



# **STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING**

9/4/2018 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*

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Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.

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

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

Approval of the agenda for September 4, 2018.

4. **CONSENT AGENDA**

- I For possible action, Approval of payroll claims in the amount of \$1,235,259.56 and accounts payable claims in the amount of \$3,212,758.51.
- II For possible action, approval of business license first readings:
  - A. CHEEK CONSTRUCTION, LLC / Contactor - 3303 Reno Hwy ~ Fallon, NV
  - B. LASCO PROCESS SYSTEMS, LLC / Contractor - 18601 LBJ Fwy ~ Mesquite, YX
  - C. MCA MECHANICAL, INC / Contractor - 2190 Fish Springs Rd ~ Gardnerville, NV
  - D. MOBILE TRUCK WASH LLC / General - 75 Bank St #8 ~ Sparks, NV
  - E. FTM CORPORATION / Contractor - 460 N. Geneva Rd ~ Lindon, UT
  - F. VERDI ENERGY INC / General - 2104 Lytham Ct ~ Wilmington, NC
  - G. ROTO-ROOTER / Contractor - 200 B Coney Island Dr ~ Sparks, NV
  - H. KINETIC SAFETY LLC, DBA: 3M SAFETY TRAINING / General - 3M Center Bldg. ~ St Paul, MN
- III For possible action, approval of assessor's recommended correction to Unsecured Tax Roll for clerical error.
- IV For possible action, approval of Assessor's recommended correction to 2018-19 Secured Tax Roll for abatement pursuant to NRS 701A.210.

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

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

7. **DISCUSSION ONLY (No Action):**

Workshop to provide and discuss updates on the Special Assessment District and all related documents and provide an overview of the inter-related Tax Increment Area including estimated revenue projections.

8. **DISCUSSION/POSSIBLE ACTION:**

Discussion and possible action on resolution 18-510 directing the engineer of behalf of Storey County, Nevada to prepare and file with the County Clerk preliminary plans and an assessment plat in connection with a proposed water project in Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

9. **DISCUSSION/POSSIBLE ACTION:**

Discussion and possible action on resolution 18-511 directing the engineer on behalf of Storey County, Nevada to prepare and file with the County Clerk full and detailed plans, cost and an assessment plat in connection with a proposed water project in Storey County Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

**10. DISCUSSION/POSSIBLE ACTION:**

Discussion and possible action on ordinance 18-289 creating Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center); ordering a water project, within Storey County, Nevada.

**11. DISCUSSION/POSSIBLE ACTION:**

Discussion and possible action on ordinance 18-290 concerning Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center) and assessing the cost of local improvements against the assessable property benefited by the local improvements.

**12. DISCUSSION/POSSIBLE ACTION:**

Possible approval of the lease agreement with Pitney Bowes for use of the mail metering equipment in the Storey County Sheriff's Office.

**13. DISCUSSION/POSSIBLE ACTION:**

Approval of Ordinance No. 18-274 amendment to the Storey County sign ordinance, Storey County Code Title 17 Zoning, including Chapters 17.84 Signs and Billboards, 17.12 General Provisions, 17.15 Public zone, 17.16 R1 Single-Family Residential zone, 17.20 R2 Multi-Family Residential zone, 17.24 A Agriculture zone, Chapter 17.28 C Commercial zone, 17.30 CR Commercial Residential zone, 17.32 F Forestry zone, 17.34 I1 Light Industrial zone, 17.35 I2 Heavy Industrial zone, 17.40 E Estate zone, 17.44 SPR Special Planning Review zone, and 17.10 Definitions as pertaining to signs and billboards, and other properly related matters. Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org), or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.

**14. DISCUSSION/POSSIBLE ACTION:**

Approve Resolution No.18- 509 relinquishing to NDOT two parcels of real property near the USA Parkway US 80 interchange.

**15. DISCUSSION/POSSIBLE ACTION:**

Approval of business license second readings:

A. BLOCKCHAINS MANAGEMENT, INC - General / 610 Waltham Way ~ Sparks, NV

B. INTERIOR SPECIALISTS, INC - Contractor / 10 Bunsen ~ Irvine, CA

C. ANTON PAAR USA, INC - General / 10215 Timber Ridge Dr ~ Ashland, VA

D. CALTROL INC - General / 1385 Pama Lane ~ Las Vegas, NV

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

17. **ADJOURNMENT**

**NOTICE:**

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

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

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

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

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

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

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

#### **CERTIFICATION OF POSTING**

I, Vanessa Stephens, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 8/28/2018; 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 at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9-4-2018  
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 \$1,235,259.56 and accounts payable claims in the amount of \$3,212,758.51.
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. **Prepared by:** Sarah
4. **Staff Summary:** Attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

VB Department Head

**Department Name:** Clerk

\_\_\_\_ 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

41

Repl: PR0510A  
Run: 08/08/18 10:57:13

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Page 5  
PRELIMINARY

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8 9  
Check Date: 08/10/18  
Period-end Date: 08/05/18

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			69,479.55
Total Deductor Checks:			134,572.64
Total Employee Checks:			1,986.94
Total Employee Direct Deposit:			349,989.26
Total Employee Deds Xferd on Dir Dep File:			16,604.93
Total User Transfer to Deductor:			8,381.08
Total Disbursed:			581,014.40

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
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COMPTROLLER

TREASURER

Payroll Type: Deductor      Check Date: 08/15/18

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPs: .00

Total Deductor Checks: 159,776.66

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

CHAIRMAN

COMMISSIONER

COMMISSIONER

COMPTROLLER

TREASURER



Rept: PRO510A  
Run: 08/22/18 14:51:17

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Page 5  
PRELIMINARY

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8 9  
Check Date: 08/24/18  
Period-end Date: 08/19/18

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			58,892.72
Total Deductor Checks:			17,252.46
Total Employee Checks:			2,205.69
Total Employee Direct Deposit:			323,826.15
Total Employee Deds Xferd on Dir Dep File:			17,767.93
Total User Transfer to Deductor:			5,902.58
Total Disbursed:			425,847.53

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

CHAIRMAN	COMMISSIONER	COMMISSIONER
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COMPTROLLER

TREASURER

Rept: PR0510A  
Run: 08/15/18 09:15:00

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Page 2  
PRELIMINARY

Payroll Type: Deductor      Check Date: 08/15/18  
Check/    Emp #/      Amount  
DD #    Ded #    Payee

Total User Transfer for EFTPS:      .00  
Total Deductor Checks:      68,620.97

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

CHAIRMAN      COMMISSIONER      COMMISSIONER

COMPTROLLER

TREASURER

STOREY COUNTY  
TRANSACTION PROOF LIST  
FOR FISCAL YEAR 2019

TP	Record#	Post Dt	Tran#	Vend#	Name	Debit Account	Credit Account	Invoice #	Amount
TRANSACTION TYPE: PC									
PC	755	8/03/18	1480	404295	WELLS ONE COMMERCIA	001-109-53029-000		RENAUD	950.00
						001-109-53029-000		RENAUD	215.00
						001-109-53029-000		MEAD	215.00
						001-109-53010-000		MEAD	6.70
						001-109-53029-000		STARNE	209.00
						001-109-53010-000		STARNE	6.70
						001-109-53029-000		FIELD	795.00
						001-109-53029-000		FIELD	750.00
						001-109-53010-000		STARNE	6.70
						001-109-53029-000		STARNE	6.70
						001-109-53029-000		RENAUD	215.00
PC	812	8/03/18	1481	404295	WELLS ONE COMMERCIA	001-119-53022-000	001-000-10300-000	5315177365	3,375.80
						001-105-53013-000		5WZ7MYW9P0	201.47
						001-109-53012-000		5WZ7MYW9P0	86.68
						001-119-53022-000		4522855	101.84
						001-119-54160-000		065549	48.52
						001-119-53029-000		707767616	538.86
						001-119-53027-000		0002992	29.99
						001-109-53027-000		019449	154.95
						001-111-53027-000		074241	350.65
						001-119-53024-000		350-P39200	256.26
						001-107-53028-000		5X97MYW9B0	71.90
						250-250-53012-000		5X97MYW9B0	90.97
						001-119-53029-000		023994	85.92
						001-119-53029-000		091856	149.00
						001-119-53027-000		5XC7BDE9D0	149.00
						001-107-53028-000		5XB7MYW9C0	627.08
						001-119-56500-000		3145737	96.79
									94.34
PC	813	8/03/18	1482	404295	WELLS ONE COMMERCIA	230-230-53016-000	001-000-10300-000		3,048.30
						001-121-53029-000	250-000-10300-000	CW-VCTC VI	85.92
						001-121-53029-000		CW-SQ THE	199.00
						001-121-53029-000		CW-SQ THE	5.00
						001-121-53029-000		CW-RED DOG	33.60
									41.97
PC	816	8/03/18	1483	404295	WELLS ONE COMMERCIA	230-000-10300-000	001-000-10300-000		199.00
						001-142-53012-000		C.NEVIN- R	80.57
						001-116-53013-000		C.NEVIN- E	61.85
						001-116-53013-000		C.NEVIN- R	457.17
						001-116-53013-000		C.NEVIN- E	50.00
						001-142-53013-000		C.NEVIN- E	585.84
						001-116-57010-000		C.NEVIN- E	488.32
						001-116-53033-000		C.NEVIN- B	114.99
						001-116-53029-000		C.NEVIN- NA	225.00
						001-116-53012-000		C.NEVIN- A	75.81
PC	823	8/03/18	1484	404295	WELLS ONE COMMERCIA	001-101-53013-000	001-000-10300-000		2,547.30
						001-101-53013-000		MM PUCKETT	72.15
						001-101-53013-000		MM GAYLORD	133.24
						001-101-53013-000		MM GAYLORD	156.59
						001-101-53013-000		MM FIRST M	68.08
						001-101-53013-000		MM RENO-TA	59.00

STOREY COUNTY  
TRANSACTION PROOF LIST  
FOR FISCAL YEAR 2019

TP	Record#	Post Dt	Tran#	Vend#	Name	Debit Account	Credit Account	Invoice #	Amount
PC	835	8/03/18	1485	404295	WELLS ONE COMMERCIA	001-101-53013-000	001-000-10300-000	MM GAYLORD	111.48
						001-101-53013-000		MM GAYLORD	689.90
						001-101-53013-000		JM RENO-TA	59.00
						001-101-53013-000		JM GAYLORD	689.90
						001-101-53013-000		PM GAYLORD	212.06
						001-101-53013-000		SCDA POSTA	1,827.28
PC	849	8/03/18	1486	404295	WELLS ONE COMMERCIA	001-107-53013-000	001-000-10300-000	ANTINORO-	6.70
						001-107-53013-000		ANTINORO-	101.13
						001-107-53013-000		ANTINORO-	41.15
						001-107-54010-000		DOSEN- SCS	32.50
						001-107-54010-000		DOSEN- SCS	1,141.67
						001-107-54010-000		DOSEN- SCS	29.27
						001-107-54010-000		DOSEN- SCS	2,177.96
						001-107-54010-000		DOSEN- SCS	3,523.68
PC	854	8/03/18	1487	404295	WELLS ONE COMMERCIA	001-107-54309-000	001-000-10300-000	DOSEN - SC	36.00
						001-107-54309-000		TROWBRIDGE	112.92
						001-107-54309-000		TROWBRIDGE	13.00
						001-107-54309-000		TROWBRIDGE	78.27
						001-107-54309-000		TROWBRIDGE	240.19
PC	860	8/03/18	1488	404295	WELLS ONE COMMERCIA	001-103-53011-000	001-000-10300-000	INV #...62	12.58
						001-103-53011-000		INV #13422	119.88
						001-103-53011-000		INV #...08	21.00
						001-103-53011-000		INV #...08	153.46
PC	923	8/03/18	1528	404295	WELLS ONE COMMERCIA	270-270-53040-810	001-000-10300-000	B. HICKS 07	101.34
						270-270-53040-810		B. HICKS 07	107.29
						270-270-53013-811		B. HICKS 07	56.18
						270-270-53013-811		B. HICKS 07	34.83
						270-270-53040-811		B. HICKS 07	68.43
						270-270-53013-811		B. HICKS 07	72.53
						270-270-53013-811		B. HICKS 07	25.38
						270-270-53013-811		B. HICKS 07	60.00
						270-270-53013-811		B. HICKS 07	60.00
						270-270-53040-811		B. HICKS 07	72.79
						270-270-53040-811		B. HICKS 07	32.60
						270-270-53040-811		B. HICKS 07	112.35
						270-270-53013-811		B. HICKS 07	29.33
						270-270-53040-811		B. HICKS 07	60.46
						270-270-53013-811		B. HICKS 07	26.45
						270-270-53013-811		B. HICKS 07	105.56
						270-270-53040-812		B. HICKS 07	49.70
						270-270-53013-811		B. HICKS 07	49.51
						270-270-53040-812		B. HICKS 07	122.67
						270-270-53040-812		B. HICKS 07	66.68
						270-270-53040-811		B. HICKS 07	34.31
						270-270-53040-811		B. HICKS 07	33.65
						270-270-53040-812		B. HICKS 07	36.28
						270-270-53040-812		B. HICKS 07	27.19
						270-270-53013-812		B. HICKS 07	21.47
						250-250-53010-000		T. PIETRETTI	7.41
						250-250-53010-000		A. ARROYO 0	83.93
						250-250-53016-000		D. GIURLANTI	251.25
						270-270-53040-811		N. REVELLE	50.00
						270-270-53013-811		N. REVELLE	20.83

STOREY COUNTY  
TRANSACTION PROOF LIST  
FOR FISCAL YEAR 2019

TP	Record#	Post	Dt	Tran#	Vend#	Name	Debit Account	Credit Account	Invoice #	Amount
PC	975	8/03/18	1490	404295	WELLS ONE COMMERCIA	231-231-53022-000	230-000-10300-000	WB AT&T	1,256.79-	40.43-
						231-000-10300-000				40.43-
TRANSACTION TYPE: VR										
					PC DEBITS	21,343.58	PC CREDITS	21,343.58-		
VR	752	8/03/18	85397	404757	FCC COMMUNICATIONS,	001-109-53028-000	001-000-20101-000	7098	88.00	88.00-
VR	753	8/03/18	85398	099663	AT&T MOBILITY II LL	001-109-53012-000	001-000-20101-000	2872609239	115.86	115.86-
VR	754	8/03/18	85399	404088	METRO OFFICE SOLUTI	001-109-53011-000	001-000-20101-000	5687570	45.42	45.42-
						001-109-53011-000		5687962	8.88	8.88
						001-109-53011-000		5687620	14.67	14.67
						001-109-53011-000		5686092	28.46	28.46

STOREY COUNTY  
TRANSACTION PROOF LIST  
FOR FISCAL YEAR 2019

TP	Record#	Post Dt	Tran#	Vend#	Name	Debit Account	Credit Account	Invoice #	Amount
PC	963	8/03/18	1489	404295	WELLS ONE COMMERCIA	270-270-53013-811		N. REVELLE	19.03
						270-270-53040-811		N. REVELLE	100.00
						270-270-53013-811		N. REVELLE	68.10
						270-270-53013-811		N. REVELLE	68.10
						270-270-53013-811		N. REVELLE	48.44
						270-270-53058-000		D. SNYDER 0	68.70
						270-270-53013-811		D. SNYDER	106.02
						250-250-53057-000		F. KLINGER	30.61
						250-250-53057-000		F. KLINGER	36.63
						250-250-53024-000		M. DIXON 07	270.60
						250-250-53024-000		M. DIXON 07	393.27
						270-000-10300-000			2,088.73-
						250-000-10300-000			1,073.70-
								SRREY-DPBH	200.00
						001-106-53024-000		JEFFH- HD	29.96
						001-106-53057-195		JEFFH- HD	29.94
						020-020-53024-000		JEFFH- HD	29.97
						001-106-53024-000		JEFFH- HD	72.90
						001-106-54407-000		JEFFH- HD	74.94
						001-115-53096-000		JASOW-COS	413.09
						020-020-53058-000		JASOW-CPO	179.00
						090-090-53024-000		JASOW-AW	19.00
						090-090-53024-000		JASOW-SAF	110.10
						020-020-53024-000		JASOW-SAF	110.08
						001-118-53024-000		JASOW-SAF	110.08
						090-090-53024-000		JASOW-SAF	110.08
						130-130-53024-000		JASOW-SAF	110.09
						001-106-53024-000		JASOW-SAF	137.50
						020-020-54710-000		JASOW-JEN	1,081.00-
PC	971	8/03/18	1528	404295	WELLS ONE COMMERCIA	230-230-53011-000			456.57-
						230-230-56700-000			148.08-
						230-230-56700-000			110.08-
						230-230-56700-000			56.66
						230-230-56700-000			211.28
						230-230-56700-000			77.88
						230-230-56700-000			79.06
						230-230-56700-000			47.20
						230-230-56700-000			120.36
						230-230-53060-216			13.55
						230-230-53060-216			11.20
						230-230-53060-216			15.08
						230-230-53060-216			9.78
						230-230-53060-216			11.69
						230-230-53060-216			13.00
						230-230-53060-216			10.18
						230-230-53060-216			10.48
						230-230-53060-216			10.24
						230-230-53060-216			14.52
						230-230-53060-216			9.80
						230-230-53060-216			14.85
						230-230-53060-216			10.76
						230-230-53060-216			13.92
						230-230-53060-216			9.96
						230-230-53060-216			14.84

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

10 Total

21,343.58

CHECK DATE 8/03/18

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CONTROLLER

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TREASURER

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CHAIRMAN

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COMMISSIONER

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COMMISSIONER

Report NO: PR4300  
Run Date : 08/13/18

STOREY COUNTY  
PUBLIC BUDGET ACCOUNTING  
FUND SUMMARY REPORT

Page 1  
Run Time : 09:58:33

FUND DESCRIPTION	TYPED CHECKS	CHECKS ELECT TRANSFRS	ELECTRONIC CKS	PURCHASE CARDS	TOTAL
170 STATE	359.00	.00	.00	.00	359.00
TOTAL	359.00	.00	.00	.00	359.00



Report No: PH1390  
Run Date : 08/13/18

STOREY COUNTY  
TYPED CHECKS REGISTER

CHECK PISCAL  
NUMBER YEAR RECORD# VENDOR NAME

AMOUNT CHECK CHECK INVOICE#  
TOTAL DATE

DESCRIPTION

2019 1211  
2019 1211  
2019 1211  
2019 1211

10.00  
40.00  
225.00  
84.00

DIVORCE FEES  
WL RECORDER CERT  
WL CLERK/DV  
FOSTER FEES

COPY/DV

92800 NEV COMPTROLLER

359.00 8/13/18

TYPED CHECKS TOTAL 359.00  
ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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COMPTROLLER  
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TREASURER  
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CHAIRMAN  
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COMMISSIONER  
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COMMISSIONER  
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NUMBER VENDOR

FUND-DEPT INVOICE #

STOREY COUNTY  
 PURCHASE CARD REGISTER

DESCRIPTION	DATE	TRANS#	AMOUNT
SKRETTA- AXELINE	8/17/18	1502	3,790.34
STARRES	8/17/18	1491	34.00
TD SITEGROUND	8/17/18	1504	253.20
TD SUCURI	8/17/18	1504	39.96
TROWBRIDGE, - SCSO	8/17/18	1528	17.34
WB OFFICE DEPOT	8/17/18	1499	5.49
WB SOC OF NEV	8/17/18	1499	50.00
032648	8/17/18	1494	627.96
038366	8/17/18	1495	163.92
038556	8/17/18	1495	52.46
044921	8/17/18	1494	149.00
053676	8/17/18	1495	416.75
056923	8/17/18	1495	329.99
069887	8/17/18	1494	36.95
078594	8/17/18	1494	37.40
083084	8/17/18	1494	339.99
094391	8/17/18	1494	52.50
111-4956033-1960219	8/17/18	1495	26.20
26511	8/17/18	1494	21,321.76
5Y290679RC966324F	8/17/18	1494	21,321.76

\*Card Total\*

21,321.76  
 21,321.76

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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 COMPTROLLER  
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 TREASURER  
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 CHAIRMAN  
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 COMMISSIONER  
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 COMMISSIONER  
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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92801	A&K EARTH MOVERS INC	TRACK REPAIR PARTS		8/17/18	85717	598.33	
		TRACK REPAIR PARTS		8/17/18	85717	805.98	1,404.31
92802	ADAMS AND ASSOCIATES			8/17/18	85605	100.00	100.00
92803	ADVANCED DATA SYSTEMS INC			8/17/18	85553	200.00	
		IBM ISERIES SUPPORT		8/17/18	85553	1,218.00	
		REAL/PERS PROP		8/17/18	85553	160.00	
		POST-MIGR, JURY SEL, ETC		8/17/18	85553	50.00	
		GAMING/LIQUOR LICENSES		8/17/18	85553	2,014.00	
		PAYROLL, BUDGET, FXD ASSETS		8/17/18	85553	514.00	
		BILLING, TREAS RECEIPTS		8/17/18	85553	4,156.00	
92804	AIRGAS NCN INC	AMB SUPPLIES		8/17/18	85610	246.50	
		AMB SUPPLIES		8/17/18	85610	107.96	
		AMB SUPPLIES		8/17/18	85610	28.69	383.15
92805	ALL STAR RENTS	CONCRETE TRAILERS		8/17/18	85556	186.66	
		CONCRETE TRAILERS		8/17/18	85556	252.14	438.80
92806	ALLISON, MACKENZIE, LTD			8/17/18	85711	2,790.00	2,790.00
92807	ALPINE LOCK INC	DC FILE CABINET		8/17/18	85695	109.95	
		KEYS		8/17/18	85618	9.50	119.45
92808	ALSCO INC	ST 74 LAUNDRY		8/17/18	85609	10.52	
		ST 71 LAUNDRY		8/17/18	85609	13.80	
		ST 72 LAUNDRY		8/17/18	85609	8.77	
		ST 74 LAUNDRY		8/17/18	85609	10.52	
		CH		8/17/18	85555	46.50	
		SHOP		8/17/18	85555	126.52	
		CH		8/17/18	85555	82.13	
		CH		8/17/18	85555	46.50	345.26
92809	AMES CONSTRUCTION	USDA92-07 SF 271 #31		8/17/18	85650	1,654,778.07	1,654,778.07
92810	AMES CONSTRUCTION	VIRDEN, 120 N HOWARD		8/15/18	85734	5,492.90	5,492.90
92811	ARC HEALTH AND WELLNESS	MENDOZA PHYSICAL		8/17/18	85629	140.25	
		CERVANTES PHYSICAL		8/17/18	85585	389.09	
				8/17/18	85585	380.36	909.70
92812	ARGENTIA CHAPTER OES			8/17/18	85583	100.00	100.00
92813	ARGENTUM PARTNERS, LTD	AUGUST MKTG SERVICES		8/17/18	85718	4,167.00	4,167.00
92814	ASSESSOR'S ASSOC OF NEV	JANA SEDDON		8/17/18	85604	115.00	115.00
92815	BARKDUILL-SPENCER, ELAINE	AUGUST GM SERVICES		8/17/18	85732	8,333.00	8,333.00
92816	BEAN, JAMES	DEPOT CLEANING 7/25		8/17/18	85723	532.96	
		8/3/64 NOT PREP SECURITY		8/17/18	85723	1,410.93	1,943.89
92817	BEDDEAU, MICHAEL A	FORUM 2018 TRAVEL		8/17/18	85569	1,939.92	1,939.92
92818	BENDER, DEBORAH	7/27/18 - 8/9/18		8/17/18	85657	30.00	

Report No: PB1315  
Run Date : 08/16/18

STOREY COUNTY  
CHECK REGISTER 8/17/18

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92819	BISBEE, PATTY			8/17/18	85621	82.79	82.79
92820	BLACKPOINT LLC	DIGITAL SCANNER TWO		8/17/18	85611	320.00	320.00
92821	BOBULA, JAMES CLARK	SEPTIC PUMP 7/12 & 18		8/17/18	85719	700.00	700.00
92822	BURRELL, SCOTT LEWIS	7/27/18 - 8/9/18		8/17/18	85658	795.00	912.00
				8/17/18	85658	117.00	
92823	BURTON'S FIRE INC	GAS CAP		8/17/18	85612	26.00	26.00
92824	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		8/17/18	85586	451.82	451.82
92825	C & W LOCK, GLASS & SAFE	Y-1 KEYS		8/17/18	85554	5.00	5.00
92826	CAD	AUGUST PEST CONTROL		8/17/18	85720	75.00	75.00
92827	CANYON GENERAL IMPROVEMEN	LOCKWOOD GARDEN WATER		8/17/18	85568	2.44	
		WATER/SEWER		8/17/18	85587	50.50	52.94
92828	CARSON CITY JUVENILE PROB	CY 2018		8/17/18	85696	5,508.52	5,508.52
92829	CARSON CITY PLAZA, LLC	MELODRAMA CATERING		8/17/18	85721	1,875.00	3,370.00
		MELODRAMA CATERING		8/17/18	85721	1,495.00	
92830	CASELLE INC	SEPT SUPPORT		8/17/18	85557	202.00	202.00
92831	CASHMAN EQUIPMENT CORP	CATLDR-ALARM AS-BACK		8/17/18	85558	162.49	
		AR PAYMENT ADJUSTMENT		8/17/18	85558	88.41-	74.08
92832	CELICO PARTNERSHIP	772263062-00001		8/17/18	85582	40.41	
		772263062-00001		8/17/18	85582	406.91	
		772263062-00001		8/17/18	85582	80.86	
		772263062-00001		8/17/18	85582	92.36	
		772263062-00001		8/17/18	85582	40.41	
		772263062-00001		8/17/18	85582	323.28	
		772263062-00001		8/17/18	85582	351.44	
		772263062-00001		8/17/18	85582	131.12	
		772263062-00001		8/17/18	85582	35.83	
		772263062-00001		8/17/18	85582	510.83	
		772263062-00001		8/17/18	85582	90.78	
		772263062-00001		8/17/18	85582	65.56	
		JULY 775-686-9037		8/17/18	85729	281.86	2,451.65
92833	CENTRAL SANITARY SUPPLY	JAIL TP		8/17/18	85588	113.98	113.98
92834	CERTIFIED FOLDER DISPLAY			8/17/18	85722	852.40	852.40
92835	CITY OF CARSON TREASURER	STOREY CO DRUG COURT FEES		8/17/18	85714	40.00	40.00
92836	CMC TIRE INC	FR42551 TIRES/SVC CALL		8/17/18	85565	1,188.28	
		FR42553 TIRE/SVC CALL		8/17/18	85565	362.00	1,550.28
92837	COLLECTION SERVICE OF NEW	GARNISHMENT DISBURSED		8/17/18	85589	299.39	
		GARNISHMENT DISBURSED		8/17/18	85589	218.18	

Report No: PB1315  
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STOREY COUNTY  
CHECK REGISTER 8/17/18

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92838	COMMUNITY CHEST INC	VEU STOP 51 GRANT		8/17/18	85688	876.56	1,051.56
92839	COMPLETE DOCUM MNGMNT SOL	NOTICE OF ELECTION		8/17/18	85626	175.00	500.00
92840	COMSTOCK CHRONICLE (VC)	NOTICE OF ELECTION		8/17/18	85699	1,440.75	1,555.50
92841	COMSTOCK CIVIL WAR REENAC	CIVIL WAR DAYS ADVERTISIN		8/17/18	85579	114.75	1,500.00
92842	COMSTOCK GOLD MILL LLC	7/27/18 - 8/9/18		8/17/18	85659	1,500.00	81.00
92843	CONNELL, RICHARD	1/1/18 - 8/9/18		8/17/18	85660	75.00	319.00
92844	DAIHOS USA INC	WATER RENTAL		8/17/18	85677	1,078.00	1,397.00
92845	DIV OF WELFARE & SUPPORTI	REFUND 8/4/18		8/17/18	85689	25.95	51.90
92846	DUKE, DAVID	UNIFORM REPLACEMENT		8/17/18	85571	25.95	96.24
92847	DUNCAN, CANDY L	AUG. TICKETING SERVICE		8/17/18	85606	100.00	100.00
92848	EASLEY, JERRY U DOLORES G	APN 126411		8/17/18	85725	3,350.00	3,350.00
92849	ELLIOTT AUTO SUPPLY INC	SOG7832 AIR FILTER PANEL		8/17/18	85707	94.39	94.39
		SOG6000 AIR CONDITION		8/17/18	85559	59.76	
		PM57792 LUBE FILTR		8/17/18	85559	48.51	
		ITS4258 ABS WHL SLP		8/17/18	85559	10.99	
		SOG48326 ALTERNATOR		8/17/18	85559	99.60	
		SOG7832 LUBE FILTER		8/17/18	85559	315.97	
		SOG6000 CABIN AIR FILT		8/17/18	85559	15.40	
		SHOP-BRAKE CLEAN		8/17/18	85559	10.40	
		SOG6000 HVAC DOOR ACT		8/17/18	85559	71.64	
		SRV RETRN LAMPS		8/17/18	85559	38.47	
		SOG6000 RAPID SEAL		8/17/18	85559	37.89	
		SOG48326 V BELTS		8/17/18	85559	12.84	
		SOG48326 BRAKE PADS		8/17/18	85559	23.26	
		BC70- FILTERS		8/17/18	85559	38.78	
		FR58397 TRAN/DIF LUBE		8/17/18	85559	48.44	
		SOG6023 AUX AIR		8/17/18	85559	39.20	
		SOG6023 TRAN/DIF LUBE		8/17/18	85559	58.80	
		SOG6023 REFRIGRANT		8/17/18	85559	6.83	
		SOG6023 EXPANSION VALVE		8/17/18	85559	278.00	
		FR66632 COOLANT FILTR		8/17/18	85559	31.53	
		FR66632 AIR FILTR PANEL		8/17/18	85559	25.12	
		SOG58905 POSI PAD/ROTR		8/17/18	85559	88.45	
		SOG48325 FW HUB		8/17/18	85559	254.78	
		SOG48326 GRAYBLK PAINT		8/17/18	85559	223.31	
		SRV56405 BOOT		8/17/18	85559	130.00	
		FR69948 FUELAOIL FLTRS		8/17/18	85559	21.82	
		STOCK- FILTERS		8/17/18	85559	14.06	
				8/17/18	85559	67.69	
				8/17/18	85559	7.94	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92850	ENERSPECT MEDICAL SOL	S066000 CABIN AIR FILT		8/17/18	85559	10.40	
		S066000 AIR FILTER PANEL		8/17/18	85559	88.45	
		S067832 C750 R120		8/17/18	85559	114.40	
		FR66632 FUEL FILTER		8/17/18	85559	77.62	
		FIRE-BATTERIES		8/17/18	85559	496.18	
		S066000 BRK LUBE		8/17/18	85559	47.90	
		S067832 C750 R120		8/17/18	85559	114.40	
		S066000 HVAC DOOR ACT		8/17/18	85559	38.47	
		S066024 C750 R120		8/17/18	85559	228.80	
		S066023 C750 R120		8/17/18	85559	114.40	
		S066000 - AIR COND,RAPID S		8/17/18	85559	289.82	
		S048326 BRAKE ROTR		8/17/18	85559	76.82	
		S066023 COMPRESSR NEW		8/17/18	85559	364.32	
		S066023 BRAKE ROTR/PAD		8/17/18	85559	115.60	
		S058905 POST CERAMC PAD		8/17/18	85559	39.16	
		S066000 - TEMP MOD		8/17/18	85559	39.36	4,259.80
92850	ENERSPECT MEDICAL SOL	PADS		8/17/18	85577	390.76	390.76
92851	FARMER BROS CO	COFFEE - LOCKWOOD		8/17/18	85614	120.14	
		COFFEE - LOCKWOOD		8/17/18	85614	63.57	183.71
92852	FARR WEST ENGINEERING	SIX MILE CYN CULVERTS		8/17/18	85580	2,740.54	
		TASK#21		8/17/18	85580	7,301.25	
		JULY CM 6/16-7/20 NHPA		8/17/18	85560	267.75	
		PROJECT MANAGEMENT		8/17/18	85580	65,588.82	
		TASK ORD 11 DESIGN PHASE		8/17/18	85580	2,300.00	
		GIS UTILITY DATA		8/17/18	85580	3,738.75	
		REHAB PJCT		8/17/18	85580	160.00	
		TREATMENT PLANT		8/17/18	85580	498.75	
		90333 90066		8/17/18	85580	153.21	77,460.32
92853	FASTENAL COMPANY	GLOVES		8/17/18	85648	352.80	352.80
92854	FERGUSON ENTERPRISES INC	CNCRT ELECT BOX LTD		8/17/18	85566	174.80	174.80
92855	FERRELIGAS LP	LWSC		8/17/18	85561	154.88	154.88
92856	GOLDEN GATE/SET PETROLEUM	LW UNL 390 / DSL 241		8/17/18	85562	1,590.19	
		TRI UNL 211/ DSL 141		8/17/18	85562	878.62	2,468.81
92857	GRANSBERRY, TOM	8/6-8/10/2018		8/17/18	85733	90.00	
		7/30-8/3/2018		8/17/18	85733	225.00	315.00
92858	GREAT BASIN TERRITE & PES	10 N B / COTTAGE		8/17/18	85630	65.00	65.00
92859	GTP INVESTMENTS LLC	POND PEAK TOWER		8/17/18	85598	608.33	608.33
92860	H&E EQUIPMENT SVCS, INC.	2013 TEREX REACH LIFT		8/17/18	85608	70,000.00	70,000.00
92861	HAT, LTD	ROADS		8/17/18	85567	678.72	
		ROADS		8/17/18	85567	1,357.44	2,036.16
92862	HAYNES JOE A & MARIE C	APN 00355216		8/17/18	85706	93.44	93.44
92863	HD SUPPLY FACIL MAINT LTD						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92864	HISTORIC FOURTH WARD SCHO	SLUDGE & WRENCH		8/17/18	85651	136.48	136.48
92865	HOEFFT, JAMES	7/27/18 - 8/9/18		8/17/18	85661	28.00	356.50
92866	HOME DEPOT CREDIT SERVICE	MULTIPLE APN		8/17/18	85708	20.00	20.00
92867	HYDRAULIC INDUSTRIAL SERV	NETWORK CABLE RODS		8/17/18	85599	124.89	124.89
92868	INTERCEPT INC	FR66632 FITTINGS		8/17/18	85564	47.65	502.00
92869	IRON MOUNTAIN INFO MGT IN	SRV HOSES/CLAMPS		8/17/18	85564	454.35	368.00
92870	ITI SOURCE LLC	SHRED BIN CONSOLE 1/2		8/17/18	85573	147.27	291.59
		SHRED BIN 1/2+DETENTION		8/17/18	85573	144.32	
92871	JBP LLC	RACK ST 72		8/17/18	85601	904.67	1,406.80
		RACK CABLE PANEL		8/17/18	85601	257.12	
		IT RAM DDR3		8/17/18	85601	147.78	
		ROXIO VIDEO EDITOR VCSO		8/17/18	85601	97.23	
		FR42552 THRMSTAT/TRNEMTR		8/17/18	85632	109.67	
		PW HEVY EQUIP POGP STI		8/17/18	85632	40.39	
		PW H E RETRN POGO STI		8/17/18	85632	40.39	
		FR73870 TRIM KIT/COVER		8/17/18	85632	244.58	
		FR42552 BERNG STRAP KIT		8/17/18	85632	36.47	
		FR66632 H2O FILTER		8/17/18	85632	61.39	452.11
92872	JENSEN ENTERPRISES INC	GRATES 24"		8/17/18	85649	687.50	687.50
92873	JNA CONSULTING GROUP LLC	ADVISE FEES/EC DEV FINANC		8/17/18	85672	9,823.37	9,823.37
92874	JONES, MARIAH	8/11/18		8/17/18	85584	100.00	100.00
92875	KENNETH L DORR JR SOLE M	JULY CONTRACT SERVICES		8/17/18	85724	910.00	1,940.00
		JULY ENGINEERING SERVICE		8/17/18	85724	1,030.00	
92876	KNECHT, RAQUEL	8/17/18		8/17/18	85622	74.52	74.52
92877	L N CURTIS & SONS	LONCAR STRUCT. BOOTS		8/17/18	85613	379.00	379.00
92878	LIQUID BLUE EVENTS LLC	RODEO BANK CASH		8/17/18	85662	6,000.00	6,000.00
92879	LIQUID BLUE EVENTS LLC	AUGUST RETAINER		8/17/18	85663	2,300.00	2,300.00
92880	MA LABORATORIES INC	IT STOCK		8/17/18	85602	1,406.37	2,975.33
		NETTY COMPUTER		8/17/18	85602	1,568.96	
92881	MACKAY MANSION	7/27/18 - 8/9/18		8/17/18	85664	962.50	1,057.00
92882	HENRY SCHEIN	AMB SUPPLIES		8/17/18	85615	98.90	314.71
		AMB SUPPLIES		8/17/18	85615	215.81	
92883	MCKUSICK, RICHARD	REFUND PT		8/17/18	85616	153.40	



CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92884	MERRITT COMMUNICATIONS IN	HEADSET		8/17/18	85693	164.97	164.97
92885	METRO OFFICE SOLUTIONS IN	CASE BATTERIES		8/17/18	85551	13.75	
		BATTERIES		8/17/18	85551	231.67	
		KEENER		8/17/18	85551	48.00	
		TAPE & BINDERS		8/17/18	85590	63.39	
		ENVELOPES RINED		8/17/18	85572	78.12	
		PAPER		8/17/18	85572	42.43	
		PENS/PADS/STICKYS		8/17/18	85572	50.54	
		IN AND OUT BOARD		8/17/18	85572	28.46	400.12
92886	MONARCH DIRECT LLC	ABN FORMS		8/17/18	85619	511.02	
		PCR FORMS		8/17/18	85619	1,188.00	1,699.02
92887	MOUND HOUSE TRUE VALUE	AMP PLUG		8/17/18	85617	23.98	
		MAINT SUPPLIES		8/17/18	85687	11.47	
		TOILET LEVER		8/17/18	85647	7.49	
		KEYS		8/17/18	85593	9.95	52.89
92888	MUNICIPAL CODE CORP	SUPPLEMENT 14		8/17/18	85702	5,554.37	5,554.37
92889	NEW ADMIN BLDG & GROUNDS	JULY WATER PURCHASE		8/17/18	85641	9,441.34	9,441.34
92890	NEW COMPTROLLER			8/17/18	85620	100.00	
				8/17/18	85620	95.00	
				8/17/18	85620	625.00	
				8/17/18	85620	903.00	
				8/17/18	85620	4,661.00	6,384.00
92891	NEW COMPTROLLER	ML RECORDER CERT COPY/DV		8/17/18	85716	49.00	49.00
92892	NEW DEPT OF PUBLIC SAFETY	PSI PRODUCTION		8/17/18	85705	239.68	239.68
92893	NEW DEPT PUBLIC SAFETY	FINGERPRINTS/BACKGROUNDS		8/17/18	85591	1,377.50	1,377.50
92894	NEW LEGISLATIVE COUNSEL	ELECTION PUBLICATIONS		8/17/18	85701	1,848.05	1,848.05
92895	NEW SUPREME COURT OF NV	USERS X 2		8/17/18	85704	2,500.00	
		S		8/17/18	85640	7,500.00	10,000.00
92896	NEVADA LEGAL SERVICE INC	FEES COLLECTED		8/17/18	85715	473.00	473.00
92897	NEVADA OCCUPATIONAL HLTH	INNATE PHYSICALS		8/17/18	85592	400.00	400.00
92898	NEXTEL OF CALIFORNIA INC	PLANNING COMMISSION		8/17/18	85581	316.99	316.99
92899	NORTON CONSULTING LLC	SIGN RIVERS/BOLTS		8/17/18	85637	156.20	
		STREET SIGNS		8/17/18	85637	403.50	
		TRAFFIC SIGN PAINT		8/17/18	85637	8.80	568.50
92900	O'REILLY AUTO ENTERPRISES	PW H.E.CREDIT		8/17/18	85627	15.99	
		COMMUNITY DEV CREDIT		8/17/18	85627	445.27	
		TAILLIGHTS/FREIGHT		8/17/18	85627	431.51	
		IT28155 CNTRL VALV		8/17/18	85627	43.26	
		RETRN TAILITES/FREIGHT		8/17/18	85627	431.51	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92901	OFFICE DEPOT INC	FR42552 GEAR LUBE SRV 53024 SRV 56405 WHL SEAL SRV 56405 GEAR OIL SRV 56405 SENS/FUEL FLTR SO66000 10MM THREAD SO66024 HARNESS SO66024 CAPSULES SO48326 MICRO BELT SO66632 OIL FLTR SO66023 WIPR BLADES SO48326 RELAYS		8/17/18 8/17/18 8/17/18 8/17/18 8/17/18 8/17/18 8/17/18 8/17/18 8/17/18 8/17/18	85627 85627 85627 85627 85627 85627 85627 85627 85627 85627	35.98 1.40 48.44 77.94 70.61 8.99 17.98 39.56 27.19 134.04 50.12 38.52	132.77
92902	OFFSITE DATA DEPOT, LLC	LARGE BINDER FLOOD STUFF PENS AND PAPER PLATES BINDER AND DIVIDERS		8/17/18 8/17/18 8/17/18	85574 85574 85574	7.77 13.25 11.05	32.07
92903	ON THE SIDE GRAPHICS & SI	JUSTICE OF PEACE COMMUNITY DEVELOPMENT CLERK OFFICE CLERK CLERK		8/17/18 8/17/18 8/17/18 8/17/18 8/17/18	85576 85576 85576 85576 85576	87.27 50.41 112.31 198.38 265.23	713.60
92904	OUTFRONT MEDIA LLC	RODEO BANNER ONBILLBOARD CAMEL BANNER/RODEO DATE		8/17/18 8/17/18	85665 85665	65.00 115.00	180.00
92905	PEDELEY KNOWLES & COMPANY	BILLBOARD 7/23 - 8/19 BILLBOARD 8/20 - 9/16		8/17/18 8/17/18	85666 85666	644.68 644.68	1,289.36
92906	PETRINI, ANGELO D	4 GAS MONITORS SERC GRANT		8/17/18	85570	3,724.00	3,724.00
92907	PITNEY BOWES INC	7/27/18 - 8/9/18 SUPPLIES		8/17/18 8/17/18	85667 85700	297.50 1,036.94	297.50
92908	POWERPLAN	PM67075 V-BELT, WASHER JD6068-RESAL. INJECTORS		8/17/18 8/17/18	85631 85631	129.68- 993.47	863.79
92909	PROTECTION DEVICES INC	LW SUB MONITORING SCPW GSM RADIO/MONITORING		8/17/18 8/17/18	85697 85697	75.00 135.00	210.00
92910	PUBLIC EMPLY RETIREMENT	AFRICA, T		8/17/18	85575	2,189.68	2,189.68
92911	PURCHASE POWER	REFILL		8/17/18	85694	5.00	5.00
92912	RAD STRATEGIES INC	SUPPORT PUB ED OUTREACH, SOC MEDIA GIN MKTG SOC MEDIA, MKTG, OUTREACH		8/17/18 8/17/18 8/17/18 8/17/18	85552 85552 85552 85552	500.00 2,000.00 500.00 3,000.00	6,000.00
92913	RAPID SPACE LLC	VCH- RESTROOM RENTAL MT- RESTROOM RENTAL		8/17/18 8/17/18	85623 85623	140.00 140.00	280.00
92914	RAY MORGAN CO INC (CA)	LOCKWOOD CANON PRINTER ST 71 CANON PRINTER ASSESSORS CANON PRINTER		8/17/18 8/17/18 8/17/18	85603 85603 85603	15.12 149.97 19.30	



CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92931	STAR SOUND AUDIO, INC	372 S C		8/17/18	85644	62.92	
92932	STEM LLC	DRIP SYSTEM		8/17/18	85644	441.22	
92933	SUN PEAK ENTERPRISES			8/17/18	85644	117.52	
				8/17/18	85644	297.71	
				8/17/18	85644	128.59	
				8/17/18	85644	66.82	
				8/17/18	85644	62.92	
				8/17/18	85673	78.20	
				8/17/18	85727	11,113.92	
92934	SUTTON HAGUE LAW CORP	SOUND SYSTEM		8/17/18	85731	2,360.00	
		WESTWINE CATERING 8/4		8/17/18	85681	1,743.00	
		7/27/18 - 8/9/18		8/17/18	85681	153.00	
92935	TAX MANAGEMENT ASSC INC	2017-PRESENT,MOU PROCESS SERVICES THRU 7/31/18		8/17/18	85578	4,968.17	
		2017 AUDIT 6/32 ACCTS		8/17/18	85607	18,500.00	
		2018 AUDIT 13/29 ACCTS		8/17/18	85607	15,000.00	
		2017 AUDIT 3/32 ACCTS		8/17/18	85607	3,600.00	
		2018 AUDIT 15/29 ACCTS		8/17/18	85607	22,400.00	
92936	TERRY, SHIRLEY			8/17/18	85682	2,268.00	
		7/27/18 - 8/9/18		8/17/18	85682	116.00	
92937	THALMAN, RHODA KEALOHA	VOICE LESSONS FOR ACTORS		8/17/18	85703	75.00	
92938	THATCHER COMPANY	2 CHLORINE		8/17/18	85645	366.20	
		DEPOSIT REFUND		8/17/18	85645	80.00-	
		4 CHLORINE		8/17/18	85645	758.04	
		DEPOSIT REFUND		8/17/18	85645	280.00-	
		DEPOSIT REFUND		8/17/18	85645	350.00-	
		2 CHLORINE		8/17/18	85645	391.52	
92939	THE DUBE' GROUP INC	JUSTICE COURT		8/17/18	85709	3,756.70	
92940	THE TOMSTONE COWBOYS LLC			8/17/18	85683	2,024.00	
		7/27/18 - 8/9/18		8/17/18	85683	340.00	
92941	THOMAS PETROLEUM LLC	PW REG 450 / DSL 163		8/17/18	85646	1,687.74	
		PW REG 485 / SDL 223		8/17/18	85646	1,812.76	
		VCH DSL 215		8/17/18	85646	540.17	
92942	TUSSELMING, DICK G	WINE FOR VISIT CENTER		8/17/18	85675	300.00	
92943	TROWBRIDGE, LORI	DOG FOOD FOR JAIL/KENNEL		8/17/18	85596	17.99	
92944	US POSTOFFICE (VC)			8/17/18	85652	200.00	
92945	V & T ROCK, INC	P,L,I,K ST		8/17/18	85656	863.64	
		P,L,I,K ST		8/17/18	85656	845.86	
		P,L,I,K ST		8/17/18	85656	163.50	
92946	VIDEO VELOCITY	VC VIDEOS FOR VISIT CNTR		8/17/18	85678	200.00	

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92947 VIRGINIA & TRUCKEE RR CO

TRAIN SERVICES 8/3, 4&5  
TRAIN SERVICES 6/2&3  
TRAIN SERVICES 8/11&12

7/27/18 - 8/9/18

JULY SHUTTLE SERVICES  
7/27/18 8/9/18

7/27/18 - 8/9/18

92949 WALKER & ASSOCIATES

LOBBYIST SERVICES

92950 WASHOE CO SHERIFFS OFFICE

FORENSIC CONTRACT

92951 WASHOE COUNTY SENIOR SERV

LOCKWOOD MEALS JULY 2018

92952 WASHOE COUNTY, NEVADA

DNA TESTING NRS 176.915

922953 WATERS SEPTIC TANK SV DBA

GH SEPTIC 3000 GALS

92954 MEDCO INC

CH-EXIT SIGNS

92955 WESTERN ENVIRONMENTAL, LAE

COLI, ORG CARB, ALK, QUANT

T COLT

92956 WESTERN NEVADA SUPPLY CO

LW GARDEN - WOOD

VCSC- PRESSURE REG

CHECKS TOTAL

2,516,349.64

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 2,516,349.64

CHECK DATE 8/17/18

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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: PB1380CH  
Run Date : 08/16/18

STOREY COUNTY  
Register for Electronic Checks 8/17/18

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Check  
Number

Vendor

Invoice

Description

Date Voucher#

Amount

Check  
Total

31

PORTER GROUP LLC

INV 18SC8

LOBBYIST FEE

8/17/18 27

6,000.00

6,000.00

Checks Total

6,000.00

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

DATE

COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

DISTRICT ATTORNEY

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	TOTAL
92670	A AND H INSURANCE, INC	COMMISSIONERS		8/03/18	85550	313,264.94	313,264.94
92671	ALL CONSTOCK LLC	WASTEWATER IMP PUCT		8/03/18	85409	8,000.00	8,000.00
92672	ALL PRO SECURITY, INC.	SECURITY IT		8/03/18	85436	1,550.00	1,550.00
92673	ALPINE LOCK INC	KEYS WATER TANK KEYS		8/03/18	85406	10.00	
92674	ALSCO INC	ST 75 LAUNDRY SHOP		8/03/18	85466	20.58	
92675	ARC HEALTH AND WELLNESS	GLOMNIAK PHYSICAL		8/03/18	85407	71.83	256.71
92676	AT&T MOBILITY II LLC	WIRELESS X4		8/03/18	85447	164.30	
92677	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICE		8/03/18	85398	482.21	482.21
92678	BARKDULL-SPENCER, ELAINE	REPLACE BATHROOM LOCK TICKET 877 NUMBER PROJECTOR FOR DEPOT LUNCH W ACTIVITY TICKETS ONLINE FILES JUNE 2018 LUNCH FOR VOLUNTEERS PAPER TOWELS & TRASH BAGS EVENTS POSTER DESIGNS WINE FOR WINETRAN MAINT SUPPLIES WINE TRAIN ENTERTAINMENT DISPOSAL OF SEVERAL TIRES SOIL FOR TREES WINE TRAIN ASSISTANCE STAPLE GUN STAPLES OFFICE SUPPLIES FANS FOR MELOWDRAMMA HAT FOR BIRTHDAY GUEST PROPS FOR WESTMINE HAMKER BOXES FOR PEX CHRISTMAS IN JULY BANNER GM SERVICES FOR JULY		8/03/18	85423	38.82	38.82
92679	BATTLE BORN CONSULTING SE	COMM DEVELOP OVERSIGHT		8/03/18	85528	75.00	
92680	BEAN, JAMES	SUPPLIES FOR EVENTS PREP PROPS FOR WESTMINE EVENT COMEDY SHOW LANDSCAPING & MAINT. CONSTRUCTION & MATERIALS REPAIRS, PAINTING, PLANTS NIGT PREP/SECURITY THREE DAYS ENTERTAINMENT MORE STAGE AND MATERIALS		8/03/18	85528	249.72	
92681	BENDER, DEBORAH			8/03/18	85528	487.18	
				8/03/18	85528	49.90	
				8/03/18	85528	90.00	
				8/03/18	85528	24.49	
				8/03/18	85528	92.06	
				8/03/18	85528	232.50	
				8/03/18	85528	84.04	
				8/03/18	85528	99.28	
				8/03/18	85528	50.00	
				8/03/18	85528	50.00	
				8/03/18	85528	16.35	
				8/03/18	85528	20.00	
				8/03/18	85528	5.13	
				8/03/18	85528	62.42	
				8/03/18	85528	166.44	
				8/03/18	85528	12.99	
				8/03/18	85528	105.99	
				8/03/18	85528	2,326.55	
				8/03/18	85528	58.42	
				8/03/18	85529	8,333.00	12,691.46
				8/03/18	85441	11,354.00	11,354.00
				8/03/18	85529	72.96	
				8/03/18	85529	101.27	
				8/03/18	85529	40.00	
				8/03/18	85529	52.50	
				8/03/18	85529	99.92	
				8/03/18	85529	445.31	
				8/03/18	85529	120.00	
				8/03/18	85529	150.00	
				8/03/18	85529	360.00	
				8/03/18	85529	242.96	1,684.92



STOREY COUNTY  
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92682	BERRY ENTERPRISES	7/13/17 - 7/26/18		8/03/18	85498	90.00	90.00
92683	BING CONSTRUCTION CO OF N	MOTOTRO CHARGER		8/03/18	85476	69.35	69.35
92684	BRANDON, RUSSELL D	COLD PATCH 1/7		8/03/18	85526	1,072.42	1,072.42
92685	BUCKET OF BLOOD SALOON	PUBLIC ADMINISTRATION		8/03/18	85463	60.00	60.00
92686	BURRELL, SCOTT LEWIS	SHRINER'S GROUP DRINKS		8/03/18	85499	154.00	154.00
		7/13/18 - 7/26/18		8/03/18	85500	802.50	
				8/03/18	85500	193.50	996.00
92687	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		8/03/18	85449	415.42	415.42
92688	CAD	MONTHLY PEST CONTROL		8/03/18	85536	75.00	75.00
92689	CAMPBELL, IRIS	OVERPAYMENT		8/03/18	85431	3,450.47	
		OVERPAYMENT		8/03/18	85431	89.68	3,540.15
92690	CAPITAL SANITATION CO	4TH JULY TRASH SERVICE		8/03/18	85524	30.24	
		WASTE BIN		8/03/18	85531	190.86	221.10
92691	CERVANTES, CORY	CERVANTES BELT		8/03/18	85450	69.70	69.70
92692	CHAM-TEX	CUP KITS, RAZORS, SHAMP		8/03/18	85451	89.90	89.90
92693	CITY OF CARSON CITY	4650 EASTGATE SIDING RD		8/03/18	85546	113.35	113.35
92694	CLEWELL, LEO	COMSTOCK CLASSICS3		8/03/18	85408	100.00	100.00
92695	CMC TIRE INC	SO62214 TIRES		8/03/18	85411	2,073.76	
		SO58904 TIRES		8/03/18	85411	780.48	
		FR42554 TIRES		8/03/18	85411	913.84	
		FR42554 SERVICE CALL		8/03/18	85411	167.00	
		FR62238 VALVE STEM		8/03/18	85411	55.90	
		FR6632 4 LOOSE		8/03/18	85411	1,894.52	5,885.50
92696	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		8/03/18	85453	598.78	
		GARNISHMENT DISBURSED		8/03/18	85453	394.49	993.27
92697	COMMUNITY CHEST INC	AUGUST2018 PROGRAM SUPPOR		8/03/18	85403	18,291.00	18,291.00
92698	COMSTOCK CEMETERY FOUNDAT	HPF PORCH PROJECT		8/03/18	85400	4,000.00	4,000.00
92699	COMSTOCK GOLD MILL LLC	7/13/18 - 7/26/18		8/03/18	85501	6.00	
				8/03/18	85501	45.00	51.00
92700	DAIOHS USA INC	ST 72 WATER		8/03/18	85467	73.95	
		ST 71 WATER		8/03/18	85467	30.95	
		ST 74 WATER		8/03/18	85467	36.95	
		ST 74 WATER		8/03/18	85467	30.95	
		CH- WATER		8/03/18	85488	51.90	
		WATER SERVICE- JAIL		8/03/18	85454	82.85	307.55
92701	DE DUFOUR, KARYN MARIE	TRAVEL CLAIM FORM2018		8/03/18	85452	925.40	

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92702	DISH DBS CORPORATION	800 PERI RANCH LOCKWOOD		8/03/18	85401	97.03	97.03
92703	DX-10 INC	DOZER 74 REPAIR		8/03/18	85468	1,122.07	1,122.07
92704	ELLIOTT AUTO SUPPLY INC	JD624J FILTER		8/03/18	85412	20.88	
		SC48325 BATTERY		8/03/18	85412	202.05	
		FR66634 HOSE FITTINGS		8/03/18	85412	15.66	
		ITS4258 OIL SEAL		8/03/18	85412	14.90	
		ITS4258 MONOTUB		8/03/18	85412	352.42	
		FR56340 GASKT		8/03/18	85412	37.02	
		SOS8904 WHL HARDWARE		8/03/18	85412	10.26	
		IT28155 MSTR CYLDR		8/03/18	85412	65.87	
		BH410K FILTER		8/03/18	85412	9.58	
		CAT928G FILTER		8/03/18	85412	32.51	
		IT28155 MANTI		8/03/18	85412	124.08	
		ITS4258 MINITUR LAMPS		8/03/18	85412	10.50	
		BC70 FVP DEF 2-5 GAL		8/03/18	85412	55.64	
		SC48325 BELTS		8/03/18	85412	87.86	
		FRSTOCK OIL		8/03/18	85412	139.10	
		SOS8576 LUBE,AIR FILTRS		8/03/18	85412	20.04	
		ITS4235 BATTERY		8/03/18	85412	90.92	
		SRV56405 BEARING,OIL SEAL		8/03/18	85412	41.47	
		SRV56405 AXLE GASKT		8/03/18	85412	1.81	
		SC48325 BRAKE PAD,ROTOR		8/03/18	85412	242.64	
		SRV56405 AIR FLTR		8/03/18	85412	45.68	
		SRV56405 WHL BRNG RETANR		8/03/18	85412	31.54	
		SRV56405 AXLE GASKT		8/03/18	85412	1.81	
		IT28155 FUEL INJECTR		8/03/18	85412	48.86	
		FR62216 BATTERY		8/03/18	85412	393.81	
		FRST72GEN BATTERY		8/03/18	85412	106.97	
		SC48325 BELT		8/03/18	85412	75.94	
		SRV56405 BEARING SET		8/03/18	85412	62.65	
		SC48325 BRAKE ROTOR		8/03/18	85412	76.82	
		SRV56405 AIR FLTR		8/03/18	85412	45.68	
		SRV56405 WHL HUB, BEARING		8/03/18	85412	224.23	
		SRV56405 AXLE GASKT		8/03/18	85412	1.81	
		JD624J FILTER		8/03/18	85412	36.52	2,479.37
92705	ENERSPECT MEDICAL SOL	SAFETY COMMITTEE		8/03/18	85422	612.76	612.76
92706	EWING IRRIGATION PRODUCTS	MINERS- IRRIGATION		8/03/18	85489	40.67	
		MINERS- IRRIGATION		8/03/18	85414	40.67	81.34
92707	F AND P CONSTRUCTION CO I	WATERLINE REPAIR		8/03/18	85424	7,632.25	7,632.25
92708	FARR WEST ENGINEERING	6 MILE DESING WORK		8/03/18	85474	11,020.88	11,020.88
92709	FAST GLASS INC	SO WINDSHLD/CHEVY IMPALA		8/03/18	85426	170.00	170.00
92710	FCC COMMUNICATIONS, LLC	MOVED PHONE LINES		8/03/18	85397	88.00	88.00
92711	FERGUSON ENTERPRISES INC	WRNCH, FITTINGS		8/03/18	85491	105.62	105.62
92712	FIDELITY SEC LIFE INS CO	AUG RETIREE VISION		8/03/18	85410	222.13	222.13
92713	RAYBURN, STUART						

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INVOICE CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	F/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92714	GOLDEN GATE/SEPT PETROLEUM	HEATER CONTROL		8/03/18	85478	276.20	276.20
92715	GRAINGER	TRI DSL 223 LM UNL 149 /DSL 225		8/03/18	85415	520.85	
				8/03/18	85415	893.71	1,414.56
92716	GRANSBERRY, TOM	JANITORIAL SUPPLIES BUNGEE, GLOVES HARD HATS, HARNESS TLT PPR DISPENSER		8/03/18	85416	1,054.08	
				8/03/18	85416	52.84	
				8/03/18	85416	679.43	
				8/03/18	85416	79.32	1,865.67
92717	GREAT BASIN TERMITE & PES	\$45 X 2.5HRS PEST CONTROL CH - QUARTERLY VCCC-QUARTERLY 372 C QUARTERLY 100 TOLL WATER PLANT MCCC- QUARTERLY		8/03/18	85473	112.50	112.50
92718	HD SUPPLY FACIL MAINT LTD	TNT, GLASSES, HACH NITR GELEX, SALT, AMMONA/NITRATE		8/03/18	85417	232.54	
				8/03/18	85417	552.68	785.22
92719	HENRY SCHEIN	AMB SUPPLIES AMB SUPPLIES AMB SUPPLIES AMB SUPPLIES CREDIT		8/03/18	85469	.92	
				8/03/18	85469	909.89	
				8/03/18	85469	20.58	
				8/03/18	85469	104.00-	827.39
92720	HISTORIC FOURTH WARD SCHO	PER DIEM L.MATHER		8/03/18	85405	282.00	
				8/03/18	85502	68.00	
				8/03/18	85502	387.00	737.00
92721	HOME DEPOT CREDIT SERVICE	7/13/18 - 7/26/18 VCTC- TOILET HANDLE HOLE SAM BATTERY MAINTENANCE IT TOOLS		8/03/18	85418	5.98	
				8/03/18	85418	38.35	
				8/03/18	85437	139.96	
				8/03/18	85437	149.82	334.11
92722	HOMETOWN HEALTH	16009041-00053 ADMIN AUG 16009041-00053 WATER AUG		8/03/18	85413	11,397.00	
				8/03/18	85413	4,866.24	16,263.24
92723	HOSE & FITTINGS ETC	TRANSPORT FITTINGS SHOP/HEAVY PADS		8/03/18	85427	563.70	
				8/03/18	85427	62.40	626.10
92724	HOT SPOT BROADBAND INC	INTERNET JULY ST72 INTERNET		8/03/18	85535	190.00	
				8/03/18	85438	82.50	272.50
92725	INTERCEPT INC			8/03/18	85547	24.00	24.00
92726	ITS MY COMMUNITY STORE	OFFICE SUPPLIES OFFICE SUPPLIES		8/03/18	85428	34.75	
				8/03/18	85428	135.59	170.34
92727	ITI SOURCE LLC	IT VEEAM SOFTWARE CHERIE SURFACE TABLET COMDEV RACKS DMZ SWITCH CHERIE TABLET SA		8/03/18	85439	9,553.70	
				8/03/18	85439	1,927.27	
				8/03/18	85439	1,351.90	
				8/03/18	85439	1,788.72	
				8/03/18	85439	226.13	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92728	JAMES C MCLENNAN MDPC	MICROSOFT OFFICE LICENSE		8/03/18	85439	387.35	
92729	KANSAS CITY LIFE INS CO	DOMAIN EQUIPMENT		8/03/18	85439	139.13	
92730	KNECHT, RAQUEL	NAS BACKUP SERVER		8/03/18	85439	4,583.65	20,017.85
92731	LAMBDA COMMUNICATIONS INC	HEALTH OFFICER AUGUST2018		8/03/18	85402	500.00	500.00
92732	LIFE-ASSIST INC	LIFE - ROADS		8/03/18	85420	15.92	15.92
92733	LYON CO COMPTROLLER	1 HR + MILEAGE		8/03/18	85432	63.08	
92734	MA LABORATORIES INC	SAT PHONE DISPATCH EMPG		8/03/18	85549	1,095.00	1,095.00
		AMB SUPPLIES		8/03/18	85470	139.96	
		AMB SUPPLIES		8/03/18	85470	190.00	389.96
		RAWE PEAK RENTAL SPACE		8/03/18	85440	3,000.00	3,000.00
		SSD JUSTICE COURT		8/03/18	85443	270.35	
		MARTIN COMPUTER COMDEV		8/03/18	85443	1,981.92	
		DOMAIN SUPPLIES		8/03/18	85443	477.45	
		GIS COMPUTER PARTS		8/03/18	85443	203.35	
		GIS COMPUTER PARTS		8/03/18	85443	1,175.97	
		GIS COMPUTER PARTS		8/03/18	85443	397.87	
		GIS COMPUTER PARTS		8/03/18	85443	916.34	5,423.25
92735	MACKAY MANSION	7/13/18 - 7/26/18		8/03/18	85525	891.00	
92736	MANIARD CONSULTING	ADDITIONAL ENGINEERING		8/03/18	85525	115.50	1,006.50
92737	MARK TWAIN COMMUNITY CTR	AUGUST2018 PROG SUPPORT		8/03/18	85532	30.00	30.00
92738	MCUFFEY, JACK	USED PERSONAL CARD		8/03/18	85448	25.94	
92739	MELVYN GREEN & ASSOC INC	USED PERSONAL CARD		8/03/18	85448	34.82	
92740	METRO OFFICE SOLUTIONS IN	NACO - USED PERSONAL CARD		8/03/18	85448	72.00	132.76
		SMAC HPF GRANT REPORT		8/03/18	85446	12,375.63	12,375.63
		6 BINDERS CMPTRLR OFFICE		8/03/18	85442	71.52	
		TRASH LINERS		8/03/18	85455	28.08	
		CLEANER/TRASH BAGS		8/03/18	85477	47.45	
		SPONGES		8/03/18	85477	2.70	
		FLOOR CLEANER		8/03/18	85477	5.72	
		BINDERS		8/03/18	85399	28.46	
		PAPER		8/03/18	85399	45.42	
		FILES FOR REPORTS		8/03/18	85399	14.67	
		INDEX FILE TABS		8/03/18	85399	8.88	252.90
92741	MIGAN, TAMARA	AMAZON		8/03/18	85545	60.98	
		N		8/03/18	85545	25.00	
		OM AMAZON		8/03/18	85545	9.98	
		SAMS		8/03/18	85545	10.96	106.92
92742	MONARCH DIRECT LLC	DESK PLATES-BURNS/SARGENT		8/03/18	85460	44.50	
		NOTARY STAMP - SARGENT		8/03/18	85460	27.50	

Report No: 231315  
Run Date : 08/02/18

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92743	MORRIS, ROBERT T	JULY STATEMENT		8/03/18	85459	3,400.00	3,400.00
92744	NACCA	MEMBERSHIP DUES		8/03/18	85434	75.00	75.00
92745	NEW ADVISORY COUNCIL FOR	MEMBERSHIP DUES		8/03/18	85434	75.00	150.00
92746	NEW COMPTROLLER	SUT 09/12-14/2018		8/03/18	85462	245.00	245.00
92747	NEW DEPT TAXATION	FEES		8/03/18	85544	250.00	11,676.50
92748	NEW DIV OF FORESTRY	VIRGINIA CITY		8/03/18	85504	121.28	121.28
92749	NEW SECRETARY OF STATE	FUELS REDUCTION		8/03/18	85471	200.00	200.00
92750	NEW TREASURER	OYSTER FRY		8/03/18	85505	150.00	150.00
92751	NORTON CONSULTING LLC	LMSC- EXEMPT PARKING SIGN		8/03/18	85543	40.00	40.00
92752	OAKES, JUSTIN EDWARD	VC-NO PARKING SIGNS		8/03/18	85429	44.00	704.00
92753	ON THE SIDE GRAPHICS & SI	PER ORDER 7/6/2018		8/03/18	85435	178.00	178.00
92754	OTIS ELEVATOR COMPANY	ORE CART MAPS		8/03/18	85506	456.75	456.75
92755	OVERHEAD FIRE PROTECTION	ELEVATOR MAINT CONTRACT		8/03/18	85537	119.55	239.10
92756	P & F CONSULTING LLC	ELEVATOR MAINT CONTRACT		8/03/18	85537	119.55	703.16
92757	PETRINI, ANGELO D	FIRE SPRINKLER MAINT.		8/03/18	85542	703.16	5,040.00
92758	PIERSON, JANET	B&H LOT DEV STUDY		8/03/18	85507	5,040.00	210.00
92759	PIPER'S OPERA HOUSE	BOOKS FOR VISIT CNTR		8/03/18	85509	250.00	250.00
92760	POST NEW	LAUNDRY COSTS		8/03/18	85538	13.00	13.00
92761	POWERPLAN	POST WONDERLEY		8/03/18	85456	500.00	500.00
92762	PROTECTION DEVICES INC	JPA01K- FILTERS		8/03/18	85481	131.82	131.82
92763	REPORTING SYSTEMS, INC	SCPM CENTRAL MONITORING		8/03/18	85475	75.00	472.50
92764	RESERVE ACCOUNT	PIPERS FIRE MONITORING		8/03/18	85475	247.50	2,880.00
92765	SAFEGUARD WEB & GRAPHICS	SCPD ST75 CENTRAL MONITOR		8/03/18	85475	75.00	100.00
		SCPD ST71 CENTRAL MONITOR		8/03/18	85475	75.00	
		ERS & INSP APP DSK/IPAD		8/03/18	85479	2,880.00	
		RESERVE ACCT 45839842		8/03/18	85458	100.00	

Report No: PB1315  
Run Date : 08/02/18

STOREY COUNTY  
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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92766	SAINT MARYS ARTCENTER INC	STAFF SHIRTS		8/03/18	85517	192.00	192.00
92767	SBC GLOBAL SERVICES IN LD	7/13/18 - 7/26/18		8/03/18	85510	8.00	8.00
92768	SBC GLOBAL SERVICES INC	COMPTROLLER		8/03/18	85482	59.32	59.32
92769	SHERMARK DISTRIBUTORS INC	847-7500 VCTC		8/03/18	85425	114.51	4,211.66
		252-6412-COMMUNICATIONS		8/03/18	85425	4,097.15	
92770	SHOAF, BRIAN ALLEN	INNATE MILK		8/03/18	85457	112.00	224.00
92771	SHOLER, KATHLEEN M	INNATE MILK		8/03/18	85457	112.00	34.50
92772	SIERRA ENVIRONMENTAL	7/13/18 - 7/26/18		8/03/18	85511	34.50	34.50
		FINAL PAYMENT - PRINT AD		8/03/18	85512	750.00	750.00
92773	SIERRA FIRE PROTECTION LL	COLIFORMS		8/03/18	85485	60.00	
92774	SIERRA PACIFIC POWER CO	COLIFORMS		8/03/18	85485	180.00	
		BODS, PH, TLI SUSP SOLIDS		8/03/18	85485	148.00	
		BOD 5		8/03/18	85485	45.00	
		FECAL COLI		8/03/18	85485	105.00	538.00
		EXTINGUISHER		8/03/18	85472	2,097.85	2,097.85
		4650 EASTGATE SIDING RD		8/03/18	85530	151.22	
		VIRGINIA CITY ST LIGHTS		8/03/18	85483	869.66	
		SC COMMISSIONERS ST LIGHT		8/03/18	85483	110.42	
		2610 CARTWRIGHT PUMPHSE		8/03/18	85483	37.37	
		431 CANYON WAY ST 4		8/03/18	85483	256.64	
		2612 CARTWRIGHT RD RES		8/03/18	85483	146.87	
		145 N C ST UNIT		8/03/18	85483	121.77	
		381 N C ST RESTSTOP		8/03/18	85483	42.43	
		130 TOLL RD BLDG		8/03/18	85483	43.54	
		110 TOLL RD BLDG		8/03/18	85483	190.56	
		100 TOLL RD SHOP 1/2		8/03/18	85483	260.21	
		201 S C ST DA		8/03/18	85483	97.49	
		203 S C ST SO		8/03/18	85483	96.10	
		205 S C ST SO		8/03/18	85483	145.61	
		911 US HWY 341 JAIL		8/03/18	85483	973.23	
		490 SAM CLEMENS PARK		8/03/18	85483	19.77	
		100W SOUTH ST WTR PLNT		8/03/18	85483	824.83	
		21 S C ST GASLMO		8/03/18	85483	125.05	
		500 SPANIAL RAVINE RD "V"		8/03/18	85483	35.79	
		205 N E ST VC PARK		8/03/18	85483	34.41	
		SUTTON ST		8/03/18	85483	31.95	
		104 S B ST GARAGE		8/03/18	85483	32.32	
		S C ST UNIT VC/372 C ST		8/03/18	85483	45.49	
		S C ST OUTDOOR/PAL LIGHT		8/03/18	85483	34.09	
		S C ST UNIT VC		8/03/18	85483	158.88	
		CARSON ST BALLPARK		8/03/18	85483	56.71	
		N C ST FIREHS		8/03/18	85483	320.04	
		141 N C ST (TRAINING)		8/03/18	85483	68.09	
		MAIN ST UNIT GH DEPOT		8/03/18	85483	37.77	
		2220 SIX MILE CANYON		8/03/18	85483	1,334.99	
		26 S B ST COURTHOUSE		8/03/18	85483	1,154.27	
		176 N C ST LIGHTS		8/03/18	85483	58.48	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
92775	SIERRA PEST CONTROL INC	342 S C ST LIGHTS 531 S C ST LIGHTS 800 PERI RANCH RD 1705 PERU DR 185 N C ST 420 CANYON WAY UNIT B 420 CANYON WAY UNIT A 2141 EMPIRE RD VCH PARK 1000 PERI RANCH RD PARK UNION ST COTTAGE 160 UNION ST/ B OF A TOWN OF GH STR LIGHTS 100 TOLL RD PED(FOUNTAIN) 2610 CARTWRIGHT FIREHSE 120N B- PIPERS		8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18	85483 85483 85483 85483 85483 85483 85483 85483 85483 85483 85483 85483	83.27 91.19 189.93 818.30 53.31 188.13 186.94 32.32 33.87 33.10 57.80 97.47 675.12 145.71 507.19	11,109.70
92776	SLICK INDUSTRIES LLC DBA	APRIL PEST CONTROL MAY PEST CONTROL JUNE PEST CONTROL GH DEPOT PEST CONTROL JULY PEST CONTROL PEST CONTROL - LW		8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18	85461 85461 85461 85461 85461 85461	150.00 150.00 150.00 55.00 150.00 50.00	705.00
92777	SOUTHERN GLAZERS WINE & S	EVENT BANNER CHANGES		8/03/18	85514	60.00	
92778	STANEY, DAVID	SIGNS		8/03/18	85419	125.00	245.00
92779	STAR2STAR COMMUNICATIONS,	3 CASES GIN		8/03/18	85515	1,238.10	1,238.10
		TICKET SALES SPLIT		8/03/18	85539	1,593.30	1,593.30
92780	SUMMIT PARTNERS LLC	SO BIZ 2/3 0X/XX - 0X/XX DA 07/20/18 - 08/19/2018 JAIL 07/20/18 - 08/19/18 CLERK 7/20/18 - 8/19/18 FIRE 71 07/20/18-08/19/18 TRI CDEV 07/20 - 08/19/18		8/03/18 8/03/18 8/03/18 8/03/18 8/03/18 8/03/18	85484 85484 85484 85484 85484 85484	134.91 67.45 98.28 694.67 290.21 561.37	1,846.89
92781	SUN PEAK ENTERPRISES	PALO ALTO FIREWALLS		8/03/18	85444	17,229.90	17,229.90
92782	TERRY, SHIRLEY	7/13/18 - 7/26/18		8/03/18	85516	1,820.00	
		7/13/8 - 7/26/18		8/03/18	85516	225.00	2,045.00
92783	THE ANTOS AGENCY	7/13/8 - 7/26/18		8/03/18	85518	2,100.00	
				8/03/18	85518	220.00	2,320.00
92784	THE TOMBSTONE COWBOYS LLC	AD DESIGN GOOGLE SITE CRAWL		8/03/18 8/03/18	85519 85540	529.50 121.25	650.75
92785	THERMATEMP	7/13/18 - 7/26/18		8/03/18	85520	468.00	
				8/03/18	85520	2,114.00	2,582.00
92786	THOMAS PETROLEUM LLC	MAINT OF LIGHTS IN JAIL PM - UNL 580/DSL 240 PM REG659 / DSL 631		8/03/18 8/03/18 8/03/18	85464 85493 85493	788.74 2,177.46 3,472.02	788.74

STOREY COUNTY  
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5,892.72

499.76

1,185.00  
9,141.30

150.00

1,875.00

120.00

18,640.00

740.00

594.95

347,384.53

1



ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL      647,384.53      CHECK DATE 8/03/18

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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      -----



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9-4-18

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

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 4 II

# Storey County Community Development

## Business Licensing

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

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

August 22, 2018  
Via email

Fr: Melissa Field

Please add the following item(s) to the **September 4, 2018**, COMMISSIONERS Consent Agenda:

### **LICENSING BOARD**

#### **FIRST READINGS:**

- A. CHEEK CONSTRUCTION, LLC** / Contactor – 3303 Reno Hwy ~ Fallon, NV
- B. LASCO PROCESS SYSTEMS, LLC** / Contractor – 18601 LBJ Fwy ~ Mesquite, YX
- C. MCA MECHANICAL, INC** / Contractor – 2190 Fish Springs Rd ~ Gardnerville, NV
- D. MOBILE TRUCK WASH LLC** / General – 75 Bank St #8 ~ Sparks, NV
- E. FTM CORPORATION** / Contractor – 460 N. Geneva Rd ~ Lindon, UT
- F. VERDI ENERGY INC** / General – 2104 Lytham Ct ~ Wilmington, NC
- G. ROTO-ROOTER** / Contractor – 200 B Coney Island Dr ~ Sparks, NV
- H. KINETIC SAFETY LLC, DBA: 3M SAFETY TRAINING** / General – 3M Center Bldg. ~ St Paul, MN

Ec: Community Development  
Commissioners' Office

Planning Department  
Comptroller's Office

Sheriff's Office



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** September 4, 2018

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

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

1. **Title:** For Possible Action – Approval – Assessor’s Recommended Corrections to Unsecured Tax Roll for Clerical Error

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

**Department:** Assessor’s Office

**Telephone:** 847-0961

4. **Staff summary:** BI Nutraceuticals was assessed on the unsecured tax roll for several items that were later determined to be either held by the business for resale or not on site at their Storey County facility. BI Nutraceuticals was billed accordingly for the 2016-17 and 2017-18 tax years. This clerical error can be corrected pursuant to NRS 361.765.

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

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Assessor’s Office

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 4 III

**Jana Seddon**

**STOREY COUNTY ASSESSOR**

STOREY COUNTY COURTHOUSE  
26 South B Street  
P.O. Box 494  
Virginia City, NV 89440

(775) 847-0961 Phone  
(775) 847-0904 Fax  
Assessor@StoreyCounty.org

August 27, 2018

Memo to: Storey County Commissioners

Re: **CM 001647, BI Nutraceuticals**

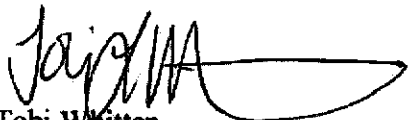
The above referenced account was processed and billed based on the declarations submitted by the taxpayer to the Assessor's Office for the 2016-17 and 2017-18 tax years. The company has provided additional information to indicate that several of the reported assets are either being held for resale or are not on site at their Storey County facility. The corrected assessed value for BI Nutraceuticals should be:

<b>2016-17</b>	<b>Original</b>	<b>Adjustment</b>	<b>Amended</b>
Personal Property Acquisition Cost	5,259,574	(189,219)	5,070,355
Personal Property Assessed Value	938,907	(15,828)	923,079
Improvements Assessed Value	404,448		404,448
Abatement	\$ (7,692.29)		\$ (7,692.29)
<b>2015-16 Unsecured Taxes</b>	<b>\$ 34,833.31</b>	<b>\$ (547.76)</b>	<b>\$ 34,285.55</b>

<b>2017-18</b>	<b>Original</b>	<b>Adjustment</b>	<b>Amended</b>
Personal Property Acquisition Cost	6,085,609	(406,925)	5,678,684
Personal Property Assessed Value	1,089,620	(47,705)	1,041,915
Improvements Assessed Value	406,350		406,350
Abatement	\$ (9,964.53)	\$ 1,158.54	\$ (8,805.99)
<b>2016-17 Unsecured Taxes</b>	<b>\$ 41,806.50</b>	<b>\$ (1,650.93)</b>	<b>\$ 40,155.57</b>

Pursuant to NRS 361.765, please approve these corrections, and advise the Treasurer and/or the Assessor to make the changes to the unsecured tax rolls and issue an amended bill to BI Nutraceuticals.

Thank You,



Tobi Whitten  
Senior Appraiser  
Storey County Assessor's Office

Inactive assets						2016-17 Assessed Value	
30227	ME Mini Dumpsters	NV	8/1/1990	2,879.05		2,879.05	61 no longer on site
30229	ME Blender	NV	9/1/1990	53,020.28		53,020.28	1,224 no longer on site
31088	ME R&D Vacuum Oven	NV	4/1/2015	6,656.19		6,118.01	1,863 not in the facility
10148	ME Great Western Tru-Balance - Sift	NV	7/15/1987	16,930.18		16,930.18	394 no longer on site
30996	ME Big Joe Counterbalanced Walkie Lift	NV	7/1/2012	12,038.63		968.63	2,256 on hand in Reno but not in use (in storage)
31016	ME Detumblers	NV	12/1/2012	5,640.89		190.04	1,111 on hand in Reno but not in use (in storage)
31040	ME Alpine Turbo Wheels (2)	NV	11/1/2013	10,507.60		9,640.00	2,237 on hand in Reno, but not in use and will not be put into use
10072	ME Munson Rotary Blender	NV	1/1/1982	12,229.99		12,229.99	285 on site but not in use
30938	ME Spectrometer Jr 100 Fir	NV	2/1/2007	12,458.31		938.21	1,298 on site but not in use
30441	ME Sorex AT 7 Smart Dissolution System	NV	4/29/2007	10,975.00		825.00	1,144 on site but not in use
30407	ME Alpine Dumping Hooper	NV	3/31/1993	5,872.35		5,872.35	137 on site but not in use and will not be used
30878	ME Alpine Mill Mixer - Holder	NV	7/1/2004	4,179.09		317.61	277 on site but not installed and will not be installed
10092	ME Alpine Hammermill	NV	10/29/1981	21,159.52		21,159.52	492 on site but will not be put into use
30972	ME Netmore Relocation	NV	11/30/2010	20,981.55		1,663.89	3,039 this should be removed. It's when the Netmor was moved from inside the building to outside the building in Long Beach.
						189,219.47	15,828

Inactive Assets										2017-18 Assessed Value	
31115	ME Boiler from Suzhou	P	NV	8/1/2016	115,397.48			115,397.00		35,490	In storage in Reno but not in use, will not be put into use
31116	ME Bauermeister from Suzhou	P	NV	8/1/2016	102,308.26			102,308.26		31,464	In storage in Reno, not yet put online
30227	ME Mini Dumpsters	P	NV	8/1/1990	2,879.05			2,879.05		59	no longer on site
30229	ME Blender	P	NV	9/1/1990	53,020.28			53,020.28		1,234	no longer on site
31088	ME R&D Vacuum Oven	P	NV	4/1/2015	6,656.19			6,118.01		1,622	not in the facility
10148	ME Great Western Tru-Balance - Sift	P	NV	7/15/1987	16,930.18			16,930.18		394	no longer on site
30936	ME Big Joe Counterbalanced Walkie Lift	P	NV	7/1/2012	12,038.63			968.63		1,994	on hand in Reno but not in use (in storage)
31016	ME Dehumidifiers	P	NV	12/1/2012	5,640.89			190.04		982	on hand in Reno but not in use (in storage)
31040	ME Alpine Turbo Wheels (2)	P	NV	11/1/2013	10,507.60			9,640.00		1,946	on hand in Reno, but not in use and will not be put into use
10072	ME Munson Rotary Blender	P	NV	1/1/1982	12,229.99			12,229.99		285	on site but not in use
30938	ME Spectrometer for 100 Fir	L	NV	2/1/2007	12,458.31			938.21		1,132	on site but not in use
30941	ME Sotax AT 7 Smart Dissolution System	L	NV	4/23/2007	10,975.00			825.00		998	on site but not in use
30407	ME Alpine Dumping Hopper	P	NV	3/31/1993	5,872.35			5,872.35		137	on site but not in use and will not be used
30878	ME Alpine Mill Mixer - Holder	P	NV	7/1/2004	4,179.09			317.61		226	on site but not installed and will not be installed
10092	ME Alpine Hammermill	P	NV	10/29/1981	21,159.52			21,159.52		492	on site but will not be put into use
30972	ME Nelmore Relocation	P	NV	11/30/2010	20,981.55			1,663.89		2,727	this should be removed. It's when the Nelmor was moved from inside the building to outside the building in Long Beach.
								19,317.66		81,182	Subtotal
								406,924.73		33,477	less amount abated @ 50%
										47,705	adjusted assessed value correction



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** September 4, 2018

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

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

1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to 2016-17 and 2017-18 Secured Tax Roll for Factual Error

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

**Department:** Assessor's Office

**Telephone:** 847-0961

4. **Staff summary:** A factual error exists on parcel number 004-321-55 on the 2016-17 and 2017-18 Secured Tax Rolls. Additional square footage was assessed to the home in error. The error was corrected before the close of the 2018-19 Secured Tax Roll, but a refund or credit against taxes due is in order for the 2 previous tax years per NRS 361.768.

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

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Assessor's Office

\_\_\_\_ County Manager

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

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 4 **IV**



**Jana Seddon**

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE  
26 South B Street  
P.O. Box 494  
Virginia City, NV 89440

(775) 847-0961 Phone  
(775) 847-0904 Fax  
Assessor@StoreyCounty.org

August 27, 2018

Memo to: Storey County Commissioners

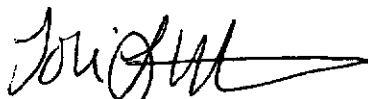
Re: 04-321-55

The above referenced parcel was billed with errors for the 2016-17 and 2017-18 tax years. A factual error occurred, and the assessed value of Improvements requires correction. Additional square footage was assessed to the home in error. In accordance with NRS 361.768, I am requesting the following changes be made:

	<u>2015/16</u>		<u>2016/17</u>		<u>2017/18</u>	
Assessed Value	55,499		70,615		90,543	
New Assesed Value	19,934		13,545		27,738	
Imp Obsolescence	0.87		0.87			
Land Factor			0.78		1.10	
PYGAV O/R			53,430		60,682	
Adjusted Assessed	51,924	3.00	58,915	2.90	88,420	3.00
Tax Rate	3.4607%		3.4607%		3.4607%	
Adjusted Tax Bill	\$1,796.93		\$2,038.87		\$3,059.95	
					<u>Total Refund</u>	
Refund Amt	\$ -		\$ 120.25		\$ 256.74	\$ 376.99

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

Thank You,



Tobi Whitten  
Senior Appraiser  
Storey County Assessor's Office



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** September 4, 2018

**Estimate of time required:** 30 min

**Agenda:** Consent [ ] Regular agenda [X] Public hearing required [ ]

---

1. **Title:** For discussion only: Workshop to provide and discuss updates on the Special Assessment District and all related documents and provide an overview of the inter-related Tax Increment Area including estimated revenue projections

2. **Recommended motion** Discussion Only

3. **Prepared by:** Pat Whitten

**Department:** Commissioner's Office

**Telephone:** 847-0968

4. **Staff summary:** Provide and discuss updates on the Special Assessment District and all related documents and provide an overview of the inter-related Tax Increment Area including estimated revenue projections

5. **Supporting materials:** As presented

6. **Fiscal impact:** none

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** n/a

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioners

\_\_\_\_ County Manager

Other agency review:

9. **Board action:**

[ ] Approved  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued

Agenda Item #7



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** September 4, 2018

**Estimate of time required:** 30 min

**Agenda:** Consent [ ] Regular agenda [X] Public hearing required [ ]

---

1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval of Resolution 18-510 directing the engineer on behalf of Storey County, Nevada to prepare and file with the County Clerk preliminary plans and an assessment plat in connection with a proposed water project in Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).
2. **Recommended motion** I, (Commissioner), move for approval of Resolution 18-510 directing the engineer on behalf of Storey County, Nevada to prepare and file with the County Clerk preliminary plans and an assessment plat in connection with a proposed water project in Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

3. **Prepared by:** Pat Whitten

**Department:** Commissioner's Office

**Telephone:** 847-0968

4. **Staff summary:** As presented

5. **Supporting materials:** Draft Resolution 18-510

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:** n/a

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

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Commissioners

\_\_\_\_\_ County Manager

Other agency review:

---

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item # 8

Summary – A resolution directing the Engineer to prepare preliminary plans and an assessment plat for Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

RESOLUTION NO. 18-510  
(of Storey County, Nevada)

**A RESOLUTION DIRECTING THE ENGINEER ON BEHALF OF STOREY COUNTY, NEVADA TO PREPARE AND FILE WITH THE COUNTY CLERK PRELIMINARY PLANS AND AN ASSESSMENT PLAT IN CONNECTION WITH A PROPOSED WATER PROJECT IN STOREY COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 01 (TAHOE-RENO INDUSTRIAL CENTER).**

**WHEREAS**, the Board of County Commissioners (the "Board") of Storey County (the "County") in the State of Nevada, pursuant to Nevada Revised Statutes ("NRS") 271.710 and the County's Developer Special Assessment District Guidelines, has received an Economic Development Finance Proposal (the "Petition") from the owners of certain property located in the County requesting the formation of a Special Assessment District (the "District") ; and

**WHEREAS**, the Petition requests the formation of the District and the acquisition and improvement of a water project (the "Project") pursuant to NRS Chapter 271.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, NEVADA:**

Section 1. Farr West Engineering (the "Engineer"), is hereby directed to prepare and file with the County Clerk preliminary plans showing a typical section of the contemplated improvements, the type or types of material, approximate thickness and wideness, and a preliminary estimate of the cost of the Project (including all incidental costs), and a preliminary estimate of the total cost to be assessed for the acquisition and improvement of the Project. The Project consists of the acquisition and construction of certain improvements within the District to include without limitation water projects as defined in NRS 271.250 described in Section 2 of this resolution, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment) as set forth below:

This project consists of the acquisition and improvement of a water project consisting of an approximately 13 mile water pipeline of an approximate diameter of 24 inches to deliver at a minimum 4,000 acre-feet of treated wastewater effluent from the Truckee Meadows Water Reclamation Facility in Sparks, Nevada, to the boundary of the Tahoe-Reno Industrial Center, including facilities appertaining to a municipal water system for the collection, transportation, and distribution of water, including without limitation pumping plants and stations, valves, standpipes, connections, hydrants, conduits, flumes, sluices, water transmission mains, pipes, lines, laterals, and service pipes, engines, boilers, pumps, meters, apparatus, tools, equipment, fixtures, structures, buildings, and all appurtenances and incidentals necessary, useful or desirable for the acquisition, transportation and distribution of untreated water for commercial and industrial use (or any combination thereof), including real and other property therefor.

This cost includes the required improvements for maintenance access by TRIGID.

This project has an estimated construction cost of \$35,000,000, with an eligible assessment cost of not to exceed \$35,000,000. Anticipated acquisition and improvement of the project is expected to be completed in 18 months.

Section 2. The boundaries of the District, including the property to be assessed, is described as follows:

The following land situated in the County of Storey, State of Nevada, and described as follows:

**SPECIAL ASSESSMENT DISTRICT NO. 01  
(RENO-TAHOE INDUSTRIAL CENTER)**

**DESCRIBED IN EXHIBIT B**

Total area: approximately 3,769.18 acres

Section 3. Except as shown on the preliminary plans for the District, to be filed by the Engineer in the office of the County Clerk, the location of the Project and the District shall be as described in Sections 1 and 2 hereof, respectively.

Section 4. The Engineer is hereby directed to estimate the cost of each type of construction in a lump sum or by unit prices, as the Engineer may determine is most desirable, for the construction, acquisition, improvement and installation of the Project. Such preliminary estimate of costs shall also include, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal, printing and such other expenses as in the judgment of the Engineer are necessary or essential to the completion of such work or improvement attributable to the costs in the District and the payment of the cost thereof. Such preliminary

estimate shall also include the amounts estimated to be deposited from bond proceeds in reserve and other funds for the bonds to be issued by the County to provide the funds for the construction, acquisition, improvement and installation of the Project. The entire cost of the Project is of special benefit and shall be paid by special assessment against the lots, tracts and parcels of land benefited.

Section 5. The Engineer is hereby directed to prepare and file with the County Clerk an assessment plat showing the area to be assessed, a description of each lot, tract or parcel of land, the name and address of the owner, and the amount of estimated maximum benefits to be assessed against each lot, tract and parcel of land, which are assessable and specially benefitted; such estimated benefits may be shown by an attached addendum to the plat, which may be designated as the preliminary assessment roll or tabulation of parcels. An equitable adjustment will be made for assessments to be levied against wedge or V or other irregularly shaped lots, tracts or parcels of land, if any, and for any lot, tract or parcel of land not specially benefitted by the Project so that assessments according to benefits are to be equal and uniform. In any event, the assessments shall be against all lots, tracts and parcels of land benefitted by the Project proportionally to benefits received. Such basis of assessments is hereby designated by the Board.

Section 6. All of the costs of the Project are to be paid from special assessments. Assessments will be levied by proportional share of the process water resource effluent available to each property owner in the District from the Project.

Section 7. The officers of the County are authorized and directed to take all action necessary to effectuate the provisions of this resolution.

Section 8. All action, proceedings and matters previously taken, had and done by the County and the officers of the County (not inconsistent with the provisions of this resolution) concerning the District and the Project, be, and the same hereby are, ratified, approved and confirmed.

Section 9. All bylaws, orders and resolutions, or parts thereof, in conflict with this resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

Section 10. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution. The Board has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED AND APPROVED THIS SEPTEMBER 4, 2018.

---

Chairman of the Board  
Board of County Commissioners  
Storey County, Nevada

(SEAL)

Attest:

---

County Clerk

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF STOREY     )

I am the duly appointed, qualified and acting County Clerk of Storey County (the "County"), Nevada, and in the performance of my duties as County Clerk and ex officio Clerk of its Board of County Commissioners (the "Board"), do hereby certify:

1.       The foregoing pages are a true and correct copy of a resolution adopted at a regular meeting of the Board held on September 4, 2018.

2.       The adoption of the Resolution was duly moved and seconded and the Resolution was adopted by an affirmative vote of a majority of the members of the Board as follows:

Those Voting Aye:

Those Voting Nay:

Those Absent:

Those Abstaining:

3.       The members of the Board were present at such meeting and voted on the passage of such Resolution as set forth above.

4.       The resolution was approved and authenticated by the signature of the Chairman of the Board, sealed with the County seal, attested by the Clerk and recorded in the minutes of the Board.

5.       All members of the Board were given due and proper notice of the meeting. Public notice of the meeting was given and the meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting was posted not later than 9:00 a.m. at least 3 working days in advance of the meeting at:

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



6. A copy of the notice was posted on the County's website and on the State of Nevada's official website no later than 9:00 a.m. on the third working day prior to the meeting.

7. A copy of the notice was given to each person, if any, who has requested notice of the meetings of the Board in the same manner in which notice is required to be given to a member of the Board. Such notice, if mailed, was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

8. Upon request, the Board provides at no charge, at least one copy of the agenda for its public meetings, any proposed Resolution which will be discussed at the public meeting, and any other supporting materials provided to the Board for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

9. A copy of the notice so given of the meeting of the Board held on September 4, 2018 is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand on September 4, 2018.

---

County Clerk

EXHIBIT A

(Attach copy of posted notice)

## EXHIBIT B

(Attach list of parcels, legal description and map of District)



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 4, 2018

Estimate of time required: 30 min

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

1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval of Resolution 18-511 directing the engineer on behalf of Storey County, Nevada to prepare and file with the County Clerk **full and detailed plans, cost estimates** and an assessment plat in connection with a proposed water project in Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

2. **Recommended motion** I, (Commissioner), move for approval of Resolution 18-511 directing the engineer on behalf of Storey County, Nevada to prepare and file with the County Clerk **full and detailed plans, cost estimates** and an assessment plat in connection with a proposed water project in Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

3. **Prepared by:** Pat Whitten

**Department:** Commissioner's Office

**Telephone:** 847-0968

4. **Staff summary:** As presented noting "full and detailed plans and cost estimates" versus "preliminary plans" as the difference in Resolution 18-510 and 18-511

5. **Supporting materials:** Draft Resolution 18-511

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:** n/a

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

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Commissioners

\_\_\_\_\_ County Manager

Other agency review:

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item # 9

Summary – A resolution directing the Engineer to prepare full and detailed plans, cost estimates and an assessment plat for Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

RESOLUTION NO. 18-511  
(of Storey County, Nevada)

**A RESOLUTION DIRECTING THE ENGINEER ON  
BEHALF OF STOREY COUNTY, NEVADA TO PREPARE  
AND FILE WITH THE COUNTY CLERK FULL AND  
DETAILED PLANS, COST ESTIMATES AND AN  
ASSESSMENT PLAT IN CONNECTION WITH A  
PROPOSED WATER PROJECT IN STOREY COUNTY  
SPECIAL ASSESSMENT DISTRICT NO. 01 (TAHOE-RENO  
INDUSTRIAL CENTER).**

**WHEREAS**, the Board of County Commissioners (the "Board") of Storey County (the "County") in the State of Nevada, pursuant to the County's Developer Special Assessment District Guidelines, has received a petition in the form of an Economic Development Financing Proposal (the "Petition") from the owners of certain property located in the County requesting the formation of a Special Assessment District (the "District"); and

**WHEREAS**, the Petition requests the formation of the District and the acquisition and improvement of a water project (the "Project") pursuant to Nevada Revised Statutes Chapter 271; and

**WHEREAS**, NRS 271.325 requires an accurate estimate of cost, full and detailed plans and specifications and a map to be prepared and presented to the Board prior to the creation of the District; and

**WHEREAS**, the Board hereby determines that the materials required by NRS 271.325 should be prepared and herein directs the County Engineer, together with Farr West Engineering (collectively, the "Engineer"), to cause such materials to be prepared and placed on file with the County Clerk.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF THE COUNTY OF STOREY, IN THE STATE OF NEVADA:**

Section 1. The Board has determined, and does hereby determine, that it is advisable to acquire and improve the Project.

Section 2. The Engineer is requested and directed to prepare, or cause to be prepared, in the manner required by law and to place on file with the County Clerk:

(i) An accurate estimate of the total cost of the Project, including each of the incidental expenses;

(ii) Full and detailed plans and specifications for the Project with construction drawings, showing a typical section of the contemplated improvements for the District; and

(iii) A map and assessment plat showing the location of each portion of the Project and the property to be assessed.

Section 3. All action, proceedings and matters previously taken, had and done by the County and the officers of the County (not inconsistent with the provisions of this resolution), concerning the District and the Project be, and the same hereby are, ratified, approved and confirmed.

Section 4. The officers of the County be, and they hereby are, authorized and directed to take all action necessary to effectuate the provisions of this resolution.

Section 5. All bylaws, orders and resolutions, or parts thereof, in conflict with the provisions of this resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order or resolution, or part thereof, previously repealed.

Section 6. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 7. The Board has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED AND APPROVED THIS SEPTEMBER 4, 2018.

[SEAL]

Attest:

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

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

STATE OF NEVADA       )  
                                  ) ss.  
COUNTY OF STOREY     )

I am the duly appointed, qualified and acting County Clerk of Storey County (the "County"), Nevada, and in the performance of my duties as County Clerk and ex officio Clerk of its Board of County Commissioners (the "Board"), do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution adopted at a regular meeting of the Board held on September 4, 2018.

2. The adoption of the Resolution was duly moved and seconded and the Resolution was adopted by an affirmative vote of a majority of the members of the Board as follows:

Those Voting Aye:

Those Voting Nay:

Those Absent:

Those Abstaining:

3. The members of the Board were present at such meeting and voted on the passage of such Resolution as set forth above.

4. The resolution was approved and authenticated by the signature of the Chairman of the Board, sealed with the County seal, attested by the Clerk and recorded in the minutes of the Board.

5. All members of the Board were given due and proper notice of the meeting. Public notice of the meeting was given and the meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting was posted not later than 9:00 a.m. at least 3 working days in advance of the meeting at:

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



6. A copy of the notice was posted on the County's website and on the State of Nevada's official website no later than 9:00 a.m. on the third working day prior to the meeting.

7. A copy of the notice was given to each person, if any, who has requested notice of the meetings of the Board in the same manner in which notice is required to be given to a member of the Board. Such notice, if mailed, was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

8. Upon request, the Board provides at no charge, at least one copy of the agenda for its public meetings, any proposed Resolution which will be discussed at the public meeting, and any other supporting materials provided to the Board for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

9. A copy of the notice so given of the meeting of the Board held on September 4, 2018 is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand on September 4, 2018.

---

County Clerk

EXHIBIT A

(Attach copy of posted notice)



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** September 4, 2018

**Estimate of time required:** 20 min

**Agenda:** Consent [ ] Regular agenda [X] Public hearing required [ ]

---

1. **Title:** DISCUSSION/POSSIBLE ACTION: First Reading of Ordinance 18-289 creating Storey County, Nevada Special Assessment District No. 01 (Tahoe-Reno Industrial Center); ordering a water project, within Storey County, Nevada.

2. **Recommended motion** I, (Commissioner), move for approval First Reading of Ordinance 18-289 creating Storey County, Nevada Special Assessment District No. 01 (Tahoe-Reno Industrial Center); ordering a water project, within Storey County, Nevada.

3. **Prepared by:** Pat Whitten

**Department:** Commissioner's Office

**Telephone:** 847-0968

4. **Staff summary:** As presented

5. **Supporting materials:** Draft Ordinance 18-289

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:** n/a

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

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Commissioners

\_\_\_\_\_ County Manager

Other agency review:

---

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item # 10

Summary – An ordinance creating Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center), ratifying action taken by County officers toward the creation of such District and providing other matters related thereto.

**BILL NO. 100**

**ORDINANCE NO. 18-289**

**AN ORDINANCE CREATING STOREY COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 01 (TAHOE-RENO INDUSTRIAL CENTER); ORDERING A WATER PROJECT, WITHIN STOREY COUNTY, NEVADA.**

**WHEREAS**, pursuant to NRS 271.325 an accurate estimate of cost, full and detailed plans and specifications, an assessment plat and other materials related to a water project (collectively, the "Project") to be acquired pursuant to NRS chapter 271 (the "Act") have been prepared and presented to the Board of County Commissioners (the "Board") of Storey County, Nevada (the "County"); and

**WHEREAS**, the Board hereby deems it necessary to create Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center) (the "District") for the purpose of acquiring and improving the Project, and for the purpose of financing the entire cost and expense of the Project by special assessments according to benefits levied against the benefited lots, tracts and parcels of land in the District; and

**WHEREAS**, pursuant to the County's Developer Special Assessment District Guidelines, there has previously been presented to the Board a written petition in the form of an Economic Development Finance Proposal from Eagle Valley Acquisition LLC, TRIC Acquisition LLC, Silver Slate LLC, Comstock TRIC Associates LLC, Supernap Reno LLC, Tahoe-Reno Industrial Center LLC, Tesla Motors Inc., 1200 USA Parkway, Emerald City Empire LLC (collectively, the "Owners"), requesting the County to initiate the acquisition and improvement of the Project, to issue bonds, and to levy assessments pursuant to the Act, including, specifically, NRS 271.710 and 271.720; and

**WHEREAS**, the County, TRI General Improvement District and the Owners have entered into a District Financing Agreement (the "Financing Agreement"), for the acquisition and improvement of the Project which contains the terms and conditions required by NRS 271.710 and 271.720; and

**WHEREAS**, the Owners are collectively the owners of 100% of the assessable property comprising the District; and

**WHEREAS**, the Board and the officers of the County have done or caused to be done all things necessary and preliminary to the creation of the District, including, but not limited to, the filing by the County Engineer and Farr West Engineering (collectively, the "Engineer"), with the County Clerk of an accurate estimate of cost, full and detailed plans and specifications, an assessment plat and map and an assessment roll, and the Board now desires to authorize the Project by this ordinance; and

**WHEREAS**, the Board has determined and does hereby declare that this ordinance is adopted pursuant to NRS 271.710(1).

**NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STOREY, IN THE STATE OF NEVADA, DO ORDAIN:**

Section 1. This ordinance shall be known as and may be cited by the short title "District No. 01 Creation Ordinance" (this "Ordinance").

Section 2. There shall be, and hereby is, created in the County an improvement district designated as "Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center)" for the purpose of acquiring and improving the Project, as more particularly described below. The Board, pursuant to NRS 271.325(1), has also determined and does hereby declare as follows:

- (a) the public convenience and necessity require the creation of the District;
- (b) the creation of the District is economically sound and feasible; and
- (c) the market value of each of the benefited lots, tracts and parcels of land in the District will be increased by an amount directly attributable to the Project for which the assessment is to be made.

Section 3. The Project, which is hereby ordered to be acquired and improved, shall be located within the boundaries of the District and shall be as shown on the full and detailed plans and specifications for the District filed with the County Clerk. The kind and location of the Project (without mentioning minor details) is as follows:

The Project consists of the acquisition and construction of certain improvements within the District to include without limitation water improvements described in Section 4 of this Ordinance, and all appurtenances and incidentals necessary, useful or desirable, including

real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment) as set forth below:

This project consists of the acquisition and improvement of a water project consisting of an approximately 13 mile water pipeline of an approximate diameter of 24 inches to deliver at a minimum 4,000 acre-feet of treated wastewater effluent from the Truckee Meadows Water Reclamation Facility in Sparks, Nevada, to the boundary of the Tahoe-Reno Industrial Center, including facilities appertaining to a municipal water system for the collection, transportation, and distribution of water, including without limitation pumping plants and stations, valves, standpipes, connections, hydrants, conduits, flumes, sluices, water transmission mains, pipes, lines, laterals, and service pipes, engines, boilers, pumps, meters, apparatus, tools, equipment, fixtures, structures, buildings, and all appurtenances and incidentals necessary, useful or desirable for the acquisition, transportation and distribution of untreated water for commercial and industrial use (or any combination thereof), including real and other property therefor.

This cost includes the required improvements for maintenance access by TRIGID.

This project has an estimated construction cost of \$35,000,000, with an eligible assessment cost of not to exceed \$34,842,578.71 and an amount of \$157,421.29 to be paid in cash in lieu of an assessment. Anticipated acquisition and improvement of the project is expected to be completed in 18 months.

Section 4. The boundaries of the District, including the parcels to be assessed, are as follows:

The following land situated in the County of Storey, State of Nevada, and described as follows:

**SPECIAL ASSESSMENT DISTRICT NO. 01  
(RENO-TAHOE INDUSTRIAL CENTER)**

**DESCRIBED IN EXHIBIT D**

Total area: approximately 3,769.18 acres

Section 5. The District shall constitute one construction unit with the projects and subprojects described in Section 3.

Section 6. All of the costs of the Project will be defrayed by assessments (except for an amount of \$157,421.29 to be paid in cash in lieu of an assessment). The assessments, levied in the principal amount not to exceed \$34,842,578.71, plus interest thereon, shall be payable in substantially equal semiannual installments as described in the Financing

Agreement. Assessments will be levied by proportional share of the process water resource effluent available to each property owner in the District from the Project, as more fully described in the ordinance levying the assessments.

Section 7. All actions, proceedings and matters previously taken, had and done by the Board and the officers of the County (not inconsistent with the provisions of this Ordinance), concerning the District and the Project, including but not limited to the performing of all prerequisites to the creation of the District, the entering into of the Financing Agreement, the acquisition and improvement of the Project, the determination of the specially benefited property therein, and the levy of assessments for that purpose be, and the same hereby are, ratified, approved and confirmed.

Section 8. The officers of the County be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the bonds for the Project.

Section 9. Immediately upon the final adoption of this Ordinance, the Board shall, and hereby directs the County Clerk to, file in the office of the County Recorder, a certified copy of the list of the tracts to be assessed and the amount of maximum benefits estimated to be assessed against each tract in the District, as shown on the final assessment plat and map. Notwithstanding the foregoing, neither the failure to record such list nor any defect or omission in such list regarding any tract to be included in the District shall affect the validity of any assessment, the lien for the payment thereof or the priority of that lien.

Section 10. If bonds are issued for the Project, the Engineer is hereby authorized to approve all requests by TRI General Improvement District for payment by the County for the acquisition and improvement of each subproject described in the Financing Agreement, subject to and in accordance with the applicable provisions of the Financing Agreement. Upon such approval, the County Treasurer is hereby authorized to make such payments to TRI General Improvement District, without the necessity of any further authorization or approval by the Board.

Section 11. The Board may amend this Ordinance creating the District, change the assessment roll and redistribute the assessments required by NRS 271.390 in the same

manner in which these actions were originally taken to add additional property to the District. The assessments may be redistributed between the assessable property originally in the District and the additional assessable property if:

(1) The owners of additional assessable property also consent in writing to inclusion of their property in the District and to the amount of the assessment against their property; and

(2) The redistribution of the assessments is not prohibited by any covenants made for the benefit of the owners of any bonds or interim warrants issued for the District. The Board may amend this Ordinance creating the District, change the assessment roll and redistribute the assessments required by NRS 271.390 in the same manner in which these actions were originally taken to remove assessable property from the District. The assessments may be redistributed among the assessable property remaining in the District if:

(1) The owners of the remaining assessable property consent in writing to the amount of the revised assessment on their property; and

(2) The redistribution of the assessments is not prohibited by any covenants made for the benefit of the owners of any bonds or interim warrants issued for the District.

Section 12. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, previously repealed.

Section 13. In accordance with NRS 244.100, this Ordinance when first proposed is to be read by title to the Board, immediately after which several copies of the proposed Ordinance are to be filed with the office of the County Clerk for public examination; thereafter, the County Clerk is authorized and directed to give notice of the filing together with the title of the Ordinance and an adequate summary of the Ordinance, and the date upon which a public hearing will be held on such Ordinance by publication at least once in the Comstock Chronicle, i.e., a newspaper published and having general circulation in the County, at least ten (10) days before the date set for such hearing, i.e., at least ten (10) days before September 18, 2018, such publication to be in substantially the following form:



(Form of Publication of Notice of Filing of Bill for an Ordinance)

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE CREATING STOREY COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 01 (TAHOE-RENO INDUSTRIAL CENTER); ORDERING A WATER PROJECT, WITHIN STOREY COUNTY, NEVADA.**

**NOTICE IS HEREBY GIVEN** that typewritten copies of the above-numbered and entitled Ordinance are available for public examination at the office of the County Clerk of Storey County, at her office located at 26 S. B St. Drawer D, Virginia City, Nevada.

The following is a brief summary of the provisions of the Ordinance: The Ordinance authorizes the creation of Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center) (the "District") and the levy of special assessments according to benefits levied against the benefited lots, tracts and parcels of land in the District. The Ordinance sets forth that an Economic Development Financing Proposal was presented to the Board of County Commissioners of Storey County (the "Board") requesting the County to initiate the acquisition and improvement of a water project (the "Project"). The Ordinance provides for the issuance of bonds secured by the levy of special assessments against the benefited lots, tracts and parcels of land in the District to finance the Project. The Ordinance sets forth the boundaries of the District, the mechanics of the levy of special assessments and the details of the Project.

Such Ordinance was proposed on September 4, 2018 and will be considered for adoption at the regular meeting of the Board to be held on September 18, 2018. Prior to consideration of the Ordinance for final adoption, the Board will hold a public hearing on the proposed Ordinance at its regular meeting to be held on Tuesday, September 18, 2018 at 10:00 a.m. at the Storey County Commission Chambers, 26 South B Street, Virginia City, Nevada.

Copies of the Bill are on file in the office of the County Clerk, 26 S. B St. Drawer D, Virginia City, Nevada, for public examination. The Board shall adopt or reject the Ordinance (or the Ordinance as amended) within 35 days after the date of the final public hearing.

**IN WITNESS WHEREOF**, the Board of County Commissioners of Clark County, Nevada, has caused this notice to be published this September \_\_, 2018.

(SEAL)

/s/ Vanessa Stephens  
County Clerk

(End of Form for Publication)

Section 14. After this Ordinance is signed by the Chairman of the Board and attested and sealed by the County Clerk, this Ordinance shall be published by title only, together with the names of the commissioners voting for or against its passage, and with a statement that typewritten copies of such Ordinance are available for inspection by all interested parties at the office of the County Clerk, such publication to be made in the Comstock Chronicle, a newspaper published and having general circulation in the County, at least once a week for a period of 2 weeks by 2 insertions, pursuant to NRS 244.100, and all laws thereunto enabling, such publication to be in substantially the following form:

(Form of Publication after final adoption of Ordinance)

**BILL NO. \_\_\_\_\_**

**ORDINANCE NO. \_\_\_\_\_  
(of Storey County, Nevada)**

**AN ORDINANCE CREATING STOREY COUNTY,  
NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 01  
(TAHOE-RENO INDUSTRIAL CENTER); ORDERING A  
WATER PROJECT, WITHIN STOREY COUNTY,  
NEVADA.**

Public Notice is hereby given that copies of the above-numbered and entitled ordinance are available for inspection by all interested parties at the office of the County Clerk of Storey County, Nevada, at Storey County, Nevada, \_\_\_\_\_, Virginia City, Nevada; and that such ordinance was proposed by Commissioner \_\_\_\_\_ on September 4, 2018, and was passed and adopted without amendment at a regular meeting held not more than 35 days after the close of the hearing, i.e., at the regular meeting on September 18, 2018, by the following vote of the Board of County Commissioners:

Those Voting Aye:

Those Voting Nay:

Those Abstaining:

Those Absent:

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

This Ordinance shall be in force and effect from and after the \_\_\_\_ day of October, 2018, i.e., the date of the second publication of such Ordinance by its title only.

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

DATED this September 18, 2018.

/s/ Marshall McBride  
Chairman  
Board of County Commissioners  
Storey County, Nevada

(SEAL)

Attest:

/s/ Vanessa Stephens  
County Clerk

(End of Form of Publication)

Section 15. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

Proposed on September 4, 2018.

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

Passed September 18, 2018.

Vote:

Aye:

Nays:

Absent:

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

Attest:

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

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

This Ordinance shall be in force and effect from and after the \_\_\_\_ day of October, 2018, i.e., the date of the second publication of such Ordinance by its title only.

STATE OF NEVADA       )  
                                  ) ss.  
STOREY COUNTY        )

I am the duly chosen, qualified and acting County Clerk of Storey County (the "County"), in the State of Nevada (the "State"), do hereby certify:

1. The foregoing pages constitute a true, correct and compared copy of an ordinance introduced at a regular meeting of the Board of County Commissioners (the "Board") held on September 4, 2018, and passed and adopted by the Board at a regular meeting of the Board held on September 18, 2018; such copy of such ordinance is a true, correct and compared copy of the original passed and adopted by the Board at the designated meeting and the original of such ordinance has been approved and authenticated by the signature of the Chairman of the Board and myself as Clerk, and has been recorded in the minute book of the Board kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

2. The members of the Board were present at each meeting and voted on the passage of such ordinance as provided therein.

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

4. Public notice of each meeting attached as Exhibit A and Exhibit B was given and each such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of each such meeting and excerpt from the agenda for the meeting relating to the ordinance, as posted at least 3 working days in advance of the meeting at the Board's office, the County's website, the State's website, and three other locations, i.e., at:

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

5. At least three working days before such meeting, such notice was given to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. Affidavits of publication of the notice of filing of the Ordinance and notice of adoption of the Ordinance are attached hereto as Exhibit C.

IN WITNESS WHEREOF, I have hereunto set my hand on September 18, 2018.

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

EXHIBIT A

(Attach Copy of Notice of September 4, 2018 Meeting)



EXHIBIT B

(Attach Copy of Notice of September 18, 2018 Meeting)

EXHIBIT C

(Attach Affidavits of Publication of Ordinance)

EXHIBIT D

(Attach list of parcels, legal description and map of District)



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** September 4, 2018

**Estimate of time required:** 20 min

**Agenda:** Consent [ ] Regular agenda [X] Public hearing required [ ]

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1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval of First Reading Ordinance 18-290 concerning Storey County, Nevada Special Assessment District No. 01 (Tahoe-Reno Industrial Center); and assessing the cost of local improvements against the assessable property benefited by the local improvements.
2. **Recommended motion** I, (Commissioner), move for approval of First Reading Ordinance 18-290 concerning Storey County, Nevada Special Assessment District No. 01 (Tahoe-Reno Industrial Center); and assessing the cost of local improvements against the assessable property benefited by the local improvements.

3. **Prepared by:** Pat Whitten

**Department:** Commissioner's Office

**Telephone:** 847-0968

4. **Staff summary:** As presented

5. **Supporting materials:** Draft Ordinance 18-290

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:** n/a

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

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Commissioners

\_\_\_\_\_ County Manager

Other agency review:

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9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item # 11

Summary – An ordinance levying assessments in Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center), ratifying action taken by County officers toward the levy of assessments, and providing other matters related thereto.

**BILL NO. 101**

**ORDINANCE NO. 18-290**

**AN ORDINANCE CONCERNING STOREY COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 01 (TAHOE-RENO INDUSTRIAL CENTER) AND ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS.**

**WHEREAS**, pursuant to NRS 271.325 an accurate estimate of cost, full and detailed plans and specifications, an assessment plat and other materials related to a water project (collectively, the "Project") to be acquired pursuant to NRS chapter 271 (the "Act") have been prepared and presented to the Board of County Commissioners (the "Board") of Storey County, Nevada (the "County"); and

**WHEREAS**, the Board hereby deems it necessary to create Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center) (the "District") for the purpose of acquiring and improving the Project, and for the purpose of financing the entire cost and expense of the Project by special assessments according to benefits levied against the benefited lots, tracts and parcels of land in the District; and

**WHEREAS**, pursuant to the County's Developer Special Assessment District Guidelines, there has previously been presented to the Board a written petition in the form of an Economic Development Financing Proposal from Eagle Valley Acquisition LLC, TRIC Acquisition LLC, Silver Slate LLC, Comstock TRIC Associates LLC, Supernap Reno LLC, Tahoe-Reno Industrial Center LLC, Tesla Motors Inc., 1200 USA Parkway, Emerald City Empire LLC, (collectively, the "Owners"), requesting the County to initiate the acquisition and improvement of the Project, to issue bonds and to levy assessments pursuant to the Act, including, specifically, NRS 271.710 and 271.720; and

**WHEREAS**, the County and the Owners have entered into a District Financing Agreement (the "Financing Agreement"), for the acquisition and improvement of the Project which contains the terms and conditions required by NRS 271.710 and 271.720; and

**WHEREAS**, the Owners are the owners of 100% of the assessable property comprising the District; and

**WHEREAS**, the District has been created by an ordinance designated as the "District No. 01 Creation Ordinance" previously approved by the Board under the provisions of the Act; and

**WHEREAS**, pursuant to the District No. 01 Creation Ordinance, the Board has determined that the entire cost and expense to the County of the acquisition and improvement of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District (except for an amount of \$157,421.29 to be paid in cash in lieu of an assessment) ; and

**WHEREAS**, such cost and expense of the Project includes the costs and expenses of the County to be incurred in connection with the issuance of bonds by the County (the "Bonds") to finance the cost of the acquisition and improvement of the Project and the amount of reserve and other funds for the Bonds; and

**WHEREAS**, pursuant to the District No. 01 Creation Ordinance, the Board has determined and does hereby declare that the net cost to the County of the Project is \$35,000,000, of which \$157,421.29 is available from other sources and \$34,842,578.71 is to be assessed upon the benefited lots, tracts and parcels of land in the District; and

**WHEREAS**, the Board, by resolution duly adopted, directed the County Engineer and Farr West Engineering (collectively, the "Engineer"), to make out a preliminary assessment roll; and

**WHEREAS**, after determination of the cost and expense of the acquisition and improvement of the Project to be paid by the property specially benefited, the Board, together with the Engineer, made out an assessment roll containing, among other things, the name and address of the last-known owner of the property to be assessed, a description of each lot, tract and parcel of land to be assessed, and the amount of the assessment thereon and has heretofore filed the assessment roll with the County Clerk; and

**WHEREAS**, pursuant to the Engineer's Report for the District prepared by the Engineer and heretofore placed on file with the County Clerk (the "Engineer's Report"), together with certain recitations of the Owners contained within the Financing Agreement and the appraisal from ~~Harris and Associates, Inc.~~ Mark E. Stafford, Certified General Appraiser, the

Board has determined that the assessments do not exceed the benefits to the property assessed nor the total cost and expense of the acquisition and improvement of the Project payable from assessments and do not exceed the reasonable market value of the lots, tracts and parcels of land to be assessed; and

**WHEREAS**, it is incumbent upon the Board to provide when said assessments shall become due and the penalties payable after any delinquency.

**NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STOREY, IN THE STATE OF NEVADA, DO ORDAIN:**

Section 1. This ordinance shall be known as and may be cited by the short title "District No. 01 Assessment Ordinance" (this "Ordinance").

Section 2. All actions, proceedings and matters previously taken, had and done by the County and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning the District, including, but not limited to, the acquisition and improvement of the Project, the levy of assessments for those purposes, and the validation and confirmation of the assessment roll and the assessments therein, are ratified, approved and confirmed.

Section 3. For the purpose of paying the cost and expense of acquisition and improvement of the Project by the County, there are hereby levied and assessed against the lots, tracts and parcels of land in the District specially benefited by the Project and described in the assessment roll for the District in the form on file in the office of the County Clerk on the date of adoption of this Ordinance, the amounts and assessments shown in the assessment roll (as so filed). Pursuant to the Engineer's Report, together with certain recitations of the Owners contained within the Financing Agreement, the Board hereby finds and determines that such assessments do not exceed the benefits to the property assessed nor the total cost and expense of the acquisition and improvement of the Project payable from assessments as previously determined and do not exceed the reasonable market value of the lots, tracts and parcels of land to be assessed.

Section 4. Pursuant to the Financing Agreement, the Owners have elected to pay the assessments in installments, with interest as hereinafter provided, and the Board hereby authorizes such manner of payment. The unpaid assessments shall be payable at the office of the County Treasurer on March 1 and September 1 of each year, commencing on March 1, 2019, in

fifty (50)] semi-annual substantially equal installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of this Ordinance at a rate or rates, which shall not exceed by more than one percent (1%) the highest rate of interest on the Bonds issued for the District. After the effective date of this Ordinance and before assessment bonds are issued (or if bonds are not issued), the County Manager or the Chief Financial Officer of the County shall fix the rate of interest on the unpaid and deferred installments of assessments. The effective interest rate on the Bonds will not exceed the statutory maximum rate (i.e., will not exceed by more than three percent (3%) the "Index of Twenty Bonds" that is most recently published in The Bond Buyer before a negotiated offer for the sale of the Bonds is accepted).

The installments of the assessments shall be payable at the office of the County Treasurer. Pursuant to NRS 271.415(5), the County Treasurer shall notify the owners of real property within the District of the amounts becoming due and each such owner shall be deemed notified and shall be responsible for any penalties or delinquencies regardless of such owner's failure to maintain an accurate mailing address with the County Assessor. Such notice shall state that the assessment installment is payable not later than the March 1 or September 1 next succeeding such notice. Failure to pay any installment, whether of principal or interest, when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately at the option of the County, the exercise of said option shall be indicated by the commencement of sale proceedings by the County. The whole amount of the unpaid principal and the interest that has accrued thereon shall after such delinquency, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of 2% (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the County Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of the foreclosure sale or until the whole amount of the unpaid principal plus accrued interest and penalties is paid; provided, however, that at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered.



The owner of any property assessed and not in default as to any assessment installment or payment may, at any time (at the option of such owner), pay the whole or any portion of the unpaid principal with interest accruing thereon to the next assessment payment date, together with a prepayment premium equal to 3.00% of the principal amount so prepaid. If the Bonds may then be redeemed without the payment of any premium or with a premium of less than three percent (3%), the County, in its sole discretion, may waive the requirement of payment of the redemption premium; provided that the County shall collect a premium upon the prepayment of an assessment which is not less than the premium which is then due for redemption of the Bonds. No waiver for or modification of a particular prepayment premium shall be deemed to be a waiver for or modification of any other prepayment premium unless the County expressly waives or modifies the prepayment penalty for all assessments. After any partial prepayment of an assessment or refunding of the Bonds pursuant to NRS 271.488, the County Treasurer shall reamortize the assessment installments due on the parcel on which the partial prepayment was made or, in the case of a refunding, on all parcels, so that the remaining installments are semiannual substantially level installments of principal and interest with a final due date of September 1, 2043.

Assessment installments or assessment prepayments shall be reduced by the amount of any credits available for such installments or prepayments as provided in the Financing Agreement. This Section does not prevent the County from amending this Ordinance, the Financing Agreement or any other documents executed in connection with the Bonds to provide for other uses of the interest earned on Bond proceeds, any excess Bond proceeds or the reserve fund established for the Bonds (the "Reserve Fund") in connection with a refunding of the Bonds; and the owners of the property assessed in the District have no entitlement to payment of any amounts in the interest earned on Bond proceeds, any excess Bond proceeds or the Reserve Fund in the event of such an amendment.

Section 5. The amounts assessed as aforesaid shall be a lien upon said lots, tracts and parcels of land from the effective date of this Ordinance until paid, coequal with the latest lien thereon to secure the payment of general (ad valorem) taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general (ad valorem) taxes).

The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal and the interest thereon, and any penalties and collection costs).

Section 6. (a) Should any lot, tract or parcel of land within the District be divided after the effective date of this Ordinance and before the collection of all the assessment installments, the Board may require the County Treasurer to apportion the uncollected amounts upon the several parts of land so divided on a net assessable area basis; provided that the applicant, at the time of such apportionment, may request that the uncollected amounts be apportioned on a net area basis. The County may consider such request and, in its sole discretion, apportion the uncollected assessments accordingly. For purposes of such apportionment, the term "net assessable area" shall exclude (i) areas excluded from the definition of "assessable property" pursuant to NRS 271.040, (ii) areas designated on the assessment plat as being areas of non-assessment, and (iii) private streets, properties which are conveyed with restrictions limiting the uses of such properties to common areas, parks, landscaped areas and other permanent open space. In the event that any conflict exists between the provisions of the assessment plat and this Ordinance, the terms of this Ordinance shall control. The area of lands not included in the net assessable area may be estimated by the County in the case of any apportionment for which final legal descriptions of the excluded area are not yet available and any such estimate shall be final and conclusive absent fraud.

(b) The County may also reapportion assessments on tracts with the consent of property owners whose assessment will be increased thereby pursuant to NRS 271.425(3) or NRS 271.710(2) if the Board finds that the proposed action will not:

(i) materially or adversely impair the obligation of the County with respect to the Bonds; or

(ii) increase the principal balance of any assessment to an amount such that the aggregate amount which is assessed against a tract exceeds the minimum benefit to the tract that is estimated to result from the project which is financed by the assessment.

(c) The report of such an apportionment, when approved, shall be conclusive on all the parties, and all assessments thereafter made upon the tracts shall thereafter be according to the subdivision. The report, when approved, shall be recorded in the office of the

County Recorder, together with a statement that the current payment status of any of the assessments may be obtained from the County Treasurer. Neither the failure to record the report nor any defect in the report as recorded shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien.

Section 7. In case any such lot, tract or parcel of land so assessed is delinquent in the payment of such assessment or any installment of principal or interest, the County Treasurer promptly (but in no event later than 60 days after the installment due date) shall mark the assessment installment delinquent on the assessment roll for the District and shall notify the owner of such delinquent property, if known, in writing of such delinquency, by first class mail, postage prepaid, addressed to the addressee's last-known address. Said assessment shall be enforced by the County Treasurer and other officers of the County, as provided in NRS 271.545 to 271.630, and the assessment roll and certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings. Unless otherwise directed by the Board, in the case of such a collection, the County Treasurer shall determine whether to cause the whole amount of the unpaid assessment with respect to such property to be immediately due and payable. If any such collection is not promptly enforced by the County, any bondholder may file and prosecute a foreclosure action in the name of the County. Any bondholder may also proceed against the County to protect and enforce the rights of the owners of the Bonds under this Ordinance and the Act by suit, action or special proceedings in equity or at law, either for the appointment of a receiver or for the specific performance of any provision contained herein or in the Act or in an award of execution of any power herein granted for the enforcement of any proper legal or equitable remedy as such bondholder may deem most effectual to protect and enforce the rights aforesaid. All such proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of the Bonds then outstanding. The failure of the bondholders so to foreclose upon the property which is the subject of such delinquent assessments or so to proceed against the County, or both, shall not relieve the County or any of its officers, agents or employees of any duty so to take the actions hereinabove set forth.

Section 8. The County Clerk is hereby directed to deliver to the County Assessor, the County Recorder and the County Treasurer, a copy of the final assessment roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner against whom the

assessment was made, together with a statement that the current payment status of any of the assessments may be obtained from the County Treasurer. Neither the failure to record the assessment roll as provided in this Section, nor any defect in the roll as recorded shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien. The County Treasurer is hereby directed to collect the amounts assessed as a tax upon the lots, tracts and parcels of land to which they were assessed.

Section 9. In accordance with NRS 271.390(2), the County Clerk shall give written notice of the levy of assessments by mailing a copy of such notice, postage prepaid, either before or promptly after the effective date of this Ordinance, to the owners of all property upon which the assessment was levied at their last-known addresses. Proof of such mailing shall be made by the affidavit of the County Clerk, provided, however, that failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the mailing shall be maintained in the permanent records of the office of the County Clerk until all special assessments and all Bonds shall have been paid in full, as to both principal and interest, or until any claim is barred by an appropriate statute of limitations. The Board hereby determines that the manner of giving notice herein provided by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 10. The notice provided for in NRS 271.390(2) and in Section 9 of this Ordinance shall be in substantially the following form:

(Form of Notice)

**NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR  
IMPROVEMENTS IN STOREY COUNTY, NEVADA, SPECIAL ASSESSMENT  
DISTRICT NO. 01 (RENO-TAHOE INDUSTRIAL CENTER)**

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied that, by an ordinance duly passed, adopted, signed and approved on September 18, 2018 (the "Ordinance"), there were levied and assessed against the lots, tracts and parcels of land specially benefited by the local improvements in what is designated as the "Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center)" (said lots, tracts and parcels of land being more specifically described in the assessment roll designated in the Ordinance), the costs and expenses of such improvements.

The assessments are payable at the times and in the amounts specified in the Ordinance. Failure to pay any installment, whether of principal or interest, when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately at the option of the County, the exercise of said option shall be indicated by the commencement of sale proceedings by the County. The whole amount of the unpaid principal and the interest that has accrued thereon shall after such delinquency, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of 2% (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the County Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of the sale, or until the whole amount of the unpaid principal plus accrued interest and penalties is paid; provided, however, that at any time, prior to the day of such sale, the owner of any such lot or parcel, may pay the aggregate amount of all of the delinquent installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from September 18, 2018, which lien shall be coequal with the latest lien thereon to secure the payment of general (ad valorem) taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general (ad valorem)

taxes). The sale of any such lot, tract or parcel of land for general (ad valorem) taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

DATED this September 18, 2018.

/s/ Vanessa Stephens  
County Clerk

Amount of assessment \$ \_\_\_\_\_

Description of property assessed \_\_\_\_\_

(End of Form of Notice)

Section 11. The officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the issuance of the Bonds.

Section 12. All ordinances, bylaws, resolutions and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, bylaw, resolution or order, or part thereof, previously repealed.

Section 13. In accordance with NRS 244.100, this Ordinance when first proposed is to be read by title to the Board, immediately after which several copies of the proposed Ordinance are to be filed with the office of the County Clerk for public examination; thereafter, the County Clerk is authorized and directed to give notice of the filing together with the title of the Ordinance and an adequate summary of the Ordinance, and the date upon which a public hearing will be held on such Ordinance by publication at least once in the Comstock Chronicle, i.e., a newspaper published and having general circulation in the County, at least ten (10) days before the date set for such hearing, i.e., at least ten (10) days before September 18, 2018, such publication to be in substantially the following form:

(Form of Publication of Notice of Filing of Bill for an Ordinance)

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE CONCERNING STOREY COUNTY,  
NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 01  
(TAHOE-RENO INDUSTRIAL CENTER) AND ASSESSING  
THE COST OF LOCAL IMPROVEMENTS AGAINST THE  
ASSESSABLE PROPERTY BENEFITED BY THE LOCAL  
IMPROVEMENTS.**

**NOTICE IS HEREBY GIVEN** that typewritten copies of the above-numbered and entitled Ordinance are available for public examination at the office of the County Clerk of Storey County (the "County Clerk"), at her office located at 26 S. B St. Drawer D, Virginia City, Nevada.

The following is a brief summary of the provisions of the Ordinance: The Ordinance provides for special assessments to be levied within Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center) (the "District") for the acquisition and improvement of a water project (the "Project"). The Ordinance sets forth the details of the assessments, including, but not limited to, the dates and amounts of principal of the assessments, as well as the manner of determining interest, prepayment premium, penalties and collection costs, where applicable. The Ordinance provides that amounts assessed shall be a lien upon said lots, tracts and parcels of land from the effective date of the Ordinance until paid, notwithstanding sale of any such lot, tract or parcel of land. The Ordinance provides for notification to and enforcement against owners of any such lot, tract or parcel of land delinquent in payment of assessments.

The Ordinance sets forth the form of written notice of the levy of assessments to be mailed by the County Clerk to the owners of all property upon which an assessment has been levied.

Such Ordinance was proposed on September 4, 2018 and will be considered for adoption at the regular meeting of the Board to be held on September 18, 2018. Prior to consideration of the Ordinance for final adoption, the Board will hold a public hearing on the proposed Ordinance at its regular meeting to be held on Tuesday, September 18, 2018 at 10:00 a.m. at the Storey County Commission Chambers, 26 South B Street, Virginia City, Nevada.

• Copies of the Bill are on file in the office of the County Clerk, 26 S. B St. Drawer D, Virginia City, Nevada, for public examination. The Board shall adopt or reject the Ordinance (or the Ordinance as amended) within 35 days after the date of the final public hearing.



**IN WITNESS WHEREOF**, the Board of County Commissioners of Clark County, Nevada, has caused this notice to be published this September \_\_, 2018.

(SEAL)

/s/ Vanessa Stephens  
County Clerk

(End of Form for Publication)

Section 14. After this Ordinance is signed by the Chairman of the Board and attested and sealed by the County Clerk, this Ordinance shall be published by title only, together with the names of the commissioners voting for or against its passage, and with a statement that typewritten copies of such Ordinance are available for inspection by all interested parties at the office of the County Clerk, such publication to be made in the Comstock Chronicle, a newspaper published and having general circulation in the County, at least once a week for a period of 2 weeks by 2 insertions, pursuant to NRS 244.100, and all laws thereunto enabling, such publication to be in substantially the following form:

(Form of Publication)

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_  
**(of Storey County, Nevada)**

**AN ORDINANCE CONCERNING STOREY COUNTY,  
NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 01  
(TAHOE-RENO INDUSTRIAL CENTER) AND ASSESSING  
THE COST OF LOCAL IMPROVEMENTS AGAINST THE  
ASSESSABLE PROPERTY BENEFITED BY THE LOCAL  
IMPROVEMENTS.**

Public Notice is hereby given that copies of the above-numbered and entitled ordinance are available for inspection by all interested parties at the office of the County Clerk at \_\_\_\_\_, Virginia City, Nevada; and that such ordinance was proposed by Commissioner \_\_\_\_\_ on September 4, 2018, and was passed and adopted without amendment at a regular meeting held not more than 35 days after the close of the hearing, i.e., at the regular meeting held on September 18, 2018, by the following vote of the Board of County Commissioners:

Those Voting Aye:

Those Voting Nay:

Those Abstaining:

Those Absent:

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

This ordinance shall be in full force and effect from and after the \_\_\_\_ day of October, 2018, (i.e., the date of the second publication of such ordinance by its title only).

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

DATED this September 18, 2018.

/s/ Marshall McBride

Chairman  
Board of County Commissioners  
Storey County, Nevada

(SEAL)

Attest:

/s/ Vanessa Stephens

County Clerk

(End of Form of Publication)

Section 15. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

Proposed on September 4, 2018.

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

Passed September 18, 2018.

Vote:

Aye:

Nays:

Absent:

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

Attest:

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

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

This Ordinance shall be in force and effect from and after the \_\_\_\_ day of October, 2018, i.e., the date of the second publication of such Ordinance by its title only.

STATE OF NEVADA       )  
                                      ) ss.  
STOREY COUNTY       )

I am the duly chosen, qualified and acting County Clerk of Storey County (the "County"), in the State of Nevada (the "State"), do hereby certify:

1. The foregoing pages constitute a true, correct and compared copy of an ordinance introduced at a regular meeting of the Board of County Commissioners (the "Board") held on September 4, 2018, and passed and adopted by the Board at a regular meeting of the Board held on September 18, 2018; such copy of such ordinance is a true, correct and compared copy of the original passed and adopted by the Board at the designated meeting and the original of such ordinance has been approved and authenticated by the signature of the Chairman of the Board and myself as Clerk, and has been recorded in the minute book of the Board kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

2. The members of the Board were present at each meeting and voted on the passage of such ordinance as provided therein.

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

4. Public notice of each meeting attached as Exhibit A and Exhibit B was given and each such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of each such meeting and excerpt from the agenda for the meeting relating to the ordinance, as posted at least 3 working days in advance of the meeting at the Board's office, the County's website, the State's website, and three other locations, i.e., at:

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

5. At least three working days before such meeting, such notice was given to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. Affidavits of publication of the notice of filing of the Ordinance and the notice of adoption of the Ordinance are attached hereto as Exhibit C.

IN WITNESS WHEREOF, I have hereunto set my hand on September 18, 2018.

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

EXHIBIT A

(Attach Copy of Notice of September 4, 2018 Meeting)



EXHIBIT B

(Attach Copy of Notice of September 18, 2018 Meeting)

EXHIBIT C

(Attach Affidavits of Publication of Ordinance)

Document comparison by Workshare 9.5 on Tuesday, August 28, 2018 9:59:35 AM

Input:	
Document 1 ID	interwovenSite://DMS.SHERMANHOWARD.COM/Active/48848533/3
Description	#48848533v3<Active> - Assessment Ordinance
Document 2 ID	F:\DMS\NRPortbl\Active\KFOLLETT\48848533_4.doc
Description	F:\DMS\NRPortbl\Active\KFOLLETT\48848533_4.doc
Rendering set	Standard

Legend:	
<u>Insertion</u>	
<del>Deletion</del>	
<del>Moved from</del>	
<u>Moved to</u>	
Style change	
Format change	
<del>Moved deletion</del>	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	1
Deletions	1
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	2



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 9/4/18

Estimate of time required:

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

1. **Title:** Possible approval of the lease agreement with Pitney Bowes for use of the mail metering equipment in the Storey County Sheriff's Office.

2. **Recommended motion:** I motion to allow Sheriff Gerald Antinoro to sign the lease agreement with Pitney Bowes for the use of the mail metering equipment for use in the Storey County Sheriff's Office, for use by the District Attorney's Office and the Sheriff's Office.

3. **Prepared by:** Brandy Gavenda, Administrative Assistant

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Possible approval of the lease agreement with Pitney Bowes for use of the mail metering equipment in the Storey County Sheriff's Office. See attached for terms.

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

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

KL X District Attorney

8. **Reviewed by:**

X Department Head

Department Name: Gerald Antinoro

A handwritten signature of Gerald Antinoro, written in black ink, is placed over a horizontal line.

\_\_\_\_ County Manager

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

9. **Board action:**

[ ] Approved  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued

Agenda Item No. 12



## NASPO ValuePoint FMV Lease Agreement (Option C)

Agreement Number									

### Your Business Information

Full Legal Name of Lessee / DBA Name of Lessee

Tax ID # (FEIN/TIN)

STOREY COUNTY SHERIFF DEPT.

886000134

#### Sold-To: Address

205 S C St, Virginia City, NV, 89440, US

Sold-To: Contact Name

Sold-To: Contact Phone #

Sold-To: Account #

BRANDI GAVENDA

(775) 847-0959

0016212769

#### Bill-To: Address

PO Box 498, Virginia City, NV, 89440-0498, US

Bill-To: Contact Name

Bill-To: Contact Phone #

Bill-To: Account #

Bill-To: Email

BRANDI GAVENDA

(775) 847-0959

0016317769

bgavenda@storeycounty.org

#### Ship-To: Address

205 S C St, Virginia City, NV, 89440, US

Ship-To: Contact Name

Ship-To: Contact Phone #

Ship-To: Account #

BRANDI GAVENDA

(775) 847-0959

0016212769

PO #

N/A

### Your Business Needs

Qty	Item	Business Solution Description
1	SENDPROC SERIES	SENDPRO C200, C300, C400
1	1FXA	1FXA DM Series INVIEW Dashboard
1	1H00	CSD Commercial PSD
1	2H00	C Series Base
1	APAC	Connect+ Accounting Weight Break Reports
1	APAV	Cost Acctg Accounts Level (25)
1	APB1	COST ACCOUNTING DEVICES (2)
1	APKN	ACCOUNT LIST IMPORT/EXPORT
1	C200	SendPro C200
1	CAAA	Cost Accounting Bronze plan
1	DM1RKL	RETURN KIT FOR DM100/125 - LARGE
1	F90I	Basic Installation and Training
1	HZ80001	SendPro C Series Drop Stacker
1	MP81	C Series Integrated Scale

1	SJS1	C200 Softguard
1	STDsla	Standard SLA-Equipment Service Agreement (for SENDPRO C200, C300, C400)
1	ZH24	MANUAL WEIGHT ENTRY
1	ZH25	HZ02 40 LPM SPEED
1	ZHC2	SENDPRO C200 BASE SYSTEM IDENTIFIER
1	ZHD5	USPS RATES WITH METERED LETTER
1	ZHWL	5 lbs. / 3 kg Weighing Option for MP81

#### Your Payment Plan

Initial Term: 60 months	Initial Payment Amount:	
Number of Months	Monthly Amount	Billed Quarterly at*
60	\$ 55.04	\$ 165.12

\*Does not include any applicable sales, use, or property taxes which will be billed separately.

- ☐ Tax Exempt Certificate Attached  
☐ Tax Exempt Certificate Not Required  
☒ Purchase Power® transaction fees included  
☐ Purchase Power® transaction fees extra

#### Your Signature Below

By signing below, you agree to be bound by your State's/Entity's/Cooperative's contract, which is available at [www.pb.com/states](http://www.pb.com/states) and is incorporated by reference. The terms and conditions of this contract will govern this transaction and be binding on us after we have completed our credit and documentation approval process and have signed below.

NASPO VALUEPOINT ADSP016-169897; 8612  
State/Entity's Contract #

Lessee Signature \_\_\_\_\_  
 Print Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_  
 Email Address \_\_\_\_\_

Pitney Bowes Signature \_\_\_\_\_  
 Print Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

#### Sales Information

Philip Ward \_\_\_\_\_ philip.ward@pb.com  
 Account Rep Name \_\_\_\_\_ Email Address \_\_\_\_\_



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: September 4, 2018

Estimate of time required: 10 min.

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

1. **Title: Discussion/For Possible Action:** Ordinance No. 18-274 amendment to the Storey County sign ordinance, Storey County Code Title 17 Zoning, including Chapters 17.84 Signs and Billboards, 17.12 General Provisions, 17.15 Public zone, 17.16 R1 Single-Family Residential zone, 17.20 R2 Multi-Family Residential zone, 17.24 A Agriculture zone, Chapter 17.28 C Commercial zone, 17.30 CR Commercial Residential zone, 17.32 F Forestry zone, 17.34 I1 Light Industrial zone, 17.35 I2 Heavy Industrial zone, 17.40 E Estate zone, 17.44 SPR Special Planning Review zone, and 17.10 Definitions as pertaining to signs and billboards, and other properly related matters. Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org), or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.
2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [commissioner] motion to continue to the October 16, 2018 Board of County Commissioners Meeting, Ordinance No. 18-274 amendment to the Storey County sign ordinance, Storey County Code Title 17 Zoning, including Chapters 17.84 Signs and Billboards, 17.12 General Provisions, 17.15 Public zone, 17.16 R1 Single-Family Residential zone, 17.20 R2 Multi-Family Residential zone, 17.24 A Agriculture zone, Chapter 17.28 C Commercial zone, 17.30 CR Commercial Residential zone, 17.32 F Forestry zone, 17.34 I1 Light Industrial zone, 17.35 I2 Heavy Industrial zone, 17.40 E Estate zone, 17.44 SPR Special Planning Review zone, and 17.10 Definitions as pertaining to signs and billboards, and other properly related matters.
3. **Prepared by:** Kathy Canfield
4. **Department:** Planning **Telephone:** 775.847.1144
5. **Staff summary:** An ordinance amending Storey County Code Title 17, Chapter 17.84 to adopt new codes for signs.
6. **Supporting materials:** Enclosed and posted at <https://www.storeycounty.org/517/Updates>.
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. 13

New language

~~Existing language to be removed.~~

## **Chapter 17.84**

### **Signs and Billboards**

- 17.84.010 Purpose and findings
- 17.84.020 Applicability
- 17.84.040 Comstock Historic District applicability
- 17.84.070 Sign validity
- 17.84.080 General requirements
- 17.84.090 Comstock Historic District sign requirements
- 17.84.100 Sign Allowances per Zoning District
- 17.84.110 Exempt signs
- 17.84.120 Temporary signs & banners
- 17.84.130 Prohibited signs
- 17.84.140 Billboards
- ~~17.84.150 Variances~~
- ~~17.84.160 Violation report~~
- 17.84.170 Complaint by state personnel
- 17.84.180 Nuisance declared
- ~~17.84.260 Violation—liability~~
- 17.84.270 Violation—remedies not exclusive

#### **17.84.010 Purpose and Findings.**

The purpose of these regulations is to promote the wellbeing of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding First Amendment rights and providing for a safe, healthy, and visually attractive and appropriate environment. Within this overall framework, it is the intent of these regulations to:

- A. Protect the right to the use and display of signs for the identification of activities and any related products, services, and events;
- B. Protect the right of individuals to privacy and freedom from nuisances;
- C. Protect the value of property and improvements thereon;
- D. Permit signs that are appropriate for their surroundings;
- E. Assure that signs are constructed and maintained in a safe condition;
- F. Assure that signs conform to applicable county, state, and federal codes and regulations;
- G. Prevent signs from interfering with traffic regulatory devices or otherwise obstructing motorists or pedestrian vision;
- H. Reduce traffic hazards and eliminate obsolete signs; and
- I. Provide an efficient and effective means of administration and enforcement.



#### **17.84.020 Applicability.**

All signs shall comply with the applicable standards outlined in this chapter. ~~This chapter does not apply to the owner or occupant of any land who may place or erect on the land or on the outbuildings thereon any sign or notice or advertisement, where otherwise permitted by this title, intended to benefit the land or improvements thereon and advertise the business conducted in the building on the land, or advertise or identify the project in which the land is located.~~ This chapter applies to outdoor temporary and permanent signs including, but not limited to: writing or text (including letter, word, or numeral); pictorial representations (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner, streamer, or pennant), and lights and other things or combination thereof that are designed, intended, or used to advertise, attract special attention to, or otherwise inform when any part of the advertising or information content is visible from any public place within an outdoor area.

It is recognized that these standards are neither exclusive, nor exhaustive. In instances where a health or safety concern is identified with regard to any proposed sign, billboard, or advertising device, additional or more restrictive conditions may be imposed. If any part of this chapter is in conflict with regulations of any federal, state, or county agency, other political subdivision (e.g., homeowner's association) the more stringent limitation or requirement will prevail to the extent of the conflict.

#### **17.84.040 Comstock Historic District Applicability.**

In addition to the requirements set forth by this chapter, all signs located within the Comstock Historic District must comply with the regulations set forth by section 17.12.049 of this title and NRS Chapter 384; the regulations set forth supersede this chapter in the event of a conflict. All signs shall be reviewed and approved by the Comstock Historic District Commission and/or their designee.

#### **17.84.070 Sign Validity.**

~~The sign may remain in place until it no longer complies with the provisions set forth by this chapter or the business or attraction for which the sign represents changes physical location, no longer operates, or fails to maintain a valid Storey County Business License. All signs must be immediately removed at the time the business or attraction is no longer operating or when the sign's license or permit is no longer valid. Notice, violation, abatement, and hearing must follow the applicable provisions of this chapter.~~

- A. All new signs shall conform to the requirements of this chapter.
- B. All signs located within the Comstock Historic District, and are not consistent with Comstock Historic District regulations, shall be brought into conformance with this chapter prior to December 31, 2018.
- C. Existing signs conforming to this sign ordinance may remain whether or not the business associated with the sign maintains operations at the site.
- D. Existing signs which are not conforming to this sign ordinance, shall be brought into conformance with the sign ordinance prior to December 31, 2021. This may

require removal and/or retrofitting of non-conforming signs and/or obtaining a Special Use Permit for certain signs as identified by this chapter.

- E. Existing signs which were installed prior to December 31, 1970, which are not consistent with this sign ordinance, may remain, with the exception of signs not consistent with the Comstock Historic District, if applicable. Any expansion or modification to signs which is not considered ordinary maintenance and repair, shall require the signs to come into conformance with the sign ordinance.
- F. If a sign has been identified by the Comstock Historic District Commission as having historical significance, the provision for removing and/or retrofitting the sign may be administratively waived by the Director of Planning.

#### **17.84.080 General Requirements.**

All signs, whether temporary or permanent, located in any regulatory zone are regulated as follows:

~~A. **Non-conforming sign.** Non-conforming signs and their supporting structures are regulated by the applicable provisions set forth by chapter 17.12 General provisions. When a business license is transferred to new ownership, the new business owner must bring all existing on-site and off-site advertising devices into compliance with the provisions of this chapter and NRS 384, when applicable, at the time of application for the business license. Before the new business license may be granted, the applicant must furnish proof that all signs have been removed or brought into compliance with the provisions of this chapter.~~

~~B. **Number and addition of signs.**~~

~~1. No more than 4 signs permitted per business license, excluding secondary signs as defined and regulated by subsection 17.84.090(G)(3) and window signs that are painted directly to their interior surface. No more than 8 signs permitted per building, regardless of the number of associated business licenses.~~

~~When the building in which a business is located abuts a public street to both its front and rear (i.e., a building that runs the full distance from "C" Street to "D" Street, excluding required setbacks), an additional sign (in addition to the allowed 4 or 8 per business license and building, respectively) may be placed directly upon the building facing the rear abutting street. The rear facing sign must conform to the design and placement regulations for other building signs.~~

~~The addition of signs to buildings and businesses that already have signs not conforming to the county code in any zone will not be permitted unless all existing on-site and off-site signs are brought into compliance with the standards set forth by this chapter and NRS 384, when applicable.~~

- CA. **Maintenance.** All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports (See examples in Figure 8.1). Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of

attachment. Guy wires, tie-downs, and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the director that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.



**Figure 8.1:** The free standing signs retain their upright position with neat and professional designs. The tether at the bottom right sign prevents sign face swinging due to wind forces; this device exhibits an appropriate and attractive method of mitigating this effect. The signs are maintained appropriately in order to preserve their structural integrity and visual appearance.

- DB. Historic design. Signs located within the Comstock Historic District must comply with applicable provisions under this chapter, section 17.12.049 and NRS 384.
- EC. Lighted and illuminated signs. Signs and billboards which are lighted, illuminated, or otherwise employ the use of direct or indirect lighting, lights, or other forms of illumination, must comply with applicable regulations set forth by this chapter, chapter 8.02 Dark skies, and NRS 384, when applicable. Lighted or illuminated signs located in or within 2,000 feet of the Comstock Historic District or a CR, E, or R zone must be Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CFL and LED light emitting devices which are made to look like incandescent light "bulbs" are permitted to be plainly visible. No neon (see Section 17.84.090(H)-(D) or blinking, flashing, chasing, or motion lighting is permitted.
- FD. Changeable copy or variable image signs. These types of signs (as defined in Chapter 17.10) are prohibited within 2,000 feet of CR, E, and R zones and the Comstock Historic District. A special use permit is required in other zones. A special use permit is not required for changeable copy or variable image signs displaying only the time and temperature when located beyond 2,000 feet of CR, E, and R zones and the Comstock Historic District.

~~G. Off-Site Location. Signs and billboards located off site are only allowed where permitted by section 17.84.140 Billboards, or by the allowable provisions for a variance under chapter 17.03 Administrative provisions.~~

HE. Murals. A special use permit is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and section 17.12.049 and approval from the Comstock Historic District is required. The definition and intent of murals is provided for in Figure 8.2 below.



Figure 8.2: Murals are non-commercial images such as paintings or enlarged photographs applied directly to walls, ceilings, or other exterior surfaces. They are typically large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images, such as those illustrated above, are intended to enhance the beauty, highlight the social or historical character, or otherwise depict a message or theme that is common to the immediate community in which the mural is displayed. The themes depicted above, for example, are as follows: (top left) Ely, Nevada - diversity and unity of the ever-changing mining community; (bottom left) Carson City, Nevada - celebration of the history of the Virginia and Truckee Railroad; (right) Virginia City, Nevada - painted wall intended to continue the historic storefront façade to the side of a normally unattractive stucco and brick wall.

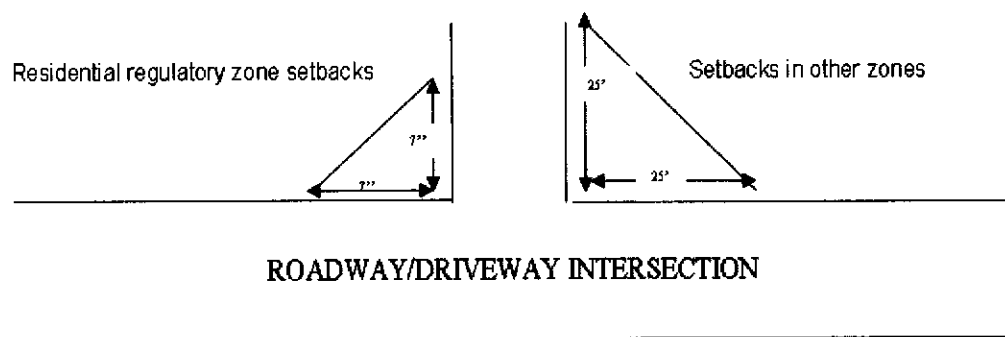
4-F. Outdoor advertising adjacent to interstate/primary highways. As regulated pursuant to NRS 410.320, outdoor advertising may not be erected or maintained within 660 feet from the nearest edge of the right-of-way of the interstate and primary highway systems which is visible and placed with the purpose of having its message read from the main-traveled way of the interstate and primary highway systems, except the following: unless the exemptions outlined in the Nevada Revised Statutes can be made.

1. Directional, warning, landmark, informational and other official signs and notices including, but not limited to, signs and notices pertaining to natural wonders, scenic, and historic attractions. Only signs which are required or authorized by law or by federal, state or Storey County authority, and which conform to national standards promulgated by the U.S. Secretary of Transportation pursuant to 23 U.S.C. § 131, are permitted;

2. Signs, displays, and devices which advertise the sale or lease of the property upon which they are located;
3. Signs, displays, and devices which advertise the activities conducted or services rendered or the goods produced or sold upon the property upon which the advertising sign, display, or device is erected;
4. Signs, displays, and devices located in zoned commercial or industrial areas, when located within 660 feet of the nearest edge of the right-of-way and visible from the main traveled way of the interstate and primary highway systems. This exemption shall not apply in the CR zone;
5. Nonconforming signs in defined hardship areas which provide directional information about goods and services in the interest of the traveling public and are approved by the Secretary of Transportation pursuant to 23 U.S.C. § 131(e) and the board.

**JG. Right-of-way visibility.** Signs located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3. Any sign, with exception of traffic regulatory signs installed by a government agency, located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 2 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:

1. C, CR, E, and R zones – 7 foot clearance setback;
2. All other zones – 25 foot clearance setback.



**Figure 8.3:** Setback requirements for devices installed within the Vision Clearance Triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment. Regulations pertaining to the Vision Clearance Triangle are also found in section 17.12.050.

**KH. Directional signs.** Directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction. Signs located on private property shall be considered in the calculation of the allowable sign area for the parcel. Signs located in the right-of-way must be consistent with the requirements for signs in rights-of-way adopted by the

entity which owns the right-of-way. Directional signs shall meet all other requirements outlined in this Chapter. ~~general. Directional signs display a type of service or attraction which is located away from local arterial or collector roadways as defined in the Functional Classifications of the U.S. Department of Transportation Federal Highway Administration.~~

- ~~1. With exception of traffic regulatory devices installed by a government agency, directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction.~~
  - ~~2. Directional signs located within 100 feet of CR, E, or R zones must not exceed 2 square feet in area and those located in other zones must not exceed 32 square feet in area.~~
  - ~~3. Directional signs are determined for approval by the director, subject to review by the board with action by the planning commission.~~
  - ~~4. A special use permit is required for sandwich board directional signs.~~
  - ~~5. The director may issue a sign permit if it is determined that there is a need to guide the traveling public, to avoid confusion, or to reduce or eliminate a safety risk. The permit is subject to approval by the board with action by the planning commission.~~
  - ~~6. If the director determines that there is no need or that a safety or traffic hazard may be created, the sign permit application may be denied. The denial may be appealed to the board pursuant to chapter 17.03 Administrative provisions.~~
- ~~L. Directional signs in Virginia City by resolution. It is recognized that Virginia City tourism based businesses and attractions located away from the "C" Street corridor may benefit from centrally placed and consolidated directional signage installed in and around primary pedestrian corridors. Implementing a consolidated community wide design for directional signage in this area may better communicate key attractions in the area and contribute to the enhancement of a pedestrian oriented downtown environment.~~
- ~~1. The designated boundaries of this area and the design and placement of directional signs therein will be regulated as defined and established by resolution approved by the board with action by the planning commission.~~
  - ~~2. The boundaries applicable to this section include Gold Hill and Virginia City.~~
  - ~~3. The regulations established by section 17.84.080(K) apply in the absence of an approved resolution and completed consolidated directional sign devices associated therewith.~~
  - ~~4. Approval of the resolution and completion of all consolidated directional sign devices may as provided for in the resolution to nullify the regulations under section 17.84.080(K) within the established geographic boundaries thereof.~~
  - ~~5. Directional signs existing within the established boundaries under resolution are considered non-conforming and must be removed within 12 months of completion of all consolidated directional sign devices.~~

- I. Sign area shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing or other display within a single continuous perimeter composed of squares, ovals or rectangles.



Figure 8.4. Source: 2015 International Zoning Code.

- M. In addition to the regulations of this chapter, signs located in C (not including CR), E, or R zones are limited to the following:
  1. All home occupations are subject to a special use permit, and no sign larger than 2 square feet in connection is allowed therewith.
  2. Signs are limited to the place of business.
  3. Only 1 sign is allowed except for an opposing face of exactly the same color, shape, size, and configuration applied thereto in order to convey its message to opposing pedestrian or vehicular traffic.

- ~~4. No billboards, bulletin boards, blackboards, whiteboards, or banners are permitted, except for on-site exempt signs and banners pursuant to section 17.84.100.~~
- ~~5. A variance is required for any lighting or illumination of signs. No neon, blinking, flashing, chasing, or lighting which is otherwise in motion, reader boards and variable image displays, including those which display time and date, or translucent lighted signs are permitted.~~
- ~~N. Signs located in A, F, I, P, and SPR zones, and where allowable by the applicable provisions of this chapter, are limited to the following sizes and measurements:~~
  - ~~1. Signs located in the F zone may not exceed 32 square feet in size and 6 feet above grade level.~~
  - ~~2. Sign faces which are 32 square feet or less in total area may not exceed 6 feet above grade level.~~
  - ~~3. Sign faces between 32 square feet and 128 square feet in total area may not exceed 10 feet in total height with a base no higher than 2 feet above grade level.~~
  - ~~4. Sign faces from 128 square feet but less than 288 square feet in total area are limited to 18 feet in total height with a base no higher than 2 feet above grade level. A special use permit is required.~~
  - ~~5. A special use permit is required for sign faces at or exceeding 288 square feet in total area.~~

#### **17.84.090 Comstock Historic District Sign Requirements.**

Visible materials for signs and supporting structures within the Comstock Historic District must be or appear to be of substance that can be shown to have existed for advertising purposes up to and including the year 1942, and must be appropriate in design for that time period. A Certificate of Historical Appropriateness from the Comstock Historic District Commission is required. ~~must be submitted to the director prior to approval of any sign within the Comstock Historic District.~~ The following standards apply exclusively to all signs located within the Comstock Historic District ~~on buildings as established pursuant to the terms of NRS 384. Location, size, and number of signs in C and CR zones are as follows:~~

- ~~A. Signs are not permitted on sides or rear of buildings unless there is direct public access from an abutting legal public right of way. If such public access exists, signs must conform to regulations for building fronts.~~
- ~~BA. Signs are not permitted to extend from buildings or from porches over streets with any overhang over streets, curbs, or shoulders without a Special Use Permit.~~
- ~~CB. Signs attached to are not permitted on porch posts or other porch-supporting apparatus must be located a minimum of 7-feet above the boardwalk/sidewalk to allow for pedestrian clearance, unless the signs are traffic or informational signs installed by a government agency.~~
- ~~D. Signs are not permitted when installed on a building where any window, door, or opening has been altered, blocked, or removed for the purpose of installing or~~



~~displaying the sign, with exception of an advertisement or other display which is painted or otherwise applied directly to the interior surface of a window pane.~~

~~E. Signs placed upon buildings and porches are regulated as follows:~~

~~1. Signs above ground floor windows must comply with the following limitations:~~

- ~~a. One sign permitted between floors;~~
- ~~b. Signs may have a maximum dimension of 15 inches in height times the length of the building when installed on the face of a porch. Signs may be 36 inches in height times the length of the building when installed on the face of the building.~~
- ~~c. Signs must be of rectangular shape. Signs may be placed either on the building face or the face of the porch;~~
- ~~d. Any number of business activities may be advertised on a sign;~~
- ~~e. The base of a sign must be at least 8 feet above sidewalk/boardwalk.~~

~~2. Signs between ground floor windows and doors are regulated as follows:~~

- ~~a. Signs may be of any shape;~~
- ~~b. The cumulative area of all signs must not exceed 5 square feet per business license.~~

**3C. Building titles, names, dates, and other messages, including advertisements that were painted directly to the exterior walls, parapet walls, and between the windows of the upper floors of the building at or prior to the year 1942 may be reapplied thereto exactly as they existed at that time. Photographic proof of messages existing at that time must be submitted to the director with a Certificate of Historical Appropriateness from the Comstock Historic District Commission before the sign may be reapplied. These applications do not count toward the maximum allowed signs per business area identified in section 17.84.100 of this chapter.**

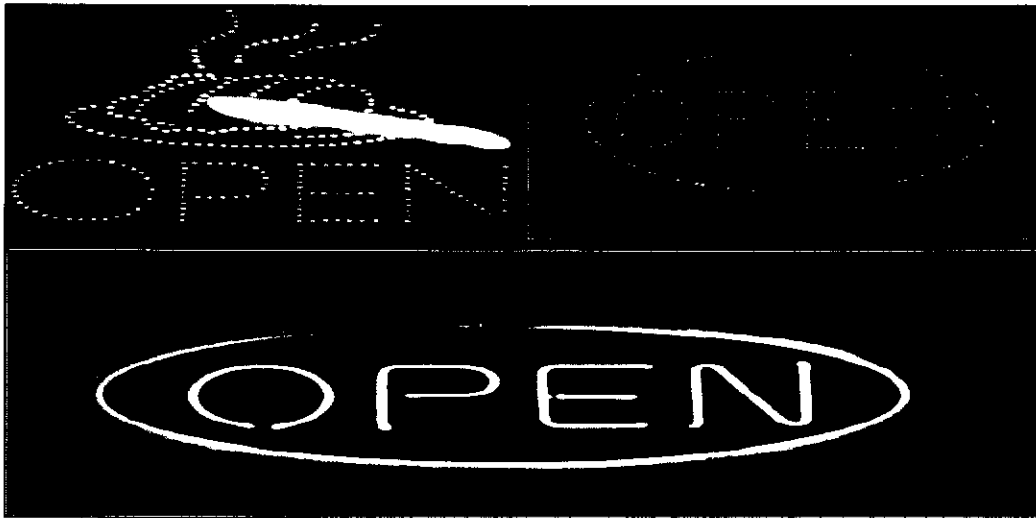
~~F. Signs on ends of porches are prohibited.~~

~~G. Signs perpendicular to building face on building with or without porches are regulated as follows:~~

- ~~1. Maximum size of 12 inches times the width of sidewalk, or equivalent in square feet;~~
- ~~2. Minimum height of lower edge of sign must be no lower than 8 feet above sidewalk or boardwalk;~~
- ~~3. A secondary sign which is securely attached to or suspended from the base of a primary hanging sign (together known as a double hanging sign) is allowed when the secondary sign is equal in length to the primary sign and is no more than 6 inches in total in width as illustrated in Figure 9.2 below. The space between the primary and secondary sign may not exceed 2 inches. Secondary signs as defined in this chapter are considered part of the primary sign and do not count toward maximum allowed signs per business license. Only 1 secondary sign for each primary sign applicable to this subsection is permitted.~~
- ~~4. One sign is allowed for every 25 feet of sidewalk or boardwalk.~~

HD. Neon signs. Neon signs are prohibited outside of buildings or within windows or openings visible from a public place. This limitation includes lighted signs that appear similar to neon signs, such as those which employ light emitting diodes (LED) that are configured so that they appear as continuous streams of light. (See examples in Figure 8.5.). Neon signs are permitted within enclosed buildings when the neon sign is located a minimum of 6 feet from the building windows.

I. ~~No more than 3 signs per business license are allowed, excluding secondary signs as defined by this chapter and described above and window signs in accordance with subsection D.~~



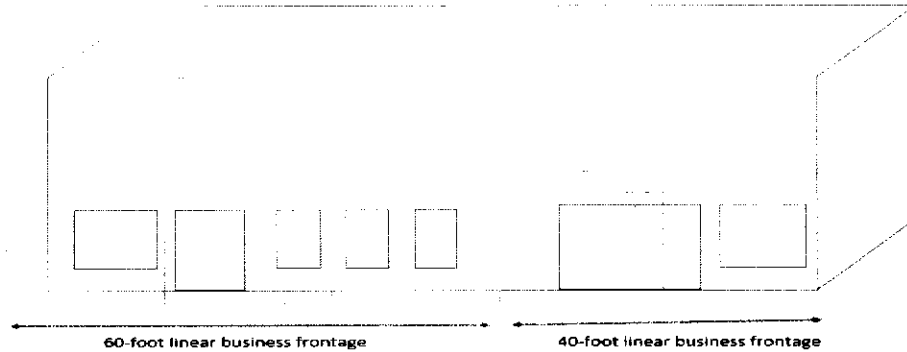
**Figure 8.5:** The top two light emitting diode (LED) signs appear similar in character to the bottom neon sign.

17.84.100 Sign allowances per zoning district. The following identifies the calculations for the amount of signs allowed per building/parcel. All signs must conform to all other requirements of this chapter. Any proposed sign greater than 128 square feet in area is also defined as a billboard and must meet the requirements identified in this chapter for billboards.

A. CR and C zoning districts. The following standards apply to commercial uses:

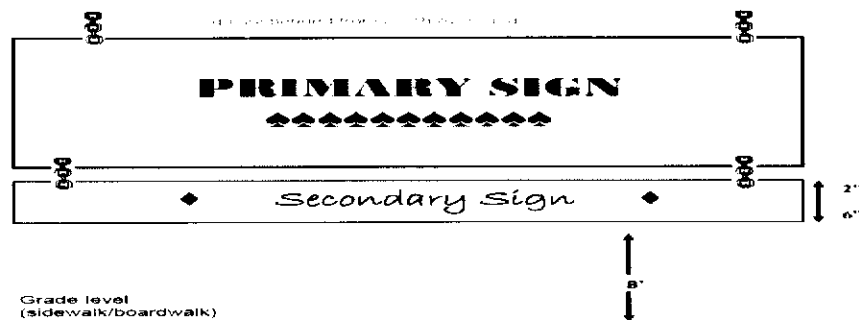
1. Building signs. Three square feet multiplied by the linear building frontage shall be allowed. The total area of all signs (not including boardwalk hanging signs, window signs, post signs or other signs identified as exempt in this chapter) for the building frontage shall not exceed this square footage. Signs included in the building sign area calculations are:
  - a. signs attached or applied to the building or porch (roof and/or fascia),
  - b. signs painted directly on the building or projecting from the building
  - c. freestanding signs.
  - d. Signs attached to accessory structures or features.

Only one side of freestanding or projection signs shall count towards the overall square footage calculation. Signs attached to accessory structures or features shall count towards the building/parcel sign calculation for the closest frontage.



**Figure X.** Building sign calculation. 60-foot business frontage multiplied by 3 equals 180 square feet of sign area. 40-foot business frontage multiplied by 3 equals 120 square feet of sign area.

- B. Window signs. Window signs shall be painted or permanently applied to the interior surface of a window. Signs which are attached or applied over the exterior of the window are not considered window signs and count toward the total allowable sign area for the building.
- C. Boardwalk Hanging Signs. **One hanging sign is permitted for each business public access doorway along the "C" Street frontage.** The sign may extend from the building face to the porch support posts and must be a minimum of 7 feet in height to allow for pedestrian clearance underneath the sign. Signs may have advertising copy on both sides of the sign. Secondary signs may be attached but must meet the 8 foot pedestrian clearance requirement. This area of signage does not contribute to the building sign calculations.



**Figure 9.2:** The above diagram illustrates the manner in which two signs may be suspended over the sidewalk or boardwalk within the Comstock Historic District. All signs **must** be secured taut.

- D. Sandwich Board signs. Each **business** is allowed one sandwich board sign. The sign shall only be displayed during business hours and shall not exceed 6 square feet on each side. Signs shall be located so as not to impede pedestrian traffic

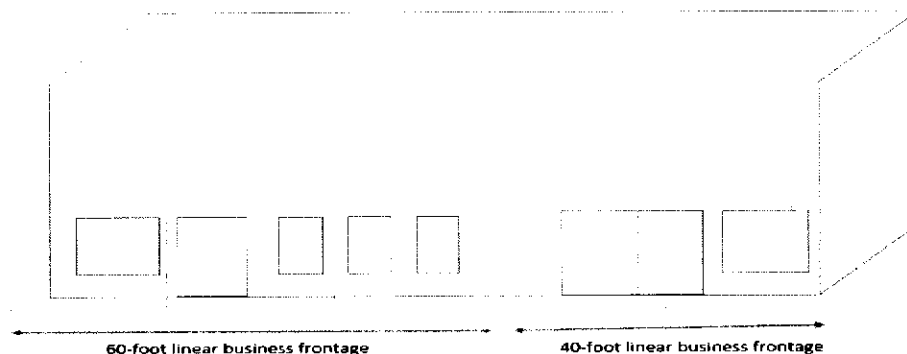
and shall not be located within the street right-of-way. Signs in the Comstock Historic District shall be constructed of approved materials for the District. This area of signage does not contribute toward the building sign allowance calculations.

- E. Outdoor Operations. For commercial businesses which do not operate within building, or have a small office building (500 square feet or less) associated with an outdoor operation, the maximum amount of all signage for the site shall be three square feet multiplied by the linear parcel frontage up to a maximum of 128 square feet. Additional sign area may be permitted with a Special Use Permit associated with the use on the parcel.
- F. Freestanding signs shall not exceed 10-feet in height above grade level and must be designed so as not to impede traffic and pedestrian visibility. Additional height may be permitted with a Special Use Permit. Signs must also conform to the right-of-way visibility requirements identified in Section 17.84.080.G.
- G. Onsite directional signs (e.g. truck entrance, one way driveway, employee entrance) shall be considered in the calculations for the overall allowable building signs and shall meet the design requirements outlined for building signs.
- H. If a primary use has not been established on the parcel, a Special Use Permit is required for any sign or signs proposed, with the exception of realty signs.
- I. CR, R, E zoning districts. The following standards apply for signs associated with residential uses within CR, R and E. All signs must conform to all other requirements of this chapter.
  - 1. One sign, no larger than 6 square feet, associated with a home occupation is permitted. An opposing face of exactly the same color, shape, size, and configuration to convey its message to opposing pedestrian or vehicular traffic is permissible. Only one side of the sign shall count towards the overall calculation of sign area. The sign may be attached to the residence, be a freestanding sign or a sandwich board sign. If the sign is proposed as a sandwich board sign, the sign may only be displayed during business hours, shall be located so as not to impede pedestrian traffic and shall not be located within the street right-of-way.
  - 52. **A variance Special Use Permit is required for any lighting or illumination of signs. No neon, blinking, flashing, chasing, or lighting which is otherwise in motion, reader boards and variable image displays, including those which display time and date, or translucent lighted signs are permitted.**
  - 3. If a primary use has not been established on the parcel, a Special Use Permit is required for any sign or signs proposed, with the exception of realty signs.

J. I and A zoning Districts

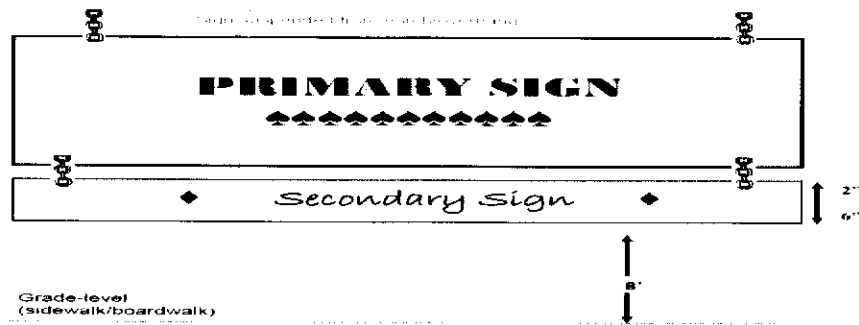
K. CR and C zoning districts. The following standards apply to commercial uses:

- L. Building signs. Three square feet per linear building frontage per business shall be allowed. The total area of all signs (not including boardwalk hanging signs or window signs) on the business frontage shall not exceed this square footage. Building signs include signs attached to the building or porch, signs painted directly on the building or projecting from the building and freestanding signs. Signs projecting perpendicular to the building frontage and freestanding signs shall only count one side towards the overall square footage calculation. Signs attached to accessory structures or features shall count towards the building sign calculation for the closest business frontage.



**Figure X.** Building sign calculation. 60-foot business frontage multiplied by 3 equals 180 square feet of sign area. 40-foot business frontage multiplied by 3 equals 120 square feet of sign area.

- M. Window signs. Window signs shall be painted or permanently attached to the windows. No signs shall be attached to the outside of the window. This area of signage does not contribute to the building sign calculations.
- N. Boardwalk Hanging Signs. One hanging sign is permitted for each business public access doorway along the "C" Street frontage. The sign may extend from the building face to the porch support posts and must be a minimum of 8 feet in height to allow for pedestrian clearance underneath the sign. Signs may have advertising copy on both sides of the sign. Secondary signs may be attached but must meet the 8 foot pedestrian clearance requirement. This area of signage does not contribute to the building sign calculations.



**Figure 9.2:** The above diagram illustrates the manner in which two signs may be suspended over the sidewalk or boardwalk within the Comstock Historic District. All signs **must** be secured taut.

- O. Sandwich Board signs. Each business is allowed one sandwich board sign. The sign shall only be displayed during business hours and shall not exceed 6 square feet on each side. Signs shall be located so as not to impede pedestrian traffic and shall not be located within the street right-of-way. Signs in the Comstock Historic District shall be constructed of approved materials for the District. This area of signage does not contribute to the building sign calculations.
  - P. Outdoor Operations. For commercial and/or industrial businesses which do not operate within building, or have a small office building (500 square feet or less) associated with an outdoor operation, the maximum amount of all signage for the site shall be less than 128 square feet. Additional sign area may be permitted with a Special Use Permit.
  - Q. Freestanding signs shall not exceed 10-feet in height above grade level and be designed so as not to impede traffic and pedestrian visibility. Additional height may be permitted with a Special Use Permit.
  - R. Onsite directional signs (e.g. truck entrance, one way driveway, employee entrance) shall be considered in the calculations for the overall allowable building signs and shall meet the design requirements outlined for building signs.
- If a primary use has not been established on the parcel, a Special Use Permit is required for any sign or signs proposed, with the exception of realty signs.
- S. Signs located in A, F, P, and SPR zones, and where allowable by the applicable provisions of this chapter, are limited to the following sizes and measurements:
    - 1. Signs located in the F zone may not exceed a total of 32 square feet and may not extend 10 feet above grade level.
    - 2. Signs in A, P and SPR zones shall be less than 128 ~~may not exceed a total of 128~~ square feet and 10 feet above grade level.
    - 3. Additional sign area and height may be permitted with a Special Use Permit.
    - 4. If a primary use has not been established on the parcel, a Special Use Permit is required for any sign or signs proposed, with the exception of realty signs.

T. Signs located within a PUD. All signs shall conform to the sign regulations outlined in the PUD approval.

**17.84.110 Exempt Signs.**

The following signs and devices are exempt from the provision of this chapter and required sign fees. The regulations under chapter 17.12 General provisions apply to exempt signs. Exempt signs do not count toward the maximum allowed signs identified in section 17.84.100 of this chapter. ~~per business license.~~ All signs located within the Comstock Historic District must comply with the regulations under this chapter and NRS 384. The provisions set forth supersede this section in the event of a conflict. Any display or types of signs not listed in this section and not in conflict with the provisions of this chapter are subject to approval of the director.

- A. ~~Two signs with a maximum area of 32 square feet each, located within an A zone, used only to advertise the agricultural products produced or sold on the premises or identifying the premises or its occupants.~~ Signs that are displayed for public safety, such as fire extinguishers, exit, call 911 and AED, are considered exempt.
- B. Customary holiday decorations and signs in the nature of decorations which are seasonal, clearly incidental, and customarily associated with any national, local, or religious holiday and removed within 30 days of the official recognized date of the associated holiday. Such decorations/signs must be located so as not to impede pedestrian or vehicular access.
- C. Religious symbols located on a building or otherwise on-site which are used for organized religious worship and related services.
- D. Scoreboards related to and located within established athletic fields and arenas.
- E. Commercial and non-commercial advertisement and sponsor signs which are attached to the interior portion of fencing which surrounds a designated athletic field or arena. Signs must not be plainly visible from any public place outside of the premises.
- F. "Vacancy," "no vacancy," "open," "closed," "yes," "no," "full," "sorry," and similar type signs associated with commercial uses provided that the area of the sign does not exceed 2.5 square feet in area. Neon is not permitted in the Comstock Historic District. This sign area shall not be included in the overall sign calculations.
- G. Motor vehicle for-sale signs provided that:
  - 1. The message of each sign is directly related to the sale of the motor vehicle on or in which it is located;
  - 2. There are no more than 3 signs per vehicle, including posters, stickers, and other advertising devices allowed by this chapter;
  - 3. The sign is attached to or located within the vehicle. Stickers may be placed directly onto the exterior surfaces of the vehicle or its windows;
    - 4. The sign or combination thereof does not exceed 3 square-feet in total area;
    - 5. The vehicle is located in either an approved sales lot or on private property with the owner's consent; and

6. The sale of the vehicle or vehicles and location and placement thereof is not in violation of any federal, state, or county regulations.

- H. Advertising on vending machines, such as that shown in the illustration to the right, which depicts the product contained therein.
- I. Exempt flags shall be 18 square feet or less, be rectangular in shape and have a ratio of 1:1.6 (width to length). A maximum of three flags per parcel is allowed as exempt. Any modifications to these requirements shall be regulated as a banner as provided in Section 17.84.110 of this ordinance. ~~The official flag of a government, governmental agency, nation, public institution, religious corporation or similar entity, or flags flown on a temporary basis for the purpose of honoring declared national or civic holidays.~~
- J. House and property addresses, familial name signs, and devices that are similar in nature and clearly do not facilitate the purpose of advertising a commercial or non-commercial business, service, or attraction.
- K. Traffic and pedestrian control and information signs which are installed by a government agency.
- ~~L. Traffic and pedestrian control and information signs which are installed by a private property owner in A, C, and I zones when the sign is located on the property at which the associated business, service, or attraction is located. The signs are limited to 15 square feet in total area and shall not conflict with a vision clearance triangle as regulated by subsection 17.84.080(J).~~
- M. Temporary or permanent signs erected to warn of danger or hazardous conditions so long as the hazards may exist, including signs indicating the presence of underground cables, gas lines, and other potentially dangerous conditions.
- N. ~~Political signs and posters not exceeding 2 square feet in the CR, E, or R zones and 32 square feet in all other zones. Signs may not be displayed before 60 days of the primary election or caucus or for more than 30 days following the election. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 10 days after the primary election. Political signs may not be affixed or placed on the public domain. The public domain placement restriction does not apply to political signs placed on the county owned property located at the north and south intersections of "B" and "C" Streets in Virginia City as shown in Appendices A and B. The sign owner is responsible for knowing or contacting the community development department about the location of the abutting state right of way and for complying with state regulations therein. The county is not responsible for state right of way non-compliance or penalties imposed against the sign owner for violation of those regulations.~~



Signs associated with the National/State/County/Local election process shall be consistent with the following:

- I. Signs and posters shall not be displayed prior to the close of business of the last day of election filing.

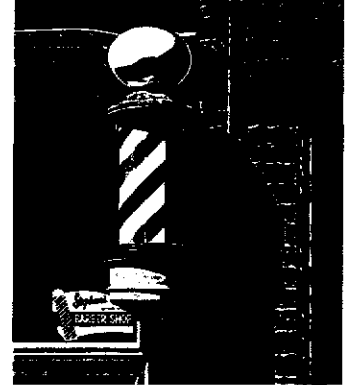


2. Signs and posters may not be placed on private property without the private property owner's permission.
  3. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 30 days after the primary election.
  4. All political signs and posters shall be removed no later than 30 days after the general election.
  5. Political signs may not be affixed or placed on the public domain. The public domain placement restriction does not apply to political signs placed on the county-owned property located as shown in Appendix A.
  6. Signs shall not exceed 6 square feet in area for the R and E zoning districts and 32 square feet in all other zones.
  7. The sign owner is responsible for knowing the location of the abutting state right-of-way and for complying with state and federal regulations.
  8. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.
  9. Political signs and posters located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3 of this chapter. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 2 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
    - a. C, CR, E, and R zones - 7 foot clearance setback;
    - b. All other zones - 25 foot clearance setback.
- O. Real estate for-sale and open-house signs not exceeding 56 square-feet in CR, E, R, and SPR zones and 32 square-feet in all other zones. Signs must be removed within 14 days following the sale of the property for which the sign represents. Commercial advertisement signs indicating the presence or existence of a real estate office, business, or service are not considered real estate for-sale signs and are not exempt signs pursuant to this section.**
- P. Yard, rummage, and garage sale signs not exceeding 6 square-feet in area that are removed within 12 hours after the sale and not displayed in public view before 12 hours of the sale and are in public view for no more than 2 consecutive or non-consecutive days within a 12 month period.**
- Q. On-site temporary signs and banners displaying a non-commercial message related to household or familial celebrations (e.g., "birthday," "newborn baby," "anniversary," "welcome back," etc.).**
- R. "No trespassing," "no hunting," "no fishing," "no loitering," and like signs not exceeding 26 square-feet in C, CR, E, and R zones and 46 32 square-feet in all other zones.**
- S. Signs such as building contractor signs not exceeding 46 square-feet in total area within C, CR, E, and R zones and 32 square-feet in total area in all other zones and which are placed upon the property at which the associated project is**

located. These signs must be removed within 14 days after the associated project has been completed.

T. Commemorative or historical non-advertisement plaques and tablets installed by a government or non-profit entity.

U. One on-site barber pole of traditional design (i.e., red, white, and/or blue rotating swirl absent of text), such as that illustrated to the right, not exceeding 12 inches in width and 48 inches in length and directly attached to the associated building in which the barber service is provided. The device may rotate during the hours that the associated barber is open for business. Lighting placed on or within the device is permitted when in accordance with the applicable provisions of this chapter and chapter 8.02 Dark skies.



V. Displays of string lights outside of a seasonal and/or customary nature, local, or religious holiday, provided that:

1. They are not placed on the public domain;
2. They are decorative displays which only outline or highlight landscaping or architectural features of a building;
3. They are steady burning, clear/white, and do not blink, flash, or exhibit intermittent changes in intensity, animation, or rotating characteristics;
4. They comply with the regulations of chapter 8.02 Dark skies;
5. They are no greater in intensity than 5 watts for each bulb, or equivalent to the lumen intensity produced by a 5 watt incandescent bulb (approximately 73 lumens);
6. They are not placed on or used to outline any type of sign, billboard, or advertising device or their support structures unless otherwise allowed by the provisions of this chapter and chapter 8.02 Dark skies;
7. They are not assembled or arranged to convey messages, words, commercial advertisements, slogans, and/or logos;
8. They are commercial grade UL Listed for long-term outdoor use and do not otherwise create a safety hazard with respect to placement and connection to power supply as determined by applicable codes and regulations. The power supply must be a dedicated weather-protected and GFCI protected receptacle. The use of extension cords shall not be permitted;
9. They are maintained and repaired so that no individual light bulb is inoperative for more than a period of 30 consecutive days. In the event that the bulbs are not maintained or repaired for a period exceeding 30 days, the string lights must be removed.
10. Lighting located with the Comstock Historic District shall be consistent with the Historic District requirements.

W. Points of entry and public interest signs. In addition to the regulations of this chapter, non-commercial point of entry and public interest signs (See examples in Figure 10.1.) that are owned, leased, or otherwise managed by any federal, state, or county agency, or a political subdivision thereof (e.g., homeowner's association or general improvement district), are permitted provided that they comply with the regulations below and the provisions under sections 17.84.040,

17.84.050, 17.84.060, and 17.84.080. Changeable copy and variable image signs are prohibited. Point of entry signs installed at the entrance(s) of a planned unit development or subdivision; multi-family dwelling complex; industrial, shopping, or other commercial center; education facility or campus; or other building complex are permitted when they are managed and maintained by a federal, state, or county agency, or a political subdivision thereof, or the management of the property. All signs under this subsection are subject to approval of the director and comply with the following regulations:

1. The sign must conform to the purpose and intent of this chapter and NRS 384, where applicable;
2. The owner or political subdivision is responsible for sign placement, maintenance, and compliance with all applicable regulations;
3. Encroachment permits must be obtained, where applicable;
4. The sign must have proper access and maintenance easements;
5. No more than 1 sign may be erected at any given location, with exception of 1 similar sign that may be placed at both sides of a point of entry. The maximum sign face area, excluding supporting structures, may not exceed 32 square-feet;
6. The sign and all parts thereof must be non-commercial and relate directly to the point of entry or public interest.



**Figure 10.1:** The point of entry signs (left and bottom) and place of interest sign (top right) are owned and managed by public entities and their message is non-commercial. The message in each device relates directly to the point of entry or public interest for the viewer.

#### **17.84.110 Temporary Signs and Banners.**

Any sign or banner, except those listed in sections 17.84.100, 17.84.110 and 17.84.120 displayed for a period of time not exceeding 30 consecutive or non-consecutive days in a 12 month period of time is considered a temporary sign or banner.

A. The following are considered temporary signs:

1. Banners, posters, pennants, sandwich board signs; fliers; blackboards and whiteboards; signs attached to temporary structures directly associated with operating special events, fairs, carnivals, and concessions; and devices which are supported, worn, or otherwise displayed on and by human or animal subjects (otherwise known as "human signs") and flags beyond that listed in 17.84.110 are considered temporary signs.

B. The following are not considered a temporary signs or banners:

- ~~1. Tethered balloons, streamers, inflatable devices, and similar devices.~~
- ~~2. Any sign which is in any way attached, painted to, or otherwise attached to a vehicle, trailer, or other mobile device, as defined in section 17.84.120(C).~~
- EA. In addition to all other applicable provisions of this chapter, all temporary signs and banners must comply with the following regulations:
  1. They must be professionally painted or printed. Those which become tattered, torn, or otherwise fall into disrepair must be immediately removed or replaced with a similar size and type sign.
  2. They may not exceed 12 square-feet in total area, with exception of banners which may not exceed the allowable limitations set forth by subsection (D);
- EB. Banners that are mounted to a wall or canopy must be secured taut ~~and not placed over any permanent sign.~~ A temporary banner mounted in such a manner that it becomes suspended between two points (e.g., between buildings, poles, trees, etc.) must comply with the following regulations: ~~not impede pedestrian or vehicular traffic.~~
  - ~~1. They may not exceed 2 feet in height;~~
  - ~~2. They may not be closer than 5 feet to the objects from which it is suspended, and;~~
  - ~~3. They must be mounted no less than 18 feet over a public right-of-way.~~
- EC. No more than 1 banner may be attached to any two points.
- ED. Any banner which is suspended over a right-of-way is subject to approval of the director.
- EE. A second sign or banner of exactly the same color, shape, size, and configuration may be applied to the opposite side of the sign in order to convey its message to opposing pedestrian or vehicular traffic.
- EF. Temporary signs and banners may not be publically displayed more than 30 consecutive or non-consecutive days in a 12 month period.
- ~~I. Sandwich board directional signs may be displayed for extended periods with a special use permit. These directional signs must comply with the regulations under subsections 17.84.080(K) and 17.84.080(L). The time in each twenty-four hour period that the directional sandwich board sign must be removed and not displayed must be stipulated in the approved special use permit. No sign may be placed on the public domain.~~
- JG. No more than 4 temporary signs or banners may be displayed for any 1 household, business, firm, or non-governmental entity within a 12 month period.
- KH. Only 1 temporary sign or banner may be displayed at any given time per business. In a multi-tenant shopping center, two temporary signs or banners may be displayed.
- I. A Special Use Permit may be granted to allow for exceptions to the above regulations.

#### **17.84.120 Prohibited Signs.**

The following signs and advertising devices are prohibited in any zone:

- A. Within, attached to, or hanging over a public right-of-way or on the public domain, with exception of permitted signs regulated pursuant to sections 17.84.090, 17.84.100, and temporary banners.
- B. Located on private property without the expressed permission of the property owner.
- C. Mobile signs that are affixed to a frame or chassis having wheels and capable of being carried, or otherwise portable and designed to stand free from a building or other structure and fulfill the purpose of advertising. Mere removal of wheels or temporary securing of the mobile sign to the surface of real estate does not classify it as a free-standing sign. Ordinary identification of a business or service on an associated utility vehicle (e.g., construction contractor's vehicle or equipment such as those illustrated in Figure 20.1 below) is not considered a mobile sign and is thus exempt from the restrictions of this subsection. When uncertainty exists regarding the provisions of this subsection, the advertising device will be subject to the review and approval of the board with action by the planning commission.

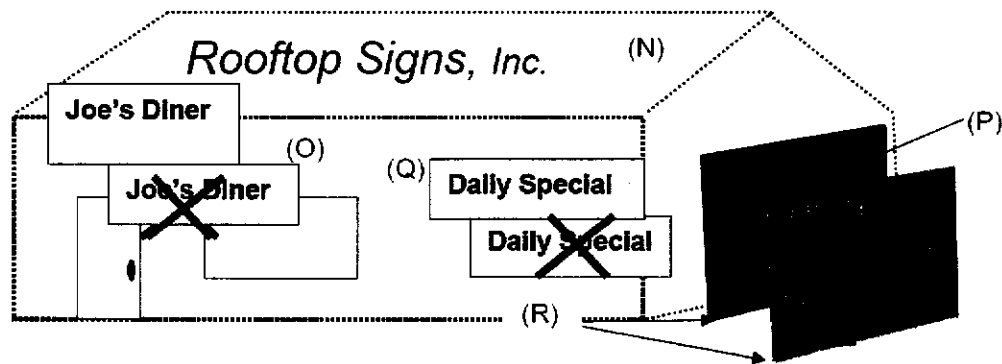


Figure 20.1: The images shown on the top two vehicles (allowable) contrast with those below (prohibited) in that they clearly relate to the service provided in association with the vehicle. The bottom vehicles depicted are examples of mobile signs which facilitate off-site advertising.

- D. Inflatable signs, including those which are made of Mylar, vinyl, plastic, rubber, or any other material which is supported by gasses contained therewith, or its parts, at pressure which is equal to or greater than the surrounding natural atmospheric pressure.
- E. Paper signs and fliers displayed on the exterior of buildings, trees, and other structures lasting more than 12 hours in a one year period.
- F. Bulletin boards, including blackboards and whiteboards, where other signs of similar size or structure are prohibited.
- GF. Portraying sexual, sexually-related, or other "adult" material in a provocative or otherwise obscene manner within or in view of a public place.
- HG. Located in such a place that they negatively impact visual corridors and view sheds from public places, or obscure a view of the road, or other vehicular and pedestrian right-of-ways ahead, or curves, grades, or interstate highways or railways. The integrity of location, setting, feeling, and association of properties

to their surrounding environment and view sheds (The Comstock Historic District and natural and largely undisturbed environment surrounding many rural properties county-wide are considered sensitive for the purposes herein and should be protected against visual impacts caused by signs and billboards).

- HH. Emit noise, flames, smoke, steam, or other matter.
- II. Employ movement including, but not limited to, pennants, ~~flags of non-national origin~~, banners, streamers, balloons, disks, searchlights, and lasers.
- KJ. Employ direct, indirect, internal flashing, or other illumination with light source or reflectivity of such brightness that it constitutes a hazard to ground or air traffic or a nuisance as determined by the Designee or any federal or Nevada State agency.
- LK. Obstruct or impair the display of any permanent regulatory or advisory traffic sign or parking sign or traffic signal.
- ML. Obstruct, obscure, or impair the safe passage of pedestrians, cyclists, or persons with disabilities.
- NM. Placed on the roof of buildings unless a special use permit is granted. In determining the Special Use Permit application, Section 17.84.120.G shall be a consideration.
- ON. Painted or attached to trees, fences, utility poles, rocks when located in their current natural place or state, or similar natural and man-made structures and objects.
- P. ~~Installed on a building such that any window, door, or opening will be altered, blocked, or removed for the purpose of installing or displaying the sign. An advertisement or other display which is painted directly onto the interior surface of a window is permitted.~~
- Q. ~~Placed on a wall of a building exceeding an area equal to 25 percent of the wall area. (See figure 20.2 below.)~~
- R. ~~Placed on a wall so as to extend beyond the outer edge of any wall of the building on which it is located. (The sign must remain entirely within the visual profile of the building. See figure 20.2 below).~~
- S. ~~Placed more than 6 inches and less than 10 feet parallel to the face of any building or structure to which it is attached. (See figure 20.2 below.)~~
- TO. Attached or placed adjacent to any utility pole, traffic sign post, traffic signal, historical marker or any other official traffic control device.
- P. Tethered balloons, streamers, inflatable devices, and similar devices.



**Figure 20.2:** The mark "X" in the above diagram demonstrates a sign that is out of compliance with one or more provisions of this section. Signs absent of said mark indicate compliance with the applicable regulations as follows: (O) sign covers or otherwise alters a door, window, or opening; (Q) sign extends beyond the outer edge of the wall of the building; (R) sign is more than 6 inches and less than 6 feet from the building wall; (P) sign exceeds 25 percent of the wall; (N) sign is painted directly onto the roof unless a special use permit is granted.

#### 17.84.140 Billboards.

Any sign face measuring 128 square feet or more in total area is classified as a billboard and must comply with federal, state, and county regulations, including this chapter, section and section 17.84.080. Some requirements for signs meeting the definition of a billboard that are painted directly on a building, or are attached flush with a building wall, may be waived by Storey County through the Special Use Permit process.

- A. Special use permit required. The regulations of this section and title are considered the minimum requirements for billboards. A special use permit is required before erecting or displaying a billboard. The special use permit may impose conditions as deemed appropriate by the board with action by the planning commission.
- B. Other permits & requirements. No billboard or its supporting devices may be erected until plans developed by a licensed engineer for the proposed project have been reviewed by the fire and community development departments and a building permit has been issued. . The licensed engineer requirement may be waived when the billboard is painted directly on a building and/or when no structural support of the sign is proposed. A building permit may not be issued until the special use permit has been granted and all requirements of the county have been satisfied. The issuance of a building permit or any other authorizations prior to approval of the special use permit must not be construed as an approval to commence construction of a billboard.
- C. Transfer of entitlement. The owner(s) of a billboard may not sell, transfer, ground lease, or assign a billboard or property on which a billboard is located in whole or in part to any person, partnership, joint venture, firm, company, or



corporation without a minimum of 90 days notification to the director prior to closing.

- D. Best management practices. Preparation and construction within a billboard site including, but not limited to, the development, operation, and reclamation of all roads, access corridors, foundation pads, equipment storage and staging areas, and all related facilities must conform to grading and slope stability requirements, fire codes, and all Nevada Division of Environmental Protection (NDEP) best management practices.
- E. Distances limitations. No billboard may be permitted or otherwise erected or displayed:
  - 1. Less than 660 feet from federal aid right-of-ways and primary highway systems (e.g., Interstate 80).
  - 2. Within 2,000 feet of:
    - a. Roadway intersections and interchanges, interstate highway rest areas, or on any public right-of-way where there will be a line-of-sight obstruction to a roadway corner, bend, interchange, or intersection, including vehicular, pedestrian, or railroad crossing;
    - b. Another billboard;
    - c. Any public or private school, church, hospital, health care facility, residential care facility, public park, or government office building;
    - d. Any CR, E, P, or R zone, the Comstock Historic District, and within 1,000 feet of the following public right-of-ways: Six Mile Canyon Road, Seven Mile Canyon Road, State Route 341, and State Route 342 for billboards exceeding 128 square feet. Billboards measuring 128 square feet or less which are owned and managed by the county or an entity thereof may be allowed with a special use permit adjacent to State Route 341 and 342 in the Comstock Historic District when they are located in a C, CR, I, or P zone and no closer than 200 feet of any occupied structure, unless the owner of that structure provides written consent to the county.
  - 3. Within 200 feet of any occupied structure.
  - 4. With more than 1 display face, with exception of a second billboard face of the exact same shape, size, and configuration which is applied to the billboard's opposite side as to convey the device's message to opposing pedestrian and/or vehicular traffic, and not more than 20 inches apart.
  - ~~5. When 1 or more signs or billboards already exist on the wall of a building.~~
- F. Support structures. Structures supporting billboards must conform to the local building code and be unobtrusive and recessive in their appearance. -Billboards must be supported by a single monopole structure unless they are painted directly onto a permitted building, wall, or other permitted structure not specifically intended to support the billboard.
- G. Billboard support structures must be coated with a non-reflective beige or gray-colored finish. Other colors and finishes may be permitted or required as part of the special use permit.
- H. Lighting. All direct and indirect lighting of a billboard must conform to the regulations under section 17.84.080(E) and chapter 8.02 Dark skies. If any proposed billboard will employ use or display of variable images or changeable

copies, will be placed within 2,000 feet of any traffic signals or traffic signs, or will be located within a road boundary, the billboard owner must provide the county a traffic engineering report created by a licensed traffic engineer. The report must confirm that the advertising device and its placement will be safe for vehicular and pedestrian traffic. The report must consider all factors relevant to traffic safety including applicable criteria contained in this title. The report will be completed at the cost of the applicant. The county may require an independent review of the report by a qualified person at the expense of the applicant.

- I. Facility closure. Any billboard not meeting the standards of this chapter and the applicable federal, state, and county regulations will be considered closed. The process of removing the billboard and its supporting structures and reclaiming the site to the condition existing prior to its development must commence immediately and must be completed within 180 days of closure. Further specifications pertaining to site reclamation will be determined by the conditions of the special use permit.
- J. Reclamation extension. If necessary, such as during times of Force Majeure, a request for a reasonable extension of the completion of removal and reclamation may be submitted to the director for approval. The application for extension must include all applicable documentation necessary to demonstrate that final removal and reclamation will take longer than the time allowed under the provisions of this chapter and that reasonable steps have been taken by the owner to conform to the requirements set forth by this chapter.
- K. Reclamation surety bond. A surety bond must be posted by the applicant of any billboard of or exceeding 288 square feet in area. The surety bond assures that a closed billboard and the land in which it is located is restored to a condition existing prior to installation of the billboard. The surety bond must be posted prior to disturbance of the land. The amount of the surety bond necessary to remove the structure and reclaim the land will be determined by a qualified licensed engineer or environmental manager at the expense of the applicant and will be subject to third-party review as determined appropriate by the county. Additionally, the following requirements will apply:
  1. The applicant must submit to the director proof that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond has been deposited to ensure completion of reclamation work that is consistent with the requirements for reclamation under the special use permit, including estimated costs associated with removal of each billboard and all associated equipment and accessory structures and restoration of the site to a natural state.
  2. The surety bond will be released after the county has determined that the land has been returned to a state existing prior the facility's existence.
  3. The required certification must include all applicable documentation necessary for certification of closure.
  4. Before the bond is released, the county will reserve the right to retain the service of an independent, qualified person, at the expense of the permit

holder to verify that final reclamation has been completed in a manner which is determined by the director to be satisfactory.

- L. **Liability insurance and indemnification.** The permit holder and his or her assigns, heirs, or successors:
1. Must provide proof of liability insurance to the county and maintain satisfactory insurance for all aspects of the facility in the amount of at least one million dollars (\$1,000,000). The county may require additional liability insurance coverage as needed. "Storey County" must be named as the "additional insured".
  2. Must agree to the extent not prohibited by law, to indemnify, defend, and hold harmless Storey County from any costs, damages, claims, causes for action, penalties, fines, liabilities, and judgments of any kind or nature to the extent such liability arises from or in connection with the permit holder's and operator's negligent use, operation, management, or maintenance of the premises.

**17.84.150 ~~Variances.~~**

- ~~A. Applications for a variance may be made pursuant to this chapter and chapter 17.03 Administrative provisions, and may be allowed where, in the opinion of the board with action by the planning commission, the same is necessary and is not in violation of the letter and spirit of the standards set forth in this title.~~
- ~~B. A variance may not be granted where a violation of the provisions set forth by NRS 384 or any provision of this chapter applicable to the Comstock Historic District would take place.~~
- ~~C. Variances may include application for signs installed off-site where it can be shown that failure to allow such signs will work a hardship on the respective business or attraction, and is necessary to the conduct thereof.~~

**17.84.160 ~~Violation Report.~~**

- ~~—All sheriff, public works, fire, community development, and community services department employees must report any violation of this chapter to the director.~~

**17.84.170 Complaint by State Personnel.**

Should the State Highway Engineer file a complaint with Storey County showing that any sign erected is a hazard to traffic, the director must immediately order the removal of the sign.

**17.84.180 Nuisance Declared.**

All signs not in compliance with the provisions of this chapter are declared to be nuisances and detrimental to the health, safety, economics, and general welfare of the people of this county and may be abated under the provisions of section 17.03.045.

**17.84.260 Violation Liability.**

Any person who violates any provision of this chapter is liable to Storey County for any expense, loss or damage incurred by Storey County by reason of the violation.

**17.84.270 Violation Remedies Not Exclusive.**

Nothing in this chapter may be construed to limit or prohibit the prosecution of the owner(s), or others, for a violation of this chapter by criminal complaint or by a civil action provided for by law.

Special Use Permit. Applications for special use permits may be made pursuant to this chapter and 17.03.150. Modifications to the design standards listed in this chapter may be considered with a Special Use Permit application. Findings outlined in 17.03.150 must be made in order to approve any Special Use Permit. *Do we want this?*

**Appendix A: Locations for political signs within County-owned rights of way or property.**

**Political sign county public domain exemption (south location).**



**Appendix B: Political sign county public domain exemption (north location).**



Potential sites to be added:

Lockwood across from senior center  
Cartwright near mailboxes?  
Mark Twain Fire station area  
Lousetown and Geiger, below the road?  
Highlands fire station area  
Calavaras/Graves fire parcel?



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 9-4-2018

**Estimate of time required:** 15 minutes

**Agenda:** Consent [ ] Regular agenda [ X ] Public hearing required [ ]

1. **Title:** Discussion/Possible Action regarding Resolution No.18- 509 relinquishing two parcels of real property near the USA Parkway US 80 interchange
2. **Recommended motion:** I move to approve Resolution 18-509 relinquishing two parcels of real property to NDOT and authorize the chairman to sign.
3. **Prepared by:** Keith Loomis

**Department:** District Attorney's Office

**Telephone:** 847-0964

4. **Staff summary:** NDOT has requested the Storey County relinquish two parcels of real property near the USA Parkway and US 80 interchange. NDOT originally relinquished these parcels to Storey County in 2012. NDOT reports that it has a project for which it needs the parcels back.
5. **Supporting materials:** Resolution No. 18-509; Letter from Diana Callahan of NDOT. Photo image; sketch map and sketch map description

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ KL District Attorney

8. **Reviewed by:**

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

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

9. **Board action:**

[ ] Approved  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued

Agenda Item No. 14

**RESOLUTION NO 18-509**

301

Ptns. of Assessor's Book 5 Page 4  
Control Sections: WA-84, ST-08  
Route: SR-439 (USA Parkway) Former Route: IR-80  
Surplus Parcels: I-080-WA-032.800 XS1  
I-080-WA-032.872 XS1

AFTER RECORDING RETURN TO:  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
ATTN: STAFF SPECIALIST, PM  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:  
JEFFREY J. HENKELMAN, P.L.S.  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

**RESOLUTION OF RECONVEYANCE  
OF A PORTION OF COUNTY RIGHT-OF-WAY**

WHEREAS, the Department of Transportation, hereinafter called the Department, previously relinquished the below-described property to the County of Storey, Nevada, hereinafter called the "County," by Resolution of Relinquishment dated December 10, 2012, and filed for record as Correction Resolution of Relinquishment on January 28, 2015, as Document Number 0121555, in the Official Records of Storey County, Nevada; and

WHEREAS, NRS 244.290 authorizes County to reconvey real property to the person or entity from whom it was received if the Board determines that reconveyance would be in the best interest of the County and its residents; and

WHEREAS, NRS 277.053 further authorizes County to convey its interest in real property to the State or any agency of the State without charge if the property is to be used for a public purpose; and



- 4) N. 24°15'20" E. - 77.93 feet to the point of beginning;

said parcel contains an area of 55,033 square feet (1.26 acres).

PARCEL I-080-WA-032.872 XS1

COMMENCING at the southeast corner of Section 26, T. 20 N., R. 22 E., M.D.M., shown and delineated as a "FND 5/8" REBAR/ALUM CAP PLS 8421" on that certain PARCEL MAP FOR ROCK WEST, LLC, filed for record on June 26, 2007, File Number 3547866, Map 4794, in the Official Records of Washoe County, Nevada; thence N. 85°09'09" W. a distance of 3,396.29 feet to the POINT OF BEGINNING; said point of beginning being on the northerly right-of-way line of SR-439 (USA Parkway), the right or southerly right-of-way line of IR-80 and the southerly ordinary high water mark of the Truckee River, 37.91 feet left of and measured radially to Highway Engineer's Station "FR1" 12+32.13 P.O.C.; thence along said northerly right-of-way line of SR-439, said southerly right-of-way line of IR-80 and said southerly ordinary high water mark the following four (4) courses and distances:

- 1) N. 22°00'59" E. - 22.72 feet;
- 2) N. 39°51'54" E. - 23.10 feet;
- 3) N. 57°56'15" E. - 52.17 feet;
- 4) N. 49°25'18" E. - 17.53 feet;

thence continuing along said northerly right-of-way line of SR-439 and said southerly ordinary high water mark the following three (3) courses and distances:

- 1) N. 49°25'18" E. - 7.67 feet;
- 2) N. 55°50'31" E. - 44.23 feet;
- 3) N. 54°53'11" E. - 20.35 feet to the right or easterly right-of-way line of said SR-439;

thence from a tangent which bears N. 89°32'34" E., curving to the right along said easterly right-of-way line with a radius of 310.00 feet, through an angle of 29°12'26", an arc distance of 158.03 feet to the southerly Nevada Department of Transportation property line of said Nickolich parcel; thence S. 76°30'51" W. a distance of 277.50 feet; thence S. 52°41'27" W., continuing along said southerly Nevada Department of Transportation property line, a distance of 27.22 feet to the point of beginning; said parcel contains an area of 12,558 square feet (0.29 of an acre).

It is the intent of this instrument to convey and it does convey all of the GRANTOR's right, title, and interest in those certain parcels of land described as Parcels I-080-WA-032.800 XS1 and I-080-WA-032.872 XS1 in that certain CORRECTION RESOLUTION OF RELINQUISHMENT filed for record on January 28, 2015 as Document Number 0121555, in the Official Records of Storey County, Nevada.

SUBJECT TO any and all existing utilities whether of record or not.

The Basis of Bearings for these descriptions is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone, as determined by the State of Nevada Department of Transportation.

It is the intent of the County to reconvey to the Department all of the County's right, title, and interest in and to the aforesaid described right-of-way as shown on EXHIBITS "A" and "B", attached hereto and made a part hereof.

DATED this \_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice Chairman

\_\_\_\_\_  
Commissioner

R18-08

# PARCEL NO. PREFIX: I-080-WA-

## CENTERLINE STATIONING

1. "FR" 92+67.02 P.O.T. =  
"FR" 10+00.00 P.C.
2. "FR" 93+84.82 P.C.
3. "FR" 99+05.89 P.T.
4. "FR" 99+23.64 P.O.T.
5. "FR" 10+60.72 P.T.
6. "FR" 12+02.27 P.C.
7. "FR" 15+89.01 P.T.
8. "FR" 17+16.05 P.C.
9. "USA" (AMES) 1017+28.24 P.T.

# EXHIBIT "B"

ROW OFFSETS	
150.02' LT. "USA" (AMES) 1017+28.26 P.O.T.	5 634.52' RT. "XE" 138+54.54 P.O.C.
150.02' LT. "USA" (AMES) 1018+50.41 P.O.T. = 698.49' RT. "XE" 139+81.88 P.O.C.	6 675.80' RT. "XE" 138+34.58 P.O.C.
150.02' LT. "USA" (AMES) 1019+58.46 P.O.T. = 603.54' RT. "XE" 139+33.57 P.O.C.	7 658.79' RT. "XE" 138+03.82 P.O.C.
151.55' LT. "USA" (AMES) 1019+58.11 P.O.T. = 604.58' RT. "XE" 139+32.47 P.O.C.	8 204.55' LT. "USA" (AMES) 1019+60.43 P.O.T. = 628.07' RT. "XE" 138+87.65 P.O.C.
151.55' LT. "USA" (AMES) 1020+57.35 P.O.T. = 500.05' RT. "XE" 139+17.57 P.O.C.	9 139.43' LT. "USA" (AMES) 1020+03.22 P.O.T. = 559.19' RT. "XE" 139+22.06 P.O.C.
194' RT. "USA" (AMES) 1020+80.66 P.O.T. = 423.72' RT. "XE" 140+05.32 P.O.C.	10 154.75' LT. "USA" (AMES) 1020+26.54 P.O.T. = 546.12' RT. "XE" 138+98.69 P.O.C.
20.43' RT. "USA" (AMES) 1020+93.87 P.O.T. = 403.35' RT. "XE" 140+14.97 P.O.C.	11 115.95' LT. "USA" (AMES) 1020+52.04 P.O.T. = 505.09' RT. "XE" 139+19.33 P.O.C.
42.43' RT. "USA" (AMES) 1021+00.89 P.O.T. = 386.78' RT. "XE" 140+30.46 P.O.C.	12 118.98' LT. "USA" (AMES) 1020+56.64 P.O.T. = 502.51' RT. "XE" 139+14.70 P.O.C.
94.60' RT. "USA" (AMES) 1021+00.55 P.O.T. = 362.62' RT. "XE" 140+75.03 P.O.C.	13 118.51' LT. "USA" (AMES) 1020+56.78 P.O.T. = 502.17' RT. "XE" 139+15.03 P.O.C.
111.96' RT. "USA" (AMES) 1021+03.03 P.O.T. = 352.33' RT. "XE" 140+88.73 P.O.C.	14 115.15' LT. "USA" (AMES) 1020+57.35 P.O.T. = 500.05' RT. "XE" 139+17.57 P.O.C.
119.55' RT. "USA" (AMES) 1021+04.11 P.O.T.	15 194' RT. "USA" (AMES) 1020+80.66 P.O.T. = 423.72' RT. "XE" 140+05.32 P.O.C.
163.76' RT. "USA" (AMES) 1021+05.44 P.O.T.	16 20.43' RT. "USA" (AMES) 1020+93.87 P.O.T. = 403.35' RT. "XE" 140+14.97 P.O.C.
184.09' RT. "USA" (AMES) 1021+06.39 P.O.T.	17 42.43' RT. "USA" (AMES) 1021+00.89 P.O.T. = 386.78' RT. "XE" 140+30.46 P.O.C.
326.94' RT. "USA" (AMES) 1018+00.78 P.O.T.	18 94.60' RT. "USA" (AMES) 1021+00.55 P.O.T. = 362.62' RT. "XE" 140+75.03 P.O.C.
317.66' RT. "USA" (AMES) 1017+34.00 P.O.T.	19 111.96' RT. "USA" (AMES) 1021+03.03 P.O.T. = 352.33' RT. "XE" 140+88.73 P.O.C.

## 032.800 XS1

P.O.B. = 50.00' LT. "FR" 93+29.69 P.O.T.  
TIE: N. 87° 35' 18" W. - 3,464.97' FROM THE  
SE COR. SEC. 26, T. 20 N., R. 22 E., M.D.M.

- |   |   |
|---|---|
| A | S. 65° 44' 40" E. - 25.12'                    |
| B | A = 52° 37' 26"<br>R = 550.00'<br>L = 505.15' |
| C | N. 61° 37' 54" E. - 22.72'                    |
| D | S. 22° 41' 10" E. - 100.49'                   |
| E | S. 61° 37' 54" W. - 12.77'                    |
| F | A = 44° 03' 56"<br>R = 650.00'<br>L = 499.91' |
| G | N. 32° 26' 19" W. - 108.01'                   |
| H | S. 44° 40' 47" W. - 1.54'                     |
| I | A = 30° 46' 08"<br>R = 100.00'<br>L = 53.70'  |
| J | N. 24° 15' 20" E. - 77.93'                    |

## 032.872 XS1

P.O.B. = 37.91' LT. "FR" 12+32.13 P.O.C.  
TIE: N. 85° 09' 09" W. - 3,396.29' FROM THE  
SE COR. SEC. 26, T. 20 N., R. 22 E., M.D.M.

- |   |  |
|---|--|
| K | N. 22° 00' 59" E. - 22.72'   |
| L | N. 39° 51' 54" E. - 23.10'   |
| M | N. 57° 56' 15" E. - 52.17'   |
| N | N. 49° 25' 18" E. - 17.53'   |
| O | N. 49° 25' 18" E. - 7.67'  |
| P | N. 55° 50' 31" E. - 44.23'   |
| Q | N. 54° 53' 11" E. - 20.35'   |
| R | A = 29° 12' 26"<br>R = 310.00' L = 158.03'<br>T.B. = N. 89° 32' 34" E. |
| S | S. 76° 30' 51" W. - 277.50'  |
| T | S. 52° 41' 27" W. - 27.22'   |

MAP ID NO.: 56351  
\\SKETCH\\USA PKWY INTG\\Exhibit B.dgn

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION

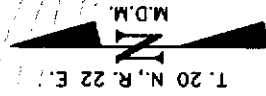
DATE: MAY 17, 2018

## SKETCH MAP

APPROVED: *[Signature]*  
FOR MANAGER II, R/W SURVEY SERVICES

SHEET 2 OF 2

PARCEL NO. PREFIX: I-080-WA-



AREA TO BE RELINQUISHED TO NDOT

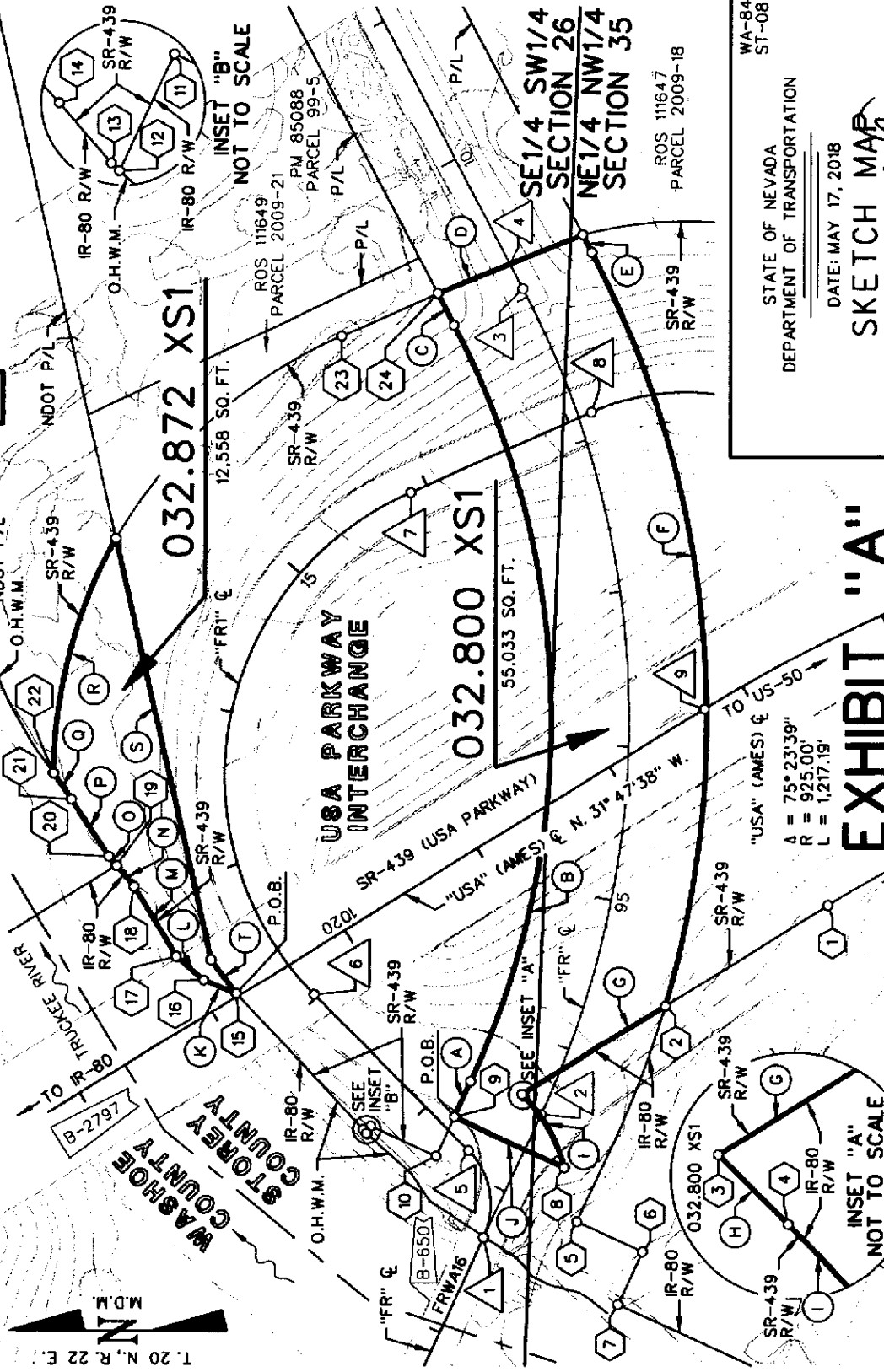


EXHIBIT "A"

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION

DATE: MAY 17, 2018

SKETCH MAP

MAP ID NO.: 56351  
SKETCH USA PKWY INTG Exhibit A.dgn

ROS 111647  
PARCEL 2009-16

NEVADA  
DOT  
TRACED  
CHECKED  
DATE OF LAST REVISION:

JXH  
DAC

APPROVED:

FOR NORTHERN ILL. R/W SURVEY SERVICES

SCALE: 1" = 100'

SHEET 1 OF 2

WA-84  
ST-08

ROS 111647  
PARCEL 2009-18

SE1/4 SW1/4  
SECTION 26  
NE1/4 NW1/4  
SECTION 35

INSET "B"  
NOT TO SCALE

ROS 111649  
PARCEL 2009-21

PM 85088  
PARCEL 99-5

SR-439  
R/W

SR-439  
R/W

SR-439  
R/W

SR-439  
R/W

SR-439  
R/W

SR-439  
R/W

SR-439  
R/W

SR-439  
R/W

WHEREAS, the Department has a project at the USA Parkway Interchange at IR-80 and SR-439 (USA Parkway) that requires use of the previously relinquished property; and

WHEREAS, the County has determined that reconveyance of the parcels is in the best interests of the County and its residents and is therefore willing to reconvey back to the Department its fee simple interest in that certain right-of-way for portions of the aforesaid Interchange lying within the County of Storey, State of Nevada, extending from the approximate Washoe County milepost I-080-WA-032.800, to the approximate Washoe County milepost I-080-WA-032.872, a distance of approximately 380 feet; and

WHEREAS, said right-of-way is delineated and identified as Parcels I-080-WA-032.800 XS1 and I-080-WA-032.872 XS1 on EXHIBITS "A" and "B", attached hereto and made a part hereof; and

WHEREAS, said right-of-way will be put to a public use by the State and thereby qualifies for reconveyance without charge to the State; and

WHEREAS, the Department has requested the reconveyance of portions of the aforesaid Interchange for the purpose of a transportation facility; and

WHEREAS, the Department has agreed to accept the reconveyance of said right-of-way for the aforesaid Interchange together with any and all revocable leases and licenses entered into between the County and the adjoining owners for the multiple use of the right-of-way; and

THEREFORE, it is hereby determined by the Board of County Commissioners of Storey County that the following-described right-of-way and incidents thereto, being all that land, delineated and identified as Parcels I-080-WA-032.800 XS1 and I-080-WA-032.872 XS1 on EXHIBITS "A" and "B", attached hereto and made a part hereof, is hereby reconveyed to the Department. Said right-of-way is described as follows: situate, lying and being in the County of Storey, State of Nevada, and more particularly described as being portions of that certain deed from Dushan S. Nickolich, filed in Book 64 at Page 108 on May 10, 1957, as File No. 23760, in

the Official Records of Storey County, Nevada, and further described as being portions of the SE 1/4 of the SW 1/4 of Section 26 and the NE 1/4 of the NW 1/4 of Section 35, T. 20 N., R. 22 E., M.D.M., and the individual parcels being more fully described by metes and bound as follows:

PARCEL I-080-WA-032.800 XS1

COMMENCING at the southeast corner of Section 26, T. 20 N., R. 22 E., M.D.M., shown and delineated as a "FND 5/8" REBAR/ALUM CAP PLS 8421" on that certain PARCEL MAP FOR ROCK WEST, LLC, filed for record on June 26, 2007, File Number 3547866, Map 4794, in the Official Records of Washoe County, Nevada; thence N. 87°35'18" W. a distance of 3,464.97 feet to the POINT OF BEGINNING; said point of beginning being on the northerly right-of-way line of the frontage road to the Eagle Pitcher Station and the left or westerly right-of-way line of SR-439 (USA Parkway), 50.00 feet left of and at right angles to Highway Engineer's Station "FR" 93+29.69 P.O.T.; thence along said northerly right-of-way line of the frontage road the following three (3) courses and distances:

- 1) S. 65°44'40" E. - 25.12 feet;
- 2) from a tangent which bears the last described course, curving to the left with a radius of 550.00 feet, through an angle of 52°37'26", an arc distance of 505.15 feet;
- 3) N. 61°37'54" E. - 22.72 feet to the right or easterly right-of-way line of said SR-439;

thence S. 22°41'10" E., along said easterly right-of-way line, a distance of 100.49 feet to the southerly right-of-way line of said frontage road; thence S. 61°37'54" W., along said southerly right-of-way line, a distance of 12.77 feet; thence from a tangent which bears the last described course, curving to the right along said southerly right-of-way line with a radius of 650.00 feet, through an angle of 44°03'56", an arc distance of 499.91 feet to said westerly right-of-way line of SR-439; thence along said westerly right-of-way line the following four (4) courses and distances:

- 1) N. 32°26'19" W. - 108.01 feet;
- 2) S. 44°40'47" W. - 1.54 feet;
- 3) from a tangent which bears the last described course, curving to the right with a radius of 100.00 feet, through an angle of 30°46'08", an arc distance of 53.70 feet;





## Storey County Board of County Commissioners Agenda Action Report

Meeting date:  
9-4-18

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  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 15



# Storey County Community Development

## Business Licensing

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

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

**August 22, 2018**  
Via email

Please add the following item(s) to the **September 4, 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. BLOCKCHAINS MANAGEMENT, INC** – General / 610 Waltham Way ~ Sparks, NV
- B. INTERIOR SPECIALISTS, INC** – Contractor / 10 Bunsen ~ Irvine, CA
- C. ANTON PAAR USA, INC** – General / 10215 Timber Ridge Dr ~ Ashland, VA
- D. CALTROL INC** – General / 1385 Pama Lane ~ Las Vegas, NV

Ec: Community Development  
Commissioners' Office

Planning Department  
Comptroller's Office

Sheriff's Office