



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/20/2021 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

No members of the public will be allowed in the BOCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate.

Further, due to the Governor's mandated steps to protect against the spread of COVID-19, the Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

***Join Zoom Meeting:**

<https://zoom.us/j/597519448>

Meeting ID: 597 519 448

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

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Meeting ID: 597 519 448

Find your local number: <https://zoom.us/j/597519448>

**For additional information or supporting documents please contact the
Storey County Clerk's Office at 775-847-0969.**

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. 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. 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. 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/FOR POSSIBLE ACTION:

Consideration and possible approval of the Agenda for April 20, 2021.

4. CONSENT AGENDA FOR POSSIBLE ACTION:

I Consideration and possible approval of claims in the amount of \$2,411,733.81.

II Consideration and possible approval of the Justice Court Quarterly Report

III Consideration and possible approval of business license first readings:

A. Boss Signs LLC - Contractor/ 1505 Greg St., Reno, NV

B. Davis Company Inc. -Contractor / 1955 Timber Way, Reno, NV

C. Don James Roofing - Contractor/1000 Glendale Ave., Sparks, NV

D. Foundation Building Materials, LLC. - Out of County/2300 Vassar St., Reno, NV

E. Hawthorne Plumbing Heating & Cooling - Contractor/4690 Longley Ln. #31, Reno, NV

F. Lifestyle Wrist Bands LLC. - Home Business/21350 Graves Rd., Reno, NV

G. Michelle Lenore Nichols - Out of County/1247 Woodside Dr. Apt 241, Carson City, NV

H. Seals USA Incorporated - Out of County/175 Wall St., Glendale Heights, IL

I. S.J. General Building Maintenance Inc. - Out of County/919 Berryessa Rd. Ste. 10, San Jose, CA

J. Specialty Welding and Turnarounds LLC - Contactor/40492 Cannon Rd., Gonlazes, LA

5. **DISCUSSION/FOR POSSIBLE ACTION:**

Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, SB 98 proposing Storey County's membership into the Carson Water Subconservancy District, AB 90 two-year interim study regarding regional impacts, and BDR 1109 Innovation Zone draft legislation, and other properly related matters.

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

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

8. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of National Public Safety Telecommunicators Week 2021 Proclamation.

9. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of SUP 2021-15 by applicant Brighton Denison. The applicant requests a special use permit to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property (Roasting House) which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

10. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of SUP 2021-18 by applicants Kevin and Ambre Chevalier. The applicants request a Special Use Permit to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.

11. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of Road Abandonment 2021-17 by applicant Jeremy Loncar. The applicant requests to abandon the undeveloped, approximate 30-foot-wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.

12. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county. *Continued from April 6, 2021.*

13. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT

14. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county. *Continued from April 6, 2021.*

15. DISCUSSION/FOR POSSIBLE ACTION:

To approve an increase and modifications to the Storey County Fire Protection District Ambulance Subscription program effective July 1st, 2021.

16. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action, Bid acceptance of Storey County Cartwright Road Rehabilitation Project.

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Tax Management Associates Contract - Addendum to extend contract

19. DISCUSSION FOR POSSIBLE ACTION:

Consideration and possible approval of Pictometry Contract - Amendment to extend contract

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Memorandum of Understanding between Piper's Opera House Programs Inc. (Corporation) (a Nevada non-profit corporation) and Storey County providing for the management and administration of Piper's Opera House.

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval Business License Second Readings

A. Associa Sierra North - Out of County/10509 Professional Cir. Ste. 200, Reno, NV

B. Data Clean Corporation - Out of County/1033 Graceland Ave., Des Plaines, IL

C. DME Services LLC - Contractor/3188 University Ct., Elko, NV

D. Mountain Concrete Plumbing LLC - Out of County/1750 Franklin Way, Sparks, NV

E. MSC Industrial Supply Co. Inc. - Out of County.75 Maxess Rd., Melville, NY

F. Rounds Bakery - Out of County/748 S. Meadow Pkwy A-9 PMB 289, Reno, NV

G. Silver State LLC - General/7400 USA Parkway, McCarran, NV

H. Shadow Valley Construction/SVX Construction - Contractor/3232 Joy Ln., Reno, NV

22. PUBLIC COMMENT (No Action)

23. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

24. CLOSED SESSION

Call to Order Closed Session pursuant to NRS 288.220 for the purpose of conferring with district and county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227. This meeting will commence immediately following the regular meeting of the Board of Storey County Commissioners and Board of Storey County Fire Commissioners.

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, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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

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

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

(3) email: program.intake@usda.gov.

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

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

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 04/14/2021; 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. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at <https://www.storeycounty.org/agendacenter>.

By 
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 5 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Agenda for April 20, 2021.
- **Recommended motion:** I (Commissioner) move to approve the Agenda for April 20, 2021.
- **Prepared by:** Vanessa Stephens

Department:

Contact Number: 775-847-0969

- **Staff Summary:** None
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of claims in the amount of \$2,411,733.81.
- **Recommended motion:** Approval of claims as submitted
- **Prepared by:** Cory Y. Wood

Department: **Contact Number:** 7758471133

- **Staff Summary:** Please find attached the claims
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved

☐ Approved with Modification

☐ Denied

☐ Continued



Check Register

Packet: APPKT02853 - 2021-03-26 COVID Business License
Relief cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406137	"C" Street Massage	03/26/2021	Regular	0.00	50.00	102419
406307	1-800-Flowers.com	03/26/2021	Regular	0.00	50.00	102420
406309	2nd Line of Defense	03/26/2021	Regular	0.00	50.00	102421
406112	AB Custom Wordworking, Inc	03/26/2021	Regular	0.00	50.00	102422
404422	ADKINS GRADING/EXCAV INC	03/26/2021	Regular	0.00	50.00	102423
406113	Ahern Rentals Inc	03/26/2021	Regular	0.00	50.00	102424
406043	Ahmad, Firdous	03/26/2021	Regular	0.00	50.00	102425
406035	All Aboard Railroad Gifts L.L. Co	03/26/2021	Regular	0.00	50.00	102426
406114	All Terrain Water Corp	03/26/2021	Regular	0.00	50.00	102427
405835	Altitude Properties LLC	03/26/2021	Regular	0.00	50.00	102428
406115	Aqua Metals Inc	03/26/2021	Regular	0.00	50.00	102429
406116	Aqua Metals Reno, Inc	03/26/2021	Regular	0.00	50.00	102430
404647	ARDAGH METAL PKG USA INC	03/26/2021	Regular	0.00	50.00	102431
404647	ARDAGH METAL PKG USA INC	03/26/2021	Regular	0.00	50.00	102432
406118	Ascension Power Engineering, LLC	03/26/2021	Regular	0.00	50.00	102433
406120	Asia Union Electronic Chemicals Ren	03/26/2021	Regular	0.00	50.00	102434
406121	Asset Coatings	03/26/2021	Regular	0.00	50.00	102435
406122	Associated Concrete Pumping	03/26/2021	Regular	0.00	50.00	102436
406123	Associated Crane & Oil Field Logist.	03/26/2021	Regular	0.00	50.00	102437
406054	Associated Crane, LLC	03/26/2021	Regular	0.00	50.00	102438
406124	AZZ Incorporated	03/26/2021	Regular	0.00	50.00	102439
406125	B & A Sector Watch	03/26/2021	Regular	0.00	50.00	102440
406126	B S Enterprises	03/26/2021	Regular	0.00	50.00	102441
406044	B Street House Bed and Breakfast	03/26/2021	Regular	0.00	50.00	102442
406036	Baboulin, Pascal	03/26/2021	Regular	0.00	50.00	102443
406009	Balley, Cheryl	03/26/2021	Regular	0.00	375.00	102444
405337	Barrels-O-Candy	03/26/2021	Regular	0.00	50.00	102445
404831	BATTERY SYSTEMS INC	03/26/2021	Regular	0.00	50.00	102446
405103	BATTLE BORN CONSULTING SERVICE	03/26/2021	Regular	0.00	50.00	102447
405332	Battle Born Digital Media and Marke	03/26/2021	Regular	0.00	50.00	102448
406311	Battle Born Personal Protection	03/26/2021	Regular	0.00	50.00	102449
406127	Benco Dental Supply Company	03/26/2021	Regular	0.00	50.00	102450
403959	BENDER, DEBORAH	03/26/2021	Regular	0.00	50.00	102451
406128	Berkley MF LLC	03/26/2021	Regular	0.00	50.00	102452
406129	BI Nutraceuticals, Inc	03/26/2021	Regular	0.00	50.00	102453
405962	Blockchains	03/26/2021	Regular	0.00	50.00	102454
406130	Blockchains Management, Inc	03/26/2021	Regular	0.00	50.00	102455
406131	Bob Benkovich, LLC	03/26/2021	Regular	0.00	50.00	102456
406312	Bonanza Saloon	03/26/2021	Regular	0.00	375.00	102457
103160	BOTCHA CALOOP'S	03/26/2021	Regular	0.00	50.00	102458
406132	Boxers & Buddies	03/26/2021	Regular	0.00	50.00	102459
404634	BRANDON, RUSSELL D	03/26/2021	Regular	0.00	50.00	102460
405028	BRANDON, RYAN PETER	03/26/2021	Regular	0.00	50.00	102461
406134	Brex Equipment LLC	03/26/2021	Regular	0.00	50.00	102462
401456	BUCKET OF BLOOD SALOON	03/26/2021	Regular	0.00	1,335.00	102463
403671	BURRELL, SCOTT LEWIS	03/26/2021	Regular	0.00	375.00	102464
406135	Buzzard Creek	03/26/2021	Regular	0.00	50.00	102465
406172	Candido, Edegardo	03/26/2021	Regular	0.00	50.00	102466
406138	Captured Moments Taxidermy	03/26/2021	Regular	0.00	50.00	102467
406139	Carol John Designs, Inc	03/26/2021	Regular	0.00	50.00	102468
406140	Carriage Shed Storage	03/26/2021	Regular	0.00	50.00	102469
406313	Cash Asset Mgmt	03/26/2021	Regular	0.00	425.00	102470
406141	Cass NV, LLC	03/26/2021	Regular	0.00	50.00	102471
406354	Cemex Construction Mtrls Pacific	03/26/2021	Regular	0.00	50.00	102472

Check Register

Packet: APPKT02853-2021-03-26 COVID Business License Relief cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405948	CEMEX Inc.	03/26/2021	Regular	0.00	50.00	102473
405561	Chart Inc	03/26/2021	Regular	0.00	50.00	102474
406142	Chevalier's Custom, LLC	03/26/2021	Regular	0.00	50.00	102475
406144	Chewy, Inc	03/26/2021	Regular	0.00	50.00	102476
406145	Chicken Hawk Transport, LLC	03/26/2021	Regular	0.00	50.00	102477
406146	Chollar Mine 1859, LLC	03/26/2021	Regular	0.00	50.00	102478
406314	Cider Factory	03/26/2021	Regular	0.00	300.00	102479
406147	CJ Guelnder	03/26/2021	Regular	0.00	50.00	102480
406028	Clarke, Kelly M	03/26/2021	Regular	0.00	50.00	102481
406094	Clementine & Huckleberry's	03/26/2021	Regular	0.00	50.00	102482
406150	Cole's Apartments	03/26/2021	Regular	0.00	50.00	102483
99708	COLLINS CONSTRUCTION	03/26/2021	Regular	0.00	50.00	102484
406151	Comstock Bandido	03/26/2021	Regular	0.00	50.00	102485
406152	Comstock Copywrtling	03/26/2021	Regular	0.00	50.00	102486
406153	Comstock Critters Taxidermy	03/26/2021	Regular	0.00	50.00	102487
403887	COMSTOCK GOLD MILL LLC	03/26/2021	Regular	0.00	50.00	102488
404743	COMSTOCK LODGE	03/26/2021	Regular	0.00	50.00	102489
404006	COMSTOCK MINING INC	03/26/2021	Regular	0.00	50.00	102490
404243	COMSTOCK MOVIE STUDIOS LL	03/26/2021	Regular	0.00	50.00	102491
405982	Comstock Palnting & Handyman Ser	03/26/2021	Regular	0.00	50.00	102492
406154	Comstock Pottery and Tile, LLC	03/26/2021	Regular	0.00	50.00	102493
406155	Comstock Transportation Services	03/26/2021	Regular	0.00	50.00	102494
405840	Conco Storage LLC	03/26/2021	Regular	0.00	50.00	102495
406156	Contract flooring & Interior Srvcs	03/26/2021	Regular	0.00	50.00	102496
406157	Conus Transportation	03/26/2021	Regular	0.00	50.00	102497
404825	CON-VIRGINIA MINING CO	03/26/2021	Regular	0.00	50.00	102498
406158	D & H Design and Prototype	03/26/2021	Regular	0.00	50.00	102499
403854	DAAN EGGENBERGER FAMILY	03/26/2021	Regular	0.00	50.00	102500
406159	Dag's Mobil RV Repair & Service	03/26/2021	Regular	0.00	50.00	102501
406315	Delta Saloon	03/26/2021	Regular	0.00	375.00	102502
406160	Desert Ordnance, LLC	03/26/2021	Regular	0.00	50.00	102503
406161	Design Significance Architecture/DS	03/26/2021	Regular	0.00	50.00	102504
406162	Diamond Concrete Cutting, LLC	03/26/2021	Regular	0.00	50.00	102505
406020	Ding, Tiejun	03/26/2021	Regular	0.00	50.00	102506
405168	DING, TIEJUN	03/26/2021	Regular	0.00	50.00	102507
406182	Ding, Ting	03/26/2021	Regular	0.00	50.00	102508
406163	Divide Fitness, Inc.	03/26/2021	Regular	0.00	50.00	102509
406164	DJA Designs	03/26/2021	Regular	0.00	50.00	102510
406165	Dogz	03/26/2021	Regular	0.00	50.00	102511
404527	DOS DOGS LLC	03/26/2021	Regular	0.00	375.00	102512
406166	Duraflex Int'l Corp.	03/26/2021	Regular	0.00	50.00	102513
406167	Dynamic Isolation Systems, Inc	03/26/2021	Regular	0.00	50.00	102514
406168	Dynarex Corporation	03/26/2021	Regular	0.00	50.00	102515
406169	E M M Epulpment, LLC	03/26/2021	Regular	0.00	50.00	102516
405849	E M M Properties, LLC	03/26/2021	Regular	0.00	50.00	102517
406170	Eagle Picher Filtration & Minerals	03/26/2021	Regular	0.00	50.00	102518
406171	Easy Rooter	03/26/2021	Regular	0.00	50.00	102519
406242	EBAY Commerce	03/26/2021	Regular	0.00	50.00	102520
406316	Edith Palmer's Country Inn	03/26/2021	Regular	0.00	50.00	102521
405848	Electric Avenue Hotel, LLC	03/26/2021	Regular	0.00	300.00	102522
405850	ERG Aerospace Corporation	03/26/2021	Regular	0.00	50.00	102523
406173	Facet & Co	03/26/2021	Regular	0.00	50.00	102524
406148	Fighting Irish Services, Inc	03/26/2021	Regular	0.00	50.00	102525
406317	Firehouse BBQ	03/26/2021	Regular	0.00	300.00	102526
405722	Forever Christmas Inc	03/26/2021	Regular	0.00	50.00	102527
406176	Fortune Teller	03/26/2021	Regular	0.00	50.00	102528
405851	Fulcrum Sierra Biofuels, LLC	03/26/2021	Regular	0.00	50.00	102529
406177	Fundis Company	03/26/2021	Regular	0.00	50.00	102530
406178	G & C Lawn & Small Engines	03/26/2021	Regular	0.00	50.00	102531
406179	Garters & Bloomers	03/26/2021	Regular	0.00	50.00	102532
405782	Gay, Eileen	03/26/2021	Regular	0.00	50.00	102533

Check Register

Packet: APPKT02853-2021-03-26 COVID Business License Relief cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406180	GBT CAD Services, LLC	03/26/2021	Regular	0.00	50.00	102534
406174	Genco I, Inc.	03/26/2021	Regular	0.00	50.00	102535
406181	Gold Hill Printers	03/26/2021	Regular	0.00	50.00	102536
404896	GOLDEN GATE/SET PETROLEUM	03/26/2021	Regular	0.00	1,000.00	102537
404468	GOPHER CONSTRUCTION INC	03/26/2021	Regular	0.00	50.00	102538
404748	Grandma's Fudge	03/26/2021	Regular	0.00	50.00	102539
406001	Grant, Greg A	03/26/2021	Regular	0.00	50.00	102540
406103	Grimes, Aaron & Stacy	03/26/2021	Regular	0.00	50.00	102541
406183	H&T Nevada, LLC	03/26/2021	Regular	0.00	50.00	102542
405879	Haddix, Robert Paul	03/26/2021	Regular	0.00	50.00	102543
406184	Harco Trucking	03/26/2021	Regular	0.00	50.00	102544
406185	Harris Industrial Gases	03/26/2021	Regular	0.00	50.00	102545
406186	High Mountain Transport, LLC	03/26/2021	Regular	0.00	50.00	102546
406318	Highland Arms	03/26/2021	Regular	0.00	50.00	102547
405293	Highland Electric and Lighting LLC	03/26/2021	Regular	0.00	50.00	102548
406187	Highlander Goldsmith	03/26/2021	Regular	0.00	50.00	102549
406188	Highlands Home Remodel & Repair	03/26/2021	Regular	0.00	50.00	102550
406045	Hillebrand, Sheila Marie	03/26/2021	Regular	0.00	50.00	102551
406189	Hilltop Farm	03/26/2021	Regular	0.00	50.00	102552
406190	Hiltl, Inc.	03/26/2021	Regular	0.00	50.00	102553
100826	HISTORIC FOURTH WARD SCHOOL F	03/26/2021	Regular	0.00	50.00	102554
406191	Historic Sundance Saloon	03/26/2021	Regular	0.00	50.00	102555
406193	Holder Construction Group, LLC	03/26/2021	Regular	0.00	50.00	102556
406194	Hollistic 20/20	03/26/2021	Regular	0.00	50.00	102557
406195	Horsethief Canyon Desperados, LLC	03/26/2021	Regular	0.00	50.00	102558
405105	Houts Enterprises, LLC	03/26/2021	Regular	0.00	50.00	102559
406196	HRM Enterprises, LLC	03/26/2021	Regular	0.00	50.00	102560
406197	Inman's Jewelry	03/26/2021	Regular	0.00	50.00	102561
406198	Insurance Auto Auctions	03/26/2021	Regular	0.00	50.00	102562
406199	J. C.'s Xpress, Inc	03/26/2021	Regular	0.00	50.00	102563
405855	James Hardie Building Prod Inc	03/26/2021	Regular	0.00	50.00	102564
406200	Jewelry House	03/26/2021	Regular	0.00	100.00	102565
406201	JKK Enterprises	03/26/2021	Regular	0.00	50.00	102566
405420	Joy Engineering	03/26/2021	Regular	0.00	50.00	102567
404335	Kennedy, Cynthia S.	03/26/2021	Regular	0.00	50.00	102568
406202	Kuehne + Nagel, Inc.	03/26/2021	Regular	0.00	50.00	102569
406203	Kunaki, LLC	03/26/2021	Regular	0.00	50.00	102570
406205	LA Rebuilds	03/26/2021	Regular	0.00	50.00	102571
406206	Lawson Drayage, Inc	03/26/2021	Regular	0.00	50.00	102572
406207	Lazy Old Men Mining Co., LLC	03/26/2021	Regular	0.00	50.00	102573
404091	LEWIS, DEBORAH PRINCE	03/26/2021	Regular	0.00	50.00	102574
405048	Lindsey Family Investments, LLC	03/26/2021	Regular	0.00	100.00	102575
406319	Lockwood Market	03/26/2021	Regular	0.00	470.00	102576
406208	Long Valley Rock, LLC	03/26/2021	Regular	0.00	50.00	102577
406209	Lynn's Collectibles	03/26/2021	Regular	0.00	50.00	102578
405077	MACKAY MANSION	03/26/2021	Regular	0.00	50.00	102579
406210	Major D's Cleaning	03/26/2021	Regular	0.00	50.00	102580
406211	Mario Flores Gonzalez, ESQ	03/26/2021	Regular	0.00	50.00	102581
406320	Mark Twain	03/26/2021	Regular	0.00	3,300.00	102582
406212	Mars Petcare US	03/26/2021	Regular	0.00	100.00	102583
406213	Marshall Mint, Inc	03/26/2021	Regular	0.00	50.00	102584
406214	Martin Bauer Inc.	03/26/2021	Regular	0.00	50.00	102585
401104	Maverick Sand & Gravel	03/26/2021	Regular	0.00	50.00	102586
403901	McKechnie, Gary & Marla	03/26/2021	Regular	0.00	125.00	102587
406215	MDB Trucking, LLC	03/26/2021	Regular	0.00	50.00	102588
406090	Mehanna, Fady	03/26/2021	Regular	0.00	50.00	102589
406216	Memory Lane Jewelry	03/26/2021	Regular	0.00	50.00	102590
406217	Menezes Bros., Inc	03/26/2021	Regular	0.00	50.00	102591
405999	Mercado, Sianeth	03/26/2021	Regular	0.00	50.00	102592
406308	MNBOO, LLC	03/26/2021	Regular	0.00	50.00	102593
406218	Moore Guns	03/26/2021	Regular	0.00	50.00	102594

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406050	Moore, Kimber	03/26/2021	Regular	0.00	300.00	102595
406245	Mount Davidson Enterprises, LLC	03/26/2021	Regular	0.00	350.00	102596
406219	Mr. G's Rocks, Antiques & More	03/26/2021	Regular	0.00	50.00	102597
406321	Mustang Memories	03/26/2021	Regular	0.00	50.00	102598
406221	Nevada Copper Inc.	03/26/2021	Regular	0.00	50.00	102599
406222	Nevada Distribution Services, LLC	03/26/2021	Regular	0.00	50.00	102600
406223	Nevada Gold Mines, LLC	03/26/2021	Regular	0.00	50.00	102601
406224	Nevada Home Realty	03/26/2021	Regular	0.00	50.00	102602
405131	NEVADA STAINED GLASS	03/26/2021	Regular	0.00	50.00	102603
406225	Nevada Thermal Services, LLC	03/26/2021	Regular	0.00	50.00	102604
405020	Nevin, Michael E. and Virginia M.	03/26/2021	Regular	0.00	50.00	102605
406019	Nguyen, Khanh	03/26/2021	Regular	0.00	50.00	102606
405365	Northern Nevada Concrete, Inc.	03/26/2021	Regular	0.00	50.00	102607
406226	Northgate Express	03/26/2021	Regular	0.00	50.00	102608
406322	Old Corner Bar	03/26/2021	Regular	0.00	300.00	102609
103220	ON THE SIDE GRAPHICS & SIGNS, LLC	03/26/2021	Regular	0.00	50.00	102610
406227	O'Quigley Enterprises	03/26/2021	Regular	0.00	50.00	102611
406023	Owens, Michael G.	03/26/2021	Regular	0.00	50.00	102612
406229	Palace Emporium Rental	03/26/2021	Regular	0.00	50.00	102613
405640	Panasonic Corporation of North America	03/26/2021	Regular	0.00	100.00	102614
406230	Panasonic Procurement Corporation	03/26/2021	Regular	0.00	50.00	102615
405277	Patrick McNamee	03/26/2021	Regular	0.00	375.00	102616
406231	Paul E Yandre & Jeffrey J Teague	03/26/2021	Regular	0.00	50.00	102617
404853	PEAS & CARROTS CHILD CARE	03/26/2021	Regular	0.00	50.00	102618
406232	Performance Plumbing & Mechanical	03/26/2021	Regular	0.00	50.00	102619
403895	PETRINI, ANGELO D	03/26/2021	Regular	0.00	50.00	102620
406233	Petrosolutions, LLC	03/26/2021	Regular	0.00	50.00	102621
406234	Petsmart Distribution, Inc	03/26/2021	Regular	0.00	50.00	102622
406235	Plinyon Mountain Studios	03/26/2021	Regular	0.00	50.00	102623
406237	Port of Subs	03/26/2021	Regular	0.00	50.00	102624
405873	PPG Architectural Finishes Inc	03/26/2021	Regular	0.00	50.00	102625
406238	PPG Architectural Finishes, Inc	03/26/2021	Regular	0.00	50.00	102626
406239	Primrose Lane	03/26/2021	Regular	0.00	50.00	102627
406240	Priscilla Pennyworth's Photos	03/26/2021	Regular	0.00	50.00	102628
406241	ProPak Logistics	03/26/2021	Regular	0.00	50.00	102629
405875	Ptarmigan Properties, LLC	03/26/2021	Regular	0.00	50.00	102630
406243	Raindance Environments LLC	03/26/2021	Regular	0.00	50.00	102631
406244	Raptors Live LLC	03/26/2021	Regular	0.00	50.00	102632
406246	Reliable Management Solutions, LLC	03/26/2021	Regular	0.00	50.00	102633
404127	RENOWN REGIONAL MEDICAL CENTER	03/26/2021	Regular	0.00	50.00	102634
406247	Rich Doss, Inc	03/26/2021	Regular	0.00	50.00	102635
406042	Riggs, Troy B.	03/26/2021	Regular	0.00	50.00	102636
406248	Road and Highway Builders, LLC	03/26/2021	Regular	0.00	50.00	102637
406249	Rod Hall Licensed Product, LLC	03/26/2021	Regular	0.00	50.00	102638
406250	Ron Colcord Construction	03/26/2021	Regular	0.00	50.00	102639
406251	Rotten Rowdy's Old Time Photos	03/26/2021	Regular	0.00	50.00	102640
405882	Saco Defense Systems	03/26/2021	Regular	0.00	50.00	102641
406252	Saginaw Control & Engineering	03/26/2021	Regular	0.00	50.00	102642
101568	SANI-HUT COMPANY INC	03/26/2021	Regular	0.00	50.00	102643
406253	Saphira Education Associates, LLC	03/26/2021	Regular	0.00	50.00	102644
406323	Sartini Gaming	03/26/2021	Regular	0.00	590.00	102645
406236	Sawdust Trill's Collectibles	03/26/2021	Regular	0.00	100.00	102646
406254	Schenker, Inc.	03/26/2021	Regular	0.00	50.00	102647
406255	Schwabe No America, Inc-Nature's View	03/26/2021	Regular	0.00	50.00	102648
406256	Scougal Rubber Corporation	03/26/2021	Regular	0.00	50.00	102649
406024	Searer, Boyd	03/26/2021	Regular	0.00	50.00	102650
404985	SEIPEL, DUSTIN J.	03/26/2021	Regular	0.00	50.00	102651
406275	Seitch, LTD	03/26/2021	Regular	0.00	50.00	102652
406275	Seitch, LTD	03/26/2021	Regular	0.00	50.00	102653
406257	Shane Photography	03/26/2021	Regular	0.00	50.00	102654
406175	Sheila E Cass & David W Cass	03/26/2021	Regular	0.00	50.00	102655

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406258	Siddons Martin Emergency Group, L	03/26/2021	Regular	0.00	50.00	102656
406259	Sierra Scales, LLC	03/26/2021	Regular	0.00	50.00	102657
406324	Silver Dollar Saloon	03/26/2021	Regular	0.00	375.00	102658
406136	Silver Queen Sisters, INC	03/26/2021	Regular	0.00	50.00	102659
406149	Silver Queen Sisters, Inc.	03/26/2021	Regular	0.00	50.00	102660
404862	SILVER QUEEN SISTERS, INC	03/26/2021	Regular	0.00	375.00	102661
406325	Silver State Firearms	03/26/2021	Regular	0.00	50.00	102662
406260	Silveria Palnting/Handyman	03/26/2021	Regular	0.00	50.00	102663
406261	Silverjays LTD	03/26/2021	Regular	0.00	50.00	102664
403957	SILVERLAND USA INC	03/26/2021	Regular	0.00	375.00	102665
406262	Slimpickins Construction	03/26/2021	Regular	0.00	50.00	102666
406263	Sloansterling IT Solutions	03/26/2021	Regular	0.00	50.00	102667
406264	Snow Molding	03/26/2021	Regular	0.00	50.00	102668
406265	Splendid Cup	03/26/2021	Regular	0.00	50.00	102669
406266	SSUSA West	03/26/2021	Regular	0.00	50.00	102670
406267	Stealth Finishing, LLC	03/26/2021	Regular	0.00	50.00	102671
405120	STEM LLC	03/26/2021	Regular	0.00	375.00	102672
406269	Step by Step	03/26/2021	Regular	0.00	50.00	102673
406271	Stone Age Quarry	03/26/2021	Regular	0.00	50.00	102674
405070	STORMO Properties LLC	03/26/2021	Regular	0.00	50.00	102675
406326	Sugarloaf Mountain Motel	03/26/2021	Regular	0.00	50.00	102676
406272	Sun Mountain Photography Worksh	03/26/2021	Regular	0.00	50.00	102677
406273	Sun Mountain Sound	03/26/2021	Regular	0.00	50.00	102678
403892	SUN PEAK ENTERPRISES	03/26/2021	Regular	0.00	50.00	102679
406274	Sunlit USA, Inc.	03/26/2021	Regular	0.00	50.00	102680
406276	Symbia of Colorado, LLC	03/26/2021	Regular	0.00	50.00	102681
406279	Tachikara USA, Inc.	03/26/2021	Regular	0.00	50.00	102682
406280	Tahoe Activities	03/26/2021	Regular	0.00	50.00	102683
406327	Tahoe House Hotel	03/26/2021	Regular	0.00	300.00	102684
404396	TAORMINA Group, Inc.	03/26/2021	Regular	0.00	50.00	102685
406282	Tax Freedom Center USA	03/26/2021	Regular	0.00	50.00	102686
405888	Tesla Motors, Inc	03/26/2021	Regular	0.00	50.00	102687
405888	Tesla Motors, Inc	03/26/2021	Regular	0.00	50.00	102688
405888	Tesla Motors, Inc	03/26/2021	Regular	0.00	50.00	102689
405888	Tesla Motors, Inc	03/26/2021	Regular	0.00	50.00	102690
404786	THE ROASTING HOUSE	03/26/2021	Regular	0.00	125.00	102691
406283	The Sterling Group NV, LLC	03/26/2021	Regular	0.00	50.00	102692
406328	The Supply Sgt	03/26/2021	Regular	0.00	50.00	102693
403837	THE TIRE RACK INC	03/26/2021	Regular	0.00	50.00	102694
404920	THE VIRGINIA CITY JERKY C	03/26/2021	Regular	0.00	300.00	102695
406284	The Virginia City Vault LLC	03/26/2021	Regular	0.00	50.00	102696
406305	The Wright Stuff	03/26/2021	Regular	0.00	50.00	102697
101786	THERMATEMP	03/26/2021	Regular	0.00	50.00	102698
406228	Thermold Insulation	03/26/2021	Regular	0.00	50.00	102699
406285	Thomas Brinkoetter	03/26/2021	Regular	0.00	50.00	102700
406286	Thrive Market, Inc	03/26/2021	Regular	0.00	50.00	102701
404108	THYSSEN, DRUSCILLA	03/26/2021	Regular	0.00	50.00	102702
406287	TNT Auction of Nevada, Inc	03/26/2021	Regular	0.00	50.00	102703
406329	Tommyknockers	03/26/2021	Regular	0.00	375.00	102704
406288	Transport Refrigeration Services, Inc	03/26/2021	Regular	0.00	50.00	102705
405892	Truckee-Tahoe Lumber Company	03/26/2021	Regular	0.00	50.00	102706
406289	Turning Point, Inc	03/26/2021	Regular	0.00	50.00	102707
406331	Union Brewery	03/26/2021	Regular	0.00	375.00	102708
406290	United Technology Services Group, I	03/26/2021	Regular	0.00	50.00	102709
406291	US Ordnance, Inc	03/26/2021	Regular	0.00	50.00	102710
406291	US Ordnance, Inc	03/26/2021	Regular	0.00	50.00	102711
406292	V.C.'s Treasure Island	03/26/2021	Regular	0.00	50.00	102712
406293	Vantage Insurance Agency of NV, Inc	03/26/2021	Regular	0.00	50.00	102713
406294	VC Highland Corgi	03/26/2021	Regular	0.00	50.00	102714
405735	VC Tours LLC	03/26/2021	Regular	0.00	50.00	102715
403983	VCTC	03/26/2021	Regular	0.00	50.00	102716

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406295	Vetter Werks	03/26/2021	Regular	0.00	50.00	102717
403894	VIRGINIA & TRUCKEE RR CO, INC.	03/26/2021	Regular	0.00	50.00	102718
406332	Virginia City Brewery	03/26/2021	Regular	0.00	300.00	102719
406334	Virginia City Cigar Bar	03/26/2021	Regular	0.00	375.00	102720
406296	Virginia City Gallery of the West	03/26/2021	Regular	0.00	50.00	102721
406337	Virginia City Gun Works	03/26/2021	Regular	0.00	50.00	102722
406335	Virginia City Joe's	03/26/2021	Regular	0.00	300.00	102723
406133	Virginia City Kettle Corn Depot	03/26/2021	Regular	0.00	50.00	102724
406297	Virginia City Mall	03/26/2021	Regular	0.00	50.00	102725
406298	Virginia City Motorcycle Company	03/26/2021	Regular	0.00	50.00	102726
406299	Virginia City Realty & Dev.	03/26/2021	Regular	0.00	50.00	102727
406336	Virginia City RV Park	03/26/2021	Regular	0.00	300.00	102728
101873	VIRGINIA CITY STATION	03/26/2021	Regular	0.00	50.00	102729
406300	Wal-Mart Fulfillment Services	03/26/2021	Regular	0.00	50.00	102730
405896	Wal-Mart Stores East LP	03/26/2021	Regular	0.00	50.00	102731
405896	Wal-Mart Stores East LP	03/26/2021	Regular	0.00	50.00	102732
406100	Wemco Inc	03/26/2021	Regular	0.00	50.00	102733
406301	Western Nevada Transport	03/26/2021	Regular	0.00	50.00	102734
406302	Western Pacific Express, LLC	03/26/2021	Regular	0.00	50.00	102735
406192	Western Water Research & Mapping	03/26/2021	Regular	0.00	50.00	102736
406040	Whalin, Marcella & Melroy, Paul	03/26/2021	Regular	0.00	50.00	102737
406303	White Daisy Designs, LLC	03/26/2021	Regular	0.00	50.00	102738
406310	Wojcicki, Anthony	03/26/2021	Regular	0.00	100.00	102739
406304	Wooke Enterprises, LLC	03/26/2021	Regular	0.00	50.00	102740
406338	World Famous Mustang Ranch	03/26/2021	Regular	0.00	41,375.00	102741
406026	Zheng, Yingzi	03/26/2021	Regular	0.00	50.00	102742
406306	Zulily, LLC	03/26/2021	Regular	0.00	50.00	102743

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	330	325	0.00	71,870.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	330	325	0.00	71,870.00

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		
Comptroller		Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2021	71,870.00
			<u>71,870.00</u>



Check Register

Packet: APPKT02857 - 2021-04-02 715 PERs Payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	04/02/2021	EFT	0.00	44,792.99	10177

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	44,792.99
	2	1	0.00	44,792.99

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

[Signature]

3.31.21

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	4/2021	44,792.99
			<u>44,792.99</u>



Check Register

Packet: APPKT02856 - 2021-04-02 PR Payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	Public Employees Retirement	04/02/2021	EFT	0.00	84,052.26	10175
404639	VOYA RETIREMENT INS	04/02/2021	EFT	0.00	10,470.00	10176
300003	AFLAC	04/02/2021	Regular	0.00	1,156.39	102744
300008	AFSCME Union	04/02/2021	Regular	0.00	575.77	102745
405610	California State Disbursement Unit	04/02/2021	Regular	0.00	36.94	102746
405519	Cigna Health and Life Insurance Com	04/02/2021	Regular	0.00	127,089.70	102747
	Void	04/02/2021	Regular	0.00	0.00	102748
300001	Colonial Life & Accident	04/02/2021	Regular	0.00	103.38	102749
404704	DVM INSURANCE AGENCY	04/02/2021	Regular	0.00	86.43	102750
405264	FIDELITY SEC LIFE INS CO	04/02/2021	Regular	0.00	1,316.27	102751
405263	KANSAS CITY LIFE INS CO	04/02/2021	Regular	0.00	743.99	102752
300011	Nevada State Treasurer	04/02/2021	Regular	0.00	4.00	102753
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	04/02/2021	Regular	0.00	434.66	102754
300010	State Collection & Disbursement Un	04/02/2021	Regular	0.00	213.43	102755
300006	Storey Co Fire Fighters Assoc	04/02/2021	Regular	0.00	1,450.00	102756
300005	Washington National Ins	04/02/2021	Regular	0.00	960.76	102757
300002	Western Insurance Specialties	04/02/2021	Regular	0.00	335.39	102758

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	28	14	0.00	134,507.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	5	2	0.00	94,522.26
	33	17	0.00	229,029.37

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner


Comptroller

3/31/21
Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	4/2021	229,029.37
			<u>229,029.37</u>



Vendor History Report

By Vendor Name
Posting Date Range -
Payment Date Range 04/02/2021 - 04/02/2021

Payable Number	Item Description	Description	Units	Price	Post Date	1099 Payment Number	Payment Date	Account Number	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
405424 - Optum Bank, Member FDIC															
INV0014157	HSA Contributions	HSA Contributions	0.00	0.00	4/2/2021	DFT0000751	4/2/2021		Insurances	10,666.98	0.00	0.00	0.00	10,666.98	10,666.98
										10,566.98	0.00	0.00	0.00	10,566.98	10,566.98
										7,676.98					
											370.00				
											125.50				
											59.50				
											418.75				
											101.25				
											1,815.00				
INV0014158	HSA Contributions	HSA Contributions	0.00	0.00	4/2/2021	DFT0000752	4/2/2021		Insurances	100.00	0.00	0.00	0.00	100.00	100.00
										100.00					
Vendors: (1)										10,666.98	0.00	0.00	0.00	10,666.98	10,666.98
Total 01 - Storey County Vendors:										10,666.98	0.00	0.00	0.00	10,666.98	10,666.98
Vendors: (1)										10,666.98	0.00	0.00	0.00	10,666.98	10,666.98
Report Total:										10,666.98	0.00	0.00	0.00	10,666.98	10,666.98

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
Comptroller		Date 3/31/21
Treasurer		Date



Payroll Check Register Report Summary

Pay Period: 3/15/2021-3/28/2021

Packet: PRPKT01036 - 2021-04-02 Payroll st
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	2	942.90
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	166	345,322.53
Total	168	346,265.43

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

A handwritten signature in black ink, appearing to be "JMC", is written over a horizontal line.

3.31.21

Comptroller

Date

Treasurer

Date



Check Register

Packet: APPKT02886 - 2021-04-09 AP Payments cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
403795	ALPINE LOCK INC	04/09/2021	Regular	0.00	185.50	102759
100135	ALSCO INC	04/09/2021	Regular	0.00	317.18	102760
404394	American Tower Investments LLC	04/09/2021	Regular	0.00	1,142.15	102761
406362	ARMAC Excavating & Paving LLC	04/09/2021	Regular	0.00	90,176.00	102762
103061	ASSESSOR'S ASSOC OF NEV	04/09/2021	Regular	0.00	75.00	102763
100430	BOARD OF REGENTS (COMPT)	04/09/2021	Regular	0.00	6,875.00	102764
403671	BURRELL, SCOTT LEWIS	04/09/2021	Regular	0.00	460.50	102765
99763	CANYON GENERAL IMPROVEMENT I	04/09/2021	Regular	0.00	58.20	102766
100486	CAPITOL REPORTERS	04/09/2021	Regular	0.00	750.00	102767
405067	Carbiener, Alan	04/09/2021	Regular	0.00	48.72	102768
405669	Carson Tahoe Health	04/09/2021	Regular	0.00	219.23	102769
100560	CARSON TAHOE REGIONAL HEA	04/09/2021	Regular	0.00	3,864.00	102770
404216	CARSON VALLEY OIL CO INC	04/09/2021	Regular	0.00	7,139.72	102771
99720	CASELLE INC	04/09/2021	Regular	0.00	270.00	102772
405968	CC Cleaning Service, LLC	04/09/2021	Regular	0.00	3,625.00	102773
403635	CENTRAL SANITARY SUPPLY	04/09/2021	Regular	0.00	332.88	102774
405235	CHARTWELL STAFFING SERV	04/09/2021	Regular	0.00	3,594.90	102775
406075	Christiansen, Connie	04/09/2021	Regular	0.00	5,200.00	102776
405519	Cigna Health and Life Insurance Com	04/09/2021	Regular	0.00	7,861.74	102777
100505	CITY OF CARSON TREASURER	04/09/2021	Regular	0.00	60.00	102778
405060	CLEAR CHANNEL OUTDOOR	04/09/2021	Regular	0.00	225.00	102779
100655	COMMUNITY CHEST INC	04/09/2021	Regular	0.00	64,875.00	102780
100660	COMSTOCK COMMUNITY TV INC	04/09/2021	Regular	0.00	139.00	102781
404833	COMSTOCK FOUNDATION FOR	04/09/2021	Regular	0.00	276.00	102782
406356	Connie Wray, Inc	04/09/2021	Regular	0.00	4,000.00	102783
403547	CROP PRODUCTION SERV INC	04/09/2021	Regular	0.00	159.38	102784
404466	DAIOHS USA INC	04/09/2021	Regular	0.00	487.15	102785
405128	DEVNET, INC	04/09/2021	Regular	0.00	5,160.50	102786
405648	Dianne S. DrInkwater PC	04/09/2021	Regular	0.00	1,350.00	102787
406163	Divide Fitness, Inc.	04/09/2021	Regular	0.00	174.00	102788
404388	DOOLEY ENTERPRISES INC	04/09/2021	Regular	0.00	4,721.33	102789
404547	ELLIOTT AUTO SUPPLY INC	04/09/2021	Regular	0.00	771.41	102790
403216	FARR WEST ENGINEERING	04/09/2021	Regular	0.00	2,868.50	102791
403712	FAST GLASS INC	04/09/2021	Regular	0.00	175.00	102792
404509	FASTENAL COMPANY	04/09/2021	Regular	0.00	1,151.68	102793
403975	FERRELLGAS LP	04/09/2021	Regular	0.00	2,675.34	102794
405264	FIDELITY SEC LIFE INS CO	04/09/2021	Regular	0.00	251.45	102795
404117	FLEET HEATING & AIR INCOR	04/09/2021	Regular	0.00	2,220.09	102796
405969	Fleetpride, INC	04/09/2021	Regular	0.00	1,980.60	102797
404640	GLADDING, EDWARD A.	04/09/2021	Regular	0.00	2,025.00	102798
405784	Greene, Jeanne	04/09/2021	Regular	0.00	3,970.00	102799
406357	Gutierrez, Larry J.	04/09/2021	Regular	0.00	57.48	102800
406358	Gutierrez, Veronica	04/09/2021	Regular	0.00	25.00	102801
404191	HARDWICK, WAYNE C	04/09/2021	Regular	0.00	1,000.00	102802
404778	HAT, LTD	04/09/2021	Regular	0.00	568.40	102803
102983	HD SUPPLY FACIL MAINT LTD	04/09/2021	Regular	0.00	13,452.81	102804
404980	HIGH SIERRA BUSINESS	04/09/2021	Regular	0.00	2,383.19	102805
100826	HISTORIC FOURTH WARD SCHOOL F	04/09/2021	Regular	0.00	30,000.00	102806
102564	HYDRAULIC INDUSTRIAL SERV	04/09/2021	Regular	0.00	822.75	102807
100978	INTERSTATE OIL CO	04/09/2021	Regular	0.00	4,835.22	102808
100885	IRON MOUNTAIN INFO MGT IN	04/09/2021	Regular	0.00	364.80	102809
403834	IT1 SOURCE LLC	04/09/2021	Regular	0.00	1,436.23	102810
404583	JAMES C MCLENNAN MDPC	04/09/2021	Regular	0.00	500.00	102811
405263	KANSAS CITY LIFE INS CO	04/09/2021	Regular	0.00	24.66	102812

Check Register

Packet: APPKT02886-2021-04-09 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
101040	L N CURTIS & SONS	04/09/2021	Regular	0.00	357,915.10	102813
406365	Laurence, Anita	04/09/2021	Regular	0.00	365.13	102814
404091	LEWIS, DEBORAH PRINCE	04/09/2021	Regular	0.00	800.00	102815
404557	LIBERTY ENGINE CO NO 1	04/09/2021	Regular	0.00	2,500.00	102816
101030	LIFE-ASSIST INC	04/09/2021	Regular	0.00	9,545.41	102817
404102	LIQUID BLUE EVENTS LLC	04/09/2021	Regular	0.00	500.00	102818
404102	LIQUID BLUE EVENTS LLC	04/09/2021	Regular	0.00	2,300.00	102819
404363	MA LABORATORIES INC	04/09/2021	Regular	0.00	135.99	102820
405077	MACKAY MANSION	04/09/2021	Regular	0.00	457.50	102821
404786	Manyose, Mandy J	04/09/2021	Regular	0.00	5,713.20	102822
404691	MARK TWAIN COMMUNITY CTR	04/09/2021	Regular	0.00	6,250.00	102823
406363	Megan A Lucey, Esq.	04/09/2021	Regular	0.00	1,710.00	102824
403629	MIGAN, TAMARA	04/09/2021	Regular	0.00	44.97	102825
101228	NEV ADMIN BLDG & GROUNDS	04/09/2021	Regular	0.00	6,083.44	102826
101226	NEV COMPTROLLER	04/09/2021	Regular	0.00	927.32	102827
101226	NEV COMPTROLLER	04/09/2021	Regular	0.00	339,632.66	102828
101226	NEV COMPTROLLER	04/09/2021	Regular	0.00	17,730.00	102829
403317	NEV DEPT PUBLIC SAFETY	04/09/2021	Regular	0.00	1,569.75	102830
101225	NEV DIV OF FORESTRY	04/09/2021	Regular	0.00	9,940.50	102831
101969	NEV HUMAN RESOURCES	04/09/2021	Regular	0.00	9,033.25	102832
101241	NEV PUBLIC AGENCY INS PL	04/09/2021	Regular	0.00	727.38	102833
404715	NEVADA ASSOCIATION OF	04/09/2021	Regular	0.00	2,108.40	102834
403632	NEVADA BLUE LTD (RNO)	04/09/2021	Regular	0.00	181.86	102835
101269	NEVADA LEGAL SERVICE INC	04/09/2021	Regular	0.00	955.93	102836
405020	Nevin, Michael E. and Virginia M.	04/09/2021	Regular	0.00	4,000.00	102837
102782	OFFICE DEPOT INC	04/09/2021	Regular	0.00	64.93	102838
405127	O'REILLY AUTO ENTERPRISES LLC	04/09/2021	Regular	0.00	843.13	102839
406359	Pacific States Communication of Nev	04/09/2021	Regular	0.00	3,894.00	102840
403895	PETRINI, ANGELO D	04/09/2021	Regular	0.00	266.00	102841
405256	PIPER'S OPERA HOUSE	04/09/2021	Regular	0.00	10.00	102842
103032	POWERPLAN	04/09/2021	Regular	0.00	215.55	102843
404849	PRAXAIR DISTRIBUTION INC	04/09/2021	Regular	0.00	212.61	102844
403329	PROTECTION DEVICES INC	04/09/2021	Regular	0.00	659.70	102845
404398	RAD STRATEGIES INC	04/09/2021	Regular	0.00	5,125.00	102846
404134	RAPID SPACE LLC	04/09/2021	Regular	0.00	749.62	102847
402937	RAY MORGAN CO INC (CA)	04/09/2021	Regular	0.00	6,900.94	102848
404863	REFUSE, INC	04/09/2021	Regular	0.00	506.94	102849
200395	SAINT MARYS ARTCENTER INC	04/09/2021	Regular	0.00	25,000.00	102850
101210	SBC GLOBAL SERVICES INC	04/09/2021	Regular	0.00	54.98	102851
406366	Semi Service, Inc	04/09/2021	Regular	0.00	7,527.19	102852
406367	Shepherd, Scott F.	04/09/2021	Regular	0.00	800.00	102853
405081	SHERMARK DISTRIBUTORS INC	04/09/2021	Regular	0.00	195.50	102854
404187	SHOAF, BRIAN ALLEN	04/09/2021	Regular	0.00	94.00	102855
102462	SIERRA ENVIRONMENTAL MONITOR	04/09/2021	Regular	0.00	2,300.00	102856
406088	Sierra Funding Inc	04/09/2021	Regular	0.00	21.87	102857
101630	SIERRA PACIFIC POWER CO	04/09/2021	Regular	0.00	12,119.15	102858
	Void	04/09/2021	Regular	0.00	0.00	102859
103267	SILVER STATE INDUSTRIES	04/09/2021	Regular	0.00	1,646.00	102860
405804	Silvercreek Tire LLC	04/09/2021	Regular	0.00	25.74	102861
406360	Sizemore, Patricia	04/09/2021	Regular	0.00	500.00	102862
403384	SMITHS FOOD & DRUG CENTER	04/09/2021	Regular	0.00	433.75	102863
404195	SOUTHERN GLAZERS WINE & S	04/09/2021	Regular	0.00	1,265.10	102864
403234	SPALLONE, DOMINIC J III	04/09/2021	Regular	0.00	477.75	102865
101717	ST CO SCHOOL DISTRICT	04/09/2021	Regular	0.00	3,778.56	102866
101717	ST CO SCHOOL DISTRICT	04/09/2021	Regular	0.00	403,852.03	102867
101726	ST CO SENIOR CENTER(VC)	04/09/2021	Regular	0.00	102,756.50	102868
101710	ST CO TREASURER	04/09/2021	Regular	0.00	503.82	102869
101745	ST CO WATER SYSTEM	04/09/2021	Regular	0.00	422.21	102870
101745	ST CO WATER SYSTEM	04/09/2021	Regular	0.00	2,947.12	102871
99687	STARCAP MARKETING LLC	04/09/2021	Regular	0.00	445.00	102872
101229	State of Nevada	04/09/2021	Regular	0.00	6,375.00	102873

Check Register


Packet: APPKT02886-2021-04-09 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
300006	Storey Co Fire Fighters Assoc	04/09/2021	Regular	0.00	114.48	102874
401352	STOREY COUNTY JEEP POSSE	04/09/2021	Regular	0.00	2,500.00	102875
405303	Summit Partners LLC	04/09/2021	Regular	0.00	6,543.29	102876
403892	SUN PEAK ENTERPRISES	04/09/2021	Regular	0.00	920.00	102877
405124	TERRY, SHIRLEY	04/09/2021	Regular	0.00	890.00	102878
404615	THE ANTOS AGENCY	04/09/2021	Regular	0.00	1,375.00	102879
404030	TIJSELING, DICK G	04/09/2021	Regular	0.00	480.00	102880
404454	TITAN CONSTR SUPPLY, INC	04/09/2021	Regular	0.00	540.00	102881
406355	Trapolino, Peter	04/09/2021	Regular	0.00	402.73	102882
403225	TRI GENERAL IMPROVEMENT	04/09/2021	Regular	0.00	458.29	102883
102962	UNIFORMITY OF NEVADA LLC	04/09/2021	Regular	0.00	652.13	102884
101845	US POSTOFFICE (VC)	04/09/2021	Regular	0.00	200.00	102885
101845	US POSTOFFICE (VC)	04/09/2021	Regular	0.00	92.00	102886
101845	US POSTOFFICE (VC)	04/09/2021	Regular	0.00	150.00	102887
404828	V & T ROCK, INC	04/09/2021	Regular	0.00	1,583.17	102888
405735	VC Tours LLC	04/09/2021	Regular	0.00	484.00	102889
101890	WASHOE CO CORONER	04/09/2021	Regular	0.00	2,705.45	102890
405574	Washoe County Forensic Science Div	04/09/2021	Regular	0.00	873.00	102891
103080	WATERS SEPTIC TANK SV DBA	04/09/2021	Regular	0.00	2,220.00	102892
103237	WESTERN ENVIRONMENTAL LAB	04/09/2021	Regular	0.00	308.00	102893
101920	WESTERN NEVADA SUPPLY CO	04/09/2021	Regular	0.00	963.64	102894
406364	York, Mary	04/09/2021	Regular	0.00	282.49	102895
405466	Zoll Medical Corporation	04/09/2021	Regular	0.00	2,295.00	102896
404295	WELLS ONE COMMERCIAL CARD	04/09/2021	Bank Draft	0.00	20,576.20	DFT0000756

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	221	137	0.00	1,688,532.84
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	27	1	0.00	20,576.20
EFT's	0	0	0.00	0.00
	248	139	0.00	1,709,109.04

Approved by the Storey County Board of Commissioners:

_____ Chairman	_____ Commissioner	_____ Commissioner
 Comptroller		4-9-21 Date
_____ Treasurer		_____ Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	4/2021	1,709,109.04
			<u>1,709,109.04</u>



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 5 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Justice Court Quarterly Report
- **Recommended motion:** Approve as part of the Consent Agenda
- **Prepared by:** EF Herrington, Justice of the Peace

Department: **Contact Number:** 775-847-0962

- **Staff Summary:** Attached
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

EOM JAN 2021

Disbursed Total

29,367.80

<u>Account</u>	<u>Payee Name</u>	<u>Check Number</u>	<u>Check Status Code</u>	<u>Disbursed Amount</u>	<u>Number of Cases</u>
1F AA FEE - STATE (AOC) 170-000-34206	NEVADA STATE CONTROLLER	N/A	N/A	5,556.00	102
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	707.00	86
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	202.00	86
1F AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	505.00	88
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	324.00	90
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	STOREY COUNTY TREASURER	N/A	N/A	75.00	2
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,425.00	29
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	75.00	4
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	18.75	1
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	194.00	6
1F CHEMICAL ANALYSIS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	60.00	1
1F COPY FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	14.80	0
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	15,642.50	116
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,085.00	92
1F MARRIAGE FEE/170-000-34212	NEVADA STATE TREASURER	N/A	N/A	50.00	0
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	4.00	3
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	436.50	0
1F SPECIALTY COURT FEE (MSD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	748.50	92
1F SMILE CLAIMS FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	48.75	1
1F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	2,095.00	15
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	1.00	1
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	100.00	4

*** End of Report ***

EOM FEBRUARY 2021

25,641.25

Disbursed Total

<u>Account</u>	<u>Payee Name</u>	<u>Check Number</u>	<u>Check Status Code</u>	<u>Disbursed Amount</u>	<u>Number of Cases</u>
1F AA FEE - STATE (AOC)	NEVADA STATE CONTROLLER	N/A	N/A	5,352.00	105
170-000-34206	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	726.00	93
1F AA FEE - JUSTICE/187-000-35104	STOREY COUNTY TREASURER	N/A	N/A	206.00	93
1F AA FEE - JUVENILE/001-000-35103	NEVADA STATE CONTROLLER	N/A	N/A	511.00	93
1F AA FEE - STATE (GENERAL)/170-000-35114	STOREY COUNTY TREASURER	N/A	N/A	328.00	90
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	75.00	1
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,132.50	29
1F BLACKJACK FEES/187-35126-000	STOREY COUNTY TREASURER	N/A	N/A	93.75	5
1F BOND PROCESSING FEE - COUNTY/001-000-34204	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	320.50	5
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	STOREY COUNTY TREASURER	N/A	N/A	300.00	5
1F CHEMICAL ANALYSIS FEE/001-000-35101	NEVADA STATE CONTROLLER	N/A	N/A	0.00	1
1F FINE - STATE OF NEVADA/(NHP) 170-000-34214	STOREY COUNTY TREASURER	N/A	N/A	11,468.75	102
1F FINE - COUNTY/001-000-35109	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,050.00	89
1F COURT FACILITY FEE/187-000-35111	NEVADA STATE TREASURER	N/A	N/A	30.00	0
1F MARRIAGE FEE/170-000-34212	STOREY COUNTY TREASURER	N/A	N/A	867.75	0
1F RECORDS SEARCH/001-000-34204	NEVADA STATE CONTROLLER	N/A	N/A	755.00	91
1F SPECIALTY COURT FEE (MSD)/170-000-34217	NEVADA STATE TREASURER	N/A	N/A	2,300.00	14
1F STATE PERMANENT SCHOOL FINE/FORE/001-35116-000	NEVADA STATE CONTROLLER	N/A	N/A	125.00	5
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108					

*** End of Report ***

EOM MARCH 2021

Disbursed Total

70,922.50

<u>Account</u>	<u>Payee Name</u>	<u>Check Number</u>	<u>Check Status Code</u>	<u>Disbursed Amount</u>	<u>Number of Cases</u>
1F AA FEE - STATE (AOC) 170-000-34206	NEVADA STATE CONTROLLER	N/A	N/A	14,025.00	250
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,876.00	238
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	536.00	238
1F AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	1,348.00	240
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	873.00	248
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	2,312.50	49
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	243.75	13
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	75.00	4
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	619.50	17
1F CHEMICAL ANALYSIS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	300.00	5
1F DOMESTIC VIOLENCE FEE/170-000-34208	NEVADA STATE CONTROLLER	N/A	N/A	35.00	1
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	35,334.00	241
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	2,905.00	249
1F MARRIAGE FEE/170-000-34212	NEVADA STATE TREASURER	N/A	N/A	30.00	0
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	1.00	1
1F PRETRIAL SERVICES ACCOUNT / 187-000-35044	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	166.00	1
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	1,539.75	0
1F SPECIALTY COURT FEE (MSD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	2,032.00	250
1F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	6,345.00	51
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	1.00	2
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	325.00	13

** End of Report ***

Virginia Township Justice Court ~ Storey County, Nevada

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

775-847-0962 • Facsimile: 775-847-0915

www.storeycounty.org

2021 MAR 31 PM 3:09

STOREY COUNTY CLERK


BY  DEPUTY

March 31, 2021

QUARTERLY REPORT

Pursuant to NRS 4.100, attached please find End of Period Listing Reports for January, February, and March, 2021.

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



E.F. Herrington, Justice of the Peace
Virginia Township Justice Court

Subscribed and sworn before me

This 31 day of March, 2021



Justice Court Deputy Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of business license first readings:
 - A. Boss Signs LLC - Contractor/ 1505 Greg St., Reno, NV
 - B. Davis Company Inc. -Contractor / 1955 Timber Way, Reno, NV
 - C. Don James Roofing - Contractor/1000 Glendale Ave., Sparks, NV
 - D. Foundation Building Materials, LLC. - Out of County/2300 Vassar St., Reno, NV
 - E. Hawthorne Plumbing Heating & Cooling - Contractor/4690 Longley Ln. #31, Reno, NV
 - F. Lifestyle Wrist Bands LLC. - Home Business/21350 Graves Rd., Reno, NV
 - G. Michelle Lenore Nichols - Out of County/1247 Woodside Dr. Apt 241, Carson City, NV
 - H. Seals USA Incorporated - Out of County/175 Wall St., Glendale Heights, IL
 - I. S.J. General Building Maintenance Inc. - Out of County/919 Berryessa Rd. Ste. 10, San Jose, CA
 - J. Specialty Welding and Turnarounds LLC - Contactor/40492 Cannon Rd., Gonlazes, LA

- **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)

- **Prepared by:** Ashley Mead

Department:

Contact Number: 775-847-0966

- **Staff Summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's meeting for approval.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development

110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440



(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

April 13, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **April 20, 2021**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Boss Signs LLC** – Contactor / 1505 Greg St. ~ Sparks, NV
- B. Davis Company Inc.** – Contractor / 1955 Timber Way ~ Reno, NV
- C. Don James Roofing** – Contractor / 1000 Glendale Ave. ~ Sparks, NV
- D. Foundation Building Materials, LLC** – Out of County / 2300 Vassar St. ~ Reno, NV
- E. Hawthorne Plumbing Heating & Cooling** – Contractor / 4690 Longley Ln. # 31 ~ Reno, NV
- F. Lifestyle Wrist Bands LLC** – Home Business / 21350 Graves Rd. ~ Reno, NV
- G. Michelle Lenore Nichols** – Out of County / 1247 Woodside Dr. Apt 241 ~ Carson City, NV
- H. Seals USA Incorporated** – Out of County / 175 Wall St. ~ Glendale Heights, IL
- I. S.J. General Building Maintenance Inc.** – Out of County / 919 Berryessa Rd. Ste. 10 ~ San Jose, CA
- J. Specialty Welding and Turnarounds LLC** – Contractor / 40492 Cannon Rd. ~ Gonzales, LA

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, SB 98 proposing Storey County's membership into the Carson Water Subconservancy District, AB 90 two-year interim study regarding regional impacts, and BDR 1109 Innovation Zone draft legislation, and other properly related matters.
- **Recommended motion:** I [county commissioner] motion to direct county staff and lobbyists to represent Storey County as:
 - a. Supporting SB 98 proposing Storey County's membership into the Carson Water Subconservancy District; and
 - b. Maintain 03/02/21, 03/16/21, and 04/06/21 board motion and direction on BDR 1109 Innovation Zone draft legislation, continue to support 04/06/21 letter to the Governor to include impacts the draft legislation may have on Storey County, and increase public outreach and education; and
 - c. Supporting, opposing, or neutral on other _____ bills and proposed legislation affecting Storey County.
- **Prepared by:** Austin Osborne

Department: _____ **Contact Number:** 7758470968

- **Staff Summary:** 04/16/21 letter to Governor Sisolak regarding Storey County's position on Innovation Zone proposed legislation.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Not known yet.
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name: _____

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775.847.0968 - Fax: 775.847.0949
commissioners@storeycounty.org

Jay Carmona, Chair
Clay Mitchell, Vice-Chair
Lance Gilman, Commissioner

April 6, 2021

Honorable Governor Steve Sisolak
State Capitol Building
101 N. Carson Street
Carson City, NV 89701

DRAFT TALKING PAPER AMENDED FROM PRIOR VERSIONS

Re: Storey County's Position on Innovation Zone bill draft as of 04/06/21

Governor Sisolak:

The Board of Storey County Commissioners on March 2 and 16, and April 6, 2021, directed county staff and lobbyists to take certain positions on BDR 1109-related draft legislation providing for the creation of Innovation Zones. Storey County opposes the Innovation Zone bill as presented thus far; however, the board finds merit in certain elements of the bill including expanding technology uses across the county and developing a mixed-use residential community at Painted Rock. The following summarize the board's directives and provides further explanation on the county's position on the matter.

1. ***Technology – Support and work with legislature and applicable elected officials to explore Blockchain, cryptocurrency, stable-coin, and other such technological advances and currency.***

Storey County is Nevada's forerunner in embracing and utilizing new technologies, and the board finds that new digital platforms such as stable-coin and Blockchain to be the potential digital capital of the future. We will seek guidance from the Nevada Department of Taxation; county recorders, clerks, and treasurers; and other such agencies and associations to evaluate the viability of these technologies and develop appropriate framework for their implementation.

2. ***Residential "Smart City" – Continue to support 2016 Storey County Master Plan as applicable to neo-traditional and new-urbanistic design as proposed by Blockchains' "Smart-City".***

The Storey County Master Plan supports large-scale residential development at Painted Rock. A mixed-use community integrating commercial, residential, and live-work use patterns is preferred over suburban sprawl. Graphic renditions by Blockchains, LLC and R&R Partners illustrating high-rise buildings clad in stainless-steel and glass, situated within clustered high-density nodes, and supported by multi-modal transit and "smart" infrastructure are aligned with the goals and objectives of the plan for this area.

Storey County to-date has received no development application from Blockchains or its affiliates for the Painted Rock area. We engaged with representatives of Blockchains about the draft bill and stated that an application for a mixed-use development may be submitted for consideration in accordance with Title 16 Subdivisions, Title 17 Zoning, the master plan, and other local and state statutes. The representatives were reminded that a master plan amendment is not required, and they were also reminded that a mixed-use residential development application by another developer at Painted Rock was approved by the board with action by the planning commission in 2006.

3. ***Separate Local Government – Oppose separatist governing control and carving up Storey County.***

Carving out a separate government within Storey County is not necessary for the advancement of technology, innovative industries, or residential "smart city" development. Storey County has for 20 years been Nevada's leader in attracting, permitting, and supporting technology, manufacturing, and energy sectors, and transforming northern Nevada from dependence on gaming to the diversified economic powerhouse it is today.

Tesla, Panasonic, Switch, Google, Fulcrum Bioenergy, and nearly 20 million square-feet of other companies made Storey County their home because of fast and simple permitting, easy access to

elected and appointed officials, and a dedicated team capable of finding innovative ways to overcome economic, social, environmental, and geographic obstacles. The proponents of the Innovation Zone envision a “sandbox” in which inventive minds are free to develop advanced technologies through expression and experimentation. We respond that this vision dovetails seamlessly into our current master plan, zoning allowances, development agreements, and proven business-friendly culture.

Storey County’s master plan, zoning designations, and ordinances facilitate a wide range of land uses. Diverse zoning encourages residential and community development, while also providing for revenue-generating commercial and industrial uses that offset costs of providing services to the county’s residents and businesses. The draft legislation stripping Storey County of roughly one-third of its land, much of which is commercial and industrial designated, will result in persistent fiscal instability potentially causing its inability to provide public safety protections, social services, and other core functions to current and future residents and businesses.

Storey County has been a proven leader in the state in economic development. Removing the county from the proven calculus it formulated may cause adverse economic, social, and environmental impacts to the county and region, and, moreover, may cause the same for the proposals identified in the draft bill. We will continue exploring ways in which objectives for residential and tech development in the draft legislation may be achieved within existing local and state regulatory framework.

4. ***Planning & Development – Reach out to Governor, Blockchains, and others for meaningful and authentic good-faith discussion to coordinate planning and oversight within existing governing framework.***

Conversations about the proposed legislation must consider state and local regulations, and binding agreements in-place in Storey County such as the Tahoe-Reno Industrial Center (TRI-Center) development agreement, TRI-Center infrastructure payback agreement, the TRI General Improvement District regulations and responsibilities, the inter-county effluent water line Tax Increment Area agreement, economic development and diversification districts for technology and manufacturing sector abatements, court degrees, utility and other easements and rights-of-ways, and government services agreements. These obstacles to Innovation Zone legislation have been shared with Blockchains representatives, and there remains unanswered questions as to how the proposed legislation will function properly within these frameworks.

5. ***Progress – Periodically update the Storey County Board of County Commissioners on the status of Innovative Zone BDR and bill, to and seek amended direction as conditions change and are known.***

We will periodically update the board on research findings into the Innovation Zone matters and seek direction as conditions change and more is known about the draft bill.

We respectfully request a meeting with you and your team to openly discuss the Innovation Zone bill. We look forward to being part of a conversation about the potential benefits in the draft bill, and ways to overcome challenging aspects of the proposed legislation within existing fiscal, economic, environmental, and land use regulatory structures.

Respectfully submitted,

DRAFT DRAFT DRAFT

Austin Osborne
Storey County Manager

Enc: Storey County Master Plan - <https://www.storeycounty.org/292/Master-Plan>

Cc.: Storey County Commissioners
Storey County District Attorney
Storey County Lobbyists
Governor’s Office of Economic Development (GOED)
Nevada Association of Counties (NACO)



Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required: 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion/For Possible Action: National Public Safety Telecommunicators week 2021 Proclamation

2. **Recommended motion:** I move to proclaim April 11-17, 2021 as National Public Safety Telecommunicators Week in Storey County

3. **Prepared by:** Becky Parsons

Department: Emergency Communications Department

Telephone: 775-847-0930

4. **Staff summary:** Every year during the second week of April, the telecommunications personnel in the public safety community, are honored. This week-long event, initially set up in 1981 by Patricia Anderson of Contra Costa County in California, is a time to celebrate and thank those who dedicate their lives to serving the public. It is a week that is set aside so everyone can be made aware of their hard work and dedication. We thank the hard-working folks at the Storey County Communications Center all the sacrifices they make to create a better and safer world for the public. Their commitment and profession is appreciated by Storey County, the public safety communications community and citizens they serve.

5. **Supporting materials:** Proclamation

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Emergency Communications

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No.



**A PROCLAMATION DECLARING
APRIL 11, 2021 THROUGH APRIL 17, 2021
NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN
STOREY COUNTY, NEVADA**

WHEREAS, behind every emergency response that takes place in Storey County there is a team of dedicated, professional Communications Specialist who are often the first and most vital link between out citizens and emergency services; and

WHEREAS, Storey County communications Specialists are the lifeblood of information for public safety personnel 24 hours a day, seven days a week, providing a critical safety service to the Storey County Sheriff's Office, Storey County Fire Protection District, Storey County Public Works; and

WHEREAS, Storey County communications specialists who serve at the Storey County Communications Center have exhibited compassion, understanding and professionalism during the thousands of calls for services each year; and

WHEREAS, Every Storey County Communications Specialist is certified by the International Academy of Emergency Dispatch in Emergency Medical Dispatch, Emergency Police Dispatch so that they may provide a substantial contribution to the apprehension of criminals, suppression treatment of medical patients throughout Storey county; and

NOW, THEREFORE, We, the Storey County Board of Commissioners, do hereby proclaim the week of April 11-17, 2021 to be observed, as

**"PUBLIC SAFETY TELECOMMUNICATIONS WEEK"
In Storey County, Nevada**

In honor of our County's less visible, but vitally important first responders: the dedicated and professional Communications Specialists who are always ready to serve the interest of the public safety no matter how difficult or stressful the circumstances.

Adopted this 20th day of April 2021.

(Signature and Seal of Official) _____



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of SUP 2021-15 by applicant Brighton Denison. The applicant requests a special use permit to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property (Roasting House) which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.
- **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (commissioner), move to approve Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.
- **Prepared by:** AGENDA_SUBMITTER
- **Department:** **Contact Number:** 7758471144
- **Staff Summary:** See attached staff report
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**Storey County
Planning Department**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: April 20, 2021 at 10:00 a.m.

Meeting Location: 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom

Staff Contact: Kathy Canfield

File: 2021-15

Applicant: Brighton Denison

Property Owner: Altitude Properties, LLC

Property Location: 47 N. C Street, Virginia City, Storey County, Nevada, APN 001-086-05

Request: The applicant requests a Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property (Roasting House) which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

1. Background & Analysis

- A. Site Location and Characteristics:** The property is located at 47 N. C Street in Virginia City, Storey County, Nevada. The property is zoned CR – Commercial Residential and is a vacant parcel. The boardwalk exists in front of the parcel and the property drops downward from the C Street level. The applicant has proposed to construct a deck similar to the adjacent Roasting House property to provide the space for the outdoor events. The vacant parcel is located between the Roasting House coffee shop and the Turquoise Kiva retail shop. The parcel is 60-foot wide along C Street and extends approximately 57.2 feet to the east, making the total parcel approximately 3,432 square feet in size.

The parcel is small and does not have street frontage to D Street below. Because of the configuration of the parcel, development potential is limited for this site. To construct a stand-alone building on this parcel is difficult. Water and sewer hookups are from D Street, which would require a private easement through an adjacent parcel, and access to the site for vehicles would need to be from C Street. Allowing vehicle access from C Street is a concern because of the boardwalk and pedestrian usage. The intersection of pedestrians and cars and the limited visibility because of parked cars makes vehicle access from C Street a safety issue.

Staff originally had concerns that an outdoor venue might be in competition with fixed building businesses with investment into the community. County staff do not desire to favor one type of business over another but do recognize the investment building owners make to the community. In reviewing this special use permit request, the question of what could be done with this parcel of land was raised. The size and shape of this parcel are challenging for construction and there appears to be limited opportunities for businesses/structures that may be feasible for such a small parcel with limited access. There is an investment being made into the parcel by the applicant with the construction of the deck which will need to be designed and constructed to a commercial standard. This investment is significant compared to a property owner renting space on a piece of level vacant property with no other improvements provided.

In assessing the downtown community, along with businesses that serve both local residences and tourists, the only other property with an active outdoor venue space is the Red Dog Saloon with their rear yard patio area. There are a few other level parcels with no buildings, however these parcels have been developed into parking lots, and although during special events these might be used for outdoor venues, the majority of time these serve as parking lots. The applicant's proposed outdoor venue space is a unique development for the downtown Virginia City area.

The applicant has participated in special events with the VCTC and has a good working relationship with the organization. The applicant has been made aware of the concerns of competition with fixed businesses and acknowledges those concerns. Although having a small craft fair (15 booths maximum) may be one idea, the applicant plans for a variety of activities to be able to occur on this parcel, including uses that do not currently occur in downtown Virginia City. Appendix A of this staff report includes other events the applicant would schedule for this parcel.

Constructing a deck is an improvement to the parcel and is an investment in the community. A deck offers a vista to the Comstock area below C Street which is accessible to the public. Based on the limitations identified for constructing a stand-alone building, staff have concluded a deck is a good option for the site. It may be that an investment could be made to construct a building in this location, however, this parcel has been vacant for at least 40 years and no one has attempted to construct something permanent in this location during that time. Constructing a deck does not prohibit future development from occurring on the parcel.

Based on this rationale, staff has concluded that having some commercial activity at the site, even if it is not in the form of a building, is a benefit to the downtown community.

The construction of the deck is an investment in the community. Infilling a vacant parcel in downtown Virginia City is desired and providing for a variety of outdoor uses in this location is unique compared to the other businesses existing along C Street.



Vicinity Map



Location Map



View of the parcel, looking east from the C Street.



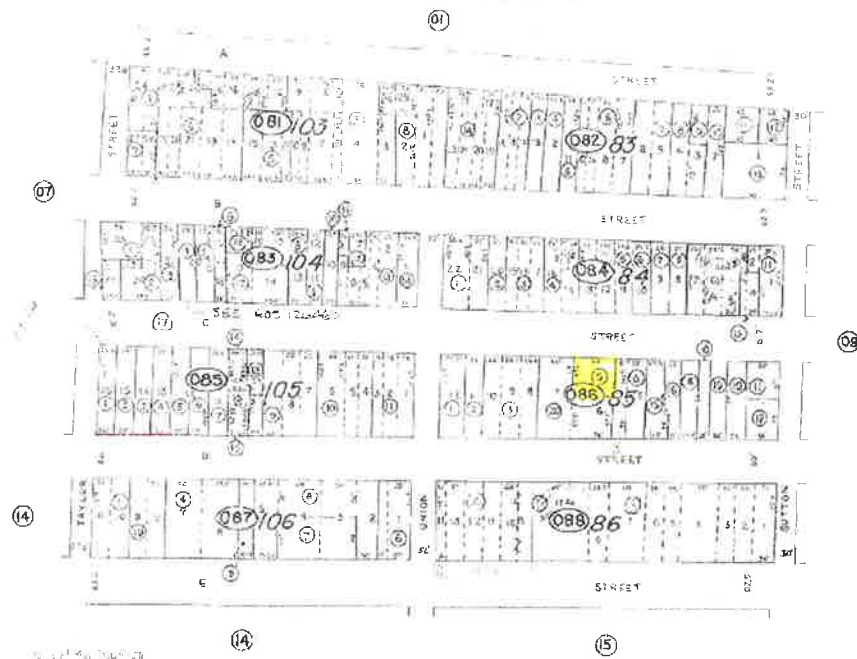
View from C Street looking southeast.



View from D Street looking west.

Por N1/2 Sec 29
T17N, R21E, MDB & M

01 08



Virginia City
STOREY COUNTY

STOREY COUNTY, NEVADA
This map is prepared for the use of the Storey County
Assessor for assessment and illustrative purposes ONLY.
It does not represent a warranty. No liability is assumed as to the
accuracy or accuracy of the data displayed hereon.

Assessor's Parcel Map

- B. **Proposed Use:** The applicant is proposing to create an outdoor venue that will include activities including open-air markets and the display of items outside of a building. The applicant proposes to have a variety of events utilizing the space at various times including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. All activity will be conducted on a proposed deck structure, to be constructed similar to the deck on the adjacent Roasting House commercial establishment. No activity will occur on the boardwalk.
- C. **Zoning Code.** The property is located within the Downtown District of Virginia City and is zoned CR Commercial Residential. The Chapter 17.30 CR zoning lists seasonal holiday sales and farmers markets as allowed outdoor uses and open-air markets, outdoor venues and display and sale of items outside of a building as a special use. In addition, Chapter 17.12.100 (General Provisions for all zones) Section C states the following:
- C. In zones where a commercial business is allowed, a special use permit is required for the display, sale, barter, or trade of items outside of a permanent building, except for permitted temporary uses and farmer's markets. A business may not display items for sale or conduct any business on the public right-of-way (See Figure 12.9.) or between the public traveled way and building, such as on the boardwalk/sidewalk. Business including dining, customer seating, and other uses, but not the display of merchandise and other items for sale, barter, or trade, may occur in the front, side, and rear yards of the business where such area exists. Recessed door openings and thresholds may be used to display items for sale, barter, or trade and to otherwise conduct business.

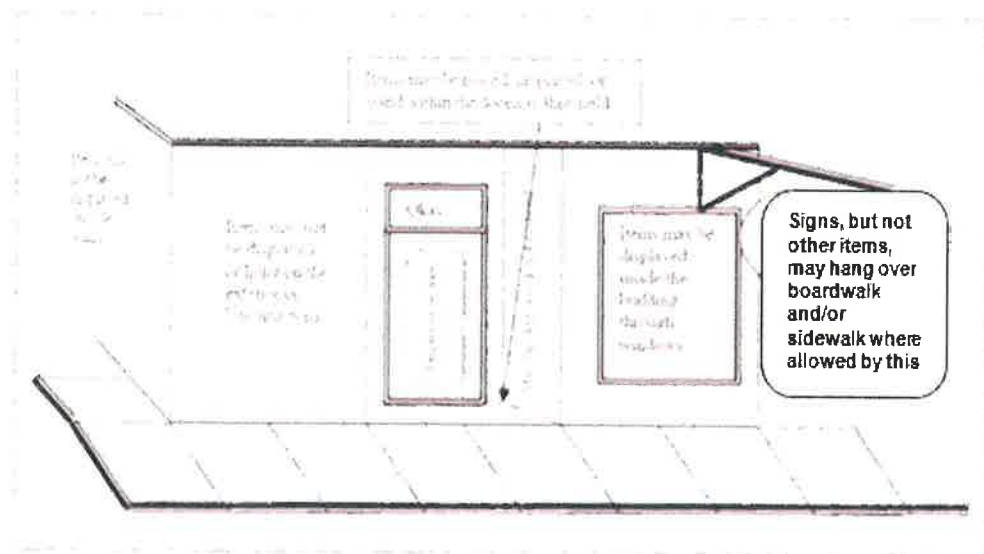


Figure 12.9: The diagram shows where merchandise and other items may and may not be displayed. The diagram does not apply to signs and advertising devices which are regulated pursuant to chapter 17.84 Signs and billboards.

The applicant proposes to construct a deck on the property to conduct a variety of outdoor events and activities. All activities shall take place on private property and will not be located on the boardwalk. The applicant has provided a written description of the types of activities he anticipates scheduling for the outdoor venue (see Appendix A). These proposed uses, and similar uses, are consistent and appear appropriate with the Commercial Residential zoning for the Downtown District of Virginia City.

This property is unique to Virginia City in that it is a vacant parcel of land within the downtown walking area. There are a limited number of parcels where such an outdoor venue could be provided. This is something that downtown Virginia City does not have and would provide for a different set of activities than what currently exists. Although there are some parking lots that are converted to provide an outdoor venue during special events, this is a location that can provide for a daily outdoor venue on a smaller scale and without losing parking spaces in the downtown district.

- D. **Special Use Permit.** A Special Use Permit is required because of the outdoor venue and nature of the proposed operation in the CR zoning. Section 17.03.150 of the Storey County Code identifies the process for Special Use Permits. The applicant and this report follow the requirements outlined in the Code.

2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Title 17 Zoning or the 2016 Master Plan. The proposed use is also consistent with the surrounding zoning and master plan designations.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	vacant	Mixed Use Commercial-Residential	CR Commercial Residential
Land to the North	commercial	Mixed Use Commercial-Residential	CR Commercial Residential
Land to the East	Vacant/parking	Mixed Use Commercial-Residential	CR Commercial Residential
Land to the South	commercial	Mixed Use Commercial-Residential	CR Commercial Residential
Land to the West	commercial	Mixed Use Commercial-Residential	CR Commercial Residential

- B. **General use allowances and restrictions.** Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.

- (1) **Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.**

The proposed use will be an outdoor venue which is permitted with a Special Use Permit for the Commercial Residential zone. The proposed business will include a variety of scheduled events including a farmer's market, craft fair, live music and dancing, wedding venue, seasonal displays and other outdoor activities. The outdoor venue will be located within the downtown district of Virginia City and proposes activities for local residents and tourists which the master plan encourages for a wide range uses within a single community.

- (2) **The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.**

The proposed business will be an outdoor venue, located adjacent to commercial uses. The business will provide a variety of outdoor activities both for tourists and local residents. All activities will occur on private property, with a deck being built similar to the adjacent Roasting House deck. No activities will occur on the boardwalk or within the public right-of-way.

- (3) **Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.**

A deck will be constructed on the 3,432 square foot vacant parcel and all activities will take place on private property. The outdoor venue use will compliment the downtown Virginia City and provide activities for both local residents and tourists. The applicant will be required to comply with the Storey County Code associated with noise and lighting for the site.

- (4) **The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.**

The proposed use is not expected to require any additional governmental services or impact existing facilities.

- C. **Conformance with the 2016 Storey County Master Plan.** The property is located along C Street within Virginia City, Storey County, Nevada and is identified as a Commercial-Residential land use. The property is zoned Commercial-Residential. The Storey County Master Plan identifies C Street as the main thoroughfare of Virginia City.

The Storey County Master Plan identifies the following goals:

- Enhance and diversify the local economy by promoting commercial business in Gold Hill, Virginia City, and the Divide that service the specific interests and needs of tourists and local residents.
- Continue to enhance diversification of economic opportunities with the county.
- Design zoning districts to allow for a mix in land use development.

The proposed business and the business location are consistent with these master plan goals.

3. Findings of Fact

- A. **Motion for approval.** The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) This approval is for Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.
- (2) The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The proposed project will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to

an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (7) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.

B. Motion for denial. Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

- A. Special Use Permit 2021-15** is to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

- B. **Business Operations.** This special use permit authorizes the use of an outdoor venue for scheduled activities such as farmer's markets, craft fairs, music and dancing, wedding events and other similar activities.
- C. **Requirements.** The Applicant shall apply for all required permits and licenses, including any applicable building and fire permits, for the project within 24 months from the date of final approval of this SUP, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This Special Use Permit shall remain valid as long as the Applicant remains in compliance with the terms of this Special Use Permit and Storey County, State of Nevada, and federal regulations. No activity shall commence prior to the Applicant securing rights to the Special Use Permit.
- D. **Compliance.** The use on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved.
- E. **Design.** The proposed features associated with the use must meet the requirements of the Comstock Historic District.
- F. **Taxes.** Before obtaining the Special Use Permit from the Planning Department, the Property Owner must provide evidence that all property taxes on the land are paid-to-date.
- G. **Indemnification/Insurance.** The Applicant warrants that the use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Applicant warrants that continued and future use of the land shall so conform. The Applicant and Property Owner agree to hold Storey County, its officers, and representatives harmless from the costs associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Special Use Permit.
- H. **Transfer of Rights.** This Special Use Permit (SUP 2021-15) is non-transferable. This Special Use Permit applies to the Applicant's business listed in this permit.
- I. **Operation Location.** The business shall operate on private property only. No business, or solicitation of business, shall be located or conducted in the public right-of-way or the area of the boardwalk. The business is approved to be located on APN 001-086-05 and all business-related activities shall occur on that parcel only.
- J. **Noise Restrictions.** All noise generated at the site shall be in conformance with Chapter 8.04, Noise Control, of the Storey County Code.
- K. **Lighting.** All exterior lighting shall be in compliance with Chapter 8.02 Outdoor Lighting, of the Storey County Code.
- L. **Signs.** All signs shall be consistent with Chapter 17.84 of the Storey County Zoning Ordinance.

M. Permits. A separate permit(s) is required for any construction on the property. All construction and proposed development shall be in compliance with the adopted Storey County building and fire codes.

N. Virginia City Tourism Commission (VCTC). The applicant shall coordinate scheduled outdoor venue uses with the VCTC to the greatest extent possible. In the event the applicant desires an outdoor venue use not listed in this special use permit, the applicant may coordinate with the VCTC to obtain a special event permit as appropriate.

5. Public Comment

As of April 6, 2021, Staff has not received any comments from the public. The Director of the VCTC has spoken with Planning Department staff about the proposed use and is supportive of the project.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

7. Proposed Motions

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

A. Recommended motion for approval

In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), move to approve Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

B. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the findings of fact under Section 3.B of this report, and other findings deemed

appropriate by the Board of County Commissioners, I (*commissioner*), move to deny Special Use Permit 2021-15 to operate an outdoor establishment. The outdoor venue will include a variety of scheduled uses and events including a farmer's market, craft fair, live music and dancing, wedding venue and other outdoor events. A deck is proposed to be constructed on the property similar to the neighboring property which will provide the setting for all the outdoor events and be accessed from C Street. The property is located at 47 N. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-086-05.

Appendix A

Brighton P. Denison

03/17/2021

To whom it may concern,

This letter is in regards to 47 N C St, Virginia City, NV 89440 and its proposed special use.

It is our goal to build a deck, based on the plans of the Roasting House Coffee shop deck which adjoins the lot. The purpose of the said deck would be to hold small (15 booth) community based special events.

Although we plan on emphasizing the arts, we also plan to hold small events like the following:

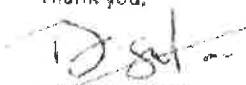
- Fresh Produce Marketplace – Once a week during the warmer months – This will allow locals to have access to fresh produce without having to drive to Dayton/Carson/Reno. Pricing will be kept lower than local Northern Nevada grocery stores. We will also offer nut, cookie, bread, and olive oil vendors from our craft fairs.
- Wine and beer tastings – We will partner with local bars to provide beer and wine to patrons while they listen to live music such as blues, jazz, dueling pianos, etc.
- Line/square dancing
- Pumpkin Patch in October
- Craft Fair – We currently host Art Walk on the Comstock which brings more than 3,000 visitors to Virginia City. We look to offer "micro" versions of this show. The current show has over 100 vendors, and the lot would allow only for 15. As always, we will offer local stores the option to set up a booth free of charge that fall into the events category. We look to have an entirely different group of vendors showcasing something unique and special for each event.
- Weddings
- Reunions
- Other small events

Most importantly, it is not my goal to compete with the current Virginia City Merchants, but instead work together. I would like the merchants to always feel free to come to me so I can help to partner with them and make this a successful venture for everyone involved. It is my job to generate foot traffic and there is no reason that this can not benefit all of the merchants in Virginia City.

All of our small events will feature no more than 15 vendors, if any. All of the items being sold must be handmade in the USA! In the event we are competing against a local store owner, they will be offered free space within our event, canopies, tables, etc. provided by me at no charge.

I thank you for your time and consideration and hope to work with you all as a part of your wonderful and historic community.

Thank you,


Brighton P. Denison



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of SUP 2021-18 by applicants Kevin and Ambre Chevalier. The applicants request a Special Use Permit to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.
- **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (commissioner), move to approve Special Use Permit 2021-18, a request to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.

- **Prepared by:** AGENDA_SUBMITTER

Department: **Contact Number:** 7758471144

- **Staff Summary:** See attached staff report
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**Storey County
Planning Department**

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: April 20, 2021 at 10:00 a.m.

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom

Staff Contact: Kathy Canfield

File: 2021-18

Applicants: Kevin and Ambre Chevalier

Property Owner: Kevin and Ambre Chevalier

Property Location: 790 South A Street, Virginia City, Storey County, Nevada, APN 001-041-12

Request: The applicants request a Special Use Permit to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.

1. Background & Analysis

- A. Site Location and Characteristics:** The property is located at 790 South A Street in the Divide neighborhood of Virginia City. The property is approximately 0.49 acres in size and contains an existing single family residence and a detached garage. The site is located between A Street and Howard Street and is bordered by a mining pit to the north, BLM land and the Storey County water treatment plant to the west, vacant land and the NDOT yard to the south and the Divide justice court, fitness center, apartments and the Nevada Bell building to the west. There is a fence that follows the property line on the south side of the property. Access to the site is from Howard Street.



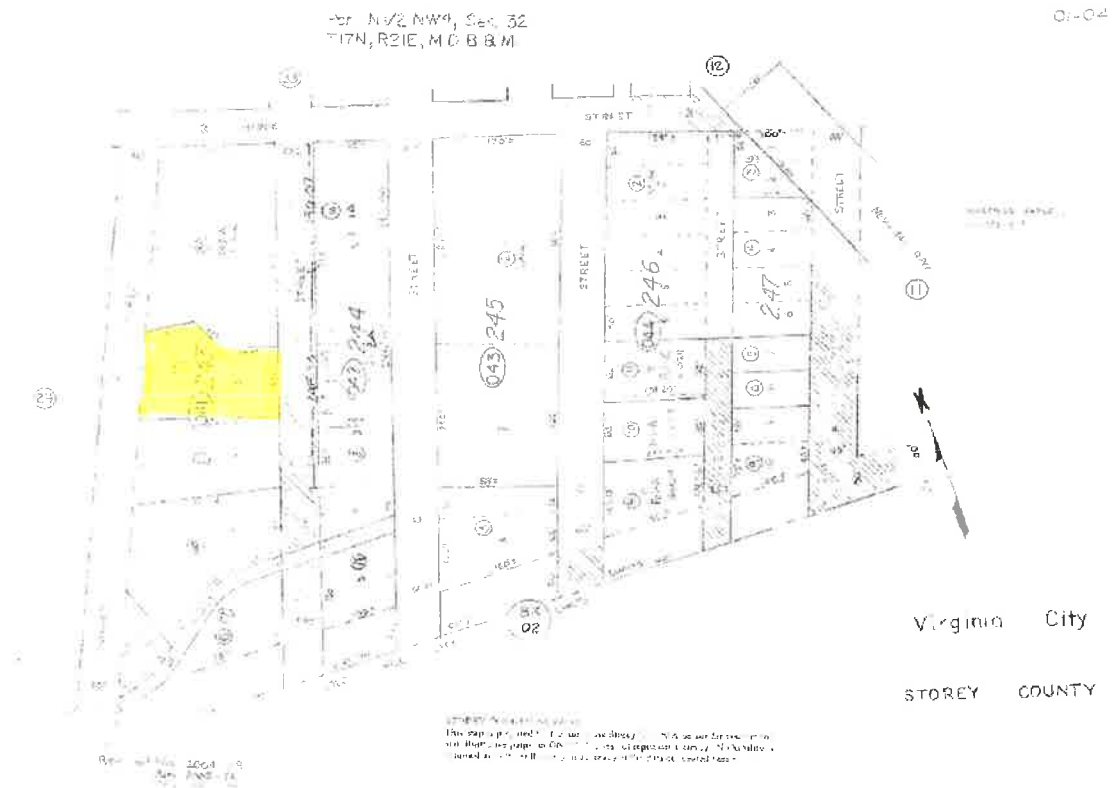
Vicinity Map



Location Map



Site layout



Assessor's Parcel Map



View looking north from Ophir Grade/South Street



View looking northeast from Howard Street



View from Divide Justice Court rear yard

- B. **Proposed Use:** The applicant is proposing to operate an auto service facility for car maintenance and repair, along with auto restoration.

The applicant received a Special Use Permit in 2016 (SUP 2016-008) that allowed for a Home Enterprise that is associated with vehicle restoration. That business will continue and the applicant would like to provide additional vehicle maintenance and repair. The property is zoned CR Commercial Residential and commercial uses, along with residential uses are permissible for the parcel. When the garage was constructed for the home enterprise use, it was built to commercial building code regulations so it is not anticipated any building modifications are required to operate the commercial business.

If approved, the home enterprise SUP would no longer be applicable and the auto service and repair SUP would replace the previous SUP. The applicant is proposing to expand the automotive restoration services he currently provides to maintenance and repair in response to requests he has received from the community. The only other auto repair service in Virginia City recently closed.

Because the previous use was considered a home enterprise, outdoor storage was prohibited to be consistent with the home enterprise requirements of Chapter 17.12 of the Storey County zoning code. With this revised special use permit for a commercial use, outdoor storage can be permitted with the special use permit. Because of the commercial/residential nature of the zoning district, staff suggests that outdoor storage is permissible for this commercial use if the storage is located within a fenced area that screens the storage from public view. Operable and registered vehicles waiting for service are not considered an outdoor storage item.

The surrounding area is a mixture of land uses including the mining pit to the north, the justice court, Divide fitness and Divide apartments to the east and northeast, vacant commercial-residential zoned land to the south and the Storey County water treatment plant, water tanks and Bureau of Land Management land to the west. The property has a fence along the south property line which delineates where vehicle access and parking are allowed on the parcel. The applicant currently lives in the onsite residence.

- C. **Zoning Code:** This property is zoned CR Commercial Residential. "Automotive services including service and fueling stations, repair, sales and rentals" and outdoor storage are listed as uses subject to a special use permit.
- D. **Special Use Permit:** A Special Use Permit is required for auto repair and services land use along with outdoor storage. Section 17.03.150 of the Storey County Code identifies the process for Special Use Permits. The applicant and this report follow the requirements outlined in the Code.

2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and

Storey County Title 17 Zoning or the 2016 Master Plan. The proposed use is also consistent with the surrounding zoning and master plan designations.

	Land Use	Master Plan Designation	Zoning
Applicant's Land	Residential and proposed commercial	Mixed Use Commercial Residential	CR Commercial Residential
Land to the North	Mining pit	Mixed Use Commercial Residential	CR Commercial Residential
Land to the East	Commercial, public service, apartments	Mixed Use Commercial Residential	CR Commercial Residential
Land to the South	vacant	Mixed Use Commercial Residential	CR Commercial Residential
Land to the West	Vacant, public service	Mixed Use Commercial Residential	CR Commercial Residential

B. General use allowances and restrictions. Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval, with rationale for the findings included below each finding.

- (1) **Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.**

The proposed use is a commercial use consistent with the commercial-residential zoning district. The Master Plan identifies this area as mixed use and the proposed commercial use is consistent with the statements in the Master Plan.

- (2) **The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.**

The proposed use will utilize the existing structure on the site. The parcel contains a single family residence occupied by the applicant and a garage structure that was built to commercial standards. The site already contains a vehicle restoration use that was permitted in 2016. The new use will be considered a commercial use rather than a home enterprise and will expand the services offered at the site to include maintenance and repair, along with restoration activities that currently occur. There are no other vehicle maintenance or repair shops located within the Virginia City area, with the only other previous such shop closing within the past year. Outdoor storage associated with the use will be permissible if the outdoor storage is located within a fenced area screened from public view. Operable and registered vehicles are not considered items subject to outdoor storage.

- (3) **Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.**

The property is accessed from Ophir Grade/South Street, a paved roadway that leads to the Storey County water treatment plant, and then turns into a dirt road primarily used for recreation. Traffic on this roadway is minimal and the addition of providing auto repair and services is not expected to impact the travel on this roadway. The property boundaries of the parcel are clearly delineated with a fence on the south, a cliff on the east, a mining pit on the north and Howard Street and a mountain slope belonging to BLM on the west. Besides the residence located onsite, the nearest other residential property is the Divide Apartments. The garage where the business will be located is uphill of the apartments and not readily visible. The vehicle restoration use was in existence prior to the Divide Apartments being constructed. Any outdoor storage shall be fenced and screened from public view.

- (4) **The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.**

The proposed use is not expected to require any additional governmental services or impact existing facilities.

- C. **Conformance with the 2016 Storey County Master Plan.** The property is located within the Divide Area Specific Plan of the Comstock Area in Virginia City. The master plan identifies this area as mixed use with a combination of commercial, motels, residential and public service uses. The specific plan states "Local demand for non-tourism oriented retail and commercial services may be the predominant drive for growth in this area." The plan goes on to state "it is important to manage commercial uses in this area so that they remain compatible with the intermixed residential community." The proposed project itself is a mixed use, with the residence of the applicant being located on the parcel along with the garage which will contain the commercial business. The business is geared towards local residents and is unlikely to be utilized very often by tourists. The property has a fence along the south property line which clearly delineates where the applicant can maneuver on the property without impacting the adjacent parcel of land. Based on the Master Plan statements and the location and surrounding uses, this project is consistent with the Master Plan.

3. Findings of Fact

A. **Motion for approval (staff recommendation).** The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- (1) This approval is for SUP 2021-18, a request to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.
- (2) The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The proposed project will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Divide Area Specific Plan of the Comstock Area in Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (7) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.30 CR Commercial Residential.

B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for SUP 2021-18, a request to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.30 CR Commercial Residential.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. Recommended Conditions of Approval

- A. **Special Use Permit.** Special Use Permit 2021-18 is approved to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.
- B. **Requirements.** The Permit Holder shall apply for all required permits and licenses, including any applicable building and fire permits, for the project within 24 months from the date of final approval of this SUP, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This Special Use Permit shall remain valid as long as the Applicant remains in compliance with the terms of this Special Use Permit and Storey County, State of Nevada, and federal regulations. No activity shall commence prior to the Permit Holder securing rights to the Special Use Permit.
- C. **Compliance.** The use on the subject property must comply with federal, state, and county codes and regulations and the submitted plans as approved. The Permit Holder shall be responsible for maintaining the premises and managing operations in accordance with all conditions and stipulations set forth by this Special Use Permit and all other federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Permit Holder by Storey County on the first and second offense. A third offense shall warrant Storey County to revoke the Special Use Permit. Storey County shall reserve the right to conduct periodic reviews of the Permit Holder's compliance with all conditions and stipulations of the Special Use Permit.
- D. **Business License.** The proposed commercial use must comply with the provisions of Title 5 business licenses of the county code.
- E. **Property Taxes.** Before obtaining the Special Use Permit from the Planning Department, the Property Owner must provide evidence that all property taxes on the land are paid-to-date.
- F. **Indemnification/Insurance.** The Permit Holder warrants that the use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Permit Holder warrants that continued

and future use of the land shall so conform. The Permit Holder agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Special Use Permit.

- G. Transfer of Rights.** This Special Use Permit shall inure to the record owner of the Subject Property and to the Permit Holder and shall run with the land defined herein. This Special Use Permit, subject to its terms and conditions, may be transferred by the Permit Holder, its successors, heirs or assigns. Any/all transfers of Special Use Permit 2021-18 shall be advised in writing to Storey County Planning Department 30 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all stipulations and requirements of the Special Use Permit 2021-18. The operators of the facility must within 60 days of this notice contact Storey County in order to schedule a consultation with the Storey County Fire Protection District and/or the Community Development Department and demonstrate the ability to maintain the level of safety and conformance with the requirements of this special use permit.
- H. Fire.** The Property Owner/Permit Holder shall comply with any and all requirements and recommendation by the Storey County Fire Protection District, including requirements for fire suppression and emergency equipment ingress/egress, circulation, and staging. At no time shall said entrances/exits to and /or from the premises be blocked or otherwise made inaccessible to emergency and fire equipment and personnel.
- I. Noise.** All noise generated at the site shall comply with Chapter 8.04 of the Storey County Code.
- J. Outdoor Storage:** Outdoor storage is permissible if the storage is located within a fenced area screened from public view. Operable and registered vehicles are not considered an outdoor storage item.
- K. Airborne Containments.** All work performed subject to this special use permit will be compliant with all Nevada Department of Environmental Protection (NDEP) air quality standards. Automobile painting activities must be performed in a certified paint spray booth. Fugitive airborne containments must be within NDEP guidelines at all times.

5. Public Comment

As of April 6, 2021, staff has not received any comments from the public.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

7. Proposed Motions

This section contains two motions from which to choose. The first motion (A) for approval is recommended by staff in accordance with the findings under Section 3.A of this report. The second motion (B) is a motion for denial and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

A. Recommended motion for approval (staff recommendation)

In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (*commissioner*), move to approve Special Use Permit 2021-18, a request to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.

B. Alternative motion for denial

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the Board of County Commissioners, I (*commissioner*), move to deny Special Use Permit 2021-18, a request to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.

EXHIBIT A

Detail Description/Justification of Project from existing SUP application in 2008 and current SUP application 2021-18.

See attachments

Detail Description/Justification of Project

Attached additional pages as necessary

To whom it may concern:

In addition to existing description/justification paperwork on file, (copy included with this).

I would like to do all types of mechanical, electrical, computer etc. Repairs, due to Bob at the Virginia City garage retiring.

Virginia City needs a good mechanic as evidenced by more than a dozen people calling and requesting my services in just the last couple of weeks dates 3-1-21 thru 3-15-21.

In closing I would like to service the Virginia City & surrounding areas as a full service & restoration shop, and amend my Special Use Permit to allow me.

"Chevalier's Customs LLC."

DBA = "Chevalier's Custom Auto Restoration"

Owners: Kevin Chevalier & Ambree Chevalier

to become a full service & restoration shop.

Detail Description/Justification of Project

To whom it may concern,

This business purpose is to attract high end customers and perform complete Rotisserie Restorations of their classic cars or trucks.

A Rotisserie restoration consists of a complete disassembly of the vehicle, engine, transmission, both front & rear suspensions & axles are all removed. The entire interior is removed, seats, carpet, carpet underlayment, instrument cluster, electrical/wiring harness etc., all fuel & brake lines are removed, once everything is removed the vehicle shell is then mounted to the Rotisserie & transported by trailer to Paint & Body Shop, once body work & paint are done, vehicle is transported back to my shop where re-assembly of vehicle would be completed. All the mechanical work, engine, ~~transmission~~, transmission, suspension, steering, brakes, electrical ^{ill} all ^{be} completed in my shop.

Current Sup

Part

In the future, there is a possibility of me wanting to start doing body work, which would ~~be~~ require the use of Body filler, sanding tools etc. which would create sanding dust that I would keep at a minimum by doing this work inside of buildings. In the future there would also be a possibility of me wanting to start painting parts or all of customer's vehicles using modern Basecoat / Clearcoat as well as single stage etc. & Paints. This of course would all be performed in a modern up to code Paint Booth.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Road Abandonment 2021-17 by applicant Jeremy Loncar. The applicant requests to abandon the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.
 - **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I (commissioner), move to approve the abandonment of the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.
 - **Prepared by:** AGENDA_SUBMITTER
- Department:** **Contact Number:** 7758471144
- **Staff Summary:** See attached staff report
 - **Supporting Materials:** See attached
 - **Fiscal Impact:** None
 - **Legal review required:** False
 - **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: April 20, 2021

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom

Staff Contact: Kathy Canfield

File: 2021-017

Applicant: Jeremy Loncar

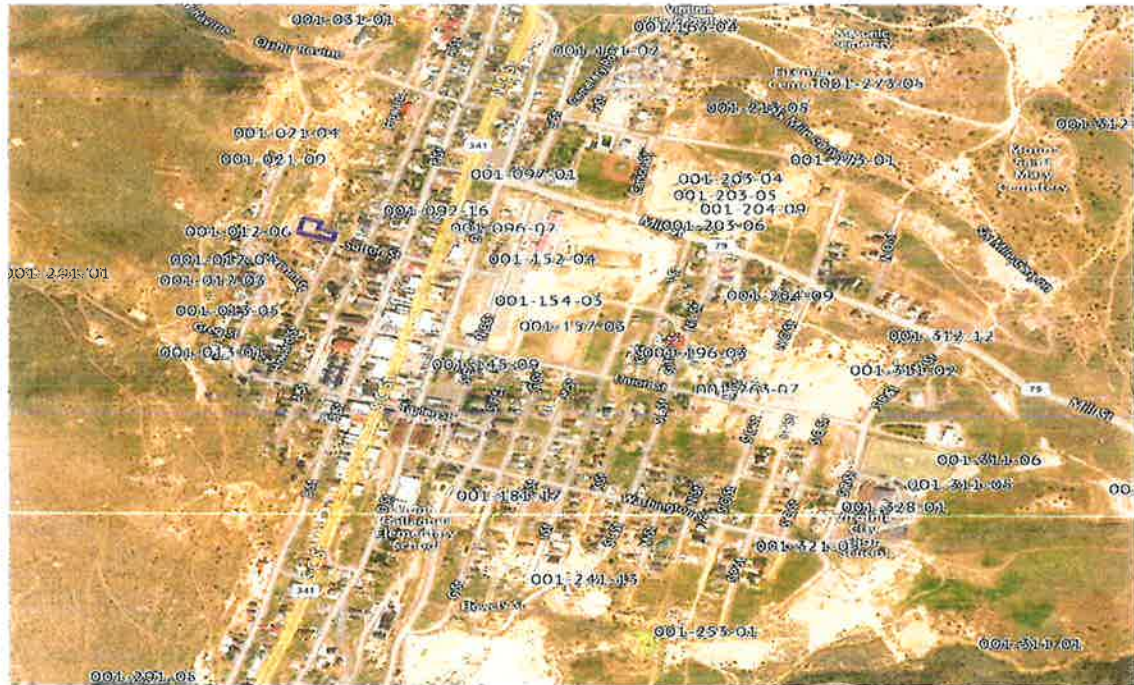
Property Location: A portion of undeveloped Sutton Street, between Howard Street and Stewart Street, Virginia City, Storey County, Nevada

Request: The applicant requests to abandon the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.

1. Background & Analysis

- A. **Site Location & Background.** The proposed abandonment is an undeveloped portion of Sutton Street right-of-way located adjacent to land owned by the applicant in Virginia City. This right-of way is not a constructed roadway and has been utilized as a driveway for the property. The roadway at this location does not connect to any other constructed roadway right-of-way. Stewart Street, which is the next intersection beyond Howard Street, is not developed and is located within a mining pit. With the steep slope to the south and to the west, Stewart Street is located within a "bowl" at the bottom of the mining pit, and development of such a roadway is very unlikely. All properties bordering this area have other points of access beyond Sutton Street and Stewart Street. The right-of-way for Sutton Street in this location appears to be on the edge of a hill, with a drop off where the Sutton Street meets Stewart Street. The mapped right-of-way is 30-feet wide in this location, which is not consistent with Storey County code requirements for a minimum of 50-feet width for right-of-way.

The right-of-way appears to have a garage encroaching onto the Sutton Street land. The exact amount of encroachment, if any, won't be known until the survey work is completed, however, it appears the garage has been there for a significant length of time and shows up in 1994 air photos. Earlier air photos are too blurry to determine its existence and Storey County records do not document when the garage was constructed.



Vicinity Map

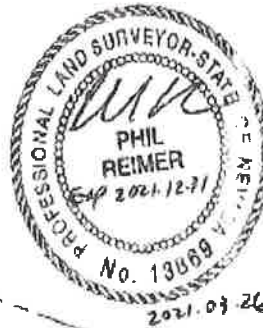


Location Map, parcel lines are approximate

SUTTON STREET ABANDONMENT

SECTION 29

TOWNSHIP 17 NORTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN
COUNTY OF STOREY STATE OF NEVADA



STEWART STREET

LOT 22 BLOCK 42

001-023-01

JEREMY B LONCAR

SUTTON STREET

AREA TO BE
ABANDONED
5316 SQ FT

LOT 1 BLOCK 81

001-016-10 & 11

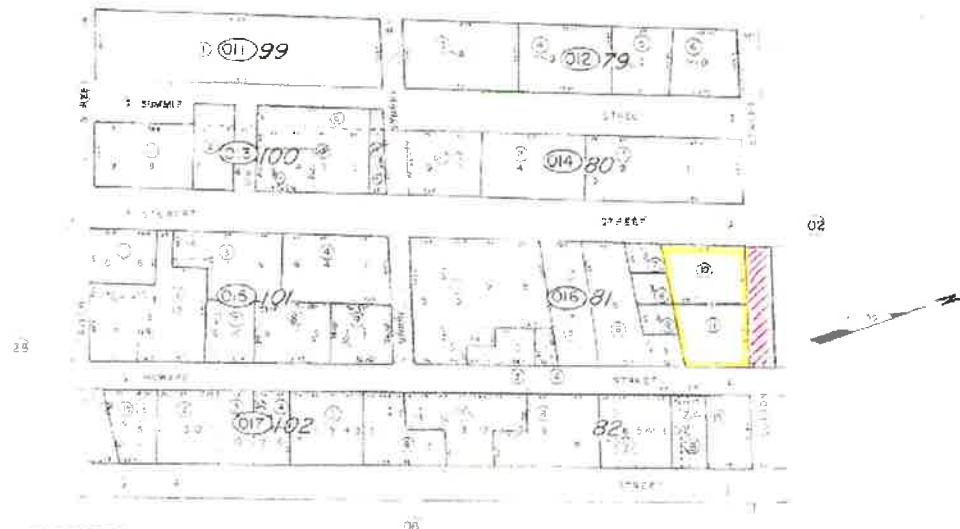
JEREMY B LONCAR

HOWARD STREET

Area to be abandoned

Portion of NW1/4 of Sec 29
T17N, R21E, MDB&M

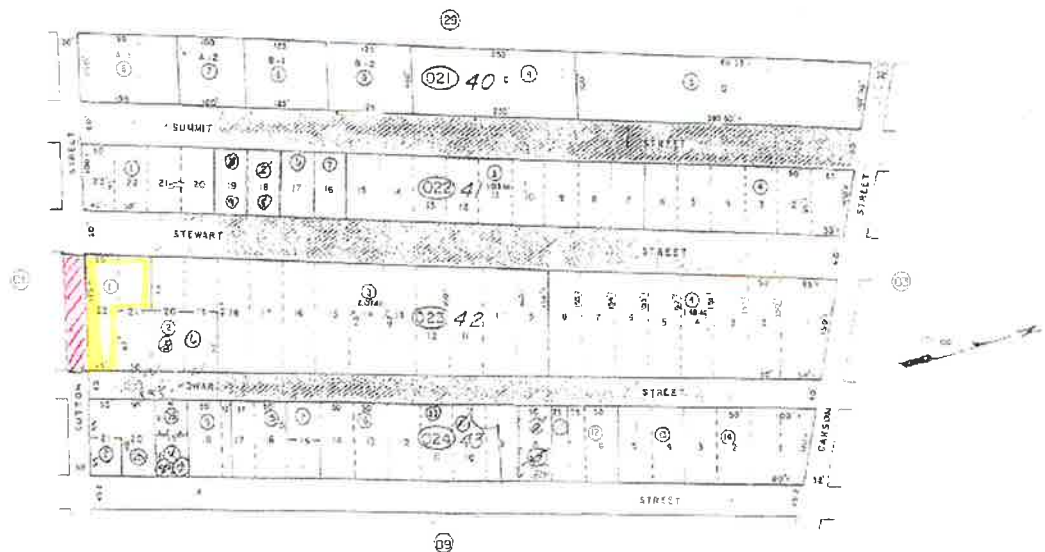
01-01



Virginia City
STOREY COUNTY

Assessor's Parcel Map 01-01, area in pink to be abandoned

Por. of NW⁴ of Sec.29
T17N, R21E, MDB&M



Virginia City
STOREY COUNTY

Assessor's Parcel Map 01-02, area in pink to be abandoned



Air photo documenting some of the topography for the area.



View of the right-of-way from the intersection of Sutton and Howard, looking west.



View from Summit Street at the approximate alignment of Stewart Street looking northeast.



Side view of approximate Sutton Street alignment, looking southwest.



View from approximate location of Sutton and Stewart street alignments, looking southeast.

- B. **Proposed Project.** The applicant requests to abandon the 30-foot wide Sutton Street right-of-way located between Howard Street and Stewart Street. The applicant owns the land on both sides of the proposed abandonment and would consolidate the abandoned land with the adjacent parcel.
- C. **Abandonments.** Nevada Revised Statutes (NRS) 278.480 defines requirements for abandonment of a street or easement. Storey County has not adopted its own process and therefore follows the NRS process.

Storey County has followed a policy to not encourage abandonments of roadways within the Virginia City area. In the past, some roadways were abandoned and impacts to circulation for the town have been identified as the town has grown. Staff acknowledges the importance of keeping right-of-way for the public and public circulation patterns. In this specific case, it does not appear that the overall circulation patterns or public needs will be negatively impacted by the proposed abandonment. This portion of Sutton Street has not been developed and because of the topography with the adjacent hillside and mining pit, is unlikely to become a public access way.

- D. **Noticing.** NRS 278.480 requires additional noticing of the public beyond the typical noticing procedures of Storey County per NRS 278, NRS requires the project to be advertised in the newspaper (Comstock Chronicle, April 2, 2021 edition) and to notify each property owner abutting the proposed abandonment with a notice method that provides confirmation of delivery and does not require the signature of the recipient. Because the applicant is the only property owner immediately abutting the proposed abandonment area, staff has provided confirmation of delivery notice to the property owners immediately abutting the intersection of Howard Street and Sutton Street. In addition, each public utility and video

service provider (NV Energy, AT&T, Storey County Public Works, Comstock Cable) serving the affected area was notified with a written notice.

At the time of this writing, NV Energy and AT&T have both responded with no concerns with the proposed abandonment. Public Works has identified that there is a fire hydrant and county utility lines in this general location at the corner of Sutton Street and Howard Street. The applicant understands the significance of the need to retain the fire hydrant and any associated lines. If approved to be abandoned, the required mapping shall document a public utility easement for these existing features if located within the abandoned area and not in the Howard Street right-of-way which is not proposed to be modified.

- E. **Adjacent Properties Existing Land Uses.** The property is located within the R1 Residential zone within Virginia City. The surrounding properties are also zoned R1 and contain a mix of single family residences and vacant land. There is also an approved 2-bedroom bed and breakfast inn (SUP2020-012) located to the north of this site.

2. Use Compatibility and Compliance

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed abandonment and Storey County Title 17 Zoning or the 2016 Master Plan.

	Land Use	Master Plan Designation	Zoning Designation
Applicant's land	residential	Single family residential	R1 Residential
Land to the North	Residential, mining pit	Single family residential	R1 Residential
Land to the East	residential	Single family residential	R1 Residential
Land to the South	residential	Single family residential	R1 Residential
Land to the West	Vacant land, mining pit	Single family residential	R1 Residential

- B. **Compliance with the Storey County Code.** Section 17.12.090 discusses Access and Right-of-Ways. This chapter states that "No commercial, industrial, or dwelling construction may be permitted on any parcel or lot not served by a public right-of-way of at least 50 feet in width, with a minimum public traveled way of 24 feet in width. "

The proposed abandonment of a portion Sutton Street is not expected to impact adjacent parcels. All parcels, whether developed or undeveloped, have other routes of access and this portion of the right-of-way is not used as access by any adjacent parcel. Sutton Street is undeveloped and because of topography, is very unlikely to be developed in the future. The abandoned portion will be consolidated with the adjacent parcel and access to any existing utility lines located within the abandoned portion will be retained with a public utility easement.

- C. **Compliance with 2016 Storey County Master.**

This project is located within the Ophir Neighborhood Area Specific Plan area of Virginia City. The Master Plan does not specifically mention abandonments of roadways or access easements. This proposed abandonment will be consolidated with the adjacent residential property. The abandonment will not change the circulation pattern of the town as the area

of land is undeveloped as public access and because of topography issues is unlikely to be developed or needed as access.

3. Findings of Fact

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

- A. **Motion for Approval.** The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested Abandonment when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:
- (1) This approval is to abandon the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.
 - (2) The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.
 - (3) The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.
 - (4) The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
 - (5) The Abandonment will not cause the public to be materially injured by the proposed abandonment.
 - (5) The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provision – Access and Right-of-Ways, or any other Federal, State, or County regulations.
- B. **Motion for Denial.** Should a recommended motion be made to deny the Abandonment request, the following Findings with explanation of why should be included in that motion.
- (1) Substantial evidence shows that the Abandonment with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.12.090, General Provision, Access and Rights-of-Ways, or any other Federal, State, or County regulations, including NRS 278.480.

- (2) The Recommended Conditions of Approval for the Abandonment does not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. **Recommended Conditions of Approval**

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

- A. **Approval.** This approval is to abandon the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.
- B. **Abandonment Area.** The required Record of Survey map shall be in substantial conformance to the proposed request of abandonment of right-of-way described in the staff report. Any utilities located within the abandonment area shall be maintained and a public utility easement shall be created.
- C. **Record of Survey Map.** The Permit Holder shall submit to the Storey County Planning Department a Record of Survey map for review and approval prior to the map being recorded. The map must comply with Nevada Revised Statutes (NRS) and must comply with Federal, State, and County regulations. The map must show all parcel boundaries, consolidated parcel boundaries, easements and areas to be dedicated as easements if applicable, and right-of-ways. Upon acceptance of the map format, and completion of all other conditions of approval, the map may be recorded.
- D. **Consolidation.** The Parcel Map shall demonstrate that the area of abandonment has been consolidated with an adjacent parcel into one legal lot of record.
- F. **Duties of the Map Preparer.** The preparer of the proposed map shall meet all requirements pursuant to Nevada Revised Statutes.
- G. **Null and Void.** The map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the map is not recorded by that time, this approval will become null and void.
- H. **Indemnification.** The Property Owner warrants that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform.

5. **Public Comment**

As of April 6, 2021, Staff has received no comments from the public.

NV Energy, AT&T, Comstock Cable and Storey County Public Works were all given written notification of the proposed project individually through mail or email. Comments were received from NV Energy and AT&T stating they had no utilities in this location.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

7. Proposed Motions

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

A. Recommended Motion (motion for approval)

In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], move to approve the abandonment of the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff and the Planning Commission, I [Commissioner], hereby move to deny the abandonment of the undeveloped, approximate 30-foot wide public right-of-way associated with Sutton Street between Howard Street and Stewart Street in Virginia City. The area of the abandoned right-of-way will be consolidated with the adjacent properties. The right-of-way abandonment borders APNs 001-023-01, 001-016-10 and 001-016-11, which are all owned by the applicant.

APPENDIX 1

NRS 278.480

NRS 278.480 Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.

1. Except as otherwise provided in subsections 11 and 12, any abutting owner or local government desiring the vacation or abandonment of any street or easement owned by a city or a county, or any portion thereof, shall file a petition in writing with the planning commission or the governing body having jurisdiction.

2. The governing body may establish by ordinance a procedure by which, after compliance with the requirements for notification of public hearing set forth in this section, a vacation or abandonment of a street or an easement may be approved in conjunction with the approval of a tentative map pursuant to [NRS 278.349](#).

3. A government patent easement which is no longer required for a public purpose may be vacated by:

(a) The governing body; or

(b) The planning commission, hearing examiner or other designee, if authorized to take final action by the governing body,

→ without conducting a hearing on the vacation if the applicant for the vacation obtains the written consent of each owner of property abutting the proposed vacation and any utility that is affected by the proposed vacation.

4. Except as otherwise provided in subsection 3, if any right-of-way or easement required for a public purpose that is owned by a city or a county is proposed to be vacated, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall, not less than 10 business days before the public hearing described in subsection 5:

(a) Notify each owner of property abutting the proposed abandonment. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient.

(b) Cause a notice to be published at least once in a newspaper of general circulation in the city or county, setting forth the extent of the proposed abandonment and setting a date for public hearing.

5. Except as otherwise provided in subsection 6, if, upon public hearing, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. An applicant or other person aggrieved by the decision of the planning commission, hearing examiner or other designee may appeal the decision in accordance with the ordinance adopted pursuant to [NRS 278.3195](#).

6. In addition to any other applicable requirements set forth in this section, before vacating or abandoning a street, the governing body of the local government having jurisdiction over the street, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall provide each public utility and video service provider serving the affected area with written notice that a petition has been filed requesting the vacation or abandonment of the street. After receiving the written notice, the public utility or video service provider, as applicable, shall respond in writing, indicating either that the public utility or video service provider, as applicable, does not require an easement or that the public utility or video service provider, as applicable, wishes to request the reservation of an easement. If a public utility or video service provider indicates in writing that it wishes to request the reservation of an easement, the governing body of the local government having jurisdiction over the street that is proposed to be vacated or abandoned, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall reserve and convey an easement in favor of the public utility or video service provider, as applicable, and shall ensure that such easement is recorded in the office of the county recorder.

7. The order must be recorded in the office of the county recorder, if all the conditions of the order have been fulfilled, and upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the governing body may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the city or county. If the governing body sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his or her property, but no action may be taken by the governing body to force the owner to purchase that portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.

8. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the governing body may make its order conditional upon payment by the abutting property

owners for their proportionate part of the street of such consideration as the governing body determines to be reasonable. If the governing body determines that the vacation has a public benefit, it may apply the benefit as an offset against a determination of reasonable consideration which did not take into account the public benefit.

9. If an easement for light and air owned by a city or a county is adjacent to a street vacated pursuant to the provisions of this section, the easement is vacated upon the vacation of the street.

10. In any vacation or abandonment of any street owned by a city or a county, or any portion thereof, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may reserve and except therefrom all easements, rights or interests therein which the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, deems desirable for the use of the city or county.

11. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of an easement for a public utility owned or controlled by the governing body.

12. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of a street for the purpose of conforming the legal description of real property to a recorded map or survey of the area in which the real property is located. Any such simplified procedure must include, without limitation, the requirements set forth in subsection 6.

13. As used in this section:

(a) "Government patent easement" means an easement for a public purpose owned by the governing body over land which was conveyed by a patent.

(b) "Public utility" has the meaning ascribed to it in NRS 360.815.

(c) "Video service provider" has the meaning ascribed to it in NRS 711.151.

[30:110:1941; 1931 NCL § 5063.29]—(NRS A 1967, 268, 696; 1969, 588; 1973, 1830; 1975, 164; 1977, 1506; 1979, 600; 1981, 165, 580; 1987, 663; 1993, 2580; 1997, 2436; 2001, 1451, 2815, 2822; 2007, 992; 2013, 700)

APPENDIX 2

NRS 278.240

NRS 278.240 Approval required for certain dedications, closures, abandonments, construction or authorizations. Whenever the governing body of a city, county or region has adopted a master plan, or one or more elements thereof, for the city, county or region, or for a major section or district thereof, no street, square, park, or other public way, ground, or open space may be acquired by dedication or otherwise, except by bequest, and no street or public way may be closed or abandoned, and no public building or structure may be constructed or authorized in the area for which the master plan or one or more elements thereof has been adopted by the governing body unless the dedication, closure, abandonment, construction or authorization is approved in a manner consistent with the requirements of the governing body, board or commission having jurisdiction over such a matter.

[12:110:1941; 1931 NCL § 5063.11]—(NRS A [1997, 2419](#); 2013, 1508)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county.
- **Recommended motion:** I (county commissioner) motion to amend the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** Sales tax and property tax generated by Tesla are fully abated between 2014 and 2024. A Government Services Agreement (GSA) between Storey County, the Storey County Fire Protection District, and Tesla was executed in 2014 to offset fiscal impacts that the Gigafactory may cause to the county and fire district. Section 5 of the GSA states that in 2018 the parties may revisit certain elements of the agreement to make necessary adjustments based on actual costs at that time. Following roughly 24 months of negotiations, the parties have tentatively agreed to increase the annual contribution Tesla provides to the county for certain government services including, but not limited to, staffing costs for Emergency Management, Dispatch 911, and the District Attorney's Office, and for repairs to Electric Avenue. Remaining GSA cost reimbursements to the county and fire district personnel are proposed to remain unchanged. The GSA expires in Fiscal Year 2024 when tax abatements for Tesla are set to end.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Not known yet.
- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county.
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- **Prepared by:** AGENDA_SUBMITTER

Department:

Contact Number: 7758470968

- **Staff Summary:** Sales tax and property tax generated by Tesla are fully abated between 2014 and 2024. A Government Services Agreement (GSA) between Storey County, the Storey County Fire Protection District, and Tesla was executed in 2014 to offset fiscal impacts that the Gigafactory may cause to the county and fire district. Section 5 of the GSA states that in 2018 the parties may revisit certain elements of the agreement to make necessary adjustments based on actual costs at that time. Following roughly 24 months of negotiations, the parties have tentatively agreed to increase the annual contribution Tesla provides to the county for certain government services including, but not limited to, staffing costs for Emergency Management, Dispatch 911, and the District Attorney's Office, and for repairs to Electric Avenue. Remaining GSA cost reimbursements to the county and fire district personnel are proposed to remain unchanged. The GSA expires in Fiscal Year 2024 when tax abatements for Tesla are set to end.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Not known yet.
- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Storey County Board of Fire Commissioners

Agenda Action Report

Meeting date: 4/20/2021

Estimate of time required: 5 Minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** DISCUSSION/POSSIBLE ACTION: To approve an increase and modifications to the Storey County Fire Protection District Ambulance Subscription program effective July 1st, 2021.
2. **Recommended motion:** I (Fire Commissioner) move to approve the proposed changes and increases to the Storey County Fire Protection District's ambulance subscription program.

3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** I am requesting approval to modify our existing ambulance subscription program to have only 2 categories and an increase in the program rates. The two categories and rates will be Single \$75 and Household \$125 annually. This will assist us in becoming compliant with federal law.

5. **Supporting materials:** See attached

6. **Fiscal impact:** Increase in revenue

Funds Available: N/A

Fund: _____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ JL _____ Department Head

Department Name: Fire District

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.



STOREY COUNTY FIRE PROTECTION DISTRICT

145 North C Street
P.O. Box 603
Virginia City, NV 89440
(775) 847-0954 Phone • (775) 847-0987 Fax

April 8th 2021

To: Storey County Fire Commissioners

From: Jeremy Loncar, Fire Chief

Re: Ambulance subscription program

In order to meet all federal requirements to continue our Ambulance Subscription Program, we must unfortunately increase the membership costs associated with this program. As you may or may not be aware of, our Ambulance subscription program allows our residents and workers of Storey County to write off the individuals portion of their ambulance bill by signing up for our ambulance subscription. This can be a substantial savings to these individuals, but we need to ensure we are running our program in compliance to federal laws. One such requirement is laid out in the False Claims Act and the Anti-Kick Back Statute. Programs such as our Ambulance Subscription must collect the same level of funding that is "written-off". Last year the Fire District generated \$16,965 in subscription fees and wrote off approximately \$20,354. We need to adjust our subscription rates to balance these two amounts. This is not something new to our fire district and our last increase came in 2013 when Chief Hames requested an increase to ensure our compliance to these regulations.

I am proposing an increase to this subscription program that will also align us with neighboring agencies. Currently our rates are as follows:

- Head of household age 65+: \$25
- Head of household under age 65: \$40

"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, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410, (2) fax: (202) 690-7742; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender."



STOREY COUNTY FIRE PROTECTION DISTRICT

145 North C Street

P.O. Box 603

Virginia City, NV 89440

(775) 847-0954 Phone • (775) 847-0987 Fax

-
- Additional Household Members \$10 each
 - Maximum Fee per household \$75

I would propose that we narrow down our categories to only 2 being Single \$75 and Household \$125. This will be more consistent with other regional ambulance subscription programs as well as ensure our compliance with federal regulations. On June 1st we will send out approximately 200 renewal notices. I would like to implement this increase on July 1st to allow people to renew early at our current rates. With this change I would like to utilize as much social media as possible to reach out to our residents and allow them to sign up early to avoid the increase this year. Any signups on or after July 1st will be at the newly established rate.

Thank you for your time and consideration into this request. If you have any questions or require any additional information about our Ambulance Subscription Program, please feel free to contact me at any time.

Cordially,

Jeremy B. Loncar

Fire Chief

"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, audiotape, 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_filingcust.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) 690-7742; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender."



**Storey County Board of County
Commissioners
Agenda Action Report**

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action, Bid acceptance of Storey County Cartwright Road Rehabilitation Project.
- **Recommended motion:** In accordance with staff recommendation, I (Commissioner) make a motion to approve the apparent low bidder for the Storey County Cartwright Road Rehabilitation Project to Sierra Nevada Construction (SNC) in the amount of \$144,028.40
- **Prepared by:** Jason Wierzbicki

Department:

Contact Number: 775-229-9920

- **Staff Summary:** See attached recommendation letter from Farr West Engineering. There is \$150,000 budgeted for this project. This project will include slurry from SR341 to Station 72. Some patchwork with removal of pavement, reworking the road base and repaving several key areas that have sank.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



March 26, 2021

Austin Osborne, PHR, SHRM-CP
Storey County Manager
Box 176
Virginia City, NV 89440

Re: Bid Acceptance of Storey County Cartwright Road Rehabilitation Project

Dear Mr. Osborne:

On March 25, 2021 Farr West held a bid opening for the Storey County Cartwright Road Rehabilitation Project on behalf of Storey County. Bid information was compiled and Sierra Nevada Construction, Inc. is the apparent low bidder with a bid price of \$144,028.40.

Farr West Engineering has evaluated the Sierra Nevada Construction, Inc. Bid and finds that it complies with the prescribed requirements of the Bid Form, and therefore is considered "responsive". We have also performed a due diligence check on the company by checking provided references, System for Award Management, Nevada State Contractor's Board, Secretary of State, and the Labor Commissioner. The references were all positive; the consensus is that Sierra Nevada Construction, Inc. is qualified to perform and complete the work associated with this project. A search with the Contractor's Board shows no disciplinary action against them and they are within their licensed limits. A search of the Secretary of State shows that they are in good standing. Lastly, a search of the Labor Commissioner shows no actions, pending or filed, against them.

Sierra Nevada Construction, Inc. has over 20 years of experience in the construction industry and has performed similar projects in the past. Based on a review of their bid and background check, Farr West finds Sierra Nevada Construction, Inc. as being a "responsible" Bidder and we recommend awarding them the Construction Contract.

I have attached the bid tab for your reference.

If you have any questions or require additional information regarding this letter, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Karpstein".

Keith Karpstein, P.E.
Senior Engineer

Attached: Bid Tab

BID OPENING FORM
Cartwright Road Rehabilitation
Storey County

Bid Opening Location: Farr West Engineering
Date: Thursday, March 25, 2021
Time: 2:00PM
Owner: Storey County
Engineer: Farr West Engineering

				Sierra Nevada Construction	
Bid Item	Description	Quantity	Units	UNIT PRICE	TOTAL
1	Type III Rapid Setting Slurry Seal, per SY	40,915	SY	\$2.60	\$106,379.00
		Base Bid Total:		\$106,379.00	
Bid Alternate #1					
Bid Item	Description	Quantity	Units	UNIT PRICE	TOTAL
2	4" Asphalt Concrete Permanent Patch, per SF	1,772	SF	\$16.45	\$29,149.40
3	Miscellaneous 4" Asphalt Concrete Permanent Patch (Contingent Item), per SF	500	SF	\$17.00	\$8,500.00
		Alternate #1 Total:		\$37,649.40	
		Base Bid + Alternate #1 Total:		\$144,028.40	



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 1 minute

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of Tax Management Associates Contract - Addendum to extend contract
- **Recommended motion:** Approval
- **Prepared by:** Jana Seddon

Department: _____ **Contact Number:** 7758470961

- **Staff Summary:** This contract is to allow us to continue auditing Business Personal Property accounts.
- **Supporting Materials:** See attached
- **Fiscal Impact:** _____
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

TAX MANAGEMENT ASSOCIATES, INC.

AND

STOREY COUNTY, NEVADA

BUSINESS PERSONAL PROPERTY AUDIT SERVICES CONTRACT ADDENDUM

This Contract Addendum is made and entered into this _____ day of _____, 2021, by and between STOREY COUNTY, hereinafter referred to as "COUNTY" and TAX MANAGEMENT ASSOCIATES, INC., a corporation authorized to conduct business in Nevada, hereinafter referred to as "TMA".

WITNESSETH

WHEREAS, COUNTY and TMA have previously entered into an agreement dated December 15, 2015, and an addendum on June 5, 2018, for Business Personal Property Audits; and

WHEREAS, COUNTY and TMA desire to amend that agreement by this written Contract Addendum while keeping in effect all terms and conditions of the original agreement and

WHEREAS, TMA'S employment is expressly authorized under Nevada Revised Statutes

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements made herein, the parties agree as follows:

AGREEMENT

The Original Contract of December 15, 2015, and addendum dated June 5, 2018, are amended as follows:

The COUNTY and TMA agree to extend the Original Contract for Audit Services for a period of three years beginning July 1, 2021. The Contract will continue in full force and effective unless cancelled as stated in the original Contract.

The below per audit fee schedule replaces Section 2 paragraph A under Cost and Payment for Audit Services:

PER AUDIT FEE SCHEDULE

Account Class	True Cash Value	Fec
A	\$0 - \$399,999	\$750.00
B	\$400,000 - \$999,999	\$1,500.00
C	\$1,000,000 - \$4,999,999	\$2,400.00
D	\$5,000,000 - \$19,999,999	\$6,200.00
D3	\$20,000,000 and Above	\$10,000.00

Should the COUNTY require any consulting work outside the scope of conducting business personal property audits, the fee would be: One hundred and fifty dollars (\$150) per hour.

AUDIT TIMELINE

September 30th – Storey County will provide TMA a list of audits to be performed and all backup available by December 31st for each account.

March 15th – All position letters should be received by Storey County from TMA.

June 15th – Post Audit Reviews complete, unless otherwise agreed upon by both parties in writing due to extenuating circumstances.

Because the county is legally required to provide taxpayers thirty days to review financial statements prior to the end of the tax year, the Post Audit Reviews must be completed by June 15th unless otherwise agreed upon by both parties in writing due to extenuating circumstances. If TMA fails to finalize any audit, up to and including delivering the results of Post Audit Reviews on or before June 15th, the County may request a 25% reduction on the total amount the County owes TMA on those accounts that did not meet the June 15th deadline.

The parties have expressed their agreement to these terms by causing this Contract Addendum to be executed by their duly authorized officer or agent. This Contract shall be effective as of the date herein.

COUNTY

TMA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____



**Storey County Board of County
Commissioners
Agenda Action Report**

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 1 minute

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval of Pictometry Contract - Amendment to extend contract

- **Recommended motion:** Approval

- **Prepared by:** Jana Seddon

Department: **Contact Number:** 7758470961

- **Staff Summary:** We use these aerial flights not only for assessment purposes, but for GIS purposes that are used by many offices within the county.

- **Supporting Materials:** See attached

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**AMENDMENT TO AGREEMENT DATED OCTOBER 19, 2018 BETWEEN
PICTOMETRY INTERNATIONAL CORP. ("PICTOMETRY") AND
STOREY COUNTY, NV ("CUSTOMER")**

1. This Amendment, including all Sections and Appendices referenced herein (collectively, this "Amendment") is entered into by and between Pictometry and Customer and supplements and modifies the terms of the Agreement dated October 19, 2018 as, to the extent applicable, previously modified by addenda or amendments thereto (collectively, the "Agreement"). Any purchase order or similar document issued by Customer in connection with this Amendment is issued solely for Customer's internal administrative purposes and the terms and conditions set forth on such purchase order shall be of no force or effect as between the parties. To the extent that there is any inconsistency between the terms set forth in this Amendment and those set forth in the Agreement, the terms set forth in this Amendment shall prevail.

Section A: Product Descriptions, Prices and Payment Terms
Map(s)

2. **MODIFICATIONS TO AGREEMENT:**

- a. The Third Project products, pricing, product parameters and payment schedule set forth in Section A to the Agreement are replaced in their entirety with the Third Project products, pricing, product parameters and payment schedule set forth in Section A to this Amendment.
- b. The Sector Map attached to this Amendment shall be added to the Agreement.
- c. All other terms and conditions set forth in the Agreement shall remain in full force and effect.

3. All notices under this Agreement shall be in writing and shall be sent to the following respective addresses:

CUSTOMER NOTICE ADDRESS

Courthouse 26 S. B Street
Virginia City, NV 89440
Attn: Jana Seddon, Assessor
Phone: (775) 847-0961 Fax:

PICTOMETRY NOTICE ADDRESS

25 Methodist Hill Drive
Rochester, New York 14623
Attn: General Counsel
Phone: (585) 486-0093 Fax: (585) 486-0098

Either party may change their respective notice address by giving written notice of such change to the other party at the other party's then-current notice address. Notices shall be given by any of the following methods: personal delivery; reputable express courier providing written receipt; or postage-paid certified or registered United States mail, return receipt requested. Notice shall be deemed given when actually received or when delivery is refused.

This Amendment shall become effective upon execution by duly authorized officers of Customer and Pictometry and receipt by Pictometry of such fully executed document.

PARTIES:

CUSTOMER	PICTOMETRY
STOREY COUNTY, NV	PICTOMETRY INTERNATIONAL CORP.
	a Delaware corporation
SIGNATURE:	SIGNATURE:
NAME:	NAME:
TITLE:	TITLE:
DATE:	EXECUTION DATE:
	DATE OF RECEIPT (EFFECTIVE DATE):

SECTION A

PRODUCT DESCRIPTIONS, PRICES AND PAYMENT TERMS

Pictometry International Corp.
25 Methodist Hill Drive
Rochester, New York 14623

ORDER #

C3538950

BILL TO

Storey County, NV
Jana Seddon, Assessor
Courthouse 26 S. B Street
Virginia City, NV 89440
(775) 847-0961
jseddon@storeycounty.org

SHIP TO

Storey County, NV
Jana Seddon, Assessor
Courthouse 26 S. B Street
Virginia City, NV 89440
(775) 847-0961
jseddon@storeycounty.org

CUSTOMER ID

A119927

SALES REP

rzpif

FREQUENCY OF PROJECT

Annual

THIRD PROJECT

QTY	PRODUCT NAME	PRODUCT DESCRIPTION	LIST PRICE	DISCOUNT PRICE (%)	AMOUNT ¹
56	IMAGERY - NEIGHBORHOOD - 4-way (N5) (3in) Per Sector	Product includes: 3-inch GSD oblique frame images (4-way), 3-inch GSD orthogonal frame images, 1-meter GSD ortho mosaic sector tiles and one area-wide 1-meter GSD mosaic (ECW format). Orthogonal GSD: 0.25 feet/pixel; Nominal Oblique GSD (all values +/-10%): Front Line: 0.24 feet/pixel, Middle Line: 0.28 feet/pixel, Back Line: 0.34 feet/pixel. Applicable Terms and Conditions: Delivered Content Terms and Conditions of Use Product Parameters: Leaf: Leaf Off: Less than 30% leaf cover	\$ 450.00	\$ 382.50 (15% - Long Term Incentive Discount)	\$ 21,420.00
1	Pictometry Connect - CA - 100	Pictometry Connect - CA - 100 (Custom Access) provides up to 100 concurrent authorized users the ability to login and access the Pictometry-hosted custom imagery libraries specified elsewhere in this Agreement via a web-based, server-based or desktop integration. The default deployment is through web-based Pictometry Connect. Term commences on date of activation. The quantity represents the number of years in the Connect term. Applicable Terms and Conditions: Online Services General Terms and Conditions, Software License Agreement Product Parameters: Admin User Name: Jana Seddon Admin User Email: jseddon@storeycounty.org	\$ 3,300.00		\$ 3,300.00
33	IMAGERY - COMMUNITY - 4-way (C5) (9in) - Per Sector	Product includes 9-inch GSD oblique frame images (4-way), 9-inch GSD orthogonal frame images, 1-meter GSD ortho mosaic sector tiles and one area-wide 1-meter GSD mosaic (ECW format). Orthogonal GSD: 0.75 feet/pixel; Nominal Oblique GSD (all values +/-10%): Front Line: 0.74 feet/pixel, Middle Line: 0.85 feet/pixel, Back Line: 1.00 feet/pixel. Applicable Terms and Conditions: Delivered Content Terms and Conditions of Use Product Parameters: Leaf: Leaf Off: Less than 30% leaf cover	\$ 200.00	\$ 85.00 (57.5%)	\$ 2,805.00

1	FutureView Adv Training	Full conference registration to advanced training designed to maximize deployment. Includes hotel room for up to three nights, event registration, and round-trip airfare up to \$500. Customer will be provided with discount code to complete FutureView registration. (Air Travel Restrictions - 30 day advance purchase for airfare, per person round trip airfare at standard coach class rates through Pictometry's travel provider only.) Must be redeemed within three years of agreement execution date. Applicable Terms and Conditions: Order Form	\$ 2,499.00		\$ 2,499.00
56	Tiles - Standard (3in GSD; TIFF format) Per Sector	Available with corresponding 3" GSD imagery purchase. 3-inch GSD Mosaic Tiles in TIFF Format. Tiles are provided "as is." Refer to Product Parameters for additional details. Applicable Terms and Conditions: Delivered Content Terms and Conditions of Use Product Parameters: Leaf: Leaf Off: Less than 30% leaf cover	\$ 20.00	\$ 10.00 (50%)	\$ 560.00
1	Media Drive Capacity 931G - Drive Model 1T - EXTPOWER	External USB 2.0 / eSATA Externally Powered. Delivery media prices include copying a complete image library onto media. Sub-warehousing sold separately. Applicable Terms and Conditions: Order Form	\$ 199.00		\$ 199.00
33	Tiles - Standard (9in GSD; TIFF format) Per Sector	Available with corresponding 9" GSD imagery purchase. 9-inch GSD Mosaic Tiles in TIFF Format. Tiles are provided "as is." Refer to Product Parameters for additional details. Applicable Terms and Conditions: Delivered Content Terms and Conditions of Use Product Parameters: Leaf: Leaf Off: Less than 30% leaf cover	\$ 10.00	\$ 5.00 (50%)	\$ 165.00
56	Mosaic - Area Wide (3in GSD; MrSID format; individual) Per Sector	Available with purchase of corresponding tile product. New processing or re-processing to MrSID of individual tiles of 3-inch GSD imagery. Tiles are provided "as is." Refer to Product Parameters for additional details. Applicable Terms and Conditions: Delivered Content Terms and Conditions of Use Product Parameters: Leaf: Leaf Off: Less than 30% leaf cover	\$ 2.00	\$ 1.00 (50%)	\$ 56.00
33	Mosaic - Area Wide (9in GSD; MrSID format; individual) Per Sector	Available with purchase of corresponding tile product. New processing or re-processing to MrSID of individual tiles of 9-inch GSD imagery. Tiles are provided "as is." Refer to Product Parameters for additional details. Applicable Terms and Conditions: Delivered Content Terms and Conditions of Use Product Parameters: Leaf: Leaf Off: Less than 30% leaf cover	\$ 0.50	\$ 0.25 (50%)	\$ 8.25
1	RapidAccess - Disaster Response Program	RapidAccess - Disaster Response Program is an emergency response program offering flights after an emergency or disaster. Refer to the attached detailed description of the Disaster Response Program. Applicable Terms and Conditions: Order Form	\$ 0.00		\$ 0.00

1	Oblique Imagery Bundle w/One (1) Year of EFS Maint & Support	Includes digital copy of the Licensed Documentation for the License Software, two (2) End User Training Sessions, one (1) Advanced User Technical Training, one (1) Administration / IT Training Session, five (5) hours of telephone support, one copy of Pictometry Electronic Field Study (EFS) software, latest version, on the storage media specified herein, and access to download updated versions of the EFS Licensed Software for a period of one years from the initial date of shipment of the EFS software, along with a copy of the updated documentation Applicable Terms and Conditions: Software License Agreement	\$ 0.00		\$ 0.00
SUBTOTAL					\$31,012.25

¹Amount per product = ((1-Discount %) * Qty * List Price)

STANDARD ORTHO MOSAIC PRODUCTS

Pictometry standard ortho mosaic products are produced through automated mosaicking processes that incorporate digital elevation data with individual Pictometry ortho frames to create large-area mosaics on an extremely cost-effective basis. Because these products are produced through automated processes, rather than more expensive manual review and hand-touched corrective processes, there may be inherent artifacts in some of the resulting mosaics. While Pictometry works to minimize such artifacts, the Pictometry standard ortho mosaic products are provided on an 'AS IS' basis with respect to visible outlines along mosaic seams resulting from the following types of artifacts:

- i. Disconnects in non-elevated surfaces generally caused by inaccurate elevation data;
- ii. Disconnects in elevated surfaces (e.g., roadways, bridges, etc.) generally caused by elevated surfaces not being represented in the elevation data;
- iii. Building intersect and clipping generally caused by buildings not being represented in the elevation data;
- iv. Seasonal variations caused by images taken at different times during a season, or during different seasons;
- v. Ground illumination variations caused by images taken under different illumination (e.g., sunny, high overcast, morning light, afternoon light, etc.) within one flight day or during different flight days;
- vi. Single GSD color variations caused by illumination differences or multiple-aircraft/camera captures;
- vii. Mixed GSD color variations caused by adjacent areas being flown at different ground sample distances (GSDs); and
- viii. Water body color variations caused by multiple individual frames being used to create a mosaic across a body of water (e.g., lakes, ponds, rivers, etc.)

Other Pictometry products may be available that are less prone to such artifacts than the Pictometry standard ortho mosaic products

Geofences:

THIRD PROJECT

For the Pictometry Connect - CA - 100 product(s) in this project, the following geofences apply:

NV Storey, NV Lyon

FEES; PAYMENT TERMS

All amounts due to Pictometry pursuant to this Agreement ("Fees") are expressed in United States dollars and do not include any duties, taxes (including, without limitation, any sales, use, ad valorem or withholding, value added or other taxes) or handling fees, all of which are in addition to the amounts shown above and, to the extent applicable to purchases by Customer, shall be paid by Customer to Pictometry without reducing any amount owed to Pictometry unless documents satisfactory to Pictometry evidencing exemption from such taxes is provided to Pictometry prior to billing. To the extent any amounts properly invoiced pursuant to this Agreement are not paid within thirty (30) days following the invoice due date, such unpaid amounts shall accrue, and Customer shall pay, interest at the rate of 1.5% per month (or at the maximum rate allowed by law, if less). In addition, Customer shall pay Pictometry all costs Pictometry incurs in collecting past due amounts due under this Agreement including, but not limited to, attorneys' fees and court costs.

THIRD PROJECT

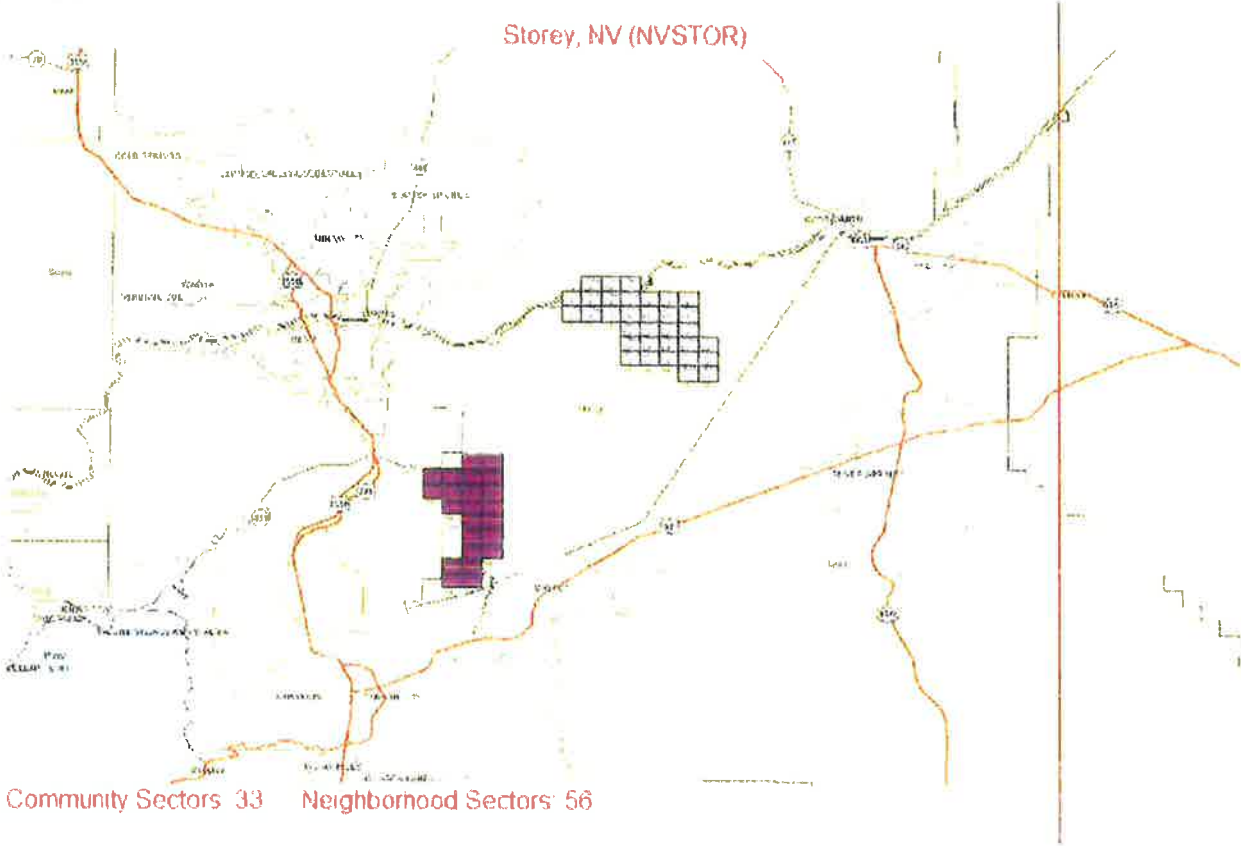
Due at Initial Shipment of Imagery - Due on or before July 1, 2021

\$31,012.25

Total Payments

\$31,012.25

MAP(S)





Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 15 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Memorandum of Understanding between Piper's Opera House Programs Inc. (Corporation) (a Nevada non-profit corporation) and Storey County providing for the management and administration of Piper's Opera House
- **Recommended motion:** I, Commissioner _____, move to approve the memorandum of understanding between Corporation and Storey County and authorize the Chairman to sign.
- **Prepared by:** Keith Loomis

Department:

Contact Number: 775-847-0964

- **Staff Summary:** The Memorandum of Understanding (MOU) is between Storey County and Piper's Opera House Programs, Inc. a Nevada nonprofit corporation with 26 USC 501(c)(3) status. By the MOU it is understood that the County will provide county employees to staff and maintain Piper's Opera House including an Opera House Director whom will have overall charge of the opera house. The director will be answerable to the county manager and the executive director of the VCTC or his/her assistant. County will provide comptroller and human resource services. County will pay the cost of utilities, opera house insurance, operations, programs and maintenance. County will be responsible for complying with SHPO requirements, with the interlocal agreement between the School District and the County and with the terms of the lease between County and VC Ponderosa saloon LLC dba as the Old Corner Bar Saloon.
- Corporation will seek to obtain grants and raise funds for the preservation and rehabilitation of the opera house. Moneys so obtained will be deposited in Corporation's bank account. Costs to obtain preservation and rehabilitation services will be administratively handled by the opera house director but paid for from funds in Corporation's account. Corporation will act as an advisory board to the Board of County Commissioners in matters affecting the opera house. Corporation will be responsible for administering its grants and other funds in accordance with the terms of the grants and/or methods of raising additional funds. Corporation will be responsible for maintain its 26 USC 501(c)(3) status, for obtaining directors and officers insurance and for maintaining insurance on its assets.
- **Supporting Materials:** See attached

- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

MEMORANDUM OF UNDERSTANDING
BETWEEN
STOREY COUNTY
AND
PIPER'S OPERA HOUSE PROGRAMS, INC.

This MEMORANDUM OF UNDERSTANDING, made this ____ day of ____, 2021, between STOREY COUNTY, hereinafter referred to as "County" and PIPERS OPERA HOUSE PROGRAMS, INC. a Non-Profit Corporation, hereinafter referred to as "CORPORATION",

WITNESSETH:

WHEREAS, COUNTY is the owner of real estate and improvements located at 12 North B Street in Virginia City, Nevada, consisting of Piper's Opera House (Opera House) and associated grounds;

WHEREAS, CORPORATION is a Nevada corporation created in 1973 as a non-profit private corporation with 26 USC §501(c)3 status; and,

WHEREAS, Piper's Opera House has existed and thrived in this location as a venue for the performing arts since 1885; and,

WHEREAS, CORPORATION has filled a variety of functions over the years as to its relationship to Piper's Opera House including ownership, programming and historic renovation; and,

WHEREAS, COUNTY acquired ownership of Piper's Opera House in 2018 from the Storey County School District; and,

WHEREAS, both COUNTY and CORPORATION desire to retain involvement with this historic venue; and

WHEREAS, it has become important to identify the relationship between COUNTY, CORPORATION and Piper's Opera House;

NOW, THEREFORE, it is understood as follows:

- I. COUNTY intends to provide for the following as to the Opera House, either through its own efforts or through the efforts of the Virginia City Tourism Commission (VCTC)¹:
 1. Provide employees to staff and maintain the Opera House which employees will be entitled to the same rights and benefits as are other COUNTY employees.
 2. Among the employees to be provided will be an Opera House Director whom will be in overall charge of the Opera House, its programs and operations and whom will be answerable to the County Manager and/or the Executive Director or his/her assistant at the VCTC.
 3. Provide financial management, payroll and auditing of the Opera House through the County Comptroller's Office.

¹ The VCTC is a fair and recreation board created by COUNTY pursuant to NRS Chapter 244A.597-244A.655, inclusive.

4. Provide human resource services for the benefit of the Opera House through the County's Human Resources Department to include, without limitations, administration of benefit programs, job announcements, interviews, recruitment and retention efforts.
5. Make appropriations through the COUNTY budget process for the operations, programs and maintenance of the Opera House
6. Provide for the insurance of the Opera House and its contents against losses and liabilities.
7. Provide for compliance with the terms of an interlocal agreement entered into with the Storey County School District (District) on or about March 20, 2018, authorizing limited use of the Opera House by District.
8. Provide for compliance with the terms of covenants associated with grants from State Historic Preservation Office.
9. Provide for compliance with the terms of the lease agreement entered into between COUNTY and VC Ponderosa Saloon LLC dba Old Corner Bar.
10. Provide for the payment of utilities.
11. County may provide grant funds to CORPORATION pursuant to NRS 244.1505.
12. County authorizes CORPORATION to utilize the Opera House for the meetings of its Board of Directors.

II. CORPORATION intends to provide for the following regarding the Opera House:

1. CORPORATION will engage in activities to obtain grants and to otherwise raise funds to provide for the preservation and rehabilitation of the Opera House.
2. Grants and other funds raised for this purpose will be deposited in CORPORATION'S bank account.
3. If CORPORATION obtains grant or other funds for the purpose of rehabilitating the Opera House, it is intended that the grant proceeds and other funds will be deposited in CORPORATION'S account. Activities to obtain engineering or architectural services, construction services and other services for the rehabilitation of Opera House will be handled administratively by the Opera House Director whom will submit invoices to CORPORATION to obtain payment from the funds held in CORPORATION'S account. CORPORATION will expeditiously provide for payment of the invoices properly submitted.
4. CORPORATION will act as an advisory board to the Storey County Board of County Commissioners regarding matters affecting the Opera House.
5. CORPORATION will be responsible for appropriate administration including full compliance and proper reporting of all federal and state grants the CORPORATION is awarded and other program funds.
6. Maintain 26 USC §501(c)(3) status with proper reporting and annual list of officers filing with the Nevada Secretary of State's office.
7. Maintain Directors and Officers Insurance for the CORPORATION.
8. Shall provide adequate general liability and property insurance for the CORPORATION assets.

III. Miscellaneous

- I. This memorandum sets forth the intentions of the parties regarding the activities to be conducted at Piper's Opera House by the parties signing this

Memorandum. It creates no binding obligations or entitlements on either of the parties.

- II. It is the parties' intention that this memorandum sets forth the anticipated conduct of the parties for one year from the date set forth above, and shall be automatically extended for additional one year periods until such time as either party gives notice in writing for any reason or even for no reason at all that it is withdrawing from the understanding.

Dated the day, month and year indicated above.

Piper's Opera House Programs, Inc.,

By: _____
Marshall McBride, President

Joe Curtiss, Member

Candace Wheeler, Secretary

STOREY COUNTY

By: _____
Jay Carmona, Chairman
of the Board of Storey County Commissioners

ATTEST

Vanessa Stephens,
Storey County Clerk



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval Business License Second Readings
- A. Associa Sierra North - Out of County/10509 Professional Cir. Ste. 200, Reno, NV
- B. Data Clean Corporation - Out of County/1033 Graceland Ave., Des Plaines, IL
- C. DME Services LLC - Contractor/3188 University Ct., Elko, NV
- D. Mountain Concrete Plumbing LLC - Out of County/1750 Franklin Way, Sparks, NV
- E. MSC Industrial Supply Co. Inc. - Out of County.75 Maxess Rd., Melville, NY
- F. Rounds Bakery - Out of County/748 S. Meadow Pkwy A-9 PMB 289, Reno, NV
- G. Silver State LLC - General/7400 USA Parkway, McCarran, NV
- H. Shadow Valley Construction/SVX Construction - Contractor/3232 Joy Ln., Reno, NV

- **Recommended motion:** Approval

- **Prepared by:** Ashley Mead

Department: **Contact Number:** 775-847-0966

- **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 license are then printed and mailed to the new business license holder.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name: _____

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development

110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440



(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

April 13, 2021
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **April 20, 2021**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Associa Sierra North** – Out of County / 10509 Professional Cir. Ste. 200 ~ Reno, NV
- B. Data Clean Corporation** – Out of County / 1033 Graceland Ave. ~ Des Plaines, IL
- C. DME Services LLC** – Contractor / 3188 University Court ~ Elko, NV
- D. Mountain Concrete Plumbing, LLC** – Out of County / 1750 Franklin way ~ Sparks, NV
- E. MSC Industrial Supply Co. Inc.** – Out of County / 75 Maxess Rd. ~ Melville, NY
- F. Rounds Bakery** – Out of County / 748 S. Meadow Pkwy A-9 PMB 289 ~ Reno, NV
- G. Silver State LLC** – General / 7400 USA Parkway ~ McCarran, NV
- H. Shadow Valley Construction/SVC Construction** – Contractor / 3232 Joy Ln. ~ Reno, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/20/2021 10:00 AM -
Storey County BOCC

Estimate of Time Required: 30 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Call to Order Closed Session pursuant to NRS 288.220 for the purpose of conferring with district and county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227. This meeting will commence immediately following the regular meeting of the Board of Storey County Commissioners and Board of Storey County Fire Commissioners.

- **Recommended motion:** None

- **Prepared by:** Jeremy Loncar and Tobi Whitten

Department:

Contact Number: 775-847-0968

- **Staff Summary:** Pursuant to NRS 288 and the existing bargaining agreements between the Storey County Firefighters Association and the Storey County Board of Fire Commissioners, portions of the bargaining agreement including health benefits subject to negotiations are to be discussed for potential amendments.

- **Supporting Materials:** See attached

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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