBride, Chair, by Robert Morris, outside counsel.

Department: County Commissioners

Tel: 847-0968

4. **Staff summary:** On November 7, 2017 the Board considered the county manager job description in conjunction with several administrative policies that set out county manager job duties and responsibilities. The discussion included how the county manager's job description did not include specific duties that are included in county administrative policies. The board has an opportunity to complement the county manager's job description with policies that contain specific county manager job duties and responsibilities. This agenda item gives the board an opportunity to review and make changes to existing policies as well creating new policies for specific duties for the county manager. The Board will not consider the current county manager's job performance in connection with this agenda item. (Continued on next page)

5. **Supporting materials:** Administrative policies that include some of the county manager job duties and responsibilities.

6. **Fiscal impact:** None

7. **Legal review required:** No

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

15

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 000
EFFECTIVE DATE: 1-16-2018
REVISED:
AUTHORITY: BOC
COUNTY MANAGER: _____

DRAFT (Blue underline-Austin; Black = Bob Morris.))

SUBJECT: VOLUNTARY RETIREMENT PROGRAM

I. PURPOSE: The voluntary retirement program is designed to encourage eligible employees to voluntarily agree to leave county employment as a budget reduction measure.

II. PROCEDURE OR POLICY:

- A. ~~The board, or its designee, must approve all agreements. Only the board of county commissioners and board of county fire commissioners ((or its designee)) is authorized to approve an agreement for voluntary retirement.~~
- B. Participation in the program is voluntary. The employee, department head or the county manager may initiate the process of selecting participants for consideration in the program.
- C. Upon final approval of the ~~Board of County Commissioners~~ board, eligible employees may receive up to 2 years of time in the Nevada PERS system purchased on their behalf by the county.
- D. The purchase of service payment will not be included as compensation for the purpose of PERS.
- E. ~~The board must approve changes in pay grades, job descriptions, and authorized positions before the positions become final. The board will consider budget savings cause by the early retirement, and the board may request from the department head or the county manager's office a budget savings analysis showing budget savings caused by the early retirement, inclusive of filling the vacated position.~~
- F. The board, in its sole discretion, may modify or cancel this program at any time and it may deny any request for early retirement buy-out. Participation by the county and the board's decision on any particular request is also dependent on the county's fiscal ability to fund any proposed purchase of service.

III. PROGRAM CONDITIONS:

- A. An employee's participation in the program ~~is requires the separating employee's position being downgraded at least 3 pay grades. that the person filling the vacated position start at a lower step than that of the employee participating in the program such that there will be substantial budgetary savings ((Note: Many positions are set by bargaining agreements and other positions grades are set by comprehensive salary and benefits analyses. Mandating that grades be reduced for the next-in-line does not conform to the county compensation and benefits plan. Changes should be related to budgetary savings instead.))~~
- B. ~~The drop in pay grades may be justified through a reduction in job duties and responsibilities and may be reflected in a revised job description.~~
- C. The amount of purchase of service is conditioned on the ability of the department to recover the purchase of service expense within three years and the department being

- able to show an on-going personnel cost reduction to cover the expense.
- D. The maximum purchase of service payment is \$30,000.

IV. ELIGIBLE PARTICIPANTS:

- A. Full-time regular employees who have 10 or more years of continuous service with the county, are vested in the PERS system, and are eligible to participate in the PERS program.
- B. ~~The county manager may determine certain positions as critical and are not eligible to participate in the program. Critical positions may include, but are not limited to, those with supervisory duties and responsibilities, positions providing mandated or critical services, and positions related to public health, safety and welfare.~~ *((Note: There are cases when department heads, emergency personnel, etc., may want to retire early and the county would benefit. Also, Carson City wrote some policies referencing "critical employees" and it cause a bit of a morale storm. I recommend that everyone is eligible, even the highest department heads, etc..))*
- C. Elected officials, ~~unclassified employees,~~ regular part-time and less-than part-time employees; contract employees, ~~or and~~ employees hired with or paid by a grant are not eligible for the program. *((Note: We should discuss how to address grant employees. Many employees, such as certain firefighters and deputies, may be paid substantially by a grant, but they are truly county/district employees. I would like to discuss how to approach these employees.))*
- D. ~~Employees of the Storey County Fire District may be eligible provided they meet the criteria for the program (including section B above) and are approve by the Storey County Board of Fire Commissioners.~~ *((Note: See fire board added in section I above.))*

V. PROCEDURE FOR PROCESSING REQUESTS:

- A. An eligible employee may request to participate in the Voluntary Retirement Program by submitting a completed employee request form to ~~human resources~~ the Administrative Officer and/or Personnel Director and by providing a copy to his or her department head.
- B. Upon receipt of the voluntary retirement request form, the department head will determine if the employee is eligible and whether the department will realize permanent cost savings. The department head will prepare and submit to ~~human resources~~ the Administrative Officer and/or Personnel Director a written budget reduction plan including any reorganization, proposed changes in pay grades, job descriptions, and authorized positions.
- C. Any request approved by the department head and ~~human resources~~ the Administrative Officer and/or Personnel Director must be given to the county manager for review. If the county manager determines the employee is eligible and approves the request, the employee will sign and agreement, waiver and release form. The county manager will forward the completed packet to the board for review and consideration.
- D. The board ~~must have~~ has the final review and may approve or deny the request for purchase of service and the budget reduction plan. Changes in pay grades or authorized positions must be approved by the board and reflected in the department's budget.
- E. The employee may withdraw his or her request up until the decision by the board. If

the request is denied during the approval process *((something happens??))*

~~F. The department head is responsible for implementing the budget reduction plan including updated job descriptions or reorganization of affected positions.~~

VI. CALCULATION FOR PURCHASE OF SERVICE:

- A. The amount of the purchase of service given the employee is based on the cost of PERS credit as of the effective date of the employee's termination of employment from the county.
- B. The calculation of the PERS amount will be based on standard PERS requirements.
- C. The payment to PERS will be made before the termination date

VII. RESPONSIBILITIES:

- A. The ~~human resources manager~~ *Administrative Officer and/or Personnel Director* is designated by the county manager to administer the program.
- B. The department head will review the employee's requests before they are submitted to *the human resources office*.
- C. ~~Human resources~~ *The Administrative Officer and/or Personnel Director* will accept and process requests, determine eligibility, *and consult with Nevada PERS to* calculate years of service.
- D. The employee is responsible for signing all necessary paperwork and, if approved for the program, separating from the county.
- E. *The human resources office* will work with the affected department to make sure that any change in pay grades, reassignment of duties, updated job descriptions and authorized positions are ~~approved by the Board~~ *completed in accordance with the county administrative policies and any bargaining agreement*.

VIII. FORMS:

- A. Employee request form.
- B. Waiver and release form.

RESPONSIBILITY FOR REVIEW: The County Manager or his or her designee will review this policy every 5 years or sooner as necessary.

Request Form

Name of employee: _____

Position: _____

Department: _____

Years of full-time continuous service: _____ (to be verified)

Date of requested separation: _____

I am requesting participation in Storey County's voluntary retirement program by the purchase by the County of up to 2 years of service in the Nevada PERS system not to exceed \$30,000. I am requesting the purchase of _____ years.

Attach the department head written budget reduction plan including any reorganization, proposed changes in pay grades, job descriptions, and authorized positions.

This request is estimated to cost \$ _____ (to be verified)

Employee's signature: _____ Date: _____

Department head signature: _____ Date: _____

County manager signature: _____ Date: _____

**Storey County voluntary retirement program agreement
and
Waiver and release agreement.**

Storey County and _____ (employee)

Agree as follows:

1. Employee has requested participation in the voluntary retirement program. Employer (specific department head and county manager) has approved the request and will forward this agreement to the Board of County Commissioners (Board) for final approval. This agreement is effective on the Board's approval and no payment will be made to PERS until after the effective date.

2. Employee has reviewed, understands and agrees to all the terms and conditions of the program. A copy of the voluntary retirement program policy is attached and incorporated into this agreement.

3. Employee acknowledges that he or she has been given adequate time to review the program before signing this agreement.

4. Employee has up until the Board approves this agreement to rescind his or her acceptance.

5. Employee waives, releases, and agrees never to assert claims against employer and the termination of employment under this program. These claims include but are not limited to, claims arising under federal, state, and local statutory or common law, such as the Age Discrimination in Employment Act, Title VII of the Civil Rights Act of 1964 and 1991 and the law of contract and tort. This waiver extends to all claims presently known or unknown.

Employee's signature: _____ Date: _____

Approved by:

Department head signature: _____ Date: _____

County manager: _____ Date: _____

Board Chair: _____ Date: _____

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 000
EFFECTIVE DATE: 1-16-2018
REVISED:
AUTHORITY: BOC
COUNTY MANAGER: _____

((DRAFT: Blue italics/strike: Austin/Black: Bob Morris))

SUBJECT: SEPARATION AGREEMENTS

I. PURPOSE: To outline procedures and policies regarding separation agreements between an employee and the county.

II. PROCEDURE OR POLICY:

- A. The Board, or its designee, must approve all separation agreements. Only the board of county commissioners and board of fire commissioners ((or its designee)) is authorized to approve separation agreements. The county manager may, after review by the appropriate county officers, recommend to the board that an employee that is separating from employment with the county receive a separation bonus for outstanding service to the county. The bonus is limited to additional payment of up to ~~\$20,000~~ \$30,000 to be paid either to PERS or to the separating employee's deferred compensation account. *((Note: The PERS buyout in Policy 000 and this policy should be the same amount.))*
- B. All separation agreements entered into by the board, or its designee, on behalf of the county must be filed in the County Clerk's office.
- C. All contracts must be reviewed by the District Attorney, County Manager, Administrative Officer and/or Personnel Director, and County Comptroller before consideration by the board.
- D. Once approved by the board, the board chair ~~or if designated, the County Manager or another designee~~ will sign the agreement.
- E. The County Clerk will make a certified copy of the contract or agreement and deliver it to the County Recorder for recording.

RESPONSIBILITY FOR REVIEW: The county manager or his or her designee will review this policy every 5 years or sooner as necessary

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 042
EFFECTIVE DATE: 7-3-2012
REVISED: 9-29-2017
AUTHORITY: BOC
COMPTROLLER: _____

((DRAFT: Blue, Austin; Black and Red, Bob Morris))

SUBJECT: CONTRACTS and AGREEMENTS

I. PURPOSE: To outline procedures and policies regarding Storey County contracts and agreements.

II. PROCEDURE OR POLICY:

A. The Board, or its designee, must approve all contracts and agreements. On the board is authorized to approve contracts and agreements, except as otherwise provided in this policy.

B. All agreements and contracts entered into by the board, or its designee, on behalf of the county must be filed in the County Clerk's office.

C. All contracts must be reviewed by the District Attorney, County Manager and County Comptroller before consideration by the Board. Contracts involving personnel, temporary and permanent staffing, labor relations and bargaining agreements, staffing budgets, and matters impacting the county position classification plan must also be reviewed by the Administrative Officer and/or Personnel Director.

D. Once approved by the board, the board chair or if designated, the County Manager or another designee will sign the agreement or contract. The County Manager is authorized to sign, on behalf of the Board, agreements and contracts that are valued less than \$10,000 and sign change orders on construction projects if the change order is no greater than 10% of the total amount bid on for the project. Nothing in this policy prohibits the County Manager from having the board review, vote on, and sign contracts and change orders, including those in which s/he is normally authorized to engage the county. Additionally, this policy does not prohibit the board from requesting certain agreements, contracts, and change orders be approved by a vote of the board or reviewed if already signed by the County Manager. The County Clerk will retain the original agreement or contract. The document will not be removed from the Clerk's office once all parties have signed it.

E. The originating department must obtain the signatures of the second parties prior to presenting the agreement or contract to the Board. If they are unable to obtain the necessary signatures of the second parties, the County Clerk will retain a copy of the document and notify the originating department that they will need to obtain the signatures and return an original to the County Clerk.

F. The County Clerk will make a certified copy of the contract or agreement and deliver it to the County Recorder for recording.

G. The Clerk's office will notify the originating department once the documents have been signed. This will keep the department informed and allow them to schedule the

commencement of the project.

RESPONSIBILITY FOR REVIEW: The County Comptroller or his or her designee will review this policy every 5 years or sooner as necessary

~~I. — **BRIEF DESCRIPTION:** To outline procedures and policies regarding Contracts and Agreements, always deferring to the NRS statutes on the same.~~

~~II. — **PROCEDURE/POLICY:**~~

~~A. — Nevada Revised Statutes requires all agreements and contracts be filed in the County Clerk's office.~~

~~B. — All contracts must be reviewed by the District Attorney, County Manager and County Comptroller prior to signing.~~

~~C. — Once the Board of County Commissioners or County Manager or their designee signs an agreement/contract the County Clerk will retain the original agreement/contract. The document will not be removed from the Clerk's office once it has been signed by all parties.~~

~~D. — The originating department should obtain all required signatures of the second party prior to presenting the contract to the County Commissioners. If they are unable to obtain the necessary signatures of the second party, the Board may defer action on the contract. If the Board approves the contract without the necessary signatures, the County Clerk will retain a copy the document and notify the originating department that they will need to obtain the signatures and return an original to the County Clerk.~~

~~E. — The County Clerk will make a certified copy of the contract/agreement and deliver it to the County Recorder for recording.~~

~~F. — The Clerk's office will notify the originating department once the documents have been signed. This will keep the department informed and allow them to schedule the commencement of the project.~~

~~**RESPONSIBILITY FOR REVIEW:** The County Comptroller or his/her designee will review this policy every 5 years or sooner as necessary.~~

4. Staff summary continued:

The included policies are:

Existing No. 001 FUNCTION OF THE POLICY AND PROCEDURE MANUAL

Existing No. 002 CREATUNG, REVIEWING AND MODIFYING POLICIES

Revised No. 008 Agenda requests for the Board of County Commissioner's meetings

Revised No. 042 CONTRACTS and AGREEMENTS

Existing N0. 042 CONTRACTS and AGREEMENTS showing changes

Proposed No. 000 VOLUNTARY RETIREMENT PROGRAM

Proposed No. 000 SEPARATION AGREEMENTS

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 000
EFFECTIVE DATE: 1-16-2018
REVISED:
AUTHORITY: BOC
COUNTY MANAGER: _____

SUBJECT: VOLUNTARY RETIREMENT PROGRAM

I. PURPOSE: The voluntary retirement program is designed to encourage eligible employees to voluntarily agree to leave county employment as a budget reduction measure.

II. PROCEDURE OR POLICY:

- A. The Board, or its designee, must approve all agreements.
- B. Participation in the program is voluntary. The employee, department head or the county manager may initiate the process of selecting participants for consideration in the program.
- C. Upon final approval of the Board of County Commissioners, eligible employees may receive up to 2 years of time in the Nevada PERS system purchased on their behalf by the county.
- D. The purchase of service payment will not be included as compensation for the purpose of PERS.
- E. The Board must approve changes in pay grades, job descriptions, and authorized positions before the positions become final.
- F. The Board, in its sole discretion, may modify or cancel this program at any time. Participation by the County is also dependent on the County's fiscal ability to fund any proposed purchase of service.

III. PROGRAM CONDITIONS:

- A. An employee's participation in the program requires the separating employee's position being downgraded at least 3 pay grades.
- B. The drop in pay grades may be justified through a reduction in job duties and responsibilities and may be reflected in a revised job description.
- C. The amount of purchase of service is conditioned on the ability of the department to recover the purchase of service expense within three years and the department being able to show an on-going personnel cost reduction to cover the expense.
- D. The maximum purchase of service payment is \$30,000.

IV. ELIGIBLE PARTICIPANTS:

- A. Full-time regular employees who have 10 years of continuous service with the county and are vested in the PERS system are eligible to participate in the program.
- B. The county manager may determine certain positions as critical and are not eligible to

participate in the program. Critical positions may include, but are not limited to, those with supervisory duties and responsibilities, positions providing mandated or critical services, and positions related to public health, safety and welfare

- C. Elected officials, unclassified employees, contract employees, or employees hired with or paid by a grant are not eligible for the program
- D. Employees of the Storey County Fire District may be eligible provided they meet the criteria for the program (including section B above) and are approved by the Storey County Board of Fire Commissioners.

V. PROCEDURE FOR PROCESSING REQUESTS:

- A. An eligible employee may request to participate in the Voluntary Retirement Program by submitting a completed employee request form to human resources and by providing a copy to his or her department head.
- B. Upon receipt of the voluntary retirement request form, the department head will determine if the employee is eligible and whether the department will realize permanent cost savings. The department head will prepare and submit to human resources a written budget reduction plan including any reorganization, proposed changes in pay grades, job descriptions, and authorized positions.
- C. Any request approved by the department head and human resources must be given to the county manager for review. If the county manager determines the employee is eligible and approves the request the employee will sign an agreement, waiver and release form. The county manager will forward the completed packet to the Board for review.
- D. The Board must have the final review and may approve or deny the request for purchase of service and the budget reduction plan. Changes in pay grades or authorized positions must be approved by the Board and reflected in the department's budget.
- E. The employee may withdraw his or her request up until the decision by the Board. If the request is denied during the approval process
- F. The department head is responsible for implementing the budget reduction plan including updated job descriptions or reorganization of affected positions.

VI. CALCULATION FOR PURCHASE OF SERVICE:

- A. The amount of the purchase of service given the employee is based on the cost of PERS credit as of the effective date of the employee's termination of employment from the county.
- B. The calculation of the PERS amount will be based on standard PERS requirements.
- C. The payment to PERS will be made before the termination date

VII. RESPONSIBILITIES:

- A. The human resources manager is designated by the county manager to administer the program.
- B. The department head will review the employee requests before they are submitted to human resources.

- C. Human resources will accept and process requests, determine eligibility, calculate years of service.
- D. The employee is responsible for signing all necessary paperwork and, if approved for the program, separating from the county.
- E. Human resources will work with the affected department to make sure that any change in pay grades, reassignment of duties, updated job descriptions and authorized positions are approved by the Board.

VIII. FORMS:

- A. Employee request form.
- B. Waiver and release form.

RESPONSIBILITY FOR REVIEW: The County Manager or his or her designee will review this policy every 5 years or sooner as necessary.

Request Form

Name of employee: _____

Position: _____

Department: _____

Years of full-time continuous service: _____ (to be verified)

Date of requested separation: _____

I am requesting participation in Storey County's voluntary retirement program by the purchase by the County of up to 2 years of service in the Nevada PERS system not to exceed \$30,000. I am requesting the purchase of _____ years.

Attach the department head written budget reduction plan including any reorganization, proposed changes in pay grades, job descriptions, and authorized positions.

This request is estimated to cost \$ _____ (to be verified)

Employee's signature: _____ Date: _____

Department head signature: _____ Date: _____

County manager signature: _____ Date: _____

**Storey County voluntary retirement program agreement
and
Waiver and release agreement.**

Storey County and _____ (employee)

Agree as follows:

1. Employee has requested participation in the voluntary retirement program. Employer (specific department head and county manager) has approved the request and will forward this agreement to the Board of County Commissioners (Board) for final approval. This agreement is effective on the Board's approval and no payment will be made to PERS until after the effective date.

2. Employee has reviewed, understands and agrees to all the terms and conditions of the program. A copy of the voluntary retirement program policy is attached and incorporated into this agreement.

3. Employee acknowledges that he or she has been given adequate time to review the program before signing this agreement.

4. Employee has up until the Board approves this agreement to rescind his or her acceptance.

5. Employee waives, releases, and agrees never to assert claims against employer and the termination of employment under this program. These claims include but are not limited to, claims arising under federal, state, and local statutory or common law, such as the Age Discrimination in Employment Act, Title VII of the Civil Rights Act of 1964 and 1991 and the law of contract and tort. This waiver extends to all claims presently known or unknown.

Employee's signature: _____ Date: _____

Approved by:

Department head signature: _____ Date: _____

County manager: _____ Date: _____

Board Chair: _____ Date: _____

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 000
EFFECTIVE DATE: 1-16-2018
REVISED:
AUTHORITY: BOC
COUNTY MANAGER: _____

SUBJECT: SEPARATION AGREEMENTS

- I. PURPOSE:** To outline procedures and policies regarding separation agreements between an employee and the county.
- II. PROCEDURE OR POLICY:**
- A. The Board, or its designee, must approve all separation agreements. The county manager may, after review by the appropriate county officers, recommend to the Board that an employee that is separating from employment with the county receive a separation bonus for outstanding service to the county. The bonus is limited to additional payment of up to \$20,000 to be paid either to PERS or to the separating employee's deferred compensation account.
 - B. All separation agreements entered into by the Board, or its designee, on behalf of the county must be filed in the County Clerk's office.
 - C. All contracts must be reviewed by the District Attorney, County Manager and County Comptroller before consideration by the Board.
 - D. Once approved by the Board, the board chair or if designated, the County Manager or another designee will sign the agreement.
 - E. The County Clerk will make a certified copy of the contract or agreement and deliver it to the County Recorder for recording.

RESPONSIBILITY FOR REVIEW: The county manager or his or her designee will review this policy every 5 years or sooner as necessary

STOREY COUNTY ADMINISTRATIVE POLICIES AND PROCEDURES

POLICIES:

Existing No. 001 FUNCTION OF THE POLICY AND PROCEDURE MANUAL

Existing No. 002 CREATUNG, REVIEWING AND MODIFYING POLICIES

Revised No. 008 Agenda requests for the Board of County Commissioner's meetings

Revised No. 042 CONTRACTS and AGREEMENTS

Existing N0. 042 CONTRACTS and AGREEMENTS showing changes

Proposed No. 000 VOLUNTARY RETIREMENT PROGRAM

Proposed No. 000 SEPARATION AGREEMENTS

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 001
EFFECTIVE DATE: 9/18/07
REVISED:

01/16/18

AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: FUNCTION OF THE POLICY AND PROCEDURE MANUAL

- I. PURPOSE:** This procedure describes the purpose and format of the Storey County Administrative Policies and Procedures Manual.
- II. POLICY:** The Storey County Policies and Procedures Manual is designed to be a comprehensive manual incorporating all policies, procedures, commission regulations and directives that affect and guide the actions of all county departments. They are intended to respect department specific approved policies and ~~adhere~~ be consistent with the provisions of ~~to~~ collective bargaining agreements. ~~contracts.~~
- A. DEFINITIONS:**
1. Policy: A basic rule established to govern functions so that they are performed in line with desired objectives. A general guideline that regulates organization actions.
 2. Procedure: The act, method or manner of proceeding in some process or course of action; the sequence of steps to be followed.
- III. PROCEDURE:**
- A. FUNCTION:**
1. The Administrative Policies and Procedures Manual will be a resource for all countywide procedures, policies and directives.
- B. REASONS FOR ESTABLISHING A POLICIES AND PROCEDURES MANUAL:**
1. To improve communications.
 2. To promote uniformity of action.
 3. To improve direction setting.
- C. CONTENT:** The following types of policies and procedures will be included in the manual.
1. Those policies and/or procedures, which cross department lines and require action, compliance or give direction to more than one department.
 2. Those policies and/or procedures that provide information of value to all county departments.

D. County Policies and Procedures shall be reviewed and signed by the County Manager, and authorized by the Board of Commissioners prior to implementation.

IV. RESPONSIBILITY FOR REVIEW: The County Manager's office will review this policy every 5 years.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 002
EFFECTIVE DATE: 9/18/07
REVISED: 01/16/18
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: CREATING, REVIEWING AND MODIFYING POLICIES

I. PURPOSE: To establish guidelines for departments to use for proposing, reviewing, modifying or deleting policies or procedures from the Storey County Administrative Policies and Procedures Manual.

A. DEFINITIONS:

1. Originating Department Head/Elected Official: That department or office that is the source of a proposed or revised policy or procedure.

II. POLICY: County policies and procedures are the primary reference for direction that applies to county administration. As such, it is essential that they be consistently reviewed and updated as needed to reflect current policies, procedures and practices, legal requirements, issues, and trends. Any department or office may propose a policy or procedure or revision of an existing policy related to their departments.

III. PROCEDURE:

A. PROPOSING OR REVISING POLICIES:

1. Originating Department/Elected Official
 - Propose Policy draft or revision.
 - Type in policy format.
 - *Proposed amendments to existing policies and procedures or the addition of new policies and procedures shall be shown in the following format: Policy language to be deleted must be shown with a strike-out line through each word and character to be deleted; and policy language to be added must be shown in italics and underlined for regular text and bold italics and underlined for any text which is to be bolded in the final document.*
 - Send to County Manager or designee for review
2. County Manager's Office (or designee)
 - Forward to District Attorney if there are legal implications.
 - Forward to Human Resources if there is employee relations, benefit or personnel related impact.

- Revise draft if necessary.
- Upon preliminary approval, submit to the affected ~~impacted~~ department heads for review and comment.
- Revise as appropriate.
- Review final draft.
- Prepare action-sheet a board agenda request form, schedule on ~~commission-board~~ agenda and obtain approval for policy from the board of county commissioners.
- Provide documentation of ~~Commission~~ board approval and copy of policy on a computer disk to all departments.

B. DELETING A POLICY OR PROCEDURE:

1. Deletion of an existing policy or procedure requires the same procedure as draft of proposal or revision. Thorough justification for deletion must be presented.

C. REVIEW OF POLICIES:

1. At the time of proposal of a policy or procedure a specific time period will be assigned for review and discussion.
2. The County Manager's office will establish and maintain a 'tickler' file to identify and pull out those policies due for review.
3. Implementation of all changes will follow procedures outlined under proposing or revising policies.
4. Policies shall be reviewed at least once every five years or as needed.

IV. **RESPONSIBILITY FOR REVIEW:** The County Manager's office is responsible for review at least every 5 years.

**STOREY COUNTY ADMINISTRATIVE
008 POLICIES AND PROCEDURES
6-2009**

2017

BOC

**NUMBER:
EFFECTIVE DATE: 10-**

REVISED: 11-6-

AUTHORITY:

COUNTY MANAGER

SUBJECT: Agenda requests for Board of County Commissioners' meetings.

- I. PURPOSE:** To outline procedures and policies regarding request for placement of items on the Board of County Commissioners' agenda.
- II. PROCEDURE OR POLICY:**
 - A. The county manager is responsible for the agenda of the Board meetings and the approval of agenda items to be placed on the agenda.
 - B. All requests for agenda items must be made in writing on approved agenda action report forms and must be submitted to the clerk's office for placement on the agenda. The request must include all supporting documentation and must be submitted by noon on Monday of the week preceding the Board's meeting. On receipt, the clerk will send the item to the county manager. The county manager will review the item and either approve the item for a subsequent meeting agenda or disapprove the item and respond to the requester in writing the reasons why it is being denied. If the county manager, or his designee, is unavailable or there is a conflict, the chair of the Board may approve items for the agenda.
 - C. Any member of the public, the Board, or County staff may request an agenda item. All agenda item requests by County staff must be approved by the employee's immediate supervisor or department head and the county manager.
 - D. All ordinances and resolutions must be reviewed, approved, and signed off on by the District Attorney's office before placement on the agenda. Once approved for placement on the agenda the clerk's office will issue a number. A resolution may be approved by the Board after a public hearing. An ordinance may be approved by the Board in the required form after a first reading and a second public hearing in conformance with NRS 244. The person requesting the ordinance must provide the clerk with a version showing changes by red cross-out for deleted text and underlined blue italics for new text. The person is also responsible for providing a clean copy of the ordinance for the agenda packet before the public hearing and for signature by the Board.
 - E. Items, including those involving personnel matters, may be subject to closed meeting provisions of Nevada Revised Statutes and the Open Meeting Law.

F. Matters raised during public comment that are not on the agenda may not be acted on by the Board until the matter is placed on subsequent agenda as an action item.

RESPONSIBILITY FOR REVIEW: The County Manager or his or her designee will review this policy every 5 years or sooner as necessary.

Storey County Board of County Commissioners Agenda Staff Report

Meeting date: _____
min.

Time requested: 5

Agenda: Consent ☐ Administrative ☐ Public hearing required ☐

1. **Title:** Discussion and possible action to approve ...

2. **Recommended motion:** I move to approve ...

3. **Prepared by:** (name)

Department:

Tel:

4. **Staff summary:**

5. **Fiscal impact:**

Funds Available:

Fund:

6. **Supporting materials:** (item and list of supporting materials)

7. **Reviewed by:**

____ Department Head

____ Comptroller

____ County Manager

____ District Attorney

Department Name: _____

Other agency review:

8. **Board action:**

☐ Approved

☐ Denied

☐ Approved with Modifications

☐ Continued

Agenda Item No.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 042
EFFECTIVE DATE: 7-3-2012
REVISED: 9-29-2017
AUTHORITY: BOC
COMPTROLLER: _____

SUBJECT: CONTRACTS and AGREEMENTS

I. PURPOSE: To outline procedures and policies regarding Storey County contracts and agreements.

II. PROCEDURE OR POLICY:

A. The Board, or its designee, must approve all contracts and agreements.

B. All agreements and contracts entered into by the Board, or its designee, on behalf of the county must be filed in the County Clerk's office.

C. All contracts must be reviewed by the District Attorney, County Manager and County Comptroller before consideration by the Board.

D. Once approved by the Board, the board chair or if designated, the County Manager or another designee will sign the agreement or contract. The County Manager is authorized to sign, on behalf of the Board, agreements and contracts that are valued less than \$10,000 and sign change orders on construction projects if the change order is no greater than 10% of the total amount bid on for the project. Nothing in this policy prohibits the County Manager from having the Board review, vote on, and sign contracts and change orders. Additionally, this policy does not prohibit the Board from requesting certain agreements, contracts, and change orders be approved by a vote of the board or reviewed if already signed by the County Manager. The County Clerk will retain the original agreement or contract. The document will not be removed from the Clerk's office once all parties have signed it.

E. The originating department must obtain the signatures of the second parties prior to presenting the agreement or contract to the Board. If they are unable to obtain the necessary signatures of the second parties, the County Clerk will retain a copy of the document and notify the originating department that they will need to obtain the signatures and return an original to the County Clerk.

F. The County Clerk will make a certified copy of the contract or agreement and deliver it to the County Recorder for recording.

G. The Clerk's office will notify the originating department once the documents have been signed. This will keep the department informed and allow them to schedule the commencement of the project.

RESPONSIBILITY FOR REVIEW: The County Comptroller or his or her designee will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER: 042
EFFECTIVE DATE: 7-3-2012
REVISED: 11-7-2017
AUTHORITY: BOC
COMPTROLLER: _____

SUBJECT: CONTRACTS and AGREEMENTS

- I. ~~PURPOSE BRIEF DESCRIPTION:~~ To outline procedures and policies regarding Storey County contracts and agreements, ~~always deferring to the NRS statutes on the same.~~

II. **PROCEDURE OR POLICY:**

A. The Board, or its designee, must approve all contracts and agreements.

B. ~~Nevada Revised Statutes requires a~~ All agreements and contracts entered into by the Board, or its designee, on behalf of the county must be filed in the County Clerk's office.

C. All contracts shall must be reviewed by the District Attorney, County Manager and County Comptroller ~~prior to signing~~ before consideration by the Board.

D. Once approved by the Board, ~~of County Commissioners~~ the board chair or if designated, the ~~or County Manager or their another designee~~ will sign ~~an the~~ agreement/ or contract. The County Manager is authorized to sign, on behalf of the Board, agreements and contracts that are valued less than \$10,000 and sign change orders on construction projects if the change order is no greater than 10% of the total amount bid on the for the project. Nothing in this policy prohibits the County Manager from having the Board review, vote on, and sign contracts and change orders. Additionally, this policy does not prohibit the Board from requesting certain agreements, contracts, and change orders be approved by a vote of the board or reviewed if already signed by the County Manager. ~~†~~The County Clerk will retain the original agreement/ or contract. The document will not be removed from the Clerk's office once all parties have signed it. ~~it has been signed by all parties.~~

E. The originating department ~~should~~ must obtain the signatures of the second parties prior to presenting the agreement/ or contract to the Board ~~County Commissioners~~. If they are unable to obtain the necessary signatures of the second parties, the County Clerk will retain a copy the document and notify the originating department that they will need to obtain the signatures and return an original to the County Clerk.

F. The County Clerk will make a certified copy of the contract/ or agreement and deliver it to the County Recorder for recording.

G. The Clerk's office will notify the originating department once the documents have been signed. This will keep the department informed and allow them to schedule the commencement of the project.

RESPONSIBILITY FOR REVIEW: The County Comptroller or his or her designee will review this policy every 5 years or sooner as necessary.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 16, 2018

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion and possible action. Approval of revised county manager's job description.
2. **Recommended motion:** I move to approve the county manager's job description revised January 16, 2018.
3. **Prepared by:** Prepared for Marshall McBride, Chair, by Robert Morris, outside counsel.

Department: County Commissioners

Tel: 847-0968

4. **Staff summary:** On August 15, 2017, the Board held a workshop on the county manager's job description. NRS 244.135 states: "The county manager shall perform such administrative functions of the county government as may be required by the board of county commissioners." Storey County currently has a job description for the county manager position. The revised county manager's job description was discussed at the meeting as well as alternatives including using a contract or putting the job duties in an ordinance. On November 7, 2017 the Board again considered the county manager job description and after discussion continued the item to this meeting. The Board will not consider the current county manager's job performance in connection with this agenda item. (Continued on next page)

5. **Supporting materials:** The county manager job description revised January 16, 2018. Clean copy and copy showing revisions.

6. **Fiscal impact:** None

7. **Legal review required:** No

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

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4. Staff summary continued:

After the November 7, 2017 meeting some minor changes to the proposed job description have been made and these are shown in blue underlined italics in the attached document as well as in the clean copy. The Board's use of policies in conjunction with the job description was also discussed during the workshop in August and the meeting in November. The workshop item on policies following this item deals with administrative policies that give the county manager either significant duties or the responsibility for making sure the policies are followed.

Storey County Job Description

County Manager

Class Title: County Manager
Reports to: Board of Storey County Commissioners
FLSA Status: Exempt
Represented Status: Non-Represented
Created: March 2007
Last Revised: Draft 1-16-2018

1. JOB SUMMARY

The county manager is the county's chief administrative officer and reports to the Storey County Board of County Commissioners (board). The board considers and sets policy and the county manager is tasked with implementing these policies. Without limiting the specific duties and responsibilities that the county manager may be assigned by the board, the broad activity areas for measured achievement are:

- A. Executive leadership
- B. Managerial and organizational effectiveness
- C. Financial planning
- D. Human resource development
- E. Public service and communication
- F. Economic development in the county
- G. Emergency management

2. DISTINGUISHING CHARACTERISTICS: The county manager is responsible for the leadership, supervision, and management of county staff, and management of county resources consistent with the administrative and policy direction of the board. An employee in this position is unclassified and "at-will," serving at the pleasure of the Storey County County Commissioners. The county manager will be given a yearly evaluation by the board after the end of the fiscal year and a consideration of an increase in salary and possible performance based bonus.

3. EXAMPLES OF DUTIES: The county manager's duties are authorized by action by the board. The duties listed below are examples of the work typically performed by an employee in this position that are authorized by the board. The board may take action to include or eliminate other duties for the county manager.

A. Assists the board in the development of overall goals of the county; provides leadership and direction in the development of short- and long-range plans for achieving overall goals; works with the board and others to develop community and economic development plans.

B. Develops, evaluates, and implements administrative policies based on federal and state law and regulations, and the organizational goals and objectives of the board. Recommends policy changes where appropriate to the board for approval. Informs the board of operational

problems.

C. Facilitates team management approach for decision making; promotes opportunities for employee involvement in collaborative and participatory problem solving; selects, directs, develops, and evaluates management personnel and other staff; administers discipline for inadequate performance or improper behavior.

D. Subject to the limitations of law and board direction; is designated the authorized representative to be responsible for the development, award and proper administration of all purchases and contracts made pursuant to the local government purchasing law, negotiates and supervises county contractual agreements, and after approval of the contract by the board, administers the agreements and if authorized by the board, enforces agreements.

E. Oversees the development of the annual county budget for approval by the board; monitors expenditures to ensure compliance with budgets; accounts for variances between projected and actual expenditures, initiates remedial action, and reports significant variances to the board.

F. Administers the preparation of board meeting agendas; attends board meetings; makes oral and written presentations to the board of county commissioners and to other public and private groups; provides information to the news media and the public regarding County operations; represents the County with other government agencies and in meetings with the public.

G. Analyzes proposed legislation and administrative regulations for their impact on County operations; reviews and makes recommendations to the board regarding legislative activities; participates in the lobbying process by presenting oral and written testimony to appropriate bodies.

H. Receives, investigates, and resolves complaints and concerns regarding County programs, services, employees, and facilities; acts as liaison with cities, counties, regional, state, and federal agencies on a broad range of matters.

I. Engages with the county economic development team: transfers knowledge to attracting and enhancing private enterprise and building public-private relationships.

J. May respond to call out in emergencies, other than during normal working hours, as needed. For example, may respond to and actively participate in all hazard Incident Command Systems.

QUALIFICATIONS FOR EMPLOYMENT:

Knowledge and Ability:

The county manager must have knowledge of: public administration and public finance principles and methods; organizational principles and relationships, principles of strategic planning; Nevada public finance laws, regulations and practices; conflict resolution techniques; principles and practices of supervision and employee development.

The county manager must have the ability to: synthesize large volumes of data, interpret and evaluate; exercise initiative, ingenuity, independent analysis and judgment in solving difficult and complex administrative, managerial and technical problems; understand and interpret complex regulations, laws and policies; demonstrate executive leadership and management skills; supervise effectively; establish and maintain effective community relations; make

effective oral and written presentations; advocate effectively for the benefit of the county's interest; gain and maintain the confidence and cooperation of elected and appointed officials and the public.

5. LICENSING, EDUCATION & OTHER REQUIREMENTS

A county manager must have:

- Any combination of training, education, and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:
 - Bachelor's Degree or equivalent from an accredited college or university with coursework in public or business administration, management, accounting, economics, or a similar field. Other education may be considered based on other qualifications and experience.
 - Master's Degree or higher with such major or significant coursework may be preferred.
 - At least 5 years of increasingly responsible professional experience in management, human resources, or administrative capacity that includes experience in supervision and/or personnel management in an open political environment.
 - Professional certifications, such as ICMA Credentialed Manager, applicable to the position may be preferred.
- Must possess a valid Nevada Class C Driver License.
- Ability to pass a criminal background investigation.

6. PHYSICAL DEMANDS

The requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job.

- **Physical Requirements.** Strength, dexterity, coordination, and vision to use keyboard and video display terminal for prolonged periods. Strength and stamina to bend, stoop, sit, and stand for long periods of time. Dexterity and coordination to handle files and single pieces of paper; occasional lifting of files, stacks of paper or reports, references, and other materials. Some reaching for items above and below desk level. Some reaching, bending, squatting, and stooping to access files and records is necessary. The manual dexterity and cognitive ability to operate a personal computer using word processing and databases. The ability to communicate via telephone. Light lifting (up to 50 pounds) is occasionally required. In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.
- **Working Environment.** Work is typically performed indoors in an office environment where a portion of work is performed at a desk and on a computer. Work is typically

performed independently with reporting directly to the board of county commissioners as appropriate. Position may occasionally be required to travel by motor vehicle to on- and off-site locations. Environment is generally clean with limited exposure to conditions such as dust, fumes, noise, or odors. Frequent interruptions to planned work activity by telephone calls, office visitors, and response to unplanned events.

Effective this ____ day of _____, 2017.

Marshall McBride
Commission Chairman

Jack McGuffey
Commission Vice-Chairman

Lance Gilman
Commissioner

Austin Osborne
Human Resources Director

Storey County Job Description

County Manager

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- B. Develops, evaluates, and implements administrative policies based on federal and state law and regulations, and the organizational goals and objectives of the board. Recommends policy changes where appropriate to the board for approval. Informs the board of operational

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C. Facilitates team management approach for decision making; promotes opportunities for employee involvement in collaborative and participatory problem solving; selects, directs, develops, and evaluates management personnel and other staff; administers discipline for inadequate performance or improper behavior.

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 - At least 5 years of increasingly responsible professional experience in management, human resources, or administrative capacity that includes experience in supervision and/or personnel management in an open political environment.
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Effective this ____ day of _____, 2017.

Marshall McBride
Commission Chairman

Jack McGuffey
Commission Vice-Chairman

Lance Gilman
Commissioner

Austin Osborne
Human Resources Director





Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 16, 2018

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/Possible Action:** File 2016-030-A1-2017. A request to amend Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use File 2016-030-A1-2017.
2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (county commissioner), move to approve amended Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property until January 31, 2020. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use Permit File 2016-030-A1-2017.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** See enclosed Staff Report No. 2016-030-A1-2017
6. **Supporting materials:** See enclosed Staff Report No. 2016-030-A1-2017
7. **Fiscal impact:** None on local government.
Funds Available: _____ Fund: _____ Comptroller
8. **Legal review required:** _____ District Attorney
9. **Reviewed by:**
 Department Head _____ Department Name: Planning
 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.

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**Storey County
Planning Department**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: January 16, 2018 at 10:00 a.m.

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

Staff Contact: Kathy Canfield

File: 2016-030-A1-2017 Special Use Permit Condition Amendment

Applicant: Sally Summers

Property Owner: Comstock Mining, LLC

Property Location: 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40.

Request: A request to amend Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use File 2016-030-A1-2017.

1. Background

The Special Use permit for the proposed project was approved by the Board of County Commissioners in December 2016. The original project description is as follows:

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.

The applicant has commenced the animal use on the property and has installed the temporary trailer. Construction on the residence and the barn has not yet occurred and the applicant has requested additional time to keep the temporary trailer in place.

Storey County staff conducted a compliance review of the site during the Fall of 2017. The results of the review confirmed that the operation was complying with the Conditions of Approval of the Special Use Permit and the results were presented to the Planning Commission at their November 16, 2017 meeting.

2. Proposed Request

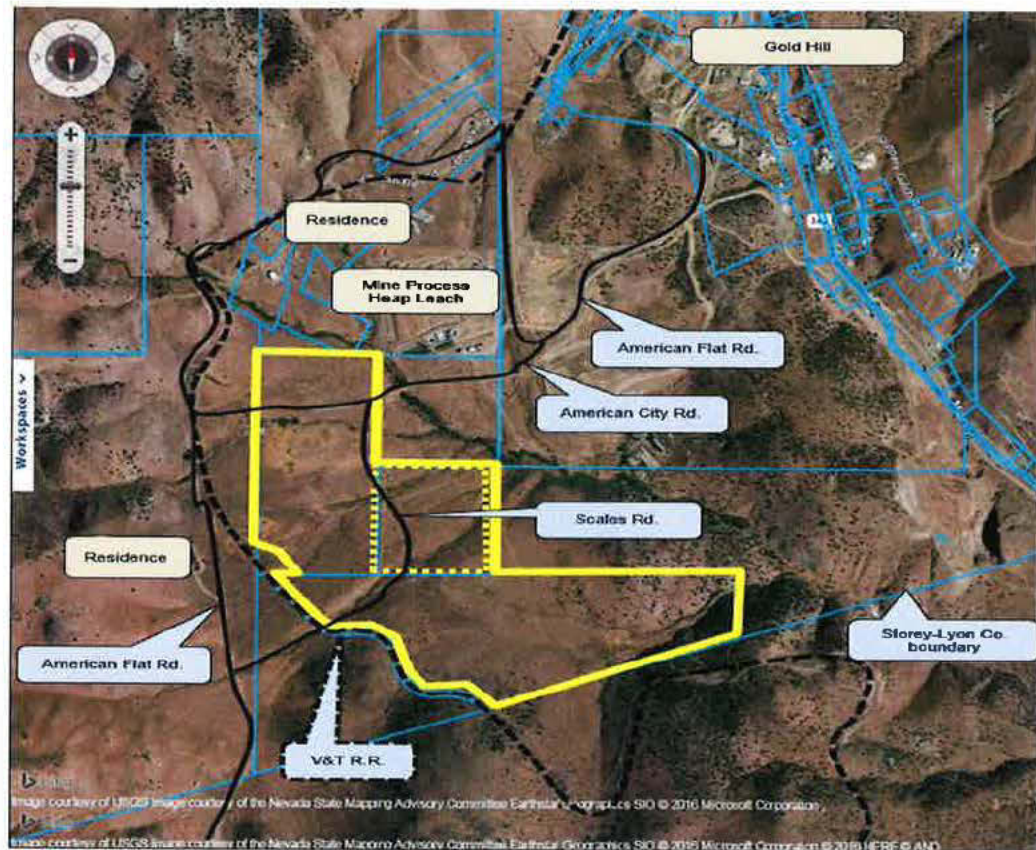
During the compliance review it was determined that the temporary trailer (watchperson's dwelling) time frame was ending and the construction of the residence and barn had not yet commenced. The applicant has requested additional time for the temporary trailer (watchperson's dwelling) to remain until the residence/barn can be constructed. Staff concurs with the request and are recommending an approximate two year extension of time be given for the temporary trailer (watchperson's dwelling). As depicted in the revised Condition 5 language, Staff recommends the temporary trailer (watchperson's dwelling) be allowed until January 31, 2020.

No other conditions of approval are proposed or recommended to be modified from the original approval.

Staff recommends the following change to Condition 5 from the original Special Use Permit 2016-030:

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~~ until January 31, 2020. 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.



Yellow outline is the parcel, dotted yellow is the location of the first phase of development.

2. Compatibility and Compliance

No modifications or impacts to compatibility with surrounding uses, zoning or the master plan are expected with the modification to the time frame for the temporary trailer.

3. Findings of Fact

A. Motion for approval. The following Findings of Fact are evident with regard to the requested amended special use permit when the recommended revised conditions of approval in Section 4, Revised Recommended Conditions of Approval, are applied.

1. The amended 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 amended 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.
- B. **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) Substantial evidence shows that the amended 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 amended 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**

- A. **Amended Special Use Permit.** This approval is to amend Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use File 2016-030-A1-2017.
- B. **Comstock Historic District.** The Permit Holder shall provide a copy of an amended Certificate of Appropriateness from the Comstock Historic District within 30 days from this Amended Special Use Permit approval date.
- C. **Temporary watchperson's trailer.** A travel trailer/recreational vehicle may be placed on the subject property and occupied by a resident/watchperson until January 31, 2020. 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.
- D. **Special Use Permit 2016-030 Conditions of Approval.** All Conditions of Approval identified in the original Special Use Permit 2016-030 shall remain in effect with the exception of Condition 5, Temporary watchperson's trailer, as modified above. In addition, this permit does not authorize any modifications to the previously approved project description or use of the property as depicted in the original Special Use Permit.

5. Public Comment

As of December 26, 2017, Staff has not received any comments from the public.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners 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 Board of County Commissioners upon which it bases its decision.

7. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the Findings of Fact under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Planning Commission should be made part of either motion.

A. Recommended motion for approval

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*county commissioner*), move to approve amended Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property until January 31, 2020. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use Permit File 2016-030-A1-2017.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, 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 (*county commissioner*), deny amending Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property until January 31, 2020. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use Permit File 2016-030-A1-2017.

APPENDIX 1

Staff Report 2016-030



Storey County Board of County Commissioners Staff Report Addendum

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: County Commission: 10:00 a.m., Tuesday, December 6, 2016

STAFF CONTACT: Austin Osborne, Planning Director 775.847.0968

SUMMARY OF PLANNING COMMISSION ACTION:

The planning commission at its 12/01/16 meeting heard testimony from the applicant, property owner, county staff, and the public regarding the subject special use permit request. Concerns were brought forth about the applicant's request to restrict public access to Scales Road, visual impact of the use to the abutting V&T Railroad corridor, animal density, management of animal manure and invasive weeds, and humane treatment of animals. The planning commission voted five to one, with one absent, to approve the use with changes to the conditions recommended in Staff Report No. 2016-030. The recommended changes to those conditions are shown in the following addendum and are hereby recommended to the board of county commissioners for approval.

AMENDED RECOMMENDED MOTION:

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of Staff Report No. 2016-030, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval as amended pursuant to Staff Report Addendum No. 2016-030, I [commissioner] motion to approve with stated 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 animals; 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).

AMENDED RECOMMENDED CONDITIONS OF APPROVAL:

The following conditions of approval were amended pursuant to the recommendation by the planning commission. Text shown *bold italics* is added, and text shown as ~~strike-out~~ is deleted.

1 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. *Penned areas must be situated such as to allow the animal(s) inside to run.* 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

This condition is subject to review by the planning department and district attorney's office. This condition becomes effective immediately upon acceptance of the special use permit and remains in effect indefinitely or until the district attorney's office determines that Scales Road is not a public road. 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 *to the subject property* 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. *In accordance with Storey County Code Title 6 Animals, the permit holder must ensure that no dog or other animal that is a danger to the public (e.g., vicious dog) enters or occupies any public access way or easement on the subject property.*

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 9-1-1) 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 twice per week~~ 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~~ **accessible** water and salt blocks (as applicable). ***Ice shall be removed from water troughs or containers each day.***
- 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.

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.

28. Compliance Review

At a regularly scheduled public meeting on or about the months of April 2017 and December 2017, the permit holder shall provide the planning commission a public report stating whether the subject use has or has not complied with the conditions of approval. The presentation must disclose evidence of known failure to comply with the requirements. If a violation is found to have occurred, the report shall explain what measures, and to what degree of expediency and success, the permit holder employed to remedy the violation. The planning commission may recommend a show-cause hearing to the board of county commissioners pursuant to Storey County Code 17.03 Administrative Provisions and condition 29 of this special use permit if one or more violations to the conditions are found. Alternatively, the planning commission may require the applicant to provide subsequent public compliance reports at six month or twelve month intervals.

29. Non-Compliance Show-Cause

Storey County may refer this special use permit to the board of county commissioners for show-cause hearing for revocation based on reasons listed in this section. The procedures for show-cause will be pursuant to Storey County Code 17.03 Administrative Provisions. The continuance of uses of a revoked special use permit is a violation of Storey County Code Title 17 Zoning and will be punishable as provided for therein or other applicable codes. The special use permit may be referred to show-cause for the following reasons: (a) failure to comply with the special use permit conditions, or federal, and county regulations, without appropriate remedy; (b) any misrepresentation made in the application for the special use permit or in other official

documents, or amendments thereof, submitted to a federal, state, or local agency; (c) failure to provided notice to the county on violations, disasters, notices of decisions, and other such correspondence from federal, state, and local agencies as required in the special use permit.

Prepared by Austin Osborne, Planning Director



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/For Possible Action:** First Reading of Ordinance No. 18-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage/lot consolidations. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to approve First Reading of Ordinance No. 18-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage/lot consolidations

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.0968

5. **Staff summary:** An ordinance amending Storey County Code Title 16 to adopt new codes for land divisions and providing for other properly related matters.

6. **Supporting materials:** Drafts have been and remain posted at <https://www.storeycounty.org/517/Updates> and will also be available at the 01/16/18 meeting.

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

Funds Available:


Fund:

____ Comptroller

8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

18

Ordinance No. 18-279

Summary

An ordinance amending Storey County Code title 16 to adopt new codes for land divisions.

Title

An ordinance amending Storey County Code title 16 to adopt new codes for land divisions and providing for other properly related matters.

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

SECTION I: Title 16 is amended by adding the following language:

Chapter 16.10

General Provisions

Sections:

16.10.010 Declaration

16.10.020 Policy

16.10.030 Purpose

16.10.040 Authority and jurisdiction

16.10.050 Interpretation, conflict

16.10.060 Classification of division of land

16.10.070 Incorporation of standards by reference

16.10.080 Review by other agencies

16.10.090 Subdivision name

16.10.100 Effect of recordation

16.10.110 Prohibited activities

16.10.010 Declaration

This title is known as and may be cited in all proceedings as the "Procedures for Division of Land," and includes Storey County Code 17.03 Administrative Provisions.

16.10.020 Policy

A. It is declared to be the policy of the county to consider the division of land and the

subsequent development of the divided land as subject to the control of the county pursuant to the master plan for the orderly, planned, efficient, and economical development of the county.

B. Land to be divided must be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, slope instability or other menace, and land may not be divided until adequate public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements in accordance with the provisions of this code.

C. The existing and proposed public improvements must conform to and be properly related to the proposals shown in the master plan and it is intended that these regulations will supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinance, master plan, land use plan, and capital improvements plan and programs of the county.

16.10.030 Purpose

The general purpose of this chapter is to safeguard the public health, safety and general welfare by regulating the division of land and requiring certain necessary improvements as a consequence of the division of land. The specific purposes of this title are as follows:

A. To promote public health, safety, convenience and general welfare by ensuring development of land in a manner consistent with community objectives as set forth in the master plan and community plans.

B. To preserve and protect the natural environment, including the water and air; and to safeguard against excessive storm water runoff, erosion, flooding, wildfire and the depletion or pollution of water resources.

C. To encourage conservation of natural resources, including but not limited to, water, land, streambeds, ridge lines, hillsides and scenic areas, and concurrently assuring that open space and trails are established within a coordinated system.

D. To facilitate, through orderly design and development, law enforcement, fire protection, and other services.

E. To safeguard the general welfare by limiting the division of land in areas where excessive costs and low efficiency services may result.

F. To ensure at the time of land division the provision of adequate water supply, storm drainage and sewer disposal, and other utilities, services and improvements needed as a consequence of any change or intensification of the land use.

G. To ensure that governmental maintenance costs are minimized by requiring the installation of improvements adequate in size and quality.

H. To provide streets of adequate capacity to give access to abutting property as well as to carry anticipated increased traffic.

I. To ensure that roadways are designed to minimize safety hazards to vehicles and their occupants as well as to cyclists, pedestrians and equestrians.

J. To encourage an organized pattern of urban development and efficient provision of utilities and public services.

K. To conserve agricultural resources.

L. To prevent the pollution of air, streams, and ponds; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the county in order to

preserve the integrity, stability, and beauty of the community and the value of the land.

M. To preserve the topography of the county and to insure appropriate development with regard to these natural features.

N. To provide for open spaces through the most efficient design and layout of the land.

16.04.040 Authority and jurisdiction

A. Authority. The design, improvement, mapping and sale of subdivision lots, parcel map lots, or land division map lots, are regulated by NRS chapters 117, 278 and 278A, and by the provisions of this code.

B. Jurisdiction. These procedures will apply uniformly to all divisions of land within the county. No land may be divided within the limits of the county after the effective date of these regulations until:

1. The owner or owner's agent submits a tentative map application to the county through the planning department.

2. The tentative and final maps are approved.

3. Subdivision improvements have been constructed as follows:

a. On and off-site water and sewer improvements are complete including all necessary improvements for fire flows.

b. Streets are complete or at minimum sub-base is in place and is adequate to support emergency access vehicles to the satisfaction of the fire district before a building permit for the construction of any structure in the project is issued. The streets that access a lot with permitted construction must be completed before a certificate of occupancy may be issued.

c. Street identification signs are in place.

d. Drainage conveyance facilities and other improvements have been constructed and are functional.

4. The approved final map is recorded with the county recorder.

C. No building permit will be issued for any parcel or lot created after the effective date of these regulations until the conditions in subsections 1, 2, 3, and 4 above are met.

D. The term "subdivision" does not apply to any division of land into large parcels subject to chapter 16.40 Division of land into Large Parcels.

16.10.050 Interpretation and conflict

A. In their interpretation and application, the provisions of these regulations are the minimum requirements for the promotion of the public health, safety, and general welfare.

B. Conflict with other law. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of these regulations impose restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards will control.

16.10.060 Classification of division of land

A. Whenever any division of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed division is granted, the owner, or his authorized agent, must apply for and secure approval of the proposed division of land in accordance with the procedure required in this title. For the purposes of this

title, land proposed to be divided may be classed as follows:

1. Subdivision map, 5 or more parcels;
2. Commercial subdivision map, 5 or more parcels;
3. Parcel map, 4 parcels or fewer parcels;
4. Division of land into large parcels, parcels of 40 acres or more.

16.10.070 Incorporation of standards by reference

The standards to be applied for approving divisions of land relating to adequate public facilities, improvement and design standards, environmental performance standards and other substantive criteria established elsewhere in the land development code are incorporated by reference.

16.10.080 Review by other agencies

Tentative map applications will be submitted to other agencies for review, comment, and approval, as prescribed by NRS, or as otherwise provided by law.

16.10.090 Subdivision name distinction

The name of any proposed subdivision shall not duplicate, or closely approximate the name of any other subdivision in the area covered by these regulations. The county will be responsible for assigning a unique map reference number to each tentative map filed.

16.10.100 Effect of recordation

The title of any property dedicated to the county by the owner must pass to the county when the approved map is recorded. If, at the time of final map approval, any properties or improvements are rejected, offers of dedication must remain open and the board may, by resolution, at any later date and without further action by the land divider, rescind its action and accept improvements for public use, which must be recorded in the official county records.

16.10.110 Prohibited activities

A. An owner, or agent of the owner, of any parcel of land located in a proposed subdivision of land may not transfer or sell a parcel before a map of the division has been approved by the county, and recorded by the county recorder.

B. The division of any lot or any parcel of land, by the use of metes and bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations is prohibited.

C. No building permit may be issued for the construction of any building or structure located on a lot or parcel divided or sold in violation of the provisions of these regulations, except as otherwise provided in this title.

Chapter 16.20

Subdivision Application Procedure and Approval Process

Sections:

16.20.010 General requirements

- 16.20.020 Tentative subdivision map procedures**
- 16.20.030 Tentative subdivision map findings**
- 16.20.040 Conditions and phasing of maps**
- 16.20.050 Duration, extension, and amendment of tentative subdivision map**
- 16.20.060 Procedures for final subdivision map**
- 16.20.070 Effect of approval**
- 16.20.080 Signing and recordation of final subdivision map**
- 16.20.090 Reversion of final subdivision map**

16.20.010 General requirements

A. General procedures. All subdivision applications must be processed in 2 stages:

1. Application for tentative map approval; and
2. Application for final map approval.

The board is the final decision maker for purposes of tentative and final subdivision maps. The planning commission will take action and provide a recommendation to the board on all tentative subdivision maps.

B. Pre-application conference. Before preparing the tentative subdivision map, the subdivider may file a preliminary review application with the department to discuss the procedure for approval of a tentative subdivision map and the requirements as to the general layout of streets and for reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services, including schools.

C. Applicability. All owners of land or their authorized representatives who propose to divide any land or portion thereof, vacant or unimproved, for transfer or development into 5 or more lots, parcels, sites, units or plots, or to create a commercial subdivision, pursuant to NRS 278.325, must file an application for approval of a tentative subdivision map. Unless a method of disposition is adopted for the purpose of evading this chapter or would have the effect of evading this chapter, the provisions of this part do not apply to:

1. A division of land into large parcels which creates lots, parcels, sites, units or plots of land, each of which comprises 40 nominal acres or more of land including roads and roadway easements, and is subject to chapter 16.40 Division into Large Parcels;
2. Any division of land which is ordered by any court in this state or created by operation of law;
3. A lien, mortgage, deed or trust, or any other security instrument, provided that creation or foreclosure of such an instrument on a portion of a larger parcel will not result in the division of the larger parcel;
4. A security or unit of interest in any investment trust regulated under the laws of the state or any other interest in an investment entity;
5. Cemetery lots; or
6. An interest in oil, gas, minerals or building materials, which are now or later severed from the surface ownership of the real property.

D. The filing of a tentative map for 5 or more new condominium or townhouse dwelling units, or for the conversion of multi-family dwellings (apartments) to 5 or more condominium or townhouse dwelling units shall follow the procedures which pertain to the subdivision of land as outlined in this title unless stated otherwise.

16.20.020 Tentative subdivision map procedures

A. Application. The landowner or his/her authorized representative must submit a complete tentative map application with the department of planning in accordance with the established and published submittal schedule. The application must contain the following items:

1. A description of all contiguous holdings of the owner, including land in the same ownership with indication of the portion of the property that is to be subdivided.
2. The number of copies of the tentative subdivision map, with contents as prescribed in the application form.
3. A certificate from the county treasurer stating that no taxes or assessments are delinquent;
4. A statement as to whether the subdivision is to be developed in phases.
5. Written evidence indicating that all applicable fees and application materials have been submitted to the Nevada Division of Environmental Protection, Water Quality Division.
6. Copies of all applicable "will serve" letters.
7. Copies of all applicable special studies and reports.

B. Tentative map feasibility report. The first formal step in land development by subdivision is the preparation of a tentative subdivision map. At the time of the filing of the application for the tentative subdivision map, the developer must file a feasibility report with the department of planning. The tentative subdivision map will not be accepted for filing by the director of planning unless the feasibility report is included with the application. The feasibility report must include the following information:

1. Information as to how domestic water service will be provided including status and availability of water which may serve the proposed development that meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs required for the land development and proposed land use, and a written statement of ability and willingness of any applicable municipal agency to provide water service to the proposed development.

2. Electrical availability. Name of electrical utility that will serve the area and a written statement of ability and willingness of such company to provide electrical power to the proposed development.

3. Telephone availability. Name of the telephone company that will serve the area and a written statement of the ability and willingness of such company to provide telephone service to the proposed development;

4. Natural gas availability. Name of utility company that will serve the area and a written statement of ability and willingness of such company to provide natural gas service to the proposed development.

5. Sewage disposal. Information as to how sewage disposal will be provided and a written statement of the ability and willingness of any applicable municipal agency to provide sewage disposal to the proposed development.

6. Fire protection and emergency medical services. Distance of the proposed project from the nearest fire district station providing necessary fire suppression and emergency medical services to the proposed development. Identify the availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and service for the prevention and containment of fires, including wildland fires.

7. Road construction. Existing legal access from the proposed development to county or state maintained roads.

8. Schools. Proximity to existing schools and school bus service, if such service is operated within the vicinity of the proposed development.

9. Parks and recreation. Parks and recreation facilities in the general area of the proposed development; distance and access to such facilities.

10. Road construction and maintenance. Proposed maintenance plan for both access roads and roads within the subdivision; general timetable for construction of such roads; plan for maintenance until public maintenance is secured if dedication to the county occurs; type of anticipated public maintenance – state or general improvement district, etc.

12. Restrictive covenants. Proposed restrictive covenants applicable of the subdivision or development.

13. Traffic impacts. Identify all roads, streets, and highways that will be affected by the development. Identify the effect of the proposed subdivision on existing public roads and streets and the need for new roads, streets, or highways, or improvements thereof, to serve the development. Provide a traffic study prepared by a Nevada licensed traffic engineer if the subdivision will meet or exceed 80 peak hour vehicle trips or 500 average daily vehicle trips.

14. Stormwater impacts. Identify existing natural and constructed stormwater structures, proposed stormwater management concepts, and general impacts from an on surrounding property.

15. Other information necessary for review of the tentative subdivision map required by administrative regulations or this code.

C. Contents of tentative subdivision map. The tentative subdivision map must show, at minimum, the following information:

1. List of the names, addresses and telephone numbers of the owners of record, the subdivider, and the engineer or surveyor preparing the map.

2. A north point, scale, date, boundary line and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map.

3. Show the entire assessor's parcel, identify any remainder portion, and any contiguous properties under common ownership (whole or partial ownership).

4. Legal description of the land included within the tentative subdivision map sufficient to define the boundaries of the map. Note: A portion of a section is not sufficient. If the boundary is by metes and bounds, that description must be on the tentative map.

5. The parcel layout, the approximate dimensions of each lot, where pads are proposed for building sites, the approximate pad elevation, the elevations of all adjacent parcels, the top and toe of cut and fill slopes to scale, preliminary design and approximate finish of all grading, and a number for each parcel on consecutive numbers. Any portion of property in common contiguous ownership not included in the map must be labeled as a remainder parcel.

6. In tabular form, indicate the approximate acreage, the number of lots, proposed density, existing and proposed zoning and master plan designations, proposed use of lots, number of lineal feet of new streets, and acreage of any remainder parcels.

7. Zoning and master plan designations and land uses of adjoining properties, including across any rights-of-way. Indicate distance from property line to any off-site structures that are within 25 feet of property line.

8. Note and dimensions of all existing structures, indicating the use of each structure and whether structure is to remain or to be removed. In addition, show all parking facilities and driveways.

9. The street, approximate gradient or centerline profile for each proposed highway, street easement and drainage improvement shown on the tentative subdivision map.

10. Note the width and approximate locations of all existing and proposed easements or rights-of-ways, including any proposed to be abandoned as part of the subdivision map whether for public or private roads, drainage, sewers, or flood control purposes, shown by dashed lines. Overhead utility lines on peripheral streets must also be indicated. Existing easements must show the name of the easement holder, purpose of easement, and legal reference (official records) for the easement. If an easement is blanket or intermittent in nature, a note to this effect must be placed on the tentative map.

11. Note of the approximate radius of all centerline curves on highways, streets or ways.

12. The locations of all areas subject to inundation or flood hazard and the locations, width, and directions of flow of all watercourses and flood control areas within and adjacent to the property involved. Include community panel number, date of the Flood Insurance Rate Map (FIRM) index map, and the method for handling storm water.

13. Locate, by distance from existing and proposed property lines and other above ground structures, the placement on the property of all existing structures and other manmade features including buildings, utility poles, fences, driveways, signs, existing wells, sewers, septic systems (including leach lines), culverts, bridges, drain pipes, fire hydrants and sand, gravel or other excavations within the subdivision. Indicate which existing structures will remain and which will be removed.

14. The tentative subdivision map must show contour of land at intervals of not more than 2 feet if the general slope of the land is less than the 10 percent and 5 feet for all other areas. This shall include an area of not less than 100 feet surrounding the tentative subdivision map. Indicate contour interval and the source and date the contours were compiled.

15. Vicinity map of the area showing the proposed subdivision map in relation to any established roads or other landmarks so that the site can be easily located. Indicate the proposed access route to the site from the nearest public maintained road.

16. On a subdivision map consisting of a condominium project or a planned development, the tentative subdivision map must show, by dashed lines, the approximate location from all existing and proposed property lines and other structures to be erected.

17. The claimant number under any court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed subdivision. The subdivision map must also provide dimensioned typical channel cross sections with centerline, average slope through the property, arrows indicating direction of irrigation flow, and design flow capacity of conveyance structures.

18. Storm and surface water drainage systems including:

- i. Dedication of rights-of-way, easements, design criteria. In the event that a proposed subdivision or any part thereof is traversed by a major watercourse channel, stream or creek, gulch or other natural drainage channel, the subdivider must dedicate adequate rights-of-way or easements for storm drainage purposes. Easements for drainage to natural drainage channels are required. If a comprehensive drainage plan is not available for a particular area, the design criteria for storm water runoff should follow that established as standard practice and approved by the county engineer.
- ii. Historic use of water. No development may interfere with the historic custom and use of waters adjacent to and upstream and downstream from the development. Any changes

- in conveyance facilities or the course of conveyance facilities, including the abandonment of part or all of a conveyance facility, must be done in a reasonable manner with due regard to the rights of the owners of the easement or right-of-way.
- iii. Rights-of-way for conveyance. Developments must designate irrigation and drainage rights-of-way or easements needed to facilitate the approved irrigation and drainage plan for the development. Rights-of-way must be appropriate for the operation and maintenance of the facilities. In no case may the rights-of-way be less than 20 feet in width. For rights-of-way dedicated to the county, open irrigation or storm drainage ditches rights-of-way width must equal at a minimum the top width of the ditch plus 32 feet with the width centered on the centerline of the ditch. For underground conveyance, a minimum right-of-way width must be no less than 20 feet.
- iv. Flood control. No subdivision application may be considered for a final approval until the subdivider submits a report from an appropriately registered engineer concerning the ability of existing watercourse channels, drainage tiles, storm sewers, culverts, other works and structure design pertaining to drainage or flood control within the subdivision to handle anticipated flows with no significant impacts without appropriate mitigation.
19. Concurrently with the filing of a tentative subdivision map for new condominium or townhouse dwelling units, or for the conversion of multi-family (apartment) dwelling units, the following information must also be incorporated into the application:
- a. 2 sets of the following graphic information in the form legible, scaled drawings:
- i. Site plans clearly showing setbacks, yards, and grades;
- ii. Floor plans;
- iii. Parking layout indicating stall and aisle sizes as well as indicating whether enclosed or covered;
- iv. Landscaping, exterior design, and other elements set forth in the design manual.
- b. A general identification and statistical information report which contains:
- i. Street address;
- ii. Number of stories in each building;
- iii. Density in dwelling units per acre;
- iv. Overall height;
- v. Total number of parking spaces;
- vi. Total number of units;
- vii. Area of site (percentage and square feet/acres) to be covered by buildings;
- viii. Floor area per dwelling unit;
- ix. Type of construction;
- x. Total amount of storage space per unit;
- xi. Location of trash enclosures;
- xii. Location of amenities including, but not limited to, clubhouse, laundry facilities, indoor and outdoor recreation facilities, parks and playgrounds, swimming pool, etc.
- D. Processing by director. The director or his or her designee will distribute copies of the tentative subdivision map and accompanying materials to all agencies charged with review by statute including:
1. County engineer or contracted consultant for technical review;
2. Nevada division of consumer health;

3. Appropriate local water and/or sewer district;
4. State division of water resources;
5. Superintendent of Storey County school district;
6. County fire district chief;
7. County public works department;
8. County community development department;
9. Applicable irrigation districts within 1 mile of the proposed development;
10. Nevada division of environmental protection;
11. Nevada public utilities commission;
12. Nevada department of transportation.

The director will determine within 3 working days whether the application for a tentative subdivision map is complete, and notify the applicant, in writing, of his or her finding. If complete, and the applicable fees are tendered and collected, the director will file his or her report with the planning commission and board and schedule the application for public hearing.

E. Hearing notice and procedure. Notice of the hearings before the planning commission and the board must be provided in accordance with chapter 17.03 Administrative Provisions. In addition to the notice otherwise required, notice must be given to any conveyance ditch users adjacent to or downstream of the proposed map. The ditch users to be notified will be determined from the list of water right owners compiled by the Federal Water Master's Office, or for those conveyance facilities not covered by decree from the list of water right owners maintained by the state engineer. All hearings must be held in accordance with the procedures established in chapter 17.03 Administrative Provisions.

F. Planning commission recommendation. Within 60 days after the official filing date, the planning commission must hear the application and recommend to the board approval, conditional approval or disapproval of the tentative subdivision map in accordance with the procedures established in chapter 17.03 Administrative Provisions, unless the time period is extended by mutual consent of the applicant and the planning commission. The planning commission must set forth findings and reasons for its decision in accordance with the criteria identified in chapter 17.03 Administrative Provisions.

G. Decision by board. Within 30 days after receipt of the planning commission's recommendation, unless the time is extended by mutual consent of the applicant and the board, the board must conduct a public hearing, and approve, conditionally approve or disapprove the tentative subdivision map. The review and decision of the board must conform to the provisions of chapter 17.03 Administrative Provisions and include findings and reasons for its decision in accordance with the criteria identified in chapter 17.03 Administrative Provisions.

16.20.030 Tentative subdivision map findings

A. The planning commission in making its recommendation and the board in rendering a decision on the tentative subdivision map must base its decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in the county code.
2. If planned unit development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned unit

developments.

3. The tentative subdivision map conforms to public facilities and improvement standards contained in the county code and in the county master plan.

4. The tentative subdivision map is deemed to be acceptable by the Storey County school district regarding new school facilities and potential impacts to existing school facilities.

5. The tentative subdivision map conforms to the improvement and design standards contained in the county code and adopted design criteria and improvement standards.

6. If applicable, that a phasing plan has been submitted and is deemed acceptable.

7. The approval contains terms that plan for the possibility of abandonment or termination of the project.

8. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer.

9. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

10. The applicant of the tentative subdivision map has shown in accordance with chapter 16.50 of this title that there is sufficient availability of uncommitted and unappropriated water which reasonably meets the foreseeable needs of the development and that the use of water for the development will cause no adverse impacts to existing surrounding residents, properties, and uses. The applicant is not required to procure the necessary water until before filing for the final subdivision map.

11. The tentative subdivision map conforms to the county design standards manual.

12. The tentative subdivision map will cause no substantial adverse impact to access to public lands, access to public lands provided before the subdivision map will be mitigated, or reasonable alternative access to the adjacent public lands exists in the immediate vicinity.

13. The tentative map for new condominium or townhouse dwelling units, or for the conversion of multi-family (apartment) dwelling units, contains the information required in section 16.20.020 of this title.

16.20.040 Conditions and phasing of maps

In addition to all other conditions that may be recommended by the planning commission and required by the board pursuant to chapter 17.03 Administrative Provision in reviewing a tentative subdivision map, the following actions may be taken:

A. Except as otherwise provided, as a condition of tentative subdivision map approval, the planning commission may recommend and the board may require that the subdivider install and dedicate to the county all public improvements, whether on-site or off-site, prior to the signing of the final subdivision map by the chairman of the board. In lieu of such requirement, the board may require that the subdivider provide adequate assurances for completion and maintenance of improvements.

B. The planning commission may recommend and the board may require as a condition of tentative subdivision map approval that the subdivider divide the subdivision into 2 or more phases, provided as follows:

1. Each phase must be designed to meet the public facilities and improvement standards independently and as part of the overall design.

2. The final map must be approved and recorded for the initial phase within 4 years of tentative subdivision map approval, and the final map for each subsequent phase must be approved and recorded within 2 years following recording of the final map for the previous phase. The board may grant a single extension of 2 years for final map approval for each phase.

3. All phases must be completed, and all final maps approved and recorded, within ten years of the date of initial subdivision map approval by the board.

4. Amendment of the approval to permit development beyond the initial ten year period will require submission and approval of a new tentative subdivision map application, and the approval may be conditioned on compliance with statutes, codes, design standards, fees and capital improvements plans current at the time of application for the amendment.

5. The board and the applicant may enter and adopt a development agreement, pursuant to NRS 278.0201 to implement the provisions of this chapter.

6. Procurement of sufficient water which reasonable meets the foreseeable needs of the subdivision and which will cause no adverse impacts to existing surrounding residents, properties, and uses must be submitted to the director for review and validation before filing of the final map.

C. Where a commercial subdivision is proposed and the subdivider desires to record a single final map without the completion or securing of improvements, the board may approve the map and allow recording of the final map subject to the following:

1. A conceptual development phase plan is submitted concurrently with the tentative map indicating the proposed development phasing, including a general description of improvements, on-site and off-site to be constructed with each development phase.

2. Improvement plans are to be submitted and approved for the entire project site. The improvement plans are subject to modification, based on changes to title 16 and title 17 or the county design criteria and improvement standards as they relate to public health and safety.

3. A security agreement must be prepared and approved subsequent to the filing of the final map, consistent with title 16. In addition to the standard provisions, the plan must provide a detailed description of on-site and off-site improvements to be provided prior to the issuance of a building permit within a given development phase.

4. A building permit will not be issued on the site until any and all required improvements are constructed or secured, and provided that those improvements required for fire protection and emergency access are in place.

5. Procurement of sufficient water which reasonable meets the foreseeable needs of the subdivision and which will cause no adverse impacts to existing surrounding residents, properties, and uses must be submitted to the director for review and validation before filing of the final map, and other requirements set forth in chapter 16.50 of this title.

16.20.050 Duration, extension, and amendment of tentative subdivision map

A. The subdivider must present to the director a final subdivision map, prepared in accordance with the tentative subdivision map. The map must cover the entire area for which the tentative subdivision map was approved, or one of a series of final subdivision maps, each covering one or more phases of the approved tentative subdivision map. Unless a longer time is provided in a development agreement or an agreement pursuant to NRS 278.350, the final map covering the entire subdivision or the first of a series of final maps covering a portion of the approved tentative map shall be recorded within 4 years after the date of approval of tentative subdivision map by the board, or if the subdivider elects to present a successive map in a series

of final maps, the subdivider shall present, on or before the second anniversary of the date on which the subdivider presented to community development the first in the series of final maps, the next final map covering a portion or the entire area of the approved tentative map.

B. The board may extend the period for presentation of final successive subdivision map covering a portion of the approved tentative map for not more than 2 years after the expiration of the 2-year period for presenting the successive final subdivision map. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare. Extension applications must be accompanied by the applicable fee and written statement of justification and must be filed 45 days prior to the expiration of the final map.

C. At any time after tentative subdivision map approval, and before the time required for presentation of a final subdivision map, the subdivider may request amendment to the approval or conditional approval of the tentative subdivision map. The director may approve minor tentative subdivision map amendments in accordance with section 17.03 Administrative Provisions, subject to appeal to the board, in accordance with chapter 17.03 Administrative Provisions. Major amendments must be determined in accordance with the procedures for original approval of the tentative subdivision map under this chapter. Additional conditions may be attached to approval of the tentative subdivision map amendment, which are reasonably related to the proposed amendment. A subdivider who is unwilling to accept conditions attached to the proposed amendment may withdraw the amendment. Action on the application for amendment of the tentative subdivision map must not stay the period for presenting the final subdivision map, unless a request for extension pursuant to paragraph B is approved.

16.20.060 Procedures for final subdivision map

A. Application requirements. Following approval of the tentative subdivision map, a subdivider who wishes to proceed with the subdivision must file with the director an application for final approval and recordation of the final subdivision map, prepared on standardized forms available at the office of the department. The application must contain the following information:

1. The original signed linen or Mylar and at least 5 black line copies of the final subdivision map in the form required by paragraphs B and C, containing all required certificates and acknowledgments required by paragraph D.
2. A certificate from the county treasurer stating that taxes and assessments are paid in full.
3. Improvement plans approved by the county engineer, and other agencies required to approve the construction plan along with either a signed executed improvement agreement or a certificate of satisfactory completion issued by the county engineer.
4. Written documentation that all conditions of the tentative map have been met.
5. Other items listed on the application form.

B. Form of final subdivision map. The entire final subdivision map must be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing linen or Mylar. Each sheet must be 24 inches by 32 inches in size; a marginal line must be drawn completely around each sheet leaving an entirely black margin of one inch at the bottom, top and right edge and 2 inches at the left edge on the 24-inch dimension. A colored border must indicate the exterior boundary

of land included within the subdivision.

C. Final subdivision map contents. Every final subdivision map must show all data required for the tentative subdivision map except contour lines, position of buildings, relationship to streets and highways beyond areas shown on the map and the proposed use of building sites and must contain in addition the following data:

1. The map must show all details clearly with the necessary information for intelligent interpretation of the items and location of points, lines and areas shown. All streets, drives, walks, alleys, parks, easements, etc., must be designated as such and be definitely established with bearings and distances. The subdivision must show bearings and lengths of all lines and the radius, central angle, length of curve and tangent length for all curved lines. The calculated closure must be mathematically exact to the nearest one-hundredth foot and to one-second of angle. The scale and basis of bearing must be shown. Ties must be made to the USGS Control Points or Nevada State Coordinate System Points by the State Highway Department or other engineers, whenever these controls are available. The map scale should not be smaller than 100 feet to one inch.

2. The location and description of monuments or other evidence bound upon the ground and using the terrain the boundaries of subdivisions. The exterior boundaries of subdivisions must be indicated by a colored border and any land included within the boundary, which is not a part of the subdivision or any adjoining subdivision, must be sufficiently identified in order to locate precise limits of the proposed subdivision.

3. The title of the final subdivision map must be the same of the subdivision map as it appears on the approved tentative subdivision map, with all conditions satisfied, and must be shown together with the scale used on each sheet of the final subdivision map and the number of the sheets totaled.

4. If any portion of the land within the boundaries of the final subdivision map is subject to inundation, storm flow conditions, geologic hazard or other hazard, the land so affected must be clearly marked by prominent note on each sheet.

5. A reference to any private covenants, conditions and records to be recorded with the map.

6. A signed statement indicating a petition of annexation into any special taxing district, if the subject property is so located.

7. A certificate by the division of water resources of the state department of conservation and natural resources showing that the final subdivision map is approved concerning water quality and quantity, dedication of necessary water to serve the project, and any other matters in its jurisdiction.

8. Other items listed on the application or required by conditions of approval.

D. Final subdivision map certificates. The following certificates and acknowledgments must appear on the final subdivision map and may be combined when appropriate:

1. A certificate signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of the map.

2. A certificate signed and acknowledged as above, offering for dedication for certain specified public uses those certain parcels of land which the parties desire so dedicated.

3. A certificate of title indicating:

a. That each person signing the final subdivision map owns a record of interest in the land and that all the owners of record of the land have signed the final subdivision map.

b. Listing of any lien or mortgage holders of record, if any. If there are no lien or mortgage holders of record, the fact that there are none must be stated in the certificate.

c. The certificate of title must be signed and dated by an officer of the title company responsible for the statements contained within the title certificate;

4. A certificate by the surveyor responsible for the survey and final subdivision map as prescribed by state law;

5. A certificate by the county engineer stating that s/he has examined the final subdivision map, that he is satisfied that the map is technically correct, and that subdivider has complied with one of the following alternatives:

a. All the improvements have been installed in accordance with the requirements of these regulations; or

b. Adequate assurances have been provided that improvements will be completed and maintained in accordance with this title.

6. A certificate by the state health division of the department of human resources indicating that the final subdivision map is approved concerning sewage disposal, water pollution, water quality and water supply facilities.

7. A certificate by the division of water resources of the state department of conservation and natural resources showing that the final subdivision map is approved concerning water quality and quantity, dedication of necessary water to serve the project, and any other matters in its jurisdiction.

8. A certificate of the district that the map conforms to the approved tentative subdivision map and all conditions imposed upon the approval have been satisfied.

9. A certificate for execution by the county clerk stating that the county has approved the map and accepted (or deferred) on behalf of the public the parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication.

10. A certificate by the appropriate public utilities accepting the designated easements.

11. Proper certificates of a notary public as required.

12. A certificate for execution by the county recorder concerning the appropriate recording data required by NRS 278.460.

13. A certificate of the fire district chief concerning necessary fire suppression and emergency medical services will be available to the development.

14. A certificate of the director of planning and community development concerning conformance with zoning, land division, and other applicable ordinances, and the county master plan.

15. A certificate granting rights-of-way for water conveyance and maintenance. The grant of the right-of-way will run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree, Orr Ditch Decree, or other court decree and their successors in interest, or to the Truckee River Operating Agreement (TROA) or successor agreements, or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures.

16. Other certificates as may be required.

E. Filing of final map review.

1. Not less than 60 days prior to the consideration of any final map, the developer must submit the original proposed final map and 10 prints of the same to the department of planning. The director of planning will distribute the copies of the proposed map to:

i. County engineer or contract consultant for the project;

ii. County public works department;

iii. County fire protection district;

iv. County assessor;

v. Storey County school district superintendent.

2. The county engineer must check said map as to accuracy and dimensions, placing of monuments, establishment of survey records and conformance of the map to the tentative map as approved. Data concerning closure calculation, construction plans, estimates of quantities and the like must also be required by the county engineer.

E. Board's decision.

1. Unless a longer time is provided in an agreement and entered into pursuant to this title and NRS 278.0201 or 278.350, the subdivider must present to the board within 4 years after approval of a tentative map a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or the first of a series of maps covering a portion of the approved tentative map: (a) a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or (b) the next final map in a series of final maps covering a portion of the approved tentative map. If the subdivider fails to comply with the provisions of this subsection, all proceedings concerning the subdivision are terminated.

2. The board may approve the map only if it finds that:

a. The map conforms in every respect to the approved tentative subdivision map, as amended.

b. All conditions established upon approval of the tentative subdivision map, as amended, have been satisfied.

c. The final subdivision map conforms to all county ordinances applicable at the time of the decision on the final subdivision map.

d. The final subdivision map conforms to the tentative map approval in accordance with the design standards manual.

d. All required improvements have been installed as certified by the county engineer, or sufficient assurances for completion and maintenance of improvements have been made pursuant to the county code.

e. All necessary certificates required by state law or by the county code have been presented with the application of approval of the final subdivision map.

3. The board must, at the time of approval of the final subdivision map, reject any or all offers of dedication. Acceptance maybe made in accordance with adopted board policy.

16.20.070 Effect of approval

No vested right will accrue to the owner, subdivider or developer of any subdivision by reason of tentative or final subdivision map approval until the actual signing of the final subdivision map by all parties required to sign the map. All requirements, conditions, or regulations adopted by the county applicable to the subdivision or on all subdivisions generally must be deemed a condition for any subdivision prior to the time of signing of the final subdivision map by the county engineer. Where the county has required the installation of improvements prior to signing of the final subdivision map, and improvements have, in fact, been completed, the subdivider may be required to comply with the local laws and regulations in effect at the time when the final

subdivision map is considered for approval only if the commission makes a finding on the record that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare.

16.20.080 Signing and recordation of final subdivision map

A. Signing of map.

1. When an improvement agreement and security are required, the county engineer must endorse approval of the map only after security has been provided and all conditions of the map have been satisfied.

2. When installation of improvements is required, the county engineer must endorse approval on the map only after all conditions of the map have been satisfied and upon issuance of a notice of completion.

3. The county engineer may sign the map only after determination in cooperation with any utility providing water service to the subdivision or accepting improvements for maintenance that the map is in compliance with the county code relating to the dedication of facilities, water rights and rights-of-way.

B. Recording of the map. It is the responsibility of the director to file the original map with the county clerk for signing and submission to the county recorder within 15 working days of the date of approval of the final subdivision map by the board. Simultaneously with the filing of the map the department must cause to be recorded any other legal documents as may be required to be recorded by the county.

16.20.090 Reversion of final subdivision map

A final subdivision map which has been recorded may be revoked pursuant to chapter 17.03, and the subdivision reverted to acreage, pursuant to chapter 16.60 Land Readjustment, where applicable, in the event that the subdivider or his successor in interest fails to complete improvements as required by the subdivision improvement agreement, development agreement or as otherwise provided by law. The proceeding may be initiated by either the owner or the county. At the initiation of proceedings to revoke or revert to acreage, the county must record a document with the county clerk and recorder's office giving notice thereof. If final subdivision approval is revoked or the property reverted to acreage, the board order to that effect will be recorded with the county clerk and recorder's offices, the subdivision will no longer be valid and further sale or development of lots or parcels within the revoked subdivision is prohibited without approved division of land pursuant to this development code.

16.20.100 Procedures for planned unit development applications

Whenever an application for planned unit development proposes the division of land into 5 or more parts, the applicant must include with the application a tentative subdivision map, to be processed in accordance with the provisions of chapter 17.03 Administrative Provisions and chapter 17.56 Planned Unit Development and this chapter. Consideration of the tentative subdivision map will be reviewed in conjunction with the application for planned unit development approval, and approval of the tentative subdivision map must be conditioned upon final approval of the planned development.

Chapter 16.30

Parcel Maps

Sections:

16.30.010 General requirements

16.30.020 Application for tentative parcel map

16.30.030 Procedure for tentative parcel maps

16.30.040 Waiver requests

16.30.050 Procedure for referral and processing as subdivision

16.30.060 Findings for tentative parcel maps

16.30.070 Amendment of parcel map approval

16.30.080 Procedures for final parcel map

16.30.090 Effect of final parcel map approval

16.30.100 Reversion of final parcel map

16.30.110 Signing and recording of final parcel map

16.30.010 General requirements

A. The board is the final decision-maker, with action by the planning commission, for the purposes of applications for parcel maps.

B. All owners of land or their authorized representatives who propose to divide any land for transfer or development into 4 or fewer lots must file with the department of planning an application for a parcel map.

C. Unless a method of dividing land is adopted for the purpose or would have the effect of evading this chapter, no parcel map is required when the division of land is for the express purpose of the following:

1. The creation or realignment of a public right-of-way by a public agency;
2. The creation or realignment of an easement;
3. An adjustment of the boundary line or the transfer of land between 2 owners of adjacent property which does not result in the creation of any additional parcels;
4. The purchase, transfer or development of space within an apartment building or an industrial or commercial building;
5. Carrying out any order of any court or dividing land as a result of the operation of law;
6. The following transactions involving land:
 - a. The creation of a lien, mortgage, deed of trust or other security instrument, provided, that foreclosure of an interest in a portion of a parcel will not result in the lawful division of the parcel;
 - b. The creation of a security or a unit of interest in any investment trust regulated pursuant to the laws of the state of Nevada or any other interest in an investment entity;
 - c. The conveyance of an interest in oil, gas, minerals or building materials, which are severed from the surface ownership of the real property;
 - d. The conveyance of an interest in land acquired by the Nevada Department of Transportation pursuant to NRS 408;
 - e. The filing of a certificate of amendment pursuant to NRS 278.473;
7. A division of land into large parcels, pursuant to chapter 16.40 Division into Large Parcels;
8. A lien, mortgage, deed or trust, or any other security instrument provided that the

creation of foreclosure of such an instrument on a portion of a larger parcel does not result in the division of the larger parcel.

D. When 2 or more separate lots, parcels, sites, units or plots of land are purchased, they remain separate for the purposes of this chapter and NRS 278.468, 278.590 and 278.630. When the lots, parcels, sites, units or plots are resold or conveyed they are exempt from the provisions of this chapter until further divided.

16.30.020 Application for tentative parcel map

A. Contents of application. Prior to dividing land by parcel map, the landowner or his or her authorized representative, must file an application for approval of a parcel map with the director of planning. The application may be made on forms supplied by the department of planning and must contain the following information:

1. List of the names, addresses and telephone numbers of the owner of record, applicant and the engineer or surveyor preparing the map.

2. List of the names, addresses and telephone numbers of public utility companies which will serve the subject property, including water supply and method of sewage disposal.

3. A north point, scale, date, boundary line and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map.

4. The entire assessor's parcel, identify any remainder portion, and any contiguous properties under common ownership (whole or partial ownership).

5. Legal description of the land included within the tentative parcel map sufficient to define the boundaries of the map. Note: A portion of a section is not sufficient for the description. If the boundary is by metes and bounds, that description must be on the tentative parcel map.

6. The parcel layout, the approximate dimensions of each parcel (ditto marks not acceptable) where pads are proposed for building sites, the approximate pad elevation, the elevations of all adjacent parcels, the top and toe of cut and fill slopes to scale, preliminary design and approximate finish of all grading, and a number for each parcel in consecutive numbers. Any portion of property in common contiguous ownership not included in the map must be labeled as a remainder parcel.

7. In tabular form, indicate the approximate acreage, the number of parcels, proposed density, existing and proposed zoning and master plan designations, proposed use of parcels, number of lineal feet of new streets, and acreage of any remainder parcel.

8. Zoning and master plan designations and land uses of adjoining property, including across any rights-of-way. Indicate distance from property line to any off-site structures that are within 25 feet of property line.

9. Note and dimension of all existing structures, indicating the use of each structure and whether structures are to remain or to be removed. In addition, show all parking facilities and driveways.

10. The street approximate gradient or centerline profile for each proposed highway, street casement and drainage improvement shown on the tentative parcel map.

11. Note the width and approximate locations of all existing and proposed easements or rights-of-way whether for public or private roads, drainage, sewers, or flood control purposes, shown by dashed lines. Overhead utility lines on peripheral streets must also be indicated. Existing easements must show the name of the easement holder, purpose of easement, and legal reference (official records) for the easement. If an easement is blanket or intermittent in nature,

a note to this effect must be placed on the tentative map:

12. Note the approximate radius of all centerline curves on highways, streets or ways.

13. The locations of all areas subject to inundation or flood hazard and the locations, width, and directions of flow of all watercourses and flood control areas within and adjacent to the property involved. Include community panel number, date of most recent revision per Flood Insurance Rate Map (FIRM), and the method for handling storm water.

14. Locate, by distance from existing and proposed property lines and other above ground structures, the placement on the property of all existing structures and other manmade features including buildings, utility poles, fences, driveways, signs, existing wells, sewers, septic systems (including leach lines), culverts, bridges, drain pipes, fire hydrants and sand, gravel or other excavations within the subdivision. Indicate which existing structures will remain and which will be removed.

15. Vicinity map, such as an assessor's office vicinity map, of the area showing the proposed parcel map in relation to any established roads and other landmarks so that the site can be easily located. Indicate the proposed access route to the site from the nearest public right-of-way.

16. The number of copies of the tentative parcel map, with contents as prescribed in the application form.

17. A certificate from the county treasurer stating that no taxes or assessments are delinquent.

18. Written evidence indicating that all applicable fees and application materials have been submitted to the Nevada division of environmental protection, water quality division.

19. Copies of all applicable "will serve" letters.

20. Copies of all applicable special studies and reports.

21. Any other information necessary for review of the tentative subdivision map that may be required in accordance with administrative regulations or this code.

22. For parcels proposed to be divided and which contain 15 percent or more slope on 50 or more percent of the parcel, the director of planning may require the application to include a contour of land at intervals of not more than 2 feet if the general slope of the land is less than the ten percent, and 5 feet for all other areas. This must include an area of not less than 100 feet surrounding the tentative parcel map. Please indicate contour interval and the source and date the contours were compiled.

22. The claimant number under any court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed parcel map. The parcel map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The director may, when necessary for review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed parceling includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval.

B. Certification. If a survey is not required for the preparation of a parcel map, the map must be prepared by a registered land surveyor, and contain a certificate which includes substantially the following: "This map was prepared from existing information (identifying it and stating where filed or recorded), and the undersigned assumes no responsibility for the existence of monuments or correctness of other information shown on or copies of any such prior document."

16.30.030 Procedure for tentative parcel maps

A. Action by board and planning commission. The director of planning or his or her designee must process the application for tentative parcel map approval, and the board with action by the planning commission must have a hearing on the application pursuant to chapter 17.03 Administrative Provisions.

B. Duration of approval.

1. Unless the time is extended in the manner set forth in paragraph C, the applicant must present a final parcel map which conforms to all conditions of approval to the director for processing and recording, except as provided in subsection 2, within one year from the date of the final decision on the tentative parcel map application. If the applicant fails to submit a conforming map within the above time limits, all proceedings concerning the parcel map are terminated. If the final parcel map is submitted within one year and conforms to all conditions of approval, the extension of time for the parcel map may be considered at public hearing by the board with action by the planning commission in accordance with chapter 17.03 Administrative Provisions.

2. Unless the time is extended in the manner set forth in paragraph C, the applicant must present a final parcel map which includes a conservation easement totaling 50 acres or greater and which conforms to all the conditions of approval to the director for processing and recording within 3 years from the date of the final decision on the tentative parcel map application. If the applicant fails to submit a conforming map within the above time limits, all proceedings concerning the parcel map are terminated. If the final parcel map is submitted within 3 years and conforms to all conditions of board approval, it must be approved by the director and recorded.

a. As used in this subsection, "conservation easement" means an easement that permanently preserves or protects open space, a floodplain or agricultural land from being parceled, subdivided or otherwise developed in a manner incompatible with the preservation or protection of the open space, floodplain or agricultural land.

C. Extension. For good cause shown, the board may extend the period for presentation of a conforming final parcel map for not more than one year after the expiration of the initial one-year period for presenting the map or initial 3 year period for presenting the map with a conservation easement of 50 acres or greater. The extension must be consistent with any applicable policies of the master plan and may include conditions requiring compliance with current provisions of the development code. The filing and noticing of an extension will be as provided for in chapter 17.03 Administrative Provisions.

16.30.040 Waiver requests

A. A person proposing to divide land subject to these parcel map regulations may request in writing a waiver from the requirement of a survey or a waiver of adequate public facility standards for roads. The request will be considered by the planning commission and the board as part of the tentative parcel map application.

B. Before the director may recommend to the planning commission a waiver the survey requirement, s/he must obtain a written finding from the county surveyor or other professional land surveyor that a survey is not required to accomplish the purposes of NRS 278.010 to 278.630, inclusive.

C. Waiver of adequacy standards for roads may be made in the areas of off-site access requirements, street alignment, surfacing and width, only if the applicant demonstrates that:

1. The proposed parcel map, if approved, does not result in the creation of any parcels less than 5 acres in size;

2. The land lies outside the boundaries of urban service areas designated in the adopted master plan;

3. The waiver of one or more adequate facilities standards for roads does not result in road improvements which are inconsistent with any existing use of land zoned for similar use that lies within 660 feet of any proposed parcel.

If the waiver request is denied, the tentative parcel map application must meet all requirements for a land survey and adequate public facilities standards for roads.

16.30.050 Procedure for referral and processing as subdivision

If the tentative parcel map application or applications constitute a scheme for avoiding the rules governing the subdivision of land within the meaning of this title, the application may be deemed incomplete and the director must notify the applicant or applicants that the proposed division of land must be processed and evaluated as a subdivision pursuant to chapter 16.20.

16.30.060 Findings for tentative parcel maps

The board in rendering a decision on the application for tentative parcel map approval and the commission on appeal must base the decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

A. The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the county code.

B. The proposed parcel map conforms to public facilities and improvement standards of this county land development code.

C. The proposed parcel map conforms to the design standards manual.

D. The developer and successor owners of each new parcel created understand that the county, county fire protection district, county school district, and special districts in the county are not obligated to furnish any service, specifically mentioning fire protection and roads, to the land so divided, and that any public utility may be similarly free from obligation.

E. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

F. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

G. The proposed parcel map that is adjacent to public lands will not cause substantial adverse impact to access to public lands, access to public lands provided before the parcel map will be mitigated, or reasonable alternative access to the adjacent public lands exists in the immediate vicinity.

H. The proposed parcel map conforms to the county zoning ordinance and master plan.

I. The proposed parcel map accounts for physical characteristics of the land including floodplains, slope, and soils.

J. Applicant for the parcel map will relinquish to the state division of water resources water rights necessary to ensure an adequate water supply for the domestic use of the newly created parcel(s) from within the water basin in which the parcel map is located. Necessary water rights shall be a minimum of 2 acre-feet per year valid underground water rights for each new parcel created.

16.30.070 Amendment of parcel map approval

At any time before the recording of the final parcel map, the owner may apply to the director for a planning commission recommendation to the board to amend the tentative parcel map approval in accordance with section 17.03 Administrative Provisions. Minor amendments may be approved by the board in the context of final parcel map approval. For any proposed major amendment to the map or terms of approval, the director may require resubmission of a tentative parcel map application.

16.30.080 Procedures for final parcel map

A. Application requirements. Following approval of the tentative parcel map, an owner who wishes to proceed with the parcel map shall file with the director of planning an application for final approval and recordation of the final parcel map, prepared on standardized forms available at the office of the department. The application must contain the following information:

1. The original signed linen or Mylar and at least 5 black line copies of the final parcel map in the form required by paragraphs B and C, containing all required certificates and acknowledgments required by paragraph D.
2. A certificate from the county treasurer stating that taxes and assessments are paid in full.
3. Improvement plans approved by the county engineer, and other agencies required to approve the construction plan along with an approved and executed improvement agreement and required security or a certificate of satisfactory completion issued by the county engineer.
4. Written documentation that all conditions of the tentative map have been met.
5. Other items listed on the application form.

B. Form of final parcel map. The parcel map must be drawn in black waterproof India Ink on tracing cloth or Mylar, or produced by the use of other materials of a permanent nature generally used for such purposes in the engineering profession, the size and border of which must conform to the requirements of this title, and must, in addition, include the following:

1. If a survey is required:
 - a. All monuments found, set, reset, replaced or removed, describing their kind, size and location and giving other data relating thereto.
 - b. Bearing or witness monuments, bases of bearings, bearings and length of lines and scale of map.
 - c. Name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts.
 - d. Memorandum of oaths.
 - e. Signature of surveyor.
 - f. Date of survey.
 - g. Signature of the owner or owners of the land to be divided, witnessed by a notary.

- h. Any easement granted or dedications made.
- i. The exterior boundary of the land to be divided shall be indicated by a graphic border.
- j. Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and areas shown.
- 2. If a survey is not required:
 - a. The tract to be divided and the resulting lot, by appropriate reference to the existing information on which it is based.
 - b. The means of access to the severed lot.
 - c. The signature of the owner or owners of the land to be divided, witnessed by a notary.
 - d. Any easements granted or dedications made.
 - e. Any other data necessary for intelligent interpretation of the division and access.
- C. Signing of map. The director must assure that the following signatures and certificates appear on or accompany the approved final parcel map prior to recordation:
 - 1. When financial security is required, the county engineer must endorse approval of the map after the security has been provided and all the conditions of the map have been satisfied.
 - 2. When installation of improvements is required, the county engineer must endorse approval of the map after all conditions of the map have been satisfied and all improvements satisfactorily completed. The county engineer must have written evidence that the required public facilities have been installed in a manner satisfactory to the county as shown by a certificate signed by the county engineer.
 - 3. The county engineer must sign the map only after determining in cooperation with any utility providing water service to the parcel that the map is in accordance with title 15 water rights dedication.
 - 4. The following certificates and acknowledgments must accompany the final parcel map:
 - a. A certificate signed and acknowledged by all parties having any record or title of interest in the land subdivided, consenting the preparation and recordation of the map.
 - b. A certificate signed and acknowledged as above, offering for dedication for certain specified public uses those certain parcels of land which the parties desire so to dedicate.
 - c. A certificate of title indicating:
 - i. That each person signing the final parcel map owns a record of interest in the land and that all the owners of record of land have signed the final parcel map.
 - ii. Listing of any lien or mortgage holders of record, if any. If there are no lien or mortgage holders of record, the fact that there are none must be stated in the certificate;
 - iii. The certificate of title required by this title must be signed and dated by an officer of the title company responsible for these statements contained within the title certificate;
 - d. A certificate by the surveyor responsible for the survey and parcel as may be prescribed by Nevada state law.
 - e. A certificate by the county engineer stating that he/she has examined the parcel map, that the map is technically correct, and that the applicant has complied with each of the following alternatives:
 - i. All the improvements have been installed in accordance with the requirements of these regulations; or
 - ii. Security in conformance been posted with the board in an amount sufficient to assure completion of all required improvements.

f. A certificate by the director stating that he has examined the final parcel map and that he is satisfied that the map is in conformance with all applicable provisions of state and local law.

g. A certificate for execution by the county clerk stating that the county has approved the map and accepted (or deferred) on behalf of the public any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication.

h. Certificates from the division of water resources of the state department of conservation and from the health division of the state.

i. A certificate by the appropriate public utilities accepting the designated easements.

j. Proper certificates of a notary public as required.

k. A certificate for execution by the county recorder concerning the appropriate recording data required by law.

l. If the property includes, impacts, or is adjacent to a conveyance ditch that all irrigation water conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map.

D. It is the responsibility of the director to file the original map with the county clerk for signing and submission to the county recorder within 15 days of the date of presentation of the conformity map to the department. Simultaneously with the filing of the map, the department must record any other legal documents required to be recorded by the county.

16.30.090 Effect of final parcel map approval

No vested right will accrue to the owner or developer of any parcel map by reason of map approval until the actual signing of the conforming final parcel map by all parties required to sign the map. All requirements, conditions, or regulations adopted by the county applicable to parcel maps are deemed a condition for any parcel map prior to the time of signing of the map by the county engineer. Where the county has required the installation of improvements prior to signing of the final parcel map, and improvements have, in fact, been completed, the developer may be required to comply with the local laws and regulations in effect at the time when the parcel map is presented for signing only if the board determines that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare.

16.30.100 Reversion of final parcel map

A final parcel map which has been recorded may be revoked pursuant to chapter 17.03, where applicable, and the parcel map reverted to acreage, pursuant to chapter 16.60, in the event that the owner or his successor in interest fails to complete improvements as required by the parcel map and any improvement agreement, development agreement or as otherwise provided by law. Either the owner or the county may initiate the proceeding. At the initiation of proceedings to revoke or revert to acreage, the county must record a document with the county clerk and recorder's office giving notice of the reversion. If final parcel approval is revoked or the property reverted to acreage, the board order to that effect will be recorded with the county clerk and recorder's offices, the parcel map will no longer be valid and further sale or development of lots or parcels within the revoked parcel are prohibited without approved division of land pursuant to this development code.

16.30.110 Signing and recording of final parcel map

A. Signing of the map.

1. When an improvement agreement and security are required, the county engineer shall endorse approval of the map only after security has been provided and all conditions of the map have been satisfied.

2. When installation of improvements is required, the county engineer shall endorse approval on the map only after all conditions of the map have been satisfied and upon issuance of a notice of completion.

3. The county engineer shall sign the map only after determination, in cooperation with any utility providing water service to the subdivision or accepting improvements for maintenance that the map is in compliance with the county code relating to the dedication of facilities, water rights and rights-of-way.

B. Recording of the map. It shall be the responsibility of the department to file the original map with the county clerk for signing and submission to the county recorder within 15 working days of the date of approval of the final subdivision map by the commission. Simultaneously with the filing of the map the department shall cause to be recorded such other legal documents as may be required to be recorded by the county.

Chapter 16.40

Division of Land into Large Parcels

Sections:

16.40.010 General procedures

16.40.020 Applicability

16.40.030 Tentative land division map procedure

16.40.040 Findings for tentative map

16.40.050 Duration, extension, and amendment of a tentative map of division into large parcels

16.40.060 Final land division map procedure

16.40.070 Effect of approval

16.40.080 Recording

16.40.010 General procedures

All land division applications must be processed in 2 stages, except as provided in section 16.40.030:

A. Application for tentative map of division into large parcels; and

B. Application for final map of division into large parcels. The board following action by the planning commission is the final decision-maker for purposes of final maps of division of land into large parcels.

16.40.020 Applicability

All owners of land or his/her authorized representatives who propose to divide any land or portion of the land, vacant or improved, for transfer or development into lots or parcels, each of which is at least: 1) one-sixteenth (1/16) of a section as described by U.S. government land office survey; or 2) 40 acres in area, including roads and easements, must file an application for approval of a tentative map of division into large parcels; provided that, the provisions of this

chapter does not apply to the proposed division of land where each lot is at least one section or 640 acres.

16.40.030 Tentative land division map procedure

A. Application. Prior to dividing land pursuant to the provisions of this chapter, the owner of the land, or his or her authorized representative, must submit to the department of planning a completed application for a tentative map of division into large parcels in accordance with chapter 17.03 Administrative Provisions. The application must be made on forms supplied by the department and must contain the following information:

1. A description of all contiguous holdings of the owner, including land in the same ownership, with indication of the portion of the property that is to be subdivided.

2. The number of copies of the tentative land division map, with contents as prescribed in the application form.

3. A certificate from the county treasurer stating that no taxes or assessments are delinquent.

4. Any other information necessary for review of the tentative land division map as may be required in accordance with administrative regulations or this code:

5. The claimant number under any court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The director may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed parceling includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval.

6. Any other information necessary for review of the tentative map established by the director.

B. Form and contents of tentative map of division into large parcels. Every tentative map must be entitled: "Tentative Map of Division into Large Parcels" and be prepared and certified by a professional land surveyor, and must show the following data and information:

1. The approximate, calculated or actual acreage of each lot and the total acreage of the land to be divided.

2. All roads or easements of access, which exist, are proposed in the applicable master plan or are proposed by the person who intends to divide the land.

3. Any easements for public utilities, which exist, or which are proposed.

4. Any existing easements for irrigation or drainage, and any normally continuous flowing watercourses and the claimant number under any court decree, identity and location of any conveyance ditches or other irrigation water conveyance structure within the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow.

5. An indication of any existing road or easement which the owner does not intend to dedicate.

6. The name and address of the owners of the land.

C. Processing by director. The director must process the application for tentative map

approval pursuant to chapter 17.03 Administrative Provisions, and the director must schedule the application for public hearing before the planning commission and board.

D. Hearing notice and procedure. Notice of the hearings before the planning commission and board, and the associated hearings, must conform to the procedures established in chapter 17.03 Administrative Provisions.

E. Board and planning commission action. Within 60 days after the official filing date, unless the time is extended by mutual consent of the applicant and the board, the board after action by the planning commission must, following a public hearing, approve, conditionally approve or disapprove the tentative map of division into large parcels by a majority vote of the members present. The review and decision of the board and recommendation by the planning commission must conform to the provisions of chapter 17.03 Administrative Provisions. The board and planning commission must set forth findings and reasons for its decisions in accordance with the criteria identified in chapter 17.03 Administrative Provisions.

16.40.040 Findings for tentative map

A. The board and planning commission, in rendering its decision on the tentative map, must base approval on finding in the affirmative the following:

1. The tentative map meets the formal requirements of this chapter and NRS.
2. The tentative map secures adequate access for subsequent purchasers.
3. Where applicable, the tentative map secures the ability to irrigate and drain each parcel, consistent with the water rights appurtenant, and that the rights of downstream users are secured and not impaired.
4. The location and width of easements for roads and public utilities are adequate for the area to be divided.
5. The location and width of easements for drainage and irrigation purposes are adequate for the area to be divided.
6. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

16.40.050 Duration, extension, waiver, and amendment of a tentative map of division into large parcels

A. Time for submission of final map. Unless the time is extended by the board in the manner set forth in paragraph B, the applicant must present a final map of division into large parcels, prepared in accordance with the tentative map, to the board. The final map must include the entire area for which a tentative map has been approved. The final map must be filed within one year from the date of approval of the tentative map by the board or the date that the requirement of its filing was waived pursuant to this chapter.

B. Extension of tentative map. The board may extend the period for presentation of any final map of division into large parcels for not more than one year after the expiration of the initial one-year period for presenting the final map, upon application to the department. The extension must be consistent with any applicable policies of the master plan and may include conditions requiring compliance with the current provisions of the land development code. Extension requests must be filed within the time provided in chapter 17.03 Administrative Provisions.

C. Waiver of tentative map requirement. The board may waive the requirement of filing for a

tentative map. Following the recommendation for approval, conditional approval, or disapproval of the tentative map by the planning commission, the applicant may file for the final map through the department of planning for the board to consider approval, conditional approval, or disapproval decision of the final map. The final map must conform to the standards set forth in section 17.40.060. If the board at its public hearing does not waive the requirement of filing for a tentative map, the board will proceed with the hearing and make its determination to approve, conditionally approve, or disapprove the tentative map in accordance with the application provisions of this chapter and chapter 17.03 Administrative Provisions.

D. Amendment of tentative map. At any time after tentative map approval, and before the time required for presentation of a final map, the applicant may request amendment to the approval or conditional approval of the tentative map. The director may approve minor tentative map amendments, subject to review and approval by the board with action by the planning commission, in accordance with chapter 17.03 Administrative Provisions. Major amendments must be determined in accordance with the procedure for original approval of the tentative map under this chapter. Additional conditions, which are reasonably related to the proposed amendment, may be attached to approval of the tentative map amendment. An applicant who is unwilling to accept conditions attached to the proposed amendment may withdraw the amendment. Action on the application for amendment of the tentative map does not stay the period for presenting a final map, unless a request for extension pursuant to paragraph B is approved.

16.40.060 Final land division map procedure

A. Application requirements. Following approval of the tentative map, or approval of the final map following waiver of the tentative map by the board, the applicant must complete the land division must file with the board through the department of planning an application for final approval and recordation of the final map, prepared on standardized forms available at the department. These requirements must be met at the time of filing for a request for board waiver of tentative map if the applicant desires to request a waiver of the tentative map. The application must be filed in accordance with the scheduled set forth in chapter 17.03 Administrative Provisions. The application must contain the following information:

1. The original linen or Mylar and at least 5 black line copies of the final map in the form required by paragraph B, containing the information and the certificates of acknowledgment required by paragraphs C and D.

2. The fee for final map approval set by resolution of the board.

3. A certificate from the county treasurer stating that no taxes or assessments are delinquent.

4. Other items listed on the application form.

B. Form of final map. The final map must:

1. Be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such purposes in the engineering profession.

2. Be entitled, "Map of Division into Large Parcels".

3. Be 24 inches by 32 inches in size, with a marginal line drawn completely around each sheet leaving an entirely black margin of one inch at the bottom, top and right edges and 2 inches at the left edge along the 24-inch dimension.

4. Be of a scale large enough to show clearly all details.
 5. Be prepared by a registered land surveyor.
 6. Be based upon an actual survey by the preparer which shows the date of the survey, or based upon the most recent government survey.
 7. Show the date of approval of the government survey and contain a certificate by the preparer that the parcels contain the number of acres shown for each parcel.
 8. Clearly state the particular number of the sheet and the total of sheets comprising the final map on each of the sheets, and its relationship to each adjoining sheet.
- C. Contents of final map. Every final map must include all data required for the tentative map and all changes required as conditions of tentative map approval, and in addition must contain the following:
1. All lots by number and actual acreage of each lot.
 2. All roads or easements of access which exist and which the owner intends to offer for dedication, all roads or easements or access which are shown on the applicable master plan, and all roads or easements of access which are specifically required by the board with action by the planning commission.
 3. Any easements for public utilities which exist or are proposed.
 4. Any existing easements for irrigation or drainage, and any normally continuously flowing watercourses and the claimant number under any court decree, identity and location of any conveyance ditches or other irrigation water structure within the proposed land division map. The land division map must also provide typical channel cross sections with dimensions, centerline, average slope through the property and designed flow capacity of conveyance structures and arrows indicating direction of irrigation flow. If the proposed division of land includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval.
 5. An offer or offers to dedicate the utility and right-of-way easements.
- D. Final map certificates. The following certificates shall appear on the final map and shall be combined when appropriate:
1. A certificate signed and acknowledged by the owner of land consenting to the dedication of the roads and granting of the easements.
 2. A certificate signed by the clerk of the governing body that the map was approved, or the affidavit of the person presenting the map for filing, that the time limited by this title for action by the governing body has not expired.
 3. If the property includes, impacts, or is adjacent to a conveyance ditch that all irrigation conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map.
 4. A certificate granting rights-of-way for water conveyance and maintenance. The grant of the right-of-way must run to the benefit of all persons entitled to the use of the conveyance ditch under any court decree and their successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures.
- E. Action by board.
1. Unless the time period is extended by a mutual consent of the developer applicant and the board, the board must approve, conditionally approve or disapprove the final map by the majority vote of the members present within 60 days of the official filing date.
 2. If the board does not approve, approve with conditions or disapprove the final map

within 60 days, the final map must be deemed approved unconditionally.

3. The board must approve the map only if it finds as follows:

a. The final map conforms in every respect with the approved tentative map.

b. All conditions established upon approval of the tentative map have been satisfied.

c. The final map conforms to all county ordinances applicable at the time of the hearing on the final map.

d. All necessary certificates required by state law or by the county code have been presented with the application for approval of the final map.

4. The review and decision of the board must conform to the provisions of this title. The board must set forth findings and reasons for its decision in accordance with the criteria established in this title. If the map is disapproved, the board must also provide the applicant with a written statement of what changes would be necessary to render the map acceptable.

5. The board must, at the time of approval of the final map, accept or reject any or all offers of dedication. The decision to accept or reject offers of dedication must be made in accordance with adopted board policy.

16.40.070 Effect of approval

No vested rights will accrue to the owner or developer of any division of land into large parcels by reason of the approval of a tentative or final map for division into large parcels approval until the actual signing of the final map by all parties required to sign the map. All requirements, conditions or regulations adopted by the county applicable to the division of land are deemed a condition for any division prior to the time of signing of the final map by the county engineer. Where the county has required the installation of improvements prior to signing of the final map, and improvements have, in fact, been completed, the applicant may be required to comply with the local laws and regulations in effect at the time when the final map is considered for approval only if the commission makes a finding on the record that the compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare.

16.40.080 Recording

A. Recording of the map. Upon approval, it is the responsibility of the director or his designee to file the official final map with the county recorder within 15 working days of the date of board approval. Simultaneously with the filing of the final map, the department of planning must cause to be recorded any other legal documents required to be recorded by the county.

B. Effect of recording. Filing with the county recorder operates as a continuing:

1. Offer to dedicate for public roads the areas shown as proposed roads or easements of access, which the governing body may accept in whole or in part at any time or from time to time.

2. Offer to grant the easements shown for public utilities, which any public utility may similarly accept without excluding any other public utility whose presence is physically compatible.

C. Conveyances. After a map has been filed with the county recorder, any lot shown on the map may be conveyed by reference to the map, without further description.

Chapter 16.50

Water Resource Requirements

Sections:

16.50.010 Purpose and Intent

16.50.020 Exceptions

16.50.030 Definition

16.50.040 Applicability

16.50.050 Water Rights and Water Resource Satisfaction

16.50.060 Authority to Utilize Dedicated Water Rights and Applicant's Responsibilities

16.50.070 Water Delivery Facilities

16.50.010 Purpose and Intent

The purpose of this section is to manage the practices and procedures related to water resources requirements associated with the division of land and development in the county to ensure adequate water supply to protect the public health, safety, and general welfare.

16.50.020 Exceptions

The provisions of this section do not apply to the following:

A. Development within any community with a public water system which is receiving or will receive a valid will-serve letter issued by the public water system;

B. Development within a general improvement district which is receiving water from the general improvement district as demonstrated by: (a) a will-serve letter from the general improvement district; or (b) a note on the final map stating that the applicant is responsible for complying with the requirements of the general improvement district at the time of applying for a building permit.

16.50.030 Definition

A. "Relinquishment" means the relinquishment of groundwater rights to the State of Nevada Division of Water Resources within a hydrographic basin for the purpose of offsetting the impacts of additional groundwater withdrawn from proposed domestic wells to serve individual residential dwellings. Relinquishment of groundwater rights are a prerequisite to approval of newly created residential lots utilizing individual domestic wells as their source of water supply. Proof of relinquishment is satisfied when the appropriate approval affidavit from the Nevada State Division of Water Resources is recorded with Storey County.

16.50.040 Applicability

The provisions of this section apply to all development projects of any kind in Storey County which require permits or approvals of the county and which require the use of water resources or require water supply delivery. Adequate water resources are required for all new development including:

A. Subdivisions and new residential parcels which will be served by individual domestic wells;

B. Subdivisions and new residential parcels which will be served by a community water system;

C. Development creating new multi-family residential dwelling units or mobile home residential dwelling units, which will be served either by individual wells or a community water

system.

D. Developments creating new commercial, industrial, or civic buildings or uses which will be served by either an on-site well or a community water system; and

E. Any other development requiring a permit or approval of the county with a requirement for, or an impact on, water resources.

16.50.050 Water Rights and Water Resource Satisfaction

A. Prior to accepting an application for a tentative subdivision map, tentative parcel map, or tentative map of division of land into large parcels which creates additional parcels within the county, except for the areas of the county served by a public water system or general improvement district water system, the applicant must submit to the director of planning a written and binding statement of intent to Storey County at the time that the final map application is approved, the type and amount of water necessary to serve each parcel.

B. The transfer of water rights to Storey County must be completed before filing for a final subdivision map, final parcel map, or final division of land into large parcels map.

C. The amount of water to be transferred is 2.0 acre-feet for each new parcel allowing for a single-family residential use served by a domestic well, and 2.0 acre-feet for each dwelling unit that will be served on the parcel.

D. The amount of water to be transferred for land subdivision will be determined by Storey County.

E. The developer is required to dedicate or submit proof of relinquishment to Storey County, as a condition precedent to any permit or approval, any water right reasonably necessary to ensure an adequate water supply for the intended or permitted use. The amount of water rights necessary will be determined by the director of planning and the Nevada division of water resources; said water rights amount are singular and not cumulative. In the event that the Nevada division of water resources and the county have different requirements under this section, the most stringent of the county or state requirements must be satisfied. No building permit or recordation of a subdivision map (including condominium and townhouse project), parcel map (except divisions of land which are exempt from the parcel map process), or map of division into large parcels may be granted until the dedication or the proof of relinquishment of water rights is accepted by the director of planning. Presentation of a valid will-serve letter from a water purveyor approved and under public utilities commission jurisdiction or the submittal of proof of the relinquishment of water rights may substitute for the dedication of water rights to the county. The director of planning will evaluate the proof of dedication of water rights, or the water rights offered for dedication to the county or to a water purveyor as described above based on, but not limited to, the following criteria:

1. Water resources requirements. In accordance with this section, in those instances where the county's water resources requirements are more stringent than the Nevada division of water resources, additional water rights will be dedicated as appropriate;
2. Adequacy of amount of water. The amount of water resources for the intended use is adequate to provide a reliable water supply as is offered for dedication to the county or proof of the relinquishment of water rights is submitted to the county.
3. Proximity of source. The proximity of the hydrographic basin or source of water offered for dedication to the county or proof of the relinquishment of water rights

for the intended use;

4. Proof of ownership. Valid proof of ownership, including a chain of title to the original water right holder, for the water rights offered for dedication to the county or proof of the relinquishment of water rights;
5. Status of water right. The priority and yield of the water right, the current manner and place of use, and the status of the permits or certificates used by the Nevada division of water resources, or the status of the water right established in a court decree, which are offered for dedication to the county, or proof of the relinquishment of water rights;
6. Point of Diversion. The ability of the purveyor, the developer, or the property owner to obtain from the Nevada division of water resources the necessary permits to change the point of diversion, and the manner and place of the use of the water rights for the intended use; and
7. Relinquishment. In the case of parcel or subdivision maps creating new residential parcels with an individual domestic well as their source of water supply, the applicant must deliver proof of the relinquishment of the water rights to the county.

16.50.060 Authority to Utilize Dedicated Water Rights and Applicant's Responsibilities

The director of planning, or any other appropriate county department, division, or agency, may:

1. Applications to the Nevada division of water resources. File applications with the Nevada division of water resources to change the point of diversion, and the manner and place of use of the dedicated water right to put the water resources to beneficial use and to otherwise utilize and maintain the validity of the dedicated water rights; and
2. Applicant's responsibilities. Require the development owner or property owner to:
 - a. Pay all application, transfer, dedication, and other fees of the Nevada division of water resources;
 - b. If applicable, allow county staff to enter the property in order to read water meters on all wells and delivery facilities, or perform other related inspections as necessary; and
 - c. Comply with the terms of the water right permits or certificates issued by the Nevada division of water resources.

16.50.070 Water Delivery Facilities

A. The development owner or property owner is required to:

1. Petition the public utilities commission or otherwise cause the creation of a public water system under the jurisdiction of the public utilities commission; or
2. Operate and maintain, in accordance with applicable regulatory requirements and standards, any facilities for water treatment, supply, storage, transmission and distribution, and appurtenances such as wells, pipelines, pumps, and storage tanks located within or outside the property boundary or subdivision which are necessary to ensure an adequate water supply to a development, which have not otherwise been dedicated to and accepted by a water purveyor. This section also applies to facilities that will be constructed to serve one single-family dwelling on an existing parcel of land approved with an individual domestic well as its source of water

supply.

Chapter 16.60

Assurance for Completion and Maintenance of Improvements

Sections:

16.60.010 Required improvements and agreement to complete

16.60.020 Improvement agreement

16.60.030 Security

16.60.040 Site improvement permits

16.60.050 Security for temporary improvements

16.60.060 Remedies

16.60.070 Acceptance of dedication offers

16.60.080 Inspection and certification of improvements

16.60.090 Reduction of escrowed funds and security

16.60.100 Security for warranty of improvements

16.60.120 Issuance of building permits for model homes

16.60.010 Required improvements and agreement to complete

A. Applicability. The requirements of this chapter apply in all instances where improvements are required to be constructed in conjunction with the division of land pursuant to this title and where improvements are proposed in conjunction with other development permits.

B. Completion of improvements. Before a final map, parcel map or final map for division of land into large parcels is signed by the county engineer, and any easements offered for dedication to the public are accepted by the county, or before a final certificate of occupancy is issued for a new structure, all developers are required to complete, in accordance with the applicable development approval and to the satisfaction of the county engineer, all project improvements, system improvements and lot improvements on the individual lots, as required in this title and as specified in the conditions of approval of the applicable map, and to dedicate those public improvements to the county, free and clear of all liens and encumbrances on the dedicated property and public improvements. The developer also must construct at his or her sole cost all temporary improvements required as a condition of approval of the applicable map or development and must maintain those temporary improvements for the period specified in such approval.

C. Deferral of required improvements. As an alternative to completion of improvements prior to final map approval, or issuance of a permanent certificate of occupancy, the board with action by the planning commission may permit the developer to enter into an improvement agreement prepared in conformance with section 16.60.020 and secured pursuant to 16.20.030 by which the developer covenants to complete all required improvements.

D. Failure to complete improvements. For divisions of land and other development projects for which no improvement agreement has been executed and no security has been posted pursuant to this chapter, if the required improvements are not completed within the period

specified in the applicable approval conditions, or within 2 years following the date of recordation of a final map or issuance of a building permit, the applicable map or development approval is deemed to have expired.

16.60.020 Improvement agreement

A. Agreement. The developer must agree to construct and complete all required improvements no later than 2 years following the date of recordation of a final map or issuance of a building permit. The developer also must agree to warrant that all required public improvements are free from defect in design, workmanship and materials for a period of at least one year following acceptance of the offer of dedication of the last completed public improvement by the appropriate authority. The improvement agreement must include, but may not be limited to, the following:

1. A detailed reference to the improvements requiring completion, including an engineer's cost estimate.

2. A specific date for completion of all improvements, fixed by the county engineer, which date may not be longer than 2 years from the date on which the county engineer signs the map.

3. A requirement for a certificate from the developer's engineer stating that all work has been completed in accordance with the improvement drawings and specifications.

4. A requirement that a notice of completion issued by the county engineer be submitted indicating that all improvements comply with the applicable map approval requirements and this code.

5. A requirement for written acceptance of all public improvements by the board or governing body of the agency or political subdivision having jurisdiction of the improvements on their completion.

6. An explanation that the financial security may be withdrawn upon final completion of the improvements only after the written approval of the board or following reduction of security as provided in this chapter.

7. A provision that the applicant must repair, at his or her sole cost and expense, any hidden defects in design, workmanship and materials which appear in the work within one year following acceptance by the county.

8. A provision requiring financial security for the warranty obligation for specified improvements which must be submitted to the board prior to withdrawal of the original financial security.

9. The agreement may include a provision requiring the developer to maintain each required public improvement for a period of one year following acceptance of the dedication of that completed public improvement.

10. Where temporary improvements are required, a provision agreeing to maintain such improvements.

B. Covenants to run. The improvement agreement must provide that the covenants contained in the improvement agreement run with the land and bind all successors, heirs and assigns of the developer. The agreement will be adopted by the board and must be recorded with the county recorder.

16.60.030 Security

A. Whenever the board permits a developer to enter into an improvement agreement, the

developer must provide a letter of credit, cash escrow, or certificate of deposit as security for the improvement completion and warranty and maintenance promises contained in the improvement agreement, including those pertaining to temporary improvements. A developer who wishes to secure for improvements totaling in excess of \$250,000 must provide security in the form of a letter of credit, cash escrow or certificate of deposit. A developer who wishes to secure for improvements totaling \$250,000 or less may provide security in the form of a performance bond. Whichever form of security chosen must be an amount equal to 150 percent of the approved engineer's cost estimate, including lot improvements. The security must name Storey County exclusively as the beneficiary of the security. The issuer of the letter of credit or certificate of deposit or the escrow agent, as applicable, must be acceptable to the county. Where a performance bond is utilized, each insurance company's rating as shown in the latest Best's Key rating guide must be fully disclosed and entered on the required certificate of insurance. The adequacy of the insurance supplied by the developer, including the rating and financial health of each insurance company providing coverage, is subject to the approval of the county.

1. Letter of Credit. If the developer posts a letter of credit as security for his improvement agreement, the letter of credit must (1) be irrevocable; (2) be for a term sufficient to cover the completion and warranty periods in subsection 16.60.01 (B); (3) require only that the government present the letter of credit with a sight draft and an affidavit signed by the director or district attorney attesting to the county's right to draw funds under the credit; and (4) be through a Nevada federally insured lending or banking institution.

2. Cash. If the developer posts cash as security for its promises contained in the improvement agreement, the developer has no right to return of any of the funds except that as provided in subsection 16.50.030(C), and the funds will be held in noninterest bearing account.

3. Certificate of deposit. If the developer posts certificates of deposit as security for the improvement agreement, the certificates of deposit must (1) be irrevocable; (2) be for the deposit time stated in the executed improvement agreement; and (3) provide that all interest will inure to the benefit of the developer or his successor in interest.

4. Performance bond. If the developer posts a performance bond as security for his improvement agreement, the performance bond must (1) be irrevocable; (2) be for a term sufficient to comply with the completion and warranty periods in subsection 16.60.010(B); and (3) be issued through an insurance company.

The insurance company must rate the contractor for the amount required to be bonded.

B. Governmental units. Other governmental units to which these improvement agreement and security provisions apply may file, in lieu of the improvement agreement and security, a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this chapter.

16.60.040 Site improvement permits

A. Prior to the commencement of any work on improvements, the developer must obtain a site improvement permit from the county engineer, accompanied by a fee, as set by resolution of the board. All costs for inspection services provided by personnel not employed by the county engineering department shall be contracted for and paid by the developer.

B. The developer's engineer must provide as-built construction drawings to the county engineer and other applicable utility.

16.60.050 Security for temporary improvements

If the developer has not entered into an improvement agreement addressing temporary improvements pursuant to section 16.60.020, prior to construction of a temporary facility or improvement, the developer must file with the county a separate improvement agreement and a letter of credit, certificate of deposit or cash in the amount appropriate for temporary facilities, which agreement and credit or escrow must ensure that the temporary facilities will be properly constructed, maintained and removed.

16.60.060 Remedies

In those cases where an improvement agreement has been executed and securities have been posted and required public improvements have not been installed within the terms of the agreement, the county may then:

A. Declare the agreement to be in default and require that all the improvements be installed regardless to the extent of the building development at the time the agreement is declared to be in default.

B. Suspend map approval until the improvements are completed and record a document to that effect for the purpose of public notice.

C. Obtain funds under the security and complete improvements itself or through a third party.

D. Assign its right to receive funds under security to any third party, including a subsequent owner of the land to be divided for which improvements were not constructed, in whole or in part, in exchange for that subsequent owner's promise to complete the required improvements.

E. Exercise any other rights available under the law.

16.60.070 Acceptance of dedication offers

Acceptance of formal offers of dedication of streets, utilities, public areas, easements, and parks must be made in accordance with adopted board policy, by the board, commission or official authorized by this title to approve the applicable map. The approval of any map authorizing the division of land, or approval of a site improvement or building permit must not be deemed to constitute or imply the acceptance by the county or other entity of any public improvement on the map. The county engineer may require a final map to be endorsed with the appropriate notes to this effect.

16.60.080 Inspection and certification of improvements

A. General procedure and fees. The county engineer or building official, where applicable, shall provide for inspection of required improvements during construction and ensure their satisfactory completion. Prior to the commencement of any work, the developer must obtain a site improvement permit or building permit, where applicable, and pay a fee set by resolution of the board. All costs for inspection services provided by personnel not employed by the county engineering division must be contracted for and paid for by the developer. Where the improvements are completed prior to approval of the applicable map, the county engineer may not sign the map unless the inspection fee has been paid at the time of application. No building permits or certificates of occupancy may be issued until all fees are paid. If the county engineer finds upon inspection that any one or more of the required improvements have not been constructed in accordance with the county's construction standards, design criteria and

improvement standards and specifications, the applicant is responsible for properly completing the improvements.

B. Notice of completion. The dedication of required improvements will not be accepted, nor the amount of any remaining security posted by the developer be reduced until the county engineer or other utility has submitted a notice of completion stating that all required improvements have been satisfactorily completed and until:

1. The applicant's engineer or surveyor has certified to the county engineer and other utility, through submission of a detailed "as-built" survey, indicating location, dimensions, materials and other information required by the county engineer, that the layout of the line and grade of all public improvements is in accordance with the construction plans;

2. A title insurance policy has been furnished to and approved by the county district attorney indicating that the improvements have been completed, are ready for dedication to the county and are free and clear of any and all liens and encumbrances. Upon the approval and recommendation by the county engineer and district attorney, the board, commission or official authorized by this code to approve the applicable map may accept the improvements for dedication in accordance with the established procedure.

3. A warranty bond or other form of security in conformity with the provisions of sections 16.60.090 and 16.60.100 is posted for the warranty period.

16.60.090 Reduction of escrowed funds and security

A. If the security posted by the developer was a cash escrow, the amount of that escrow may be reduced upon actual acceptance as completed, of public improvements and then only to the ratio that the costs of public improvements for which dedication was accepted bears to the total cost of public improvements for the land division. In no event may a cash escrow be reduced to less than 10 percent of the original amount unless and until a warranty bond or other form of security established in the improvement agreement, if required, is posted for the warranty period.

B. If the security provided by the developer was a letter of credit, or a certificate of deposit the county must execute waivers of the county's right to draw funds under the credit upon actual acceptance of the dedication of public improvements and then only to the ratio that the cost of the public improvements for which dedication was accepted bears to the total cost of public improvements for the land division. No waivers may be executed that would reduce the security below 10 percent of its original amount unless a warranty bond or other form of security established in the improvement agreement is posted for the warranty period.

16.60.100 Security for warranty of improvements

If a developer has not entered into an improvement agreement pursuant to section 16.50.020, he must provide a warranty bond or other acceptable form of security if required for warranty of improvements. The amount of the warranty bond must be equal to an amount established by an approved engineer's estimate for cost of replacement of improvements. The issuer of the security, as applicable, must be acceptable to the county.

16.60.110 Issuance of building permits and certificates of occupancy

A. Except as otherwise provided in section 16.60.120 below, when an improvement agreement and security has been required by this chapter, no certificate of occupancy for any structure or

facility built on the project covered by such agreement may be issued prior to the completion of the required public improvements and the acceptance and dedication of the required improvements.

B. Building permits may not be issued for the final 10 percent of lots in a land division, or if 10 percent be less than 2, for the final 2 lots of the land division, until all required improvements have been fully completed and the developer's offers to dedicate the improvements have been accepted, by the appropriate authority.

Chapter 16.70

Land Readjustment

Sections:

16.70.010 Amending maps

16.70.020 Modifications to approved tentative maps

16.70.030 Reversion of maps or reversion of division of land to acreage

16.70.040 Merger and re-subdivision of land without reversion to acreage

16.70.050 Vacation or abandonment of street or easement

16.70.060 Administrative vacation or abandonment of public utility easements owned or controlled by Storey County

16.70.010 Amending maps

A. Certificate of amendment. If an error or omission is found in any subdivision map, record of survey, parcel map, map of division into large parcels, or reversionary map, and the correction does not change or purport to change the physical location of any survey monument, property line or boundary line, the error or omission may be corrected by the filing and recordation of a certificate of amendment authorized by the board. The certificate of amendment must contain the items required by NRS 278.473(2).

B. Amending map. If an error or omission is found in any recorded subdivision map, record of survey, parcel map, map of division into large parcels, or reversionary map, and the correction changes or purports to change the physical location of any survey monument, property line or boundary line, the correction may be effected by the filing of an amended map pursuant to the procedures of this section. This procedure may be utilized only to correct errors or omissions that do not result in a change of the number of lots, result in significant changes to the area of any lot or the amount of land reserved or dedicated for public use and improvements, or result in the removal of any covenants or restrictions attached to the final approved or recorded map.

C. Procedures for amending map. The same procedures and requirements must be applied to the application for an amended map as to the original land division, except, in the case of subdivisions, only those procedures for the approval and filing of a final subdivision map may apply. The amending map must be in the format and contain the certificates required by NRS 278.477(2).

16.70.020 Modifications to approved tentative maps

A. Applicability. Whenever the owners of land or their representatives desire to modify an

approved tentative map or conditions of approval, an application must be filed with the department. The requests resulting in no net change or reduction in the number of parcels, the re-design of the map involving less than ten percent of the total number of parcels or land area, minor clarification of a condition resulting in no impact to public health or safety, or changes to map design resulting from the mapping of environmental constraints or historic sites, an application for a minor amendment may be filed. All other requests will constitute a major amendment.

B. Procedures for processing a minor amendment. An application for a minor amendment must be filed with the department, on the form provided, with the applicable fees. The director is the designated authority for minor amendments. The applicant must be notified in writing of the decision regarding the request within 30 working days of the official filing date. The decision of the director may be appealed.

C. Procedures for processing a major amendment. Major amendments must be processed in the same manner as the original application for division of land. With the consent of the director the applicant may incorporate the previous applications and procedures by reference, to the extent that the amendment makes no material changes on the matters addressed by reference.

16.70.030 Reversion of maps or reversion of division of land to acreage

A. All applications for a reversion of map or reversion of division of land to acreage must be filed with the planning department on the appropriate forms and meet all applicable submittal requirements. The board is the final decision maker regarding reversion of maps or reversion of division of land to acreage.

B. The applicant must pay a fee as set by resolution of the board.

C. All applications for reversion of maps or reversion of land to acreage must comply with NRS 278.490.

D. Easements. Reversion of maps or reversion of division of land to acreage does not automatically eliminate any public utility, irrigation, or other private easement that may exist along a lot line. It is the responsibility of the property owner(s) to resolve any and all interest of record.

E. All applications of reversion of maps and lot consolidation or reversion of division of land to acreage must include a reversion to acreage map which contains the same survey dimensions as the previous recorded map.

F. Appeal. A decision of the director made under this section may be appealed in the matter provided for in chapter 17.03 Administrative Provisions.

16.70.040 Merger and re-subdivision of land without reversion to acreage

A. An owner or governing body that owns 2 or more contiguous parcels may merge and resubdivide the land into new parcels or lots without reverting the preexisting parcels to acreage pursuant to NRS 278.490.

B. Parcels merged without reversion to acreage pursuant to this section must be re-subdivided and recorded on a final map, parcel map or map of division into large parcels, as appropriate, in accordance with NRS 278.320 to 278.4725, inclusive, and this chapter. The recording of the re-subdivided parcels or lots on a final map, parcel map or map of division into large parcels, as appropriate, constitutes the merging of the preexisting parcels into a single parcel and the simultaneous re-subdivision of that single parcel into parcels or lots of a size and description set

forth in the final map, parcel map or map of division into large parcels, as appropriate.

C. Streets and easements will remain in effect after the merger and re-subdivision of land, unless abandoned in accordance with the provisions of this code and NRS.

D. All applications of a merger and re-subdivision of land must be filed with the department of planning on the appropriate forms meeting all applicable submittal requirements.

E. The applicant must pay a fee as set by the board.

F. All applicants for merger and resubdivision of land must comply with NRS 278.4925, 278.4955, 278.496 and 278.4965.

G. All applications for merger and resubdivision of land must follow the same county approval process as the initial tentative map.

16.70.050 Vacation or abandonment of street or easement

Any abutting property owner desiring the vacation or abandonment of any street or easement or any portion of a street or easement must file a petition in writing with the department. The petition for vacation or abandonment of the street or easement will be processed in accordance with the procedures set forth in NRS 278.480. A vacation or abandonment of a street easement may be approved in conjunction with the approval of a tentative map pursuant to NRS 278.349. The board may initiate the vacation or abandonment of a street or easement by resolution.

16.70.060 Administrative vacation or abandonment of public utility easements owned or controlled by Storey County

A. Purpose. For the purposes of this section, a public utility easement is an easement owned or controlled by Storey County and which runs in favor of the county. Pursuant to NRS 278.480(11) and through the use of the procedure contained in this section, the director of the community development department, or his designee, is authorized to take final action on the vacation or abandonment of a public utility easement owned or controlled by the county.

B. General procedure. The owner of property who seeks abandonment of a public utility easement involving his property must file an application with the community development department on the forms provided by the department. The applicant must pay a fee as set by resolution of the board. The applicant must provide written verification that all public utility or video service providers have approved the application. The application must also include a legal description and exhibit prepared and signed a surveyor licensed in the state of Nevada, unless the county engineer waives the requirements of retaining a state licensed surveyor for the preparation of the documents. The director must provide all conditions of approval to the applicant in writing within 60 days of receiving an application.

C. Decision. The director of planning, or his/her designee, may issue a written order abandoning a public utility easement after:

1. Receiving a complete application.
2. Providing notice to each owner of property abutting the easement to be abandoned. The notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient. Property owners are given 10 days to respond.
3. Obtaining written approval from all public utility or video service providers indicating that they no longer request the reservation of the easements.
4. Verification that the applicant has fulfilled all prescribed conditions.
5. A determination that the subject public utility easement is no longer necessary or useful

to the county and that the public will not be materially injured by the proposed vacation

D. Other easements. The abandonment of a public utility easement pursuant to this section does not affect an easement held by a private utility company even if such private utility easement was created by the same instrument or it has same legal description, and also does not affect an easement held by the public as distinguished from an easement held by the county or a public utility owned or controlled by the county.

E. Appeal. A decision of the director made under this section may be applied in the manner provide for in chapter 17.03 Administrative Provisions.

Chapter 16.80

Boundary Line Adjustment and Lot Consolidations

Sections:

16.80.010 Applicability

16.80.020 Exclusions

16.80.030 Standards for approval

16.80.040 Approval by director

16.80.010 Applicability

This chapter applies to an adjustment of the boundary line between 2 abutting parcels or the transfer of land between 2 owners of abutting parcels.

16.80.020 Exclusions

A. An adjustment of the boundary line between abutting parcels or the transfer of land between 2 owners of abutting parcels may not be approved if it reduces the size of a non-conforming parcel or results in the creation of a non-conforming parcel.

B. An adjustment of the boundary line between abutting parcels or the transfer of land between 2 owners of abutting parcels may be disapproved if it does not contain adequate access, utility, water conveyance and drainage easements to serve the resulting parcels.

16.80.030 Standards for approval

A. The adjustment of the boundary line between abutting parcels or the transfer of land between 2 owners of abutting parcels may be approved without conditions or further administrative proceedings when:

1. It does not result in the creation or reduction in size of non-conforming lots.
2. The map meets the formal requirements of NRS 278.5693.
3. The map is not in conflict with the provisions of this title and Title 17 of the county code, and NRS 278.010 to 278.630, inclusive.

B. If the proposed configuration results in the creation of parcels subject to new residential, commercial or industrial development, the director or his or her designee may require, prior to approval and recordation of the map, that public facilities and improvements be constructed, in the manner and at the same level as if parcel map approval had been sought.

16.80.040 Approval by director

The adjustment of the boundary line between abutting parcels or the transfer of land between 2 owners of abutting parcels may be approved, approved with conditions pursuant to this section, or disapproved by the director. Appeal of the director's decision is to the planning commission and board.

16.80.050 Lot consolidation

The purpose of this section is to allow an owner of contiguous lots in the same zoning district to consolidate the lots into a single parcel.

A. Applicability.

1. The lots involved must be within the same zoning district and master plan designation and the proposed lot consolidation must meet all the requirements of the zone.

2. The lots involved must be existing platted lots.

3. The lots must be under unified ownership.

B. Application Requirements.

1. An applicant must complete an application for a lot consolidation on a development application form approved by the director of planning and pay any required fee.

2. The applicant must include a record of survey by a professional land surveyor that shows the consolidation of the lots into a single parcel and meets the requirements of a boundary line adjustment under NRS 278.5693.

C. Administrative Lot Consolidation Procedure.

1. The director of planning may determine that an administrative lot consolidation procedure may be used instead of a record of survey if:

a. The lots were created by a map before the county adopted a subdivision approval process;

b. The consolidation of the lots will result in elimination of potential water well; or

c. The consolidation of the lots will reduce the density of the lots or bring the lots into conformance with existing zoning.

2. The application for the administrative lot consolidation procedure must include:

a. A completed development application.

b. A completed lot consolidation agreement with Storey County to create an equitable servitude.

c. An 8-and-one-half-inch by eleven-inch plot plan drawn to show the lots with identifying legal description and measurement of the property. The map must:

i. Include an arrow indicating north on the plot plan.

ii. Identify the lot, block, adjacent roadways, access roads, and easements.

iii. Show the 2 or more adjoining lots with middle lines designated for removal as a dotted line.

3. The plot plan and the lot consolidation agreement must meet the general recording requirements of NRS 247.110.

D. Investigation. Following the submission of a complete application for a lot consolidation or an administrative lot consolidation procedure, the director of planning will investigate the application to determine that the proposal meets the requirements of this code. After the director determines the application meets the requirements of this code, the application must be sent to the recorder for review to determine that the documents for recording are in an acceptable form. After the application has been investigated by the director, determined to be complete and in

acceptable form, the application is ready for decision.

E. Decision. The director of planning is the final decision maker on an application for lot consolidation. The director must review the application within a period of 30 days after the determination of the complete application and by written decision must approve or disapprove it. The director must cite findings of fact in the decision.

F. Findings. The director's decision must be based on findings that indicate that the proposed lot consolidation:

1. Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted.

2. Will result in no substantial or undue adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, parking, public improvements, public sites, or right-of-way, or other matters affecting the public health, safety, and general welfare. The findings listed in this subsection are the minimum to be cited in an approval; the director may include additional findings in the decision.

G. Final Approval and Recording Procedures.

1. When director approves a lot consolidation, either a record of survey or a lot consolidation agreement and plot plan must be recorded in the office of the county recorder. If the recorder does not maintain a cumulative index for these lot consolidation documents, the recorder must make written notations of the fact on each sheet of the previously recorded maps affected by the latest recording. If such an index is maintained, the recorder must make an appropriate entry for the amendment.

2. The recorder must within 7 working days after he or she records the lot consolidation documents, provide to the county assessor at no charge:

a. A duplicate copy of the map and any supporting documents; or

b. Access to the digital map and any digital supporting documents.

3. A plot plan presented to the county recorder for the recording must include a certificate by the director on the plot plan stating that the director approved the map.

4. Lot consolidations become effective upon the record of survey or the lot consolidation agreement and plot plan being recorded by the county recorder. This lot consolidation process will not affect any existing easement or dedication of record.

H. Any further subdivision of a consolidated lot using this section must be done by subdivision map, parcel map, or division into large parcels and meet the requirements of this title and NRS Chapter 278.

SECTION II: Title 16 is amended by deleting the following language:

Chapter 16.04

GENERAL PROVISIONS

Sections:

16.04.010 Title.

~~16.04.020 Statutory authority—Purpose.~~

~~16.04.030 References to master plan.~~

~~16.04.040 Compliance with applicable laws required.~~

~~16.04.010 Title.~~

~~This title shall be known and may be cited in all proceedings as the Storey County subdivision ordinance.~~

~~(Ord. 42 § 1, 1971)~~

~~16.04.020 Statutory authority—Purpose.~~

~~—A.—The design, improvement, maps and sales of subdivisions are governed by the Planning and Zoning Act (Chapter 278, Nevada Revised Statutes) and Chapter 116, Nevada Revised Statutes, relating to plats and subdivisions, and the provisions of this title.~~

~~—B.—The purpose of this title is to safeguard the public health, safety, and general welfare by establishing certain additional standards of design, improvement, survey and development of subdivisions hereafter platted and presented for approval and filing in the county, in order to provide and insure the orderly and proper growth and development thereof.~~

~~(Ord. 42 § 2(a), 1971)~~

~~16.04.030 References to master plan.~~

~~Any references to a master plan are to a master plan that may be hereafter adopted or placed into effect by the county, and are not effective until such a master plan has been adopted by the county.~~

~~(Ord. 42 § 23, 1971)~~

~~16.04.040 Compliance with applicable laws required.~~

~~It is unlawful for any individual, firm, association, syndicate, copartnership, trust, or any other legal entity, as principal, agent, or otherwise, to offer to sell, to contract to sell, or lease, or transfer any subdivision of land, or any part thereof, in the county unless and until all requirements provided in this title have been complied with.~~

~~(Ord. 42 § 2(b), 1971)~~

~~—Chapter 16.08~~

~~DEFINITIONS~~

Sections:

~~16.08.010 Generally.~~

~~16.08.020 Final map.~~

~~16.08.030 Improvement.~~

~~16.08.040 Lot.~~

~~16.08.050 Print.~~

~~16.08.060 Required area.~~

~~16.08.070 Shall and may.~~

~~16.08.080 Street.~~

~~16.08.090 Subdivider.~~

~~16.08.100 Subdivision.~~

~~16.08.110 Tentative map.~~

~~16.08.010 Generally.~~

When used in this title, the following words and phrases shall have the meanings set out in this chapter.

(Ord. 42 § 4(part), 1971)

~~16.08.020 Final map.~~

"Final map" means a map prepared in accordance with provisions of state statutes and this title which is designed to be placed on record in the office of the county recorder.

(Ord. 42 § 4(d), 1971)

~~16.08.030 Improvement.~~

"Improvement" refers only to such work and materials to be installed by subdividers on lands to be used for public or private streets, ways and easements as are necessary for general use of lot owners in the subdivision, and traffic and drainage needs.

(Ord. 42 § 4(e), 1971)

~~16.08.040 Lot.~~

"Lot" means any distinct parcel or portion of real property divided with intent to transfer ownership or for building development.

(Ord. 42 § 4(h), 1971)

~~16.08.050 Print.~~

"Print" means a blueprint, photostat, direct process print or other copy which reproduces exactly original drawings from which made.

(Ord. 42 § 4(i), 1971)

~~16.08.060 Required area.~~

"Required area" means a parcel or lot of land containing not less than the prescribed minimum area required by any subdivision, zoning or other regulation existing at the time of the creation of the lot or parcel and occupied or intended to be occupied by buildings.

(Ord. 42 § 4(g), 1971)

~~16.08.070 Shall and may.~~

"Shall" is mandatory; "may" is permissive.

(Ord. 42 § 4(j), 1971)

~~16.08.080 Street.~~

"Street" means land devoted primarily to vehicular traffic use, extending to the boundaries of the right of way whether designated as a highway, avenue, boulevard, freeway, place, lane, drive, etc.

(Ord. 42 § 4(f), 1971)

~~16.08.090 Subdivider.~~

~~"Subdivider" means a person, firm, corporation, partnership, or association who causes land to be divided into a subdivision for himself or for others.~~

~~(Ord. 42 § 4(b), 1971)~~

~~16.08.100 Subdivision.*~~

~~"Subdivision" means any land or portion thereof shown on the last preceding tax roll as a unit or as contiguous units which are divided for any purpose of sale or lease, whether immediate or future, by any subdivider into 5 or more parcels within any one calendar year. "Subdivision" does not include:~~

~~—— A. —— Any parcel of land in which all of the following conditions exist:~~

- ~~—— 1. —— Contains less than 5 acres;~~
- ~~—— 2. —— Abuts dedicated rights of way;~~
- ~~—— 3. —— No street openings are required to divide lots;~~
- ~~—— 4. —— Lot design meets the approval of the governing body.~~

~~—— B. —— Any land platted for cemetery purposes not involving any street openings or easements of any kind.~~

~~(Ord. 42A, 1978; Ord. 42 § 4(a), 1978)~~

~~16.08.110 Tentative map.~~

~~"Tentative map" means a map made for the purpose of showing design of a proposed subdivision and existing conditions in and around it and need not be based on an accurate or detailed final survey of property.~~

~~(Ord. 42 § 4(c), 1971)~~

~~Chapter 16.12~~

ADMINISTRATION AND ENFORCEMENT

Sections:

~~16.12.010 Advisory agencies.~~

~~16.12.020 Authority to grant modifications.~~

~~16.12.030 Planning commission and historical commission reports and recommendations.~~

~~16.12.040 State Health Department reports.~~

~~16.12.050 Violation—Penalty.~~

~~16.12.010 Advisory agencies.~~

~~—— A. —— The county planning commission is designated the advisory agency charged with the duty of making investigations and reports on the design and improvements of all proposed subdivisions.~~

~~—— B. The county historical commission shall be an additional advisory agency charged with identical duties within the confines of the historical districts of the county, as defined in NRS 384.100 and in that historical area of the county extending from the Geiger Grade, Washoe Storey line, Highway 17, to the Lyon Storey County Line, Highway 17, encompassing the~~

general areas of the Geiger Grade, Virginia City, and Gold Hill, and extending 5 miles on either side of Highway 17 in the above areas.
(Ord. 42 § 3(part), 1971)

16.12.020 Authority to grant modifications.

— A. — When strict conformance to the requirements of this title is impracticable or impossible, the county commissioners may allow such modifications as are not in violation with the spirit and purpose of this title.

— B. All reports and recommendations of the planning commission and historical commission shall be submitted to the county commissioners.

— C. Where modifications to this title are permitted, the report shall state in detail the nature of each modification and the facts pertinent thereto.

(Ord. 42 § 3(a), 1971)

16.12.030 Planning commission and historical commission reports and recommendations.

— A. — The county planning commission is responsible for investigating proposed subdivisions and reporting its decision to the county commissioners.

— B. The county historical commission is responsible for an additional report in line with its duties and within its jurisdiction, as enumerated in this title.

(Ord. 42 § 6, 1971)

16.12.040 State Health Department reports.

The county commissioners shall obtain a written report from the State Health Department whenever practicable, with regard to each application, and the subdivider will be required to abide by any recommendations therein unless specifically waived by the county commissioners.

(Ord. 42 § 24, 1971)

16.12.050 Violation—Penalty.

It is unlawful for any person to sell, contract to sell or transfer any subdivision or any part thereof or land divided pursuant to a parcel map or map of division into large parcels until the required map thereof, in full compliance with the appropriate statutory provisions, has been recorded in the office of the county recorder. Any violation of this section is punishable as a misdemeanor, and further may result in a civil penalty of not more than 3 hundred dollars for each lot or parcel sold or transferred.

(Ord. 42C, 1986)

Chapter 16.16

TENTATIVE MAPS

Sections:

16.16.010 Pre-filing consultation.

16.16.020 General requirements.

16.16.030 Preparation.

16.16.040 Fees.

16.16.010 Pre-filing consultation.

Before a subdivider files a tentative plan, it is suggested that he contact the planning commission and the historical commission, where applicable, to acquaint himself with the requirements which will be imposed and which may influence the design and development of the proposed subdivision.

(Ord. 42 § 8(part), 1971)

16.16.020 General requirements.

—A.— The subdivider shall file with the planning commission 3 prints of the proposed plan and submit a copy of restrictions implicit to the proposed subdivision to the county engineer and to any other person or agency involved in the proposal.

—B.— If the tentative plan is submitted to the planning commission ten days prior to a regular meeting, the commission will submit its recommendations to the county commissioners within thirty days after such regular meeting.

—C.— The planning commission will disapprove a tentative plan if it does not comply with the ordinances of the county or the laws of the state.

—D.— If a subdivider is dissatisfied with the report of the planning commission or historical commission, where applicable, he has thirty days to appeal the action at a regular meeting of the county commissioners. Any decision of the county commissioners will be in compliance with county ordinances and state statutes.

—E.— A favorable recommendation of a tentative plan by the planning commission shall impose no obligation on the part of the county commissioners to approve the plan or to accept any public dedication shown thereon.

(Ord. 42 § 5, 1971)

16.16.030 Preparation.

—A.— Plans shall be submitted on durable paper, twenty 4 inches by thirty 2 inches, and drawn in appropriate scale to show clearly all required data. Any number of sheets may be used, but each sheet should show the total number of sheets and the number of each sheet. If a tract is a portion of a larger area which may be subdivided later, the tentative plan should indicate its relation to the future development.

—B.— A tentative plan shall show the following or contain the following information:

- 1.— Name of the subdivision
- 2.— Name and address of the subdivider;
- 3.— Name and address of surveyor or engineer who prepared the map, and serial number issued by the state;
- 4.— Date, northpoint and scale;
- 5.— Legal description of subdivision, sufficient to describe subdivision boundaries and ownership of land to be divided;
- 6.— Location, names, and widths of all adjoining roadways;
- 7.— Location and outline to scale of existing buildings or structures not to be moved in the development;
- 8.— Source of water supply and proposed method of sewage disposal, with certified approval of the State Sanitary Engineer;
- 9.— Contours at 5-foot intervals when the slope is in excess of ten percent and 2-foot

intervals when the slope is below ten percent when in the opinion of the planning commission and the governing body that topography is a major feature in the subdivision design;

- 10. Widths of all roadways, proposed names, and approximate radius of roadway curves;
- 11. Widths and locations of all existing or proposed easements (public or private) for roads, drainage, sewers, irrigation, or public utility purposes;
- 12. The setback distance, or that distance between the right-of-way for the street and the nearest part of the proposed structure to that right-of-way;
- 13. Size and location of dedications for parks, recreational areas, schools, or other public purposes. If the proposal is over forty acres, there shall be included a statement showing compliance with NRS 116.020, regarding offers of dedication for a possible school site, with final decision for the school board;
- 14. Number of lots, size and proposed use of lots, and any zoning features. Lot numbers consecutive within each block. Blocks numbered or lettered consecutively;
- 15. Streets, zoning, use, and ownership of adjoining subdivisions in relation to adjacent sites in proposed subdivision;
- 16. Plan areas subject to flooding, runoff, or other hazards clearly marked and nature of hazard explained.

C. If the tentative plan is proposed to be part of an eventual larger design movement, a tentative design arrangement of the entire parcel indicating the relation of that part thereof, shall be submitted.

D. A copy of the tentative map must be forwarded by the local government to the following:

- 1. State Division of Water Resources;
- 2. Division of Environmental Protection, State Department of Conservation and Natural Resources;
- 3. Health Division, State Department of Human Resources;
- 4. Board of trustees, Storey County School District.

(Ord. 42B, 1986; Ord. 42 § 8(a-e), 1971)

16.16.040 Fees.

Before official consideration of a tentative plan the subdivider will pay a minimum filing fee of twenty-5 dollars. If the subdivision consists of more than twenty-5 lots, an additional fifty cents per lot will be paid. No part of the filing fee will be refunded.

(Ord. 42 § 7, 1971)

~~Chapter 16.20~~

SURVEY REQUIREMENTS

Sections:

16.20.010 Survey required.

16.20.020 Forwarding of survey and map to planning commission.

16.20.030 Monument requirements.

16.20.010 Survey required.

Before a final map of a subdivision can be prepared or submitted, an accurate and complete boundary survey of the lots, blocks, roads, easements, and boundaries of the subdivision must be made by a surveyor duly licensed in the state as such.
(Ord. 42 § 9(a), 1971)

16.20.020 Forwarding of survey and map to planning commission.

Every licensed surveyor who surveys a parcel of land in the county into 3 or more separate parcels and prepares a map of such surveys shall send a legible copy of such map to the planning commission within thirty days after completion of completion of such map.
(Ord. 42 § 9(e), 1971)

16.20.030 Monument requirements.

— A. — Monuments shall be set as defined in this section and shall be permanently and visibly marked or tagged with the registration and license number of the surveyor under whose supervision the survey was made, and a description of each monument to be set subsequent to the recordation thereof shall be shown on the final map. the minimum allowable error or closure shall be 1/10,000. Temperature and tension correction shall be applied to all measured distances in conformance with the standard adopted by the Federal Board of Surveys and Maps in Map 1925.

— B. The licensed surveyor in charge of the survey shall cause permanent monuments to be set as follows:

1. — A class "A" monument shall be set:
 - a. — On each boundary corner of the subdivision;
 - b. — Along boundary lines of the subdivision at intervals of not more than one-quarter mile;
 - c. — At street intersections or by reference thereto;
 - d. — At the beginning and ending of each curve unless special conditions require an alternate setting;
 - e. — On all block corners in the subdivision.
2. — A class "B" monument shall be set on each lot corner of the subdivision.
3. — Monuments required in this section shall be as follows:
 - a. — A class "A" monument shall consist on an iron pipe, capped, and having an inside diameter of 2 inches or more, or a 6-inch by twelve-inch concrete monument, or a malleable metal capped steel shaft or its equivalent fifty inches long driven at least twenty-4 inches in the ground.
 - b. — A class "B" monument shall consist of an iron pipe having an inside diameter of 3-quarters of an inch or more, or 5-8ths-inch rebar at least 8een inches long, driven at least twelve inches in the ground, extending between 4 inches and 6 inches above the surface and tagged with the registration and license number of the surveyor.
 - c. — Where a monument is set in a paved street, it shall be set with top at least 6 inches below finish grade and be covered with a cast iron cover set flush

with the finished street grade.

~~4. By order entered in the minutes, the county commissioners may authorize placement of other specified kinds of monuments of a specified subdivision.~~
(Ord. 42 § 9(b-d), 1971)

~~Chapter 16.24~~

~~FINAL MAPS~~

Sections:

~~16.24.010 Filing and checking procedures—Fees.~~

~~16.24.020 Preparation—Data to be shown.~~

~~16.24.030 Subdivisions within separately taxed districts.~~

~~16.24.040 Certificates and acknowledgments.~~

~~16.24.050 Recommendations from state agencies.~~

~~16.24.060 Distribution for checking—Final approval.~~

~~16.24.070 Reversion to acreage.~~

~~16.24.072 Domestic use and purpose defined.~~

~~16.24.074 Parcel maps.~~

~~16.24.076 Variance.~~

~~16.24.078 Legal.~~

~~16.24.080 Recordation.~~

~~16.24.010 Filing and checking procedures—Fees.~~

~~—A.— Not less than ten days prior to the filing of any final map with the county commissioners, the subdivider shall submit the original proposed final map and 2 prints of the same to an independent engineer, designated by the county commissioners, who shall check said map as to accuracy of dimensions, placing of monuments, establishments of survey records and the conformance of the map with the tentative map as approved.~~

~~—B. In addition to other fees and charges as required by law, the subdivider shall pay a check fee which shall be twenty-5 dollars for each map, plus 2 dollars for each lot shown thereon. Such fee shall be due and payable at the time such map is presented to the county commissioners for approval. The county recorder shall collect a 5-dollar fee for recording a final plan. Data concerning closure calculations, construction plans, estimates of quantities and the like shall also be required by the engineer when the situation warrants.~~

~~(Ord. 42 § 10(a), 1971)~~

~~16.24.020 Preparation—Data to be shown.~~

~~—A.— The entire final map shall be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing line. Each sheet shall be twenty-4 inches by thirty-2 inches in size. A marginal line shall be drawn completely around each sheet leaving an entirely blank margin of one inch at the bottom, top and right edge, and 2 inches at the left edge on the twenty-4 inch dimension. The exterior boundary of the land included within the subdivision shall be indicated by a colored border.~~

~~—B. Every final map shall show all data required for the tentative map except contour lines,~~

position of buildings, relationship to streets and highways beyond the area shown on the map, and the proposed use of lots, and shall contain, in addition, the following data:

1. The map shall show all details clearly with the necessary information for the intelligent interpretation of the items and location of points, lines, and areas shown. All streets, drives, walks, alleys, parks, easements, etc., must be designated as such and be definitely established with bearings and distances. The subdivision plan shall show bearings and lengths of all lines, and the radius, central angle, length of curve, and tangent length for all curved lines. All distances shall be to the nearest one hundredth of a foot and be shown in feet and decimals thereof. All angles shall be shown to the nearest second by degrees, minutes, and seconds. The scale shall be shown. Ties shall be made to USC and GS points or Nevada State Coordinate System points established by the State Highway Department or other engineers, whenever those controls are available. The map scale shall not be smaller than one hundred feet to the inch.
2. The location and description of monuments or other evidence found upon the ground and used in determining the boundaries of subdivisions. The exterior boundary of the land included within the subdivision shall be indicated by the colored border and all land within said boundaries and not a part of the subdivision shall be marked "Not a Part." If other subdivisions adjoin, the map shall show sufficient corners of such, adequately identified to locate precisely the limits of the proposed subdivision.
3. Each city boundary and government land survey line crossing or adjoining the subdivision, with adequate ties to monuments set or found with the same. No lot shall be cut by a city or county boundary line.
4. A certificate of title or policy of title insurance issued by a title company authorized by the laws of Nevada, that the map has been examined and that the subdivider offering same is the owner of all lands so delineated, with exception of dedicated streets shown to be abutting land so delineated on the map.
5. The title of the final map shall be the name of the subdivision map as it appears on the approved tentative map, with all conditions satisfied, and shall be shown together with the scale used on each sheet of the final map and the number of the sheet to the total.
6. If any portion of the land within the boundaries of the final map is subject to inundation, storm flow conditions, geologic hazard or other hazard, the land so affected shall be clearly marked by a prominent note on each sheet.

(Ord. 42 §§ 10(d), 11, 1971)

16.24.030 Subdivisions within separately taxed districts.

Wherever the subdivision is contained within the boundaries of more than one district for which separate taxes are levied, the boundaries of such districts shall be located and shown accurately on the final map together with dimensions showing the severance of lot lines wherever such lines are crossed by said boundaries.

(Ord. 42 § 3(d), 1971)

16.24.040 Certificates and acknowledgments.

The following certificates and acknowledgments shall appear on the final map and may be combined when appropriate:

- ~~—— A. —— A certificate signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of the map;~~
- ~~—— B. —— A certificate signed and acknowledged as in subsection A of this section, offering for dedication for certain specified public uses those certain parcels of land which the parties desire to so dedicate;~~
- ~~—— C. —— A certificate by a surveyor, duly licensed as such in the state, who is responsible for the survey and final map, giving the date of the survey and stating that the survey was made by him or under his direction and that the survey is true and complete as shown and bearing his registration number and seal;~~
- ~~—— D. —— A certificate by an engineer, appointed by the county, and having no relation to the subdivider or other parties in interest, stating that he has examined the final map and that he is satisfied that the map is technically correct;~~
- ~~—— E. —— A certificate for execution by the county clerk stating that the county has approved the map and accepted or deferred on behalf of the public any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication;~~
- ~~—— F. —— A certificate of the planning commission that the map conforms to the approved tentative map and that all conditions imposed upon such approval have been satisfied;~~
- ~~—— G. —— Proper certificates of a notary public, authorized to do business in the state, as required;~~
- ~~—— H. —— Certificates by proper utilities as to provisions for easements and other appurtenances as necessary for service to the subject area.~~

(Ord. 42 § 12, 1971)

16.24.050 Recommendations from state agencies.

~~—— A. —— Prior to the approval of any final maps or plats governing subdivisions, the county planning commission or county commissioners may request appropriate recommendations from the following state agencies:~~

- ~~—— 1. —— State Health Department;~~
- ~~—— 2. —— State Division of Forestry;~~
- ~~—— 3. —— State Planning Board;~~
- ~~—— 4. —— State Department of Commerce;~~
- ~~—— 5. —— State Division of Environmental Protection;~~
- ~~—— 6. —— Carson River Council of Governments;~~
- ~~—— 7. —— Other applicable government agencies.~~

~~—— B. —— Such recommendations shall be complied with unless waived by the county commissioners.~~

(Ord. 54 Ch. 1 § A(2), 1972)

16.24.060 Distribution for checking—Final approval.

Upon completion and checking by the engineer, the original and 2 copies shall be

~~presented to the county commissioners for final approval. The county commissioners shall retain the original and transmit one print to the engineer and one to the planning commission for final check. In the event that either finds that the final map does not comply with the law as to all matters under their jurisdiction, each shall make a report to that effect in writing to the commissioners. If no such report is so transmitted within 5 days from receipt of the final print, the county commissioners may approve the map by fixing an affidavit and directing that it be recorded. The commissioners shall refuse final map approval when a report of error is made and shall continue to refuse to approve until all deficiencies are resolved.~~
(Ord. 42 § 10(b), 1971)

16.24.068 Lot consolidation.

~~The purpose of this section is to allow an owner of contiguous lots in the same zoning district to consolidate the lots into a single parcel.~~

~~A. Applicability.~~

~~1. The lots involved must be within the same zoning district and the proposed lot consolidation must meet all the requirements of the zone.~~

~~2. The lots involved must be existing platted lots.~~

~~3. The lots must be under unified ownership.~~

~~B. Application Requirements.~~

~~1. An applicant must complete an application for a lot consolidation on a development application form approved by the planning director and pay any required fee.~~

~~2. The applicant must include a record of survey by a professional land surveyor that shows the consolidation of the lots into a single parcel and meets the requirements of a boundary line adjustment under NRS 278.5693.~~

~~C. Administrative Lot Consolidation Procedure.~~

~~1. The planning director (director) may determine that an administrative lot consolidation procedure may be used instead of a record of survey if:~~

~~a. The lots were created by a map before the county adopted a subdivision approval process;~~

~~b. The consolidation of the lots will result in elimination of potential water well; or~~

~~c. The consolidation of the lots will reduce the density of the lots or bring the lots into conformance with existing zoning.~~

~~2. The application for the administrative lot consolidation procedure must include:~~

~~a. A completed development application;~~

~~b. A completed lot consolidation agreement with Storey County to create an equitable servitude;~~

~~c. An 8 and one-half inch by eleven-inch plot plan drawn to show the lots with identifying legal description and measurement of the property. The map must:~~

~~i. Include an arrow indicating north on the plot plan.~~

~~ii. Identify the lot, block, adjacent roadways, access roads, and easements.~~

~~iii. Show the 2 or more adjoining lots with middle lines designated for removal as a dotted line.~~

~~3. The plot plan and the lot consolidation agreement must meet the general recording requirements of NRS 247.110.~~

~~D. Investigation. Following the submission of a complete application for a lot consolidation~~

or an administrative lot consolidation procedure, the planning director will investigate the application to determine that the proposal meets the requirements of this code. After the director determines the application meets the requirements of this code, the application must be sent to the recorder for review to determine that the documents for recording are in an acceptable form. After the application has been investigated by the director, determined to be complete and in acceptable form, the application is ready for decision.

— E. — Decision. The planning director is the final decision maker on an application for lot consolidation. The director must review the application within a period of thirty days after the determination of the complete application and by written decision must approve or disapprove it. The director must cite findings of fact in the decision.

— F. — Findings. The director's decision must be based on findings that indicate that the proposed lot consolidation:

—— 1. — Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted.

—— 2. — Will result in no substantial or undue adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, parking, public improvements, public sites, or right-of-way, or other matters affecting the public health, safety, and general welfare. The findings listed in this subsection are the minimum to be cited in an approval; the director may include additional findings in the decision.

— G. — Final Approval and Recording Procedures.

—— 1. — When director approves a lot consolidation, either a record of survey or a lot consolidation agreement and plot plan must be recorded in the office of the county recorder. If the recorder does not maintain a cumulative index for these lot consolidation documents, the recorder must make written notations of the fact on each sheet of the previously recorded maps affected by the latest recording. If such an index is maintained, the recorder must make an appropriate entry for the amendment.

—— 2. — The recorder must within 7 working days after he or she records the lot consolidation documents, provide to the county assessor at no charge:

----- a. — A duplicate copy of the map and any supporting documents; or

—— b. — Access to the digital map and any digital supporting documents.

—— 3. — A plot plan presented to the county recorder for the recording must include a certificate by the director on the plot plan stating that the director approved the map.

—— 4. — Lot consolidations become effective upon the record of survey or the lot consolidation agreement and plot plan being recorded by the county recorder. This lot consolidation process will not affect any existing easement or dedication of record.

— H. — Any further subdivision of a consolidated lot using this section must be done by subdivision map, parcel map, or division into large parcels and meet the requirements of this title and NRS Chapter 278. (Ord. No. 13-254, § 1, 2-4-2014)

16.24.070 Reversion to acreage.

The purpose of this section is to allow the reversion of any subdivision map, parcel map, map of division into large parcels to acreage:

— A. An owner or governing body desiring to revert any recorded subdivision map, parcel map, map of division into large parcels, or any part of such a map, or more than one map if the parcels are contiguous, must submit a written application accompanied by a map of the proposed

reversion. The application must describe the requested changes and the map must contain the same survey dimensions as the recorded map and be in a form acceptable to the county recorder and assessor.

— B. The governing body must review the map within 30 days of the filing of the map or at its next meeting, whichever occurs later, and approve, conditionally approve, or disapprove it.

— C. No other provision of NRS 278.010 to 278.630 apply to a map of reversion, except for the provisions of NRS on resubdivision and reversion and the provisions of this chapter and including the payment of fees in conjunction with filing, recording or checking of the map.

— D. On approval of the map of reversion, it must be recorded. The county recorder must also make a written notation of the fact on each sheet of the previously recorded map if the recorder does not maintain a cumulative index for these maps. If an index is maintained the recorder must make an entry for the amendment.

— E. The county recorder, within 7 working days of recording a map of reversion, must provide the assessor at no charge:

—— 1. A duplicate copy of the map and supporting documents; or

—— 2. Access to a digital map and supporting digital supporting documents.

(Ord. No. 13-254, § 1, 2-4-2014; Ord. 42 § 10(e), 1971; Ord. 42 § 10(e), 1971)

16.24.072 Domestic use and purpose defined.

"Domestic use" and "domestic purposes" extends to household purposes directly related to: 1) A single family dwelling; or 2) an accessory building for a single family dwelling, including, without limitation, the watering of a family garden and lawn, and the watering of livestock and any other domestic animal or household pet, if the amount of water drawn does not exceed the maximum amount set forth in Nevada Revised Statute (NRS) 534.180.

(Ord. No. 11-236, § 2, 8-2-2011)

16.24.074 Parcel maps.

A person who proposes to divide any land for transfer or development into 4 or less lots, which is not within the existing boundaries of a municipal or private water system and is to be served by a domestic well, shall dedicate or relinquish water rights as follows:

- 1. The parcel owner shall prepare a parcel map and file the parcel map with Storey County; and
- 2. The parcel map must be accompanied by a written statement, signed by the treasurer of the county in which the land to be divided is located, indicating that all property taxes on the land for the fiscal year have been paid; and
- 3. The parcel owner shall relinquish to Storey County water rights necessary to insure an adequate water supply for the domestic use of the newly created parcel(s) from within the water basin in which the parcel is located; and
- 4. For the purposes of this section, necessary water rights required by Paragraph 4(A) [this section] shall be a minimum of 2 acre-feet per year valid underground water rights for each new parcel created; and
- 5. The parcel owner shall prepare and file a Point of Diversion Map with the Division of Water Resources of the State Department of Conservation and Natural Resources and obtain a certificate from the Division indicating that the parcel map is approved as to the quantity of water available for use if (NRS 278.461 § 2) if

~~the dedication of a right to appropriate water to ensure a sufficient supply of water is not required by an applicable local ordinance; and~~

~~6. No Point of Diversion Map shall be recorded by Storey County until all of the above requirements have been satisfied; and~~

~~7. Relinquishment of water rights as required by Paragraph 1(A) [this section], all requirements of this ordinance, and all related fees imposed on the parcel owner shall be fulfilled at the parcel owner's expense.~~

~~(Ord. No. 11-236, § 1, 8-2-2011)~~

~~16.24.076 Variance.~~

~~A "variance" may be obtained if parceling is for flood control or to enhance wildlife. A variance may not be obtained for uses which promote residential uses and/or uses which require water right dedication.~~

~~(Ord. No. 11-236, § 1, 8-2-2011)~~

~~16.24.078 Legal.~~

~~1. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.~~

~~(Ord. No. 11-236, § 1, 8-2-2011)~~

~~16.24.080 Recordation.~~

~~The final map of a subdivision must be recorded within one year after the approval or conditional approval of the tentative map of said subdivision. Failure to so record terminates all proceedings, requiring an entirely new tentative plan submittal.~~

~~(Ord. 42 § 10(e), 1971)~~

~~Chapter 16.28~~

~~DESIGN STANDARDS~~

~~Sections:~~

~~16.28.010 Streets and highways.~~

~~16.28.020 Alleys.~~

~~16.28.030 Pedestrian ways.~~

~~16.28.040 Reserve strips to control access prohibited.~~

~~16.28.050 Fire protection access easements.~~

~~16.28.060 Sidewalks.~~

~~16.28.070 Flood damage prevention.~~

~~16.28.080 Drainage ways.~~

~~16.28.090 Overhead public utilities.~~

~~16.28.100 Cut and fill slopes--Fill compaction.~~

~~16.28.110 Lot width.~~

~~16.28.120 Water supply and sewage disposal--Minimum lot size.~~

16.28.010 Streets and highways.

~~—A.— Each street and highway shall conform in width and alignment to the specifications of any master plan that may be in existence at the time the subdivision is presented for tentative and final approval.~~

~~—B. Whenever any street or highway is proposed requiring a separation of grades or any special form of intersection design the subdivision shall be so designed to conform to the plan of intersection design and all lots shall, when necessary, be provided with suitable access elsewhere. Any street or highway intersecting any other street or highway shall intersect at an angle as nearly a right angle as shall be practicable.~~

~~—C. Centerline curves of as low as 7ty 5 feet may be allowed in local residential streets. Major streets shall be subject to specific individual design centerlines.~~

~~—D. — Each street and highway, except under steep slope conditions, shall conform to the following minimums:~~

- ~~—— 1. — Secondary roads, as designated by the county commissioners or by a master plan that may be adopted prior to the submission of the tentative and final maps, and approval thereof, shall have a right-of-way width of 8y feet or more and an improved section of not less than 6ty 5 feet.~~
- ~~—— 2. — Entrance or collector streets and local streets serving lots used for other than single-family dwelling purposes or local streets serving more than 8y lots for single-family dwelling purposes shall have a dedicated rightof-way of not less than 6ty feet and shall be improved to a width of not less that forty feet.~~
- ~~—— 3. — Local streets so designed as to eliminate any future possibility of serving more than 8y lots to be used for single-family dwelling purposes only, shall have a dedicated right-of-way of not less than fifty feet with an improved section of not less than thirty 6 feet.~~
- ~~—— 4. — A cul-de-sac street, provided with a turnaround of a forty 5 foot radius may have a forty 2 foot rightof-way and with an improved section of not less than twenty 6 feet, providing not more than twelve single units are served thereby and total centerline length is not more than 6 hundred feet.~~
- ~~—— 5. — In mountainous areas, standards may be altered as necessary, upon approval of the county commissioners and planning commission, but only if it is impossible or impracticable, in the judgment of the governing body, to provide streets of the measurements established in this section.~~

~~—E. At each street intersection the property line at each block corner shall be rounded by a curve having a radius of not less than fifteen feet for right angle corners. Where streets intersect at angles of less than a right angle at major intersections or where other peculiar conditions of intersection occur, the planning commission or county commissioners may require a different radius.~~

~~—F. If the name of any street or highway is duplicated elsewhere or by reason of spelling or pronunciation is likely to cause confusion or uncertainty, another name shall be substituted. The continuation of every existing or dedicated street or highway shall bear the name of the street or highway so continued or extended.~~

~~(Ord. 42 §§ 3(b), 13(a, b, c, e, g), 1971)~~

16.28.020 Alleys.

An alley of not less than twenty feet in width may be required through the approximately transverse center of any block longer than one thousand two hundred feet.
(Ord. 42 § 13(d), 1971)

16.28.030 Pedestrian ways.

A pedestrian way of ten feet minimum width may be required through the approximately transverse center of any block longer than one thousand two hundred feet.
(Ord. 42 § 13(f), 1971)

16.28.040 Reserve strips to control access prohibited.

Reserve strips of land controlling access to or egress from other property or to or from any street or alley shall not be permitted.
(Ord. 42 § 13(h), 1971)

16.28.050 Fire protection access easements.

In areas of possible fire hazards, unobstructed fire protection equipment access easements, not less than fifteen feet wide, shall be dedicated from the public street to the subdivision boundary. Such easements shall be located, designed and graded as determined by the planning commission and the county commissioners in cooperation with forestry, land management, and other fire protection agencies.
(Ord. 42 § 13(j), 1971)

16.28.060 Sidewalks.

Sidewalk improvements when required shall be concrete of not less than 4 feet in width in residential areas, and with a width to be determined by the county commissioners and planning commission in all other cases.
(Ord. 42 § 13(p), 1971)

16.28.070 Flood damage prevention.

If any portion of the land within the boundaries as shown on a tentative map of a subdivision or record of survey is subject to flood hazard, inundation, geological hazard, excessive depth of slope of cuts or fills, groundwater or seepage conditions, slides or similar hazards to public safety, and the probable use of the property will require structures thereon, the planning commission and county commissioners may disapprove said map or record of survey of that portion so affected and require protective improvements to be constructed as a condition precedent to the approval of the remainder of the map.
(Ord. 42 § 13(k), 1971)

16.28.080 Drainage ways.

All natural drainage ways, where shown on the tentative or final map, or in any master plan existing at the time the said maps are presented for approval and recordation, shall be preserved with appropriate width drainage easements and/or pedestrian walkways.
(Ord. 42 § 13(r), 1971)

16.28.090 Overhead public utilities.

All overhead public utilities shall be placed along easements at the rear of the lot unless conditions specially warrant otherwise, in the judgment of the planning board or county commissioners.

(Ord. 42 § 13(i), 1971)

16.28.100 Cut and fill slopes—Fill compaction.

—A.— No existing slope or proposed cut slope shall be steeper than 1 1/2 horizontal to 1 vertical, and no fill slope, either existing or proposed shall be steeper than 2 horizontal to 1 vertical, unless recommended by a competent soil engineer acceptable to the county commissioners and planning commission.

—B.— Where a cut or fill slope is outside the normal right of way of the street, a slope easement shall be provided of sufficient width to permit proper maintenance of the slopes by the county.

—C.— Retaining walls may be required whenever topographic conditions warrant or where necessary to retain fill or cut slopes with the rights of way or slope easement.

—D.— All fills to be used for building sites shall be compacted to not less than 9ty percent as per AASHO Modified Spec. T149-57.

(Ord. 42 § 13(l, n, o, q), 1971)

16.28.110 Lot width.

Each lot shall have an average width of not less than 6ty 5 feet, except that in steep slope areas, a lot may have a strip of land not less than twenty feet in width connecting the building site with the street. The area of said strip shall be excluded in computing the lot area and the length of said strip shall not exceed 3 hundred feet.

(Ord. 42 § 13(m), 1971)

16.28.120 Water supply and sewage disposal—Minimum lot size.

Notwithstanding the other terms of this chapter, all subdivision lots shall conform to the following minimum size requirements:

—A.— When the proposed water supply is a well located on the lot and the proposed sewage disposal system is a septic tank located on the lot, the lot shall have a minimum of one acre.

—B.— When either the proposed water supply is a well on the lot or the proposed sewage disposal system is a septic tank on the lot, the lot shall have a minimum area of onehalf acre.

(Ord. 42 § 14, 1971)

—Chapter 16.32

IMPROVEMENTS AND DEDICATIONS

Sections:

16.32.010 General requirements.

16.32.020 Plan submittal.

16.32.030 Security agreement.

16.32.040 Streets.

~~16.32.050 Drainage.~~

~~16.32.060 Water supply and distribution system.~~

~~16.32.070 Sewage collection.~~

~~16.32.080 Other requirements.~~

~~16.32.090 Dedication requirements generally.~~

~~16.32.100 Passage of title to dedicated property.~~

~~16.32.010 General requirements.~~

~~—A.— As a condition precedent to the acceptance of any easements offered for dedication to the public, and prior to the approval of the final map of the subdivision, the subdivider shall agree to improve at his own expense, within a stated time, all land so dedicated, with such improvements as set forth in this chapter, and the final map of any such subdivision shall not be approved until either such roads have been improved as provided in this chapter, or the subdivider has executed an agreement to so improve such roads secured by a bond, cash deposit or other means. Trunkline sewers, improvements not solely for the benefit of the subject subdivision, shall not be required, except that the subdivider shall be held to his proportion of these improvements. The amount of such participation shall be determined by the county commissioners, upon the recommendation of the planning commission.~~

~~—B. When the tentative map indicates that the proposed water supply for any lot in the subdivision may come from a source other than located upon such lot, the subdivider shall install or cause to be installed the water supply and distribution system needed to supply domestic water to all of such lots, in accordance with standards set forth in this code and including a fire system if required by the county fire chief. The final map shall not be approved until an engineer appointed by the county certifies that the design of the water supply and distribution system conforms to the standards set forth and to sound engineering practices; nor until such system has either been installed and approved or the subdivider has executed an agreement to install such system secured by a bond or cash deposit; nor until the subdivider has executed an agreement to install such system secured by a bond or cash deposit; not until the subdivider submits written evidence that some utility or public agency is willing to maintain and operate the sewage collection and disposal system on completion.~~

~~(Ord. 42 § 15, 1971)~~

~~16.32.020 Plan submittal.~~

~~Every subdivider shall, at the time of filing the final map, submit therewith 2 copies of an accurate profile of the centerline showing road gradients and vertical curve data, using true elevations above sea level for all streets and roads in said subdivision to be offered for dedication to public use. The plans must bear the signature of a Nevada registered engineer.~~

~~(Ord. 42 § 17, 1971)~~

~~16.32.030 Security agreement.~~

~~—A.— If, at the time the final map of the subdivision is considered for approval, any of the improvements required in this chapter have not been completed, the subdivider shall complete same and/or provide other guarantees suitable and acceptable to the county commissioners. The agreement to complete such improvements shall provide for the acceptance of the work as it progresses, and the withdrawal of that portion of any security posted as required equal to 9ty~~

percent of the estimated cost of that portion of the work so accepted, as shown by the certificate of the engineer. The agreement shall also provide that the subdivider shall repair, at his sole cost and expense, any hidden defects in workmanship or materials which appear in the work within one year following acceptance by the county, and for the retention of ten percent of the original amount of the security posted to secure subdivider's obligation to repair such defects. The subdivider shall further provide for guarantees acceptable to the board of county commissioners to insure that all monuments requested in this title, or otherwise required by law, shall be set within a maximum of one year.

— B. Before commencing any work, the subdivider shall deposit with the county commissioners either a fixed fee of twenty dollars per lot or the sum of 2 percent, whichever is lower, of the estimated total project improvement cost, to cover the inspection costs of all improvements required under this section.

(Ord. 42 § 16, 1971)

16.32.040 Streets.

— A. — All streets and/or roads offered to the county for dedication as shown on a final map or otherwise, shall:

1. Have a right-of-way extending at least 2 feet beyond those places where the natural surface of the ground must be excavated or covered with fill dirt and materials in constructing such cuts and fills as are necessary to provide the roadbed and drainage ditches required in this title, provided that all such rights-of-way shall be as set forth in Chapter 16.28 of this title;
2. Have a roadway gradient (except as set forth in this section) of a maximum of:
 - a. Primary roads through subdivision, ten percent;
 - b. Secondary roads, twelve and one-half percent;
 - c. Deadend roads less than 5 hundred feet long, fifteen percent;In the case of short deadend streets, the county commissioners may, as they deem desirable as applied specifically in each case, accept gradients which do not exceed twenty percent at any given point;
3. Provide for the clearing of the entire width of the right-of-way of all brush, trees, stumps, and other debris;
4. Minimum paved surface on access streets and shall not be less than twenty-four feet of paved surfaces;
5. Be graded as set forth by the specifications in Chapter 16.28 of this title;
6. Be compacted to not less than 90 percent of the maximum density, as per AASHO Modification Spec. T-149-57, obtainable by the use of compaction equipment and addition of water in proper amounts. The requirements apply also to the backfilling of all trenches and other excavations across or along the roadbed or right-of-way;
7. Be provided with necessary drainage ditches, culverts and structures, built according to a drainage plan approved by an independent engineer appointed by the county, who may require that a drainage plan be prepared by a civil engineer registered in the state, duly approved, prior to the commencement of road grading;
8. Be surfaced as follows:
 - a. Imported select base materials shall be not less than 6 inches for

residential streets, or 9 inches for collectors and major streets. The county commissioners, through the planning commission or engineer so appointed, may require soil classification test data be submitted with the construction drawings at the rate of one test per each 7 and one-half acres being developed. On the basis of these tests, the engineer, or planning commission, and county commissioners shall determine the base thickness required.

- ~~_____ b. _____~~ A paved surface of plant-mixed asphalt pavement shall be applied to a minimum width 2 feet less than the minimum width of the roadbed and to a compacted thickness of at least 2 and one-half inches. The design of the mix shall have the written approval of an engineer appointed by the county before the placing of pavement.
- ~~_____ c. _____~~ A liquid asphalt prime coat of SC 250 grade liquid asphalt may be applied at the rate of at least 1/8 gallons per square yard to the entire width of the base coat.

~~_____ B. _____~~ In subdivisions where it is established that each lot therein contains at least 2 and one-half acres and is restricted to perpetual single-family uses without resubdivision possibility, or reduction in area separation or ownership, and where each lot has an adequate water supply available, this provision shall not apply.

(Ord. 42 § 18, 1971)

16.32.050 Drainage.

- ~~_____ A. _____~~ Flow line of curb and gutters shall have a minimum grade of 3-tenths of one percent.
- ~~_____ B. _____~~ Curb returns shall have a minimum radius of 5 feet.
- ~~_____ C. _____~~ Curbs and gutters shall be 3-thousand-pound concrete "L" type, with 5-inch type 11 gravel sub-base.
- ~~_____ D. _____~~ Valley gutters shall be 3-thousand-pound concrete 6 feet in width at street intersections and 2 and one-half feet in width in alleys where required by the county commissioners, through their appointed engineer, both to be 6 inches thick.
- ~~_____ E. _____~~ The subdivider shall provide the necessary means to assure complete drainage in and adjacent to his property by making use of state and city drains, natural watercourses, or constructed tributaries.
- ~~_____ F. _____~~ Drainage channels shall be so designed as to maintain a minimum velocity of 2 feet per second and a maximum velocity of 8 feet per second.
- ~~_____ G. _____~~ The subdivider shall submit to the county clerk's office for checking by the planning commission, and an engineer or surveyor appointed by the county commissioners, sufficient information in the form of maps and profiles prepared by the subdivider's surveyor or engineer to indicate the proper drainage of the surface water to natural drainage courses or into city, county, or state drain systems. If same is across lands intended to be used as private lots, rights-of-way and easements must be indicated on the proposed lot. The location and width of easements shall be indicated on the plan to be recorded and marked "Easement reserved for surface drainage." If it is deemed necessary by the county, ditching shall be provided. Further, if it is deemed expedient, the drain shall be enclosed in pipe made to designed size and specifications and laid to the grade and depth required by the governmental authority.
- ~~_____ H. _____~~ Circular culverts shall be reinforced concrete pipe with cement joints or corrugated

metal or metal arch pipe.

— I. — No drainage structure shall be permitted with a diameter of pipe less than twenty-four inches.

— J. — Standard headwalls shall be placed on all circular culverts up to twenty-two inches in diameter.

— K. — The design, size and material used shall be approved by an engineer appointed by the county commissioners.

(Ord. 42 § 19, 1971)

16.32.060 Water supply and distribution system.

Water supply and distribution systems shall be installed in subdivisions in accordance with the following standards:

— A. — The water supplied for a subdivision shall be obtained from a source free from pollution, or from a source adequately purified by natural agencies or artificial treatment. The source shall be reasonably adequate to provide a continuous supply that is wholesome, potable and in no way harmful or dangerous to health.

— B. — Prior to the approval of the final maps, the subdivider shall submit to an engineer appointed by the county, and to the county commissioners, plans of the water supply and distribution system, sufficient to ascertain whether such systems conform to acceptable engineering practice and sufficient to ascertain the quality and quantity of said water.

(Ord. 42 § 21, 1971)

16.32.070 Sewage collection.

Sewage collection and disposal systems shall be installed in subdivisions in accordance with the following standards and provisions:

— A. — The means used to dispose of sewage shall have sufficient capacity to dispose of all sewage and waste which may be reasonably anticipated from the full expected use of the subdivision, in addition to any other area which the system may serve.

— B. — The disposal system shall so treat all sewage, including any industrial waste, so that all liquid, solid, or gaseous residue after treatment will not contaminate any surface water or underground waters to a degree which creates an actual hazard to the public health, or creates a nuisance.

(Ord. 42 § 22, 1971)

16.32.080 Other requirements.

The following items are also required:

— A. — In all subdivisions of lot sizes of less than twelve thousand square feet, curbs and gutters and sidewalks also shall be required;

— B. — Placement of at least one street sign at each intersection, of a type and construction approved by the county commissioners;

— C. — Perpetuation of all existing waterways with structures of proper size;

— D. — Providing of necessary structures such as bridges, concrete boxes, culverts, headways, cattleguards, and appurtenant fencing to the satisfaction of the planning commission and county commissioners.

(Ord. 42 § 20, 1971)

~~16.32.090 Dedication requirements generally.~~

~~Dedication for watercourse, channels and streams or creeks, and the dedication of land for parks, recreation, school or other public purposes in an amount and location consistent with the master plan and proposed character and location and engineering need of each subdivision may be required as a condition precedent to tentative and final plat approval.~~
(Ord. 42 § 3(e), 1971)

~~16.32.100 Passage of title to dedicated property.~~

~~Title to dedicated properties shall pass when the final plan is recorded. If at the time any streets are rejected, offer of dedication shall be deemed to remain open and the governing body may by resolution, at any later date, and without further action by the subdivider, rescind its action and accept and open streets for public use, which same shall be recorded in the official county records.~~
(Ord. 42 § 10(f), 1971)

~~Chapter 16.36~~

~~STATE REVIEW OF SUBDIVISION APPLICATIONS~~

~~Sections:~~

~~16.36.010 Agreements authorized.~~

~~16.36.020 Fee schedule.~~

~~16.36.030 Applicability of provisions.~~

~~16.36.010 Agreements authorized.~~

~~The county is authorized to enter into agreements with the Nevada State Urban Planning Division for the review by that agency of applications for subdivision of land within the jurisdiction of the county, in accordance with the provisions of Chapters 278 and 341 of the Nevada Revised Statutes.~~
(Ord. 64 § 1, 1974)

~~16.36.020 Fee schedule.~~

~~—A.— For the purpose of assisting in the defraying of costs to the state for such review, a fee schedule assignable to the applicant shall be established as follows:~~

- ~~——1.—— For each subdivision (up to fifty lots), 2 hundred fifty dollars;~~
- ~~——2.—— Additional lots (fifty one to 2 hundred fifty lots), 2 dollars per lot;~~
- ~~——3.—— Additional lots (2 hundred fifty one lots and over), one dollar per lot.~~

~~—B. The applicable fee shall be forwarded with the request for subdivision review to the Urban Planning Division. Upon completion of review, the actual costs of the review to the Urban Planning Division and other participating agencies shall be determined and apportioned on an equal matching basis between the Urban Planning Division and the county. Any portion of the fee in excess of the county's share of review costs shall be returned for refund to the applicant.~~
(Ord. 64 §§ 2, 3, 1974)

~~16.36.030 Applicability of provisions.~~

~~This chapter shall be an additional requirement to any other ordinances or requirements governing subdivisions within this county.~~
(Ord. 64 § 4, 1974)

Proposed on _____, 2018.

by Commissioner _____

Passed on _____, 2018.

Vote: Ayes Commissioners _____

Nays Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2018.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/For Possible Action:** First Reading of Ordinance No. 18-278 amending Storey County Code Title 17 Zoning, including Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning @storeycounty.org.
2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to approve First Reading of Ordinance No. 18-278 amending Storey County Code Title 17 Zoning, including Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.0968
5. **Staff summary:** An ordinance amending Storey County Code Title 17 to adopt new codes for planned unit developments other properly related matters.
6. **Supporting materials:** Drafts have been and remain posted at <https://www.storeycounty.org/517/Updates> and will also be available at the board meeting.
7. **Fiscal impact:** None on local government.

Funds Available: _____ Fund: _____ Comptroller
8. **Legal review required:** _____ District Attorney
9. **Reviewed by:**

Department Head

County Manager
Department Name: _____
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.

19

Ordinance No. 18-278

Summary

An ordinance amending Storey County Code chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments.

Title

An ordinance amending Storey County Code chapter 17.56 Planned Unit Developments to revise the procedures for approval and standards of planned unit developments, and providing for other properly related matters.

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

SECTION I: Chapter 17.56 is amended as follows:

Chapter 17.56

PUD PLANNED UNIT DEVELOPMENT

Sections:

- 17.56.010 Purpose.**
- 17.56.020 General provisions.**
- 17.56.030 Procedure for application, noticing, hearing, and decision.**
- 17.56.040 Required findings for application and approval.**
- 17.56.050 Development plan components.**
- 17.56.060 Minimum PUD development standards.**
- 17.56.070 Density, intensity, and use standards.**
- 17.56.080 Increases in density.**
- 17.56.090 ~~Common-area~~ Open space requirements.**
- 17.56.110 ~~Common-area~~ Open space organization of ownership.**
- 17.56.120 Failure of an organization to act.**
- 17.56.130 Action by the county.**
- 17.56.140 Maintenance for succeeding years.**
- 17.56.150 Expense of maintenance.**

17.56.010 Purpose.

A planned unit development (PUD) is intended to further the public health, safety,

morals, and general welfare when considering residential and nonresidential subdivisions. A PUD provides for diversified housing types and design; provides for necessary commercial and industrial facilities conveniently located to that housing; encourages a more efficient use of land, public services or private services; better conforms to the local geography and topography; reflects changes in the technology of land development so that resulting economies may be made available to those who need homes; ~~to insure~~ that increased flexibility of substantive regulations over land development authorized in this chapter is administered in such a way as to encourage the disposition of proposals for land development without undue delay, and ~~creates~~ a mixture of uses in the adopted ordinances. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.020 General provisions.

A. The board with action by the planning commission may only approve the level of intensity or density that is appropriate for a particular location as allowable by the provisions of this chapter. The body is not obligated to approve a PUD or the level of development intensity or density requested for a PUD. The board with action by the planning commission may require as a condition of approval any condition, limitation, or design factor that will promote proper development and the use of effective land uses ~~transitioning.~~ which are consistent with the county master plan.

B. The entire property proposed for development as a PUD must be under common ownership or unified control to ensure unified development.

C. An application for a PUD may be accepted for any land in the county except for land described in subsections D and E of this section.

D. The overall site of a proposed PUD must be at least ~~five~~ 5 acres in area. A PUD application for areas of less than five acres may be considered by the director if the applicant shows that the waiver of this requirement is in the public interest and that at least one of the following conditions exists:

1. Unusual physical features of the site or the surrounding neighborhood are such that development under the standard zoning provisions would not conserve the unique physical features of the site or would not allow functional or environmental compatibility with the surrounding neighborhood; or

2. The site is adjacent to an area which has been developed under the provisions of a PUD and will contribute to the amenity and functionality of the neighborhood.

E. PUDs are prohibited in the NR natural resources zone and P public zone, and otherwise where they are not consistent with the county master plan.

~~F. PUDs are prohibited within the Virginia City township boundaries in order to retain the historically appropriate grid pattern development of the town. Historical development patterns (e.g., grid pattern) and historically compatible site design must be considered by the board and planning commission when reviewing and approving PUDs in Gold Hill, and other land in the within the Comstock Historic District.~~

G. The PUD tentative map must show zones existing before the PUD ("existing zones") and proposed zones within the PUD ("new zones"). Existing zones and land uses within one thousand feet of the proposed PUD boundary must also be shown on the tentative map. New zone classifications and uses may only be those included in this title.

H. The PUD development plan must show the proposed new zones and land uses and provide development standards that will regulate those uses in conformance with this

chapter and title. The development plan must comply with or surpass the standards established in the zones of similar uses in the county.

I. Commercial and industrial PUDs and those uses in residential mixed-use PUDs are not allowed to abut existing E or R zones.

J. The density, intensity, and allowable uses in the PUD are regulated pursuant to Section 17.56.070, Density, intensity and use standards, and by the design standards manual.

K. Residential PUDs must comply with the requirements of NRS 116, Common Interest Ownerships.

L. Except as prohibited by the provisions of this chapter, the board with action by the planning commission has the authority, in connection with the granting of a PUD, to change, alter, vary, or modify one or more of the provisions of this title as they deem appropriate; provided, that the PUD complies with the required findings for approval in Section 17.03.230(C) and the use under this title is not expressly prohibited in the zone.

M. The PUD project must be inaugurated within the time frame as established by a development schedule pursuant to Section 17.03.230(F) (development schedule). (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.030 Procedure for application, noticing, hearing, and decision.

The procedure for a pre-application conference, application submittal and review, noticing, hearing, and action of the board and planning commission is regulated pursuant to Chapter 17.03, Administrative Provisions. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.040 Required findings for application and approval.

The PUD application must show that the required findings of fact pursuant to Section 17.03.230(C) are met. The board and planning commission must, at a minimum, include those findings in its approval of the PUD. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.050 Development plan components.

The application for a PUD must include a development plan that meets the requirements in this section and chapter. The ~~community development~~ planning department may require additional information in the application as it deems necessary to evaluate the proposed development.

A. Subdivision layout and lot design.

B. Existing and proposed public and private street, sidewalk, other right-of-way improvements, including vehicular parking, interior traffic flows, and development ingress and egress points. The plan must also include existing area road and highway improvements (including necessary expansions and improvements) that will connect the PUD with the surrounding communities and roadway systems.

C. Areas proposed to be dedicated or reserved for any public use including, but not limited to, public utilities and easements, public buildings and facilities, and public rights-of-way.

D. Areas proposed to be reserved for required ~~common-area~~ open space pursuant to Section 17.56.090.

E. Existing land uses and zone classifications within one thousand feet of the external boundary of the proposed development.

F. Proposed land use and zone classifications within the PUD.

G. A minimum of three house model plans and three elevations for each house model for single-family dwellings, and a minimum of two building model plans and two elevations for each multifamily building. Portions of a PUD for which only custom homes are proposed or when lots are one acre or greater in area are exempt from this requirement.

H. Maximum building heights.

I. Maximum coverage of lot areas.

J. Minimum distance between structures.

K. Minimum setbacks from interior lot lines.

L. Minimum setbacks from street rights-of-way.

M. Landscaping, screening, and outdoor lighting.

N. Projected population and population densities within the development, including estimated population during each anticipated phase of development.

O. Projected vehicular traffic generation, including for different parts of the day such as morning and afternoon commuting times.

P. Development schedule as described in Chapter 17.03, Administrative Provisions.

Q. Detailed written narrative discussing how the findings for approval in Section 17.03.230(C) will be met. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.060 Minimum PUD development standards.

A. The PUD's development standards will be those which are established by NRS; this chapter and title; the approved development plans and tentative map pursuant this title, Title 16, and the design standards manual; and other requirements of the board with action by the planning commission.

B. The PUD must conform to all applicable county codes, including building and fire codes. A PUD must comply with this title and Title 16 with respect to site development standards, including parking, landscaping, screening, buffering, environmental standards, signs, and maintaining a minimum ten-foot building setback from project parameters. Variance or waiver applications to reduce requirements will not be accepted unless expressly allowed within the respective regulations of this title.

C. All infrastructure and right-of-way improvements, whether public or private, are required to meet full county standards pursuant to NRS 278.230 through 278.320 inclusive. The board with action by the planning commission may consider dedication of roads and other rights-of-way. Private use and management of roads and rights-of-way may be permitted upon approval by the board.

1. If determined by the board to be necessary for proper traffic circulation, the applicant may be required to provide improved ingress and egress to the development, including acceleration and deceleration lanes, traffic control devices, including channelization and signalization. These improvements must be offered for dedication to the county or state, whichever has jurisdiction.

D. Additional density than that allowed by the existing zone, except in E and R zones in which increased density is prohibited, may be allowed as provided for in Sections

17.56.070 and 17.56.080, if the board with action by the planning commission determines the increase in density is justified by the provisions of required ~~common area~~ open space and other design amenities that contribute positively to the beneficial effects of the development for the community and its existing surrounding zones and uses.

E. Transition requirements from adjacent properties.

1. A proposed development must incorporate height and density transitioning considerations along its perimeter to existing residential uses and zones to achieve an orderly transition between it and existing residential developments and residential zones on adjacent properties. Unless determined otherwise for good reason by the board with action by the planning commission, buildings and units proposed to be located along the perimeter of the proposed development to existing residential uses and zones must maintain setback distances and stay within fifty percent tolerance range of the height and density of residential development and residential zones that are adjacent to, or across the street from, the proposed development's perimeter. This is not required when open space creating 500 feet or more separation between the perimeter buildings and the existing residential uses and zones is provided.

2. Transitioning considerations include a range of design features related to existing and proposed development. These include, but are not limited to, height, mass, density, appropriate buffers, architecture, landscaping, loss of privacy, unsightly views, pedestrian and vehicular traffic circulation, parking concerns, and environmental impacts.

F. Development proposed on hillsides and other steep topography, and along ridgelines, must meet the minimum requirements of this subsection. The board and planning commission may consider alternatives proposed by the applicant to allow necessary development in these areas when the development plan shows that the purpose and intent of this section is met.

1. Grading and development of roads, structures, and building sites must be minimized within slopes of fifteen percent or steeper grade; canyons and ravines; prominent rock outcroppings; and other significant geographic features, in order to retain ground stability and visual value and scenic character of the surrounding natural landscape.

2. Building design and overall development must be of innovative techniques and building design that responds to the natural topographic contours and pronounced ridgelines. This is achieved by "clustering" development into areas having lesser or no slope; applying shapes and earth tone colors to structures that reasonably blend into the backdrop hillside environment; increasing setback distances between perimeter structures which may encroach into a ridgeline's sky backdrop; allowing only one-story buildings boarding the natural ridgeline; and configuring roofs so that only roof face slopes (no gables) are visible.

3. Landscaping must be designed and placed to mitigate soil erosion, lessen visual impact of grading and other development, ~~reduce~~ conserve water consumption, and ~~lessen~~ mitigate risk of fire to the development and surrounding area. Landscaping will otherwise be reviewed in accordance with the design standards manual.

~~G. Unless provided otherwise in this chapter, setback distances, building heights, distances between buildings, lot size and dimension, parking, and lot coverage must conform to the regulations in the respective zones in which the buildings are located within the PUD.~~

II. The following minimum standards apply to all single-family residential development creating parcels less than one-half acre in size and all multifamily residential developments within the proposed development.

1. Garages and garage fronts:

a. At least twenty-five percent of the garages along a street must have setbacks which are five feet greater than the minimum front-yard setback and set back a minimum of five feet behind the building's main residence. Garages on interior lots which are accessed from the side and incorporate architectural features, such as windows, along the street frontage may also be considered for meeting this requirement.

b. A garage may be of any size; provided, that the overall structure conforms to the design requirements of this chapter, the provisions of this title, and the requirements listed in subsections (H)(1)(b)(i) and (ii) of this section. The following garage door opening limitations do not apply when the garage is accessed from the rear of the property or an alley:

i. The combined garage door width may not exceed twenty-eight feet on lots five thousand square feet or less. One garage door must be recessed or otherwise off-set.

ii. The combined garage door width may not exceed thirty-two feet on lots between five thousand and seven thousand square feet. One or more doors must be recessed or otherwise off-set.

2. Except for PUD projects for which only custom homes are proposed, there must be a minimum of three house model plans and three elevations for each house model for single-family dwellings and a minimum of two house model plans and two elevations for each multifamily development. The same elevations must not be repeated on either adjacent side of a single-family or multifamily dwelling. A mixture of one-story and two-story houses, front porches, bays, and balconies are encouraged as ways of achieving variety.

3. Windows, doors, and garage doors (except recessed garage doors) on the front elevation must have raised trim in order to provide visual interest and relief.

4. Windows and door fenestration on all sides of units located along the development's perimeter, except for side elevation located less than twenty feet from another residential side elevation, must be applied to buildings.

5. Contrasting color schemes used to create visual depth around windows, doors, and corners must be applied to buildings.

6. There must be a minimum of one principal window treatment on every elevation (front, side, or rear) that faces the street (public or private) or required common area that may include, but is not limited to, pop-outs, decorative wrought iron, wood trim, shutters, plant shelves, and other features or embellishments to vary and soften the visual exterior.

7. The body will consider the relationship of second-story windows, doors, and balconies with the privacy of neighbors, and may require that these features be redesigned or omitted from second-story rear and side walls. The body may also prohibit two-story structures from parcels along the exterior boundary of the development and within the transition area described in subsection E of this section.

8. At least three of the following design features must also be applied:

a. Enhanced corners (pop-outs; embellishments, etc.).

- _____ b. Deep recessed or off-set garages.
- _____ c. One or more low roofs (one-story roofs).
- _____ d. Second story stacked at greater setback than first floor to facilitate first floor roof features, especially when located immediately above the garage.
- _____ e. Roof overhangs.
- _____ f. Porch or courtyard on every elevation (pony walls and/or decorative wrought iron) may be used for courtyard enclosures.
- _____ g. Enhanced window fenestration on all front elevations and all second-story windows facing a street or required common area.
- _____ h. Deck, patio, or balcony options.

I. Single-family residential front yards must be landscaped with trees, appropriate groundcover, shrubbery, and irrigation systems. The landscaping must be installed prior to occupancy, or a private agreement (i.e., CC&R) must be recorded establishing that a homeowners association or other private organization will require completion of front-yard landscaping within one year of occupancy and maintenance thereafter.

J. Multifamily residential developments must be landscaped with trees, appropriate groundcover, shrubbery, and irrigation systems. The landscaping must be installed prior to occupancy. A private agreement (i.e., CC&R) must be recorded establishing that a homeowners association or other private organization will require maintenance of the landscaping.

K. The perimeter areas of the PUD that are adjacent to public roads and rights-of-way must be landscaped with trees, appropriate groundcover, shrubbery, and irrigation systems. The required landscaping area does not count toward the required common area pursuant to Section 17.56.090. Perimeter landscaping must be irrigated with reclaimed gray water.

L. Streets, highways, alleys, sidewalks, and pedestrian ways must conform to the requirements in Title 16, Subdivisions. Collector and local roads in residential PUDs, except in E zones, must be designed to avoid long, straight expanses which encourage high speed vehicular travel and are not aesthetically appealing. Providing a minimum twenty-five-foot lateral deviation from a straight course for every three hundred fifty feet of street length or other design measures may be used to achieve this goal.

M. Pedestrian travel. Provision for bicycle and pedestrian pathway systems, especially to designated potential common area or park areas, trails, scenic sites, viewpoints, and public transit access to the site must be provided. Any required landscaping may be within a trail dedication; however, it may not obstruct the intended use of the trail. Landscaping along trail systems must be irrigated with reclaimed gray water.

N. Parking. Parking for commercial and industrial PUDs is pursuant to Title 16, Subdivisions, and the provisions of this title. Parking for a single-family or multifamily residential development must be provided as follows. Reduction to these standards may only be permitted with an approval of a waiver of development standards by the board with action by the planning commission.

1. Two spaces per dwelling unit must be provided. Both spaces must be on site unless an alternative is specifically approved per subsection (N)(3) of this section.

2. One additional space must be provided for every five residential units which may be off site of the residence, and within or designated visitor parking areas which are

within reasonable walking distance to the residences.

3. Exception. Where the on-street parking is legally allowed and functionally feasible in terms of a PUD's overall design, each on-street parking space may be substituted for on a one-for-one basis for each unit requirement; provided, that a detailed parking analysis and plan that satisfies functional and safety standards is submitted and approved.

~~— O. Optional amenities. In addition to the requirements of this section, the following optional amenities are encouraged (but not required) for all PUDs.~~

~~—— 1. Enhanced paving and design features at intersections, courtyards, driveways, etc.~~

~~—— 2. Staggered setbacks for all adjacent homes.~~

~~—— 3. L-curbs to prevent parking on sidewalks.~~

~~—— 4. Recessed or rear-entry garages.~~

~~—— 5. Energy-conserving permeable pavement on private streets, drives, and sidewalks.~~

~~—— 6. Renewable energy systems for heating and cooling.~~

~~—— 7. Renewable energy features such as preservation of solar access with selective window orientation and added glazing to maximize heating and cooling efficiency.~~

~~—— 8. Use of landscaping, natural topography, and energy-efficient building layouts for natural windbreaks and shade.~~

~~—— 9. Higher insulation levels.~~

~~—— 10. Resource-conserving designs and use of recycled construction materials.~~

~~—— 11. Preservation of unique historical-cultural features, including natural topography, air, sunlight, and scenic resources.~~

P. Flood control and drainage must conform to the regulations under Title 16, Subdivisions, Title 15, Buildings and Construction, and other provisions of this code.

Q. The board with action by the planning commission may impose additional requirements deemed necessary for consistency with the findings required by Section 17.03.230(C) and the design standards manual. These may include but are not limited to amenities, such as recreation or play areas and common-area open space, to compensate for any deviations that may be permitted.

R. Arrangement of light industrial uses in a residential PUD. Light industrial uses listed in Section 17.34.020, Allowed uses, when allowed by this chapter within a residential PUD, must be developed in park-like surroundings, utilizing landscaping, common-area open space, and the existing natural environment as buffers to screen lighting, parking areas, loading areas or docks, and/or outdoor storage of raw materials or products. Light industrial use within the residential PUD must provide for the harmony of buildings and a compact grouping in order to economize in the provision of such utility services required. Thoroughfares must be kept to a minimum throughout the planned industrial area in order to reduce through traffic. At least one hundred feet of setback distance must separate light industrial and residential uses within the PUD. All intervening spaces between the right-of-way line and project building line and intervening spaces between buildings, drives, parking areas, and improved areas must be landscaped with trees and plantings and properly maintained at all times.

S. Arrangement of commercial uses in a residential PUD. Commercial and commercial-residential mixed-use buildings and establishments must be planned as

groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections with thoroughfares. Planting screens or fences must be provided on the sides of the commercial development abutting existing and proposed single-family residential uses within the PUD. For integrated commercial-residential mixed-uses, this screening is not needed when it complies with the overall site design requirements of this subsection and the design standards manual. The development plan must provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining, surrounding, existing and potential developments. All areas designed for future expansion or not intended for immediate improvement or development must be landscaped or otherwise maintained in a neat and orderly manner as required by the County Code.

T. Irrigation plans, and specifications which comply with the International Plumbing Code, must be submitted with the landscape plan to insure adequate irrigation coverage. To increase water conservation, the system must be automatic drip, bubbler, or sprinkler irrigation. Sprinkler irrigation is only allowed on lawn areas, except that some groundcover may use sprinkler irrigation with the approval by the director. All drip and bubbler irrigation systems must be installed separately from turf irrigation systems. All irrigation plans must include the following:

1. Scale at the same scale as the landscape plan, north arrow, location of adjacent streets, property lines, easements, sidewalks, drives, paved areas, lighting, signs, buildings, all utilities and mechanical equipment within the landscape areas, existing trees and other natural or man-made site features influencing the use of the site;

2. Identification and description of automatic irrigation components to insure that vegetation is adequately irrigated. All irrigation plans must incorporate water conserving principles, including multiple program controllers with percent scaling, low precipitation heads, drip irrigation, and check valves. Where applicable, irrigation details must include the method for the watering of required street trees. All valves and other devices are to be housed in a box of adequate size and design to protect the components.

3. Indication of the system point of connection and size, water pressure available, and maximum demand of the system in gallons per minute;

4. Irrigation equipment specified must be identified by manufacturer's name and equipment identification number;

5. Cross connection devices installed for all construction must have a reduced pressure backflow device presented (R.P. device), except for single-family development;

6. All locations of irrigation valves, controllers, hose bibs, quick coupler valves, and backflow preventers. Sprinkler location on plans must include typical pattern of sprays (i.e., full circle, half circle), psi, radius of throw and gallons per minute;

7. Irrigation details must be used to clarify particular situations. Typical details must include backflow prevention devices, valves, irrigation heads, and irrigation controllers;

8. Sizes of irrigation lines. Schedule 40 P.V.C. is required for all pressure lines and under all paved areas. Piping must be installed a minimum of 12 inches underground for non pressure irrigation lines and 18 inches underground for constant pressure irrigation

lines.

9. Landscaping design standard will be pursuant to the applicable provisions in the design standards manual.

10. All landscaping must be properly installed and be according to approved plans prior to final inspection and certificate of occupancy. An exception is allowed only when the landscaping cannot be completed due to weather related delays. In lieu of the installation of landscaping, financial security must be provided to Storey County at 150 percent of the estimated cost of installation. The owner must guarantee installation as specified in the temporary certificate of occupancy agreement, and final inspection must be completed within six months of the issuance of a temporary certificate. The estimated cost of the landscaping is subject to verification by the planning department.

(Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.070 Density, intensity, and use standards.

A. For purpose of calculating residential density, the plan must separately designate a development envelope by phase of development for each type of residential use and each area to be developed for nonresidential use.

B. Except as provided for in subsections (B)(1) through (3) of this section, the uses allowed in the zones existing prior to the PUD are those allowed in the PUD overlay zone, including uses listed as permitted and accessory. Special use permit requirements for uses in existing zones will also be required in the respective new PUD zones.

1. A special use permit pursuant to Chapter 17.32 (F Forestry Zone) is not required for residential uses as part of the approved PUD in the F zone.

2. Up to twenty-five percent of a residential PUD (minus ~~common area~~ open space) proposed within existing A, F, and SPR zones may also include commercial, commercial-residential, and light industrial uses in order to create a mixed-use residential type environment. Allowed light industrial uses are those listed as permitted uses (not requiring a special use permit) under Chapter 17.34, II Light Industrial Zone. Light industrial uses requiring a special use permit, heavy industrial uses, and special industrial uses are prohibited in residential PUDs.

3. An additional ten percent of commercial and light industrial uses, inclusive, may be added to the residential PUD if at least seventy-five percent of the area devoted to the uses pursuant to subsection (B)(2) of this section includes combined commercial-residential mixed-use.

C. The following are the allowed densities within a PUD:

1. Unless stated otherwise in subsections (C)(2) and (3) of this section, the density allowed in the zone existing before the PUD is the density allowed in the PUD overlay zone.

2. Where the PUD is located over existing A and F zones, the density of each new zone in the PUD overlay zone may be increased to the level allowed in the approved tentative map. The minimum ~~common area~~ open space requirements in Section 17.56.090 still apply.

3. Density bonuses may be granted pursuant to Section 17.56.080 (Increases in density) for PUDs applicable to subsection (C)(2) of this section. The minimum ~~common area~~ open space requirements in Section 17.56.090 still apply.

D. The density of residential development within the PUD is calculated by dividing

the acreage of the residential development envelope by the minimum parcel size authorized within the existing zone. The following steps are used to calculate the total number of residential units allowable within the PUD:

1. Deduct areas devoted to nonresidential uses, such as commercial, commercial-residential, and industrial uses from the total PUD site area. ~~Common-area~~ Open space is not deducted from the total PUD site area.

2. Determine the number of residential units allowed under the existing zone by dividing the net residential development envelope size determined in ~~step 1, above~~ *section 17.56.070(D)(1)* by the minimum parcel size permitted by the existing zone. Round down any fraction to the next lowest whole number to obtain the number of allowable units.

3. The residential development envelope may bridge existing zone boundaries and may be subdivided into phases; provided, that the density of any given phase does not exceed that allowed under the provisions of this chapter within that phase of the PUD.

4. The average lot size or the lot size for particular tracts within the PUD may be increased above or decreased below the average for the development envelopes in order to ensure compatibility and appropriate transitioning with adjacent development within or outside the PUD (see Section 17.56.060(E)). (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.080 Increases in density.

A. The allowed density may be increased as provided in Section 17.56.070(D) in order to enhance development compatibility and appropriate transitioning between the proposed PUD and existing E and R zones and their uses.

B. A density bonus of one-half percent for every one percent of the PUD that is reserved for ~~common-area~~ open space beyond the minimum requirements of this chapter, or agricultural easement area, may be granted in the PUD approval. The ~~common-area~~ open space must meet the requirements of this chapter and the agricultural area must meet the requirements of Chapter 17.24, Agriculture Zone. Agricultural uses requiring a special use permit pursuant to Section 17.24.025 are prohibited in PUDs.

C. The density bonus described in subsection B of this section may be increased from one-half percent to one percent when at least ten percent of the PUD includes integrated commercial, light industrial, and commercial-residential mixed uses. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.090 ~~Common-area~~ Open space requirements.

All ~~planned-unit developments~~ PUDs with ten or more lots or units and at six or more units per acre, regardless of how many lots or units, must have ~~common-areas~~ open space reserved as provided in this section. The location of any ~~common-areas~~ open space is determined individually for each PUD and will be based upon geographic and topographic characteristics of the site or other factors to meet the objectives of this chapter. ~~Common-areas~~ Open space within the PUD must meet the requirements of this section.

A. In order to conform to the purpose and intent of the existing zone, and to make PUDs compatible with existing surrounding uses and zones, the PUD must include ~~common-area~~ open space as required in the existing zone and shown in Table A. Each

building envelope in the PUD must include the required ~~common-area~~ open space for that new zone. This common area requirement applies to residential, commercial, and industrial PUDs.

Table A. Minimum ~~common-area~~ open space requirements

	Required common area <u>open space</u>	Zone	Required common area <u>open space</u>
A	65 percent	I	35 percent
C	25 percent	P	0 percent
CR	25 percent	R	35 percent
E	60 percent	SPR	35 percent
F	60 percent		

~~B. Common areas~~ Open space in residential PUDs may not include streets or alleys (public or private), sidewalks adjacent to streets, driveways, parking areas, storage, laundry or utility facilities, RV and boat storage areas, public or private K-12 school grounds, or areas covered by residential, commercial, or industrial structures, or their accessory structures. ~~Common-area~~ Open space may include the area between the curb and detached sidewalk, excluding driveways, when that area is landscaped with trees and appropriate groundcover. The board with action by the planning commission may allow RV and boat storage areas to count toward a portion of open space when the developer demonstrates substantial enhancement for recreational purposes of a commensurate area of land within the development.

~~C. Common areas in residential PUDs may include the grounds of public K-12 schools, including recreation areas, athletic fields and playgrounds, and other areas not listed as excluded in subsection B of this section.~~

~~D.C.~~ Up to twenty percent of ~~common areas~~ open space in commercial and industrial PUDs may include parking areas, utility facilities, and open drainage ways.

~~E.D.~~ Common areas Open space within multifamily residential developments may include landscaping, walking trails, swimming pools, and outdoor recreation facilities.

~~F.E.~~ Common areas Open space may include golf courses (public or private), including fairways and other recreation areas and facilities; provided, that the cumulative area does not account for no more than fifty percent of the required ~~common-area~~ open space. Golf courses must be irrigated with reclaimed gray water.

~~G.F.~~ Common areas Open space may include equestrian trails and uses when open to the residents of the PUD.

~~H.G.~~ At least twenty-five percent of the required ~~common areas~~ open space must have a slope of fifteen percent or less. At least fifty percent of the required ~~common areas~~ open space having a slope of fifteen percent or less must be landscaped with trees, shrubs, grass, or xeriscape landscaping, and have appropriate irrigation systems. A minimum of one hundred square feet per residential unit must be designed for recreation, which may

include, but not be limited to, picnic areas, sports courts, a soft-scape surface covered with turf, sand, or similar materials acceptable for safe use by young children, including play equipment and trees, with a slope of five percent or less and no dimension less than twenty-five feet, inclusive of the required landscaped area. The use of existing, native vegetation may be used in conjunction with trails or other amenities not listed in this subsection to satisfy the requirement for improved recreational areas.

~~I.H.~~ At least fifty percent of the required ~~common areas~~ open space must consist of connected, contiguous area that is greater than or equal to two hundred square feet with widths no smaller than ten feet.

~~I.I.~~ ~~Common areas~~ Open space must be accessible to all property owners within the PUD and connected by a comprehensive on-site pedestrian circulation system. ~~Common areas~~ Open space must enhance circulation within the site, promote pedestrian use and safety, and improve a site's aesthetic qualities.

~~K.J.~~ ~~Common areas~~ Open space that are conveniently located, accessible, and visible for the occupants of the PUD must be provided as required and may contain such elements as public parks, pools, tennis courts, ball fields, and various buildings or structures intended for recreational use.

~~L.K.~~ ~~Common areas~~ Open space including plazas and courtyards, should (but are not required to) be designed, located, and landscaped to take advantage of solar orientation, maximize water conservation measures, and afford summer shade and winter sunshine.

~~M.L.~~ Where possible, on-site recreation areas should (but are not required to) be linked with any appropriate transportation, bicycling, ~~common area~~ open space, trails, or other similar approved plan. When the property is on a trail designated by an adopted plan, the trail must be provided and that area developed for the trail may be counted as part of the required ~~common area~~ open space, even if the trail is dedicated. Similarly, if the identified trail is planned for a natural drainage way adjacent to or bisecting the development, the area of the drainage way developed as a trail or with other recreational amenities may be counted as part of the ~~common areas~~ open space as well.

~~N.M.~~ Allocation of ~~common areas~~ open space must be made to each development envelope and for each phase of the PUD. The board with action by the planning commission may require ~~common areas~~ open space beyond the requirements of this chapter for particular development envelopes or phases of the PUD. In the event that ~~common areas~~ open space is not to be provided proportionally by phase, the developer must execute a reservation of ~~common areas~~ open space by grant of easement or covenant in favor of the county authorizing the county to reserve all or a portion of the reserved area to ~~common areas~~ open space in the event that the development is not completed. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.110 ~~Common area~~ Open space organization of ownership.

~~Common areas~~ Open space will not be accepted for dedication to the county. The developer must provide for and establish an organization such as a homeowners association for the ownership and maintenance for any and all ~~common areas~~ open space and other common property which includes the following:

A. The form of document or covenant that will legally create an automatic membership, nonprofit, homeowners, or occupants association.

B. The style of ownership in the ~~common areas~~ open space and other common

properties.

C. Restrictions on the use of the ~~common areas~~ open space and other common properties.

D. System for the operation and maintenance of the ~~common areas~~ open space and other common property.

E. System of charges or assessments on each PUD owner or occupant to assure sufficient funds for maintenance of the ~~common areas~~ open space and other common property, and payment of county-assessed property taxes for the ~~common areas~~ open space and other common property.

F. Residents or occupants of PUDs may, to the extent and in the manner expressly authorized by the provisions of their conditions, covenants, and restrictions, modify or remove their rights to enforce the provisions or their conditions, covenants, and restrictions, but no such action may affect the right of the county to enforce the provisions of this chapter.

G. The documents or forms must be reviewed by the district attorney and ~~community development~~ planning department prior to tentative approval. All documents required by the county must be in a form that may be enforced by the county. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.120 Failure of an organization to act.

A. Prior to establishing an organization that will provide for the ultimate ownership and maintenance of any ~~common area~~ open space and other common property, the landowner will be responsible for the proper operation and maintenance of such properties. Proper operation and maintenance must constitute full compliance of the plans and schedules for such areas as approved by the board. The landowner must remain responsible for the ownership, operation, and maintenance of the ~~common area~~ open space and other common property until a minimum of forty percent of the total PUD units have been sold to individual buyers and the responsibility of the ~~common areas~~ open space has been transferred to the organization.

B. If an organization established by a landowner to provide for the ownership and maintenance of any ~~common areas~~ open space and other common property, at any time after the reestablishment of a PUD, fails to maintain the ~~common areas~~ open space and other common property in reasonable order and condition in accordance with the development plan, the county may serve written notice upon such organization or upon the residents of the PUD, setting forth the manner in which the organization has failed to maintain the ~~common area~~ open space or other common property in reasonable condition. The notice must include a demand that the deficiencies of maintenance be cured within thirty days of the receipt of the notice and must state the date and place of a hearing before the board, which must be within fourteen days after the expiration of the thirty-day notice. At the hearing, the board may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they must be cured. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.130 Action by the county.

If the deficiencies set forth in the original notice or in the modification thereof are not cured within the thirty-day period, or any extension, the board, in order to preserve

the taxable values of the properties within the PUD and to prevent ~~the common-area~~ open space and other common property from becoming a public nuisance, may direct county departments or their designee to enter the ~~common-area~~ open space or other common properties and maintain it for a period of one year or less. This, however, does not release the organization, residents, or occupants of the PUD from any liability which they would otherwise have. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.140 Maintenance for succeeding years.

Before the expiration of the period of maintenance the board must, upon its own initiative, call a show cause public hearing upon notice to the organization or to the residents of the PUD. At this hearing, the organization, residents, or occupants of a planned unit development must show cause why maintenance by the organization or residents of the PUD cannot be continued for the succeeding years. If the board determines that the organization is ready and able to maintain the ~~common-area~~ open space or other common property in a reasonable condition, the county must cease its maintenance at the end of the year. If the board determines that the organization is not ready and able to maintain the ~~common-area~~ open space or other common properties in a reasonable condition, the county may, at its discretion, continue the maintenance of the ~~common-area~~ open space or other common property during the succeeding years. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.56.150 Expense of maintenance.

The cost of any and all maintenance and operations undertaken by the county must be assessed proratably against all properties in the PUD and it must be a tax lien upon the properties. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

Proposed on _____, 2018.

by Commissioner _____

Passed on _____, 2018.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent

Commissioners _____

Marshall McBride, Chair
Storey County Board of County

Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2018.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/For Possible Action:** First Reading of Ordinance No. 18-280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to approve First Reading of Ordinance No. 18-280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.0968

5. **Staff summary:** An ordinance amending Storey County Code Title 17 to adopt new codes for zoning regulations other properly related matters.

6. **Supporting materials:** Drafts have been and remain posted at <https://www.storeycounty.org/517/Updates> and will also be available at the board meeting.

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

Funds Available:

Fund:

____ Comptroller

8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

20

ADDENDUM

Meeting Date: 01/04/18.

To: Storey County Planning Commission.

Re: Addendum to Ordinance 17-280 (SCC 17.12 and 17.44 amendments).

Staff Recommendation: Add requested amendments to the update of said zoning chapters.

Note: Initial changes shown in blue italics and strikeout; addendum changes shown in blue bold italics and blue bold strikeout.

SECTION I: Chapter 17.12 General provisions is amended as follows:

17.12.100 General Provisions for all zones

This section applies to all zones unless otherwise stated:

- A. Noise, smoke, odor, gases, weeds, or other noxious nuisances must be controlled so as not to become objectionable, or adversely affect the properties in the vicinity, and must not be detrimental to the public health, safety and welfare.
- B. Marijuana
 - 1. Uses involving the sale, display, dispensing, or cultivation of marijuana, regardless of whether the marijuana is for medicinal, recreational or any other purpose is prohibited and also is recognized by this ordinance as prohibited by federal regulation.
 - 2. The sale of items intended for use as marijuana paraphernalia to persons under the age of 21 years is also a prohibited use.
 - 3. Medical marijuana, as defined in SCC Section 17.10.030 and by Nevada Revised Statute Chapter 453A Medical Use of Marijuana, is a prohibited use. Medical marijuana establishments uses are unlawful and are prohibited as an allowed use, special use, accessory use, or temporary use within all zoning districts.
 - 4. Marijuana establishments, as defined in SCC Section 17.10.030 and by NRS Chapter 453D, the Regulation and Taxation of Marijuana Act, including any subsequent amendments or regulations is a prohibited use. Marijuana establishment uses are unlawful and are prohibited as an allowed use, special use, accessory use or temporary use within all zoning districts.
- C. *In zones* where a commercial business is allowed, a special use permit is required for the display, sale, barter, or trade of items ~~*associated with a business*~~ outside of a permanent building, except for permitted temporary uses and farmer's markets. A business may not display items for sale or conduct any business on the public right-of-way (See Figure 12.9.) or between the public traveled way and building, *such as on the boardwalk/sidewalk. Business including dining, customer seating, and other uses, but not the display of merchandise and other items for sale, barter, or trade, may occur in the front, side, and rear yards of the business where such area exists.* Recessed door openings and thresholds may be used to display items for sale, *barter*, or trade and *to otherwise* conduct business.

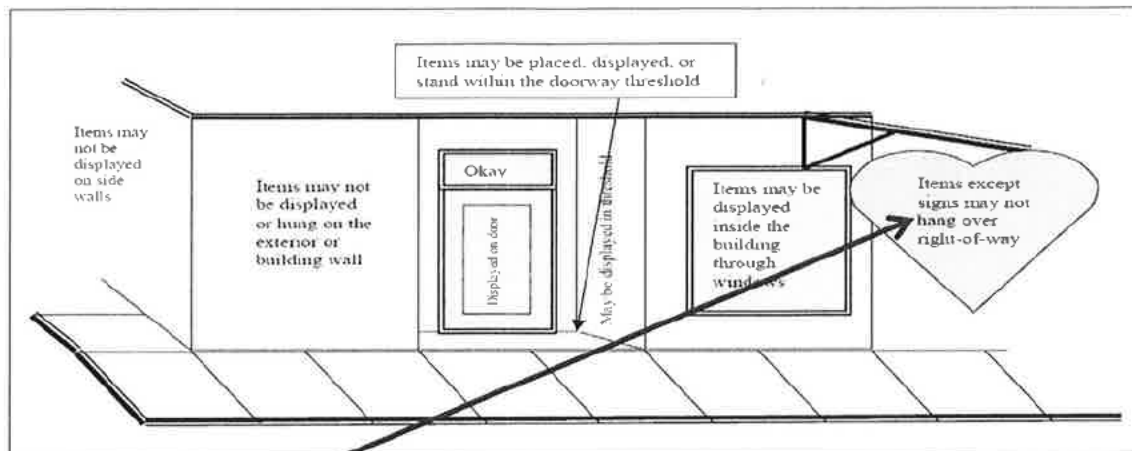


Figure 12.9: The diagram shows where merchandise and other items may and may not be displayed. The diagram does not apply to signs and advertising devices which are regulated pursuant to chapter 17.84 Signs and billboards.

((In Figure 12.9, change hanging sign language to say “Signs, but not other items, may hang over boardwalk and/or sidewalk where allowed by this code”).))

SECTION X: Chapter 17.44 SPR Special Planning Zone is amended as follows:

17.44.020 Allowed Uses

All allowed uses in the SPR special planning review zone must comply with the applicable provisions of chapter 17.12 General provisions, and must be reviewed and approved by the board with action by the planning commission. The allowed uses are as follows:

- A. One single-family dwelling of permanent character in a permanent location.
- B. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in compliance with section 17.12.045-046.
- C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses included community gardens.
- D. Private and commercial equestrian facilities and uses, including riding arenas, rodeos and equestrian events, stables, horse and pony rides, and carriage and stagecoach rides.
- E. Childcare where 4 or less children are cared for.
- ~~F. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by the occupant of the permitted principal use, provided that such items are stored entirely on private property.~~
- ~~G.F.~~ Museums including those related to history, natural resources, mining, milling, trains, railroads, and other subjects.
- ~~H.G.~~ Library and cultural services.
- ~~I.H.~~ Signs as regulated by chapter 17.84 Signs and billboards.
- ~~J.I.~~ Any material or site improvement to enhance and promote the V&T Railroad and/or V&T Railway.
- ~~K.J.~~ Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 - 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 - 3. Crisis care use, temporary.

4. Libraries, governmental offices, post offices, and community centers.
5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required student residential and boarding accommodations.
6. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.

H. The use of up to one shipping container as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active building permit for the principal use on the premises.

17.44.030 Uses Subject to Special Use Permit

A special use permit will be required for following uses or development which is determined by the board with action by the planning commission to be potentially incompatible or detrimental to the purpose and intent of the SPR special planning review zone.

- A. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction.
- B. Milling and processing associated with mining and extraction.
- C. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet of a CR, E, R, or SPR zone.
- D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each additional 10,000 square feet of lot area.
- E. Education facilities that include student residential and boarding accommodations.
- F. Indoor and outdoor archery clubs and indoor gun club for the sport of shooting at moving or stationary targets or education related to the use and safety of firearms and archery.
- G. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- H. Commercial kennel. A minimum of 10 acres is required.
- I. Cemeteries, but not columbariums, crematories, mausoleums, mortuaries, or funeral parlors.
- J. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- K. Maintenance, display, or possession of one or more wild animals.
- L. Open storage not directly associated with an active construction project on the premises.
- M. Storage **parking** for 2 or more recreational vehicles, boats, utility trailers, horse trailers and similar equipment, or combination thereof, owned by the occupant of the permitted principal use, provided that such items are stored entirely on private property.
- N. The use of two or more shipping containers as accessory buildings exceeding 90 days or the period of an active building permit for the principal use on the premises.
- ~~M.O.~~ Natural resources river restoration regulated under section 17.12.100.
- ~~N.P.~~ Other similar uses to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 20 min.

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

1. **Title: Discussion/For Possible Action:** First Reading of Ordinance No. 18-281 amending Storey County Code Title 17 Zoning including Chapter 17.06 Nonconforming Uses pertaining to legally nonconforming uses and adding language pertaining to substandard development. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning @storeycounty.org.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to approve First Reading of Ordinance No. 18-281 amending Storey County Code Title 17 Zoning including Chapter 17.06 Nonconforming Uses pertaining to legally nonconforming uses and adding language pertaining to substandard development.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.0968

5. **Staff summary:** An ordinance amending Storey County Code Title 17 to adopt new codes for legally non-conforming uses and adding language pertaining to substandard development and other properly related matters.

6. **Supporting materials:** Drafts have been and remain posted at <https://www.storeycounty.org/517/Updates> and will also be available at the board meeting.

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

Funds Available:


Fund:

____ Comptroller

8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

21

Ordinance No. 18.281

Summary

An ordinance amending Storey County Code title 17 Zoning Ordinance, to amend requirements pertaining to legally nonconforming uses and to add language pertaining to substandard development.

Title

An ordinance amending Storey County Code title 17 Zoning Ordinance, to amend requirements pertaining to legally nonconforming uses and to add language pertaining to substandard development, and providing for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain to amend Chapter 17.06 as follows:

Chapter 17.06

Nonconforming Uses and Substandard Development

Sections:

17.06.010 Purpose.

17.06.015 Definitions.

17.06.020 Continuance of nonconforming use

17.06.025 Abandonment of nonconforming use

~~17.06.025 Nonconforming parcel size~~

17.06.030 Expansion of nonconforming use

17.06.035 Nonconforming parcel size

17.06.040 Discontinuance of nonconforming use

17.06.050 Damaged nonconforming buildings

17.06.060 Procedure for loss of legal nonconforming use status

17.06.070 Substandard development

17.06.010 Purpose

The purpose of this chapter is to regulate and limit the continued existence of lawfully created uses, and structures, and parcels, and legally created uses, structures and parcels which do not satisfy the current provisions of this title regarding parking, landscaping, signs, or other development standards including building height, building design,

setbacks, and other dimensional standards established before the enactment of this title, or any amendments that do not conform to the provisions of this title.

These nonconforming uses may continue; but the intent is to limit substantial investment in nonconforming uses and structures and when necessary to preserve the integrity of this title to bring about their eventual elimination.

17.06.015 Definitions

1. A "nonconforming use" means any use of land which was lawfully established prior to the adoption of this title or amendments thereto, or lot which was created on or after July 1, 1999, which would not be permitted under the current provisions of this title. This includes any use which was lawfully established without a discretionary review, and would require that review under the current provisions of this title.
2. A "substandard development" means a lawfully improved lot or parcel, including any structure thereupon, which does not satisfy the current provisions of this title regarding parking, landscaping, signs, or other site development standards including building height, building design, setbacks or other dimensional standards.

17.06.020 Continuance of Nonconforming Use

A lawful use of land or buildings not in conformance with the regulations prescribed in this title but legally existing before the enactment of this title or any amendments may be a continued nonconforming use.

17.06.025 Abandonment of Nonconforming Use

3. Abandonment is any cessation of a use regardless of intent to resume the use. In considering whether a use is abandoned, the Administrator shall consider any combination of the following:
 - a. Failure to maintain regular business hours, typical or normal for the use;
 - b. Failure to maintain equipment, supplies or stock-in-trade that would be used for the active operation of the use;
 - c. Failure to maintain utilities that would be used for the active operation of the use;
 - d. Failure to pay taxes, including but not limited to sales tax, workers' compensation taxes, corporate taxes that would be required for the active operation of the use;
 - e. Failure to maintain required local, state or federal licenses or other approvals that would be required for the active operation of the use;
 - f. Failure to maintain applicable business license(s); and
 - g. Other relevant evidence.

4. If a nonconforming use ceases for a continuous period of more than two years, or is superseded by a permitted use for a period of at least two years, the nonconforming use is deemed abandoned and shall not be reestablished.

~~17.06.025 Nonconforming Parcel Size~~

~~The area of any lot created after the effective date of this title must not be less than the minimum area required by the respective zone. Where an existing lot has less area than required in the zone, but was recorded before the adoption of this title or any amendments that make the lot nonconforming, the lot may remain at its existing size and be developed with the uses allowable in the zone. A variance pursuant to chapter 17.03 Administrative provisions, will be required if building setback requirements cannot be met.~~

17.06.030 Expansion of Nonconforming Use

1. A nonconforming use of land or building may not be extended or expanded more than 10 percent of the area lawfully occupied by the nonconforming use as of the date on which it became nonconforming, except with a special use permit. Minor modifications or repair and maintenance are permitted. The extension or expansion must not extend onto an additional parcel.
2. Any enlargement of a nonconforming use not requiring a special use permit must be reviewed and approved by the director of planning for conformance with this chapter.

17.06.035 Nonconforming Parcel Size

The area of any lot created on or after July 1, 1999 must not be less than the minimum area required by the respective zone. Where an existing lot has less area than required in the zone, but was recorded before July 1, 1999 or any amendments that make the lot nonconforming, the lot may remain at its existing size and be developed with the uses allowable in the zone. A variance pursuant to chapter 17.03 Administrative provisions, will be required if building setback requirements cannot be met.

17.06.040 Discontinuance of Nonconforming Use

A lawful use of nonconforming land or buildings, including house trailers or mobile homes, which is operationally abandoned or discontinued for a period of one year or more, may not be resumed or re-established.

17.06.050 Damaged Nonconforming Buildings

Nonconforming buildings that have been damaged or destroyed by natural calamity may be repaired or reconstructed within one year from the date of damage; provided the repaired or reconstructed building is same as the previous use and the repairs cost less than 50% of the fair market valuation.

17.06.060 Procedure for Loss of Legal Nonconforming Use Status

The building and planning departments have the responsibility to ensure compliance with this chapter. If either or both department determine that a use or structure no longer meets the requirements of a legally created nonconforming structure or use, the department will file a report with the reason for the determination and a recommendation with the board. Personal notice must given to the owner of the nonconforming structure and a hearing must be set within 30 days of the date the notice is mailed specifying the

time and place of the hearing. The board must decide whether the use or structure is required to meet the provisions of this title.

17.06.070 Substandard Development

1. Applicability. Substandard development means a lawfully improved lot or parcel, including any structure thereupon, which does not satisfy the current provisions of this title regarding parking, landscaping, signs, or other site development standards including building height, building design, setbacks or other dimensional standards.
2. Alteration, extension, or expansion. A structural alternation, including an extension or expansion of a nonconforming structure is allowed if it:
 - a. Does not increase the applicable nonconformity; and
 - b. Does not involve or create a nonconforming use or substandard development.
3. Maintenance, repairs, and alterations. Routine maintenance of nonconforming structures is permitted, including necessary non-structural repairs, paint, and incidental alternation which do not extend or intensify the nonconformity.
4. Right to continue a substandard development. A substandard development may continue to be occupied and used for any purpose permitted by this tile unless it becomes a public nuisance or is damaged or destroyed as provided in this title.
5. Intensification of a substandard development.
 - a. Intensification of a substandard development (order "intensify") is any:
 - i. Increase in lot coverage;
 - ii. Increase in building floor area; or
 - iii. Increase in building height.
 - b. A substandard development must not intensify unless the incremental changes and/or additions meet the current requirements of this title, except as provided below.
 - c. If the development is substandard as to parking, the intensification is not allowed unless the entire development provides at least 75 percent of the currently required parking.
 - d. If the development is substandard as to landscaping requirements in the county design standards manual , the intensification of the use is not allowed unless the entire development provides at least 65 percent of the county required landscaping.
 - e. If the development is unable to meet the requirement of this section, the changes or enlargements to a substandard development may be approved through a special use permit when the proposed changes are not detrimental to the public health, safety, and welfare.

Proposed on _____, 2018.

by Commissioner _____

Passed on _____, 2018.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2018.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/For Possible Action:** First Reading of Ordinance No. 18-276 amending Storey County Code Title 17 Zoning to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the planning commission and board. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to approve First Reading of Ordinance No. 18-276 amending Storey County Code Title 17 Zoning to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the planning commission and board.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.0968

5. **Staff summary:** An ordinance amending Storey County Code Title 17 zoning to adopt new codes allowing for the adoption by Resolution of the County Commissioners a design standard manual for certain residential and non-residential development in the county, and other properly related matters.

6. **Supporting materials:** Drafts have been and remain posted at <https://www.storeycounty.org/517/Updates> and will also be available at the board meeting.

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

Funds Available:

Fund:

____ Comptroller


8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

22

Ordinance No. 18-276

Summary

An ordinance amending Storey County Code title 17 to provide for design criteria and improvement standards for certain types of developments and a design review process with review by the planning director with an appeal to the planning commission *and board*.

Title

An ordinance amending Storey County Code title 17 to provide for design criteria and improvement standards for certain types of developments and a design review process with review by the planning director with appeal to the planning commission and board, and providing for other properly related matters.

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

SECTION I:

Chapter 17.03 is amended as follows:

17.03.050 Applications.

A. Application deadline. An application for a variance, a special use permit, a zoning map amendment, a master plan amendment, zoning code amendment, an amendment to this title, or an appeal of an administrative decision must be filed with the director no later than ~~five~~ 5:00 p.m. on the Friday of the third week before the planning commission meeting at which the application will be heard. The director may under certain exigent circumstances make a determination to accept an application after the deadline but before that planning commission meeting.

B. Determination of a complete application. Within 5 working days after receiving an application, the director will determine whether the application is complete. If the director determines that the application is not complete, the director must contact the applicant during that time period verbally or in writing and state the application's deficiencies and describe the additional information required. The director may take no further action on the application unless the deficiencies are remedied. An application may only be scheduled for hearing if the director deems the application complete before the agenda deadline date of the planning commission or board. A determination of completeness will not constitute a determination of compliance with other requirements of this title or federal and state regulations.

C. Fee submittal. The required application fee must be tendered to the planning department with the submitted application.

D. Processing of an application. The director will review the application and prepare a report for the planning commission and board recommending approval, approval with conditions, denial, or continuance for redesign. The director will schedule the application for public hearing within the time and in the manner required by this title and state statute. An application for a planned unit development must be preceded by a pre-submittal conference pursuant to Section 17.032.320(A).

E. Official filing date. The time for processing and acting on planning commission and board applications as established by NRS or this title will commence on the date that the application is deemed complete. Material modifications of any application by the applicant following the filing of the application will re-establish the time for processing and acting on the application upon the director's determination that the modified application is complete.

17.03.070 Notice provisions.

A. Published notice. Unless as otherwise provided by this title, any application, including a zoning map or text amendment, tentative map, planned unit development, master plan amendment (land use amendment or element text amendment), that requires a public hearing to be held, a notice of the time and place of the hearing must be published in an official newspaper of general circulation in the county at least ten days before the date for the hearing.

B. Personal notice. Whenever personal notice of a public hearing is required by this title or NRS 278, in addition to the published notice, including an application for a variance, special use permit, zoning map or text amendment, tentative map, planned unit development map, master plan amendment (land use map amendment or element text amendment), appeal of administrative decision or administrative permit, the director will mail notice of the hearing not less than ten days before the public hearing date to:

1. The applicant;
2. All record property owners, as shown on the latest equalized assessment rolls, within three hundred feet of the exterior boundaries of the subject property, to all property owners of land within such area proposed for rezoning;
3. Each tenant of a mobile home park if that park is located within three hundred feet of the property in question, written notice of the time, place and date of such hearing and the general location of the property of the addressee with reference to the property proposed for change; and
4. At least thirty unique property owners nearest the subject site if there are not thirty unique property owners within three hundred feet of the subject site.

C. Notice for zoning map and text amendments. In addition to published and personal notice required above, the notice for a zoning map or text amendment must set forth the time, place and purpose of the hearing and a physical description of or a map detailing the proposed change. It must indicate the existing zoning designation and the proposed zoning designation of the property in question, and must contain a brief summary of the intent of the proposed change. If the proposed amendment involves a change in the boundary of the zoning district that would reduce the density or intensity with which a parcel of land may be used, the notice

must include a section that an owner of property may complete and return to the board to indicate his or her approval of or opposition to the proposed amendment.

D. Notice for design review, excluding minor design review. The planning department must send, by first class mail, notice of the filing of an application to all contiguous property owners. Contiguous for the purpose of this section includes those properties that touch the parcel which is subject to the land use request including those which would touch the property when projected across a public or private easement or right-of-way. The notice must contain a brief description of the request, the location of plans for review and a deadline for comment.

Ø E. When notice of a hearing is sent, the board or other entity must retain:

1. A copy of the notice;
2. A list of the persons or governmental entities to which the notice was addressed; and
3. A record of the date on which the notice was deposited in the United States mail postage prepaid, or sent by electronic means. (Ord. No. 15-269, § I, 10-20-2015; Ord. No. 12-244, § I, 12-4-2012)

17.03.135 Design Review

A. Design review is required for:

1. Subdivision maps (division into 5 or more parcels);
2. Parcel maps (division into 4 or less parcels);
3. Planned unit developments;
4. Multi-family complexes (consisting of 2 or more principal multi-family residential buildings);
5. All uses located within the Industrial Professional zone; and
6. Shopping centers including: commercial neighborhood store or shopping center, commercial regional store or shopping center, commercial shopping center, and commercial super regional store or shopping centers.

B. A building permit may not be issued for a development subject to design review until a design review has been approved in accordance with this chapter and conditions of approval have been met.

C. The following uses are exempt from the design review requirements:

1. Interior remodels which do not result in substantial changes in the character of the occupancy or use, or cause greater impact on traffic, water or sewer usage, as determined by the director.
2. Repair and maintenance of structures or parking areas constrained by the existing structure and not altering existing drainage patterns or easements;
3. Replacement or repair of a structure partially destroyed by fire, flood or other natural occurrence, when the repair of the structure is determined by the director to be consistent with the design, use and intensity of the original structure and consistent with the zoning and master plan designations;
4. Reductions of floor area or building area within a previously approved design review where it is determined that the modification would not result in a significant change in site design, building design, or functionality of the site;

D. The following projects are subject to minor design review:

1. Accessory dwelling units;
2. Expansions of uses listed in subsection (A) above of less than 25% in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the director;
3. Changes in use requiring additional parking, where the proposed use will not cause increased impacts on existing infrastructure and public services, as determined by the director, and the use is proposed in existing structures;
4. Exterior remodeling;
5. Residential multi-family uses consisting of one building on a single parcel.
6. Wireless communication facilities as defined in section 17.10 Definitions and regulated pursuant to chapter 17.12 General Provisions.
7. Non-commercial telecommunications site, multiple structures, or those not meeting setback or height requirements, including station antenna structures, as defined in section 17.10 Definitions and regulated pursuant to chapter 17.12 General Provisions.
8. All wind energy conversion systems regulated pursuant to chapter 17.12 General Provisions.

17.03.136 Procedure for Design Review

A. The director will review the development application for conformance with the design criteria manual, set forth findings in accordance with section 17.03.137, and make a recommendation to the board and planning commission based on those findings. The board and planning commission will consider those findings and make other findings necessary before the decision on the development application.

17.03.137 Procedure for review for multi-family complexes

A. The director is the final decision-maker for design review applications. Design review applications are subject to administrative review and do not require a public hearing.

B. The director will review the submitted site and building plans of the multi-family complex for conformance with the design criteria manual, set forth findings in accordance with section 17.03.137, and make a final decision.

17.03.138 Findings

When considering development applications and applications for design review, the director, board, and planning commission, as applicable, must evaluate the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

A. The proposed development is consistent with the goals and policies embodied in the master plan and the general purpose and intent of the applicable district regulations.

B. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications

either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but are not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both.

C. The proposed development will not generate pedestrian or vehicular traffic that will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

D. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

E. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties.

F. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Storey County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district; and

H. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.

17.03.135 Decision on design review and appeal for multi-family complexes

A. The director must approve, deny, or conditionally approve the design review of multi-family complexes within 30 working days of submittal of building and site plans. Appeal of the director's decision is to the planning commission and board.

B. The director in his sole discretion may refer the design review of multi-family complexes for review by the planning commission and decision by the board in lieu of rendering a decision on the site plans. In such event, the planning commission must consider the design review at a public hearing and render its recommendation to the board in accordance with section 17.03. The decision of the board must be in accordance with section 17.03. The planning commission and the board must apply the standards for design review set forth in this title.

Proposed on _____, 2017.

by Commissioner _____

Passed on _____, 2017.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest: _____

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2017.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/For Possible Action:** First Reading of Ordinance No. 18-282 amending Storey County Code Title 17 Zoning including Chapter 17.03 Administrative Provisions to revise the procedure for the expiration of development permits. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to approve First Reading of Ordinance No. 18-282 amending Storey County Code Title 17 Zoning including Chapter 17.03 Administrative Provisions to revise the procedure for the expiration of development permits.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.0968

5. **Staff summary:** An ordinance amending Storey County Code Chapter 17.03 to address the expiration of development permits, such as special use permits for which no development occurs within 24 months, and other properly related matters.

6. **Supporting materials:** Drafts have been and remain posted at <https://www.storeycounty.org/517/Updates> and will also be available at the board meeting.

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

Funds Available:

Fund:

____ Comptroller

8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

23

Ordinance No. 18-282

Summary

An ordinance amending Storey County Code chapter 17.03 Administrative Provisions to revise the procedure for the expiration of development permits.

Title

An ordinance amending Storey County Code chapter 17.03.230 Administrative Provisions, to revise the procedure for the expiration of development permits, and providing for other properly related matters.

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

SECTION I: Chapter 17.03 is amended by adding the following sections:

17.03.112 Expiration of time for development permits.

A. Unless otherwise specifically provided for in this title, development permits will automatically expire and become null or void, and all activities related to the permit will be deemed in violation of this title, if the applicant:

1. Fails to inaugurate the project;
2. Fails to pursue the project to completion;
3. Fails to satisfy any condition that was imposed as part of the original or revised approval of the development application or that was made pursuant to the terms of any development agreement, within the time limits established in the agreement for satisfaction of the condition or term; or
4. Fails to present a subsequent development application required by this title within the time required or as may be required by law.

B. If no time limit for satisfaction of conditions is specified in the original or revised approval of the development application, the time is deemed to be two years from the date the approval was granted by the final decision-maker.

17.03.114 Extension procedures.

An applicant may request an extension of the following approved development permits: design review, modification, sign permit, special use permit, or variance. The director may grant one, two-year administrative extension of time from the original date of the development permit expiration. The director may refer the extension application and decision to the final decision maker who originally approved the development permit. An administrative extension does not require notice to be provided or a public hearing. Subsequently, the final decision maker who originally approved the development permit, may grant one additional extension of time up to two years. All requests for an extension must include a letter of request, the applicable fee, and a written justification for the extension prior to the expiration of the

development permit. In reviewing any extension, the final decision maker must consider the continued appropriateness of the development permit and may add conditions, as necessary, to ensure the project does not adversely impact other properties in the area, protects the public interest, and ensures the public health, safety, or welfare. No further extension may be granted by the director or by the final decision maker except as provided by an adopted development agreement or by law.

17.03.116 Revocation of development permits.

A. Duties of director. If the director or board determines, based on inspection by county staff, that there are reasonable grounds for revocation of a development permit authorized by this title, the director must set a hearing before the original hearing body, or if the decision was made by the director, to the body to which appeal may be taken under this title. If the board was the original hearing body, it may refer the proposed revocation to the planning commission for its report and recommendation prior to the hearing.

B. Notice must be given in the same manner provided in chapter 17.03. The public hearing must be conducted in accordance with the procedures established in chapter 17.03.

C. Required findings. The hearing body may revoke the development permit upon making one or more of the following findings:

1. That the development permit was issued on the basis of erroneous or misleading information or misrepresentation by the applicant.

2. That the terms or conditions of approval of the permit relating to establishment or operation of the use approved have either been violated or not met, or that other laws or regulations of the county, state, federal or regional agencies applicable to the development have been violated.

D. Decision and notice. Within ten working days from the conclusion of the hearing, the hearing body must render a decision, and must notify the holder of the permit and any other person who has filed a written request for the notice in the manner provided in chapter 20.20.

E. A decision to revoke a development permit will become final ten days after the date of notice of the decision was given, unless appealed. After the effective date, all activities pursuant to the permit are deemed in violation of this title. Appeal of the director's decision to revoke the permit may be made to the board and must conform to the procedures established in chapter 17.03. There is no appeal where the board has revoked a development permit. Whenever any application for a development permit is revoked, an application for a development permit for all or a part of the same property must not be considered for a period of one year from the date of revocation unless the subsequent application involves a proposal that is materially different from the previously revoked proposal.

F. The county's right to revoke a development permit, as provided in this chapter, is cumulative to any other remedy allowed by law.

Proposed on _____, 2018.

by Commissioner _____

Passed on _____, 2018.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2018.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 20 min.

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

1. **Title: Discussion/For Possible Action:** Approval of Resolution No. 18-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses.
2. **Recommended motion:** I [commissioner] motion to approve Resolution No. 18-474 adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.0968
5. **Staff summary:** See Enclosure A Staff Summary. Certain amendments to Title 17 Zoning must complete before this resolution may be considered. See Ordinances 18-278 and 18-276.
6. **Supporting materials:** Enclosure A Staff Summary; and drafts of the design standards manual have been and remain posted at <https://www.storeycounty.org/517/Updates> and will be available at the board meeting.
7. **Fiscal impact:** None on local government.

Funds Available:


Fund:

____ Comptroller

8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

10. **Board action:**

☐ Approved

☐ Denied

☐

Approved with Modifications

☐

Continued

Agenda Item No.

24

Enclosure A: Staff Summary

PURPOSE

Storey County has experienced significant industrial, commercial, and residential growth over the past two decades and this trend is expected to continue. This design manual was developed in accordance with the goals and objectives of the 2016 Storey County Master Plan in order to provide property owners, designers, and developers of industrial, commercial, and residential planned unit developments, and developers of multi-family complexes, clear and concise development standards that are consistent with the master plan.

The objective of the design standards manual is to enhance and promote the aesthetic and economic viability of Storey County and protect its historic, cultural, and scenic resources. The design manual also encourages the highest level of quality while also providing flexibility and uniqueness of individual projects. The design manual will be used by community development and planning staff during review of planned unit development proposals in the county.

APPLICABILITY

The design manual is not to be construed as a county code of regulations, but rather a document providing county leaders, staff, and land developers guidelines for development to occur within the goals and objectives of the county master plan.

This design manual applies to new commercial, industrial, residential, and mixed-use planned unit developments and also to new multi-family complexes consisting of two or more principal buildings. This design manual does not apply to new commercial, industrial, and residential construction, or significant improvements or expansions to existing structures.

GOALS

The Planning Design Criteria attempts to achieve the following goals and objectives laid out in the Storey County Master Plan.

1. Provide design standards which conform with and implement the goals, objectives, and policies of the Storey County Master Plan.
2. Direct and manage orderly, efficient, and sustainable development in the county.
3. Create and maintain livable and sustainable communities.
4. Create and maintain complete communities.
5. Facilitate pedestrian-friendly communities.
6. Facilitate existing and future automobile-alternative transportation systems.
7. To ensure safe and sustainable water resources for each community and natural ecosystem in the county.
8. Design communities which attract diverse people and workforce.
9. Create and maintain a diverse economy.
10. Create integrated public facilities.
11. Maintain distinct communities in the county.
12. Maintain compatibility between uses.
13. Implement design and performance standards that minimizes use conflicts.
14. Balance renewable energy systems with other uses.

Resolution Number 18-474

**A Resolution adopting the 2018 Storey County Design Criteria
and Improvement Manual**

Whereas, Nevada Revised Statutes (NRS), sections 278.150 to 278.220 and Storey County Code, 17.03.210, provides the procedure for the adoption and amendment of the Master Plan by Planning Commissions and the Boards of County Commissioners; and

Whereas, NRS 278.160 requires the master plan to have a land use element, which must include (1) provisions concerning community design, including standards and principles governing the subdivision of land and suggestive patterns for community design and development, (2) a land use plan, including an inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land. The land use plan must, if applicable, address mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts.

Whereas, NRS 278.230 requires the governing body, upon recommendation of the planning commission, to put the adopted master plan into effect. The governing body shall determine upon reasonable and practical means for putting into effect the master plan or part thereof, in order that the same will serve as a pattern and guide for that kind of orderly physical growth and development of the county which will cause the least amount of natural resource impairment. The governing body may adopt and use such procedure as may be necessary for this purpose; and

Whereas, Storey County has conducted hearings to obtain public input to ensure consistency between the master plan, Storey County Codes, and the Design Criteria and Improvement Standards Manual;

Now therefore, the Storey County Board of County Commissioners resolves to approve the 2018 Storey County Design Criteria and Improvement Standards Manual attached to this resolution as Exhibit A.

Adopted this ____ day of _____, 2018, by the following vote:

Vote: Ayes: Commissioners:

Nays: Commissioners:

Absent: Commissioners:

Marshall McBride, Chairman
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Storey County Clerk




Storey County Board of County Commissioners Agenda Action Report

Meeting date: 01/16/18

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/For Possible Action:** Approval of Resolution No. 18-461⁴⁶¹ determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution.
2. **Recommended motion:**
Based on the recommendation from staff, I [commissioner] motion to approve Resolution No. 18-461 determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution.
3. **Prepared by:** Austin Osborne
4. **Department:** Planning **Telephone:** 775.847.0968
5. **Staff summary:** Planning and development fees are to be adopted by the Board of County Commissioners by resolution. This action will not raise, reduce, or create new fees from what already exist by resolution or in county code. The amendments are consistent with updates occurring to Storey County Code Title 16 Subdivisions and Title 17 Zoning.
6. **Supporting materials:** Enclosures: Draft Resolution 18-461 with fee schedule.
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.

25

481
Resolution No. 18-461

A resolution consolidating fees for Storey County services.

Whereas, the Storey County Board of County Commissioners (the Board) has determined that the county has many different fees in various parts of the Storey County Code and that many fees are set by resolution of the Board. The Board has determined that it would be more effective to have a single resolution with all the fees for services contained in that resolution.

Whereas, the Board has determined that consolidating all the fees into the fee resolution is a large project and that by incrementally adding the fees to the resolution as sections of the Storey County Code are revised would be an effective method for consolidating fees that are set by resolution. The Board has further determined that the fee resolution should be reviewed annually in May or June before the start of the fiscal year.

Whereas, the Board is in the process of amending titles 16 and 17 of the Storey County Code and finds that the fees for planning and zoning under NRS 278 and for signs should be taken out of the Storey County Code and consolidated in a fee resolution. These fees are not considered a rule and are exempt from the NRS 237 requirement of a business impact statement.

Whereas, the Board desires to review fees before adding the fees to the fee resolution.

The Board resolves and agrees to set the fees as follows:

Planning Department development application fees:

Application Type	Application Fee
Abandonment	\$200
Amended map	No fee
Billboards	See SUP
Boundary line adjustment	\$250 + \$25 per lot
Condition amendment	No fee
Development agreement	\$1,000
Extension of time request (one year only)	50% of original fee
Land division map creating 5 or more parcels	\$500 + \$25 per lot
Lot consolidation	No fee
Master plan map amendment	\$2,900
Master plan text amendment	\$800
Minor amendment/deviation	No fee
Small Operations Mining Permit	\$65 per hour
Parcel map Record of Survey	\$250 + \$25 per lot
Parcel map-final	No fee
Planned unit development (PUD)	\$500 + \$1 per lot

Tentative map	
Planned unit development (PUD) Final map	\$200 + \$25 per lot
Signs	No fee
Special use permit (SUP) minor	\$250
SUP routine	\$450
SUP major	\$750
SUP major industrial	\$2,500
Street name request	No fee
Variance administrative	No fee
Variance	\$100
Wireless communication facility	No fee
Wireless communication facility modification	No fee
Zoning map amendment	\$1,000
Zoning text amendment	No fee

This resolution will be considered for review by the board every 5 years.

Adopted and effective this _____ day of _____ 2018 by the following vote:

Vote: Ayes: Commissioners: _____

Nays: Commissioners: _____

Absent: Commissioners: _____

Marshall McBride, Chair
Storey County Board of Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1-16-18

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:** Melissa Field

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 the 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:**

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.

26

Storey County Community Development

Business Licensing

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

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

January 8, 2018
Via email

Please add the following item(s) to the **January 16, 2018** 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. **B STREET HOUSE BED & BREAKFAST** – General / 58 N “B” St ~ Virginia City, NV
- B. **AIR GUYS LLC** – General / 1211 Avian Dr. ~ Sparks, NV
- C. **NEW ELECTRIC STERLING HEIGHTS LLC**- General / 6475 19 ½ Mi. ~ Sterling Hghts, MI
- D. **URTON LTD** – Contractor / 1512 Hwy 395 N ~ Gardnerville, NV
- E. **SUGINO CORP** – General / 1380 Hamilton Pkwy ~ Itasca, IL
- F. **LIBERTY INDUSTRIAL GROUP INC** – Contractor / 1132 S 500 W ~ Salt Lake City, UT
- G. **AQ&B, LLC** – General / 5470 Sidehill Dr ~ Sun Valley, NV
- H. **KYYBA, INC** – General / 28230 Orchard Lk ~ Farmington Hills, MI
- I. **YBD TECH MOVING, LLC** – General / 1 East First St ~ Reno, NV
- J. **SHRED IT USA** – General / 28161 N. Keith Dr – Lake Forest, IL
- K. **COMSTOCK COPYWRITING** – General / 21335 Saddleback ~ VC Highlands, NV
- L. **GO SOLAR GROUP, LLC** – Contractor / 4892 S Commerce Dr ~ Murray, UT
- M. **TANAMERA CONSTRUCTION, LLC** – Contractor / 5560 Longley Ln ~ Reno, NV
- N. **GULF COAST PROTECTIVE WRAP, LLC** – General / 5301 Longley Ln ~ Reno, NV
- O. **MASKINE LLC** – General / 704 Mill Rd ~ Webster, IN
- P. **AMAZON.COM.KYDC, LLC** – General / 410 Terry Ave N ~ Seattle, WA
- Q. **COSCO FIRE PROTECTION INC** – Contractor / 3620 W. Reno ~ Las Vegas, NV
- R. **COMSTOCK CRITTER TAXIDERMY** – Home Business / 2247 S. Main St ~ Virginia City, NV
- S. **THERMAL RESOURCE SALES, INC** – General / 750 Yellow Pine Rd ~ Reno, NV
- T. **ACCO ENGINEERED SYSTEMS, INC** – Contractor / 6265 San Fernando ~ Glendale, CA
- U. **TESLA, INC** – General / 3550 Deer Cr Rd ~ Palo Alto, CA
- V. **APPLIED MANUFACTURING TECHNOLOGIES LLC** - 219 Kay Industrial Dr ~ Orion, MI
- W. **CALIFORNIA-NEVADA ILLUMINATION, INC** – General / 4000 Executive Pkwy ~ San Ramon, CA
- X. **QUALITY TELECOM CONSULTANTS, INC** – Contractor / 3740 Cincinnati Ave ~ Rocklin, CA
- Y. **EAGLE NEST PARTNERS** – General / 2255 Green Vista ~ Sparks, NV
- Z. **ELWEMA AUTOMOTICE GMBH** – General / 21 Schneider-Strasse 21 ~ Ellwanger Wagst, Germany
- AA. **SPARKS ELECTRIC MOTOR REPAIR, LLC** – General / 845 Marietta Way ~ Sparks, NV
- BB. **INMAN'S JEWELRY** – Home Business / 204 Wagon Wheel ~ Dayton, NV
- CC. **BOURQUE ENTERPRISES** – General / 5017 S 36th St ~ Phoenix, AZ

Ec: Community Development
Commissioners' Office

Planning Department
Comptroller's Office

Sheriff's Office

*** FAX MULTI TX REPORT ***

JOB NO. 0478
PGS. 7

TX INCOMPLETE -----
TRANSACTION OK 98470987
98470912
93420213
ERROR -----

VC Fire Station #1
Highland Fire Station #2
Lockwood Fire Station #4



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/16/2018 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

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.