



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the April 16, 2024, meeting.

- **Recommended motion:** Approve or amend as necessary.

- **Prepared by:** Drema Smtih

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** See attached.

- **Supporting Materials:** No Attachments

- **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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 minutes

Agenda Item Type: Consent Agenda

- **Title:** Justice Court Quarterly Report to Commissioners.
- **Recommended motion:** Approve.
- **Prepared by:** EF Herrington

Department: Justice Court

Contact Number: 1775847-0962

- **Staff Summary:** Justice Court Quarterly Report to Commissioners.
- **Supporting Materials:** See Attachments
- **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

Virginia Township Justice Court ~ Storey County, Nevada

800 South C Street – PO Box 674
Virginia City, Nevada 89440

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


2024 APR - 1 PM 3:51
STOREY COUNTY CLERK
BY A. DUKE

April 1, 2024

QUARTERLY REPORT


Pursuant to NRS 4.100, attached please find End of Period Listing Reports for January, February, and March, 2024.

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 1st day of April, 2024


Justice Court Deputy Clerk



Disbursed Total

EOM JANUARY 2024

50,747.55

Account	Payee Name	Check Number	Check Status Code	Disbursed Amount	Number of Cases
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,253.00	168
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	358.00	168
(GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	11,299.00	172
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	498.00	159
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	STOREY COUNTY TREASURER	N/A	N/A	0.00	1
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	430.00	22
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	37.50	1
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	2,522.25	2
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	0.75	1
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	21,415.00	153
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,655.00	160
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	4.55	2
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	7,528.50	0
1F SPECIALTY COURT FEE (MISD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	1,150.00	159
1F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	2,535.00	28
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	1.00	1

Account Activity Summary

Court: Virginia Township Justice Court

From: 01/01/2024 00:00:00 To: 01/31/2024 23:59:00

Payment For: Court Costs, Bond

Include Accounts with \$0: Yes

Account Type: Disbursement, Holding

Accounts: AA Fee - Justice, AA Fee - Juvenile, AA Fee - State, AA Fee - State, Blackjack Fee, Civil Bond Holding, Civil Fees - Court Account, Civil Fees - Court Account, Civil Fees, Civil Fees, Civil Penalties County, Collection Fee, Community Service Fee, Court Facility Fee, Genetic Marker Analysis, Late Fee, NSF Fee, Overpayment, Overpayment Holding, Payment Plan Fee, Specialty Court Fee, Stop Payment Fee

Court Fee	Account Number	Amount
AA Fee - Justice	187-000-35104	\$329.00
AA Fee - Juvenile	001-000-35103	\$94.00
AA Fee - State (AOC)	170-000-34206	\$0.00
AA Fee - State (General)	170-000-35114	\$2,757.00
Blackjack Fee	187-35126-000	\$0.00
Civil Bond Holding	001-29709-000	(\$3,810.00)
Civil Fees	001-000-34204	\$0.00
Civil Fees	N/A	\$0.00
Civil Fees - Court Account	187-000-35125	\$0.00
Civil Fees - Court Account	N/A	\$0.00
Civil Penalties County	001-000-35109	\$5,650.00
Collection Fee	N/A	\$0.00
Community Service Fee	187-35126-000	\$20.00

CMS360

Run Date: 02/08/2024 06:45:47

Account Activity Summary

Court Facility Fee	187-000-35111	\$490.00
Genetic Marker Analysis	180-000-35101	\$150.00
Late Fee	187-35126-000	\$0.00
NSF Fee	N/A	\$0.00
Overpayment	001-000-35109	\$5.00
Overpayment Holding	N/A	\$0.00
Payment Plan Fee	187-35126-000	\$15.00
Specialty Court Fee	170-000-34217	\$345.00
Stop Payment Fee	N/A	\$0.00
		\$6,045.00

Account	Payee Name	Check Number	Check Status	Check Code	Disbursed Amount	Number of Cases
Disbursed Total						
					58,590.14	0
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	1,363.00	0
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	N/A	388.00	0
(GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	N/A	12,134.00	0
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	N/A	574.00	0
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	875.00	0
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	37.50	0
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	131.25	0
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	2,586.75	0
1F CHEMICAL ANALYSIS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	N/A	240.00	0
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	N/A	26,422.14	0
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	1,925.00	0
1F MARRIAGE FEE/170-000-34212	NEVADA STATE TREASURER	N/A	N/A	N/A	15.00	0
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	N/A	6.00	0
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	7,591.50	0
1F SPECIALTY COURT FEE (MISD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	N/A	1,353.00	0
1F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	N/A	2,895.00	0
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	N/A	3.00	0
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	N/A	50.00	0

Account Activity Summary

Court: Virginia Township Justice Court

From: 02/01/2024 00:00:00 To: 02/29/2024 23:59:00

Payment For: Court Costs, Bond

Include Accounts with \$0: Yes

Account Type: Disbursement, Holding

Accounts: AA Fee - Justice, AA Fee - Juvenile, AA Fee - State, AA Fee - State, AA Fee - State, Blackjack Fee, Civil Bond Holding, Civil Fees - Court Account, Civil Fees - Court Account, Civil Fees, Civil Fees, Civil Penalties County, Collection Fee, Community Service Fee, Court Facility Fee, Genetic Marker Analysis, Late Fee, NSF Fee, Overpayment, Overpayment Holding, Payment Plan Fee, Specialty Court Fee, Stop Payment Fee

Court Fee	Account Number	Amount
AA Fee - Justice	187-000-35104	\$91.00
AA Fee - Juvenile	001-000-35103	\$26.00
AA Fee - State (AOC)	170-000-34206	\$0.00
AA Fee - State (General)	170-000-35114	\$688.83
Blackjack Fee	187-35126-000	\$0.00
Civil Bond Holding	001-29709-000	(\$195.00)
Civil Fees	001-000-34204	\$0.00
Civil Fees	N/A	\$0.00
Civil Fees - Court Account	187-000-35125	\$0.00
Civil Fees - Court Account	N/A	\$0.00
Civil Penalties County	001-000-35109	\$1,475.00
Collection Fee	N/A	\$0.00
Community Service Fee	187-35126-000	\$0.00

Account Activity Summary

Court Facility Fee	187-000-35111	\$120.00
Genetic Marker Analysis	180-000-35101	\$36.00
Late Fee	187-35126-000	\$0.00
NSF Fee	N/A	\$0.00
Overpayment	001-000-35109	\$0.00
Overpayment Holding	N/A	\$0.00
Payment Plan Fee	187-35126-000	\$32.00
Specialty Court Fee	170-000-34217	\$84.00
Stop Payment Fee	N/A	\$0.00
		\$2,357.83

EOM MARCH 2024

Disbursed Total

Account	Payee Name	Check Number	Check Status	Check Code	Disbursed Amount	Number of Cases
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	1,350.99	0
1F AA FEE - JUVENILE/001-000-35103	STOREY COUNTY TREASURER	N/A	N/A	N/A	386.00	0
1F AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	N/A	11,818.00	0
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	N/A	561.00	0
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	STOREY COUNTY TREASURER	N/A	N/A	N/A	200.00	0
1F BLACKJACK FEES/187-35126-000	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	1,391.00	0
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	18.75	0
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	18.75	0
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	2,135.62	0
1F CHEMICAL ANALYSIS FEE/001-000-35101	STOREY COUNTY TREASURER	N/A	N/A	N/A	60.00	0
1F COPY FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	26.63	0
1F FINE - STATE OF NEVADA/ (NHFP) 170-000-34214	NEVADA STATE CONTROLLER	N/A	N/A	N/A	25.00	0
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	N/A	22,283.00	0
1F COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	N/A	1,960.00	0
1F MARRIAGE FEE/170-000-34212	NEVADA STATE TREASURER	N/A	N/A	N/A	15.00	0
1F OVERPAYMENTS TO COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	N/A	N/A	8.00	0
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	6,213.00	0
1F SPECIALTY COURT FEE (MISD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	N/A	1,339.00	0
1F SMALL CLAIMS FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	N/A	131.75	0
1F STATE PERMANENT SCHOOL FINE/FORF/001-35116-000	NEVADA STATE TREASURER	N/A	N/A	N/A	4,340.00	0
1F CENSUS FEE/170-000-34201	STOREY COUNTY TREASURER	N/A	N/A	N/A	2.00	0
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	N/A	25.00	0

*** End of Report ***

CMS360

Run Date: 03/29/2024 13:52:41

Account Activity Summary

Court: Virginia Township Justice Court

From: 03/01/2024 00:00:00 To: 03/29/2024 23:59:00

Payment For: Court Costs, Bond

Include Accounts with \$0: Yes

Account Type: Disbursement, Holding

Accounts: AA Fee - Justice, AA Fee - Juvenile, AA Fee - State, AA Fee - State, Blackjack Fee, Civil Bond Holding, Civil Fees - Court Account, Civil Fees - Court Account, Civil Fees, Civil Fees, Civil Penalties County, Collection Fee, Community Service Fee, Court Facility Fee, Genetic Marker Analysis, Late Fee, NSF Fee, Overpayment, Overpayment Holding, Payment Plan Fee, Specialty Court Fee, Stop Payment Fee

Court Fee	Account Number	Amount
AA Fee - Justice	187-000-35104	\$140.00
AA Fee - Juvenile	001-000-35103	\$40.00
AA Fee - State (AOC)	170-000-34206	\$0.00
AA Fee - State (General)	170-000-35114	\$1,190.00
Blackjack Fee	187-35126-000	\$0.00
Civil Bond Holding	001-29709-000	(\$1,685.00)
Civil Fees	001-000-34204	\$0.00
Civil Fees	N/A	\$0.00
Civil Fees - Court Account	187-000-35125	\$0.00
Civil Fees - Court Account	N/A	\$0.00
Civil Penalties County	001-000-35109	\$2,305.00
Collection Fee	N/A	\$0.00
Community Service Fee	187-35126-000	\$0.00

CMS360

Run Date: 03/29/2024 13:52:41

Account Activity Summary

Court Facility Fee	187-000-35111	\$200.00
Genetic Marker Analysis	180-000-35101	\$57.00
Late Fee	187-35126-000	\$0.00
NSF Fee	N/A	\$0.00
Overpayment	001-000-35109	\$0.50
Overpayment Holding	N/A	\$0.00
Payment Plan Fee	187-35126-000	\$30.00
Specialty Court Fee	170-000-34217	\$138.00
Stop Payment Fee	N/A	\$0.00
		\$2,415.50



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$4,911,664.95.
- **Recommended motion:** Approval of claims as submitted.
- **Prepared by:** Cory Y Wood

Department: Comptroller

Contact Number: 7758471133

- **Staff Summary:** Please find attached claims.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** N/A
- **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

Payroll Check Register Report Summary

Pay Period: 2/12/2024-2/25/2024

Packet: PRPKT02044 - 2024-03-01: FIRE Payroll Tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	47	162,783.08
Total	47	162,783.08

* County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kya [Signature] 20240229
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2-29-24
 Comptroller Date

[Signature] Deputy 3/6/24
 Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT06311 - 2024-03-01 PR Payment kc

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 BK	03/01/2024	EFT	0.00	133,961.38	10505
404639	VOYA INSTITUTIONAL TRUST COMP.	03/01/2024	EFT	0.00	9,289.48	10506
300003	AFLAC	03/01/2024	Regular	0.00	1,205.06	113185
300008	AFSCME LOCAL4041	03/01/2024	Regular	0.00	622.26	113186
300001	COLONIAL LIFE & ACCIDENT INS CO	03/01/2024	Regular	0.00	103.38	113187
404704	DVM INSURANCE AGENCY	03/01/2024	Regular	0.00	98.79	113188
405264	FIDELITY SECURITY LIFE INSURANCE	03/01/2024	Regular	0.00	1,342.77	113189
405263	KANSAS CITY LIFE INS CO	03/01/2024	Regular	0.00	912.29	113190
406598	MICHIGAN STATE DISBURSEMENT L	03/01/2024	Regular	0.00	393.79	113191
300011	NEVADA STATE TREASURER	03/01/2024	Regular	0.00	4.00	113192
406600	NORTHWEST FIRE FIGHTER BENEFIT	03/01/2024	Regular	0.00	37,985.80	113193
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	03/01/2024	Regular	0.00	378.97	113194
300010	STATE COLLECTION & DISBURSEMEI	03/01/2024	Regular	0.00	1,124.44	113195
300006	STOREY CO FIRE FIGHTERS ASSOC	03/01/2024	Regular	0.00	1,450.00	113196
300005	WASHINGTON NATIONAL INS	03/01/2024	Regular	0.00	2,130.95	113197
300002	WESTERN INSURANCE SPECIALTIES	03/01/2024	Regular	0.00	258.10	113198

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	28	14	0.00	48,010.60
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	8	2	0.00	143,250.86
	36	16	0.00	191,261.46

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kyd 20240229
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: AM 2.29.24
 Comptroller Date

Waterbury 3/16/24
 Treasurer Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2024	191,261.46
			<u>191,261.46</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 2/12/2024-2/25/2024

Packet: PRPKT02042 - 2024-03-01 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	4	4,947.51
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	171	323,388.81
Total	175	328,336.32

* County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kyal 20240229
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 2.29.24
 Comptroller Date

[Signature] Deputy 3/6/24
 Treasurer Date



STOREY COUNTY

Check Register

Packet: APPKT06312 - 2024-03-01 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405456	PUBLIC EMPLOYEES RETIREMENT BANK	03/01/2024	EFT	0.00	74,281.53	10507

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	74,281.53
	2	1	0.00	74,281.53

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kyle 20240229
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
AM 2.29.24
 Comptroller Date

Mattie Jacobs 3/6/24
 Treasurer deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2024	74,281.53
			<u>74,281.53</u>



STOREY COUNTY

Vendor History Report
By Vendor Name
Posting Date Range 03/01/2024 - 03/01/2024
Payment Date Range 03/01/2024 - 03/01/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
404300 - INTERNAL REVENUE SERVICE															
INV0018601	Medicare		0.00	5,744.88	3/1/2024	001-29503-000	DFT0001736	3/1/2024	Medicare	80,371.79	0.00	0.00	0.00	80,371.79	80,371.79
INV0018602	Federal Income Tax w/held		0.00	24,914.48	3/1/2024	001-29501-000	DFT0001737	3/1/2024	Federal w/holding	5,744.88	0.00	0.00	0.00	5,744.88	5,744.88
INV0018628	Medicare		0.00	11,038.06	3/1/2024	001-29503-000	DFT0001740	3/1/2024	Medicare	24,914.48	0.00	0.00	0.00	24,914.48	24,914.48
INV0018629	Social Security		0.00	1,495.60	3/1/2024	001-29505-000	DFT0001741	3/1/2024	Social Security	11,038.06	0.00	0.00	0.00	11,038.06	11,038.06
INV0018630	Federal Income Tax w/h		0.00	37,178.77	3/1/2024	001-29501-000	DFT0001742	3/1/2024	Federal w/holding	1,495.60	0.00	0.00	0.00	1,495.60	1,495.60
Vendors: (1)										80,371.79	0.00	0.00	0.00	80,371.79	80,371.79
Report Total:										80,371.79	0.00	0.00	0.00	80,371.79	80,371.79

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 20240229 Date

Approved By:

[Signature] 2.28.24 Date

[Signature] 3/6/24 Date

Comptroller

Treasurer

Deputy



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 03/01/2024 - 03/01/2024
Payment Date Range 03/01/2024 - 03/01/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
405424 - OPTUM BANK, MEMBER FDIC															
INV0018591	HSA Contributions		0.00	3,028.00	3/1/2024	DFT0001735		3/1/2024	Fire-Ins	3,028.00	0.00	0.00	0.00	3,028.00	3,028.00
	HSA Contributions		0.00	3,028.00		250-29506-000			Fire-Ins	2,871.75	0.00	0.00	0.00	2,871.75	
						290-29506-000			Fire-Ins	156.25	0.00	0.00	0.00	156.25	
INV0018613	HSA Contributions		0.00	12,040.91	3/1/2024	DFT0001738		3/1/2024	Insurances	12,040.91	0.00	0.00	0.00	12,040.91	12,040.91
						001-29506-000			Rds-Ins	10,458.95	0.00	0.00	0.00	10,458.95	
						020-29506-000			Wtr-Ins	784.52	0.00	0.00	0.00	784.52	
						090-29506-000			Swr-Ins	253.76	0.00	0.00	0.00	253.76	
						130-29506-000			VCTC-Ins	243.68	0.00	0.00	0.00	243.68	
						230-29506-000			Pipers-Ins	210.00	0.00	0.00	0.00	210.00	
						231-29506-000				90.00	0.00	0.00	0.00	90.00	
INV0018614	HSA Contributions		0.00	160.00	3/1/2024	DFT0001739		3/1/2024	Insurances	160.00	0.00	0.00	0.00	160.00	160.00
						001-29506-000				160.00	0.00	0.00	0.00	160.00	
Vendors: (1) Total 01 - Storey County Vendors:										15,228.91	0.00	0.00	0.00	15,228.91	15,228.91
Vendors: (1) Report Total:										15,228.91	0.00	0.00	0.00	15,228.91	15,228.91

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin Kupc 20240229 Date

Approved By:

[Signature] 2.29.24 Date
 Comptroller

[Signature] 3/14/24 Date
 Treasurer



STOREY COUNTY

Check Register

Packet: APPKT06349 - 2024-03-08 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406803	BOWERS, BARBARA	03/08/2024	EFT	0.00	164.00	10508
406777	DOWL LLC	03/08/2024	EFT	0.00	96,922.44	10509
404671	PORTER GROUP LLC	03/08/2024	EFT	0.00	10,000.00	10510
100182	APEX SAW & TOOL	03/08/2024	Regular	0.00	12.50	113199
400481	ALLISON, MACKENZIE, LTD	03/08/2024	Regular	0.00	315.00	113200
100135	ALSCO INC	03/08/2024	Regular	0.00	126.14	113201
406619	AMAZON BUSINESS	03/08/2024	Regular	0.00	1,177.02	113202
404394	GTP ACQUISTION PARTNERS II LLC	03/08/2024	Regular	0.00	1,284.77	113203
406908	STALKER RADAR	03/08/2024	Regular	0.00	1,443.75	113204
403651	ARC HEALTH AND WELLNESS	03/08/2024	Regular	0.00	1,934.00	113205
405268	ARGENTUM PARTNERS, LTD	03/08/2024	Regular	0.00	4,500.00	113206
406362	ARMAC CONSTRUCTION LLC	03/08/2024	Regular	0.00	42,736.30	113207
406683	SIERRA MEAT CO	03/08/2024	Regular	0.00	211.88	113208
103061	ASSESSOR'S ASSOC OF NEV	03/08/2024	Regular	0.00	600.00	113209
404813	ACTN	03/08/2024	Regular	0.00	80.00	113210
99663	AT&T MOBILITY II LLC	03/08/2024	Regular	0.00	4,844.34	113211
100073	AUTO & TRUCK ELECTRIC,INC	03/08/2024	Regular	0.00	2,340.00	113212
407080	AXLELINE	03/08/2024	Regular	0.00	11,559.03	113213
407085	BAIG, MARY	03/08/2024	Regular	0.00	352.44	113214
407084	BEACON ATHLETICS LLC	03/08/2024	Regular	0.00	875.00	113215
405275	BELFOR USA	03/08/2024	Regular	0.00	4,824.11	113216
405077	MACKAY MANSION	03/08/2024	Regular	0.00	178.00	113217
407007	BONANZA REPORTING & VIDEOCON	03/08/2024	Regular	0.00	1,445.00	113218
103160	BOTCHA CALOOP'S INC	03/08/2024	Regular	0.00	50.00	113219
406556	BRIAN BROWN MEDIATION, LTD	03/08/2024	Regular	0.00	9,500.00	113220
403671	THE WASHOE CLUB MUSEUM	03/08/2024	Regular	0.00	38.00	113221
99763	CANYON GENERAL IMPROVEMENT I	03/08/2024	Regular	0.00	1,200.90	113222
100475	CAPITAL CITY AUTO PARTS	03/08/2024	Regular	0.00	24.47	113223
100486	CAPITOL REPORTERS	03/08/2024	Regular	0.00	87.00	113224
404216	CARSON VALLEY OIL CO	03/08/2024	Regular	0.00	7,437.63	113225
99720	CASELLE INC	03/08/2024	Regular	0.00	278.00	113226
406086	CORWIN FORD RENO	03/08/2024	Regular	0.00	113,687.44	113227
403775	CHARM-TEX	03/08/2024	Regular	0.00	137.80	113228
100505	CITY OF CARSON TREASURER	03/08/2024	Regular	0.00	60.00	113229
406960	GOLD HILL HOTEL MANAGEMENT LI	03/08/2024	Regular	0.00	900.00	113230
405134	CMC TIRE INC	03/08/2024	Regular	0.00	1,105.32	113231
406406	COMSTOCK PROPANE	03/08/2024	Regular	0.00	6,795.75	113232
406372	CONSTRUCTION MATERIALS ENGINI	03/08/2024	Regular	0.00	1,615.00	113233
403677	CORLEGIC TAX SERV LLC	03/08/2024	Regular	0.00	7.92	113234
100670	CFOA	03/08/2024	Regular	0.00	120.00	113235
404466	FIRST CHOICE COFFEE SRV	03/08/2024	Regular	0.00	305.55	113236
99652	COMSTOCK CHRONICLE	03/08/2024	Regular	0.00	635.25	113237
100717	DELTA FIRE SYSTEMS INC	03/08/2024	Regular	0.00	665.00	113238
406831	DREILING, DEREK CHARLES	03/08/2024	Regular	0.00	181.25	113239
406059	3D CONCRETE LLC	03/08/2024	Regular	0.00	1,895.70	113240
404509	FASTENAL COMPANY	03/08/2024	Regular	0.00	1,094.76	113241
102575	NAPA AUTO AND TRUCK PARTS	03/08/2024	Regular	0.00	80.49	113242
404117	FLEET HEATING & AIR INC	03/08/2024	Regular	0.00	451.00	113243
406817	FOLEY, HELEN A	03/08/2024	Regular	0.00	4,000.00	113244
407074	GARDA CL SOUTHWEST INC	03/08/2024	Regular	0.00	298.90	113245
103470	GREAT BASIN TERMITE & PEST CON	03/08/2024	Regular	0.00	395.00	113246
405784	LAKOTA HRM, LLC	03/08/2024	Regular	0.00	1,050.00	113247
405879	DATA GRAPHICS	03/08/2024	Regular	0.00	114.10	113248
406941	BLIZZ INC	03/08/2024	Regular	0.00	3,000.00	113249

Check Register

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403105	HOSE & FITTINGS ETC	03/08/2024	Regular	0.00	163.35	113250
406707	AT&T ILLINOIS, AT&T WHOLESALE	03/08/2024	Regular	0.00	72.46	113251
404328	INTERCEPT INC	03/08/2024	Regular	0.00	2,772.00	113252
100978	INTERSTATE OIL CO	03/08/2024	Regular	0.00	6,707.15	113253
100885	IRON MOUNTAIN	03/08/2024	Regular	0.00	954.03	113254
405726	IT1 CONSULTING, LLC	03/08/2024	Regular	0.00	4,072.84	113255
403834	IT1 SOURCE LLC	03/08/2024	Regular	0.00	15,773.77	113256
407081	J WILCOX LLC	03/08/2024	Regular	0.00	199.40	113257
103317	SILVER STATE INTERNATIONAL TRUC	03/08/2024	Regular	0.00	480.07	113258
406428	J W WELDING SUPPLIES & TOOLS	03/08/2024	Regular	0.00	192.86	113259
103032	JOHN DEERE FINANCIAL POWERPLA	03/08/2024	Regular	0.00	1,707.29	113260
406617	JOHN H BURROWS INC	03/08/2024	Regular	0.00	1,178.86	113261
101040	L N CURTIS & SONS	03/08/2024	Regular	0.00	8,800.03	113262
101030	LIFE-ASSIST INC	03/08/2024	Regular	0.00	963.84	113263
404102	LIQUID BLUE EVENTS LLC	03/08/2024	Regular	0.00	3,200.00	113264
405548	LUMOS & ASSOCIATES, INC	03/08/2024	Regular	0.00	920.00	113265
405899	LYLE, WILLIAM T & THERESA	03/08/2024	Regular	0.00	76.38	113266
404363	MA LABS INC	03/08/2024	Regular	0.00	1,415.14	113267
407087	MCDOWELL, RICHARD	03/08/2024	Regular	0.00	9.70	113268
406484	LAST RESORT DJ SERVICE	03/08/2024	Regular	0.00	250.00	113269
102857	MICHAEL HOHL MOTOR CO	03/08/2024	Regular	0.00	218.24	113270
403096	MONARCH DIRECT LLC	03/08/2024	Regular	0.00	52.65	113271
407086	NATIONAL ASSOCIATION OF COUNT	03/08/2024	Regular	0.00	260.00	113272
101241	NEV PUBLIC AGENCY INSURANCE PC	03/08/2024	Regular	0.00	5,000.00	113273
101269	NEVADA LEGAL SERVICES INC	03/08/2024	Regular	0.00	671.93	113274
403922	NEVADA ORGANIZATION OF BUILDII	03/08/2024	Regular	0.00	150.00	113275
407001	UNIVERSAL ENGINEERING SCIENCES	03/08/2024	Regular	0.00	3,000.00	113276
102782	OFFICE DEPOT	03/08/2024	Regular	0.00	46.09	113277
406628	OLIVER PACKAGING & EQUIPMENT	03/08/2024	Regular	0.00	4,598.73	113278
405127	O'REILLY AUTO PARTS	03/08/2024	Regular	0.00	1,212.25	113279
406359	PACSTATES	03/08/2024	Regular	0.00	76,861.65	113280
403895	WAY IT WAS MUSEUM	03/08/2024	Regular	0.00	17.00	113281
406800	SUMMIT COLLECTION SERIVCES	03/08/2024	Regular	0.00	131.49	113282
404837	PIPER'S OPERA HOUSE	03/08/2024	Regular	0.00	10.00	113283
101435	PITNEY BOWES GLOBAL FINANCIAL	03/08/2024	Regular	0.00	84.12	113284
407034	PREDICTIVE BALLISTICS LLC	03/08/2024	Regular	0.00	9,220.00	113285
403329	PROTECTION DEVICES INC	03/08/2024	Regular	0.00	389.85	113286
102589	PUBLIC AGENCY COMPENSATION TF	03/08/2024	Regular	0.00	375,468.50	113287
405420	JOY ENGINEERING	03/08/2024	Regular	0.00	215.56	113288
405777	RENO BRAKE, INC	03/08/2024	Regular	0.00	1,339.03	113289
404516	RFI COMMUNICATIONS & SECURITY	03/08/2024	Regular	0.00	715.50	113290
406536	SAPIENCE PRACTICE	03/08/2024	Regular	0.00	1,732.50	113291
406778	SILVER STATE ANALYTICAL LABORAT	03/08/2024	Regular	0.00	1,031.00	113292
406367	SHEPHERD SCOTT F.	03/08/2024	Regular	0.00	500.00	113293
404187	SAWDUST TRAILS	03/08/2024	Regular	0.00	20.00	113294
101630	NV ENERGY	03/08/2024	Regular	0.00	18,620.21	113295
	Void	03/08/2024	Regular	0.00	0.00	113296
101630	NV ENERGY	03/08/2024	Regular	0.00	146.48	113297
406945	SILVER STATE JANITORIAL SERVICES	03/08/2024	Regular	0.00	420.00	113298
407089	SMITH, DREMA	03/08/2024	Regular	0.00	50.00	113299
403384	SMITHS FOOD & DRUG CENTER	03/08/2024	Regular	0.00	810.02	113300
406793	SNOQUIP, INC	03/08/2024	Regular	0.00	212,000.00	113301
403234	TAHOE SUPPLY COMPANY LLC	03/08/2024	Regular	0.00	53.42	113302
405989	TSA CUSTOM CAR AND TRUCK	03/08/2024	Regular	0.00	3,125.55	113303
101717	ST CO SCHOOL DISTRICT	03/08/2024	Regular	0.00	220,470.20	113304
101745	ST CO WATER SYSTEM	03/08/2024	Regular	0.00	3,708.46	113305
405475	STAPLES BUSINESS ADVANTAGE	03/08/2024	Regular	0.00	150.60	113306
101229	STATE OF NEVADA	03/08/2024	Regular	0.00	1,135,178.39	113307
101335	STATE OF NEVADA, DEPT OF TAXAT	03/08/2024	Regular	0.00	95.88	113308
406494	ROY C STRALLA ATTORNEY AT LAW	03/08/2024	Regular	0.00	5,000.00	113309
403892	PONDEROSA MINE TOURS	03/08/2024	Regular	0.00	517.00	113310

Check Register

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
407051	SUNRISE DISTRIBUTING LLC	03/08/2024	Regular	0.00	877.40	113311
407068	SYSCO SACRAMENTO INC	03/08/2024	Regular	0.00	4,128.86	113312
407083	NATIONAL BUSINESS FURNITURE LL	03/08/2024	Regular	0.00	12,763.05	113313
405185	THATCHER COMPANY OF NEVADA, :	03/08/2024	Regular	0.00	1,231.74	113314
404615	THE ANTOS AGENCY	03/08/2024	Regular	0.00	2,575.00	113315
405997	THE DIVIDE LLC	03/08/2024	Regular	0.00	60.00	113316
406977	THE SIGN AND DESIGN SHOP LLC	03/08/2024	Regular	0.00	114.88	113317
404030	TAHOE SIERRA DISTRIBUTING CO	03/08/2024	Regular	0.00	264.00	113318
407013	TRANSUNION RISK AND ALTERNATI	03/08/2024	Regular	0.00	128.00	113319
403225	TRI GENERAL IMPROVEMENT	03/08/2024	Regular	0.00	1,136.40	113320
406725	JOHNSON CONTROLS SECURITY SOL	03/08/2024	Regular	0.00	519.82	113321
406738	UBEO BUSINESS SERVICES	03/08/2024	Regular	0.00	989.08	113322
403728	UNITED SITE SERVICES OF NEVADA,	03/08/2024	Regular	0.00	180.00	113323
406623	US FOODS INC	03/08/2024	Regular	0.00	8,136.11	113324
405479	US IMAGING INC	03/08/2024	Regular	0.00	19,830.25	113325
403268	CELLCO PARTNERSHIP	03/08/2024	Regular	0.00	367.60	113326
402820	WALKER & ASSOCIATES, INC.	03/08/2024	Regular	0.00	4,000.00	113327
407071	WARD-MUIPU, CHERIE	03/08/2024	Regular	0.00	116.39	113328
406756	WASHOE COUNTY SENIOR SERVICES	03/08/2024	Regular	0.00	7,600.54	113329
405574	WASHOE COUNTY FORENSIC SCIENC	03/08/2024	Regular	0.00	610.00	113330
101809	WEDCO INC	03/08/2024	Regular	0.00	706.34	113331
101920	WESTERN NEVADA SUPPLY CO	03/08/2024	Regular	0.00	10,173.06	113332
407082	YEE, JEFFREY	03/08/2024	Regular	0.00	299.74	113333
405466	ZOLL MEDICAL COPRPORATION	03/08/2024	Regular	0.00	346.50	113334
404295	WELLS ONE COMMERCIAL CARD	03/08/2024	Bank Draft	0.00	47,408.99	DFT0001749

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	264	135	0.00	2,448,407.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	46	1	0.00	47,408.99
EFT's	11	3	0.00	107,086.44
	321	140	0.00	2,602,903.17

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Y. Moore 3/7/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 3-25-24
 Comptroller Date
[Signature] 3/11/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2024	2,602,903.17
			<u>2,602,903.17</u>



STOREY COUNTY

Check Register

Packet: APPKT06359 - 2024-03-15 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405456	PUBLIC EMPLOYEES RETIREMENT BK	03/15/2024	EFT	0.00	74,944.38	10514

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	74,944.38
	2	1	0.00	74,944.38

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kya C 20240314
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 3.14.24
 Comptroller Date

[Signature] 3/21/24
 Treasurer Deputy Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2024	74,944.38
			<u>74,944.38</u>



STOREY COUNTY

Check Register

Packet: APPKT06358 - 2024-03-15 PR Payment kc

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 BC	03/15/2024	EFT	0.00	132,240.89	10511
404869	SCSO EMPLOYEES ASSOCIATIO	03/15/2024	EFT	0.00	684.00	10512
404639	VOYA INSTITUTIONAL TRUST COMP.	03/15/2024	EFT	0.00	9,289.48	10513
300003	AFLAC	03/15/2024	Regular	0.00	1,205.06	113335
300008	AFSCME LOCAL4041	03/15/2024	Regular	0.00	633.63	113336
405519	CIGNA HEALTH & LIFE INSURANCE C	03/15/2024	Regular	0.00	194,825.23	113337
	Void	03/15/2024	Regular	0.00	0.00	113338
300001	COLONIAL LIFE & ACCIDENT INS CO	03/15/2024	Regular	0.00	103.38	113339
404704	DVM INSURANCE AGENCY	03/15/2024	Regular	0.00	46.54	113340
406598	MICHIGAN STATE DISBURSEMENT L	03/15/2024	Regular	0.00	393.79	113341
300011	NEVADA STATE TREASURER	03/15/2024	Regular	0.00	4.00	113342
406600	NORTHWEST FIRE FIGHTER BENEFIT	03/15/2024	Regular	0.00	2,173.90	113343
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	03/15/2024	Regular	0.00	378.97	113344
300010	STATE COLLECTION & DISBURSEMEI	03/15/2024	Regular	0.00	1,124.44	113345
300006	STOREY CO FIRE FIGHTERS ASSOC	03/15/2024	Regular	0.00	1,450.00	113346
300005	WASHINGTON NATIONAL INS	03/15/2024	Regular	0.00	2,130.95	113347

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	27	12	0.00	204,469.89
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	8	3	0.00	142,214.37
	35	16	0.00	346,684.26

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kya 20240314
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 3.14.24
 Comptroller Date

[Signature] 3/21/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2024	346,684.26
			<u>346,684.26</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 2/26/2024-3/10/2024

Packet: PRPKT02053 - 2024-03-15 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	3	5,553.34
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	168	313,549.68
Total	171	319,103.02

* County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kya 20240314
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:
[Signature] 3.14.24
 Comptroller Date

[Signature] 3/21/24
 Treasurer Deputy Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 2/26/2024-3/10/2024

Packet: PRPKT02055 - 2024-03-15: FIRE Payroll tp
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	47	156,080.13
Total	47	156,080.13

* County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Kyle O. 20240314
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

JMC 3/4/24
Comptroller Date

Deputy Treasurer 3/21/24
Treasurer Date



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 03/15/2024 - 03/15/2024
Payment Date Range 03/15/2024 - 03/15/2024

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors														
405424 - OPTUM BANK, MEMBER FDIC														
INV0018641	HSA Contributions	0.00	0.00	3/15/2024	DFT0001750		3/15/2024	Fire-Ins	15,228.91	0.00	0.00	0.00	15,228.91	15,228.91
					250-29506-000			Fire-Ins	3,028.00	0.00	0.00	0.00	3,028.00	3,028.00
					290-29506-000			Fire-Ins	2,874.56	0.00	0.00	0.00	2,874.56	2,874.56
									153.44	0.00	0.00	0.00	153.44	153.44
INV0018657	HSA Contributions	0.00	0.00	3/15/2024	DFT0001753		3/15/2024	Insurances	12,040.91	0.00	0.00	0.00	12,040.91	12,040.91
					001-29506-000			Insurances	10,458.91	0.00	0.00	0.00	10,458.91	10,458.91
					020-29506-000			Rds-Ins	784.50	0.00	0.00	0.00	784.50	784.50
					090-29506-000			Wtr-Ins	253.75	0.00	0.00	0.00	253.75	253.75
					130-29506-000			SWr-Ins	243.75	0.00	0.00	0.00	243.75	243.75
					230-29506-000			VCTC-Ins	210.00	0.00	0.00	0.00	210.00	210.00
					231-29506-000			Pipers-Ins	90.00	0.00	0.00	0.00	90.00	90.00
INV0018658	HSA Contributions	0.00	0.00	3/15/2024	DFT0001754		3/15/2024	Insurances	160.00	0.00	0.00	0.00	160.00	160.00
					001-29506-000			Insurances	160.00	0.00	0.00	0.00	160.00	160.00
Vendors: (1) Total 01 - Storey County Vendors:									15,228.91	0.00	0.00	0.00	15,228.91	15,228.91
Vendors: (3) Report Total:									15,228.91	0.00	0.00	0.00	15,228.91	15,228.91

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 20240314 Date

Approved By:

[Signature] 3/14/24 Date

Comptroller [Signature] 3/18/24 Date

Treasurer [Signature] 3/18/24 Date



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 03/15/2024 - 03/15/2024

Payment Date Range 03/15/2024 - 03/15/2024

Payable Number	Description	Units	Price	Amount	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
404300 - INTERNAL REVENUE SERVICE															
INV0018648	Medicare		0.00	5,467.52	3/15/2024	001-29503-000	DFT0001751	3/15/2024	Medicare	74,517.95	0.00	0.00	0.00	74,517.95	74,517.95
INV0018649	Federal Income Tax w/held		0.00	22,384.07	3/15/2024	001-29501-000	DFT0001752	3/15/2024	Federal w/holding	5,467.52	0.00	0.00	0.00	5,467.52	5,467.52
INV0018671	Medicare		0.00	10,716.02	3/15/2024	001-29503-000	DFT0001755	3/15/2024	Medicare	22,384.07	0.00	0.00	0.00	22,384.07	22,384.07
INV0018672	Social Security		0.00	1,290.28	3/15/2024	001-29505-000	DFT0001756	3/15/2024	Social Security	10,716.02	0.00	0.00	0.00	10,716.02	10,716.02
INV0018673	Federal Income Tax w/h		0.00	34,660.06	3/15/2024	001-29501-000	DFT0001757	3/15/2024	Federal w/holding	1,290.28	0.00	0.00	0.00	1,290.28	1,290.28
Vendors: (1)										74,517.95	0.00	0.00	0.00	74,517.95	74,517.95
Vendors: (1)										74,517.95	0.00	0.00	0.00	74,517.95	74,517.95

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin

Date

Kaya 20240314

Approved By:

[Signature]

3.14.24

Comptroller

Date

Walter Smith Deputy

3/27/24

Treasurer

Date



STOREY COUNTY

Check Register

Packet: APPKT06388 - 2024-03-22 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406510	SILVER STATE GOVERNMENT RELAT	03/22/2024	Regular	0.00	4,000.00	113348
400481	ALLISON, MACKENZIE, LTD	03/22/2024	Regular	0.00	3,010.00	113349
406619	AMAZON BUSINESS	03/22/2024	Regular	0.00	281.12	113350
403651	ARC HEALTH AND WELLNESS	03/22/2024	Regular	0.00	779.00	113351
404420	ARCADIA PUBLISHING INC	03/22/2024	Regular	0.00	542.16	113352
406362	ARMAC CONSTRUCTION LLC	03/22/2024	Regular	0.00	25,730.40	113353
406683	SIERRA MEAT CO	03/22/2024	Regular	0.00	1,631.00	113354
403619	AT&T TELECONFERENCE SERVICE	03/22/2024	Regular	0.00	29.45	113355
405113	AXON ENTERPRISE, INC	03/22/2024	Regular	0.00	57,100.98	113356
405077	MACKAY MANSION	03/22/2024	Regular	0.00	100.50	113357
407007	BONANZA REPORTING & VIDEOCON	03/22/2024	Regular	0.00	185.75	113358
100471	MOUNDHOUSE TRUE VALUE HARDV	03/22/2024	Regular	0.00	108.04	113359
403621	ROADSHOWS, INC	03/22/2024	Regular	0.00	3,000.00	113360
403621	ROADSHOWS, INC	03/22/2024	Regular	0.00	1,000.00	113361
403671	THE WASHOE CLUB MUSEUM	03/22/2024	Regular	0.00	137.00	113362
404500	CARSON DODGE CHRYSLER INC	03/22/2024	Regular	0.00	1,810.40	113363
405831	CARSON NOW LLC	03/22/2024	Regular	0.00	400.00	113364
404216	CARSON VALLEY OIL CO	03/22/2024	Regular	0.00	10,450.73	113365
405519	CIGNA HEALTH & LIFE INSURANCE C	03/22/2024	Regular	0.00	21,149.69	113366
404798	CINTAS / CINTAS FIRST AID AND SAF	03/22/2024	Regular	0.00	247.78	113367
404434	CIVICPLUS, LLC	03/22/2024	Regular	0.00	1,250.00	113368
406028	FINDER'S KEEPERS	03/22/2024	Regular	0.00	604.18	113369
405134	CMC TIRE INC	03/22/2024	Regular	0.00	286.00	113370
100655	COMMUNITY CHEST INC	03/22/2024	Regular	0.00	250.00	113371
406406	COMSTOCK PROPANE	03/22/2024	Regular	0.00	6,348.08	113372
403773	COONS CONSTRUCTION LLC	03/22/2024	Regular	0.00	2,985.90	113373
103220	ON THE SIDE GRAPHICS & SIGNS	03/22/2024	Regular	0.00	174.98	113374
404466	FIRST CHOICE COFFEE SRV	03/22/2024	Regular	0.00	154.75	113375
406010	DEITZ MEDIA & MARKETING, LLC	03/22/2024	Regular	0.00	23,654.47	113376
100717	DELTA FIRE SYSTEMS INC	03/22/2024	Regular	0.00	150.00	113377
406924	FIREWISE CODE CONSULTING	03/22/2024	Regular	0.00	1,225.00	113378
404547	FACTORY MOTOR PARTS	03/22/2024	Regular	0.00	430.62	113379
406787	ERIC'S MOBILE GLASS LLP	03/22/2024	Regular	0.00	500.00	113380
404509	FASTENAL COMPANY	03/22/2024	Regular	0.00	422.31	113381
101485	FERGUSON ENTERPRISES INC	03/22/2024	Regular	0.00	1,752.69	113382
405264	FIDELITY SECURITY LIFE INSURANCE	03/22/2024	Regular	0.00	223.58	113383
102575	NAPA AUTO AND TRUCK PARTS	03/22/2024	Regular	0.00	50.49	113384
100826	FOURTH WARD SCHOOL MUSEUM	03/22/2024	Regular	0.00	23,000.00	113385
407074	GARDA CL SOUTHWEST INC	03/22/2024	Regular	0.00	45.90	113386
404640	GLADDING, EDWARD A.	03/22/2024	Regular	0.00	4,749.65	113387
406591	GLOBAL FOODS INC	03/22/2024	Regular	0.00	500.00	113388
404896	GOLDEN GATE/SET PETROLEUM	03/22/2024	Regular	0.00	47.86	113389
405784	LAKOTA HRM, LLC	03/22/2024	Regular	0.00	2,945.00	113390
406103	MISBEHAVEN FARMS, LLC	03/22/2024	Regular	0.00	355.00	113391
405293	HIGHLAND ELECTRIC AND LIGHTING	03/22/2024	Regular	0.00	5,735.52	113392
407094	HOFFMAN PLUMBING	03/22/2024	Regular	0.00	50.00	113393
404192	HUCK SALT COMPANY	03/22/2024	Regular	0.00	19,276.81	113394
406603	HUSTLER HYDRAULICS LLC	03/22/2024	Regular	0.00	26.33	113395
100978	INTERSTATE OIL CO	03/22/2024	Regular	0.00	2,084.67	113396
405726	IT1 CONSULTING, LLC	03/22/2024	Regular	0.00	4,807.88	113397
403834	IT1 SOURCE LLC	03/22/2024	Regular	0.00	10,051.07	113398
103317	SILVER STATE INTERNATIONAL TRUC	03/22/2024	Regular	0.00	206.77	113399
406428	J W WELDING SUPPLIES & TOOLS	03/22/2024	Regular	0.00	100.19	113400
406617	JOHN H BURROWS INC	03/22/2024	Regular	0.00	554.17	113401

Check Register

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404724	MILLER'S JACKETS AND UNIFORMS	03/22/2024	Regular	0.00	152.00	113402
406868	J-U-B ENGINEERS, INC	03/22/2024	Regular	0.00	16,055.51	113403
101040	L N CURTIS & SONS	03/22/2024	Regular	0.00	9,000.00	113404
406729	MR. BUBBLES LAUNDROMAT	03/22/2024	Regular	0.00	88.80	113405
407093	LEISER, MARK	03/22/2024	Regular	0.00	800.00	113406
404400	LERETA LLC	03/22/2024	Regular	0.00	1,218.30	113407
101030	LIFE-ASSIST INC	03/22/2024	Regular	0.00	1,503.49	113408
404772	LOOMIS, KEITH	03/22/2024	Regular	0.00	530.17	113409
405548	LUMOS & ASSOCIATES, INC	03/22/2024	Regular	0.00	3,800.00	113410
102751	LYON CO COMPTROLLER	03/22/2024	Regular	0.00	5,314.50	113411
407048	INTEGRITY FIRE PROTECTION	03/22/2024	Regular	0.00	168.25	113412
102857	MICHAEL HOHL MOTOR CO	03/22/2024	Regular	0.00	149.94	113413
407077	MITCHELL, CULLEN	03/22/2024	Regular	0.00	105.00	113414
103303	NACCA	03/22/2024	Regular	0.00	150.00	113415
406541	INTERNATIONAL ACADEMIES OF EV	03/22/2024	Regular	0.00	6,046.50	113416
101226	NEV COMPTROLLER	03/22/2024	Regular	0.00	13,537.00	113417
101226	NEV COMPTROLLER	03/22/2024	Regular	0.00	772.83	113418
403317	NEV DEPT PUBLIC SAFETY	03/22/2024	Regular	0.00	724.50	113419
101969	NEV HUMAN RESOURCES	03/22/2024	Regular	0.00	7,955.25	113420
404940	NEV HUMAN RESOURCES, LV	03/22/2024	Regular	0.00	1,442.26	113421
102338	NEV MAGAZINE-ST OF NEVADA	03/22/2024	Regular	0.00	3,000.00	113422
103075	NEV SECRETARY OF STATE	03/22/2024	Regular	0.00	50.00	113423
406389	NEVADA BARRICADE & SIGN, INC	03/22/2024	Regular	0.00	1,800.00	113424
406706	AT&T NEVADA	03/22/2024	Regular	0.00	133.99	113425
101250	NEVADA SHERIFF & CHIEFS AASSOC	03/22/2024	Regular	0.00	1,000.00	113426
406600	NORTHWEST FIRE FIGHTER BENEFIT	03/22/2024	Regular	0.00	5,274.09	113427
407088	ONUFROCK, JENNIFER	03/22/2024	Regular	0.00	195.00	113428
406417	OOSOSHARP, LLC	03/22/2024	Regular	0.00	2,106.44	113429
404118	OPTUMINSIGHT INC	03/22/2024	Regular	0.00	371.25	113430
405127	O'REILLY AUTO PARTS	03/22/2024	Regular	0.00	1,230.78	113431
404556	OUTFRONT MEDIA LLC	03/22/2024	Regular	0.00	718.00	113432
406359	PACSTATES	03/22/2024	Regular	0.00	24,519.17	113433
405433	ACCARDI BOOK ARTS	03/22/2024	Regular	0.00	390.00	113434
404837	PIPER'S OPERA HOUSE	03/22/2024	Regular	0.00	56.00	113435
407091	POWERCOMM SOLUTIONS INC	03/22/2024	Regular	0.00	291.27	113436
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	03/22/2024	Regular	0.00	200.00	113437
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	03/22/2024	Regular	0.00	200.00	113438
405410	QUALEY LAW GROUP, INC.	03/22/2024	Regular	0.00	216.37	113439
404863	REFUSE, INC	03/22/2024	Regular	0.00	364.19	113440
405777	RENO BRAKE, INC	03/22/2024	Regular	0.00	761.06	113441
404516	RFI COMMUNICATIONS & SECURITY	03/22/2024	Regular	0.00	273.00	113442
405459	LINDA RITTER CONSULTING	03/22/2024	Regular	0.00	2,719.50	113443
407097	ROMANO, CHRISTOPHER R	03/22/2024	Regular	0.00	108.61	113444
404911	RONS REFRIGERATION, INC	03/22/2024	Regular	0.00	135.00	113445
103241	SBC GLOBAL SERVICES IN LD	03/22/2024	Regular	0.00	77.80	113446
407096	SCHIEBERL, STEVE	03/22/2024	Regular	0.00	100.05	113447
407050	SCHNORR, ZACHARY DANIEL	03/22/2024	Regular	0.00	100.00	113448
406778	SILVER STATE ANALYTICAL LABORAT	03/22/2024	Regular	0.00	1,167.00	113449
406367	SHEPHERD SCOTT F.	03/22/2024	Regular	0.00	3,300.00	113450
404187	SAWDUST TRAILS	03/22/2024	Regular	0.00	7.50	113451
102644	SIERRA FRONT WILDFIRE COOPERAT	03/22/2024	Regular	0.00	720.00	113452
101658	SPB UTILITY SERVICES INC	03/22/2024	Regular	0.00	6,634.00	113453
402848	MARK STAFFORD REAL ESTATE APPI	03/22/2024	Regular	0.00	5,378.00	113454
405475	STAPLES BUSINESS ADVANTAGE	03/22/2024	Regular	0.00	1,185.62	113455
103267	SILVER STATE INDUSTRIES	03/22/2024	Regular	0.00	1,372.00	113456
101229	STATE OF NEVADA	03/22/2024	Regular	0.00	2,910.00	113457
403722	NEV DIV OF PUBLIC & BEHAVIORAL	03/22/2024	Regular	0.00	8,211.14	113458
407076	STINSON, JASON	03/22/2024	Regular	0.00	150.00	113459
102441	STOREY COUNTY SHERIFF	03/22/2024	Regular	0.00	70.00	113460
403892	PONDEROSA MINE TOURS	03/22/2024	Regular	0.00	613.00	113461
407051	SUNRISE DISTRIBUTING LLC	03/22/2024	Regular	0.00	242.85	113462

Check Register:

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406676	SWITCH	03/22/2024	Regular	0.00	4,431.37	113463
407068	SYSKO SACRAMENTO INC	03/22/2024	Regular	0.00	2,048.92	113464
407075	TAYLOR, BRENT	03/22/2024	Regular	0.00	155.00	113465
404615	THE ANTOS AGENCY	03/22/2024	Regular	0.00	4,091.60	113466
405997	THE DIVIDE LLC	03/22/2024	Regular	0.00	85.00	113467
405010	TIMELY TESTING LTD	03/22/2024	Regular	0.00	270.00	113468
402935	PURE WATER SYSTEMS OF NEVADA	03/22/2024	Regular	0.00	49.95	113469
405112	TYLER TECHNOLOGIES, INC	03/22/2024	Regular	0.00	6,035.50	113470
406738	UBEO BUSINESS SERVICES	03/22/2024	Regular	0.00	335.94	113471
405929	CALNEVA SIGNS	03/22/2024	Regular	0.00	4,587.50	113472
406623	US FOODS INC	03/22/2024	Regular	0.00	8,199.49	113473
407098	UV LOGISTICS INC	03/22/2024	Regular	0.00	563.08	113474
403983	VCTC	03/22/2024	Regular	0.00	100.00	113475
403268	CELLCO PARTNERSHIP	03/22/2024	Regular	0.00	367.52	113476
407092	WALKER'S OFFICE SOLUTIONS INC	03/22/2024	Regular	0.00	2,173.98	113477
103467	WOLF MACHINE AND FABRICATION	03/22/2024	Regular	0.00	200.00	113478
405184	UNIFORMS2YOU / RENO UNIFORMS	03/22/2024	Regular	0.00	2,778.79	113479
404295	WELLS ONE COMMERCIAL CARD	03/22/2024	Bank Draft	0.00	34,049.55	DFT0001760

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	254	132	0.00	431,034.49
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	45	1	0.00	34,049.55
EFT's	0	0	0.00	0.00
Total	299	133	0.00	465,084.04

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

C. Wood 3/21/2024
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 4.4.24
 Comptroller Date

[Signature] 3/26/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2024	465,084.04
			<u>465,084.04</u>



STOREY COUNTY

Check Register

Packet: APPKT06394 - 2024-03-28 Spcl Ck S/O cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406905	GONE GREEN RECYCLING LLS	03/28/2024	Regular	0.00	4,856.00	113480

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	4,856.00
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
	1	1	0.00	4,856.00

113480

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Cory Y. Wood 3/27/24
 Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 3.27.24
 Comptroller Date

[Signature] Deputy 3/27/24
 Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	3/2024	4,856.00
			<hr/>
			4,856.00



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** For possible action, approval of business license first readings:
- A. High Impact Sign & Design – Contractor / 820 Wigwam Pkwy. Ste 100 ~ Henderson, NV
- B. Huston High Desert Excavation LLC – Contractor / 11140 Larson RD. ~ Reno, NV
- C. NJ Tool Sales LLC – Out of County / 1527 Riverpark Pkwy. ~ Dayton, NV
- D. TYG EXPRESS – Out of County / 1495 E. Prater Way Ste. 107 ~ Sparks, NV
- **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: Community Development

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 Attachments
- **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: Jim Hindle, Clerk's office
Austin Osborne, County Manager

April 08, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **April 16, 2024**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. High Impact Sign & Design** – Contractor / 820 Wigwam Pkwy. Ste 100 ~ Henderson, NV
- B. Huston High Desert Excavation LLC** – Contractor / 11140 Larson RD. ~ Reno, NV
- C. NJ Tool Sales LLC** – Out of County / 1527 Riverpark Pkwy. ~ Dayton, NV
- D. TYG EXPRESS** – Out of County / 1495 E. Prater Way Ste. 107 ~ Sparks, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office

____ 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 Commission
- From:** Storey County Planning Department
- Meeting Date:** April 16, 2024
- Meeting Location:** Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom
- Staff Contact:** Kathy Canfield
- File:** 2024-010
- Applicant:** Storey County Planning Department
- Request:** First Reading of Bill No. 140 Ordinance No. 24-328 Zoning Code, an ordinance amending provisions of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.
- Planning Commission:** The Planning Commission heard this request at their April 4, 2024, meeting. A discussion of the background of the smaller home size and previous Planning Commission meeting discussions of the topic occurred. Questions about how a special use permit applies and development conditions related to a smaller home size were discussed. One email to the Planning Department and one email to the Commissioners was discussed. There was no public comment at the meeting. The Planning Commission voted 6-0 (one absent) to recommend approval of the proposed code language.

1. Background & Analysis

At the February 2, 2021, Board of County Commissioners Meeting, the Board adopted Bill 125, Ordinance 20-314 that allowed for 401 square foot dwelling size in the 40-acre Estates, Natural Resources and Forestry zoning districts. During the discussion in 2021, the Board raised the question of looking at further dwelling size reductions in other zoning districts in the future.

The 401 square foot dwelling size was decided based on the International Building Code (IBC) that Storey County has adopted. Single family dwelling sizes that are 400 square feet or below fall into a “tiny home” category in the IBC and requires additional codes to be adopted by the County. To avoid this process, Storey County agreed to the limit of 401 square feet for the minimum dwelling size.

There was also the determination that any dwelling has a minimum dimension of 12-feet on any size. This requirement was based on concerns that a small dwelling would have the potential of being easily removed from a site, essentially the ability to remove the “improvements” on a site, which then has the potential to impact not only zoning code requirements (removing the primary use but potentially leaving accessory uses on a property) but also a concern for the Community Development Department and the Assessor’s Office. Twelve feet was arrived at as a dimension that would require additional permitting to haul something that large on public streets and highways.

The Planning Commission discussed possible zoning code amendments at their November 2, 2023, meeting and reducing the dwelling size limitation to other zoning districts was one of several items that the Planning Commission identified as a potential future amendment. Discussion of the housing size included comments related to providing for a more economical construction, being compatible with the surrounding neighborhood, outside storage on properties and potential nuisance issues, and property rights to construct what is desired while also following building code. The result of those discussions was the Planning Commission was open to amending the zoning code, but to allow for the size to be considered under the special use permit process. In general, the findings associated with the special use permit process require a project to be consistent with the surroundings and fit into the neighborhood. The special use permit findings (Section 17.03.150.D) are as follows:

- 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.*
- 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.*
- 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.*
- 4. The proposed use in the proposed area will be adequately served by and will impose no undue burden or any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county. Where improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the special use permit applicant must, as part of the application and as a condition of approval of the proposed special use permit, be responsible for establishing ability, willingness, and binding commitment to provide the improvements, facilities, utilities, infrastructure, and services in sufficient time and in a manner consistent with the county master plan, this title, and all plans, programs, maps, and ordinances adopted by the county to guide its growth and development. The approval of the special use permit must be conditioned upon the improvements, facilities, and services being provided and guaranteed by the applicant.*

With the special use permit requirement applicable to the dwelling size in the R1, R2, A, CR, E and SPR zones, staff are satisfied the level of review and oversight can be provided to address the potential concerns raised with having a smaller single family dwelling size. The special use permit can provide further review to make sure any potential negative qualities can be addressed up front and neighbors have a chance to voice any concerns.

It should be noted that several areas within Storey County are also governed by associations that may have their own regulations (for example the Highlands one acre and ten acre areas, Rainbow Bend in Lockwood). These regulations do not over-ride any other requirements these associations may have on property within their jurisdictions.

2. Existing Code and Proposed Code Language

Bill No. 140, Ordinance 24-328 is attached which shows the changes to Chapters 17.16 R1 Residential Zone, 17.20 R2 Multi-Family Residential Zone, 17.24 Agricultural Zone, 17.30 CR Commercial-Residential Zone, 17.40 Estate Zone, and 17.44 SPR Special Planning Review Zone show the existing code language and the proposed changes. The blue italic underline is proposed new language. There is no language proposed to be removed.

3. Recommended Motion

In accordance with the recommendation by the Planning Commission and staff, I [*Commissioner*], hereby move to approve the First Reading of Bill No. 140 Ord No. 24-328, an ordinance amending provisions of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

Bill No. 140

Ordinance No. 24-328

Summary

An ordinance amending provisions of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

Title

An ordinance amending provisions of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

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

SECTION 1. Section 17.16.030 and Section 17.16.040 of Chapter 17.16 (R1 Residential) of the Storey County Code is hereby amended to provide as follows:

17.16.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- B. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed 2 for the first 20,000 square feet of lot area. Additional animals may be allowed at the rate of 1 for each additional 10,000 square feet of lot area. There must be a minimum of 400 square feet per animal

- of penned land area, which must be on less than 10 percent slope grade.
- C. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
 - D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each sleeping room.
 - E. Short-term vacation rental of a single-family detached residential dwelling. This provision does not apply to long-term rental and lease arrangements
 - F. Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 - 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 - 3. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial, but not including student residential accommodations.
 - 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 - 5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
 - G. Single Family Dwellings less than the area indicated in Section 17.16.040. Single family dwellings must be no less than 401 square feet in area and have no less than a minimum dimension of 12 feet on any side.

17.16.040 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence unless a special use permit has been granted for a lesser area not less than 401 square-feet.

SECTION 2. Section 17.20.025 and Section 17.20.070 of Chapter 17.20 (R2 Multi-Family Residential) of the Storey County Code is hereby amended to provide as follows:

17.20.025 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Boarding accommodations including dormitories, rooming and boarding houses, bed-and-breakfast inns, time-shares, and short-term vacation rentals. A special use permit is not required for long-term rental and lease arrangements. Hotels, motels, hostels and other transient lodging uses are prohibited.
- B. Congregational uses including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- C. Temporary real-estate tract offices not located within a permanent structure.
- D. Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are

- prohibited.
- 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other use.
- 3. Libraries, governmental offices, post offices, and community centers
- 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
- 5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- E. Education facilities that include student residential accommodations.
- F. Multi-family and attached single-family dwellings with density exceeding 1 unit for every 2,000 square feet of gross lot area.
- G. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed 2 for the first 20,000 square feet of lot area. Additional animals may be allowed at the rate of 1 for each additional 10,000 square feet of lot area. There must be a minimum of 400 square feet per animal of penned land area, which must be on less than 10 percent slope grade.
- H. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- I. *Single Family Dwellings less than the area indicated in Section 17.16.040. Single family dwellings must be no less than 401 square feet in area and have no less than a minimum dimension of 12 feet on any side.*

17.20.070 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence *unless a special use permit has been granted for a lesser area not less than 401 square-feet.*

SECTION 3. Section 17.24.025 and Section 17.24.070 of Chapter 17.24 (A Agricultural) of the Storey County Code is hereby amended to provide as follows:

17.24.025 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Wild Animal keeping.
- B. Recreation, outdoor passive.
- C. Boarding accommodations for laborers and other persons directly associated with the permitted agricultural use. A principal building is not required for accessory structures incidental to allowed agriculture uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwellings to be approved.

- D. Boarding accommodations including bed and breakfast inns, dude ranches, and other transient lodging associated with an allowed agricultural use.
- E. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.
- F. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- G. Single Family Dwellings less than the area indicated in Section 17.16.040. Single family dwellings must be no less than 401 square feet in area and have no less than a minimum dimension of 12 feet on any side.

17.24.070 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence unless a special use permit has been granted for a lesser area not less than 401 square-feet.

SECTION 4. Section 17.30.030 of Chapter 17.30 (CR Commercial Residential) of the Storey County Code is hereby amended to provide as follows:

17.30.030 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Buildings and structures exceeding 45 feet in height or less than 25 feet in width.
- B. Recreational vehicle (RV) parks.
- C. Regional stores and shopping centers and super regional stores and shopping centers.
- D. Automotive washing and detailing using coin-operated and production line methods.
- E. Automotive services including service and fueling stations, repair, sales, and rentals.
- F. Casinos and gaming establishments (this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail establishment).
- G. Golf courses.
- H. Fairgrounds, rodeo arenas, competition tracks and arenas, and similar uses.
- I. Veterinary Services with outdoor facilities, a minimum of 10 acres is required.
- J. Amusement parks.
- K. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.

- L. Fortune teller, astrology parlor, clairvoyance and palmistry. Uses under this subsection must comply with the requirements under title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and 300 feet from any E, R, or SPR zone.
- M. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
- N. Facilities for the use of radio-controlled (RC) cars, vehicles, watercraft, and aircraft.
- O. Healthcare facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- P. Education facilities which include student residential and boarding accommodations.
- Q. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- R. Animal Boarding and Grooming with outdoor facilities. A minimum of 10 acres is required.
- S. Mini-warehouses and storage facilities for rent, including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- T. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
- U. Open-air markets, flea-markets, and similar outdoor venues for the sale of goods. A special use permit is not required for farmers markets featuring the sale of edible and items made of edible products.
- V. Permanent outdoor skateboard parks and related facilities.
- W. Display, sale, barter, or trade of items associated with a business outside of a permanent building, except farmer's markets pursuant to this chapter and permitted temporary uses. The sale and display of merchandise and other items, and business that is conducted on the public right-of-way and between the public travelled way and the building is prohibited pursuant 17.12 General provisions.
- X. Personal dry cleaning.
- Y. Micro-distilleries.
- Z. Childcare facilities (in-home child care regulated by Chapter 17.12)
- AA. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- BB. Temporary real-estate tract offices not located within a permanent structure.
- CC. Uses involving the outdoor discharge of firearms.
- DD. Wild Animal Keeping.

- EE. Multi-family and attached single-family dwellings with density exceeding 1 unit for every 2,000 square feet of gross lot area (see Section 17.30.020).
- FF. Single-family detached dwellings less than 800 square-feet. *No dwelling shall be less than 401 square feet in area and have less than a minimum dimension of 12 feet on any side.*
- GG. Equestrian Establishments.
- HH. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

SECTION 5. Section 17.40.025 and 17.40.050 of Chapter 17.40 (E Estate) of the Storey County Code is hereby amended to provide as follows:

17.40.025 Uses Subject to Special Use Permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks old, but not a commercial kennel. A minimum of 10 acres is required.
- B. The keeping of large domestic animals exceeding the maximum number allowed pursuant to section 17.40.020.
- C. Wild animal keeping.
- D. Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 - 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 - 3. Libraries, governmental offices, post offices, and community centers.
 - 4. Education including Elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. Student residential and boarding accommodations are prohibited).
 - 5. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 - 6. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- E. Equestrian Establishments, 10 acre minimum requirement, when accessory to a primary onsite residence.
- F. Animal Boarding and Grooming, 10 acre minimum, when accessory to a primary onsite residence.

G. Single-Family Dwellings less than 800 square feet in area.

17.40.050 Setback and Minimum Floor Area Requirements

Unless stated otherwise in this section, the minimum square feet for a residence, and the distance between the principal building and the property line must be as shown in the following table. Setback requirements for accessory buildings must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

Estates Zone	Minimum Floor Area (square-feet)			Front Setback	Rear Setback	Side Setback
	1 bdrm.	2 bdrm.	3 bdrm.			
E-1	800 <i>401**</i>	1,000 <i>401**</i>	1,200 <i>401**</i>	20 ft.	12 ft.	12 ft.
E-2.5	800 <i>401**</i>	1,000 <i>401**</i>	1,200 <i>401**</i>	30 ft.	40 ft.	15 ft.
E-5	800 <i>401**</i>	1,000 <i>401**</i>	1,200 <i>401**</i>	30 ft.	40 ft.	15 ft.
E-10	800 <i>401**</i>	1,000 <i>401**</i>	1,200 <i>401**</i>	30 ft.	40 ft.	15 ft.
E-40	401*	401*	401*	30 ft.	40 ft.	30 ft.
E-I-VCH	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-10-HR	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-40-VR	401*	401*	401*	30 ft.	40 ft.	15 ft.

*The residence must have a minimum width dimension of 12-feet on any side, have a permanent foundation, and comply with all building code regulations. If the residence is not constructed onsite and meets the definition of a manufactured home, it must also comply with all state requirements for construction.

***A special use permit is required for any primary dwelling unit sized less than 800 square-feet. The single-family dwelling under this provision must have a minimum width of 12-feet on any side, have a permanent foundation and comply with all building code regulations. If the dwelling is not constructed onsite and if it meets the definition of a manufactured home, it must also comply with all state requirements for construction of a manufactured home.*

SECTION 6. Section 17.44.030 17.44 (SPR Special Planning Review) of the Storey County Code is hereby amended to provide as follows:

17.44.030 Uses Subject to Special Use Permit

A special use permit will be required for following uses or development which is determined by the board with action by the planning commission to be potentially incompatible or detrimental to the purpose and intent of the SPR special planning review zone.

- A. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction.
- B. Milling and processing associated with mining and extraction.

- C. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet of a CR, E, R, or SPR zone.
- D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each additional 10,000 square feet of lot area.
- E. Education facilities that include student residential and boarding accommodations.
- F. Indoor and outdoor archery clubs and indoor gun club for the sport of shooting at moving or stationary targets or education related to the use and safety of firearms and archery.
- G. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- H. Animal Boarding and Grooming. Outside facilities require a minimum of 10 acres.
- I. Cemeteries, but not columbariums, crematories, mausoleums, mortuaries, or funeral parlors.
- J. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- K. Wild Animal Keeping.
- L. Open storage.
- M. Bee keeping.
- N. Child Care Facilities.
- O. Single family dwellings less than 800 square feet. No dwelling shall be less than 401 square feet in area and have less than a minimum dimension of 12 feet on any side.
- P. Other similar uses to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

Proposed on _____, 2024.

by Commissioner _____

Passed on _____, 2024.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____

_____, Chair

Storey County Board of County Commissioners

Attest:

Jim Hindle
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2024.



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and consideration for approval amendments to Sections 5.9F and 10.5, and Exhibits 1, 2A, and 2B adding and clarifying language related to resident solid waste self-haul and related fee schedules at the Virginia City Transfer Station, and Consumer Price Index (CPI) considerations in the Solid Waste Franchise Agreement between Storey County and Waste Management, Inc. (dba "Storey County Sanitation").
- **Recommended motion:** I (commissioner) motion to approve the presented amendments to Sections 5.9F and 10.5, and Exhibits 1, 2A, and 2B adding and clarifying language related to resident solid waste self-haul and related fee schedules at the Virginia City Transfer Station, and Consumer Price Index (CPI) considerations in the Solid Waste Franchise Agreement between Storey County and Waste Management, Inc. (dba "Storey County Sanitation).
- **Prepared by:** Austin Osborne

Department: Commissioners

Contact Number: 775.847.0968

- **Staff Summary:** Staff Summary
- The proposed amendments provide needed clarification regarding allowed resident self-haul services and associated fee schedules at the Virginia City Transfer Station. The proposed amendments are summarized as follows and contained in Exhibits A and B.
 1. Add a more detailed description of the contractor's management of the Virginia City Transfer Station. (page 26 of agreement)
 2. Add transfer station service fees to the contract rate tables.
 3. For future rate adjustment processes, change the referenced CPI Series Number from the general regional CPI series number to the solid waste industry specific - Garbage and Trash CPI Series Number - CUUR0000SEHG02. (page 50 of agreement)
- The detailed description of transfer station management was an inadvertent omission from the draft agreement. The recommended addition corrects the omission.
- The Garbage and Trash CPI Series Number - CUUR0000SEHG02 is widely used for rate adjustment in Northern Nevada municipal solid waste service contracts. Had the request to change the index been raised during the RFP process or in subsequent negotiation, SVM would have recommended approval.
- A full version of the draft agreement is available at the following link:

- https://www.storeycounty.org/government/departments/administration_county_manager/waste_management_info.php

- **Supporting Materials:** See Attachments

- **Fiscal Impact:** Yes

- **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

**Draft reflects proposed amendments to
CPI and VC Transfer Station. V.4/04**

5.9 COUNTY COLLECTION SERVICES

These services shall be provided to the County at no charge to the County and will be governed by the following terms and conditions:

- A. Conditions of Service.** The Contractor shall provide County Solid Waste Collection Service, County Recycling Service, and the County Container Service to all County Service Units where the Containers are accessible as set forth in Article 5.9.C and shown in Exhibit 3 – List of County of Service Locations. This does not include special or additional waste generated by special events, except as described in Article 5.9D or natural disaster or major construction projects and does not include sludge or construction and demolition waste.
- B. Frequency of Service.** Each service shall be provided at least once every week on a scheduled route basis.
- C. Accessibility.** The Contractor shall Collect all Containers, that are readily and safely accessible to the Contractor’s crew and vehicles and not blocked. However, the Contractor shall provide “push services” as necessary during the provision of County Collection Services. Push services shall include, but not be limited to, dismounting from the Collection vehicle, moving the Bins or Carts from their storage location for Collection and returning the Bins or Carts to their storage location.
- D. Bulky Item Service.** During the Term of this Agreement the Contractor shall provide Bulky Item Collection Service to the County Service Units in the County. Bulky Item Collection for the County includes Electronic Waste. The County shall contact Contractor to arrange Collection pursuant to this paragraph.
- E. Community Clean-Up Service.** Each Storey County household, including the Lockwood community, which is served by Waste Management of Nevada, Inc. under a separate service agreement, may receive up to three (3) vouchers per calendar year, issued by January 1st of each year. By January 1st of each year, Contractor will provide the County with 3,500 dump vouchers, which will be distributed by the County to households. County will be responsible for tracking the number of vouchers given to households year. County will establish a process for distribution. New vouchers will be provided for each year of this Agreement, and those vouchers shall only be good for the respective year. Contractor will have the right to reject customer usage at either facility in instances of a clear forgery or use by Commercial customers. In addition to the locations stated herein, households may use their vouchers at the Dayton Transfer Station. The County may request that

Contractor provide additional vouchers if more than the anticipated number of County households request vouchers in a particular year.

- F. In addition to the provision about for Community Clean Up Services, Contractor shall provide the following:
1. *Transfer Station Operation - Contractor will hold the transfer station open for business, at least, three (3) days each week, fifty-two (52) weeks per year. Each week, one (1) of the days of operation must be a weekend day, Saturday or Sunday. These provisions are in addition to those set forth in Section 5.9E.*
 - a. *Solid Waste Drop-Off – Allow Storey County residents to drop off Solid Waste at the Virginia City Transfer Station at a rate set forth in Exhibit 1. This rate shall be subject to the rate adjustment methodology stated in Section 10.5. Annual adjustment of rates for the transfer operations shall be subject to rounding as agreed upon by the County and Franchisee so as to allow for the ease in making change at the transfer station.*
 - b. *Recycling Drop-Off – Allow Storey County residents to drop off acceptable Recyclable Materials at the Virginia City Transfer Station. Additionally, the Contractor may provide other drop-off options as approved by the County. Those recyclables will change from time to time, which will change the types of products that are accepted for recycling and the ability to find a vendor that will recycle all items, i.e. batteries, motor oil, etc.*
 2. **Extra Cleanup Incentive for Indigent / Nuisance Property Cleanup** – Provide Cleanup Incentives for indigent cleanup, upon request of the County, to residents who are in court ordered nuisance abatement program, under county supervision and distribution, may receive additional vouchers beyond the three (3) per calendar year listed above.
 3. **Roll-Off Boxes for Indigent / Nuisance Property Clean Up** – Provide twenty (20) 40-yard roll off boxes per year, free-of-charge, for cleanup of Indigent/nuisance Properties, upon request of the County.
- G. **Special Event Collection Service.** The Contractor, in response to a request from the event organizer at least thirty (30) days in advance, shall provide event boxes with lids featuring designated opening(s) for bottles and cans, wheeled carts, bins, and/or roll-off boxes to collect solid waste and recyclable materials at “no charge” for County-sponsored events that are open to the public and that do not require paid admission or the purchase of a ticket. Signage indicating “Recycling” will be clearly visible on the designated Container. The Contractor will assist the venue and event organizers with developing recycling plans and reporting data. When requested by event organizers, solid waste and recycling collection service will be provided for each venue or event. Additionally, event organizers may request numerous carts to distribute throughout the event for use by patrons. Carts to be made available include standard cardboard event boxes with lids (18x18x34 or comparable), 64 and 96-gallon carts. Bins will be made available in sizes including 2, 3, 4, and 6 cubic yards. Roll-Off Box service will be made available in Container sizes including 10, 20, 30 and 40 cubic yards. Collection frequency will be provided as required by the

event organizer. County may request waste pickup to be completed at the end of an event or on a Sunday, prior to Monday business.

- H. **On-Call Bulky Item Service.** Contractor shall provide on-call collection of illegally dumped Bulky Items as requested by the County. Such items must be accessible by truck, and the timing of collection will occur after consultation with the Contractor. Within 48 hours of notification by the County, the Contractor shall Collect the item(s). The Contractor shall provide a designated contact to the County for notification of illegally dumped items through the County’s Connect application.

10.5 METHOD OF FUTURE ADJUSTMENTS

Pursuant to Article 10.4, the adjustment to the Maximum Service Rates according to the method described below and the formulas and procedures shown in Exhibit 2 subject to review of the County. Exhibit 2 inputs will function as a support tool to facilitate the calculation of the rate adjustment.

Rate adjustments shall be based on increases or decreases in [ID CUUR0000SEHG02 “Garbage and Trash”](#) as published by the Bureau of Labor Statistics.

The rate adjustment will be subject to an annual cap of 5.0%. However, the Contractor for any year when the CPI exceeds the 5.0% rate adjustment cap, the percentage in excess of 5.0% will be allowed to be applied to the rate adjustment for the following year if the CPI for the following year falls below the 5.0% maximum and the total adjustment does not exceed the 5.0%.

The rate adjustment percentage calculation shall be prepared by completing the Excel worksheet entitled Rate Adjustment Procedure as depicted below.

Procedure to Calculate Percentage Change in Index								
		A	B	C	D	E	F	G
Row	Index	Previous Index Value	New Index Value	Percent Change in Index (COL B - COL A) / COL A	Allowed Carry Over Prior Period(s)	Total Allowed Percentage Rate Adjustment (COL C + COL D)	Maximum 5% any Rate Year (Next Period Carryover)	Total Permitted Percentage Rate Adjustment (COL E - COL F)
1	CPI	113.04	119.16	5.41%	0.0000%	5.4100%	0.4100%	5.0000%

- 1) In Column A, enter the “Previous Index Value”. For rate application Rate Year December 1, 2024, the “Previous Index Value” shall be the annual average value of the index for the twelve-month period ending June 2024 or 119.16.

For subsequent rate adjustment applications beginning with Rate Year December 2025, the “Previous Index Value” shall be the index value from the previous year’s rate adjustment application.

- 2) In Column B, enter the “New Index Value”. The “New Index Value” shall be the annual average value for the twelve-month period ending June of the current Rate Year.

- 3) Any Allowed Carry Over percentage from prior period(s) may be entered into Column D.
- 4) Column E represents the total Rate Adjustment.
- 5) The percentage amount above the maximum 5% is calculated in Column F. This amount will be disallowed for this current rate application Year but may be allowed as a carry-over in future rate adjustment applications.
- 6) Column G is the Permitted Percentage by which rates may be adjusted for following December 1st Rate Year.

EXHIBIT 1: MAXIMUM SERVICE RATES

Residential Service

Service Description	Monthly Rate	Per Unit, Event, Etc.
Basic Service (1-96 Gal or 1- 64 Gal)	\$27.75	Unit / Month
Basic Service (1-32 Gal)	\$25.51	Unit / Month
Each Addl Cart in Addition to Basic Service (64 Gal or 96 Gal)	\$10.05	Unit / Month
Senior (32 Gal or 64 Gal)	\$21.39	Unit / Month
Low Income Senior (32 Gal or 64 Gal)	\$14.69	Unit / Month
Bear Container Services		
Bear Shed Service (In addition to base service)	\$14.30	Unit / Month
Bear Cart Service (Customer owned)	\$0.00	Unit / Month
Bear Cart Service (Contractor provided cart in addition to base service)	\$8.87	Unit / Month
Yard Service		
Special Yard Service for Disabled	\$0.00	Unit / Month
Special Yard Service	\$14.30	Unit / Month
Ancillary Rates		
Hard to service - less than 40 feet from roadway	\$19.82	Per Event
Hard to service - 40 to 80 feet from roadway	\$34.45	Per Event
Hard to service - greater than 80 feet from roadway	\$46.51	Per Event
Bear cart replacement fee as a result of customer damage	\$322.91	Per Event
Excess above service level per item (weight limit 15 lbs)	\$10.86	Per Event
Cart switch out fee	\$68.45	Per Event
Cart replacement (due to customer damage)	\$113.65	Per Event

Commercial Solid Waste Service

Container Type/Size	Frequency of Collections per Week					
	1	2	3	4	5	6
32 Gal Cart (customer owned)	\$10.79	\$20.30	\$33.73	\$47.29	\$60.76	\$74.24
96 Gal Cart	\$40.16	\$80.33	\$120.49	\$160.65	\$200.81	\$240.98
1 cubic yard bin	\$129.08	\$258.13	\$387.18	\$516.26	\$645.32	\$774.38
2 cubic yard bin	\$179.24	\$358.51	\$537.74	\$716.97	\$896.22	\$1,075.49
3 cubic yard bin	\$212.48	\$424.94	\$637.41	\$849.92	\$1,062.39	\$1,274.86
4 cubic yard bin	\$247.54	\$495.08	\$742.62	\$990.16	\$1,237.70	\$1,485.24
6 cubic yard bin	\$366.55	\$733.09	\$1,099.64	\$1,466.18	\$1,832.73	\$2,199.28
8 cubic yard bin	\$476.03	\$952.05	\$1,428.08	\$1,904.10	\$2,380.13	\$2,856.15

Commercial Recycling Service

Container Type/Size	Frequency of Collections per Week	
	1	
4 cubic yard bin	\$229.60	
6 cubic yard bin	\$380.67	
8 cubic yard bin	\$444.86	

Roll-Off Service

Container Size/Type	Customer Rate	
Roll-Off Box Hauling Service		
Roll off boxes and compactors (all sizes). Includes delivery and removal.	\$279.77	per haul
Roll Off Boxes and Compactors (all sizes). Customer Owned Equipment. Includes Delivery and removal.	\$259.77	per haul
Roll-Off Disposal/Processing		
Solid waste (transfer only - no processing)	\$41.37	per ton
Solid waste processing (MRF)	\$107.47	per ton
Commingled recyclables processing	\$107.47	per ton
C&D processing	\$41.37	per ton
Roll Off Other Services & Ancillary Fees		
Temporary roll-off daily rental after 7 days with no dump	\$51.13	per event
Container clean/exchange	\$184.63	per event
Container relocation at customer request	\$153.86	per event
Dig out fee (material gets stuck in container)	\$104.62	per event
Temporary Clean-Up Bin - Residential		
4YD Bin - deliver, pickup and one dump	\$144.68	per event
4YD Bin - each additional dump	\$58.48	per event
6YD Bin - deliver, pickup and one dump	\$167.65	per event
6YD Bin - each additional dump	\$87.72	per event
Daily rental after 7 days with no dump	\$0.00	per day
Bulky Item Collection		
Per collection event (trip)	\$63.25	per event
Per item	\$22.00	per item
On-Call E-Waste and UW		
On Call E-Waste U-Waste	\$63.25	per event

Ancillary Services and Fees

Commercial Ancillary Services & Fees		
Overloaded bins per incident, per yard	\$43.85	per yard
Overloaded carts per incident, per bag	\$17.54	per bag
Vertical compactor per Yard (2, 2.5, 3, 4 yard only)	\$43.85	per yard
Lock fee (one time charge for initial installation of lock)	\$146.17	per event
Lock/enclosure fee (each service per bin)	\$2.35	per event
Extra pickup per yard while at customer location	\$14.62	per yard
Recycling contamination per incident	\$111.08	per event
Cart replacement fee (due to customer damage)	\$113.45	per event
Container clean/exchange	\$175.40	per event
Ancillary Fees - All Services		
NSF Charge	\$45.75	per event
Activation/Reactivation/ all services	\$61.96	per event
Late Fee	2.50%	\$15 minimum

Transfer Station Fees - Virginia City Transfer Station

<u>Standard Services</u>	<u>Rate</u>
<u>Minimum Charge</u>	<u>\$8.78</u>
<u>32-50 Gal Can each</u>	<u>\$2.57</u>
<u>50-64 Gal Can each</u>	<u>\$3.77</u>
<u>Passenger Tires each</u>	<u>\$6.83</u>
<u>Truck Tires each</u>	<u>\$10.50</u>
<u>Trash/Garbage per cubic yard</u>	<u>\$8.78</u>
<u>Demolition per cubic yard</u>	<u>\$19.76</u>
<u>Bulky per cubic yard</u>	<u>\$15.12</u>
<u>Freon Removal each</u>	<u>\$50.00</u>
<u>Recycling drop off of acceptable items*</u>	<u>\$0.00</u>

*** Clean cardboard, Plastics 1 & 2, paper, batteries, used motor oil and antifreeze. E-waste will be accepted provided a vendor is available to service it**

****Pass through pricing from service provider**

EXHIBIT 2A: RATE ADJUSTMENT METHODOLOGY EXAMPLE

Procedure to Calculate Percentage Change in Index								
		A	B	C	D	E	F	G
Row	Index	Previous Index Value ¹	New Index Value ²	Percent Change in Index (COL B - COL A) / COL A	Allowed Carry Over Prior Period(s)	Total Allowed Percentage Rate Adjustment (COL C + COL D)	Maximum 5% any Rate Year (Next Period Carryover)	Total Permitted Percentage Rate Adjustment (COL E - COL F)
1	CPI	113.04	119.16	5.41%	0.0000%	5.4100%	0.4100%	5.0000%

- (1) For Rate Year December 1, 2024 rate adjustment application, the "Previous Index Value" shall be the annual average value ID CUUR0000SEHG02 "Garbage and Trash" for the twelve month period ending June 2024 or 119.16. For subsequent rate adjustment applications beginning with Rate Year December 1, 2025, the "Previous Index Value" shall be the index value from the previous year's rate adjustment application.
- (2) The "New Index Value" shall be the annual average value of the ID CUUR0000SEHG02 "Garbage and Trash" for the twelve month ending June of the current Rate Year. The entry in this form serves only as an example.
- (3) Rate increases are limited to no more than 5% per year with a carryover allowance for any amount over 5%.
- (4) Index shall be the ID CUUR0000SEHG02 "Garbage and Trash"

EXHIBIT 2B: RATE ADJUSTMENT METHODOLOGY EXAMPLE

Example Calculation for Average Annual Change in Published Index

CPI Index

The CPI rate adjustment index is calculated using the “average change” as demonstrated in the example below, measured for the 12-month period from July through June prior to the Rate Year anniversary date compared to the 12-month period ending June in the previous year.

In the example below, the average annual index for the 12-month period from July 2022 through June 2023 of 119.19 is entered in Column B, Row 1, “New Index Value,” of the example rate adjustment formula in Exhibit 2A, and the average annual index for the 12-month period from July 2021 through June 2022 of 113.04 is entered in Column A, Row 1, “Previous Index Value” in Exhibit 2A. This would have resulted in a 5.41% increase as calculated in Column C, Row 1 of Exhibit 2A.

Note: While CUUR0490SAOL1E is used for the purposes of this example calculation, ID CUUR0000SEHG02 “Garbage and Trash” will be used for the purposes of calculating actual rate adjustments in this Agreement.

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0490SAOL1E

Not Seasonally Adjusted

Series Title: All items less food and energy in Pacific, all urban consumers, not seasonally adjusted

Area: Pacific

Item: All items less food and energy

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0490SAOL1E, CUUS0490SAOL1E

Not Seasonally Adjusted

Series Title: All items less food and energy in Pacific, all urban consumers, not seasonally adjusted

Area: Pacific

Item: All items less food and energy

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2018	100.432	100.901	101.3	101.406	101.625	101.875	102.081	102.297	102.647	102.969	102.869	102.828	101.936
2019	103.382	103.789	104.047	104.368	104.551	104.862	104.978	105.178	105.407	105.52	105.501	105.473	104.755
2020	105.849	106.393	106.337	106.116	106.078	106.076	106.712	106.967	106.903	107.146	107.324	107.093	106.583
2021	107.205	107.56	107.875	108.785	109.39	110.377	110.67	110.745	110.871	111.474	111.89	112.273	109.926
2022	113.166	113.916	114.306	115.033	115.615	116.574	116.962	117.344	117.694	117.953	118.01	118.072	116.22
2023	119.02	119.753	120.274	121.024	121.697	122.106	122.068	122.429	122.546	122.6	122.611	122.731	121.572

ROW

A	Average from July 2021 through June 2022:	113.04	Rounded to 2 decimal points.
B	Average from July 2022 through June 2023:	119.16	Rounded to 2 decimal points.
C	Change in Index (B - A):	6.12	
D	Percentage Change in Index (C / A):	5.41%	Rounded to 2 decimal points.

- **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 190, 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 16, 2024

Meeting Location: Storey County Courthouse, 26 South “B” Street, Virginia City, Nevada and via Zoom

Staff Contact: Kathy Canfield

File: Special Use Permit File 2024-007

Applicant: Supernap Reno LLC (contact Joshua Ewing)

Property Owners: Supernap Reno LLC (contact Kyle Briggs)

Property Location: 1 Superloop Circle and 3800 Peru Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, APN 005-071-57, 005-081-07 and 005-081-10.

Request: The applicant requests Special Use Permit 2024-007 for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated three story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the northern portion of the Switch Reno Citadel campus where several buildings may be constructed. The property is located within the Tahoe Reno Industrial Center, at 1 Superloop Circle and 3800 Peru Drive, McCarran, Storey County, NV, Assessor’s Parcel Numbers 005-071-57, 005-081-07 and 005-081-10.

Planning Commission: The Planning Commission heard this request at their April 4, 2024 meeting. There was a brief discussion of the project and the Planning Commission voted 6-0 (one absent) to recommend approval. There was no submitted public comment for the item and no public comments received at the meeting.

1. **Background & Analysis**

- A. **Background.** This application is associated with several proposed buildings sites for the Switch Reno Citadel campus. The northern area of the campus proposes several buildings with a potential overall height of 120-feet. The anticipated location for the buildings is within the northern portion of the campus near Peru Drive. This portion of the property is currently vacant. The new buildings are proposed to allow for data storage warehouses and the additional height is necessary to accommodate the anticipated equipment needs, internal infrastructure (such as heating/cooling systems) and clearance requirements. It is anticipated the final designs will require a height of 120 feet, however, this Special Use Permit is requesting a height of 125-feet to allow for possible modifications to the design as the final design has not yet been completed.
- B. **Site Location.** The project is located at 1 Superloop Circle and 3800 Peru Drive, within the Tahoe Reno Industrial Center, McCarran, Storey County, Nevada. The additional height will be for new buildings on currently vacant land.



Vicinity Map

- C. **Proposed Project.** The proposed project consists of new buildings on vacant land associated with the Switch Reno Citadel campus. The new buildings are anticipated to be warehouse data centers. The applicant is proposing to construct three story buildings to maximize the footprint of the buildings without needing additional land area. The internal ceiling height for the data center requires additional height to allow for equipment, internal infrastructure needs and clearance requirements. The overall building heights are anticipated to reach 120-feet. This Special Use Permit requests additional height up to a maximum of 125-feet to allow for a buffer for the final design.
- D. **Height.** The proposed project is located within the I-2 Heavy Industrial zoning within the Tahoe Reno Industrial Center. The 1999 Storey County Zoning Code is applicable to the property per the Storey County and Tahoe Reno Industrial Center Development Agreement. The maximum height allowed for the I-2 zoning district is 75-feet. A Special Use Permit can allow for additional height.

The applicant has anticipated the maximum heights of the proposed buildings to be approximately 120 feet. This Special Use Permit requests a total height of 125 feet to allow for a buffer for when final design of the structures is completed.

The Federal Aviation Administration (FAA) may require that structures in close proximity to an aviation flightpath or height in excess of 200 feet be marked, typically with marker balls, a warning light and/or painting the structures to make them more visible to aviation. Because of the project location and the proposed height is less than 200 feet, this is not expected to be needed, but as conditioned, the project will follow any requirements necessary to comply with FAA requirements.

2. Compatibility and Compliance

A. Compatibility with surrounding uses and zones.

The following table documents land uses, zoning classifications, and master plan designations for the land at and surrounding the proposed project.

	Existing Land Use	Master Plan Designation	Zoning District (1999 Code)
Applicant's Land	Vacant, warehouse data center buildings	Industrial	I-2 Heavy Industrial
Land to the North	Vacant, Fulcrum Biofuels facility	Industrial	I-2 Heavy Industrial
Land to the East	Vacant, warehousing	Industrial	I-2 Heavy Industrial
Land to the South	vacant	Industrial	I-2 Heavy Industrial
Land to the West	vacant	Industrial	I-2 Heavy Industrial

- B. **Compliance with Zoning.** The proposed property is located within the Tahoe Reno Industrial Center and is subject to the Development Agreement between the Tahoe Reno Industrial Center and Storey County. The 1999 Zoning Code is applicable to the property which is identified as I-2 Heavy Industrial. The additional height beyond the permissible 75 feet is allowed with a Special Use Permit.

C. **General use allowances and restrictions.** The 1999 Storey County Code Section 17.62, Special Uses, 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 additional height will be associated with industrial use structures that are an allowed use for the existing zoning and consistent with the Master Plan identification for industrial land uses within the Tahoe Reno Industrial Center. As conditioned, the proposed height will be consistent with all Storey County Code requirements, which will be demonstrated at the time of construction permit review and approval.

- (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 additional height will be located adjacent to other industrial land uses. The topography of the area has surrounding hills as the backdrop when viewed from Peru Drive and from a distance from USA Parkway. The height is necessary to provide for equipment, equipment clearance and internal infrastructure for the warehouse data center use proposed on the property. The additional height is not expected to impact any adjacent land uses.

- (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 proposed additional height is not expected to impact the adjacent properties or the character of the neighborhood. This location is within a heavy industrial area with similar large industrial buildings and equipment. Additional height impacts to public health, safety and general welfare are not expected.

- (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 service improvements. Any additional height features or specialized equipment that may be necessary to be consistent with County Codes (ex: Fire or Building) will be determined during the construction permitting review process and be incorporated into the proposed project by the applicant.

- D. 2016 Storey County Master Plan.** This project is located within the Tahoe-Reno Industrial (TRI) Center which the Master Plan states “provides for light industrial, heavy industrial, commercial, and industrial commercial uses and zones pursuant to the Development Agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.” The property is located in the McCarran Area Plan which the Master Plan states “depicts a homogenous planned industrial center located toward the north-central part of Storey County nine miles east of Lockwood. It is home to the Tahoe-Reno Industrial Center and is dedicated solely to manufacturing, utility power production, warehousing and distribution, and other heavy- and light-industrial, and commercial uses. This industrial area has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries.” The proposed use of the structures requesting the additional height is consistent with the heavy industrial use statements for the McCarran area of the Storey County Master Plan.

3. Findings of Fact

- A. Motion for approval.** The following Findings of Fact are evident with regards 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 2024-007 for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated three story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the northern portion of the Switch Reno Citadel campus where several buildings may be constructed. The property is located within the Tahoe Reno Industrial Center, at 1 Superloop Circle and 3800 Peru Drive, McCarran, Storey County, NV, Assessor’s Parcel Numbers 005-071-57, 005-081-07 and 005-081-10.
 - (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit.

- (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 Special Use Permit is not expected to result in substantial or undue adverse effects 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, with the recommended conditions of approval, complies with the requirements of the 1999 Storey County Zoning Code, Chapters 17.62 – Special Uses, and 17.37 – Heavy Industrial Zone.

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

- (1) This denial is for Special Use Permit 2024-007 for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated three story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the northern portion of the Switch Reno Citadel campus where several buildings may be constructed. The property is located within the Tahoe Reno Industrial Center, at 1 Superloop Circle and 3800 Peru Drive, McCarran, Storey County, NV, Assessor's Parcel Numbers 005-071-57, 005-081-07 and 005-081-10.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements/findings in the Storey County 1999 Zoning Code Sections 17.62 -- Special Uses and 17.37 – Heavy Industrial 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.** This approval is for Special Use Permit 2024-007 for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated three story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the northern portion of the Switch Reno Citadel campus where several buildings may be constructed. The property is located within the Tahoe Reno Industrial Center, at 1 Superloop Circle and 3800 Peru Drive, McCarran, Storey County, NV, Assessor's Parcel Numbers 005-071-57, 005-081-07 and 005-081-10.
- B. Requirements.** The Permit Holder shall apply for all required permits and licenses, for a building within twenty-four (24) months from the date of final approval of SUP No. 2024-007 or this special use permit shall become null and void. The applicant shall continuously maintain the validity of the permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms of this SUP and Storey County, Nevada State, and federal regulations.
- C. Transfer of Rights.** This special use permit, subject to its terms and conditions, may be transferred by the special use permit holder, its successors, heirs, or assigns. The subject property owner may lease the subject land; however, the subject property owner and special use permit holder are ultimately responsible for ensuring compliance with the special use permit requirements. Any and all transfers of Special Use Permit No. 2024-004 shall be advised in writing to Storey County Planning Department 90 days prior to assignee taking over operations. The new operators must sign and accept all stipulations and requirements of the special use permit.
- D. State/Federal Taxes.** Whenever Nevada law requires the payment of a sales and/or use tax, all materials and equipment purchased or rented for this project shall when feasible be received in Storey County and the value reported as 'county-of-delivery' on the Nevada Dept. of Taxation form TXR-01.01 'Sales/Use Tax Return'. Proof of appropriate reporting is required prior to a 'Certificate of Occupancy' being issued.
- E. Outdoor Lighting.** Any proposed exterior lighting shall comply with Chapter 8.02 ("Dark Skies") of the Storey County Code.
- F. Separate Permits Required.** This Special Use Permit shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit will be required.
- G. Federal Aviation Administration.** The additional height shall follow all applicable requirements of the Federal Aviation Administration.
- H. Fire.** The applicant shall meet all regulations identified by the Storey County Fire Protection District for development of this property. The project shall be evaluated to determine if there are any applicable elements of the proposed project that may require

inclusion in the respiratory consortium, the hose and nozzle consortium, ladder reimbursement consortium and/or foam consortium or other such consortium at the time of construction plan submittal. The Fire Protection District shall have the final authority on participation.

5. Public Comment

As of March 26, 2024, Staff have not received any comments from the public.

6. Power of the Board

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

7. Proposed Motions

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

A. Recommended motion for approval

In accordance with the recommendation by the Planning Commission and staff, 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 2024-007 for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated three story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the northern portion of the Switch Reno Citadel campus where several buildings may be constructed. The property is located within the Tahoe Reno Industrial Center, at 1 Superloop Circle and 3800 Peru Drive, McCarran, Storey County, NV, Assessor's Parcel Numbers 005-071-57, 005-081-07 and 005-081-10.

B. Alternative motion for denial

Against the recommendation by the Planning Commission and staff, 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 2024-007 for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building

heights to be approximately 120-feet to accommodate anticipated three story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the northern portion of the Switch Reno Citadel campus where several buildings may be constructed. The property is located within the Tahoe Reno Industrial Center, at 1 Superloop Circle and 3800 Peru Drive, McCarran, Storey County, NV, Assessor's Parcel Numbers 005-071-57, 005-081-07 and 005-081-10.



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for Special Use Permit (File 2024-011). The applicant is requesting to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor’s Parcel Number (APN) 003-023-12.

- **Recommended motion:** In accordance with the recommendation by the Planning Commission and staff, 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 (File 2024-011) to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor’s Parcel Number (APN) 003-023-12.

- **Prepared by:** Kathy Canfield

Department: Planning

Contact Number: 775-847-1144

- **Staff Summary:** See attached Staff Report
- **Supporting Materials:** See Attachments
- **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 16, 2024

Meeting Location: Storey County Courthouse, 26 South “B” Street, Virginia City, Nevada and via Zoom

Staff Contact: Kathy Canfield

File: 2024-011

Applicants: Bentley Thomas

Property Owner: Bentley Thomas and Jenni Limoges

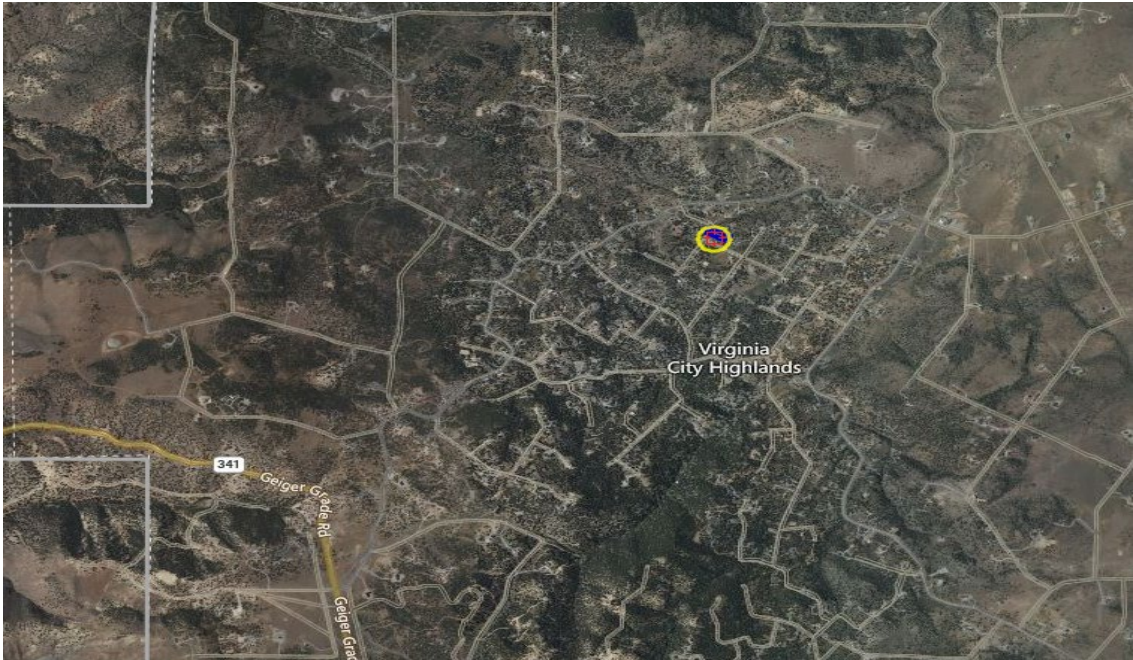
Property Location: 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, APN 003-023-12.

Request: The applicant’s request is for a Special Use Permit (File 2024-011) to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor’s Parcel Number (APN) 003-023-12.

Planning Commission: The Planning Commission heard this request at their April 4, 2024, meeting. A discussion of the project included potential water issues and the issues raised in two emails received by the Planning Department regarding concerns with water and roadway use. One person spoke at the meeting in support of the project stating the area is a “food desert” and the property has been cleaned up and well maintained from previous owner situations. The Planning Commission voted 6-0 (one absent) to recommend approval of the project.

1. Background & Analysis

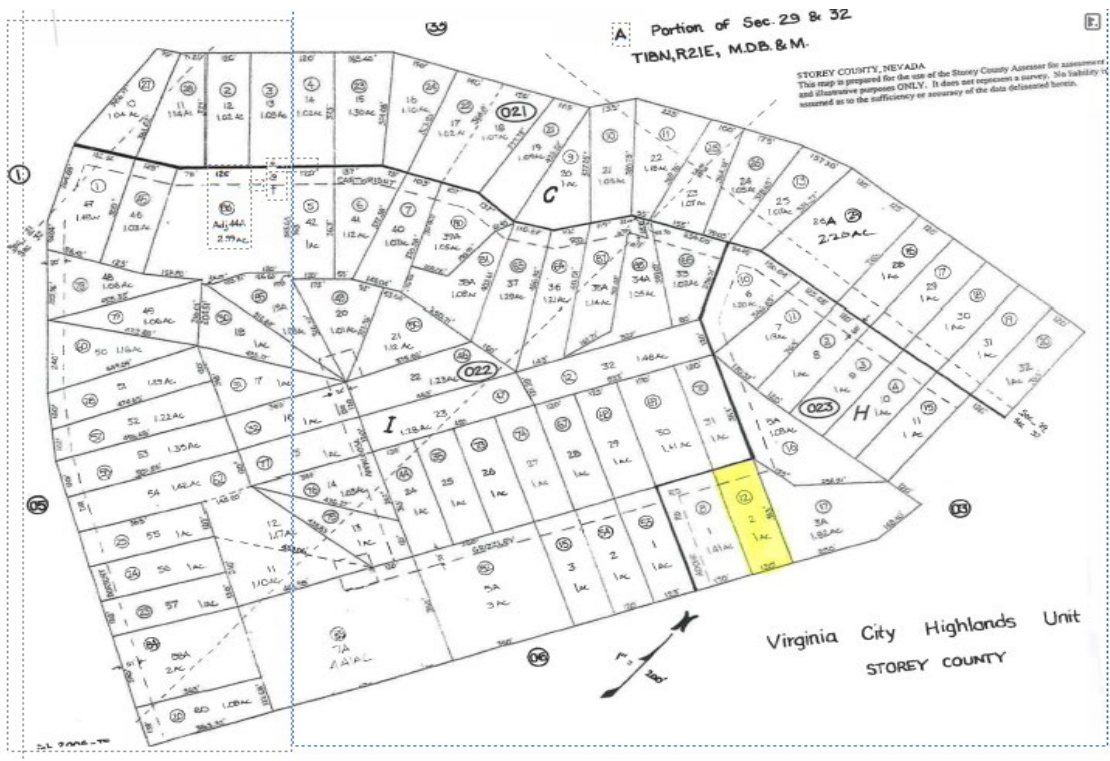
- A. **Site Location and Characteristics:** The property is located at 2431 Grizzley Road in the Virginia City Highlands area of Storey County. The property is approximately one acre in size and contains an existing single family residence. The existing residence is at the rear of the property and has established vegetation. Surrounding uses include developed single family residential parcels.



Vicinity Map



Location Map



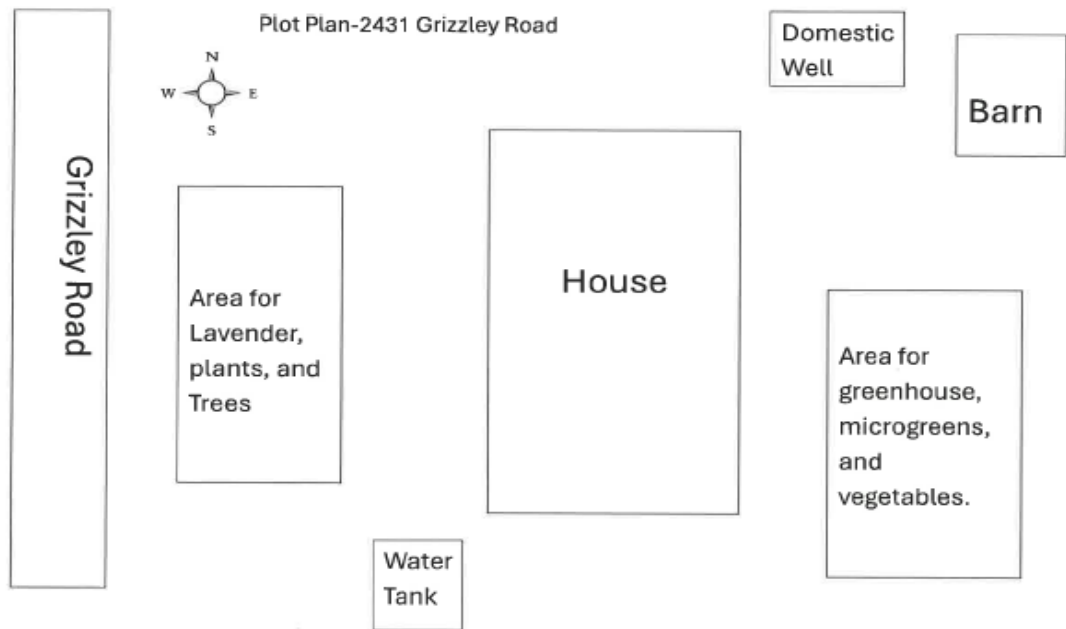
Assessor's Parcel Map



View looking from Grizzley Road looking southeast

- B. **Proposed Use.** The applicant is proposing to operate an agricultural business specializing in microgreens, lavender, vegetables and indigenous plants and trees. The applicant will utilize a portion of his yard for the growing of plants along with a greenhouse. Water for the business activity will be from a 2,000 gallon water tank with water delivery to the site. Water from the residential well on the property will not be utilized for the proposed business activity. No modifications are proposed to the existing residence.

The property is zoned Estates and a home enterprise which involves an outdoor activity (Section 17.12.023.D.5) requires a Special Use Permit. There will be no employees other than the owners of the property.



- C. **Water.** This property is located within the one-acre Virginia City Highlands subdivision. All properties within this subdivision are served by individual wells and septic systems. In recent years there have been significant concerns regarding availability of water. Dropping water levels resulting in existing wells having to be deepened and finding a water source for placement of new wells have occurred. The USGS has been monitoring water levels in this area for approximately six years to assist in understanding the water table.

Water is a necessity for an agricultural business. This proposed home enterprise would utilize water beyond what a typical residence would use. These concerns were raised to the applicant. The applicant has agreed as part of the application to provide an onsite water tank and have water delivered to the tank for agriculture use. This eliminates the utilization of water from the water table in the Highlands neighborhood. Conditions of approval have been added to ensure water delivery occurs and the neighborhood water table is not negatively impacted by the proposed project.

- D. **Zoning Code.** The property is zoned Estates E-1 VCH which allows for single family residences. The parcel contains an existing single family dwelling and the proposed use is accessory to the primary residential use of the property.

The General Provisions chapter of the Zoning Ordinance identifies regulations associated with home enterprises (see below). For the proposed agricultural business, a portion of the plants will be grown outside and involves an accessory portion of the home enterprise being an outdoor activity.

Chapter 17.12.023 (General Provisions for all zones) states the following in regarding to home enterprises:

17.12.023 Home Enterprises

- A. *This section applies to any home enterprise.*
- B. *Home enterprises may occur in the R1, R2, CR, E, SPR, A and F and are associated with and subservient to the lot's principal residential use. The home enterprise must comply with the provisions of Title 5 Business Licenses, and a special use permit may be required pursuant to subsection (D) below.*
- C. *In-home child care is allowed for a maximum of 6 children, up to the age of 18, in any zoning district where a primary residential use exists and is a permitted use. Childcare of more than 6 children up to a maximum of 15 children, may be permitted with a special use permit in zoning districts that a primary residential use exists and is permitted. An outdoor play element may be associated with the child care use as required by state regulations. In-home child care is not subject to the requirements in Section 17.12.023.D, below.*
- D. *A special use permit approved by the board with action by the planning commission is required if the home enterprise may:*
 - 1. *Involve entry into the residential building or accessory building by customers, patrons, or other such persons not permanently residing on the property exceeding three or more vehicle visits on any given day;*
 - 2. *Involve seven or more motor vehicle visits per week, or three or more on any given day, to the subject property;*
 - 3. *Involve the storage or use of flammable or hazardous substances, storage of products being sold that would increase fire loading to a level over the above standard for residential properties, or involve activities that may be potentially harmful or hazardous (e.g., welding, automotive painting, etc.) to surrounding residences and uses;*
 - 4. *Involve storage of materials associated with the home enterprise outside of an enclosed building;*
 - 5. *Involve an accessory component to the home enterprise which includes an outdoor activity, or*

6. *Produce noise, odor, dust, smoke, light, vehicular traffic, or other disturbances that could potentially affect the health, safety, or general welfare of surrounding residences, or the residential character of the surrounding area, without proper mitigation.*
- E. *The following minimum standards apply to any home enterprise, regardless if a special use permit is or is not required:*
1. *The home enterprise must be clearly a subservient use to the primary residential use existing on the property. The home enterprise must not change the residential character of the dwelling unit or the residential property;*
 2. *No more than one vehicle with commercial advertising displayed may be parked on the premises except within an entirely enclosed building. Such vehicle stored outside of the enclosed building must not exceed 10,000 pounds gross vehicle weight rating (GVWR).*
 3. *There may be no manufacturing, processing, or similar activities on the premises which generate noise, odor, dust, vibration, fumes, smoke, electrical interference, vehicle traffic exceeding the number stated in this section unless approved by a Special Use Permit, storage of items which increase fire load, or other adverse impacts to adjacent properties.*
 4. *The home enterprise may not be operated by a resident-tenant without the written consent of the owner of the real property.*
 5. *The home enterprise must comply with the provisions of Title 5 Business Licenses of the county code.*
 6. *Any sign must comply with chapter 17.84 Signs and Billboards.*
 7. *Home pet and plant sales. In any zone with a residential primary use, a person may keep or cultivate pets or raise fowl, bushes, trees, berries, or crops, or sell pets, fowl, eggs, or crops from the premises, providing that no stores or stands are constructed for the purpose unless specifically permitted by the zoning district, the operation is not conducted as a regular commercial enterprise, and the activity is not in violation of this chapter or any other ordinance. The number of animals permitted at the site shall comply with the zoning district requirements and Section 17.12.100 of this chapter.*
 8. *Any open storage must be consistent with Section 17.12.080.*

E. **Special Use Permit.** A Special Use Permit is required because of the outdoor activity associated with the home enterprise use. 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	Single Family Estate	Estates – E-1-VCH
Land to the North	Residential	Single Family Estate	Estates – E-1-VCH
Land to the East	Residential	Single Family Estate	Estates – E-1-VCH
Land to the South	Residential	Single Family Estate	Estates – E-1-VCH
Land to the West	Residential	Single Family Estate	Estates – E-1-VCH

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 agriculture use will be accessory to the primary residence on the property. The use will be located within a greenhouse or as plantings in the yard of the property. The proposed use maintains the rural characteristics of the surrounding area. The applicant's business will conform to the regulations applicable to all home enterprise within Storey County.

- (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 home enterprise will consist of growing plants on the property. Water usage is a concern in the Highlands subdivision and as conditioned of approval, water for usage in the home enterprise shall be brought to the site and the onsite residential well will not be used for any portion of the home enterprise. There are no employees for the business other than the residents of the onsite residential dwelling.

- (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 proposed home enterprise will bring in all necessary water utilized in the agriculture business. The addition of a greenhouse and planting of vegetation is consistent with the residential neighborhood and accessory buildings found in a residential neighborhood. There are no employees other than the occupants of the residence. Business vehicle trips to the site will be limited to that allowed for all home enterprises identified in Section 17.12.023 of the Storey County Zoning Ordinance.

- (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. Water which is needed for the business will be brought to the site and the existing onsite residential well will not be utilized for the home enterprise.

- C. Conformance with the 2016 Storey County Master Plan.** The property is located within the Virginia City Highlands and identified as Single Family Estate land use. The Master Plan states “Estate Residential areas should retain their rural character and facilitate a safe and predictable environment for rural lifestyles”. Section 3.5.3, Goal 1, Policy 2 states to preserve the rural residential character “by preventing retail and other commercial uses in the Highlands and its immediate surrounding areas with the exception of home-based enterprises as appropriate to maintain existing character.” The home enterprise will be operated from an owner-occupied residence. Exterior changes to the site will be the addition of a greenhouse and planting of vegetation. These are consistent with other residential structures and landscaping of properties. No changes are proposed which would alter the rural character of the property or the neighborhood.

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 Special Use Permit (File 2024-011) to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor’s Parcel Number (APN) 003-023-12.
- (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 as conditioned 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 Highlands 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 17.40 E - Estate 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 (File 2024-011) to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-023-12.
- (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 17.40 E - Estate 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.** Special Use Permit (File 2024-011) is to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-023-12.
- B. **Home Enterprise.** The proposed business shall follow the requirements of Section 17.12.023.D, including but not limited to no more than three vehicle visits per day and no more than seven total vehicle visits per week. There shall be no employees at the site who do not reside at the property. The home enterprise must be subservient to existing the residential dwelling.
- C. **Water.** All water utilized for the home enterprise must be delivered to the site. A water tank onsite, filled with water obtained from a delivery service or other qualified professional water purveyor, must be used for any activity associated with the agricultural business. In no case shall the onsite residential well be utilized for the agriculture use. In addition, copies of receipts for water delivery shall be submitted to the Planning Department no later than April 15 and October 15 yearly for as long as the home enterprise operates at the property. If the agricultural business ceases activity, the applicant shall notify the Planning Department in writing and this Special Use Permit shall be terminated.
- D. **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.
- E. **Compliance.** The uses 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.

- F. Business License.** The home enterprise must comply with the provisions of Title 5 business licenses of the county code.
- G. 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.
- H. 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.
- I. Transfer of Rights.** This Special Use Permit (SUP 2024-011) is non-transferable. This Special Use Permit applies to the Permit Holder/Property Owner listed in this permit and may not be transferred to new owners of the property.

5. Public Comment

The Planning Department has received two emails regarding the proposed project with concerns raised about water and roadway use. One person attended the Planning Commission meeting and spoke in favor of the project. The emails were forwarded to the Board of County Commissioners and Planning Commissioners when they were received and have also been posted on the Storey County website.

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 the Planning Commission and 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

In accordance with the recommendation by the Planning Commission and staff, 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 (File 2024-011) to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-023-12.

B. Alternative motion for denial

Against the recommendation by the Planning Commission and staff, 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 (File 2024-011) to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-023-12.

- **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 16, 2024

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

Staff Contact: Kathy Canfield

File: 2024-006

Applicants: Storey County

Property Location: A portion of Silver Street and "I" Street located within the fairgrounds property in Virginia City, Storey County, Nevada. Silver Street between platted "H" Street and "K" Street and "I" Street between Page Street and approximately 541.54 feet north of Silver Street are proposed to be abandoned. All of the subject land is a part of the Storey County fairgrounds property.

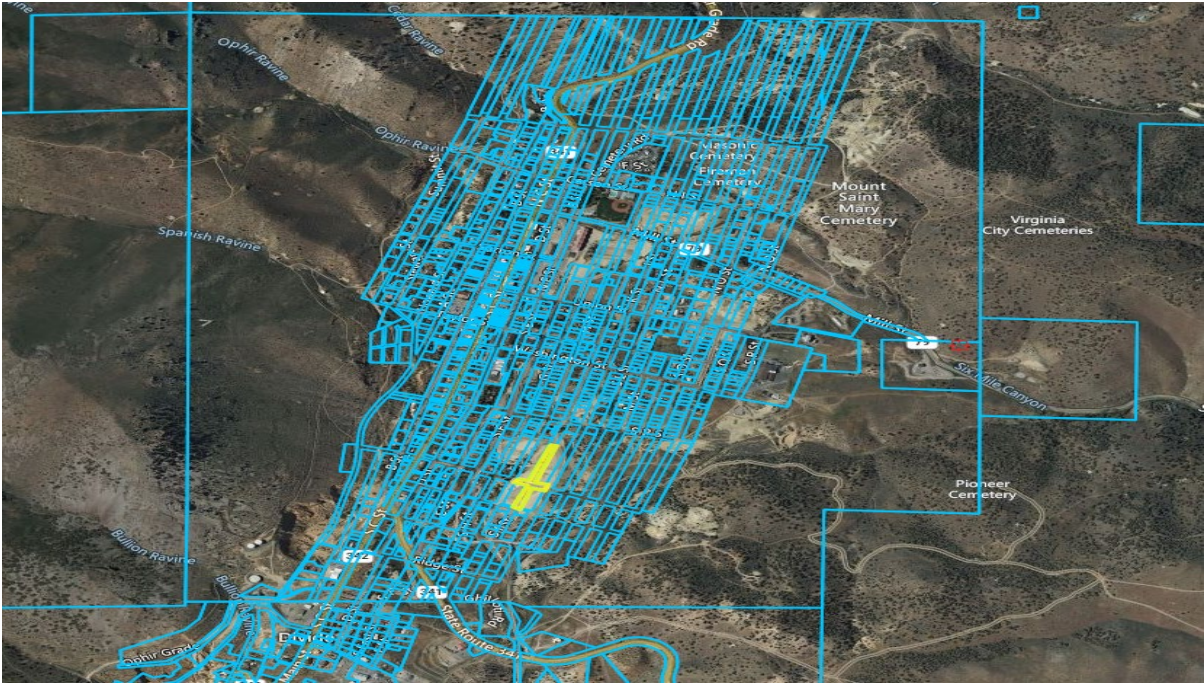
Request: Abandon a portion of Silver Street and "I" Street located within the fairgrounds property in Virginia City, Storey County, Nevada. Silver Street between platted "H" and "K" Streets and "I" Street between Page Street and approximately 541.54 feet north of Silver Street are proposed to be abandoned. The right-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The right-of-way to be abandoned borders APNs 001-173-01, 001-135-06, 001-136-01 and 001-176-01.

Planning Commission: The Planning Commission heard this request at their April 4, 2024, meeting. There was a brief discussion on the need for the abandonment and the Planning Commission voted 6-0 (one absent) to recommend approval of the abandonment. There was no public comment received prior to or at the meeting.

1. Background & Analysis

- A. Site Location & Background.** The proposed abandonment is an area of platted street rights-of-way located at the fairgrounds property in Virginia City, Nevada. These areas are not developed as streets or through-ways but as the overall fairgrounds parking and arena

areas. The abandonment is proposed to allow for improvements to occur at the fairgrounds site. With the existing rights-of-way and property lines, locating permanent structures within required setbacks and outside of rights-of-way is difficult. The abandonment will allow for more flexibility in siting improvements.



Vicinity Map of Virginia City



Location Map



Yellow lines approximate right-of-way location to be abandoned, not to scale.



Labelled street rights-of-way

- B. Proposed Project.** Storey County requests to abandon the platted rights-of-way of Silver Street and “I” Street that fall within the fairgrounds area. The purpose of the abandonment is to eliminate the property lines and right-of-way through the center of the existing fairgrounds site. As the site currently exists, placing permanent improvements (such as a restroom building) in public right-of-way or within setbacks to property lines decreases the flexibility of the overall site development. By abandoning these areas and consolidating the abandoned area and adjacent parcels, the area becomes one larger parcel. This eliminates designing the site to “paper” requirements rather than what actually fits to the overall site design.

“I” Street would be abandoned from the intersection of “I” Street and Page Street to the north, past Silver Street and to approximately 541.45 feet north of Silver Street. This would stop at the driveway into the fairgrounds property from “F” Street, leaving the driveway located within access easements and right-of-way undisturbed by abandonment activities.

- 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. The area of abandonment will remain in public ownership. The site has been developed as a fairgrounds area, and use of the site as right-of-way or thoroughfare has not occurred in the recent past. Vehicle circulation for this area will follow the layout of the fairgrounds and the specific event that is occurring at the site.

- 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, March 22, 2024 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. In this case, Storey County is the only property owner abutting the area to be abandoned, so this noticing was not necessary. 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.

At the time of this writing, NV Energy, AT&T and Public Works have responded to the written notice. NV Energy has identified a potential overhead line just outside of the abandonment area, but within the land consolidation area. Storey County staff will work with NV Energy to determine what easement, if any, might be necessary and develop the appropriate method to document the easement. Public Works is also in the process of identifying the potential locations of future water and sewer lines so those can be documented and future construction can avoid these locations. AT&T had no concerns with the abandonment.

- E. Adjacent Properties Existing Land Uses.** The area to be abandoned is located within I1 Light Industrial and R-1 Residential zoning district within Virginia City. All of the area adjacent to

the proposed abandoned right-of-way are owned by Storey County and are part of the fairgrounds property.

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
Land to be abandoned	Fairgrounds property, parking, arena, bleachers	Transition from Industrial to Mixed Use Commercial Residential	I1 Light Industrial and R-1 Residential
Land to the north	Driveway and "I" Street roadway	Transition from Industrial to Mixed Use Commercial Residential and Single Family Residential	R-1 Residential
Land to the east	vacant	Transition from Industrial to Mixed Use Commercial Residential and Single Family Residential	I1 Light Industrial and R-1 Residential
Land to the south	Fairgrounds property, garage, storage	Transition from Industrial to Mixed Use Commercial Residential	I2 Heavy Industrial
Land to the west	Fairgrounds property, vacant land, private mining uses	Transition from Industrial to Mixed Use Commercial Residential	I1 Light Industrial

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 will not eliminate any access for adjacent properties. The area to be abandoned is bordered on all sides by land owned by Storey County and will be consolidated into one large parcel of land. All parcels in the vicinity, whether developed or undeveloped, have other routes of access and this portion of the right-of-way is not used as primary access by any adjacent parcel. The area to be abandoned functions as a fairgrounds site with the arena, bleachers and parking. The abandoned portion will be consolidated with the adjacent parcels and access to any existing utility lines located within the abandoned portion will be retained with an easement if necessary.

C. Compliance with 2016 Storey County Master.

This project is located within the V&T Midtown Area Specific Plan in Virginia City. The Master Plan does not specifically mention abandonments of roadways or access easements. This proposed abandonment will consolidate land that is currently being used for the

fairgrounds operations which is consistent with the Master Plan discussion for the area. The Master Plan states the following for this area:

Fairgrounds Area

Until 2015, the Virginia City International Camel Races and other similar events were held at a makeshift riding arena located on vacant land two blocks east of the Virginia City Freight Depot and the Silverland Inn and Suites hotel. The ability of this land to facilitate tourism uses has, over the years, become increasingly problematic. The popularity and size of annual events have expanded beyond the capacity of the land, and clouded ownership title and legal challenges associated with it have fostered an unpredictable business environment.

In 2015 the Virginia City Tourism Commission, out of necessity, relocated its planned special events to another tract of land on “F” Street approximately one-mile to the south of the old arena area. The subject property has over the past several years emerged as a center for tourism activities including stagecoach rides, cannon shooting competitions, Civil War reenactments, and other unique “Wild-West” themed attractions not found elsewhere in town. The acreage, layout, and location of this land make it ideal for large events that the site described earlier was increasingly incapable of accommodating. The tourism commission plans to, over time, develop the land into a permanent fairgrounds facility. The land is currently zoned Heavy Industrial, and the county should consider working with the land owner to apply zoning that better accommodates anticipated uses.

Tourism uses are expected to expand significantly along this entire corridor. While promoting tourism events and other uses, as well as their supporting infrastructure, special considerations should be taken in this area on a case-by-case basis to assure compatibility between residential and non-residential uses in the immediate area.



Figure 3.4-6: Photo of Virginia City fairgrounds on “F” Street taken during the 2015 Annual International Camel Races event. (Source: Virginia City Tourism Commission, 2015)

3. Findings of Fact

The Storey County 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 Board of County Commissioners 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 a portion of Silver Street and "I" Street located within the fairgrounds property in Virginia City, Storey County, Nevada. Silver Street between platted "H" and "K" Streets and "I" Street between Page Street and approximately 541.54 feet north of Silver Street are proposed to be abandoned. The right-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The right-of-way to be abandoned borders APNs 001-173-01, 001-135-06, 001-136-01 and 001-176-01.
- (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.
- (6) The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provisions – 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 is not consistent with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.12.090, General Provisions, 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 do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. Recommended Conditions of Approval

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

- A. **Approval.** This approval is to abandon a portion of Silver Street and “I” Street located within the fairgrounds property in Virginia City, Storey County, Nevada. Silver Street between platted “H” and “K” Streets and “I” Street between Page Street and approximately 541.54 feet north of Silver Street are proposed to be abandoned. The right-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The right-of-way to be abandoned borders APNs 001-173-01, 001-135-06, 001-136-01 and 001-176-01.
- 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 if necessary.
- C. **Record of Survey Map.** The applicant 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 rights-of-way. Upon acceptance of the map format, and completion of all other conditions of approval, the map may be recorded.
- D. **Consolidation.** The Map shall demonstrate that the area of abandonment has been consolidated with the adjacent parcels into a 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 Owners 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 March 26, 2024, Staff have received no comments from the public. No public comments were received at the Planning Commission meeting.

NV Energy, AT&T, Comstock Cable and Storey County Public Works were all given written notification of the proposed project individually through email. Comments were received from NV Energy, Public Works and AT&T and incorporated into the recommended conditions of approval.

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 the Planning Commission and staff 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 the Planning Commission and staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve the abandonment of a portion of Silver Street and "I" Street located within the fairgrounds property in Virginia City, Storey County, Nevada. Silver Street between platted "H" and "K" Streets and "I" Street between Page Street and approximately 541.54 feet north of Silver Street are proposed to be abandoned. The right-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The right-of-way to be abandoned borders APNs 001-173-01, 001-135-06, 001-136-01 and 001-176-01.

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 the Planning Commission and staff, I [Commissioner], hereby move to deny the request to abandon a portion of Silver Street and "I" Street located within the fairgrounds property in Virginia City, Storey County, Nevada. Silver Street between platted "H" and "K" Streets and "I" Street between Page Street and approximately 541.54 feet north of Silver Street are proposed to be abandoned. The right-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The right-of-way to be abandoned borders APNs 001-173-01, 001-135-06, 001-136-01 and 001-176-01.

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](#))



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval for Storey County to enter into a lease agreement with the Rainbow Bend Homeowners Association to lease the Rainbow Bend Clubhouse for \$500.00 a month, for a period of 12 to 18 months, starting May 1, 2024. The space is needed for the Lockwood Senior Community Center during construction of their new facility.
- **Recommended motion:** I [county commissioner] move to approve the lease agreement with the Rainbow Bend Homeowners Association to lease the Rainbow Bend Clubhouse for \$500.00 a month, for a period of 12 to 18 months, starting May 1, 2024.

- **Prepared by:** Stacy York

Department: Senior Center

Contact Number: 7758470957

- **Staff Summary:** With the construction of the new Lockwood Senior Community Center, the current location needs to have a place to continue operations. The Rainbow Bend Homeowners Association has agreed to allow us to use vacant space at the rate of \$500.00 a month. The Canyon GID will be joining us in the building so that they have a place to work out of as well.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** \$500.00 per month for 12 - 18 months
- **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
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between RAINBOW BEND HOMEOWNERS ASSOCIATION, a Nevada non-profit corporation ("Lessor"), and Storey County, a political subdivision of the State of Nevada ("Lessee") this 16th day of April, 2024. Lessor and Lessee are sometimes referred to individually as a "Party" and collectively as the "Parties."

ARTICLE I - LEASED PREMISES

Section 1.01. Leased Premises. The term "Leased Premises" means Lessor is leasing to Lessee, the following premises located at 502 Ave de la Bleu De Clair, Sparks, Nevada 89434 and legally described in Exhibit A. The Leased Premise includes 5 parking spaces located in front of the building entrance.

Section 1.02. Demise of Leased Premises. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Leased Premises, on the terms and conditions set forth in this Lease.

Section 1.03. No Partnership. This Lease shall not be deemed to be or consider evidence that a partnership or joint venture exists between Lessor and Lessee.

ARTICLE II - TERM

Section 2.01. Effective Date. The effective date of the Lease shall be the date on which all Parties have executed this Lease ("Effective Date") which shall be no later than the Lease Commencement Date as provided in Section 2.02.

Section 2.02. Term. The term of this Lease will be for a period commencing on May 1, 2024 ("Lease Commencement Date") and shall terminate on April 30, 2025 ("Initial Term") The Lease is renewable for an additional (8 months) and is automatically renewed unless Lessee delivers a notice of termination in writing to Lessor at least 90 days prior to the expiration of the Initial Term. Notwithstanding the foregoing, either Party may terminate this Lease at any time with or without cause upon providing written notice of the termination to the other Party at least 90 days in advance of the termination. Any termination shall be effective on the last day of the month.

Section 2.03 Holdover. If the Lessee shall hold the Leased Premises beyond the term herein specified or any renewal thereof, with the consent, express or implied, of the Lessor, such holding over shall be construed to be a month-to-month tenancy on the same rental terms unless otherwise mutually agreed upon.

Section 2.03. Surrender of Possession. On the last day of the term or on earlier termination, Lessee shall surrender and deliver the Leased Premises to Lessor in good condition and repair, reasonable wear and tear excepted. Any furnishings, equipment, fixtures, or personal property not removed at the termination shall be deemed abandoned and become the property of Lessor

without any payment or offset. At its election, Lessor may remove such furnishings, equipment, fixtures, and personal property from the Leased Premises and store them at the risk and expense of Lessee. Lessee shall repair all damage to the Leased Premises caused by the removal of furnishings, equipment, fixtures, and personal property.

ARTICLE III - RENTAL AND RELATED CHARGES

Section 3.01. Rent. Lessee shall pay to Lessor as rent for the Leased Premises, the amount of SIX THOUSAND DOLLARS (\$6,000.00) per annum payable in equal monthly installments of FIVE HUNDRED DOLLARS (\$500.00) per month without deduction or offset. If the Lease is automatically renewed at the expiration of the Initial Term as provided in Section 2.02 above, rent for the Leased Premises shall remain the same FOUR THOUSAND DOLLARS (\$ 4,000.00) per annum payable in equal monthly installments of FIVE HUNDRED DOLLARS (\$ 500.00) per month effective on the first day of the first month of the renewal term. Rent shall be payable in advance and is due and payable on the first day of each month commencing on the Lease Commencement Date as provided in Section 2.02 above. The failure to pay rent on the first day of each month shall constitute a default under this Lease. A late fee of 5% of the monthly rent installment will be charged for all rental payments paid later than the 15th day of any month in which rent is due. If any payment is returned for non-sufficient funds, Lessee shall pay Lessor THIRTY DOLLARS (\$30.00) as an administrative fee and shall reimburse Lessor for any bank charges incurred by Lessor as a result.

All rent and other sums payable to Lessor under this Lease shall be paid to Lessor at Lessor's address for notices under this Lease or to such other person or at such other place as Lessor may from time to time designate in writing.

Section 3.02. Utilities. Lessee shall establish utility accounts in its name and pay directly to the appropriate supplier all utilities, including the cost of trash removal, associated with the use of the Leased Premises. In the event that any utilities are furnished to the Leased Premises by the Lessor, whether sub-metered or otherwise, then Lessee shall pay Lessor for such utilities, but the rates charged to Lessee shall not exceed those of the public utility company furnishing same to Lessor as if its services were being furnished direct to Lessee. Where any such utilities are not separately metered, Lessor shall pro rate same on an equitable basis. Lessor may pro rate the cost of water and sewer service based on the number of fixture units attributable to the Leased Premises over the total number of fixture units serviced by the applicable meter.

Section 3.03 Security Deposit. No security deposit is required under this Lease.

Article IV - USE AND MAINTENANCE

Section 4.01 Use of Property. Lessee's use of the property shall be as The Lockwood Community Senior Center, providing meals on wheels, congregate dining, transportation service, homemaker programs, case management and a food pantry. Lessee's days and hours of operation for The Lockwood Community Senior Center shall be Monday through Friday, 9:00 am to

Commented [DZ1]: Do they need to arrange for their own dumpster and trash pickup services?

Are the utilities for the Leased Premises separately metered or are they shared with the HOA's clubhouse? This provision only works if they are separately metered.

Otherwise, we need to identify:

Which utilities are separately metered that they can put in the name of Storey County and pay directly for the duration of the lease and

Which are shared with the HOA and then figure out an equitable way that they can reimburse the HOA for the utilities they use.

4:00 pm. Deliveries shall be limited to the hours of 8:00 am to 5:00 pm. Lessee shall ensure that Lessee and its invitees park vehicles only in the parking spaces included as part of the Leased Premises. Lessee shall not permit upon the Leased Premises any condition, act or thing constituting a nuisance; nor do or permit any act which shall annoy, harass, disturb or imperil the residents and invitees of the residents of Lessor's residential community. Lessee's agents, employees, volunteers and invitees shall abide by all laws, ordinances and regulations of the County of Storey, the State of Nevada, and the United States of America in their use of the Leased Premises.

Section 4.02 Improvements. Lessee may make alterations and improvements to the Leased Premises after obtaining Lessor's written consent, which consent shall not be unreasonably withheld. Written consent is not required for decorating purposes i.e.: pictures. All alterations and improvements shall be accomplished in a good workmanlike manner and in strict compliance with all County and State ordinances, requirements and regulations pertaining thereto.

Lessee agrees to pay when due all sums of money for any labor, services, materials, or supplies, furnished to or for Lessee on or about the Leased Premises. Lessee shall not allow or permit the filing or placement of any materialman, mechanics, or other liens upon the Leased Premises. In the event that such a lien is filed, Lessee will cause such lien to be fully discharged and released. In the event Lessee desires to contest any lien, Lessee must post a bond sufficient to discharge the lien in order to pursue the contents of the lien. Lessee agrees to indemnify Lessor against all liability, loss, damage, costs, or expenses, including attorney's fees, on account of claims, or liens for laborers or materialmen or others who performed work or supplied materials or supplies to Lessee.

Upon the completion of any alterations or improvements, such alterations and improvements to the Leased Premises shall become or remain a part of the Leased Premises. Furnishings, equipment and trade fixtures of Lessee, which are not part of any building thereon, remain Lessee's property and are excepted from this clause and provision.

Section 4.03 Maintenance. Lessor at its sole cost and expense will maintain and make all necessary repairs to the following components of the Leased Premises: roof; foundation and structural components; exterior walls; interior walls; exterior doors and windows; plumbing system; sewage disposal; and electrical system to maintain the Leased Premises in good, operational condition, ordinary wear and tear excepted. Any requests to Lessor for repairs shall be made to the RAINBOW BEND HOMEOWNERS ASSOCIATION.

Lessor shall not be liable to Lessee for failure to make repairs specifically required of it unless Lessee has previously notified Lessor, in writing, of the need for such repairs and Lessor has failed to commence and complete said repairs within a reasonable period of time following receipt of Lessee's written notification.

Commented [DZ2]: To avoid misunderstandings, I think we need some provisions about the Senior Center's operations since they will be operating in the heart of a residential community
What days/hours does it operate?
Does it get deliveries of food? If yes, do there need to be limits on when those trucks can arrive?

Commented [DZ3]: I would recommend removing "interior walls" and shifting that to Storey County as that is what is most likely to get altered or damaged as a result of its use.

Lessee at its sole cost and expense will maintain the Leased Premises and keep the Leased Premises in good condition except those maintenance and repair components specified above as being Lessor's responsibility.

Section 4.04. Entry and Inspection. Lessee shall permit Lessor, and its directors, employees, agents or contractors, to enter the Leased Premises at reasonable times and upon reasonable notice for the purpose of viewing and inspecting the condition of the Leased Premises, and for the purpose of making necessary or convenient repairs.

ARTICLE V – INSURANCE; INDEMNIFICATION; WAIVER OF CLAIMS; DAMAGE OR DESTRUCTION

Section 5.01 INSURANCE REQUIREMENTS. LESSEE at its sole cost and expense shall procure and maintain for the duration of the Lease insurance as follows:

Commercial general liability insurance, insuring Lessee against the risks of bodily injury and property damage, personal injury, contractual liability, completed operations, products liability, owned and non-owned automobile liability arising out of the ownership, use, occupancy or maintenance of the Leased Premises and all areas appurtenant thereto. Such insurance shall be a combined single limit policy in an amount not less than \$1,000,000 per occurrence with a \$2,000,000 annual aggregate. Lessor shall be named as additional insured. The policy shall contain cross liability endorsements and shall insure performance by Lessee of the indemnity provisions of this Lease; shall be primarily, not contributing with, and not in excess of coverage which Lessor may carry, and shall afford coverage after the Term (by separate policy or extension if necessary) for all claims based on acts, omissions, injury or damage which occurred or arose (or the onset of which occurred or arose) in whole or in part during the Term. The limits of said insurance shall not limit any liability of Lessee hereunder. Lessee shall provide Lessor with a certificate of insurance showing that the insurance required by this Section 5.01 is in full force and effect no later than 10 days after the Effective Date of this Lease. The failure to obtain and maintain the required insurance shall constitute a default under this Lease.

Section 5.02. Indemnification. Lessee covenants with Lessor that Lessor shall not be liable for any damage or liability of any kind or for any damage or injury to persons or property during the term of this Lease, from any cause whatsoever by reason of the use, occupancy and enjoyment of the Leased Premises by Lessee or any person thereon or holding under said Lessee. Lessee hereby indemnifies, defends and saves harmless Lessor from all liability whatsoever on account of any such damage or injury and from all liens, claims and demands arising out of the use of the Leased Premises, or any repairs or alterations which Lessee may make upon the Leased Premises. Lessee shall not be liable for damage or injury occasioned by reason of the negligent acts or omissions of Lessor, its agents, employees and contractors and Lessor shall hold Lessee harmless therefrom. Lessor hereby indemnifies, defends and saves harmless Lessee from all liability whatsoever on account of any damage or injury, claims and demands arising out of the Lessor's, its agent's, employee's or contractor's actions, work, activity or repair on the Leased Premises.

Section 5.03 Damage to Premises. If, during the term of the Lease, the Leased Premises or any improvements or appurtenances thereon are damaged or destroyed by fire, earthquake, flood, drought or any other cause, not due to the act or omission of Lessee, its agents, employees, volunteers, invitees or any person present upon the Leased Premises with Lessee's consent, to the extent that the damage or destruction is covered by insurance, then the Party which has insured the Leased Premises shall be required to restore or replace the Leased Premises to substantially the same condition as before the damage or destruction. During the time that the repair or restoration is being completed, Lessee's rent shall be abated for any portion of the Leased Premises which cannot be used by Lessee. To the extent that the insurance proceeds are not sufficient to pay for the actual cost of the repair or restoration, then Lessor is not required to repair or restore the Leased Premises.

Even if insurance coverage exists, if the damage or destruction renders the Leased Premises totally unusable for a period of three months or longer, then Lessee may at its option terminate the Lease. Lessee must exercise termination of the Lease within thirty (30) days after the Party insuring the Leased Premises has been advised of the estimated time period for the repair, restoration or replacement of the damage or destruction.

In the event that the damage or destruction is due to a risk not covered by insurance, to the extent that the cost of restoration does not exceed ten percent (10%) of the replacement value, then Lessor shall, at Lessor's sole cost and expense, be required to repair and restore or replace the damage or destruction to substantially the same condition. In the event that the cost of restoration exceeds ten percent (10%) of the replacement value, then Lessor may elect to terminate the Lease by giving written notice to the Lessee or elect to repair, replace and restore the damage or destruction at Lessor's sole cost and expense. If the time restoration exceeds three months, Lessee may at its option terminate the Lease.

Section 5.04. Eminent Domain. If, during the term of the Lease, the whole or any part of the Leased Premises is taken by any competent authority for any public or quasi-public use or purpose, then and in that event, this Lease shall cease and terminate as to any portion of the Leased Premises so taken or condemned, from the date when possession is taken by the authority so exercising its right of eminent domain. This Lease shall continue in full force and effect as to the portion of the Leased Premises, which is not taken or condemned, and Lessee shall pay rent thereon on a pro rata basis. All damages awarded for such taking shall belong to and be the property of the Lessor, except to the extent the awarded damages are attributable to Lessee's alterations or improvements, in which case, said portion of any award shall be paid to Lessee.

VI. MISCELLANEOUS

Section 6.01 Taxes. Lessee will pay all personal property taxes levied and assessed against Lessee's personal property, if any, as well as the value of the lease as calculated and required by NRS 361.257; 361.227 and 361.2275. Lessor is responsible for all personal and real property taxes levied and assessed against Lessor's personal property and real property.

Section 6.02. Assignment or Subletting. Lessee shall not assign, sublet, or convey any of its rights or liabilities under this Lease to any third person or entity for any reason whatsoever.

Section 6.03 Quiet Enjoyment. As long as Lessee is not in default under the terms of this lease. Lessee will have the right to occupy the premises peacefully and without interference.

Section 6.04 Default and Remedies.

A. If Lessee fails to pay rent on or before the fifteenth (15th) day of the month, or fails to perform any terms or covenants in this Lease, other than the payment of rent, within thirty (30) days after being given written notice thereof by Lessor, or if the default is of such character as to require more than thirty (30) days to cure and Lessee fails to commence to cure within thirty (30) days after receipt of such notice and thereafter to diligently proceed to cure such default, Lessor, at its option, may terminate all rights of Lessee hereunder, or bring an action against the Lessee, unless Lessee, within said time, shall cure such default. If Lessee abandons or vacates the Leased Premises while in default of the payment of rent, Lessor may consider any personal property left on the Leased Premises by Lessee to be abandoned and may dispose of the same in any manner allowed by law, subject to providing the Lessee notice. In the event Lessor reasonably believes that such abandoned property has no value, it may be discarded. All of Lessee's personal property on the Leased Premises is hereby subject to a lien in favor of Lessor for the payment of all sums due hereunder, to the maximum extent allowed by law.

B. On the occurrence of any default by Lessee hereunder, Lessor may, at any time thereafter, with or without notice or demand and without limiting Lessor in the exercise of any right or remedy which Lessor may have:

i. Terminate Lessee's right to possession of the Leased Premises by any lawful means, in which case this Lease shall terminate, and Lessee shall immediately surrender possession of the Leased Premises to Lessor. In such event Lessor shall have the immediate right to reenter the Leased Premises and remove all persons and property and such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of Lessee, all without service of notice or resort to legal process and without being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby; and Lessor shall be entitled to recover from Lessee all damages incurred by Lessor by reason of Lessee's default.

ii. Maintain Lessee's right to possession, in which case this Lease shall continue in effect whether or not Lessee shall have abandoned the Leased Premises. In such event, Lessor shall be entitled to enforce all of Lessor's rights and remedies under this Lease, including the right to recover the rent as it becomes due hereunder. Lessee acknowledges that Lessor may continue the Lease in effect after Lessee's breach and abandonment and recover rent as it becomes due;

iii. Pursue any other remedy now or hereafter available to Lessor under the laws or judicial decisions of the State of Nevada.

C. Lessor shall not be in default under this Lease unless Lessor fails to perform obligations required of Lessor hereunder within a reasonable time, but in no event later than thirty (30) days after written notice by Lessee to Lessor, specifying wherein Lessor has failed to perform such obligation; provided, however, that if the nature of Lessor's obligation is such that more than thirty (30) days are required for performance, then Lessor shall not be in default if Lessor commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

Section 6.05 Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

Section 6.06 Notices: All notices must be writing. A notice may be delivered to a party at the address below or to a new address that a party designates in writing. A notice may be delivered in person, by certified mail or by overnight courier. Notices shall be deemed given forty-eight (48) hours after deposit in the United States mail, postage prepaid, certified mail, return receipt requested, and addressed to:

LESSOR: Rainbow Bend Homeowners Association
c/o Kenyon and Associates
645 Sierra Rose Dr #104
Reno, NV 89511

LESSEE: Storey County

Section 6.07 Governing Laws: This lease will be governed by and construed in accordance with the laws of the State of Nevada.

Section 6.08 Modification: This lease may be modified only by a written agreement signed by the parties.

Section 6.09 Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

Section 6.10 Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceable will affect only that provision and will not make

any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to extent necessary to render it valid and enforceable.

Section 6.11 Attorney's Fees. In the event either Lessor or Lessee shall institute any legal action, arbitration, or other proceeding against the other relating to the provisions of this Lease or any default, then the prevailing party shall be entitled to an award of actual expenses and/or court costs, including reasonable attorney's fees, expert witness fees, disbursements, and/or arbitration fees. The phrase "prevailing party" shall mean a party who receives substantially the relief desired whether by judgment, dismissal, summary judgment, settlement, or otherwise.

Section 6.12 Counterparts. This Lease may be executed in as many counterparts as may be deemed necessary or convenient and by the different parties hereto on separate counterparts, each of which when so executed being deemed an original, but all such counterparts shall constitute but one and the same Lease.

Section 6.13 Authority. Lessee is a political subdivision and Lessor is a common-interest community corporation. The individual(s) executing this Lease on behalf of Lessee and Lessor represents and warrants that he or she is duly authorized to execute this Lease and that this Lease is binding on the Parties.

**RAINBOW BEND HOMEOWNERS
ASSOCIATION (LESSOR)**

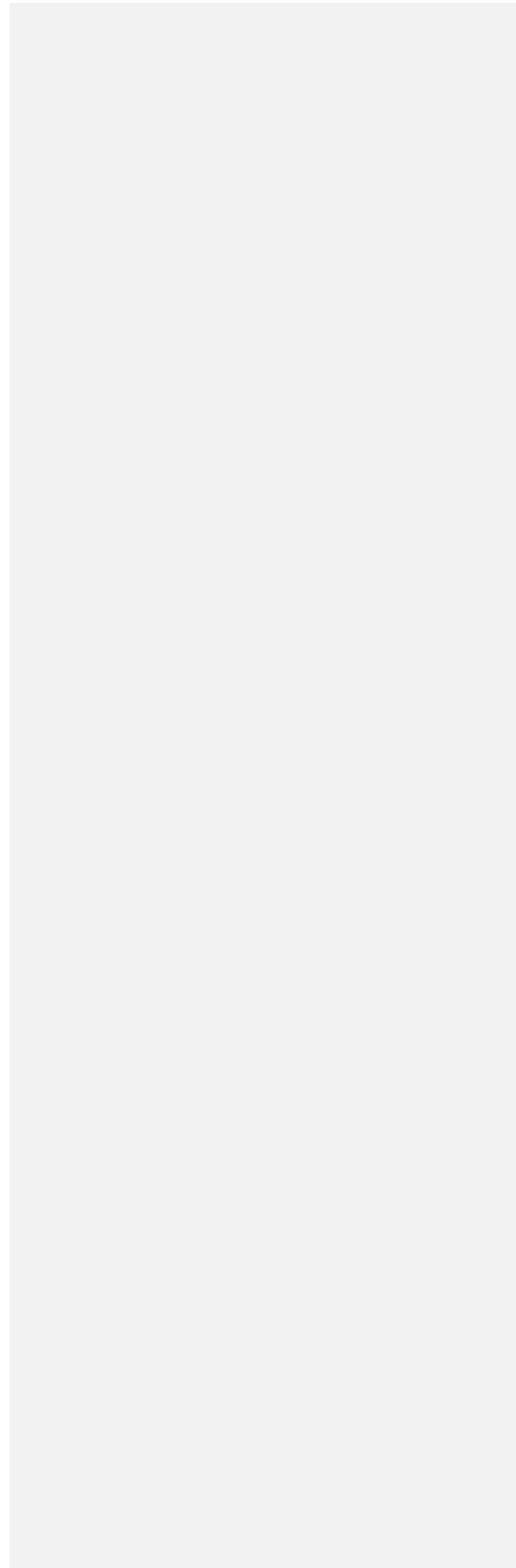
By: _____
Name: _____
Its: President
Date: _____

By: _____
Name: _____
Its: Secretary
Date: _____

STOREY COUNTY (LESSEE)

By: _____
Name: Jay Carmona
Title: Storey County Commissioner Chair
Date: April 16, 2024

**EXHIBIT A
LEASED PREMISES**





Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 mins

Agenda Item Type: Discussion Only/No Possible Action

- **Title:** Storey County FY25 Tentative to Final Budget update.
- **Recommended motion:** No Action
- **Prepared by:** Jennifer McCain

Department: Comptroller

Contact Number: 775-847-1133

- **Staff Summary:** As we move closer to a final budget we continue to fine tune the budget. This discussion will update the Board on these changes. Final approval of the FY25 Final Budget will be on May 21, 2014.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:** No 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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to proclaim April 14, 2024, thru April 20, 2024, as National Public Safety Telecommunications Week.
- **Recommended motion:** I, Commissioner _____, move to proclaim April 14, 2024, thru April 20, 2024, as National Public Safety Telecommunications week in Storey County, NV.

- **Prepared by:** Becky Parsons

Department: Communications

Contact Number: 775-847-0930

- **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 911 dispatchers' hard work and dedication. We thank the hard-working staff at the Storey County Communications Center for 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 the citizens they serve.

- **Supporting Materials:** See Attachments

- **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



**A PROCLAMATION DECLARING
APRIL 14, 2024 THROUGH APRIL 20, 2024 AS
NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN
STOREY COUNTY, NEVADA**

WHEREAS, behind every emergency response in Storey County there is a team of dedicated, professional Communications Specialist who are the first and most vital link between our 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 can no longer be regarded as administrative or clerical professionals; the emergencies they handle in real time make them the "first" first responders; and

WHEREAS, Storey County Communications Specialists are the single link for our police officers and firefighters, they are responsible for monitoring the first responders' activities and providing them with crucial information which ensures their safety; and

WHEREAS, Storey County Communications Specialists who serve at the Storey County 911 Dispatch Center have exhibited compassion, understanding and professionalism during the thousands of calls for services each year; and

WHEREAS, Storey County Communications Specialists are certified by the International Academy of Emergency Dispatch in Emergency Medical Dispatch and Emergency Police Dispatch to provide a substantial contribution to the apprehension of criminals, treatment of medical patients, and suppression of fires throughout Storey County; and

NOW, THEREFORE, We, the Storey County Board of Commissioners, do hereby proclaim the week of April 14-20, 2024 to be observed as

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

Adopted this 16th day of April 2024.



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to direct county staff to begin researching the process for possible implementation of the Commercial Property Assessed Clean Energy Program (C-PACE).
- **Recommended motion:** I (commissioner), move to approve directing county staff to begin researching the process for possible implementation of the Commercial Property Assessed Clean Energy Program (C-PACE).
- **Prepared by:** Lara Mather

Department: Business Development

Contact Number: 775.847.0968

- **Staff Summary:** C-PACE funding is a program that allows commercial property, including commercial residential, owners to obtain low-cost, long-term financing for energy efficiency, water conservation, and renewable energy projects. Additional time and resources will be needed to determine whether this program is or is not viable in Storey County.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:** None
- **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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consider and possibly accept apparent low bid from Sierra Nevada Construction, Inc. for the Lousetown Road Reconstruction project in an amount not to exceed the bid price of \$4,681,007.00. On April 4, 2024, DOWL held a bid opening for the Lousetown Road Reconstruction Project on behalf of Storey County, and Sierra Nevada Construction, Inc. is the apparent low bidder.
- **Recommended motion:** I (Commissioner) move to approve the bid from Sierra Nevada Construction in the amount of \$4,681,007.00 and to allow the Public Works Director to sign the contract for the Lousetown Road Reconstruction Project.
- **Prepared by:** Jason Wierzbicki

Department: Public Works

Contact Number: 7758470958

- **Staff Summary:** On April 4th, 2024, Dowl held a bid opening for the Lousetown Road Rehab Project via Planetbids. We received 6 total bids. Spanish Springs Construction was the highest bid at \$6,992,000.00 and Sierra Nevada Construction came in at the low bid of \$4,681,007.00. Therefore, we are recommending Sierra Nevada Construction be accepted as the apparent low bid at \$4,681,007.00.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** yes
- **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
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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April 8, 2024

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

Re: Recommendation of Award for Storey County Lousetown Road Rconstruction Project

Dear Mr. Osborne,

On April 4, 2024 DOWL held a bid opening for the Lousetown Road Reconstruction 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 \$4,681,007.00.

DOWL has evaluated the Sierra Nevada Construction 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, the Secretary of State, and the Labor Commissioner. The references were all positive; the consensus is that Sierra Nevada Construction 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 for debarment on the System for Award Management shows no action. 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 has over 30 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, DOWL finds Sierra Nevada Construction as being a "responsible" Bidder and we recommend awarding them the Construction Contract.

I have attached the bid tabulation for your reference.

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

Regards,

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

Keith Karpstein, P.E.
Senior Engineer

Attached: Bid Tabulation

BID OPENING FORM
Storey County
Lousetown Road Reconstruction

Bid Opening Location: Planet Bids
 Date: Thursday, April 4, 2024
 Time: 2:00pm
 Owner: Storey County
 Engineer: DOWL

Bid Item	Description	Quantity	Units	ENGINEER'S OPINION OF PROBABLE COST		A&K Earth Movers		Granite Construction		Q&D		Qualcon		Sierra Nevada Construction		Spanish Springs Construction		AVERAGE	
				Unit Price	Total	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization/Demobilization (5%)	1	LS	\$276,000.00	\$276,000.00	\$275,000.00	\$275,000.00	\$325,000.00	\$325,000.00	\$155,000.00	\$155,000.00	\$300,000.00	\$300,000.00	\$200,000.00	\$200,000.00	\$290,000.00	\$290,000.00	\$257,500.00	\$257,500.00
2	Temporary Traffic Control	1	LS	\$200,000.00	\$200,000.00	\$306,926.00	\$306,926.00	\$199,410.60	\$199,410.60	\$449,807.38	\$449,807.38	\$450,000.00	\$450,000.00	\$169,019.20	\$169,019.20	\$469,238.00	\$469,238.00	\$340,733.53	\$340,733.53
3	Temporary Erosion Control	1	LS	\$20,000.00	\$20,000.00	\$65,000.00	\$65,000.00	\$60,000.00	\$60,000.00	\$70,400.00	\$70,400.00	\$150,000.00	\$150,000.00	\$10,000.00	\$10,000.00	\$105,000.00	\$105,000.00	\$76,733.33	\$76,733.33
4	General Earthwork	1	LS	\$50,000.00	\$50,000.00	\$175,000.00	\$175,000.00	\$175,000.00	\$232,000.00	\$295,000.00	\$295,000.00	\$450,000.00	\$450,000.00	\$150,000.00	\$150,000.00	\$702,000.00	\$702,000.00	\$334,000.00	\$334,000.00
5	8" Roadbed Modification with lime and cement treatment	58,818	SY	\$36.00	\$2,117,448.00	\$24.00	\$1,411,632.00	\$28.00	\$1,646,904.00	\$21.00	\$1,235,178.00	\$22.00	\$1,293,996.00	\$17.00	\$999,906.00	\$27.50	\$1,617,495.00	\$23.25	\$1,367,518.50
6	5" Type II AC (PG64-28NV)	58,818	SY	\$36.00	\$2,117,448.00	\$43.00	\$2,529,174.00	\$50.00	\$2,940,900.00	\$40.00	\$2,352,720.00	\$40.00	\$2,352,720.00	\$39.00	\$2,293,902.00	\$48.00	\$2,823,264.00	\$43.33	\$2,548,780.00
7	Linear Grading	46,385	LF	\$4.00	\$185,540.00	\$3.20	\$148,432.00	\$3.00	\$139,155.00	\$1.10	\$51,023.50	\$6.00	\$278,310.00	\$0.50	\$23,192.50	\$3.00	\$139,155.00	\$2.80	\$129,878.00
8	Preformed Thermoplastic Pavement Markings, 12-Inch Wide Stop Bar	26	LF	\$11.00	\$286.00	\$22.00	\$572.00	\$24.00	\$584.00	\$20.00	\$420.00	\$25.00	\$520.00	\$20.00	\$400.00	\$20.00	\$400.00	\$21.83	\$567.67
9	Preformed Thermoplastic Pavement Markings, "Stop"	2	EA	\$410.00	\$820.00	\$390.00	\$780.00	\$435.00	\$870.00	\$360.00	\$720.00	\$400.00	\$800.00	\$500.00	\$1,000.00	\$360.00	\$720.00	\$407.50	\$815.00
10	Preformed Thermoplastic Pavement Markings, "Yield Triangles"	8	EA	\$100.00	\$800.00	\$60.00	\$480.00	\$66.00	\$528.00	\$55.00	\$440.00	\$65.00	\$520.00	\$75.00	\$600.00	\$60.00	\$480.00	\$63.50	\$508.00
11	Pavement Markings 4" Double Solid Yellow Line	25,194	LF	\$1.75	\$44,089.50	\$0.50	\$12,597.00	\$0.60	\$15,116.40	\$0.50	\$12,597.00	\$0.75	\$18,895.50	\$0.85	\$21,414.90	\$0.50	\$12,597.00	\$0.62	\$15,536.30
12	Install New Sign on Existing Post	47	EA	\$250.00	\$11,750.00	\$270.00	\$12,690.00	\$261.00	\$12,267.00	\$250.00	\$11,750.00	\$300.00	\$14,100.00	\$250.00	\$11,750.00	\$260.00	\$12,220.00	\$265.17	\$12,462.83
13	Install New Sign and New Post	2	EA	\$850.00	\$1,700.00	\$1,000.00	\$2,000.00	\$976.00	\$1,952.00	\$935.00	\$1,870.00	\$1,100.00	\$2,200.00	\$850.00	\$1,700.00	\$950.00	\$1,900.00	\$968.50	\$1,937.00
14	Install New Guidepost	772	EA	\$125.00	\$96,500.00	\$71.00	\$54,812.00	\$68.00	\$52,996.00	\$65.00	\$50,180.00	\$70.00	\$54,040.00	\$90.00	\$69,480.00	\$70.00	\$54,040.00	\$72.33	\$55,841.33
15	Remove and Dispose of Existing Culvert Pipe	554	LF	\$42.00	\$23,268.00	\$30.00	\$16,620.00	\$28.00	\$15,512.00	\$89.00	\$49,306.00	\$60.00	\$33,240.00	\$30.00	\$16,620.00	\$30.00	\$16,620.00	\$44.50	\$24,653.00
16	Construct Rip-Rap Apron	2,979	SF	\$9.00	\$26,811.00	\$6.00	\$17,874.00	\$25.00	\$74,475.00	\$13.00	\$38,727.00	\$28.00	\$83,412.00	\$20.00	\$59,580.00	\$13.00	\$38,727.00	\$17.50	\$52,132.50
17	Construct Rip-Rap Drainage Swale	80	LF	\$6.00	\$480.00	\$14.00	\$1,120.00	\$70.00	\$5,600.00	\$64.50	\$5,160.00	\$100.00	\$8,000.00	\$29.00	\$2,320.00	\$36.00	\$2,880.00	\$52.25	\$4,180.00
18	Construct Culvert Headwall - Concrete	14	CY	\$6,800.00	\$95,200.00	\$1,900.00	\$26,600.00	\$8,600.00	\$120,400.00	\$1,820.00	\$25,480.00	\$5,000.00	\$70,000.00	\$5,300.00	\$74,200.00	\$4,600.00	\$64,400.00	\$4,536.67	\$63,513.33
19	Culvert Headwall - Steel	748	LB	\$10.00	\$7,480.00	\$7.00	\$5,236.00	\$7.00	\$5,236.00	\$3.69	\$2,760.12	\$35.00	\$26,180.00	\$11.30	\$8,452.40	\$8.00	\$5,984.00	\$12.00	\$8,974.75
20	12" Reinforced Concrete Pipe, Class III	91	LF	\$182.00	\$16,562.00	\$290.00	\$26,390.00	\$373.00	\$33,943.00	\$291.00	\$26,481.00	\$350.00	\$31,850.00	\$250.00	\$22,750.00	\$400.00	\$36,400.00	\$325.67	\$29,635.67
21	18" Reinforced Concrete Pipe, Class III	291	LF	\$196.00	\$57,036.00	\$440.00	\$128,040.00	\$433.00	\$126,003.00	\$336.00	\$97,776.00	\$400.00	\$116,400.00	\$300.00	\$87,300.00	\$440.00	\$128,040.00	\$391.50	\$113,926.50
22	24" Reinforced Concrete Pipe, Class III	135	LF	\$456.00	\$61,560.00	\$475.00	\$64,125.00	\$435.00	\$58,725.00	\$332.00	\$44,820.00	\$450.00	\$60,750.00	\$350.00	\$47,250.00	\$460.00	\$62,100.00	\$417.00	\$56,295.00
23	36" Reinforced Concrete Pipe, Class III	48	LF	\$565.00	\$27,120.00	\$560.00	\$26,880.00	\$554.00	\$26,592.00	\$408.00	\$19,584.00	\$480.00	\$23,040.00	\$500.00	\$24,000.00	\$520.00	\$24,960.00	\$503.67	\$24,176.00
24	42" Reinforced Concrete Pipe, Class III	50	LF	\$510.00	\$25,500.00	\$610.00	\$30,500.00	\$765.00	\$38,250.00	\$425.00	\$21,250.00	\$550.00	\$27,500.00	\$640.00	\$32,000.00	\$550.00	\$27,500.00	\$590.00	\$29,500.00
25	Precast 18" Culvert Flared End Section	5	EA	\$3,850.00	\$19,250.00	\$2,000.00	\$10,000.00	\$2,875.00	\$14,375.00	\$2,450.00	\$12,250.00	\$2,500.00	\$12,500.00	\$3,000.00	\$15,000.00	\$2,400.00	\$12,000.00	\$2,537.50	\$12,687.50
26	Precast 24" Culvert Flared End Section	5	EA	\$3,900.00	\$19,500.00	\$2,100.00	\$10,500.00	\$3,225.00	\$16,125.00	\$2,550.00	\$12,750.00	\$2,750.00	\$13,750.00	\$3,100.00	\$15,500.00	\$2,500.00	\$12,500.00	\$2,704.17	\$13,520.83
27	Precast 36" Culvert Flared End Section	1	EA	\$4,200.00	\$4,200.00	\$3,100.00	\$3,100.00	\$3,642.00	\$3,642.00	\$3,200.00	\$3,200.00	\$4,000.00	\$4,000.00	\$5,300.00	\$5,300.00	\$3,200.00	\$3,200.00	\$3,740.33	\$3,740.33
28	Precast 42" Culvert Flared End Section	1	EA	\$4,200.00	\$4,200.00	\$7,000.00	\$7,000.00	\$5,485.00	\$5,485.00	\$6,900.00	\$6,900.00	\$10,000.00	\$10,000.00	\$9,000.00	\$9,000.00	\$7,300.00	\$7,300.00	\$7,614.17	\$7,614.17
29	Install Metal End Section on Existing Culvert	6	EA	\$1,500.00	\$9,000.00	\$1,900.00	\$11,400.00	\$2,845.00	\$17,070.00	\$2,100.00	\$12,600.00	\$4,000.00	\$24,000.00	\$2,500.00	\$15,000.00	\$2,000.00	\$12,000.00	\$2,557.50	\$15,345.00
30	Install NDOT Type 2 Storm Drain Catch Basin, Complete in-place	2	EA	\$10,000.00	\$20,000.00	\$4,500.00	\$9,000.00	\$13,102.00	\$26,204.00	\$12,000.00	\$24,000.00	\$10,000.00	\$20,000.00	\$10,000.00	\$20,000.00	\$8,700.00	\$17,400.00	\$9,717.00	\$19,434.00
31	Install Culvert Markers	34	EA	\$125.00	\$4,250.00	\$130.00	\$4,420.00	\$131.00	\$4,454.00	\$125.00	\$4,250.00	\$150.00	\$5,100.00	\$125.00	\$4,250.00	\$140.00	\$4,760.00	\$133.50	\$4,539.00
32	Over-excavation for Unsuitable Material (Contingent Item)	300	CY	\$115.00	\$34,500.00	\$125.00	\$37,500.00	\$128.00	\$38,400.00	\$105.00	\$31,500.00	\$200.00	\$60,000.00	\$100.00	\$30,000.00	\$150.00	\$45,000.00	\$134.67	\$40,400.00
33	Import Type 2 Class B Aggregate Base (Contingent Item)	800	TON	\$25.00	\$20,000.00	\$32.00	\$25,600.00	\$71.00	\$56,800.00	\$30.00	\$24,000.00	\$75.00	\$60,000.00	\$50.00	\$40,000.00	\$52.00	\$41,600.00	\$51.67	\$41,333.33
34	Force Account	1	LS	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Base Bid Total:				\$5,798,298.50		\$5,657,000.00		\$6,514,514.00		\$5,350,000.00		\$6,255,953.50		\$4,681,007.00		\$6,992,000.00		\$5,296,265.08	



Storey County Liquor Licensing Board Agenda Action Report

**Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of the Second Reading On-Sale/Off-Sale Liquor License. The applicant is Arturo Valadez, Bonanza Cantina located at 27 North C Street, Virginia City, Nevada.
- **Recommended motion:** For consideration and possible approval of the Second Reading On-Sale/Off-Sale Liquor License. The applicant is Arturo Valadez, Bonanza Cantina located at 27 North C Street, Virginia City, Nevada
- **Prepared by:** Dore Nevin

Department: Sheriff

Contact Number: 7758470959

- **Staff Summary:** Second Reading On-Sale/Off-Sale Liquor License. The applicant is Arturo Valadez, Bonanza Cantina located at 27 North C Street, Virginia City, Nevada.
- **Supporting Materials:** No Attachments
- **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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration to possibly approve a proposal from Headway Transportation for design of a traffic signal system for the intersection of Electric Avenue and Milan Drive in TRI for an amount not to exceed \$95,000.
- **Recommended motion:** I, [commissioner], move to approve the proposal from Headway Transportation for design of a traffic signal system for the intersection of Electric Avenue and Milan Drive in TRI for an amount not to exceed \$95,000 and to authorize the county manger to sign the proposal.
- **Prepared by:** Mike Northan

Department: Public Works

Contact Number: 7753356991

- **Staff Summary:** Two proposals were received for this design. One from Kimley-Horn in the amount of \$152,000 and one from Headway Transportation in the amount of \$95,000. Staff reviewed both proposals and recommends approval of the Headway proposal.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** \$95,000
- **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



March 19, 2024

Mike Northan
Operations and Projects Coordinator
Storey County
PO Box 435
Virginia City, NV 89440

Revised Proposal for Traffic Signal Design Services – Electric Ave / Milan Drive, Storey County

Dear Mr. Northan,

Thank you for the opportunity to submit this proposal to provide traffic signal design services for the Electric Avenue/Milan Drive intersection. We understand the intersection is located entirely within Storey County jurisdiction and therefore is subject to only Storey County review and permitting processes.

Headway has prepared this scope of work based on our knowledge of the intersection and our experiences gain completing over one hundred traffic signal designs throughout northern Nevada.

SCOPE OF WORK

Task 1 – Traffic Signal Design (\$25,000)

We will prepare the plans, specifications, and an engineer's estimate (PS&E) for installation of a traffic signal system at the Electric Avenue/Milan Drive intersection. Our work will include:

- ▶ Establishing conduit, pull box, signal pole, and equipment locations consistent with the intersection configurations and curb returns
- ▶ Address the electrical service and coordinate with NV Energy
- ▶ Providing notes, equipment schedules, conduit/conductor schedules, and details
- ▶ Special Technical Specifications based on NDOT, or other local standards, to be included on the plans
- ▶ Engineer's Estimate
- ▶ Attendance at up to two (2) design review/coordination meetings with Storey County staff
- ▶ Submit the plans to Storey County for review
- ▶ Make up to two rounds of revisions and provide final plans for obtaining a contractor quote
- ▶ Provide start-up Traffic Signal Timing Plan

Task 2 – Supporting Design Services (\$20,000)

We will provide the following supporting design services either in-house or by retaining professional subconsultants:

- ▶ Minor signing & striping revisions plan
- ▶ Topographic survey, right of way determination, and intersection base map files for the entire intersection area, in AutoCAD format, including existing striping and utilities. The survey will cover all areas of the intersections where signal equipment is to be shown on the plans (generally 250 feet on all approaches).
- ▶ Utility research and depiction of existing utilities in the base mapping

Exclusions

The scope of work excludes:

- ▶ Traffic Data Collection or Traffic Analysis
- ▶ Signal Warrant Study
- ▶ Potholing
- ▶ Roadway improvement/pavement repair design

Task 3 – Bidding Services (T&M, \$10,000 Budget)

Provide up to forty (40) hours of professional staff time during the bidding phase of the project. Activities may include:

- ▶ Preparing bid documents including Invitation to Bid, bid form(s), etc.
- ▶ posting or advertising the bid opportunity
- ▶ responses to RFIs
- ▶ issuance of addenda
- ▶ bid collection
- ▶ hosting a public opening
- ▶ bid tabulation, bid checking
- ▶ recommendation for award

Task 3 – Construction Support, Staking, & Testing (T&M, \$44,000 Budget)

Provide up to eighty (80) hours of professional staff time during construction of the project to support the construction process:

- ▶ Inspect the contractor's critical work activities on the signal systems (full-time inspection is not included)
- ▶ Attend a pre-construction meeting



- ▶ Review material submittals
- ▶ Respond to RFIs
- ▶ Attend site visits and walk-throughs
- ▶ Schedule the substantial completion walk-thru for signal items
- ▶ Assist with punchlist preparation (up to two (2) punchlists)
- ▶ Work with Storey County and the contractor to resolve any issues
- ▶ Complete record drawings for the project, if required
- ▶ Material testing, compaction testing, concrete sampling/breaks, soils tests, and related services up to a maximum of \$15,000 (subconsultant)
- ▶ Construction staking up to a maximum of \$10,000 (subconsultant)

BUDGET

Headway will perform Task 1 of the above Scope of Work for a lump sum fixed fee of **\$25,000**, Task 2 of the above Scope of Work for a lump sum fixed fee of **\$20,000**, Task 3 on a time-and-materials basis not to exceed **\$10,000**, and Task 4 on a time-and-materials basis not to exceed **\$44,000**.

Total fee in this proposal: **\$99,000**, with \$55,000 in the design/bidding phase and \$44,000 in the construction phase.

SCHEDULE

Headway can provide the plans, specifications, and estimate package within approximately four (4) months of receiving written authorization to proceed. We may be able to accelerate the schedule if necessary.

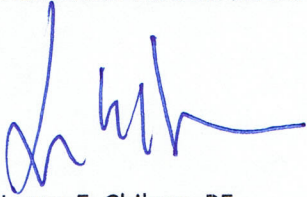
CONTRACT TERMS

This work will be performed under the terms outlined in this letter agreement and our Standard Contract Terms and Standard Billing Rates (attached). If you agree with these terms, please countersign below in the space provided and return this agreement to us, which will serve as our contract and notice to proceed.



We sincerely appreciate the opportunity to assist Storey County in this effort and look forward to working with the project team. Please do not hesitate to contact me at 775.322.4300 with any questions or concerns.

Respectfully,
HEADWAY TRANSPORTATION, LLC



Loren E. Chilson, PE
Principal

Attachments: Standard Contract Terms
2024 Standard Billing Rates

AUTHORIZATION TO PROCEED:

Entity Name: _____

Signature: _____

Print: _____

Date: _____



STANDARD CONTRACT TERMS

These STANDARD CONTRACT TERMS, and the additional terms outlined in the letter agreement, shall constitute the entire agreement by and between HEADWAY TRANSPORTATION, LLC (HEADWAY) and the CLIENT, whose signature appears in the signature block of the letter agreement.

By signing the letter agreement, the parties agree to the following terms:

- 1) Prompt Payment. CLIENT shall pay HEADWAY an amount not to exceed the fee amount noted in the letter agreement as consideration for the services described in the Scope of Work. HEADWAY invoices shall be submitted to the CLIENT monthly and CLIENT agrees to pay said invoices within 30 days of receipt. If HEADWAY has not received payment within 60 days, HEADWAY reserves the right to stop work until payment is received. HEADWAY agrees to notify the CLIENT of delinquent payment and intent to stop work at least three (3) days prior to ceasing work. CLIENT shall pay all costs incurred by HEADWAY in collecting past due invoices, including reasonable attorney's fees.
- 2) Notice of Intent to Lien. Pursuant to NRS 108.245 you are hereby given notice that HEADWAY may, at a future date, claim a lien as provided by law against the subject property if HEADWAY is not paid.
- 3) Relevant Information. CLIENT shall provide, at no charge, all information, previous reports, mapping, etc., relevant to the project which is readily available to the CLIENT and deemed necessary for performance of the Scope of Work.
- 4) Ownership of Materials. All materials prepared by HEADWAY under the Scope of Work are for the sole use of completing the current project. CLIENT agrees not to use the materials on other projects or for a revised project without HEADWAY's written consent. No other use shall occur without HEADWAY's prior written consent except as required by governing law.
- 5) No Third Party Rights. This agreement is for the sole use and benefit of the CLIENT, whose signature appears in the signature block of the letter agreement, HEADWAY, and any sub-consultants which HEADWAY may choose to engage for completion of the work. No rights are granted to any other party.
- 6) Severability. Should any part of this agreement be deemed illegal or unenforceable for any reason, that provision shall be severed from the agreement with the remainder of the agreement standing in full force.
- 7) Modification of Agreement. No modification of any kind shall be made to this agreement unless done so in writing with signatures provided by both parties.
- 8) Termination. Either party may terminate this agreement, without cause, having given ten (10) days written notice. CLIENT agrees to fully compensate HEADWAY for work completed through the date of receiving notification.
- 9) Legal Action. Should legal action become necessary to collect past due invoices, both parties agree to binding Arbitration, using a single Arbitrator, with proceedings occurring under the auspices of the American Arbitration Association. The prevailing party shall be reimbursed all costs, including reasonable attorney's fees, in addition to other relief granted. All other legal action shall be brought before the Court of Law having competent jurisdiction over the matter. Both parties agree to bear their own costs and attorney's fees for all legal actions regardless of which party prevails.
- 10) Limitation of Liability. CLIENT agrees to limit HEADWAY's liability to the CLIENT, due to negligent acts, errors or omissions such that HEADWAY's total aggregate liability to all those named shall not exceed \$50,000 or the total fee for services rendered on the project, whichever is greater.
- 11) Nevada Law. This agreement shall be governed and construed in accordance with the laws of the State of Nevada.
- 12) HEADWAY maintains professional liability insurance.



2024 STANDARD BILLING RATES

EMPLOYEE CLASSIFICATION	HOURLY RATE
Principal II	\$280
Principal	\$240
Senior Associate II	\$220
Senior Associate I	\$210
Associate II	\$200
Associate	\$190
Senior Engineer / Planner II	\$180
Senior Engineer / Planner	\$170
Engineer / Planner II	\$160
Engineer / Planner	\$150
Inspector	\$150
Technician	\$120
Administrative Assistant	\$90

Auto Mileage @ current IRS rate

Other Direct Costs @ cost plus 10%

INDIVIDUAL PROJECT ORDER NUMBER 1

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and Storey County (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated March 11, 2024 which is incorporated herein by reference.

Identification of Project:

Project Name: Electric Avenue and Milan Drive Signal
Kimley-Horn Project Manager: Doug Del Porto

Specific scope of basic Services:

Task 1 Signalized Intersection Construction Drawings \$95,000 (Lump Sum)

This task includes the preparation of Construction Drawings for the intersection improvements at Electric Avenue and Milan Drive. These plans will be prepared in accordance with the currently published rules and regulations of each agency (Storey County and NDOT). The proposed roadway section will be designed based on the existing roadway section of Electric Drive.

Kimley-Horn will submit the completed application and plans to Storey County. One (1) set of review comments will be processed by Kimley-Horn for the permit. The Client will be the applicant on the permit and will provide all applicant fees, signatures and submittal documentation needed by Kimley-Horn to process the permit. In preparation of this scope, Kimley-Horn understands that the topographical survey and geotechnical investigation will be provided by Others. Completion of the topographical survey and geotechnical investigation are required in order for Kimley-Horn to complete this scope of services.

Task 2 Data Collection and Analysis \$5,000 (Lump Sum)

This task includes the investigation of existing conditions and field inventory for roadway and signal design. Kimley-Horn will obtain and review the available as-builts plans from Storey County and conduct a field review to evaluate existing conditions for new signal infrastructure.

Subsurface Utilities Engineering (SUE): Kimley-Horn will investigate and locate subsurface utilities within the roadway right-of-way, and areas reasonably effected, in accordance with the American Society of Civil Engineers Standard guideline for the Collection and Depiction of Existing Subsurface Utility Data, Quality Level D Deliverables will include: Depiction of subsurface utilities on plan sheets developed under design. All located, existing underground utilities will be shown on the Plan Sheets accompanied with the following "Note: Subsurface utilities are depicted by their Quality Levels in accordance American Society of Civil Engineers Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data (CI/ASCE 38-02). All utility information shown hereon is depicted to Quality Level 'D', unless otherwise noted."

Utility coordination: Based on field investigation, Kimley-Horn will provide Storey County a list of utility company whose utilities are likely to be within the project limits or reasonably affected by the project. Kimley-Horn will issue the initial notification to the utility agencies on behalf of Storey County and then will coordinate with the utility agencies for upcoming work, facility relocation and new installation, and to ensure utilities likely affected by the project are drawn on the plans, evaluate potential conflicts through field investigation, investigate conflict resolution strategies.

Task 3 Stormwater Pollution Prevention Plan (SWPPP)**\$7,500 (Lump Sum)**

Kimley-Horn will prepare a Stormwater Pollution Prevention Plan (SWPPP) for the Project per the requirements of NDEP. The standard SWPPP template for Construction Sites of one acre or more, as provided by NDEP, will be utilized in preparing this document.

The SWPPP will incorporate the Erosion Control Plan and details for the construction site prepared per a separate task in this proposal. The Owner is obligated to file the other necessary paperwork (Notice of Intent (NOI), Notice of Termination, etc.) with the jurisdiction or to comply with any applicable laws. Kimley-Horn is not responsible for implementation, best management practice (BMP) selection, compliance with local requirements, inspection or monitoring of the SWPPP, or fees related to permitting. The effort for this task also assumes Authority Having Jurisdiction (AHJ) will not require any additional storm water pollution prevention measures or processes beyond those required by NDEP. Kimley-Horn has excluded effort for site observations of BMPs. Site BMP observations can be provided as an Additional Service.

Per the General Permit, the Client's representative will perform weekly observations to identify and record BMPs that need maintenance to operate effectively, that have failed, or that could fail to operate as intended. Additionally, the Client's representative will perform site inspections within 48 hours of a qualifying rain event. For this requirement, a qualifying rain event is one producing precipitation of one-half inch or more of discharge. Kimley-Horn has excluded effort for observations. Observations can be provided as an Additional Service.

Task 4 Bidding Phase Services**\$1,500 (Hourly)**

Kimley-Horn will assist the Client with preparation of front-end contract documents and will develop bid forms suitable for advertisement and bidding. Kimley-Horn will conduct a pre-bid conference to present the Project to prospective bidders and vendors and respond to Requests for Information (RFI's) during the bidding process. Kimley-Horn will prepare up to two (2) addenda to the bid documents, if required, based on questions/comments received during the bidding process. Kimley-Horn will receive the bids, review and tabulate the bids, and make a recommendation to the Client.

Due to the unknown level of effort required for this task, the budget estimate is based upon 8 hours of effort. If additional effort is needed for completion of this task, it will be provided on an hourly basis in addition to the estimated fee.

Task 5 Construction Phase Services**\$8,000 (Hourly)**

Kimley-Horn will provide professional construction phase services as specifically stated below as requested by the Client:

Pre-Construction Conference. Kimley-Horn will attend a Pre-Construction Conference prior to commencement of work at the Site.

Visits to Site and Observation of Construction. Kimley-Horn will provide on-site construction observation services during the construction phase. Kimley-Horn will make visits at intervals as directed by Client in order to observe the progress of the Work. Such visits and observations by Kimley-Horn are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the work based on Kimley-Horn's exercise of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Kimley-Horn will keep Client informed of the general progress of the work.

The purpose of Kimley-Horn's site visits will be to enable Kimley-Horn to better carry out the duties and responsibilities specifically assigned in this Agreement (IPO) to Kimley-Horn, and to provide Client a greater degree of confidence that the completed work will conform in general to the Contract Documents. Kimley-Horn shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Kimley-Horn have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the work. Accordingly, Kimley-Horn neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

Clarifications and Interpretations. Kimley-Horn will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.

Change Orders. Kimley-Horn may recommend Change Orders to Client, and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

Shop Drawings and Samples. Kimley-Horn will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.

Applications for Payment. Based on its observations and on review of applications for payment and accompanying supporting documentation, Kimley-Horn will determine the amounts that Kimley-Horn recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Kimley-Horn's representation to Client, based on such observations and review, that, to the best of Kimley-

Horn's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation. In the case of unit price work, Kimley-Horn's recommendations of payment will include determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests. By recommending any payment, Kimley-Horn shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the work beyond the responsibilities specifically assigned to Kimley-Horn in this Agreement (IPO). It will also not impose responsibility on Kimley-Horn to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to Client free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between Client and Contractor that might affect the amount that should be paid.

Limitation of Responsibilities. Kimley-Horn shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the work. Kimley-Horn shall not have the authority or responsibility to stop the work of any Contractor.

This task is intended to capture the effort for the items listed above. Due to the unknown level of effort required for this task, the budget estimate is based upon 40 hours of effort. If additional effort is needed for completion of this task, it will be invoiced on an hourly basis in addition to the projected fee identified above.

Additional Services:

Any services not specifically provided for or listed in the above scope of services, as well as any changes or expansions in the scope of services requested by the Client, will be considered additional services. Examples of additional services and exclusions include, but are not limited to, the following:

- Topographical Survey
- Geotechnical Investigation
- Preparation of other Construction Drawings or Specifications not described above
- Providing additional surveying services not identified in the above scope of services
- Printing and reproduction
- Survey or Easement Coordination
- Public Roadway Dedication
- Sewer and Water Capacity Analysis
- Stormwater or Hydrology Design
- Geotechnical Investigation or Design
- Environmental Investigations, Coordination, or Environmental Engineering
- Structural Design of Retaining Walls
- Waters of the US permitting with the US Army Corp of Engineers
- Dewatering Design Plans
- Site Lighting and Electrical Design
- Site Lighting Photometric Analysis/Calculations
- Evaluate existing pedestrian movements for general compliance with current ADA standards

Terms of compensation:

Kimley-Horn will perform the services in Tasks 1, 2 and 3 on a lump sum fee basis below.

Lump Sum Fee

Task 1	Signalized Intersection Construction Drawings	\$	95,000 LS
Task 2	Data Collection and Analysis	\$	5,000 LS
Task 3	Stormwater Pollution Prevention Plan (SWPPP)	\$	7,500 LS
Lump Sum Total		\$	107,500 LS

Kimley-Horn will perform the services in Tasks 4 and 5 on a labor fee plus expense basis with the maximum labor fee shown below.

Hourly Fee

Task 4	Bidding Phase Services	\$	1,500 HR
Task 5	Construction Phase Services	\$	8,000 HR
Hourly Total		\$	9,500 HR

All project fees will be paid directly by the Client, or paid by Consultant and reimbursed by Client.

ACCEPTED:

STOREY COUNTY

KIMLEY-HORN AND ASSOCIATES, INC.

 **KHAMT**
62

BY: _____

BY: Brent Nasset, PE

TITLE: _____

TITLE: Associate

DATE: _____

DATE: March 14, 2024

Electric/Milan Signal
Signal design proposals analysis

Austin and Jason,

We received two proposals for the design of the Electric/Milan signal system. Headway Transportation and Kimley-Horn and Associates both submitted proposals.

Differences in the proposals:

1. The first difference was that Headway planned on pedestrian improvements and KH did not. We agree that this area is not an appropriate pedestrian area and as such, we don't need any pedestrian crossings, ramps, or push-buttons, etc. I contacted Headway to see if they would remove the pedestrian improvements from their proposal. I do not expect significant savings from this but the proposals should be equal in scope. Headway has not responded as yet.
2. Headway included survey work in their proposal and KH did not but had Lumos and Associates send us a separate proposal for the survey work. In evaluating KH's proposal, we need to include the proposal amount from Lumos. This proposal includes geotechnical testing and report. We do not see geotechnical testing as critical to this project so this seems to be a cost that we don't need. If we need soils information, there are numerous developments in the surrounding area and we could probably avail ourselves of those Geotech reports.
3. Kimley-Horn included bid support on an hourly rate basis. Their proposal assumed 8 hours of work for this task for a total of \$1,500. Headway excluded bid assistance. I did ask them to consider providing some input on the bid documents. While we are capable of conducting public bid openings, the nature of the project is specialized and therefore some input would be of great help in preparing the bid documents. Again, not mission critical but would be a help.

In summary,

Kimley-Horn Base Scope Lump Sum:

\$107,500 (Tasks 1-3)

Bidding Services:	\$1,500 (Task 4, hourly, estimated 8 hours)
Construction Phase Services: hours)	\$8,000 (Task 5, hourly, estimated 40 hours)

PLUS

Lumos and Associates Topo Survey:	\$12,800 (lump sum)
Lumos and Associates Geotech:	\$22,900 (lump sum)

For a total of:	\$152,700 (if we max out all services)
-----------------	--

Headway Base Scope Lump Sum:	\$50,000 (Tasks 1-2)
Construction Support, Staking, Testing hours)	\$45,000 (Task 3, hourly, estimated at 40 hours)

Topo Survey:	Included.
Geotech:	Not proposed.

For a total of:	\$95,000 (if we max out all services)
-----------------	---------------------------------------

Again, if we remove pedestrian improvements and add bidding services to Headway's proposal, we are probably still looking at a low bidder in Headway.

End of Analysis



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible consideration approving the County Manager and/or Emergency Management Director signing the attached draft letter presented by the Nevada Association of Counties (NACO) for possible submittal to the Nevada Congressional Delegation supporting restoration of emergency management federal grants, and other properly related matters.
- **Recommended motion:** I (commissioner) approve the County Manager and/or Emergency Management Director signing the attached draft letter presented by the Nevada Association of Counties (NACO) for possible submittal to the Nevada Congressional Delegation supporting restoration of emergency management federal grants, and other properly related matters.
- **Prepared by:** Adam Wilson

Department: Emergency Management

Contact Number: 775.847.0968

- **Staff Summary:** The letter is at the request of the Nevada Association of Counties with coordination with the Washoe County Manager.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** None
- **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

Austin Osborne, County Manager

April 16, 2024

The Honorable Catherine Cortez Masto
520 Hart Senate Office Building
Washington, DC 20510

The Honorable Jacky Rosen
713 Hart Senate Office Building
Washington, DC 20510

The Honorable Mark Amodei
104 Cannon House Office Building
Washington, DC 20515

The Honorable Dina Titus
2464 Rayburn House Office Bldg.
Washington, DC 20515

The Honorable Steven Horsford
406 Cannon HOB
Washington, DC 20515

The Honorable Susie Lee
365 Cannon HOB
Washington, DC 20515

Dear Nevada Congressional Delegation:

On behalf of Nevada's emergency managers, we write to ask for your support in restoring critical funding to state and local governments which has been cut in the recent FY24 spending deal. Thank you for your continued support of Nevada communities and for your help in funding Federal Assistance grants.

As you know, in the final FY24 Homeland Security Appropriations bill, Federal Assistance grants were cut by almost 10% across the board. Federal Assistance within the bill covers a suite of critically important grants which fund both state and local emergency manager positions and programs including issues related to fire, terrorism, flood, and health related crises. The funding from these grants support communications tools, disaster housing, pre-disaster mitigation, and more critically important infrastructure and programming which keep Nevadans safe and is not duplicated in any other systems or funding structures.

While we understand and respect the need for Congress to manage the federal budget and to make difficult decisions, the grants under the Federal Assistance umbrella typically require high level match from local governments to assure significant community buy-in to the programming. Nevada's local governments and the State sometimes match federal funds for these programs by as much as 100% and in most cases the funding is utilized for mandated programs and in support of federal priorities.

As Congress begins its work on the FY25 Appropriations package, we ask that you work with leadership to restore Federal Assistance grants in the Homeland Security bill to their FY23 levels so that we may continue to keep Nevadan safe and serve our communities in the face of growing threats. If funding is not restored, it is possible that Nevada could see the total loss of standalone emergency management programs within local governments due to lack of ability to fund program leadership and coordination. Additionally, certain



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commissioners@storeycounty.org

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

Austin Osborne, County Manager

programs like the Urban Area Security Initiative (UASI) operate on a ranked system where a loss of funding could result in Nevada receiving nothing at all.

Thank you for your consideration of this critically important issue. Please let us know if there is anything we can do to help support you and your team as you work with your colleagues and Congress to restore funding for emergency management for local governments.

Sincerely,

Austin Osborne
Storey County Manager

Adam Wilson
Storey County Emergency Management Director



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1

Agenda Item Type: Consent Agenda

- **Title:** Consideration and possible approval to delete the 2022-23 and 2023-24 Personal Property unpaid tax bills for MH001114 in the amount of \$24.50. This Mobile Home burned in 2019 and the Assessor's Office was not notified, and we did not realize this was an unlivable/unrepairable structure until we started our delinquent notice postings. This item was continued from the April 2, 2024, board meeting.
- **Recommended motion:** Approval
- **Prepared by:** Jana Seddon

Department: Assessor

Contact Number: 775-847-0961

- **Staff Summary:** This mobile home is located at 255 Canal Rd. It burned beyond repair in 2019, and the Assessor's office was not notified. To further impound the problem, our aerial imagery for that area dis not get flown until late fall 2020 so we did not have the most current imagery for that area during the reappraisal cycle. Please note that the Mobile Home is assessed separately from the Real Property, no changes will be made to the Real Property assessment.
- **Supporting Materials:** See Attachments
- **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

Jana Seddon

Storey County Assessor

Storey County Courthouse
26 South B Street
P.O. Box 494
Virginia City, NV 89440

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

March 21, 2024

Memo to: Storey County Commissioners

Re: **Tax Bill Corrections**

Terrance Wyban
MH001114

The above referenced Mobile Home burned in 2019 (See attached Building Inspection Report). Unfortunately, the Assessor's Office was not notified and didn't find out until we went to place a delinquent/possible seizure notice on the property. Upon return to the office, we checked the building department files and found the fire inspection report. This mobile is unlivable and beyond repair per the inspection report and the site visit.

Please approve the removal of the last two unpaid personal property tax bills for the Mobile Home only below.

	Original	Penalties, Interest, & Costs	Adjustment
2022-2023	11.14	1.11	(12.25)
2023-2024	11.14	1.11	(12.25)
Total	\$22.28	\$ 2.22	\$ (24.50)

Please approve this correction and advise the Treasurer and/or Assessor to make the change and issue an amended bill or refund as necessary.

Thank You,



Jana Seddon
Assessor
Storey County



Storey County

Occupancy: **Terrance Wyban**
Occupancy ID: **004-051-01**
Address: **255 Canal RD**
Sparks NV 89434

Inspection Type: **RESIDENTIAL - Fire Damage Report**
Inspection Date: **3/11/2019** By: **Mead , Ashley (111552)**
Time In: **15:00** Time Out: **15:00**
Authorized Date: **Not Author** By:

Form: BLANK INSPECTION FORM

Inspection Description:

1.2 Purpose.
1.2.1 This standard is prepared for the use and guidance of those charged with the purchasing, designing, installing, testing, inspecting, approving, listing, operating, or maintaining of _____, in order that such equipment will function as intended throughout its life.

Inspection Topics:

APN

APN
fillable
Status: CONFIRMED
Notes: 004-051-01

CONTRACTOR INFORMATION

1.) Does installing contractor have a Nevada Contractors License? # _____
NRS 624.700 prohibits people from working as contractors in Nevada without a current, valid contractor's license from the Nevada State Contractors Board. Specifically, it is illegal for unlicensed contractors to do either of the following: Engage in the business or act in the capacity of a contractor within Nevada; or Submit a bid on a job located within Nevada
Status:
Notes:

2.) Does installing contractor have a Storey County Business License? # _____
Any person, firm, or corporation violating any provision of this chapter is guilty of a misdemeanor. (Ord. No. 14-255, ? II, 5-19-2014; Ord. No. 13-249, ? I, 10-1-2013; Ord. 172 ? 1(part), 2000)
Status:
Notes:

3.) Does installing contractor have a Nevada Fire Marshals Office License (F/G Card Holder/ NICET Certification)? # _____
NRS 477.3 requires all fire protection companies to be licensed in the State of Nevada.
Status:
Notes:

4.) Are approved plan is on site? As-builts are required when the installation is not the same as the plans.
Status:
Notes:

INSPECTION GUIDELINES

1.)

Status: PENDING

Notes: I, Ashley Mead, went with Senior Building Inspector Pete Renaud on 3/11/2019 after hearing about a residential fire at 255 Canal Road. After getting permission from the home owner, Pete and I went down to the dwelling. Neither Pete or myself entered the residence. Pictures were taken from the outside and the building was deemed unsafe. The inside of the mobile home is beyond repair. Home owner will be contacting the Manufactured Housing Division to let them know of the damage.



2.)

Status:
Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 0 minutes
Total Time: 0 minutes

Summary:

Overall Result: Pending

Inspector Notes: Residential Fire Damage Inspection.

Closing Notes:

The Storey County Community Development Department understands that you are our customer and we pride ourselves on quality customer service. If there are any areas that need further discussion, clarification or amendments requested, please contact us directly.

Storey County is an equal opportunity provider.

Inspector:

Name: Mead , Ashley

Rank: Administration

Email(s): amead@storeycounty.org, inspections@storeycounty.org, jstarnes@storeycounty.org

Signature

Date

Representative Signature:

Signature

Date



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Corporation Quitclaim Deed from Convirginia Mining Company to Storey County for APN 001-311-06, a portion of U.S. Survey No. 119 for Piety Hill, as described in the enclosed exhibits hereto.
- **Recommended motion:** I [county commissioner] move to approve the acceptance of Corporation Quitclaim Deed from Convirginia Mining Company to Storey County, State of Nevada, for APN 001-311-06, a portion of U.S. Survey No. 119 for Piety Hill, containing an area of 6.37 acres of land more or less, as described in the agenda title, staff summary and enclosed exhibits.
- **Prepared by:** Anne M. Langer

Department: District Attorney

Contact Number: (775) 847-0964

- **Staff Summary:** The land on which St. Mary’s Art Center is situated overlies onto U.S. Survey No. 119 for Piety Hill owned by Convirginia Mining Company. In order for the Art Center to accept awarded grant funds, Storey County is required to sign a covenant asserting that it owns the land on which the center is located. Convirginia Mining Company has agreed to Quitclaim Deed APN 001-311-06, a portion of U.S. Survey No. 119 for Piety Hill, as described in the enclosed exhibits hereto, containing an area of 6.37 acres of land more or less. Subsurface rights including all mineral rights remain with the Consolidated Virginia Mining Company and are not included in this conveyance.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** None on local government.
- **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

A.P.N. 001-311-06

R.P.T.T. \$0

WHEN RECORDED MAIL TO:

Storey County
P.O. Box 176
Virginia City, NV 89440

MAIL TAX STATEMENTS TO:

Storey County
PO Drawer D
Virginia City, NV 89440

CORPORATION QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That CONSOLIDATED VIRGINIA MINING COMPANY, f/k/a CON-VIRGINIA MINING COMPANY, a/k/a CONVIRGINIA MINING COMPANY, a Nevada Corporation (Grantor)

In consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby quitclaim all of its right title and interest to: STOREY COUNTY, a political subdivision of the STATE OF NEVADA (Grantee)

And to its heirs and assigns of the said Grantee all the surface rights to that real property situated in the County of Storey, State of Nevada bounded and described on the attached legal description

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and any reversions, remainders, rents, issues or profits thereof for so long as the property is used for non-profit purposes. Upon the use of the property for other than nonprofit purposes the property conveyed herein will revert to Grantor. Grantor retains subsurface mineral rights to all of the property.

DATE: _____

CONSOLIDATED VIRGINIA MINING COMPANY, a Nevada corporation

BY: _____

HUGH ROY MARSHALL, President

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEVADA)

)SS

COUNTY OF STOREY)

On this _____ day of _____ in the year of 2024,

Before me the undersigned notary public, personally appeared Hugh Roy Marshall, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as President of Consolidated Virginia Mining Company, a Nevada Corporation and acknowledged to me that the Consolidated Virginia Mining Company, a Nevada Corporation executed it.

Notary Public

ACCEPTED This _____ day of _____,2024

BY: _____
JAY CARMONA,
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF
STOREY COUNTY

ATTEST:

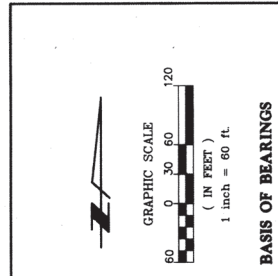
D. JAMES HINDLE
STOREY COUNTY CLERK/TREASURER

EXHIBIT A
LEGAL DESCRIPTION

All that surface rights of real property situate within portions of the SE $\frac{1}{4}$ of section 29 and the SW $\frac{1}{4}$ section of section 28 all in T17N, R21E, MDBM, County of Storey, State of Nevada, being a portion of U.S. Survey No. 119 for Piety Hill, being more particularly described as follow:

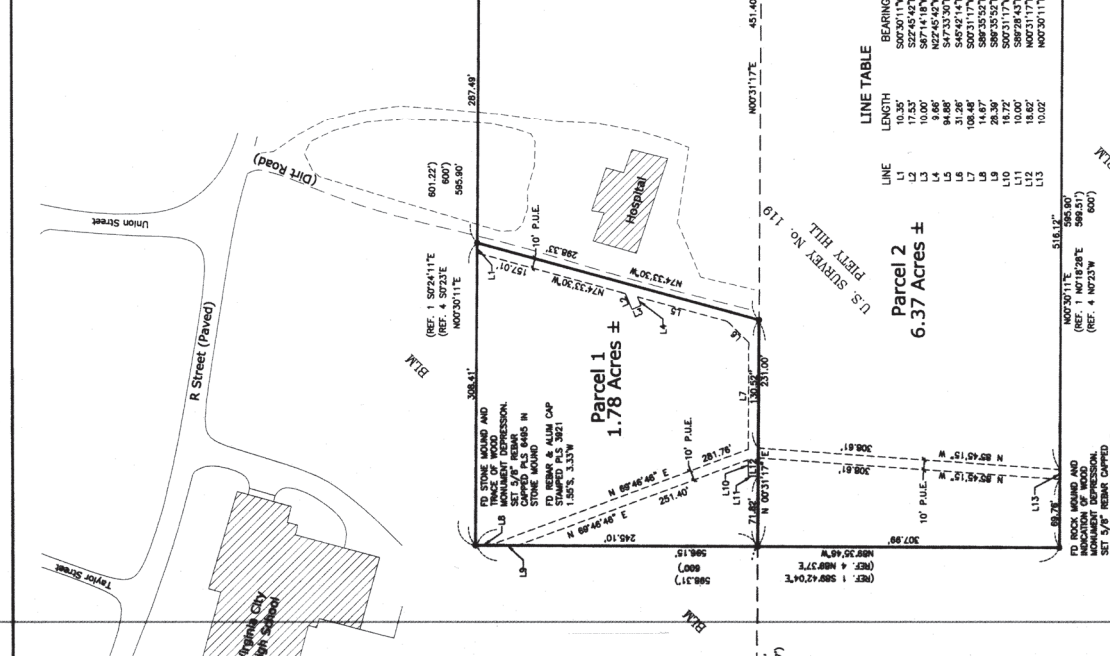
Parcel 2 as shown on the Parcel Map for Con-Virginia Mining Company recorded on February 2, 2004 as File No. 96536, Official Records of Storey County, Nevada.

Containing an area of 6.37 acres of land more or less. Subsurface rights including all mineral rights remain with the Consolidated Virginia Mining Company and are not included in this conveyance.



BASIS OF BEARINGS
 NAD 1983(M) STATE PLANE COORDINATE SYSTEM
 BASED ON RTK GPS TIES TO
 NEVADA DEPARTMENT OF TRANSPORTATION
 CONTROL POINTS 5071P AND 5007P
 CORNER CORN FACTOR = 1.000283

TOTAL AREA = 8.15 ACRES +/-



CON-VIRGINIA MINING COMPANY
 WITHIN THE SE 1/4 SECTION 28, T17N, R21E, M04N
 (U.S. SURVEY NO. 119 - PRETTY HILL)

Stantec Consulting
 6980 Sierra Center Parkway
 Suite 100
 Reno, NV 89511
 Tel: (775) 850-0777
 Fax: (775) 850-0787
 stantec.com

FILE NO. CA 5.34
 FEE 2165.00
 OF Shirley Ann Kelly, Richard D. Kelly
 ON THIS 21 DAY OF February,
 2023, AT RENO, NEVADA
 COUNTY RECORDER
 COUNTY RECORDER

UTILITY COMPANY CERTIFICATE
 The utility easements shown on this plat have been obtained, investigated and approved by Nevada Bell Telephone Company also SEC.

Carol Caperton
 SENIOR PROJECT ENGINEER
 DATE 11/21/2023

TAX CERTIFICATE
 The undersigned hereby certifies that all property taxes on this land for the fiscal year have been paid.

STORY COUNTY TREASURER

LEGEND

- OR OR LAND OWNER IS INDICATED
- SET 5/4" IRMS AND CAP PLS 6495, UNLESS OTHERWISE INDICATED
- FOUND MONUMENT AS INDICATED
- () RECORD INFORMATION AS INDICATED
- FD FOUND
- P/E PUBLIC UTILITY EASEMENT

DATE 11/21/2023
 DATE 11/21/2023
 TAGGED LS 230

OWNER'S CERTIFICATE
 This is to certify that the undersigned, Con-Virginia Mining Company, is the owner of the land described in this plat and that the terms in this plat are in compliance with and subject to the provisions of N.E.S. Chapter 276.

The utility easements shown herein are hereby granted.

Con-Virginia Mining Company
Richard D. Kelly
 President
 Con-Virginia Mining Company

SURVEYOR'S CERTIFICATE
 I, Charles J. Chapman, a Professional Land Surveyor licensed in the State of Nevada, certify that:
 1. This plat represents the results of a survey conducted under my direct supervision at the location of the SE 1/4 of Section 28, T17N, R21E, M04N, Storey County, Nevada, and the survey was completed on 11/21/2023.
 2. This plat includes with applicable portions of this state and any local ordinances in effect on the date that the survey was completed, and the survey was conducted in accordance with Chapter 226 of the Nevada Statutes.
 3. The plat includes with applicable portions of this state and any local ordinances in effect on the date that the survey was completed, and the plat includes with applicable portions of this state and any local ordinances in effect on the date that the survey was completed, and the plat includes with applicable portions of this state and any local ordinances in effect on the date that the survey was completed.
 4. The plat includes with applicable portions of this state and any local ordinances in effect on the date that the survey was completed, and the plat includes with applicable portions of this state and any local ordinances in effect on the date that the survey was completed.

CHAPMAN, CHARLES J.
 PROFESSIONAL LAND SURVEYOR NO. 6495

REFERENCES

- Unrecorded Record of Survey Map "M to School District (License Application No. 46885)" prepared by Greg Hees, P.S. 3051, signed June 10, 1980.
- Record of Survey Map "Saddle Property", recorded September 15, 1978, Official Record No. 42738, Storey County Records.
- Unrecorded Record of Survey Map "NE-SURVEY PORTION VIRGINIA CITY, BLOCKS 117, 137 and 138, NEVADA DEPARTMENT OF TRANSPORTATION CONTROL POINTS 5071P AND 5007P, FILED IN STOREY COUNTY RECORDS, FILE NO. 5071P AND 5007P, PREPARED BY WALTER C. RICK, P.E., May 2, 1980.
- Survey Map 119 "Part of the Mining Company's Claim on the Pretty Hill Lands", U.S. Surveyors General Office, April 23, 1975.

UTILITY COMPANY CERTIFICATE
 The utility easements shown on this plat have been obtained, investigated and approved by Nevada Bell Telephone Company also SEC.

Richard D. Kelly
 SENIOR PROJECT ENGINEER
 DATE 11/21/2023

TAX CERTIFICATE
 The undersigned hereby certifies that all property taxes on this land for the fiscal year have been paid.

STORY COUNTY TREASURER

LEGEND

- OR OR LAND OWNER IS INDICATED
- SET 5/4" IRMS AND CAP PLS 6495, UNLESS OTHERWISE INDICATED
- FOUND MONUMENT AS INDICATED
- () RECORD INFORMATION AS INDICATED
- FD FOUND
- P/E PUBLIC UTILITY EASEMENT

DATE 11/21/2023
 DATE 11/21/2023
 TAGGED LS 230

OWNER'S CERTIFICATE
 This is to certify that the undersigned, Con-Virginia Mining Company, is the owner of the land described in this plat and that the terms in this plat are in compliance with and subject to the provisions of N.E.S. Chapter 276.

The utility easements shown herein are hereby granted.

Con-Virginia Mining Company
Richard D. Kelly
 President
 Con-Virginia Mining Company

NOTARY CERTIFICATE
 STATE OF NEVADA }
 COUNTY OF STOREY } SS
 This instrument was acknowledged before me on 21-11-2023 by High Roy Marshall as President of Nevada Earth Resources, Inc.

Richard D. Kelly
 My commission expires on 2-11-2023

FILED FOR RECORDING
AT THE REQUEST OF
Storey County School District
2004 FEB -2 AM 11:18

096536 ✓

FILE NO.
STOREY CO. RECORDER
21⁰³ FEE DEP
MARGARET LOWTHER

PARCEL MAP FOR

CON-VIRGINIA MINING COMPANY

WITHIN THE SE ¼ SECTION 29, T17N, R21E, MDM
(U.S. SURVEY NO. 119 - PIETY HILL)

STOREY COUNTY

NEVADA



Stantec

Stantec Consulting

6980 Sierra Center Parkway
Suite 100
Reno, Nevada 89511

Tel: (775) 850-0777

Fax: (775) 850-0787

stantec.com

JOB NO. 8040VCHS

DESIGNED CJC/GCA

DRAWN GCA

COMP.

CHECKED

DATE NOV 21, 2003

NO.

SHEET 1 OF 1 SHEETS



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Quitclaim Deed to properly deed land acquired through the 2018 Storey County Federal Lands Act to private properties in the subject area of the Lands Act, as described in the enclosed exhibits hereto.
- **Recommended motion:** I [county commissioner] move to approve the acceptance of Quitclaim Deed from Storey County, to “convey real property...acquired by the county directly from the Federal Government for the purpose of clearing title to the real property” to “the person or persons, as applicable, who have an interest in the real property,” through the 2018 Storey County Federal Lands Act in the subject area of the Lands Act, as described in the enclosed exhibits hereto.
- **Prepared by:** Anne M. Langer

Department: District Attorney

Contact Number: (775) 847-0967

- **Staff Summary:** On 10/10/2020 the Board of County Commissioner’s accepted Quit-Claim Deed No. NV-2020-002 from the United States of American to certain federal lands pursuant to the “Storey County Lands Act” (Title XXX, Subtitle A, Section 3009(d) of the Carl Levin and Howard P. ‘Buck’ McKeon National Defense Authorization Act for Fiscal Year 2015 [Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by Section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law No. 116-9, 133 Stat. 580, 620-21), “Conveyance of Federal Land, Storey County, Nevada”, all right, title, and interest in and to the real property, accepting and reserving certain rights-of-ways, and all mineral and geothermal rights in and to the Federal land, and subject to valid existing rights, and certain V&T Railroad Co. Inc. right-of-way, as described in the enclosed exhibits hereto.
- Storey County is now conveying the real property within the Lands Act Area to the respective property owners through a Quitclaim Deed. To facilitate recording, NRS Chapter 244 (Counties: Government) and NRS Chapter 375 (Taxes on Transfers of Real Property) were amended through AB 143 in the 2023 legislative cycle to add provisions by which Storey County can convey an interest in land received from the Federal Government for the purpose of clearing publicly and privately owned lands without charge of a recording fee. Additionally, AB 143 provided for an exemption from real property transfer taxes on the subject parcels.

- **Supporting Materials:** See Attachments
- **Fiscal Impact:** None on local government
- **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

Assembly Bill No. 143–Assemblyman O’Neill

CHAPTER.....

AN ACT relating to counties; authorizing, under certain circumstances, a board of county commissioners of certain counties to convey without consideration real property acquired directly from the Federal Government for purposes of clearing title to certain persons; exempting such transfers from the real property transfer tax; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Existing law sets forth certain procedures for a board of county commissioners to transfer or sell real property. (NRS 244.2795-244.296) **Section 1** of this bill authorizes the board of county commissioners of a county whose population is less than 4,500 (currently Esmeralda, Eureka and Storey Counties) to convey, without consideration and without complying with certain requirements in existing law, real property that the county acquired directly from the Federal Government for the purpose of clearing title to the property. (NRS 244.281) The real property must be conveyed to the person or persons, as applicable, who have an interest in the property. To convey such real property, **section 1** requires the board of county commissioners to execute and record a deed, which is effective upon recordation. **Section 1** further requires the board of county commissioners, upon recordation of the deed, to send actual notice by certified mail to the person or persons to whom the property was conveyed. The notice must include, without limitation, a copy of the recorded deed and information on how the person may disclaim the interest in the property.

Section 5.5 of this bill provides that if the board of county commissioners of a county whose population is less than 4,500 (currently Esmeralda, Eureka and Storey Counties) conveys any real property pursuant to **section 1** between October 1, 2023, and June 30, 2024, the county recorder of the county shall report to the Joint Interim Standing Committee on Government Affairs the number of such conveyances initiated or completed.

Sections 2 and 3 of this bill make conforming changes to exempt such conveyances from the provisions that generally apply to the sale or lease of property by a board of county commissioners.

Section 5 of this bill exempts conveyances executed pursuant to **section 1** from the real property transfer tax.

Section 4 of this bill indicates the proper placement of **section 1** in the Nevada Revised Statutes.



THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Chapter 244 of NRS is hereby amended by adding thereto a new section to read as follows:

1. The board of county commissioners of a county whose population is less than 4,500 may convey real property, without consideration or without complying with the provisions of NRS 244.281, if:

(a) The real property was acquired by the county directly from the Federal Government for the purpose of clearing title to the real property; and

(b) The board of county commissioners conveys the real property to the person or persons, as applicable, who have an interest in the real property.

2. If the board of county commissioners of a county whose population is less than 4,500 conveys real property pursuant to subsection 1, the board must execute and record a deed, which shall be effective upon recordation. Upon recordation, the board of county commissioners must send actual notice by certified mail to the person or persons, as applicable, to whom the property was conveyed that includes, without limitation, a copy of the recorded deed and information on how the person may disclaim the interest in property.

Sec. 2. NRS 244.2795 is hereby amended to read as follows:

244.2795 1. Except as otherwise provided in NRS 244.189, 244.276, 244.279, 244.2815, 244.2825, 244.2833, 244.2835, 244.284, 244.287, 244.290, 278.479 to 278.4965, inclusive, *and section 1 of this act*, and subsection 3 of NRS 496.080, except as otherwise required by federal law, except as otherwise required pursuant to a cooperative agreement entered into pursuant to NRS 277.050 or 277.053 or an interlocal agreement in existence on or before October 1, 2004, except if the board of county commissioners is entering into a joint development agreement for real property owned by the county to which the board of county commissioners is a party, except for a lease of residential property with a term of 1 year or less, except for the sale or lease of real property to a public utility, as defined in NRS 704.020, to be used for a public purpose, except for the sale or lease of real property to the State or another governmental entity and except for the sale or lease of real property larger than 1 acre which is approved by the



voters at a primary or general election or special election, the board of county commissioners shall, when offering any real property for sale or lease:

(a) Except as otherwise provided in this paragraph and paragraph (h) of subsection 1 of NRS 244.281, obtain two independent appraisals of the real property before selling or leasing it. If the board of county commissioners holds a public hearing on the matter of the fair market value of the real property, one independent appraisal of the real property is sufficient before selling or leasing it. The appraisal or appraisals, as applicable, must have been prepared not more than 6 months before the date on which the real property is offered for sale or lease.

(b) Select the one independent appraiser or two independent appraisers, as applicable, from the list of appraisers established pursuant to subsection 2.

(c) Verify the qualifications of each appraiser selected pursuant to paragraph (b). The determination of the board of county commissioners as to the qualifications of the appraiser is conclusive.

2. The board of county commissioners shall adopt by ordinance the procedures for creating or amending a list of appraisers qualified to conduct appraisals of real property offered for sale or lease by the board. The list must:

(a) Contain the names of all persons qualified to act as a general appraiser in the same county as the real property that may be appraised; and

(b) Be organized at random and rotated from time to time.

3. An appraiser chosen pursuant to subsection 1 must provide a disclosure statement which includes, without limitation, all sources of income that may constitute a conflict of interest and any relationship with the real property owner or the owner of an adjoining real property.

4. An appraiser shall not perform an appraisal on any real property for sale or lease by the board of county commissioners if:

(a) The appraiser has an interest in the real property or an adjoining property;

(b) The real property is located in a county whose population is 45,000 or more and any person who is related to the appraiser has an interest in the real property or an adjoining property and the relationship between the appraiser and the person is within the third degree of consanguinity or affinity; or

(c) The real property is located in a county whose population is less than 45,000 and any person who is related to the appraiser has an interest in the real property or an adjoining property and the



relationship between the appraiser and the person is within the second degree of consanguinity or affinity.

5. If real property is sold or leased in violation of the provisions of this section:

(a) The sale or lease is void; and

(b) Any change to an ordinance or law governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the void sale or lease.

Sec. 3. NRS 244.281 is hereby amended to read as follows:

244.281 1. Except as otherwise provided in this subsection and NRS 244.189, 244.276, 244.279, 244.2815, 244.2825, 244.2833, 244.2835, 244.284, 244.287, 244.290, 278.479 to 278.4965, inclusive, *and section 1 of this act*, and subsection 3 of NRS 496.080, except as otherwise required by federal law, except as otherwise required pursuant to a cooperative agreement entered into pursuant to NRS 277.050 or 277.053 or an interlocal agreement in existence on or before October 1, 2004, except if the board of county commissioners is entering into a joint development agreement for real property owned by the county to which the board of county commissioners is a party, except for a lease of residential property with a term of 1 year or less, except for the sale or lease of real property to a public utility, as defined in NRS 704.020, to be used for a public purpose and except for the sale or lease of real property larger than 1 acre which is approved by the voters at a primary or general election or special election:

(a) When a board of county commissioners has determined by resolution that the sale or lease of any real property owned by the county will be for purposes other than to establish, align, realign, change, vacate or otherwise adjust any street, alley, avenue or other thoroughfare, or portion thereof, or flood control facility within the county and will be in the best interest of the county, it may:

(1) Sell the real property in the manner prescribed for the sale of real property in NRS 244.282.

(2) Lease the real property in the manner prescribed for the lease of real property in NRS 244.283.

(b) Before the board of county commissioners may sell or lease any real property as provided in paragraph (a), it shall:

(1) Post copies of the resolution described in paragraph (a) in three public places in the county; and

(2) Cause to be published at least once a week for 3 successive weeks, in a newspaper qualified under chapter 238 of NRS that is published in the county in which the real property is located, a notice setting forth:



(I) A description of the real property proposed to be sold or leased in such a manner as to identify it;

(II) The minimum price, if applicable, of the real property proposed to be sold or leased; and

(III) The places at which the resolution described in paragraph (a) has been posted pursuant to subparagraph (1), and any other places at which copies of that resolution may be obtained.

➤ If no qualified newspaper is published within the county in which the real property is located, the required notice must be published in some qualified newspaper printed in the State of Nevada and having a general circulation within that county.

(c) Except as otherwise provided in this paragraph and paragraph (h), if the board of county commissioners by its resolution further finds that the real property to be sold or leased is worth more than \$1,000, the board shall select two or more disinterested, competent real estate appraisers pursuant to NRS 244.2795 to appraise the real property. If the board of county commissioners holds a public hearing on the matter of the fair market value of the property, one disinterested, competent appraisal of the real property is sufficient before selling or leasing it. Except for real property acquired pursuant to NRS 371.047, the board of county commissioners shall not sell or lease it for less than:

(1) If two independent appraisals were obtained, the average of the appraisals of the real property.

(2) If only one independent appraisal was obtained, the appraised value of the real property.

(d) If the real property is appraised at \$1,000 or more, the board of county commissioners may:

(1) Lease the real property; or

(2) Sell the real property either for cash or for not less than 25 percent cash down and upon deferred payments over a period of not more than 10 years, secured by a mortgage or deed of trust, bearing such interest and upon such further terms as the board of county commissioners may specify.

(e) A board of county commissioners may sell or lease any real property owned by the county without complying with the provisions of NRS 244.282 or 244.283 to:

(1) A person who owns real property located adjacent to the real property to be sold or leased if the board has determined by resolution that the sale will be in the best interest of the county and the real property is a:

(I) Remnant that was separated from its original parcel due to the construction of a street, alley, avenue or other



thoroughfare, or portion thereof, flood control facility or other public facility;

(II) Parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale or lease; or

(III) Parcel which is subject to a deed restriction prohibiting the use of the real property by anyone other than the person who owns real property adjacent to the real property for sale or lease.

(2) The State or another governmental entity if:

(I) The sale or lease restricts the use of the real property to a public use; and

(II) The board adopts a resolution finding that the sale or lease will be in the best interest of the county.

(f) A board of county commissioners that disposes of real property pursuant to paragraph (d) is not required to offer to reconvey the real property to the person from whom the real property was received or acquired by donation or dedication.

(g) If real property that is offered for sale or lease pursuant to this section is not sold or leased at the initial offering of the contract for the sale or lease of the real property, the board of county commissioners may offer the real property for sale or lease a second time pursuant to this section. The board of county commissioners must obtain a new appraisal or appraisals, as applicable, of the real property pursuant to the provisions of NRS 244.2795 before offering the real property for sale or lease a second time if:

(1) There is a material change relating to the title, the zoning or an ordinance governing the use of the real property; or

(2) The appraisal or appraisals, as applicable, were prepared more than 6 months before the date on which the real property is offered for sale or lease the second time.

(h) If real property that is offered for sale or lease pursuant to this section is not sold or leased at the second offering of the contract for the sale or lease of the real property, the board of county commissioners may list the real property for sale or lease at the appraised value or average of the appraised value if two or more appraisals were obtained, as applicable, with a licensed real estate broker, provided that the broker or a person related to the broker within the first degree of consanguinity or affinity does not have an interest in the real property or an adjoining property. If the appraisal or appraisals, as applicable, were prepared more than 6 months before the date on which the real property is listed with a licensed



real estate broker, the board of county commissioners must obtain one new appraisal of the real property pursuant to the provisions of NRS 244.2795 before listing the real property for sale or lease at the new appraised value.

2. If real property is sold or leased in violation of the provisions of this section:

(a) The sale or lease is void; and

(b) Any change to an ordinance or law governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the void sale or lease.

3. As used in this section, "flood control facility" has the meaning ascribed to it in NRS 244.276.

Sec. 4. NRS 371.047 is hereby amended to read as follows:

371.047 1. A county may use the proceeds of the tax imposed pursuant to NRS 371.043 or 371.045, or of bonds, notes or other obligations incurred to which the proceeds of those taxes are pledged to finance a project related to the construction of a highway with limited access, to:

(a) Purchase residential real property which shares a boundary with a highway with limited access or a project related to the construction of a highway with limited access, and which is adversely affected by the highway. Not more than 1 percent of the proceeds of the tax or of any bonds to which the proceeds of the tax are pledged may be used for this purpose.

(b) Pay for the cost of moving persons whose primary residences are condemned for a right-of-way for a highway with limited access and who qualify for such payments. The board of county commissioners shall, by ordinance, establish the qualifications for receiving payments for the cost of moving pursuant to this paragraph.

2. A county may, in accordance with NRS 244.265 to 244.296, inclusive, *and section 1 of this act*, dispose of any residential real property purchased pursuant to this section, and may reserve and except easements, rights or interests related thereto, including, but not limited to:

(a) Abutter's rights of light, view or air.

(b) Easements of access to and from abutting land.

(c) Covenants prohibiting the use of signs, structures or devices advertising activities not conducted, services not rendered or goods not produced or available on the real property.

3. Proceeds from the sale or lease of residential real property acquired pursuant to this section must be used for the purposes set forth in this section and in NRS 371.043 or 371.045, as applicable.



4. For the purposes of this section, residential real property is adversely affected by a highway with limited access if the construction or proposed use of the highway:

- (a) Constitutes a taking of all or any part of the property, or interest therein;
- (b) Lowers the value of the property; or
- (c) Constitutes a nuisance.

5. As used in this section:

(a) "Highway with limited access" means a divided highway for through traffic with full control of access and with grade separations at intersections.

(b) "Primary residence" means a dwelling, whether owned or rented by the occupant, which is the sole principal place of residence of that occupant.

(c) "Residential real property" means a lot or parcel of not more than 1.5 acres upon which a single-family or multifamily dwelling is located.

Sec. 5. NRS 375.090 is hereby amended to read as follows:

375.090 The taxes imposed by NRS 375.020, 375.023 and 375.026 do not apply to:

1. A mere change in identity, form or place of organization, such as a transfer between a business entity and its parent, its subsidiary or an affiliated business entity if the affiliated business entity has identical common ownership.

2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.

3. A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid.

4. A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.

5. A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

6. A transfer of title between former spouses in compliance with a decree of divorce.

7. A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.



8. Transfers, assignments or conveyances of unpatented mines or mining claims.

9. A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699, inclusive, and a Death of Grantor Affidavit recorded in the office of the county recorder pursuant to NRS 111.699.

11. The making, delivery or filing of conveyances of real property to make effective any plan of reorganization or adjustment:

(a) Confirmed under the Bankruptcy Act, as amended, 11 U.S.C. §§ 101 et seq.;

(b) Approved in an equity receivership proceeding involving a railroad, as defined in the Bankruptcy Act; or

(c) Approved in an equity receivership proceeding involving a corporation, as defined in the Bankruptcy Act,
↳ if the making, delivery or filing of instruments of transfer or conveyance occurs within 5 years after the date of the confirmation, approval or change.

12. A transfer to an educational foundation. As used in this subsection, “educational foundation” has the meaning ascribed to it in subsection 3 of NRS 388.750.

13. A transfer to a university foundation. As used in this subsection, “university foundation” has the meaning ascribed to it in subsection 3 of NRS 396.405.

14. A transfer to a library foundation. As used in this subsection, “library foundation” has the meaning ascribed to it in NRS 379.0056.

15. A conveyance of real property to a person or persons from the board of county commissioners of a county whose population is less than 4,500 pursuant to section 1 of this act.

Sec. 5.5. If the board of county commissioners of a county whose population is less than 4,500 conveys any real property pursuant to section 1 of this act between October 1, 2023, and June 30, 2024, the county recorder of the county shall, on or before July 1, 2024, report to the Joint Interim Standing Committee on Government Affairs the number of such conveyances initiated or completed.

Sec. 6. This act becomes effective on October 1, 2023, and expires by limitation on June 30, 2025.



The United States of America

Deed

N-97821

The UNITED STATES OF AMERICA, acting through the Department of the Interior, Bureau of Land Management, Nevada State Office, hereafter called the Grantor, does hereby release and quitclaim to STOREY COUNTY, hereafter called the Grantee, pursuant to Title XXX, Subtitle A, Section 3009(d) of the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 (Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law 116-9, 133 Stat. 580, 620-21), "Conveyance of Federal Land, Storey County, Nevada," all right, title, and interest in and to the following described real property, situated in the County of Storey, State of Nevada:

A parcel of Land situated within Township 16 North, Range 21 East, and in Township 17 North, Range 21 East, Mount Diablo Meridian, Nevada, shown as PARCEL A of EXHIBIT A and being more particularly described as follows:

BEGINNING at the east one-sixteenth (E 1/16) section corner of sections 6 and 31, on the south boundary of Township 17 North, Range 21 East.

From the POINT OF BEGINNING, along the following eighteen (18) courses and distances within said Township 17 North, Range 21 East;

THENCE, Northerly, on the north and south (N-S) center line of the southeast one-quarter (SE1/4) of section 31, a distance of approximately one-half (1/2) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 31;

THENCE, Northerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 31, a distance of approximately one-half (1/2) mile to the east one-sixteenth (E 1/16) section corner of sections 30 and 31;

THENCE, Easterly, on the line between sections 30 and 31, a distance of approximately one-quarter (1/4) mile to the section corner of sections 29, 30, 31, and 32, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Northerly, on the line between sections 29 and 30, a distance of approximately one-half (1/2) mile to the one-quarter (1/4) section corner of sections 29 and 30, monumented and described in the official survey records of the Bureau of Land Management;

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THENCE, Northerly, continuing on the line between sections 29 and 30, a distance of approximately one-half (1/2) mile to the section corner of sections 19, 20, 29, and 30, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Easterly, on the line between sections 20 and 29, a distance of approximately one-half (1/2) mile to the one-quarter (1/4) section corner of sections 20 and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Easterly, continuing on the line between sections 20 and 29, a distance of approximately one-half (1/2) mile to the section corner of sections 20, 21, 28, and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the line between sections 28 and 29, a distance of approximately one-quarter (1/4) mile to the north one-sixteenth (N 1/16) section corner of sections 28 and 29;

THENCE, Easterly, on the east and west (E-W) center line of the northwest one-quarter (NW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the northwest one-sixteenth (NW 1/16) section corner of section 28;

THENCE, Southerly, on the north and south (N-S) center line of the northwest one-quarter (NW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 28, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the southwest one-sixteenth (SW 1/16) section corner of section 28, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the east and west (E-W) center line of the southwest one-quarter (SW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the south one-sixteenth (S 1/16) section corner of sections 28 and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the line between sections 28 and 29, a distance of approximately one-quarter (1/4) mile to the section corner of sections 28, 29, 32, and 33, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the line between sections 29 and 32, a distance of approximately one-quarter (1/4) mile to the east one-sixteenth (E 1/16) section corner of sections 29 and 32;

THENCE, Southerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 32, a distance of approximately one-half (1/2) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 32;

THENCE, Westerly, on the east and west (E-W) center line of section 32, a distance of approximately one-quarter (1/4) mile to the center one-quarter (C 1/4) section corner of section 32;

THENCE, Westerly, continuing on the east and west (E-W) center line of section 32, a distance of approximately one-quarter (1/4) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 32;

THENCE, Southerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 32, a distance of approximately one-half (1/2) mile to the west one-sixteenth (W 1/16) section corner of sections 5 and 32; on the south boundary of Township 17 North, Range 21 East.

CONTINUE with the following 4 courses within said Township 16 North, Range 21 East;

THENCE, Southerly, on the north and south (N-S) center line of the northwest one-quarter (NW1/4) of section 5, a distance of approximately one-half (1/2) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 5;

THENCE, Westerly, on the east and west (E-W) center line of section 5, a distance of approximately one-quarter (1/4) mile to the one-quarter (1/4) section corner of sections 5 and 6, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the east and west (E-W) center line of section 6, a distance of approximately one-quarter (1/4) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 6;

THENCE, Northerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 6, a distance of approximately one-half (1/2) mile to the east one-sixteenth (E 1/16) section corner of sections 6 and 31, on the south boundary of Township 17 North, Range 21 East, being the POINT OF BEGINNING of said PARCEL A.

A parcel of Land situated within Section 5, Township 16 North, Range 21 East, Mount Diablo Meridian, Nevada, being shown as PARCEL B of EXHIBIT A and being more particularly described as follows:

BEGINNING at the center one-quarter (C 1/4) section corner of section 5, monumented and described in the official survey records of the Bureau of Land Management.

From the POINT OF BEGINNING, along the following four (4) courses;

THENCE, Southerly, on the north and south (N-S) center line of section 5, a distance of approximately one-quarter (1/4) mile to the center-south one-sixteenth (C-S 1/16) section corner of section 5;

THENCE, Westerly, on the east and west (E-W) center line of the southwest one-quarter (SW1/4) of section 5, a distance of approximately one-quarter (1/4) mile to the southwest one-sixteenth (SW 1/16) section corner of section 5;

THENCE, Northerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 5, a distance of approximately one-quarter (1/4) mile to the center- west one-sixteenth (C-W 1/16) section corner of section 5;

THENCE, Easterly, on the east and west (E-W) center line of section 5, a distance of approximately one-quarter (1/4) mile to the center one-quarter (C 1/4) section corner of section 5, being the POINT OF BEGINNING of said PARCEL B.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto STOREY COUNTY, the land described above; TO HAVE AND TO HOLD, all and singular, the said surface rights, together with any improvements, unto said GRANTEE, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945);
2. Right-of-way NVCC-0022415 for highway purposes granted to Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (42 Stat. 216); and
3. All mineral and geothermal rights in and to the Federal land are reserved to the United States.

SUBJECT TO:

1. Valid existing rights;
2. Right-of-way N-8667 for railroad purposes granted to V&T Railroad Co. Inc., its successors or assigns, pursuant to the Act of March 3, 1875 (43 U.S.C. 934-939);

Deed No. NV-2020-002

3. Right-of-way N-60566 for railroad purposes granted to NV Comm for the Reconstruction of the V&T Railway, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Rights-of-way N-77704, N-94245, N-99463, N-99871, and N-99907 for powerline purposes granted to Sierra Pacific Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
5. Rights-of-way N-78548 and N-84486 for water facility purposes granted to Storey County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
6. Right-of-way N-91237 for access road purposes granted to Comstock Mining, Inc., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

As provided for in section 3009(d)(7) of the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 (Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law 116-9, 133 Stat. 580, 620-21), "Conveyance of Federal Land, Storey County, Nevada," the United States shall be relieved from liability for, and shall be held harmless from, any claim arising from the presence of an improvement or material on the real property described herein.

By accepting this quitclaim deed, the Grantee agrees to indemnify, defend, and hold the Grantor harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the Grantee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the Grantee's use, occupancy, or operations on the deeded real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the Grantee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the use and/or occupancy of the deeded real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the deeded real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the deeded real property and may be enforced by the United States in a court of competent jurisdiction.

In testimony Whereof, the Grantor, by its duly authorized officer has executed this quitclaim deed and affixed the seal of the Bureau of Land Management hereunto.

GIVEN under my hand, in RENO, NEVADA, the ELEVENTH day of SEPTEMBER in the year of our Lord TWO THOUSAND and TWENTY and of the Independence of the United States the TWO HUNDRED and FORTY-FIFTH.



Alan B. Shepherd
Acting Deputy State Director
Resources, Lands, and Planning

[SEAL]

STATE OF NEVADA)
) ss
 COUNTY OF WASHOE)

On this **11th** day of **September 2020**, personally appeared before me, a Notary Public, in and for the said County and State, the named Alan B. Shepherd, personally known to me to be the same person who executed the foregoing instrument and duly acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



 Notary Public

My commission Expires: Mar. 8, 2022

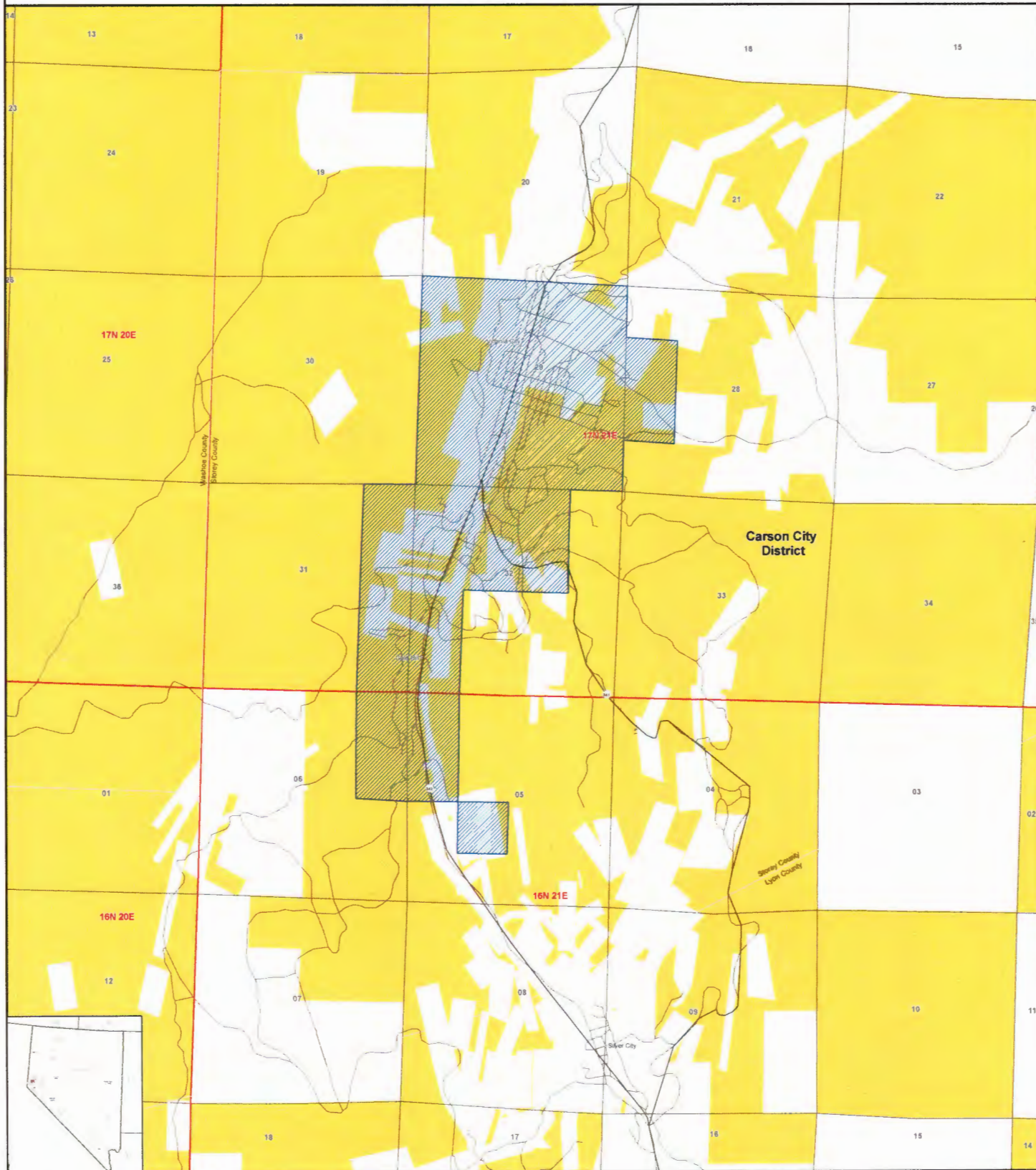


Storey County Land Conveyance

EXHIBIT A

June 6, 2018

This map prepared at the request of Senator Catherine Cortez Masto



No Warranty is made by the Bureau of Land Management as to the accuracy, reliability or completeness of these data for individual use or aggregate use with other data. Proposal data provided by Senator Catherine Cortez Masto's office.

This map is intended to be plotted at 34 x 44 inches

Cities & Towns
Federal Land
Land Status
Bureau of Land Management
Private
Township
Section
County Boundary

0 0.25 0.5 1
Miles

1:10,000



APNs: Numerous

**RECORDING REQUESTED BY,
PREPARED BY, AND WHEN RECORD
MAIL TO:**

Storey County District Attorney
Attn: Anne M. Langer
P.O. Box 496, 201 South C Street
Virginia City, Nevada 89440

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

QUITCLAIM DEED

On _____, 2024, the United States of America, acting through the Department of the Interior, Bureau of Land Management, Nevada State Office, released and quitclaimed to Storey County, pursuant to Title XXX, Subtitle A, Section 3009(d) of the Carl Levin and Howard P. “Buck” McKeon National Defense Authorization Act for Fiscal Year 2015 (Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law 116-9, 133 Stat. 580, 620-21), “Conveyance of Federal Land, Storey County, Nevada,” all right, title, and interest in and to the property described therein, which is described in that certain Deed recorded in the Storey County, Nevada Recorder’s Office on _____, 2024, as Instrument No. _____ (“BLM Deed”), which is attached hereto as Exhibit A.

In the 82nd Session (2023), the Nevada Legislature passed into law Assembly Bill No. 143, which allows the Storey County Board of County Commissioners to “convey real property...acquired by the county directly from the Federal Government for the purpose of clearing title to the real property” to “the person or persons, as applicable, who have an interest in the real property.”

Pursuant to the foregoing, the undersigned, Storey County, does hereby QUITCLAIM WITHOUT WARRANTY, all property covered by said BLM Deed for the purpose of clearing title to such real property, to the person or persons who have an interest in such real property.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF Storey County has caused this instrument to be executed as of this _____ day of _____, 2024.

Storey County

By: _____
Name: **Jay Carmona**
Title: **Chairman of the Board of County
Commissioners Storey County**

ATTEST:

D. JAMES HINDLE
STOREY COUNTY CLERK/TREASURER

Exhibit A

Description of Property

The United States of America

Deed

N-97821

The UNITED STATES OF AMERICA, acting through the Department of the Interior, Bureau of Land Management, Nevada State Office, hereafter called the Grantor, does hereby release and quitclaim to STOREY COUNTY, hereafter called the Grantee, pursuant to Title XXX, Subtitle A, Section 3009(d) of the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 (Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law 116-9, 133 Stat. 580, 620-21), "Conveyance of Federal Land, Storey County, Nevada," all right, title, and interest in and to the following described real property, situated in the County of Storey, State of Nevada:

A parcel of Land situated within Township 16 North, Range 21 East, and in Township 17 North, Range 21 East, Mount Diablo Meridian, Nevada, shown as PARCEL A of EXHIBIT A and being more particularly described as follows:

BEGINNING at the east one-sixteenth (E 1/16) section corner of sections 6 and 31, on the south boundary of Township 17 North, Range 21 East.

From the POINT OF BEGINNING, along the following eighteen (18) courses and distances within said Township 17 North, Range 21 East;

THENCE, Northerly, on the north and south (N-S) center line of the southeast one-quarter (SE1/4) of section 31, a distance of approximately one-half (1/2) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 31;

THENCE, Northerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 31, a distance of approximately one-half (1/2) mile to the east one-sixteenth (E 1/16) section corner of sections 30 and 31;

THENCE, Easterly, on the line between sections 30 and 31, a distance of approximately one-quarter (1/4) mile to the section corner of sections 29, 30, 31, and 32, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Northerly, on the line between sections 29 and 30, a distance of approximately one-half (1/2) mile to the one-quarter (1/4) section corner of sections 29 and 30, monumented and described in the official survey records of the Bureau of Land Management;

Deed No. NV-2020-002

THENCE, Northerly, continuing on the line between sections 29 and 30, a distance of approximately one-half (1/2) mile to the section corner of sections 19, 20, 29, and 30, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Easterly, on the line between sections 20 and 29, a distance of approximately one-half (1/2) mile to the one-quarter (1/4) section corner of sections 20 and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Easterly, continuing on the line between sections 20 and 29, a distance of approximately one-half (1/2) mile to the section corner of sections 20, 21, 28, and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the line between sections 28 and 29, a distance of approximately one-quarter (1/4) mile to the north one-sixteenth (N 1/16) section corner of sections 28 and 29;

THENCE, Easterly, on the east and west (E-W) center line of the northwest one-quarter (NW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the northwest one-sixteenth (NW 1/16) section corner of section 28;

THENCE, Southerly, on the north and south (N-S) center line of the northwest one-quarter (NW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 28, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the southwest one-sixteenth (SW 1/16) section corner of section 28, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the east and west (E-W) center line of the southwest one-quarter (SW1/4) of section 28, a distance of approximately one-quarter (1/4) mile to the south one-sixteenth (S 1/16) section corner of sections 28 and 29, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Southerly, on the line between sections 28 and 29, a distance of approximately one-quarter (1/4) mile to the section corner of sections 28, 29, 32, and 33, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the line between sections 29 and 32, a distance of approximately one-quarter (1/4) mile to the east one-sixteenth (E 1/16) section corner of sections 29 and 32;

THENCE, Southerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 32, a distance of approximately one-half (1/2) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 32;

THENCE, Westerly, on the east and west (E-W) center line of section 32, a distance of approximately one-quarter (1/4) mile to the center one-quarter (C 1/4) section corner of section 32;

THENCE, Westerly, continuing on the east and west (E-W) center line of section 32, a distance of approximately one-quarter (1/4) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 32;

THENCE, Southerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 32, a distance of approximately one-half (1/2) mile to the west one-sixteenth (W 1/16) section corner of sections 5 and 32; on the south boundary of Township 17 North, Range 21 East.

CONTINUE with the following 4 courses within said Township 16 North, Range 21 East;

THENCE, Southerly, on the north and south (N-S) center line of the northwest one-quarter (NW1/4) of section 5, a distance of approximately one-half (1/2) mile to the center-west one-sixteenth (C-W 1/16) section corner of section 5;

THENCE, Westerly, on the east and west (E-W) center line of section 5, a distance of approximately one-quarter (1/4) mile to the one-quarter (1/4) section corner of sections 5 and 6, monumented and described in the official survey records of the Bureau of Land Management;

THENCE, Westerly, on the east and west (E-W) center line of section 6, a distance of approximately one-quarter (1/4) mile to the center-east one-sixteenth (C-E 1/16) section corner of section 6;

THENCE, Northerly, on the north and south (N-S) center line of the northeast one-quarter (NE1/4) of section 6, a distance of approximately one-half (1/2) mile to the east one-sixteenth (E 1/16) section corner of sections 6 and 31, on the south boundary of Township 17 North, Range 21 East, being the POINT OF BEGINNING of said PARCEL A.

A parcel of Land situated within Section 5, Township 16 North, Range 21 East, Mount Diablo Meridian, Nevada, being shown as PARCEL B of EXHIBIT A and being more particularly described as follows:

BEGINNING at the center one-quarter (C 1/4) section corner of section 5, monumented and described in the official survey records of the Bureau of Land Management.

From the POINT OF BEGINNING, along the following four (4) courses;

THENCE, Southerly, on the north and south (N-S) center line of section 5, a distance of approximately one-quarter (1/4) mile to the center-south one-sixteenth (C-S 1/16) section corner of section 5;

THENCE, Westerly, on the east and west (E-W) center line of the southwest one-quarter (SW1/4) of section 5, a distance of approximately one-quarter (1/4) mile to the southwest one-sixteenth (SW 1/16) section corner of section 5;

THENCE, Northerly, on the north and south (N-S) center line of the southwest one-quarter (SW1/4) of section 5, a distance of approximately one-quarter (1/4) mile to the center- west one-sixteenth (C-W 1/16) section corner of section 5;

THENCE, Easterly, on the east and west (E-W) center line of section 5, a distance of approximately one-quarter (1/4) mile to the center one-quarter (C 1/4) section corner of section 5, being the POINT OF BEGINNING of said PARCEL B.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto STOREY COUNTY, the land described above; TO HAVE AND TO HOLD, all and singular, the said surface rights, together with any improvements, unto said GRANTEE, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945);
2. Right-of-way NVCC-0022415 for highway purposes granted to Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (42 Stat. 216); and
3. All mineral and geothermal rights in and to the Federal land are reserved to the United States.

SUBJECT TO:

1. Valid existing rights;
2. Right-of-way N-8667 for railroad purposes granted to V&T Railroad Co. Inc., its successors or assigns, pursuant to the Act of March 3, 1875 (43 U.S.C. 934-939);

Deed No. NV-2020-002


3. Right-of-way N-60566 for railroad purposes granted to NV Comm for the Reconstruction of the V&T Railway, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Rights-of-way N-77704, N-94245, N-99463, N-99871, and N-99907 for powerline purposes granted to Sierra Pacific Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
5. Rights-of-way N-78548 and N-84486 for water facility purposes granted to Storey County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and
6. Right-of-way N-91237 for access road purposes granted to Comstock Mining, Inc., its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

As provided for in section 3009(d)(7) of the Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015 (Public Law 113-291, 128 Stat. 3292, 3751-53), as amended by section 1116(a) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (Public Law 116-9, 133 Stat. 580, 620-21), "Conveyance of Federal Land, Storey County, Nevada," the United States shall be relieved from liability for, and shall be held harmless from, any claim arising from the presence of an improvement or material on the real property described herein.

By accepting this quitclaim deed, the Grantee agrees to indemnify, defend, and hold the Grantor harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the Grantee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the Grantee's use, occupancy, or operations on the deeded real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the Grantee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the use and/or occupancy of the deeded real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the deeded real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the deeded real property and may be enforced by the United States in a court of competent jurisdiction.

In testimony Whereof, the Grantor, by its duly authorized officer has executed this quitclaim deed and affixed the seal of the Bureau of Land Management hereunto.

GIVEN under my hand, in RENO, NEVADA, the ELEVENTH day of SEPTEMBER in the year of our Lord TWO THOUSAND and TWENTY and of the Independence of the United States the TWO HUNDRED and FORTY-FIFTH.



Alan B. Shepherd
Acting Deputy State Director
Resources, Lands, and Planning

[SEAL]

STATE OF NEVADA)
) ss
 COUNTY OF WASHOE)

On this **11th** day of **September 2020**, personally appeared before me, a Notary Public, in and for the said County and State, the named Alan B. Shepherd, personally known to me to be the same person who executed the foregoing instrument and duly acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



 Notary Public

My commission Expires: Mar. 8, 2022

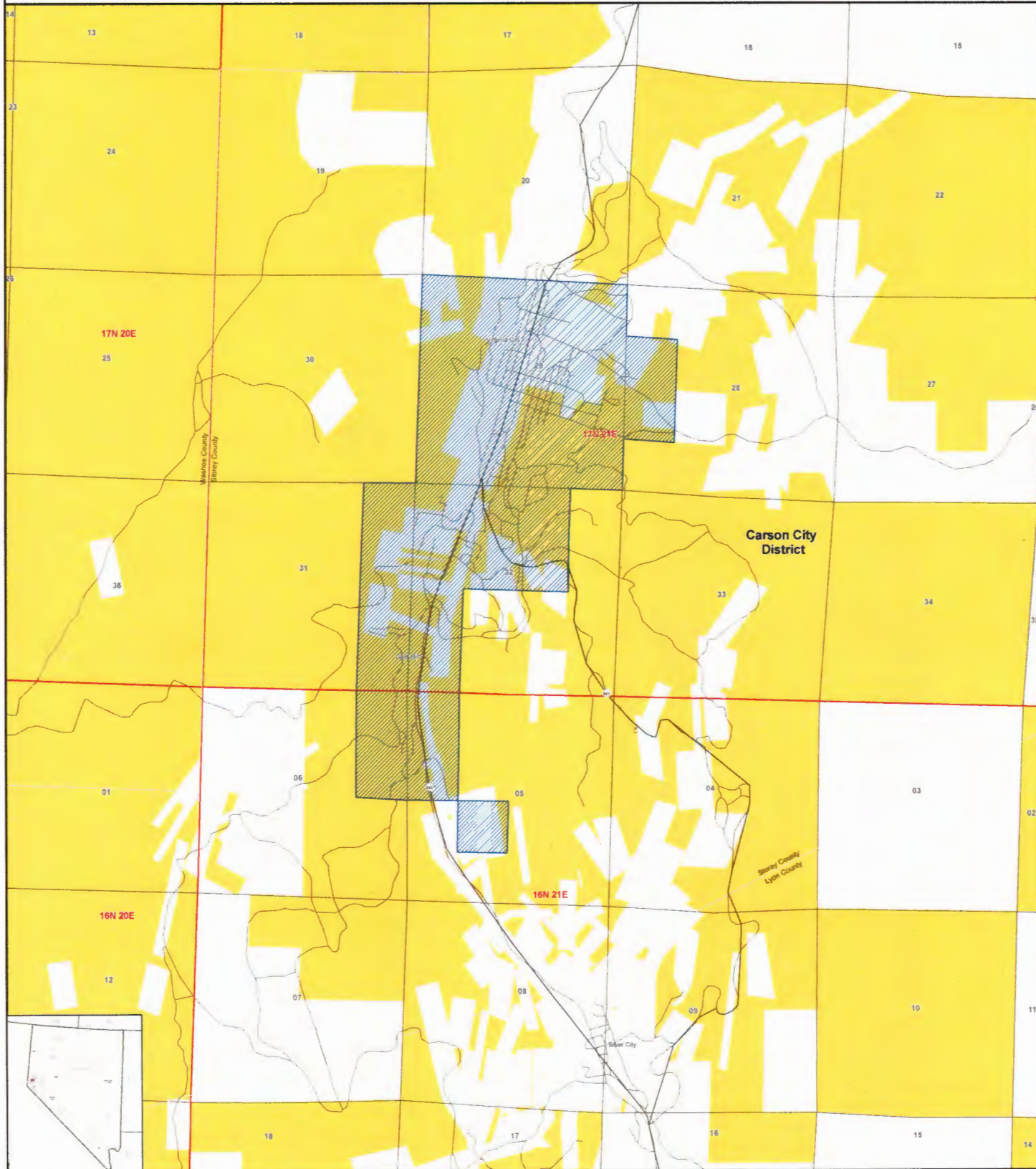


Storey County Land Conveyance

EXHIBIT A

June 6, 2018

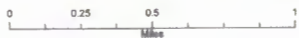
This map prepared at the request of Senator Catherine Cortez Masto



No Warranty is made by the Bureau of Land Management as to the accuracy, reliability or completeness of these data for individual use or aggregate use with other data. Proposal data provided by Senator Catherine Cortez Masto's office.

This map is intended to be plotted at 34 x 44 inches

Cities & Towns
Federal Land
Land Status
Bureau of Land Management
Private
Township
Section
County Boundary



1:10,000



APN	Owner Legal Name	Owner Address #1	Owner Address #2	Owner City	Zip
001-012-04	MASON KIM W & KIM B	PO BOX 1062		VIRGINIA CITY, NV	89440
001-012-05	CLIFFORD CAROL J	PO BOX 123		VIRGINIA CITY, NV	89440
001-012-06	GILMAN L. LANCE	1000 WILD HORSE CANYON DR		SPARKS, NV	89434
001-013-01	HESS GREG J & CHRISTY L	PO BOX 801		VIRGINIA CITY, NV	89440
001-013-02	DARROW THOMAS W&VIRGINIA M TTEE	5505 HETTINGER PLACE		FALLON, NV	89406
001-013-05	JORDAN MARY JANE TTEE	18124 WEDGE PARKWAY #199		RENO, NV	89511
001-013-06	MCCULLAH KERRY LOUISE	505 PIKE ST		DAYTON, NV	89403
001-013-08	LARSON BRUCE E	PO BOX 404		VIRGINIA CITY, NV	89440
001-014-02	MARSHALL HUGH ROY	2301 LAKESIDE DR		RENO, NV	89509
001-014-03	OWENS STEPHEN W	P.O. BOX 341		ANGELS CAMP, CA	95222
001-015-01	MCBRIDE FAMILY TRUST	DRAWER E		VIRGINIA CITY, NV	89440
001-015-02	MCBRIDE MARSHALL LEVELL	DRAWER E		VIRGINIA CITY, NV	89440
001-015-03	PERRY JANET C	PO BOX 89		VIRGINIA CITY, NV	89440
001-015-04	GOULD BARBARA	159 CONNELLY LANE		SANTA ROSA, CA	95407
001-015-07	JACOBSEN MICHAEL SCOTT	PO BOX 524		VIRGINIA CITY, NV	89440
001-015-08	WELLS KAREN K	1580 CIRCLE DR		RENO, NV	89509
001-015-09	ALLISON LARRY E & CAROLE G TTEE	3661 GLEN ECHO COURT		RENO, NV	89509
001-016-01	KAHABKA LYNDA D & KRISTOFER S	965 HEAVENLY VIEW CT		GARDNERVILLE, NV	89460
001-016-04	WARREN SALLY A	PO BOX 368		VIRGINIA CITY, NV	89440
001-016-05	CONVIRGINIA MINING COMPANY	PO BOX 890		VIRGINIA CITY, NV	89440
001-016-06	ECCLES RANDALL J	PO BOX 628		VIRGINIA CITY, NV	89440
001-016-07	DRESSLER CHAD	PO BOX 67		SILVER CITY, NV	89428
001-016-08	DRESSLER CHAD	PO BOX 67		SILVER CITY, NV	89428
001-016-09	DRESSLER CHAD	PO BOX 67		SILVER CITY, NV	89428
001-016-15	LONCAR JEREMY B & STACI L	PO BOX 387		VIRGINIA CITY, NV	89440
001-017-02	KENDZIORSKI TIMOTHY & MOORE KIMBERLY ANN	66 S. A STREET, UNIT 737		VIRGINIA CITY, NV	89440
001-017-03	RICHLEY PAUL A TRUSTEE	PO BOX 58		SILVER CITY, NV	89428
001-017-04	BENSON MICHAEL P	PO BOX 616		CALISTOGA, CA	94515
001-017-05	CARLSON CONSTANCE	PO BOX 1038		VIRGINIA CITY, NV	89440
001-017-06	RICHEY ROY CHAPMAN & SUSAN A	PO BOX 1121		VIRGINIA CITY, NV	89440
001-017-07	HOLLOWAY JOHN E & ANN C TRSTEEES	PO BOX 429		VIRGINIA CITY, NV	89440
001-017-08	HUNT MALCOLM I & SUZY Q	PO BOX 886		VIRGINIA CITY, NV	89440
001-017-09	MARTINEZ JOYCE K/BARNUM ROBERT	PO BOX 485		VIRGINIA CITY, NV	89440
001-017-13	KELLY CHRISTINE E	PO BOX 909		VIRGINIA CITY, NV	89440
001-017-14	EDWARDS K TRUSTEE	PO BOX 858		VIRGINIA CITY, NV	89440
001-017-15	GALLAGHER HUGH JOHN	PO BOX 492		VIRGINIA CITY, NV	89440
001-021-04	DYKSTRA DAVID J/ OGAN GINGER	PO BOX 20801		CARSON CITY, NV	89721
001-021-05	MARSHALL EARTH RESOURCES INC	PO BOX 890		VIRGINIA CITY, NV	89440
001-021-06	EDWARDS LUCILLE MARIE	PO BOX 447		VIRGINIA CITY, NV	89440
001-021-07	BERUMEN RAUL M & MONICA D	1498 W. PLUMB LANE		RENO, NV	89509
001-021-08	GIBERSON MITCHELL L & LOUISE A TTEES	PO BOX 678		VIRGINIA CITY, NV	89440
001-021-09	OGAN GINGER	PO BOX 20801		CARSON CITY, NV	89721
001-022-01	OWENS STEPHEN W	P.O. BOX 341		ANGELS CAMP, CA	95222
001-022-03	OWENS STEPHEN W	P.O. BOX 341		ANGELS CAMP, CA	95222
001-022-04	CONVIRGINIA MINING COMPANY	PO BOX 890		VIRGINIA CITY, NV	89440
001-022-06	JOHNSON J D TTEE/ JOHNSON DAVID	925 UNIVERSITY GREEN COURT		RENO, NV	89512
001-022-07	JOHNSON JOAN D TTEE	925 UNIVERSITY GREEN COURT		RENO, NV	89512
001-022-08	JOHNSON JOAN D TTEE	925 UNIVERSITY GREEN COURT		RENO, NV	89512
001-022-09	JOHNSON JOAN	925 UNIVERSITY GREEN COURT		RENO, NV	89512
001-023-01	LONCAR JEREMY B & STACI L	PO BOX 387		VIRGINIA CITY, NV	89440
001-023-03	CONVIRGINIA MINING COMPANY	PO BOX 890		VIRGINIA CITY, NV	89440
001-023-04	OWENS STEPHEN W	P.O. BOX 341		ANGELS CAMP, CA	95222
001-023-06	MICHELLE BUCKMAN & JASON VIRDEN	PO BOX 1041		VIRGINIA CITY, NV	89440
001-024-02	COLLETTI SHAYNE MICHAEL	2450 SKYVIEW DRIVE		RENO, NV	89523
001-024-05	COLBERT DOUGLAS	PO BOX 472		VIRGINIA CITY, NV	89440
001-024-07	CONVIRGINIA MINING COMPANY	PO BOX 890		VIRGINIA CITY, NV	89440
001-024-11	GONG ZHI & BAO QIN	4223 BAKER LN		RENO, NV	89509
001-024-12	FERRIS JAMES J III & RACHEL	PO BOX 844		VIRGINIA CITY, NV	89440
001-024-14	BRANDON RUSSELL D & PAMELA A	PO BOX 876		VIRGINIA CITY, NV	89440
001-024-15	ELBRECHT HENRY B & PHYLLIS J	PO BOX 152		VIRGINIA CITY, NV	89440
001-024-18	KRAS JACEK & MICHELE	PO BOX 614		VIRGINIA CITY, NV	89440
001-024-21	HERRINGTON JOHN M & EILEEN F	PO BOX 715		VIRGINIA CITY, NV	89440
001-024-22	DOUGLAS A ELMER CO-TTEE & BONNIE E TUGGLE CO-TTEE	PO BOX 660		VIRGINIA CITY, NV	89440
001-024-24	CORNWALL FRANKLIN T & GAIL M	252 CLEAR CREEK RD		BOISE, ID	83716
001-024-25	WEEKS KATHRYN J	PO BOX 523		VIRGINIA CITY, NV	89440
001-024-26	HESS TODD FREDRIC & SONJA	PO BOX 955		VIRGINIA CITY, NV	89440
001-031-01	CEDAR SAGE LLC	PO BOX 856		VIRGINIA CITY, NV	89440
001-032-04	JOHN CAROL	PO BOX 843		VIRGINIA CITY, NV	89440
001-032-06	SHELL BRADLEY & BRENDA	PO BOX 856		VIRGINIA CITY, NV	89440
001-033-04	HESS GREGORY	PO BOX 801		VIRGINIA CITY, NV	89440
001-033-10	GLADDING MARION A	GLADDING FAMILY TRUST	PO BOX 475	VIRGINIA CITY, NV	89440
001-033-13	CEDAR SAGE LLC	PO BOX 856		VIRGINIA CITY, NV	89440
001-033-15	JENSEN DEBORAH D	1309 MAPLE LANE		PROVO, UT	84604
001-033-16	ANDREASEN EARL N & EDITH A	PO BOX 133		VIRGINIA CITY, NV	89440
001-033-17	ADAMS JACKSEN & ANGELA	P.O. BOX 815		VIRGINIA CITY, NV	89440
001-033-18	CEDAR SAGE LLC	PO BOX 856		VIRGINIA CITY, NV	89440
001-034-01	WILKES ROBERT PAUL	2193 KATES BRIDGE DRIVE		RENO, NV	89521
001-034-03	GLADDING FAMILY 1995 TRUST	GLADDING EDWARD D & MARION A	PO BOX 475	VIRGINIA CITY, NV	89440
001-034-04	ANDERSON SARAH	PO BOX 895		VIRGINIA CITY, NV	89440
001-034-05	MCMILLIN DARCY L & ROBERT G	PO BOX 794		VIRGINIA CITY, NV	89440
001-034-06	ANDREASEN EARL N JR & EDITH A	PO BOX 133		VIRGINIA CITY, NV	89440
001-034-09	MITCHELL BRUCE & HABER, ARLENE	PO BOX 891		VIRGINIA CITY, NV	89440

001-034-11	LUCICH KATHERINE M	PO BOX 22	VIRGINIA CITY, NV	89440
001-034-12	AVANSINO WILLIAM	PO BOX 335	VIRGINIA CITY, NV	89440
001-034-15	NEVIN MICHAEL & VIRGINIA	PO BOX 1	VIRGINIA CITY, NV	89440
001-041-05	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-041-06	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-041-07	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440
001-041-09	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-041-10	HESS CONSTRUCTION INC	PO BOX 314	VIRGINIA CITY, NV	89440
001-041-11	HESS CONSTRUCTION INC	PO BOX 314	VIRGINIA CITY, NV	89440
001-041-12	SMITH BARRY & REEDY, ROBIN VICTORIA	PO BOX 1133	VIRGINIA CITY, NV	89440
001-042-03	NEVADA BELL	1010 PINE ST, ROOM 9E-L-01	ST LOUIS, MO	63101
001-042-11	PAVLOV DREY ANTHONY & HARRINGTON, MEGAN JANINE	4117 SW BARTON ST	SEATTLE, WA	98136
001-042-16	BULLION APARTMENTS LLC	PO BOX 1128	VIRGINIA CITY, NV	89440
001-043-02	SCHAFFER JOHN A TTEE	PO BOX A	VIRGINIA CITY, NV	89440
001-043-03	HUXHOLD ROBERT & RANDI	PO BOX 849	VIRGINIA CITY, NV	89440
001-044-02	SCHAFFER JOHN A TTEE	PO BOX A	VIRGINIA CITY, NV	89440
001-044-03	MARVEL MARIANNA JANE	174 ROUGHING IT RD	DAYTON, NV	89403
001-044-04	SCHAFFER JOHN A TTEE	PO BOX A	VIRGINIA CITY, NV	89440
001-044-05	SCHAFFER JOHN A TTEE	PO BOX A	VIRGINIA CITY, NV	89440
001-044-06	SUTRO TUNNEL CO	PO BOX 1724	CARSON CITY, NV	89702
001-044-08	CHENOWETH STEPHEN K/O'NEILL M P	PO BOX 544	WALNUT GROVE, CA	95690
001-044-09	BIBEAU CHANDRA RAE	825 D ST	VIRGINIA CITY, NV	89440
001-044-10	TYLAWSKY GREGORY M & SALLY W	511 LINDA KAY CT	CARSON CITY, NV	89701
001-044-11	TYLAWSKY GREGORY M & SALLY W	511 LINDA KAY CT	CARSON CITY, NV	89701
001-052-03	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-052-05	EDMONDSON MARK W	PO BOX 347	VIRGINIA CITY, NV	89440
001-052-08	GENERAL DEVICE & INSTRUMENT INC	PO BOX 1040	WALNUT GROVE, CA	95690
001-052-10	EDMONDSON MARK W	PO BOX 347	VIRGINIA CITY, NV	89440
001-052-11	STEITZ JOHN & PATRICIA L	PO BOX 1036	WALNUT GROVE, CA	95690
001-052-12	EDMONDSON MARK W	PO BOX 347	VIRGINIA CITY, NV	89440
001-052-13	LAVAKE BARBARA	PO BOX 6	VIRGINIA CITY, NV	89440
001-053-05	SVETIC VIRGINIA M	PO BOX 40	VIRGINIA CITY, NV	89440
001-053-08	DEKALB CAROL A	P.O. BOX 740	VIRGINIA CITY, NV	89440
001-053-10	HILL ED R & LINDA L	14118 LAKESHORE DR	CLEARLAKE, CA	95422
001-053-11	BACUS RICHARD A	PO BOX 411	VIRGINIA CITY, NV	89440
001-053-12	PITTS CHARLES & CANDACE R	PO BOX 454	VIRGINIA CITY, NV	89440
001-053-13	PITTS CHARLES & CANDACE R	PO BOX 454	VIRGINIA CITY, NV	89440
001-053-14	WEST VICTORIA J	PO BOX 829	VIRGINIA CITY, NV	89440
001-054-04	CAREL MARY	1401 E. ROBINSON ST	CARSON CITY, NV	89701
001-054-07	LINDSEY DAVID E & LINDA G TTEE	PO BOX 925	VIRGINIA CITY, NV	89440
001-054-12	WISBERG TROY EDWARD & CHRISTINA	7730 MORRO RD. SUITE #104	ATASCADERO, CA	93422
001-054-13	EVANS-KENDALL VFW POST 8071 VETERANS OF FOREIGN	VPO BOX 693	VIRGINIA CITY, NV	89440
001-054-14	LINDSEY DAVID E & LINDA G	PO BOX 925	VIRGINIA CITY, NV	89440
001-055-05	LINDSEY DAVID E & LINDA G	PO BOX 925	VIRGINIA CITY, NV	89440
001-055-06	REYMAN BROS CONSTRUCTION	151 S 18TH ST	SPARKS, NV	89431
001-056-01	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-056-02	SUTRO TUNNEL CO	PO BOX 1724	CARSON CITY, NV	89702
001-056-03	YANDRE PAUL E & TEAGUE, JEFFREY J	PO BOX 707	VIRGINIA CITY, NV	89440
001-056-04	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-057-01	REQUA HOUSE, LLC	348 MILL STREET	RENO, NV	89501
001-057-04	CAREL MARY LYDIA	1401 EAST ROBINSON	CARSON CITY, NV	89701
001-057-07	RULE ROBERT M	4380 RAVEN DRIVE	FALLON, NV	89406
001-057-08	RULE ROBERT M	4380 RAVEN DRIVE	FALLON, NV	89406
001-057-10	RULE ROBERT MICHAEL	4380 RAVEN DR	FALLON, NV	89406
001-057-11	LIMA LESLIE K	PO BOX 508	VIRGINIA CITY, NV	89440
001-057-12	RULE ROBERT M	4380 RAVEN DRIVE	FALLON, NV	89406
001-057-14	VOTRAW-GYSEN KAREN I & GYSEN ROLAND	P.O. BOX 993	VIRGINIA CITY, NV	89440
001-057-15	HINDLE DURWARD JAMES	PO BOX 122	VIRGINIA CITY, NV	89440
001-058-01	STAPLES BRYAN C & BRENDA D	PO BOX 824	VIRGINIA CITY, NV	89440
001-058-02	FRALEY DAVID L & BEVERLY A	PO BOX 1130	VIRGINIA CITY, NV	89440
001-058-03	FRALEY DAVID L & BEVERLY A	PO BOX 1130	VIRGINIA CITY, NV	89440
001-058-05	BARES RAYMOND	PO BOX 742	VIRGINIA CITY, NV	89440
001-058-08	BRANDON RUSSELL & PAMELA	PO BOX 876	VIRGINIA CITY, NV	89440
001-058-11	DIETRICH JONATHAN & BETH	PO BOX 469	VIRGINIA CITY, NV	89440
001-061-04	FINDLEY RENTALS LLC	PO BOX 3316	CARSON CITY, NV	89702
001-061-05	FINDLEY RENTALS LLC	PO BOX 3316	CARSON CITY, NV	89702
001-061-07	HESS CONSTRUCTION, INC.	P.O. BOX 314	VIRGINIA CITY, NV	89440
001-061-08	TORGESON SARAH B	325 SOUTH THIRD STREET	ZIONSVILLE, IN	46077
001-061-09	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440
001-061-10	LAVACH JOHN D & GRETCHEN A	PO BOX 727	VIRGINIA CITY, NV	89440
001-061-11	LAVACH JOHN D & GRETCHEN A	PO BOX 727	VIRGINIA CITY, NV	89440
001-061-14	FINDLEY RENTALS LLC	PO BOX 3316	CARSON CITY, NV	89702
001-062-02	PUCKETT LANE & MICHELE	PO BOX 434	VIRGINIA CITY, NV	89440
001-062-03	PUCKETT LANE & MICHELE	PO BOX 434	VIRGINIA CITY, NV	89440
001-062-04	SHAW BRIAN & ARDELLA	3385 ALPINE VIEW CT	CARSON CITY, NV	89705
001-062-06	ROBERT SALVO SR WILLIAM SALVO	PO BOX 637	VIRGINIA CITY, NV	89440
001-062-07	SALVO ROBERT A & SALVO WILLIAM	PO BOX 637	VIRGINIA CITY, NV	89440
001-062-10	CARBIENER ALAN	191 SAM CLEMENS AVE	DAYTON, NV	89403
001-062-11	CLAUDE SENDON & ALICIA E SAYAGO	PO BOX 94	VIRGINIA CITY, NV	89440
001-062-13	PUCKETT LANE & MICHELE	PO BOX 434	VIRGINIA CITY, NV	89440
001-062-17	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440
001-062-22	PITTS KATHLEEN & TIMOTHY	1006 WINTERS PKWY	DAYTON, NV	89403
001-062-23	PITTS CHARLES & CANDACE R	PO BOX 454	VIRGINIA CITY, NV	89440

001-062-24	RUSSELL STEPHEN	PO BOX 340		VIRGINIA CITY, NV	89440
001-063-04	MARSHALL HUGH ROY	PO BOX 888		VIRGINIA CITY, NV	89440
001-063-06	ANDERSON TERRY RAY	PO BOX 18754		RENO, NV	89511
001-063-07	BRANDHORST PATRICIA ANN	PO BOX 113		VIRGINIA CITY, NV	89440
001-063-08	STOREY CO 4TH WARD SCHOOL BOARD	PO BOX 558		VIRGINIA CITY, NV	89440
001-063-09	MILLER WATKINS W & ELLEN B	20980 AMES LN		RENO, NV	89521
001-063-10	TERRY JOSEPH EDWARD	P.O. BOX 370		VIRGINIA CITY, NV	89440
001-063-11	ANTRACCOLI DONNA M	100 VALLEY CLUB CIRCLE		NAPA, CA	94558
001-063-13	PITTS CHARLES T & CANDACE R	P.O. BOX 454		VIRGINIA CITY, NV	89440
001-063-14	MARSHALL HUGH ROY	PO BOX 888		VIRGINIA CITY, NV	89440
001-063-15	MARSHALL HUGH ROY	PO BOX 888		VIRGINIA CITY, NV	89440
001-063-17	ROUNDS WILLIAM P & ANGELA	PO BOX 1173		VIRGINIA CITY, NV	89440
001-071-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
001-071-02	HANSEN MARSHALL C & SUSAN G	PO BOX 444		VIRGINIA CITY, NV	89440
001-071-03	ORR MIKE T & JOYCE R	PO BOX 1075		VIRGINIA CITY, NV	89440
001-071-04	CARLSON CONSTANCE B	PO BOX 1038		VIRGINIA CITY, NV	89440
001-071-06	SEAGRAVES JUSTIN	PO BOX 1061		VIRGINIA CITY, NV	89440
001-071-08	DRESSLER CHAD	PO BOX 67		SILVER CITY, NV	89428
001-071-09	HANSEN MARSHALL & SUSAN	PO BOX 148		VIRGINIA CITY, NV	89440
001-071-10	BRANDON RUSSELL D & PAMELA A	PO BOX 876		VIRGINIA CITY, NV	89440
001-071-11	BRANDON RUSSELL D & PAMELA A	PO BOX 876		VIRGINIA CITY, NV	89440
001-071-12	YANDRE PAUL E/ TEAGUE JEFFREY J	PO BOX 707		VIRGINIA CITY, NV	89440
001-072-01	CLAUDE SENDON & ALICIA E SAYAGO	PO BOX 94		VIRGINIA CITY, NV	89440
001-072-02	GARDELLA RAYMOND F & NORMA K TT	2501 POLK ST		RENO, NV	89503
001-072-05	PRESBYTERIAN CHURCH	PO BOX 87		VIRGINIA CITY, NV	89440
001-072-06	HANSEN MARSHALL C & SUSAN G	PO BOX 444		VIRGINIA CITY, NV	89440
001-072-07	KRAEMER ERIC TRUSTEE	PO BOX 374		VIRGINIA CITY, NV	89440
001-072-08	SHOAF BRIAN & CARMEN	2067 LONNIE LANE		DAYTON, NV	89403
001-072-09	HOYLE PAUL	PO BOX 477		VIRGINIA CITY, NV	89440
001-072-10	HOYLE PAUL	PO BOX 477		VIRGINIA CITY, NV	89440
001-072-11	VIRGINIA CITY INVESTMENTS INC	PO BOX 889		VIRGINIA CITY, NV	89440
001-072-12	BABOULIN PASCAL	PO BOX 421		VIRGINIA CITY, NV	89440
001-072-13	OLD 62 ENTERPRISES, LLC	C/O PAUL RICHLEY	PO BOX 58	SILVER CITY, NV	89428
001-072-14	U S POSTAL SERVICE	R E DIV -J AISENBREY	850 CHERRY AVE. FSC551	SAN BRUNO, CA	94099
001-072-15	LORENZ ALLEN R TRUSTEE	PO BOX 3880		STATELINE, NV	89449
001-072-16	BURRELL INVESTMENTS LLC	PO BOX 317		VIRGINIA CITY, NV	89440
001-072-17	HANSEN MARSHALL C & SUSAN G	PO BOX 444		VIRGINIA CITY, NV	89440
001-072-18	A P & J P LA FAMIGLIA-SERIES B	C/O PETRINI	PO BOX 158	VIRGINIA CITY, NV	89440
001-072-19	SHOAF BRIAN & CARMEN	2067 LONNIE LANE		DAYTON, NV	89403
001-072-20	GALLAGHER RONALD W	5860 BLUE HILLS DR		RENO, NV	89502
001-072-21	GALLAGHER RONALD W	5860 BLUE HILLS DR		RENO, NV	89502
001-072-22	GALLAGHER RONALD W	5860 BLUE HILLS DR		RENO, NV	89502
001-072-23	GALLAGHER RONALD W	5860 BLUE HILLS DR		RENO, NV	89502
001-072-24	GALLAGHER RONALD W	5860 BLUE HILLS DR		RENO, NV	89502
001-072-25	GALLAGHER RONALD W	5860 BLUE HILLS DR		RENO, NV	89502
001-072-27	GALLAGHER RONALD W	5860 BLUE HILLS DR		RENO, NV	89502
001-073-01	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-02	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-07	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-12	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-17	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-19	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-20	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-21	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-073-22	C & N ABDELHADY LLC	PO BOX 908		VIRGINIA CITY, NV	89440
001-073-28	CONNELL RICHARD D & ZOE A	PO BOX 1099		VIRGINIA CITY, NV	89440
001-074-03	GUERRA NICK	4318 STONY POINT RD		SANTA ROSA, CA	95407
001-074-04	STOREY COUNTY SCHOOL BOARD	DRAWER C		VIRGINIA CITY, NV	89440
001-074-05	VCCTA	DRAWER C		VIRGINIA CITY, NV	89440
001-082-02	PARADY J & E/ BENSON M	PO BOX 616		CALISTOGA, CA	94515
001-082-03	PARADY J & E/ BENSON M	PO BOX 616		CALISTOGA, CA	94515
001-082-04	E C VITUS J C BULETTE CHAP 1864	PO BOX 85		VIRGINIA CITY, NV	89440
001-082-05	EAGLES FRATERNAL ORDER OF	PO BOX 80		VIRGINIA CITY, NV	89440
001-082-06	COCKRILL JAMES A	PO BOX 1904		DAYTON, NV	89403
001-082-07	TAORMINA SARALYN A MANNING	3829 BARTLEY DRIVE		SACRAMENTO, CA	95822
001-082-08	GABLE CHAVONE	PO BOX 1147		VIRGINIA CITY, NV	89440
001-082-09	WESTALL ALFRED & PEGGY	C/O CHRISTINE WESTALL MANGUM	2905 STARRY NIGHT DR	ESCONDIDO, CA	92029
001-082-10	HOWE GENE S	8175 S. VIRGINIA ST, SUITE 850		RENO, NV	89511
001-082-11	PARADY JEFFREY C & ELIZABETH V	1199 AETNA SPRINGS RD		POPE VALLEY, CA	94567
001-082-12	HOWE GENE S	8175 S. VIRGINIA ST, SUITE 850		RENO, NV	89511
001-082-13	HOWE GENE S	8175 S. VIRGINIA ST, SUITE 850		RENO, NV	89511
001-083-01	AMERIGAS PROPANE L P	PO BOX 798 LOC #0500		VALLEY FORGE, PA	19482
001-083-02	MW SIERRA HOLDINGS LLC - SERIES A	PO BOX 1029		VIRGINIA CITY, NV	89440
001-083-03	DING TIEJUN	129 NORTHPOINTE CIR		DAYTON, NV	89403
001-083-04	SCHAFFER JOHN A	PO BOX A		VIRGINIA CITY, NV	89440
001-083-05	SCHAFFER JOHN A TTEE	PO BOX A		VIRGINIA CITY, NV	89440
001-083-06	MERCADO HUGO & SIANETH	1577 WALKER DR		CARSON CITY, NV	89701
001-083-08	DING TIEJUN	129 NORTHPOINTE CIR		DAYTON, NV	89403
001-083-09	BUCKET OF BLOOD SALOON	DRAWER E		VIRGINIA CITY, NV	89440
001-083-10	A P & J P LA FAMIGLIA-SERIES D	C/O PETRINI	PO BOX 158	VIRGINIA CITY, NV	89440
001-083-11	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940
001-083-12	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940
001-083-13	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940

001-083-14	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940
001-083-15	VIRGINIA CITY TOURISM COMMISSION	PO BOX 920		VIRGINIA CITY, NV	89440
001-083-16	PUCKETT LANE & MICHELE TTEES	PO BOX 434		VIRGINIA CITY, NV	89440
001-083-17	A P & J P LA FAMIGLIA-SERIES C	C/O PETRINI	PO BOX 158	VIRGINIA CITY, NV	89440
001-084-01	BUCKET OF BLOOD SALOON	DRAWER E		VIRGINIA CITY, NV	89440
001-084-02	ODD FELLOWS	LODGE #1	BOX 424	VIRGINIA CITY, NV	89440
001-084-03	SILVER QUEEN SISTERS INC	PO BOX 455		VIRGINIA CITY, NV	89440
001-084-04	BRYANT JAMES S JR& LYNN K	5573 LAUREL RD		CARSON CITY, NV	89701
001-084-06	COHEN JUDITH & FONSECA EDWARD	PO BOX 953		VIRGINIA CITY, NV	89440
001-084-07	BROMAN JAN O/DELCARLO LINDA J G	PO BOX 808		VIRGINIA CITY, NV	89440
001-084-08	COMBINATION SEVEN LLC	C/O FINANCE TEAM	24737 ARNOLD DR	SONOMA, CA	95476
001-084-11	MARSHALL MINT INC,	P.O. BOX 447		VIRGINIA CITY, NV	89440
001-084-13	COMSTOCK HOUSE LLC	PO BOX 1007		VIRGINIA CITY, NV	89440
001-084-14	VIRGINIA CITY MALL LLC	PO BOX 1329		VERDI, NV	89439
001-084-15	WADE HELEN KATHERYN	PO BOX 1485		DAYTON, NV	89403
001-084-16	COMSTOCK HOUSE LLC	PO BOX 1007		VIRGINIA CITY, NV	89440
001-085-01	VIRGINIA CITY TOURISM COMMISSIO	PO BOX 920		VIRGINIA CITY, NV	89440
001-085-02	QUIGLEY THOMAS MICHAEL	PO BOX 790		VIRGINIA CITY, NV	89440
001-085-03	A.P & J.P LA FAMIGLIA LLC - SERIES G	C/O ANGELO PETRINI	PO BOX 158	VIRGINIA CITY, NV	89440
001-085-04	TEAGUE JASON	PO BOX 915		VIRGINIA CITY, NV	89440
001-085-05	ABDELHADY NIDAL & CHAJIMA	BOX 908		VIRGINIA CITY, NV	89440
001-085-06	BUCKET OF BLOOD SALOON INC	DRAWER E		VIRGINIA CITY, NV	89440
001-085-07	GRAY THOS/ TANKERSLEY KIMBERLEE	PO BOX 482		VIRGINIA CITY, NV	89440
001-085-09	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940
001-085-10	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940
001-085-11	BUCKET OF BLOOD SALOON	DRAWER E		VIRGINIA CITY, NV	89440
001-085-13	SIX SKI LLC	50 W. LIBERTY ST., STE 600		RENO, NV	89501
001-085-14	SIX SKI LLC	50 W. LIBERTY ST., STE 600		RENO, NV	89501
001-085-15	SIX SKI LLC	50 W. LIBERTY ST., STE 600		RENO, NV	89501
001-086-01	SX VC, LLC	THOMAS HAYWARD	1610 BRIGHTSTONE COURT	RENO, NV	89521
001-086-02	SUN MOUNTAIN INVESTMENTS LLC	PO BOX 1962		LOS ALTOS, CA	94023
001-086-03	VIRGINIA CITY GAMING	C/O VIRGINIA CITY GAMING LLC	PO BOX 561	BRENTWOOD, CA	94513
001-086-05	DENISON BRIGHTON	PO BOX 40545		RENO, NV	89504
001-086-08	EHE LP	1522 DIVOT RD		CARSON CITY, NV	89701
001-086-10	BURFITT ANDREW PETER & PAMELA J	PO BOX 788		VIRGINIA CITY, NV	89440
001-086-11	SENDON ALICIA & CLAUDE	PO BOX 94		VIRGINIA CITY, NV	89440
001-086-12	GALLOWAY JAMES J & MARTHA L	16285 SE KATIE CT		MILWAUKIE, OR	97267
001-086-15	UNION BREWERY SAFARI SALOON LLC	3305 RIO RD		CARMEL, CA	93923
001-086-16	CERDA VIRIDIANA R & HIPOLITO	15354 CASTROVILLE BLVD		CASTROVILLE, CA	95012
001-086-18	HEIL ROGER	P.O. BOX 1111		VIRGINIA CITY, NV	89440
001-086-19	THYSSEN DRUSCILLA	PO BOX 556		VIRGINIA CITY, NV	89440
001-086-20	BUCKET OF BLOOD SALOON	DRAWER E		VIRGINIA CITY, NV	89440
001-086-22	ALTITUDE PROPERTIES LLC	PO BOX 953		ZEPHYR COVE, NV	89448
001-087-01	LILAC COTTAGE, LLC	C/O KRISTIN JOSEPH, MANAGER	4094 ROYAL SAGE DR	RENO, NV	89503
001-087-04	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940
001-087-07	SEEFELDT TROY E	PO BOX 109		VIRGINIA CITY, NV	89440
001-087-08	HENLEY MARK W	PO BOX 996		VIRGINIA CITY, NV	89440
001-087-09	DELTA SALOON INC	VIRGINIA CITY GAMING LLC	32 SKYLINE CREST	MONTEREY, CA	93940
001-087-10	DALE TRACY W & MCCARTHY, MISTY L	PO BOX 1054		VIRGINIA CITY, NV	89440
001-088-02	COMSTOCK HISTORIC DISTRICT COMM	PO BOX 128		VIRGINIA CITY, NV	89440
001-091-01	BARBARA BOWERS BAMBI HOCHMUTH	PO BOX 124		VIRGINIA CITY, NV	89440
001-091-02	HENRY GETAWAYS LTD SERIES A	335 WEST 1ST ST		RENO, NV	89503
001-091-03	EGESDAHL CHANEL & ROBERT	251 SNOW LANE		DAYTON, NV	89403
001-091-04	SCHIEBERL MARGARET ANN & STEVE RICHARD	PO BOX 11		VIRGINIA CITY, NV	89440
001-091-05	LIVINGSTON MARK & COLLEEN	15065 DANIELLE WAY		LAKE ELSINORE, CA	92530
001-091-06	TYLAWSKY GREGORY M & SALLY W CO-TTEES	511 LINDA KAY CT		CARSON CITY, NV	89701
001-091-07	REED MICHAEL N II & JENNIFER K	PO BOX 53		VIRGINIA CITY, NV	89440
001-091-09	VANCE DAVID C & TAMMY C	PO BOX 111		VIRGINIA CITY, NV	89440
001-091-12	HESS ROLLIE P	PO BOX 624		VIRGINIA CITY, NV	89440
001-091-13	HESS ROLLIE P	PO BOX 624		VIRGINIA CITY, NV	89440
001-091-14	POPIELA JORDAN	PO BOX 849		VIRGINIA CITY, NV	89440
001-091-16	GREENLUND GARY & CHARLENE	PO BOX 672		VIRGINIA CITY, NV	89440
001-091-17	GARRETT FRED A & BARBARA J	C/O GINA TAYLOR	1390 WILD MUSTANG LANE	RENO, NV	89521
001-091-18	STAFFORD MARK E & DONA R	P.O. BOX 349		VIRGINIA CITY, NV	89440
001-091-19	SCHUTTE SEAN	PO BOX 12705		PORTLAND, OR	97212
001-092-02	HELEN PASNICK & ELIZABETH MATTICE	PO BOX 1051		VIRGINIA CITY, NV	89440
001-092-03	NORTHAN MICHAEL & CORRIE ZAM-	P.O. BOX 408		VIRGINIA CITY, NV	89440
001-092-08	ROY H BOLLER JR REV INT TRUST	PO BOX 831		VIRGINIA CITY, NV	89440
001-092-12	POSEY LLC	PO BOX 376		VIRGINIA CITY, NV	89440
001-092-13	POSEY LLC	PO BOX 376		VIRGINIA CITY, NV	89440
001-092-14	NEVIN MICHAEL & VIRGINIA	PO BOX 1		VIRGINIA CITY, NV	89440
001-092-15	ESCURIAL LODGE NO.7 F&AM	PO BOX 997		VIRGINIA CITY, NV	89440
001-092-16	ESCURIAL LODGE NO 7 F & AM	PO BOX 997		VIRGINIA CITY, NV	89440
001-092-20	SOBER ALEXIA	P.O. BOX 71		VIRGINIA CITY, NV	89440
001-093-01	SIEG JOYCE	PO BOX 621		VIRGINIA CITY, NV	89440
001-093-03	ATKINS JEFFREY	1340 GEIGER GRADE RD		RENO, NV	89521
001-093-04	ATKINS JEFFREY	1340 GEIGER GRADE RD		RENO, NV	89521
001-093-05	CLOUGH MICHAEL F	717 TAYLOR WAY		SOUTH LAKE TAHOE, CA	96150
001-093-06	HIGHLANDER GOLDSMITH LLC	PO BOX 610		VIRGINIA CITY, NV	89440
001-093-07	ZULIM MARK	PO BOX 352		VIRGINIA CITY, NV	89440
001-094-01	A P & J P LA FAMIGLIA-SERIES E	C/O PETRINI	PO BOX 158	VIRGINIA CITY, NV	89440
001-094-04	MCBRIDE MARSHALL L & LAUREN A	DRAWER E		VIRGINIA CITY, NV	89440
001-095-02	COPELAN DEBORAH & ELSWICK, THEODORE	1361 HORSE CREEK WAY		FERNLEY, NV	89408

001-095-03	JOHNSON GREGORY B & STACY	2755 RAMONA RD		RENO, NV	89521
001-095-07	BUCKET OF BLOOD SALOON INC	DRAWER E		VIRGINIA CITY, NV	89440
001-095-08	LOUIS B TASSONE KAREN WARTHAN	PO BOX 1009		VIRGINIA CITY, NV	89440
001-097-01	AVANSINO WILLIAM S & VERLYS G	PO BOX 335		VIRGINIA CITY, NV	89440
001-097-02	AVANSINO WILLIAM S & VERLYS	PO BOX 335		VIRGINIA CITY, NV	89440
001-097-03	ENGLER GEO N & SUZANNE J TTEES	PO BOX 946		VIRGINIA CITY, NV	89440
001-097-04	HOPPE JEFF & CHERI	PO BOX 156		VIRGINIA CITY, NV	89440
001-097-05	HAMES PATRICIA L	PO BOX 852		VIRGINIA CITY, NV	89440
001-097-06	MCNUTT KENNY & BRITTANI	PO BOX 1135		VIRGINIA CITY, NV	89440
001-097-07	MCNUTT KENNETH & BRITTANI TTEE	PO BOX 1135		VIRGINIA CITY, NV	89440
001-097-08	AVANSINO WILLIAM S & VERLYS G	PO BOX 335		VIRGINIA CITY, NV	89440
001-101-02	AVANSINO WILLIAM	PO BOX 335		VIRGINIA CITY, NV	89440
001-101-03	GARNER JACK C & MARGARET TTEE	20203 S VIRGINIA ST		RENO, NV	89521
001-101-04	STOKES FRANCES P	PO BOX 650		VIRGINIA CITY, NV	89440
001-101-05	ANDREASEN EARL N JR & EDITH A	PO BOX 133		VIRGINIA CITY, NV	89440
001-101-06	LEE JULIA H	PO BOX 422		VIRGINIA CITY, NV	89440
001-101-07	ADDISON JAMES D & MARIAN H	83 CLARKS RDG		COUPEVILLE, WA	98239
001-101-08	ADDISON JAMES D & MARIAN H	83 CLARKS RDG		COUPEVILLE, WA	98239
001-101-09	ADDISON JAMES D & MARIAN H	83 CLARKS RDG		COUPEVILLE, WA	98239
001-101-10	GARRETT CARTER LEE	28755 KOWAKAN ST		SOLDOTNA, AK	99669
001-101-11	DENTON ANGILLA A	PO BOX 901		VIRGINIA CITY, NV	89440
001-101-12	DUFFY JOHN & SALLY A	PO BOX 443		VIRGINIA CITY, NV	89440
001-102-03	BOYD DEBEEANN MICHELLE	21320 DELTA DR		RENO, NV	89521
001-102-04	MAROTTI MICHAEL J	PO BOX 160		VIRGINIA CITY, NV	89440
001-102-05	SLACK SHIRLEY M	PO BOX 32		VIRGINIA CITY, NV	89440
001-102-08	SEYMOUR FLOYD H&PATRICIA A TTEE	PO BOX 426		VIRGINIA CITY, NV	89440
001-102-09	SEYMOUR FLOYD H & PATRICIA A	PO BOX 426		VIRGINIA CITY, NV	89440
001-102-11	WORLD PROPERTY INVESTMENTS	C/O SHARON H ANDERSON/ SCHMIDT	PO BOX 251	DAYTON, NV	89403
001-102-12	ANDERSON SHARON HUNT	PO BOX 251		DAYTON, NV	89403
001-102-13	SEYMOUR FLOYD H & PATRICIA A	PO BOX 426		VIRGINIA CITY, NV	89440
001-103-01	BRANDON MICHAEL P TTEE	PO BOX 655		VIRGINIA CITY, NV	89440
001-103-04	PUCKETT MICHELE & LANE	PO BOX 434		VIRGINIA CITY, NV	89440
001-103-07	SINGH JASWINDER & KAUR VARINDER	1101 HARBOUR COVE CT		SPARKS, NV	89434
001-103-08	SINGH JASWINDER & KAUR VARINDER	1101 HARBOR COVE CT		SPARKS, NV	89434
001-104-01	PUCKETT LANE & MICHELE TTEES	PO BOX 434		VIRGINIA CITY, NV	89440
001-104-02	PUCKETT LANE & MICHELE	PO BOX 434		VIRGINIA CITY, NV	89440
001-104-03	ROBINSON FRANKLIN & ISABELLE	PO BOX 876		VIRGINIA CITY, NV	89440
001-104-04	HAYES TERRI T & AMOS, MICHAEL	PO BOX 1154		VIRGINIA CITY, NV	89440
001-104-05	MARSHALL EARTH RESOURCES INC	PO BOX 890		VIRGINIA CITY, NV	89440
001-111-02	ANTUNOVICH MARK / SISSON REGINA	245 RAE CT		SPARKS, NV	89436
001-111-03	CHENOWETH STEPHEN K/O'NEILL M P	PO BOX 544		WALNUT GROVE, CA	95690
001-112-03	GREEN CLIFFORD	C/O METALLIC VENTURES US INC	469 STAGELINE LOOP	ELKO, NV	89801
001-112-04	ANTUNOVICH MARK / SISSON REGINA	245 RAE CT		SPARKS, NV	89436
001-112-05	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
001-112-06	ANTUNOVICH MARK / SISSON REGINA	245 RAE CT		SPARKS, NV	89436
001-112-07	CHENOWETH STEPHEN K/O'NEILL M P	PO BOX 544		WALNUT GROVE, CA	95690
001-112-07	CHENOWETH STEPHEN K/O'NEILL M P	PO BOX 544		WALNUT GROVE, CA	95690
001-113-02	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
001-113-03	ANTUNOVICH MARK / SISSON REGINA	245 RAE CT		SPARKS, NV	89436
001-113-04	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
001-114-02	ANTUNOVICH MARK / SISSON REGINA	245 RAE CT		SPARKS, NV	89436
001-114-03	FAIN NICHOLAS & JESSICA	PO BOX 1128		VIRGINIA CITY, NV	89440
001-121-04	BGD HOLDINGS INC	ATTN: ANDRE DE JOURNETT	PO BOX 889	VIRGINIA CITY, NV	89440
001-121-06	BOAST MARK R	73103 ARENA RD		RICHLAND, WA	99352
001-122-03	BURCHETT MARIE E TRUSTEE	11000 S. EASTERN AVE. APT 1424		HENDERSON, NV	89052
001-122-04	WILKIE MARY T & HOPKINS, CHARLES F	4625 OTTAWA COURT		ROCKLIN, CA	95765
001-122-07	SULLIVAN GARY H & MONIKA V	PO BOX 371		VIRGINIA CITY, NV	89440
001-122-08	PRUETZ MATHEW & ANNIE	PO BOX 961		VIRGINIA CITY, NV	89440
001-122-09	SULLIVAN GARY & MONIKA	PO BOX 371		VIRGINIA CITY, NV	89440
001-123-01	JOLCOVER SCOTT	PO BOX 1298		CARSON CITY, NV	89702
001-124-05	BURCHETT MARIE E TRUSTEE	11000 S. EASTERN AVE. APT 1424		HENDERSON, NV	89052
001-124-06	BGD HOLDINGS INC	C/O ANDRE DE JOURNETT	PO BOX 889	VIRGINIA CITY, NV	89440
001-124-07	VIRGINIA CITY INVESTMENTS INC	PO BOX 889		VIRGINIA CITY, NV	89440
001-125-02	BGD HOLDINGS INC	ATTN: ANDRE DE JOURNETT	PO BOX 889	VIRGINIA CITY, NV	89440
001-125-03	BGD HOLDINGS INC	ATTN: ANDRE DE JOURNETT	PO BOX 889	VIRGINIA CITY, NV	89440
001-126-01	JOLCOVER SCOTT	PO BOX 1298		CARSON CITY, NV	89702
001-127-02	HILLS DAVID W & CAROL A	PO BOX 270		HEBO, OR	97122
001-127-03	CORDEIRO JAMES A & TRACIE LEA	2420 CARNIVAL		TURLOCK, CA	95380
001-127-04	EDMONDSON MARK W	PO BOX 347		VIRGINIA CITY, NV	89440
001-127-05	BURCHETT MARIE E TRUSTEE	11000 S. EASTERN AVE. APT 1424		HENDERSON, NV	89052
001-127-09	FRADY INEZ M & DEVRIES JOHN T	PO BOX 336		VIRGINIA CITY, NV	89440
001-128-01	VIRGINIA & TRUCKEE RAILROAD CO., INC	PO BOX 467		VIRGINIA CITY, NV	89440
001-128-02	VIRGINIA CITY VENTURES INC	P O BOX 1298		CARSON CITY, NV	89702
001-128-03	DANIEL JOSHUA & VIRGINIA	306 ROY MARTIN RD		JOHNSON CITY, TN	37615
001-128-04	VIRGINIA & TRUCKEE RR INC	BOX 467		VIRGINIA CITY, NV	89440
001-129-02	VIRGINIA CITY HOLDINGS LLC	PO BOX 1298		CARSON CITY, NV	89702
001-131-02	GRAY THOMAS	PO BOX 482		VIRGINIA CITY, NV	89440
001-131-03	STERRETT ROLAND L & PATRICIA A	PO BOX 1098		VIRGINIA CITY, NV	89440
001-131-13	GRAY THOMAS H	PO BOX 482		VIRGINIA CITY, NV	89440
001-131-14	DUFRESNE JOHN P & STARR MARIA	PO BOX 23		VIRGINIA CITY, NV	89440
001-131-16	HEIDI A WALLIS & JASON ETHINGTON	PO BOX B		VIRGINIA CITY, NV	89440
001-131-21	STAPLES KAREN B	1015 LIGHTHOUSE AVE		PACIFIC GROVE, CA	93950
001-131-22	MCCOY EDWARD H & RHEYANNA M	P.O. BOX 1013		VIRGINIA CITY, NV	89440

001-131-23	STAPLES BRETT C	PO BOX 51263		PACIFIC GROVE, CA	93950
001-131-25	FINDLEY WILLIAM P & BRENDA K	PO BOX 481		VIRGINIA CITY, NV	89440
001-131-26	FINDLEY WILLIAM P & BRENDA K	PO BOX 481		VIRGINIA CITY, NV	89440
001-131-27	LUTZ PETER J & JOY	PO BOX 73		VIRGINIA CITY, NV	89440
001-132-01	JOLCOVER SCOTT	PO BOX 1298		CARSON CITY, NV	89702
001-132-02	MYERS THOMAS J	PO BOX 864		VIRGINIA CITY, NV	89440
001-132-05	VIRGINIA & TRUCKEE RR INC	BOX 467		VIRGINIA CITY, NV	89440
001-132-07	BURNET EDWARD P & MOLLY F	PO BOX 605		VIRGINIA CITY, NV	89440
001-132-14	MCDOWELL RICHARD E & KATHY & DOMINICK S	PO BOX 1158		VIRGINIA CITY, NV	89440
001-132-16	MCDOWELL RICHARD E & KATHY	PO BOX 1158		VIRGINIA CITY, NV	89440
001-132-22	MCDOWELL RICHARD E & KATHY	PO BOX 1158		VIRGINIA CITY, NV	89440
001-132-26	BURNET EDWARD P & MOLLY F	PO BOX 605		VIRGINIA CITY, NV	89440
001-132-27	BURNET EDWARD P & MOLLY F	PO BOX 605		VIRGINIA CITY, NV	89440
001-132-28	BURNET EDWARD P & MOLLY F	P O BOX 605		VIRGINIA CITY, NV	89440
001-132-29	HEVERN LISA L & THOMPSON, NEIL C	PO BOX 410		VIRGINIA CITY, NV	89440
001-132-30	MCDOWELL RICHARD E & KATHLEEN M	PO BOX 1158		VIRGINIA CITY, NV	89440
001-133-01	JOLCOVER SCOTT	PO BOX 1298		CARSON CITY, NV	89702
001-133-05	V.C. SCOZI, A NEVADA CORPORATION	401 RYLAND ST., STE 200-A		RENO, NV	89502
001-133-07	CRAWLEY FREDERICK & JEANNE TTEE	13631 COUNTRY HEIGHTS DR		PENN VALLEY, CA	95946
001-133-08	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
001-133-09	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
001-133-10	VIRGINIA CITY HOLDINGS LLC	PO BOX 1298		CARSON CITY, NV	89702
001-134-01	VIRGINIA CITY HOLDINGS LLC	PO BOX 1298		CARSON CITY, NV	89702
001-134-03	CRAWLEY FREDERICK J & JEANNE M	13631 COUNTRY HEIGHTS DR		PENN VALLEY, CA	95946
001-134-04	SOUZA KATHERINE ZIMMER	PO BOX 803		VIRGINIA CITY, NV	89440
001-134-05	SACK IVAN	125 HOWARD HEIGHTS RD		EUREKA, CA	95503
001-134-06	FARTHING JAMES WILLIAM	3022 BLUFFTON COVE		OVIEDO, FL	32765
001-135-02	LYON SHIRLEY K & PYATT KELLY	5230 SE BOARDMAN AVE		MILWAUKIE, OR	97267
001-135-03	HOCKETT CARL A & VAN BAVEL, CYNTHIA S	PO BOX 302		VIRGINIA CITY, NV	89440
001-135-07	HOCKETT CARL A	PO BOX 302		VIRGINIA CITY, NV	89440
001-136-02	LYON SHIRLEY K & PYATT, KELLY	5230 SE BOARDMAN AVE		MILWAUKIE, OR	97267
001-141-07	STOREY COUNTY SCHOOL BOARD	DRAWER C		VIRGINIA CITY, NV	89440
001-141-08	HUNTINGTON JOHN & ELIZABETH	PO BOX 178		VIRGINIA CITY, NV	89440
001-141-09	BILLS MARY & BRIAN	PO BOX 971		VIRGINIA CITY, NV	89440
001-142-01	STOREY COUNTY SCHOOL BOARD	STOREY COUNTY SCHOOL DISTRICT	DRAWER C	VIRGINIA CITY, NV	89440
001-143-04	STANDIFER GARY R	PO BOX 397		VIRGINIA CITY, NV	89440
001-143-05	VIRGINIA & TRUCKEE RAILROAD CO	PO BOX 467		VIRGINIA CITY, NV	89440
001-143-06	VIRGINIA & TRUCKEE RR INC	BOX 467		VIRGINIA CITY, NV	89440
001-144-01	STOREY COUNTY SCHOOL BOARD	DRAWER C		VIRGINIA CITY, NV	89440
001-144-02	ST MARY'S IN THE MTNS REAL PROP	290 S ARLINGTON AVE, SUITE 200		RENO, NV	89501
001-145-03	HEQUET THOMAS MICHAEL & INEZ	PO BOX 48		VIRGINIA CITY, NV	89440
001-145-04	COLLINS JAMES H	P.O. BOX 1065		VIRGINIA CITY, NV	89440
001-145-05	CLARKE WM A & MARIANNE	PO BOX 147		VIRGINIA CITY, NV	89440
001-145-08	JONES HENRY & SUSAN	PO BOX 363		VIRGINIA CITY, NV	89440
001-145-09	MARY E SHIELDS KVAM PAUL A KVAM	PO BOX 1159		VIRGINIA CITY, NV	89440
001-145-10	CLARKE WM A & MARIANNE	PO BOX 147		VIRGINIA CITY, NV	89440
001-146-02	CARR BEATRICE ANNE	PO BOX 9106		SO LAKE TAHOE, CA	96158
001-146-03	STROUD ANDREW E	PO BOX 723		VIRGINIA CITY, NV	89440
001-146-04	STROUD ANDREW E	PO BOX 723		VIRGINIA CITY, NV	89440
001-146-08	LARROCA VANINA VICENA & VICENA, VICTOR P	107 EAST WASHINGTON STREET		VIRGINIA CITY, NV	89440
001-146-10	OWEN TRACEY	PO BOX 418		VIRGINIA CITY, NV	89440
001-146-11	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
001-146-12	GALLOWAY JAMES J & MARTHA L	16285 SE KATIE CT		MILWAUKIE, OR	97267
001-146-13	GALLOWAY JAMES J & MARTHA L	16285 SE KATIE CT		MILWAUKIE, OR	97267
001-147-01	DICK GEORGE	PO BOX 874		VIRGINIA CITY, NV	89440
001-147-02	DICK RONALD L & JOANN S	PO BOX 874		VIRGINIA CITY, NV	89440
001-147-04	PRASS GLENN H	PO BOX 1153		VIRGINIA CITY, NV	89440
001-148-01	WESTERN MISSIONARY MUSEUM CORP	9480 SOUTH EASTERN AVE STE 236		LAS VEGAS, NV	89123
001-148-02	HOYT JANETTE KATHERINE	PO BOX 328		VIRGINIA CITY, NV	89440
001-148-03	CLARKE TYLER S & KERRY L	P.O. BOX 147		VIRGINIA CITY, NV	89440
001-148-04	SPRACKLIN PATRICIA M	315 VINE ST #9		FERNLEY, NV	89408
001-148-05	DUVALL KRISTIN MARISSA & DANIEL J	PO BOX 81		VIRGINIA CITY, NV	89440
001-151-02	SILVERLAND USA INC	PO BOX 890		VIRGINIA CITY, NV	89440
001-152-04	SILVERLAND USA INC	PO BOX 890		VIRGINIA CITY, NV	89440
001-154-01	OWENS STEPHEN W	P.O. BOX 341		ANGELS CAMP, CA	95222
001-154-02	SILVERLAND USA INC	PO BOX 888		VIRGINIA CITY, NV	89440
001-154-03	COMSTOCK PARK COMPANY	PO BOX 890		VIRGINIA CITY, NV	89440
001-157-01	SMALL K D/SMALL C L H	PO BOX 725		VIRGINIA CITY, NV	89440
001-157-02	COMSTOCK PARK COMPANY	PO BOX 890		VIRGINIA CITY, NV	89440
001-157-03	RUDOLPH BERTRAM F	PO BOX 2302		CARMEL, CA	93921
001-158-01	COMSTOCK PARK COMPANY	PO BOX 890		VIRGINIA CITY, NV	89440
001-161-01	VIRGINIA CITY RV PARK LLC	PO BOX 127		VIRGINIA CITY, NV	89440
001-161-02	MARSHALL EARTH RESOURCES INC	PO BOX 890		VIRGINIA CITY, NV	89440
001-162-06	MARSHALL EARTH RESOURCES INC	PO BOX 890		VIRGINIA CITY, NV	89440
001-162-07	VIRGINIA CITY RV PARK LLC	PO BOX 127		VIRGINIA CITY, NV	89440
001-163-04	CORRELL RICHARD S	PO BOX 308		VIRGINIA CITY, NV	89440
001-163-06	CORRELL RICHARD S	PO BOX 308		VIRGINIA CITY, NV	89440
001-163-07	SCHAAL KEITH & CLAUDIA	PO BOX 327		VIRGINIA CITY, NV	89440
001-163-08	LUCAS DANIEL W/ NORTON MARILYN	PO BOX 14		VIRGINIA CITY, NV	89440
001-171-01	WALBURN KAYDEE	PO BOX 894		VIRGINIA CITY, NV	89440
001-171-05	WALBURN KAYDEE	PO BOX 894		VIRGINIA CITY, NV	89440
001-171-06	VIRGINIA CITY HOLDINGS LLC	PO BOX 1298		CARSON CITY, NV	89702
001-171-07	VIRGINIA CITY HOLDINGS LLC	PO BOX 1298		CARSON CITY, NV	89702

001-172-06	CORRELL RICHARD S	PO BOX 308	VIRGINIA CITY, NV	89440
001-174-01	PAPPAS WILLIAM F	1105 CHURCH STREET	BENICIA, CA	94510
001-174-02	SUGARLOAF LLC-SERIES J	C/O PETRINI	VIRGINIA CITY, NV	89440
001-174-03	VIRGINIA & TRUCKEE RR INC	BOX 467	VIRGINIA CITY, NV	89440
001-175-01	VIRGINIA & TRUCKEE RR INC	BOX 467	VIRGINIA CITY, NV	89440
001-175-02	VIRGINIA CITY HOLDINGS LLC	PO BOX 1298	CARSON CITY, NV	89702
001-175-03	VIRGINIA CITY HOLDINGS LLC	PO BOX 1298	CARSON CITY, NV	89702
001-177-01	VIRGINIA & TRUCKEE RR INC	BOX 467	VIRGINIA CITY, NV	89440
001-177-02	CORRELL RICHARD S	PO BOX 308	VIRGINIA CITY, NV	89440
001-178-01	VIRGINIA CITY VENTURES INC	PO BOX 1298	CARSON CITY, NV	89702
001-181-07	WARD BRENDA J & JAMES A	PO BOX 179	VIRGINIA CITY, NV	89440
001-181-08	SEARS APRIL D.	P.O. BOX 554	VIRGINIA CITY, NV	89440
001-181-09	CURTICE TIMOTHY	512 MARTHA ST	MANTECA, CA	95337
001-181-17	BRANDT LEANN	PO BOX 872	VIRGINIA CITY, NV	89440
001-181-18	BRANDT LEANN	PO BOX 872	VIRGINIA CITY, NV	89440
001-181-21	MITCHELL CLAYTON & CULLEN	PO BOX 115	VIRGINIA CITY, NV	89440
001-181-22	CORMANY WILLIS M & NORMA J	PO BOX 841	VIRGINIA CITY, NV	89440
001-181-23	CORMANY WILLIS M & NORMA J	PO BOX 841	VIRGINIA CITY, NV	89440
001-181-24	CASS DAVID WESLEY & SHEILA E	PO BOX 863	VIRGINIA CITY, NV	89440
001-181-25	CHARLTON TERESA K	PO BOX 342	VIRGINIA CITY, NV	89440
001-181-26	LUKER RYAN J	PO BOX 457	VIRGINIA CITY, NV	89440
001-181-27	LUKER RYAN J	PO BOX 457	VIRGINIA CITY, NV	89440
001-182-01	DICK JOANN S & RONALD L	PO BOX 874	VIRGINIA CITY, NV	89440
001-182-02	CLARKE WM JR & MARIANNE	PO BOX 147	VIRGINIA CITY, NV	89440
001-182-03	PUCKETT LANE K& MICHELE L TTEES	PO BOX 434	VIRGINIA CITY, NV	89440
001-182-05	PUCKETT LANE & MICHELE	PO BOX 434	VIRGINIA CITY, NV	89440
001-183-01	EANNI VICTORIA ANN	1545 DELUCCHI LANE UNIT A	RENO, NV	89502
001-183-06	WARREN JAMES D	PO BOX 905	VIRGINIA CITY, NV	89440
001-183-07	SMALL K D/SMALL C L H	PO BOX 725	VIRGINIA CITY, NV	89440
001-183-08	SMALL K D/SMALL C L H	PO BOX 725	VIRGINIA CITY, NV	89440
001-183-09	WARREN JAMES D	PO BOX 905	VIRGINIA CITY, NV	89440
001-183-10	WARREN JAMES D	PO BOX 905	VIRGINIA CITY, NV	89440
001-184-01	PYATT JOEL L	4735 INDIAN PEAK RD	MARIPOSA, CA	95338
001-184-03	PUCKETT LANE & MICHELE	PO BOX 434	VIRGINIA CITY, NV	89440
001-184-04	PACINI CHARLYNE M	410 HIDDEN MEADOWS COURT	RENO, NV	89502
001-184-05	WHITTEN TOBI	PO BOX 141	VIRGINIA CITY, NV	89440
001-184-07	SEGALE CASEY & AMY	PO BOX 318	VIRGINIA CITY, NV	89440
001-184-08	BROWN ALEX JAMES & STELLA ELAINE	PO BOX 413	VIRGINIA CITY, NV	89440
001-185-17	NAUGLE CORIE ANN FREED	9593 GAINNEY RANCH AVENUE	LAS VEGAS, NV	89147
001-185-20	SALMON LEAH REVILLA & ROMAN THOMAS	PO BOX 453	VIRGINIA CITY, NV	89440
001-185-21	NAUGLE CORIE ANN FREED	9593 GAINNEY RANCH AVENUE	LAS VEGAS, NV	89147
001-185-24	MCCARTHY KATHLEEN E	PO BOX 917	VIRGINIA CITY, NV	89440
001-185-25	LOPER RAYMOND K & SAMANTHA L	PO BOX 18	VIRGINIA CITY, NV	89440
001-186-02	PEARSON WILLIAM D & DORIS	PO BOX 604	VIRGINIA CITY, NV	89440
001-186-03	GREENE NECTAR SAGE BLOSSOM	PO BOX 322	VIRGINIA CITY, NV	89440
001-186-04	HUMPHRIES WENDY C	PO BOX 902	VIRGINIA CITY, NV	89440
001-186-05	WILEY PAUL L	PO BOX 1101	VIRGINIA CITY, NV	89440
001-186-06	YOUNG CANDACE	BOX 735	VIRGINIA CITY, NV	89440
001-186-07	YOUNG CANDACE	PO BOX 735	VIRGINIA CITY, NV	89440
001-186-08	WARREN JAMES D	PO BOX 905	VIRGINIA CITY, NV	89440
001-186-09	WILLIAMS CLARK D	PO BOX 70322	FAIRBANKS, AK	99707
001-187-02	DANIEL JOSHUA & VIRGINIA	306 ROY MARTIN RD	JOHNSON CITY, TN	37615
001-187-05	PEGGY A FARRELL & JOHN AUTIERI	PO BOX 1145	VIRGINIA CITY, NV	89440
001-187-07	PEDERSEN JAMES & TINA	PO BOX 95	VIRGINIA CITY, NV	89440
001-187-08	ROSANNA J GREEN FRANCINE BORLEE	PO BOX 659	VIRGINIA CITY, NV	89440
001-187-09	NELSON JOHN D	PO BOX 781	VIRGINIA CITY, NV	89440
001-187-10	CIRAC PAUL & MAXINE	PO BOX 356	VIRGINIA CITY, NV	89440
001-187-11	MARTY KENNETH & KATHERINE	PO BOX 734	VIRGINIA CITY, NV	89440
001-187-13	PIZZAMIGLIO JOANNE	PO BOX 398	VIRGINIA CITY, NV	89440
001-187-14	TALLET ELIZABETH	PO BOX 653	VIRGINIA CITY, NV	89440
001-187-15	JOSHUA MATHENY BRANDY DICKSON	PO BOX 537	VIRGINIA CITY, NV	89440
001-187-16	SEGALE CASEY & AMY	PO BOX 318	VIRGINIA CITY, NV	89440
001-187-17	BROWN RITA ANN	1805 N CARSON ST #99	CARSON CITY, NV	89701
001-188-02	SHAUN GRIFFIN TTEE/ DEBORAH LOESCH-GRIFFIN TTEE	PO BOX 702	VIRGINIA CITY, NV	89440
001-188-03	ANSOTEGUI ROBERT MICHAEL	PO BOX 112	VIRGINIA CITY, NV	89440
001-188-04	MCCARTHY TIMOTHY JOSEPH	PO BOX 917	VIRGINIA CITY, NV	89440
001-189-03	CURTIS JOSEPH L & ELEANOR J	PO BOX 449	VIRGINIA CITY, NV	89440
001-189-04	COMSTOCK GLORY HOLE SERIES LLC	C/O JOE & ELLIE CURTIS	VIRGINIA CITY, NV	89440
001-189-07	CURTIS DAVID J	PO BOX 921	VIRGINIA CITY, NV	89440
001-189-08	CURTIS JOSEPH L & ELEANOR J	PO BOX 449	VIRGINIA CITY, NV	89440
001-191-02	ROTHSCHILD NEVADA HOLDINGS LLC	1362 US HWY 395 N STE. 102#104	GARDNERVILLE, NV	89410
001-191-03	COMSTOCK PARK COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-191-05	RICHARDSON ROSS & JONI	7609 NE VANCOUVER MALL DRIVE #85	VANCOUVER, WA	98662
001-192-01	COMSTOCK PARK COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-193-01	HUXHOLD ROBERT & RANDI	PO BOX 849	VIRGINIA CITY, NV	89440
001-193-02	HUXHOLD ROBERT E & RANDI P	PO BOX 849	VIRGINIA CITY, NV	89440
001-193-03	COMSTOCK PARK COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-193-04	DALY SIERRA M	11600 TUPELO ST	RENO, NV	89506
001-193-05	COMSTOCK PARK COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-194-02	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-194-03	BOLANDER GREGORY M & BRENDA L	PO BOX 383	VIRGINIA CITY, NV	89440
001-195-03	EDMONDSON MARK W	PO BOX 347	VIRGINIA CITY, NV	89440
001-195-04	DRESSLER CHAD	PO BOX 67	SILVER CITY, NV	89428

001-195-07	HOWARD LISA A	PO BOX 630	VIRGINIA CITY, NV	89440
001-195-10	MILLER SHERYL A & DANIEL M	PO BOX 49	VIRGINIA CITY, NV	89440
001-195-11	LISKA DAVID & GIJSBERTA	PO BOX 994	VIRGINIA CITY, NV	89440
001-195-12	KIECHLER CHRISTIAN & PENELOPE	PO BOX 303	VIRGINIA CITY, NV	89440
001-196-03	LISKA DAVID J & GIJSBERTA	PO BOX 994	VIRGINIA CITY, NV	89440
001-196-04	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-196-06	LISKA DAVID J & GIJSBERTA G	P.O. BOX 994	VIRGINIA CITY, NV	89440
001-196-07	JACKSON RODNEY T & DORETTA E	PO BOX 728	VIRGINIA CITY, NV	89440
001-196-08	MAYER MATTHEW J & TRACY L	10505 DOLECETTO DR	RANCHO CORDOVA, CA	95670
001-197-03	LISKA DAVID J & GIJSBERTA	PO BOX 994	VIRGINIA CITY, NV	89440
001-197-05	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-197-08	HUME BARRIE W & GWENNY L	110 STARBURST CIR	SPARKS, NV	89441
001-197-11	HAAS DEBORAH & DAVID	PO BOX 1132	VIRGINIA CITY, NV	89440
001-197-12	MAZUREK BOB A	PO BOX 873	VIRGINIA CITY, NV	89440
001-197-13	LISKA D & G/ HUME B & G	PO BOX 994	VIRGINIA CITY, NV	89440
001-201-02	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-201-03	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-201-04	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-201-05	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-202-02	CONSOLIDATED VIRGINIA MINING CO	PO BOX 890	VIRGINIA CITY, NV	89440
001-202-03	CONSOLIDATED VIRGINIA MINING CO	PO BOX 890	VIRGINIA CITY, NV	89440
001-202-04	CONSOLIDATED VIRGINIA MINING CO	PO BOX 890	VIRGINIA CITY, NV	89440
001-202-05	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-202-06	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-203-02	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-203-03	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-203-04	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-203-05	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-203-06	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-204-06	CONVIRGINIA MINING CO	PO BOX 890	VIRGINIA CITY, NV	89440
001-204-07	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-204-08	BREITENBACH WILLIAM & JULIE	PO BOX 743	VIRGINIA CITY, NV	89440
001-204-09	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-205-04	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440
001-205-08	YOUNG LAUREE ANN & KEN	PO BOX 496	SOMERSET, CA	95684
001-205-09	YOUNG KEN & LAUREE	PO BOX 496	SOMERSET, CA	95684
001-205-12	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-205-13	HASSEBROCK S H & M E	5018 RIMWOOD DR	FAIR OAKS, CA	95628
001-206-01	WHEELER FRANK R JR TRUSTEE	2012 SUNBURST WAY	RENO, NV	89509
001-206-08	KUSHLAN NATHAN & KUEBLER KERRI	PO BOX 5003	TAHOE CITY, CA	96145
001-206-09	LAZIER TIMOTHY JAMES & SARA JEAN	145 HORSTMAN ST	TEMPLETON, CA	93456
001-206-10	YOUNG LAUREE ANN	PO BOX 496	SOMERSET, CA	95684
001-206-17	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-206-19	LINDSEY DAVID E & LINDA G	PO BOX 925	VIRGINIA CITY, NV	89440
001-206-20	RINGO LORAN & LOGAN, KRISTY	4994 N HWY 101, UNIT 306	NEOTSU, OR	97364
001-206-21	LOGAN KRISTY & RINGO, LORAN	4994 N HWY 101, UNIT 306	NEOTSU, OR	97364
001-206-22	REMNEFF PAUL P & DEBRA D	PO BOX 1165	VIRGINIA CITY, NV	89440
001-207-02	BANKS PATRICK	PO BOX 821	VIRGINIA CITY, NV	89440
001-207-15	LUCCHESI JOHN & BRENDA	PO BOX 161	VIRGINIA CITY, NV	89440
001-207-16	BANKS PATRICK REGEHR	PO BOX 821	VIRGINIA CITY, NV	89440
001-207-17	DIMARZO ARMOUR B	PO BOX 337	VIRGINIA CITY, NV	89440
001-207-19	THYSSEN DRUSCILLA	PO BOX 556	VIRGINIA CITY, NV	89440
001-207-20	LUCCHESI JOHN DALE & BRENDA ANN	PO BOX 161	VIRGINIA CITY, NV	89440
001-207-22	DIDIER ROBERT B & MARGARET A	PO BOX 912	VIRGINIA CITY, NV	89440
001-208-04	YARDIC TIMOTHY A & KARYN F	PO BOX 793	VIRGINIA CITY, NV	89440
001-208-05	SATER HARRY O	830 LACA ST	DAYTON, NV	89403
001-208-10	SATER HARRY O	830 LACA STREET	DAYTON, NV	89403
001-208-11	LOGAN PATRICK S & GLENDA S	PO BOX 602	VIRGINIA CITY, NV	89440
001-208-12	LOGAN PATRICK S AND GLENDA S	PO BOX 602	VIRGINIA CITY, NV	89440
001-208-13	LOGAN PATRICK & GLENDA & JOHNSON, JOSEPH & KELLEY	P.O. BOX 602	VIRGINIA CITY, NV	89440
001-208-14	JOHNSON JOSEPH & KELLEY LYNN	PO BOX 1142	VIRGINIA CITY, NV	89440
001-208-15	LOGAN PATRICK S & GLENDA S	PO BOX 602	VIRGINIA CITY, NV	89440
001-208-16	JOHNSON JOSEPH & KELLEY TTEE	PO BOX 1142	VIRGINIA CITY, NV	89440
001-208-17	BANKS PATRICK REGEHR	PO BOX 821	VIRGINIA CITY, NV	89440
001-211-01	SPENCE MICHAEL R	1102 DIXIE LANE	FERNLEY, NV	89408
001-211-04	GERALDINE GRAFFAM CO-TTEE & PANDORA L BAHLMAN C	PO BOX 4595	INCLINE VILLAGE, NV	89450
001-211-05	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-212-02	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-212-03	SILVA STEVE	P.O. BOX 213	VIRGINIA CITY, NV	89440
001-212-04	SILVA STEVE	P.O. BOX 213	VIRGINIA CITY, NV	89440
001-213-02	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-213-03	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-213-04	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-213-05	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-213-06	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-221-01	VIRGINIA & TRUCKEE RR INC	BOX 467	VIRGINIA CITY, NV	89440
001-221-02	COWEE JOSEPH LINCOLN	C/O 302 N MINNESOTA ST	CARSON CITY, NV	89703
001-222-01	REYNOLDS JEANNE TRUSTEE	783 E BONANZA DR	CARSON CITY, NV	89706
001-223-01	VIRGINIA & TRUCKEE RR INC	BOX 467	VIRGINIA CITY, NV	89440
001-223-02	CORRELL RICHARD S	PO BOX 308	VIRGINIA CITY, NV	89440
001-224-01	REYNOLDS JEANNE TRUSTEE	783 E BONANZA DR	CARSON CITY, NV	89706
001-225-01	REYNOLDS JEANNE TRUSTEE	783 E BONANZA DR	CARSON CITY, NV	89706
001-226-01	REYNOLDS JEANNE TRUSTEE	783 E BONANZA DR	CARSON CITY, NV	89706

001-227-01	REYNOLDS JEANNE TRUSTEE	783 E BONANZA DR	CARSON CITY, NV	89706
001-228-01	REYNOLDS JEANNE TRUSTEE	783 E BONANZA DR	CARSON CITY, NV	89706
001-231-01	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-231-02	VIRGINIA CITY VENTURES INC	PO BOX 1298	CARSON CITY, NV	89702
001-232-01	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-233-01	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-234-01	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-235-01	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702
001-236-01	AZORES DEVELOPMENT INC	5390 BELLAZZA COURT	RENO, NV	89519
001-241-01	JONES THOMAS P & GLENDA S	PO BOX 406	VIRGINIA CITY, NV	89440
001-241-04	FAIN NICHOLAS & JESSICA	PO BOX 1128	VIRGINIA CITY, NV	89440
001-241-05	BULLION APRTMENTS, LLC	P.O. BOX 1128	VIRGINIA CITY, NV	89440
001-241-06	BATTAGLIA BARBARA E	PO BOX 174	VIRGINIA CITY, NV	89440
001-241-08	ROTH RICHARD	4357 APOLLONIO WAY	WASHOE VALLEY, NV	89704
001-241-09	ENNIS MARC	4105 PELICAN DR	FALLON, NV	89406
001-241-10	BACUS DONNA LEE	PO BOX 355	VIRGINIA CITY, NV	89440
001-241-11	RONDEAU RICHARD & JENNA	PO BOX 754	VIRGINIA CITY, NV	89440
001-241-12	COONS JESSIE A & COONS DANIEL & KELLY	P.O. 321	VIRGINIA CITY, NV	89440
001-241-13	JOHNSON MICHAEL H & RITA E	PO BOX 75047	SEATTLE, WA	98175
001-242-01	DUFRESNE KELLI	2200 N D'ANDREA PKWY., APT 1423	SPARKS, NV	89434
001-243-01	SCHRANK RICHARD K	PO BOX 963	VIRGINIA CITY, NV	89440
001-243-02	COLE DAVID E TRUSTEE	PO BOX 171	VIRGINIA CITY, NV	89440
001-243-06	CULLEN MICHAEL S	PO BOX 106	VIRGINIA CITY, NV	89440
001-244-03	SARGENT THOMAS R & TERESA	PO BOX 1103	VIRGINIA CITY, NV	89440
001-244-04	INMAN BRETТА & CARL JR	PO BOX 721	VIRGINIA CITY, NV	89440
001-244-07	INMAN BRETТА D & CARL P JR	PO BOX 721	VIRGINIA CITY, NV	89440
001-244-08	QUINTERO ROSA ANDREA	PO BOX 1129	VIRGINIA CITY, NV	89440
001-244-09	WARREN JAMES D	PO BOX 905	VIRGINIA CITY, NV	89440
001-244-10	WALKER LANNIE R & CARRIE L	505 6TH STREET	SPARKS, NV	89431
001-244-11	WALKER LANNIE R & CARRIE L	505 6TH STREET	SPARKS, NV	89431
001-244-12	WALKER LANNIE R & CARRIE L	505 6TH ST	SPARKS, NV	89431
001-244-13	MIHHEIKIN ANDREI	PO BOX 1065	VIRGINIA CITY, NV	89440
001-244-14	MIHHEIKIN ANDREI	PO BOX 1065	VIRGINIA CITY, NV	89440
001-245-02	ELKIN RUTH RICHARD HOOVER	PO BOX 685	VIRGINIA CITY, NV	89440
001-245-03	BOYER BRYCE	PO BOX 1161	VIRGINIA CITY, NV	89440
001-245-05	BOLLA JULIA ANNA	C/O JULIE HOOVER/SHAW/BOLLA	PO BOX 913	89440
001-245-06	KRUGER MARK	PO BOX 764	VIRGINIA CITY, NV	89440
001-245-08	RAKER JOHN E	PO BOX 745	VIRGINIA CITY, NV	89440
001-245-09	ELLENA CINDY	PO BOX 320	VIRGINIA CITY, NV	89440
001-246-04	HESS CONSTRUCTION, INC.	P. O. BOX 314	VIRGINIA CITY, NV	89440
001-246-08	MURRAY SEAN T & ANN MARIE ARAGON	PO BOX 1163	VIRGINIA CITY, NV	89440
001-246-12	MYERS THOMAS J	PO BOX 864	VIRGINIA CITY, NV	89440
001-246-13	STOCKWELL BRETT M & JONI J	PO BOX 805	VIRGINIA CITY, NV	89440
001-246-18	SCHRANK RICHARD K & STEPHANIE J	PO BOX 963	VIRGINIA CITY, NV	89440
001-246-19	SCHRANK RICHARD K & STEPHANIE J	PO BOX 963	VIRGINIA CITY, NV	89440
001-246-22	STOCKWELL BRETT & JONI	PO BOX 805	VIRGINIA CITY, NV	89440
001-246-23	COONS CONSTRUCTION LLC	13 AFFONSO DR STE B	MOUNDHOUSE, NV	89706
001-246-25	BARNHART BRIAN KEITH & CARMEL LENORA	PO BOX 425	VIRGINIA CITY, NV	89440
001-246-26	BARNHART BRIAN KEITH & CARMEL	P. O. BOX 425	VIRGINIA CITY, NV	89440
001-246-27	FIELD RONALD G	PO BOX 478	VIRGINIA CITY, NV	89440
001-246-31	COMBS STACY A & NATHAN C	PO BOX 1124	VIRGINIA CITY, NV	89440
001-246-32	MAGNEY HAYLEY S & BRADLEY J	30 SOUTH O STREET	VIRGINIA CITY, NV	89440
001-246-33	HESS CONSTRUCTION INC	PO BOX 314	VIRGINIA CITY, NV	89440
001-247-01	POWELL DAVID PIERCE TTEE	PO BOX 115	SILVER CITY, NV	89428
001-247-02	CITRINO GARY	515 AVALON AVE	SANTA ROSA, CA	95407
001-247-03	KELLEY C & A / KELLEY M & R	PO BOX 830	VIRGINIA CITY, NV	89440
001-247-04	SALGAT ASHLEY & SCOTT	9795 CHELSIE CT	STAGECOACH, NV	89429
001-247-05	ARISTA RALPH A	PO BOX 907	VIRGINIA CITY, NV	89440
001-247-08	KERR E LOUISE TTEE	C/O THERESA L KERR	PO BOX 43	98287
001-247-11	ARISTA RALPH A	PO BOX 907	VIRGINIA CITY, NV	89440
001-247-12	SNYDER KENNETH S	PO BOX 903	VIRGINIA CITY, NV	89440
001-247-15	KERR E. LOUISE	C/O THERESA L KERR	PO BOX 43	98287
001-247-16	CHRISTENSEN WILLETA H	PO BOX 1116	VIRGINIA CITY, NV	89440
001-248-03	HESS CONSTRUCTION, INC.	P.O. BOX 314	VIRGINIA CITY, NV	89440
001-248-06	THISTLE JOHN F	PO BOX 644	VIRGINIA CITY, NV	89440
001-248-07	WARREN JAMES D	PO BOX 905	VIRGINIA CITY, NV	89440
001-248-08	ELIZONDO CARLOS & DIANA LOUISE	PO BOX 165	VIRGINIA CITY, NV	89440
001-251-01	LOPER RAYMOND KEITH	PO BOX 18	VIRGINIA CITY, NV	89440
001-251-03	HESSEMER BRUCE A & ROSE	21655 PALOMINO RD	VC HIGHLANDS, NV	89521
001-251-04	BORBA LAWRENCE & BARBARA	C/O JOHN BORBA	7304 REBA'S WAY	94928
001-251-05	BREITHAUPT MATTHIAS & GAIL	1819 ROMERO STREET	YUBA CITY, CA	95993
001-251-06	K & G CONRAD & STEPHEN GARMAN	PO BOX 98	VIRGINIA CITY, NV	89440
001-251-08	GRIMES JAMES & KIM	95 OX YOKE LANE	RENO, NV	89521
001-251-09	BECKETT RANDELL G ESTATE	C/O JOHN DUSTMAN, EXECUTOR	21260 HEATHER LN	95689
001-251-14	EVANS THOMAS L & STEUERT, DOUGLAS M	PO BOX 88	VIRGINIA CITY, NV	89440
001-251-15	KERSCHNER WILLETA H TRUSTEE	PO BOX 1116	VIRGINIA CITY, NV	89440
001-252-03	JOHNSON TAMI L & TAYLOR DAVID M	PO BOX 789	VIRGINIA CITY, NV	89440
001-252-04	BERNARDO LE ROY JOSEPH	C/O DEAWN WEIHER, LP INVESTMEN	390 CALIFORNIA ST	95320
001-252-07	GWEN MCPHERSON JAKE H WILLIAMSON	PO BOX 1011	VIRGINIA CITY, NV	89440
001-252-08	YOUNG TOBY L & ELAINE F	PO BOX 617	VIRGINIA CITY, NV	89440
001-253-01	HESSEMER B& PRESTON HESSEMER R	21655 PALOMINO RD	VC HIGHLANDS, NV	89521
001-253-02	AZORES DEVELOPMENT INC	5390 BELAZZA COURT	RENO, NV	89519
001-253-03	NUNEZ JOHN & KATHLENE	C/O K BARABE	2930 NOLANA COURT	95843

001-253-04	AZORES DEVELOPMENT INC	5390 BELAZZA COURT	RENO, NV	89519
001-253-05	FOLEY THOMAS E	PO BOX 757	VIRGINIA CITY, NV	89440
001-253-07	ROTH TIMOTHY C & PATRICIA A	PO BOX 1171	VIRGINIA CITY, NV	89440
001-253-08	NEAMO DAWN D	PO DRAWER H	VIRGINIA CITY, NV	89440
001-253-10	FERRY SEAN M/FERRY, CLAIRE	117 JON CIR	WHITINSVILLE, MA	1588
001-253-11	FERRY CLAIRE M	PO BOX 1004	VIRGINIA CITY, NV	89440
001-253-12	HENDRIX KAREN TTEE	6096 STARLIGHT LN	MOUNTAIN RANCH, CA	95246
001-253-13	IMMOOR TERRY G	PO BOX 10738	ZEPHYR COVE, NV	89448
001-253-15	KINCAIDE FELIX & JANICE	PO BOX 835	VIRGINIA CITY, NV	89440
001-254-03	BACUS RICHARD A	PO BOX 411	VIRGINIA CITY, NV	89440
001-254-04	BEAUPRE TIMOTHY A	11575 FIR DR	RENO, NV	89506
001-254-05	BEAUPRE LOUIS A ET AL TRUSTEES	PO BOX 666	SILVER SPRINGS, NV	89429
001-255-03	MACIEL LANCER L & LISA M	PO BOX 407	VIRGINIA CITY, NV	89440
001-255-06	GLADDING GIL	PO BOX 351	VIRGINIA CITY, NV	89440
001-255-09	BURNS DEBRA J & DANIEL R	PO BOX 862	VIRGINIA CITY, NV	89440
001-255-13	HESS CONSTRUCTION INC	PO BOX 314	VIRGINIA CITY, NV	89440
001-255-14	HESS CONSTRUCTION INC	PO BOX 314	VIRGINIA CITY, NV	89440
001-255-15	GARRETT CLINTON T & DANIELLE R	P.O. BOX 366	VIRGINIA CITY, NV	89440
001-255-16	GAMBLE MICHELLE	PO BOX 555	VIRGINIA CITY, NV	89440
001-256-04	HAMES GARY & KIMBERLY	PO BOX 976	VIRGINIA CITY, NV	89440
001-256-05	BRUMFIELD JAYSON	PO BOX 1113	VIRGINIA CITY, NV	89440
001-256-06	LINDSAY KURTIS & SUMMER	PO BOX 395	VIRGINIA CITY, NV	89440
001-256-07	FAIN NICHOLAS & JESSICA	PO BOX 1128	VIRGINIA CITY, NV	89440
001-257-02	MEEWES-TREES SHARON L	2185 VIA SPES NOSTRA	LAS VEGAS, NV	89124
001-257-06	COX KIMBERLY & JUNE	2320 ENTERPRISE ROAD	RENO, NV	89521
001-257-07	WARREN JAMES D	PO BOX 905	VIRGINIA CITY, NV	89440
001-257-09	BACUS RICHARD A	PO BOX 411	VIRGINIA CITY, NV	89440
001-257-10	MAHLEN SCOTT	PO BOX 775	VIRGINIA CITY, NV	89440
001-258-03	AHMAD FIRDOUS	5990 RIDGE LANE	RENO, NV	89523
001-258-04	BYRON LEE NASHOLD JR & YINGZI ZHENG	PO BOX 991	VIRGINIA CITY, NV	89440
001-258-05	ARMENTA TOMAS & AMETHYST	PO BOX 84	VIRGINIA CITY, NV	89440
001-258-08	STOREY COUNTY SCHOOL DISTRICT	PO BOX C	VIRGINIA CITY, NV	89440
001-258-09	SILVERIA CANDACE J & ROBERT	PO BOX 66	VIRGINIA CITY, NV	89440
001-258-10	SILVERIA CANDACE J & ROBERT	PO BOX 66	VIRGINIA CITY, NV	89440
001-261-03	WALKER JERALDINE	PO BOX 1023	VIRGINIA CITY, NV	89440
001-261-04	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-262-08	SHANE SHARON L	PO BOX 458	VIRGINIA CITY, NV	89440
001-262-10	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-262-11	WHEELER FRANK R JR TRUSTEE	2012 SUNBURST WAY	RENO, NV	89509
001-263-07	WALKER JERALDINE	PO BOX 1023	VIRGINIA CITY, NV	89440
001-263-08	WALKER JERALDINE	PO BOX 1023	VIRGINIA CITY, NV	89440
001-263-09	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-264-09	AYER DONALD G & JUDY L	PO BOX 334	VIRGINIA CITY, NV	89440
001-264-11	EASLEY JERRY LEE	PO BOX 462	VIRGINIA CITY, NV	89440
001-264-12	HUNTER PATRICIA E	PO BOX 12	VIRGINIA CITY, NV	89440
001-265-01	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-266-01	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-266-03	GIBBONS MICHELE	P. O. BOX 114	VIRGINIA CITY, NV	89440
001-266-04	JAMES KAREN LEONA	PO BOX 41	VIRGINIA CITY, NV	89440
001-267-01	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-268-02	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-268-05	BANKS PATRICK REGEHR	PO BOX 821	VIRGINIA CITY, NV	89440
001-268-09	BANKS PATRICK REGEHR	PO BOX 821	VIRGINIA CITY, NV	89440
001-268-10	SPOOR GENE A & DIANA	PO BOX 403	VIRGINIA CITY, NV	89440
001-271-02	CONVIRGINIA MINING COMPANY	PO BOX 888	VIRGINIA CITY, NV	89440
001-271-03	COMSTOCK CEMETERY FOUNDATION	PO BOX 1172	VIRGINIA CITY, NV	89440
001-272-04	CORRELL RICHARD S	PO BOX 308	VIRGINIA CITY, NV	89440
001-272-05	THE ARCHAEOLOGICAL CONSERVANCY	1717 GIRARD BLVD. NE	ALBUQUERQUE, NM	87106
001-272-06	CORRELL RICHARD S	PO BOX 308	VIRGINIA CITY, NV	89440
001-273-01	DANIEL JOSHUA & VIRGINIA	306 ROY MARTIN RD	JOHNSON CITY, TN	37615
001-273-02	ROMMEL VON KRELING & BECKER INC	PO BOX 822	PEBBLE BEACH, CA	93953
001-273-04	CONVIRGINIA MINING COMPANY	PO BOX 888	VIRGINIA CITY, NV	89440
001-273-05	COMSTOCK CEMETERY FOUNDATION	PO BOX 1172	VIRGINIA CITY, NV	89440
001-274-01	LYON RICHARD M & DEBBORAH J	PO BOX 94	CLEARLAKE, CA	95422
001-274-02	BRINAN DUDLEY & WARREN INC	PO BOX 2267	CARMEL, CA	93921
001-274-04	CONVIRGINIA MINING COMPANY	PO BOX 888	VIRGINIA CITY, NV	89440
001-274-05	COMSTOCK CEMETERY FOUNDATION	PO BOX 1172	VIRGINIA CITY, NV	89440
001-275-01	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440
001-275-02	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440
001-281-02	HESS GREGORY F & JOYCE G	PO BOX 314	VIRGINIA CITY, NV	89440
001-281-03	HESS GREGORY F & JOYCE G	PO BOX 314	VIRGINIA CITY, NV	89440
001-281-04	BILLS CONNOR	PO BOX 971	VIRGINIA CITY, NV	89440
001-281-05	BILLS CONNOR	PO BOX 971	VIRGINIA CITY, NV	89440
001-281-06	BILLS CONNOR	PO BOX 971	VIRGINIA CITY, NV	89440
001-282-01	MCKOY CHRIS	250 QUARTER HORSE CIRCLE	RENO, NV	89508
001-282-02	DRURY MCPHERSON & DEVIN GONZALES BLOM	PO BOX 697	VIRGINIA CITY, NV	89440
001-283-01	HABER ARLENE	PO BOX 891	VIRGINIA CITY, NV	89440
001-283-02	DRESSLER CHAD	PO BOX 67	SILVER CITY, NV	89428
001-283-03	WOODMANSEE KAREN	PO BOX 1174	VIRGINIA CITY, NV	89440
001-283-04	FINDLEY WILLIAM & BRENDA	P.O. BOX 481	VIRGINIA CITY, NV	89440
001-283-07	MARTINEZ EDW W /KATHERINE TTEE	PO BOX 485	VIRGINIA CITY, NV	89440
001-283-08	MARTINEZ EDW W&J KATHERINE TTEE	PO BOX 485	VIRGINIA CITY, NV	89440
001-283-09	BRIGHT ELIZABETH KARLA	PO BOX 914	VIRGINIA CITY, NV	89440

001-284-01	BILLS CONNOR	PO BOX 971	VIRGINIA CITY, NV	89440	
001-285-01	BILLS CONNOR	PO BOX 971	VIRGINIA CITY, NV	89440	
001-285-02	BILLS CONNOR	PO BOX 971	VIRGINIA CITY, NV	89440	
001-285-03	BILLS CONNOR	PO BOX 971	VIRGINIA CITY, NV	89440	
001-291-04	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702	
001-291-05	VIRGINIA CITY VENTURES INC	P O BOX 1298	CARSON CITY, NV	89702	
001-301-03	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-301-04	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-301-09	STATE OF NEVADA	C/O STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440
001-301-13	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-301-14	EATON-MARNER NANCY	P. O. BOX 378	VIRGINIA CITY, NV	89440	
001-302-01	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-302-02	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-302-03	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-302-04	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-302-05	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-303-01	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-303-02	STOREY CO TREAS	DRAWER D	VIRGINIA CITY, NV	89440	
001-311-02	BRANDON RUSSELL & PAMELA	PO BOX 876	VIRGINIA CITY, NV	89440	
001-311-05	STOREY COUNTY SCHOOL DISTRICT	PO BOX C	VIRGINIA CITY, NV	89440	
001-311-06	CONVIRGINIA MINING COMPANY	PO BOX 890	VIRGINIA CITY, NV	89440	
001-312-07	GLENN M BUSCHINE TTEE MOLLY M MALONE TTEE	PO BOX 542	VIRGINIA CITY, NV	89440	
001-312-08	GLENN M BUSCHINE & MOLLY M MALONE	PO BOX 542	VIRGINIA CITY, NV	89440	
001-312-09	WILKISON THOMAS K & KRISTINE V	PO BOX 682	VIRGINIA CITY, NV	89440	
001-312-13	BRENNAN DAVID	525 KIETZKE LANE	RENO, NV	89502	
001-312-14	LINCOLN BRUCE D & BRANDIE N	221 SNOW LANE	DAYTON, NV	89403	
001-312-15	LINCOLN BRUCE D & BRANDIE N	221 SNOW LANE	DAYTON, NV	89403	
001-321-03	HOLT KURT WESLEY	102 S. R STREET	VIRGINIA CITY, NV	89440	
001-321-04	HAMLIN CATHY & GARNETT	PO BOX 626	VIRGINIA CITY, NV	89440	
001-321-05	BACON NANCY TRUSTEE	11213 NEWTOWN RD	NEVADA CITY, CA	95959	
001-321-06	LAUMOND MARK & JO	2654 LIMOGES CT	TRACY, CA	95304	
001-321-07	SPARKS DOUGLAS G & VICTORIA G	PO BOX 1068	VIRGINIA CITY, NV	89440	
001-322-01	STOREY COUNTY SCHOOL DISTRICT	DRAWER C	VIRGINIA CITY, NV	89440	
001-328-01	STOREY COUNTY SCHOOL DISTRICT	DRAWER C	VIRGINIA CITY, NV	89440	
002-011-09	SUTRO TUNNEL CO	PO BOX 1724	CARSON CITY, NV	89702	
002-011-11	PETRINI ANGELO & JOAN B	PO BOX 158	VIRGINIA CITY, NV	89440	
002-011-12	CLEWELL LEO LAWRENCE	PO BOX 937	VIRGINIA CITY, NV	89440	
002-011-14	KUTTEL CARL & SARA TRUSTEES	PO BOX 2225	TRUCKEE, CA	96160	
002-011-16	ALLEN BENJAMIN & STEVENS, LISA	P.O. BOX 132	VIRGINIA CITY, NV	89440	
002-011-17	KUTTEL CARL & SARA TRUSTEES	PO BOX 2225	TRUCKEE, CA	96160	
002-011-19	SUTRO TUNNEL CO	PO BOX 1724	CARSON CITY, NV	89702	
002-021-01					
002-021-03	TEAGUE CARL G SR & SHEILA MARIE	PO BOX 1094	VIRGINIA CITY, NV	89440	
002-021-04	TEAGUE CARL G SR & SHEILA MARIE	PO BOX 1094	VIRGINIA CITY, NV	89440	
002-021-05	BUELNA PAUL & JONES AMANDA	PO BOX 72	SILVER CITY, NV	89428	
002-021-06	BUELNA PAUL & JONES AMANDA	PO BOX 72	SILVER CITY, NV	89428	
002-022-01	SUTRO TUNNEL CO	PO BOX 1724	CARSON CITY, NV	89702	
002-023-08	SUTRO TUNNEL CO	PO BOX 1724	CARSON CITY, NV	89702	
002-031-03	HAYES JACK D	2028 SENECA ST	KINGMAN, AZ	86401	
002-031-04	ARQUES MARITIME PRESERVAT FOUND	PO BOX 2010	SAUSALITO, CA	94966	
002-031-06	LAWRENCE CHRISTINE & ALEX	PO BOX 388	VIRGINIA CITY, NV	89440	
002-031-07	WHITE DELORES S	PO BOX 495	VIRGINIA CITY, NV	89440	
002-031-09	LILJE JARED C	99 EAST TOLL ROAD	VIRGINIA CITY, NV	89440	
002-031-10	HESS CLINTON G & ESMERALDA N	PO BOX 893	VIRGINIA CITY, NV	89440	
002-031-11	RICHLEY PAUL A TRUSTEE	PO BOX 58	SILVER CITY, NV	89428	
002-031-15	BAKER ALAN	PO BOX 1134	VIRGINIA CITY, NV	89440	
002-031-16	MURKOVICH KRISTI	PO BOX 497	VIRGINIA CITY, NV	89440	
002-031-17	PARSONS CHRISTOPHER T & PARSONS MICHELE L	PO BOX 1006	VIRGINIA CITY, NV	89440	
002-031-19	KUFFNER CARMEN S	3427 OYSTER BAY	DAVIS, CA	95616	
002-031-23	KUFFNER CARMEN TTEE	3427 OYSTER BAY	DAVIS, CA	95616	
002-031-24	KUFFNER CARMEN S	3427 OYSTER BAY	DAVIS, CA	95616	
002-031-25	DIANE DUNN WILLIAM A. BEESON	PO BOX 1035	VIRGINIA CITY, NV	89440	
002-031-26	PETRINI ANGELO & JOAN B	PO BOX 158	VIRGINIA CITY, NV	89440	
002-031-27	SUTRO TUNNEL CO	PO BOX 1724	CARSON CITY, NV	89702	
002-031-29	SPENCER DANIEL & JUDY	PO BOX 117	VIRGINIA CITY, NV	89440	
002-031-30	JOHNSON PAIGE & TREVOR	993 S E STREET	VIRGINIA CITY, NV	89440	
002-031-31	MCKINNEY CURTIS & DIANE	P.O. BOX 1176	VIRGINIA CITY, NV	89440	
002-031-32	WATSON CHUCK	PO BOX 654	VIRGINIA CITY, NV	89440	
002-031-34	CLEWELL LEO LAWRENCE	PO BOX 937	VIRGINIA CITY, NV	89440	
002-031-35	MIGAN WILLIAM D JR & TAMARA A	PO BOX 557	VIRGINIA CITY, NV	89440	
002-031-36	WILLE CHRISTINE DAWN	PO BOX 631	VIRGINIA CITY, NV	89440	
002-031-38	WESNER DAVID STUART & JANELLE LYNN	325 CONOVER RD	TEMPLETON, CA	93465	
002-031-39	WESNER DAVID STUART & JANELLE LYNN	325 CONOVER RD	TEMPLETON, CA	93465	
002-032-01	PETRINI ANGELO & JOAN B	PO BOX 158	VIRGINIA CITY, NV	89440	
002-032-02	HUXHOLD ROBERT & RANDI	PO BOX 849	VIRGINIA CITY, NV	89440	
002-033-05	COMMUNITY CHEST INC	PO BOX 980	VIRGINIA CITY, NV	89440	
002-033-06	COMMUNITY CHEST INC	PO BOX 980	VIRGINIA CITY, NV	89440	
002-033-07	EVANS SAVANNAH & MICHAEL	PO BOX 104	VIRGINIA CITY, NV	89440	
002-033-08	WIKBORN VENTURES LLC	1801 KLATT DRIVE	CARSON CITY, NV	89701	
002-033-09	COMMUNITY CHEST, INC	PO BOX 980	VIRGINIA CITY, NV	89440	
002-033-10	WIKBORN VENTURES LLC	1801 KLATT DRIVE	CARSON CITY, NV	89701	
002-033-11	FAIN NICHOLAS A & JESSICA	PO BOX 1128	VIRGINIA CITY, NV	89440	
002-033-12	FAIN NICHOLAS A & JESSICA	PO BOX 1128	VIRGINIA CITY, NV	89440	

002-041-03	EDMONDSON MARK W	PO BOX 347		VIRGINIA CITY, NV	89440
002-041-06	JOHANSSON BO H	P O DRAWER H		VIRGINIA CITY, NV	89440
002-041-07	COMMUNITY CHEST INC	PO BOX 8876	UNIVERSITY STATION	RENO, NV	89507
002-041-08	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-041-09	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-041-10	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-041-11	COMSTOCK REAL ESTATE INC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-041-13	ADAMS ROY A & LESLIE G	14100 SADDLEBOW DR		RENO, NV	89511
002-041-14	SHROPSHIRE EVERETT L & MARILYN L	PO BOX 489		VIRGINIA CITY, NV	89440
002-041-15	EWING DAVID & RENEE	PO BOX 525		VIRGINIA CITY, NV	89440
002-041-17	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-041-18	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-041-19	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-041-20	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-041-21	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-051-01	STATE OF NEVADA	C/O STOREY CO TREA	DRAWER D	VIRGINIA CITY, NV	89440
002-051-02	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-052-01	BALDRIDGE REBECCA S	PO BOX 981		VIRGINIA CITY, NV	89440
002-052-02	ANTON G KUHLE & DENISE K DI FABIO KUHLE	PO BOX 46		SILVER CITY, NV	89428
002-052-05	HUNTINGTON JOHN B & ELIZABETH L	P.O. BOX 178		VIRGINIA CITY, NV	89440
002-052-06	HUNTINGTON JOHN B & ELIZABETH L	PO BOX 178		VIRGINIA CITY, NV	89440
002-052-07	LEONARD PETER G	PO BOX 1372		CARNELIAN BAY, CA	96140
002-052-09	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-052-15	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-052-16	EDMONDSON MARK W	PO BOX 347		VIRGINIA CITY, NV	89440
002-052-19	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-052-23	LAINÉ KARL A & TRACEY M	PO BOX 75		VIRGINIA CITY, NV	89440
002-052-24	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-052-25	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-052-26	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-052-27	LEONARD PETER G	PO BOX 1372		CARNELIAN BAY, CA	96140
002-052-28	OSBORNE AUSTIN	PO BOX 1141		VIRGINIA CITY, NV	89440
002-053-07	ANCHORS DANBY J & DEENA D	P.O. BOX 645		VIRGINIA CITY, NV	89440
002-053-08	BILLS BRIAN & MARY	PO BOX 971		VIRGINIA CITY, NV	89440
002-061-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-061-05	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-061-07	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-061-08	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-061-11	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-061-12	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-061-13	BERTRAND YOUNG TTEE VICKIE CLAY TTEE	PO BOX 729		VIRGINIA CITY, NV	89440
002-061-14	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-061-15	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-061-17	CHARLTON MARK ALAN	1305 MAIN ST.	UNIT 385	VIRGINIA CITY, NV	89440
002-062-01	CHARLTON MARK A	1305 MAIN ST.	UNIT 385	VIRGINIA CITY, NV	89440
002-062-02	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-03	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-04	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-062-05	AVANSINO WILLIAM	PO BOX 335		VIRGINIA CITY, NV	89440
002-062-06	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-11	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-12	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-14	EGGENBERGER DAAN TRUSTEE	PO BOX 1392		CRYSTAL BAY, NV	89402
002-062-15	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-21	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-22	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-23	SIMONS WENETTE VAN CUREN	1530 PASS DR		RENO, NV	89509
002-062-24	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-25	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-27	COMSTOCK GLORY HOLE SERIES LLC	C/O JOE & ELLIE CURTIS	PO BOX 449	VIRGINIA CITY, NV	89440
002-062-29	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-30	SUGARLOAF LLC - SERIES K	C/O PETRINI	PO BOX 158	VIRGINIA CITY, NV	89440
002-062-31	AVANSINO WILLIAM	PO BOX 335		VIRGINIA CITY, NV	89440
002-062-32	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-33	HOWARD MALCOLM & CHERYL	3117 EMERITUS CIRCLE		N. LAS VEGAS, NV	89032219
002-062-35	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-36	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-37	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-38	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-40	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-42	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-43	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-062-44	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-48	CLEAVES W THOMAS & NANCY S	PO BOX 545		VIRGINIA CITY, NV	89440
002-062-49	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-062-50	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-062-51	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-53	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-54	EDMONDSON MARK WILLIAM	PO BOX 347		VIRGINIA CITY, NV	89440
002-062-55	EDMONDSON MARK W	PO BOX 347		VIRGINIA CITY, NV	89440
002-062-57	VIRGINIA & TRUCKEE RAILROAD CO	PO BOX 467		VIRGINIA CITY, NV	89440
002-062-58	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-062-59	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702

002-062-60	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-062-63	HINDS NANCY CLAIRE	P.O. BOX 924		VIRGINIA CITY, NV	89440
002-062-64	HINDS NANCY CLAIRE	P.O. BOX 924		VIRGINIA CITY, NV	89440
002-062-65	HINDS NANCY CLAIRE	P.O. BOX 924		VIRGINIA CITY, NV	89440
002-062-70	REYES LUIS & PAOLA	P.O. BOX 17843		RENO, NV	89511
002-062-72	MAYNARD BLOCK PROPERTIES LLC	PO BOX 545		VIRGINIA CITY, NV	89440
002-062-73	CLEAVES W THOMAS & NANCY S	PO BOX 545		VIRGINIA CITY, NV	89440
002-062-74	HINDS NANCY CLAIRE	P.O. BOX 924		VIRGINIA CITY, NV	89440
002-063-03	FOSTER JAMES I	PO BOX 461		VIRGINIA CITY, NV	89440
002-063-04	POWELL DAVID PIERCE	PO BOX 115		SILVER CITY, NV	89428
002-063-06	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-063-09	KUFFNER CARMEN S	3427 OYSTER BAY		DAVIS, CA	95616
002-063-10	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-063-11	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-063-13	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-063-16	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-063-17	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-063-18	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-063-19	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-063-20	COMSTOCK GLORY HOLE SERIES LLC	C/O OF JOS & ELEANOR CURTIS	PO BOX 449	CARSON CITY, NV	89440
002-063-21	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-063-22	NEVADA COMM RECONSTR V&T RAILWY	C/O M ROWE, ATTY	1900 S CARSON ST, STE 100	CARSON CITY, NV	89702
002-063-24	NEVADA COMM RECONSTR V&T RAILWY	C/O M ROWE, ATTY	1900 S CARSON ST, #100	CARSON CITY, NV	89702
002-063-25	STURTEVANT MICHAEL & SHARON	1102 NIXON AVE		RENO, NV	89509
002-063-26	STURTEVANT MICHAEL & SHARON	1102 NIXON AVE		RENO, NV	89509
002-063-27	STURTEVANT MICHAEL & SHARON	1102 NIXON AVE		RENO, NV	89509
002-064-01	KUFFNER CARMEN S	3427 OYSTER BAY		DAVIS, CA	95616
002-064-04	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-064-05	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-064-06	GOLD HILL PROPERTIES LLC	PO BOX 58		SILVER CITY, NV	89428
002-071-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-071-05	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-071-06	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-071-14	HESS GREGORY F & JOYCE G	PO BOX 314		VIRGINIA CITY, NV	89440
002-071-15	HESS GREGORY F & JOYCE G	PO BOX 314		VIRGINIA CITY, NV	89440
002-071-16	TOLL SAM	PO BOX 78		VIRGINIA CITY, NV	89440
002-071-17	TOLL SAMUEL C	P.O. BOX 78		VIRGINIA CITY, NV	89440
002-071-18	GARDNER JOHN S	PO BOX 833		VIRGINIA CITY, NV	89440
002-071-21	PHILLIPS STEPHEN A & SHERYL L	PO BOX 691		VIRGINIA CITY, NV	89440
002-071-22	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-071-24	THE SEAN MICHAEL ORR TRUST	C/O SEAN M ORR, TTEE	PO BOX 362	VIRGINIA CITY, NV	89440
002-071-25	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-071-26	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-071-28	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-071-29	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-071-30	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-071-31	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-071-32	GOLD HILL HOTEL INC	C/O COMSTOCK MINING	PO BOX 1118	VIRGINIA CITY, NV	89440
002-071-36	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-071-37	ALLEN ANTHONY S & JUDITH M	PO BOX 1026		VIRGINIA CITY, NV	89440
002-071-38	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-071-39	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-071-40	HESS GREGORY F & JOYCE G	PO BOX 314		VIRGINIA CITY, NV	89440
002-071-43	JENSVOLD BETSY A	7277 HEATHERWOOD DR		RENO, NV	89523
002-071-44	BUTLER DEBORAH L	PO BOX 642		VIRGINIA CITY, NV	89440
002-072-01	I O F GRAND LODGE	PO BOX 6059		RENO, NV	89513
002-072-02	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-073-02	SIMONS WENETTE VAN CUREN	1530 PASS DR		RENO, NV	89509
002-073-05	CROWN POINT HOLDINGS CORP	PO BOX 115		VIRGINIA CITY, NV	89440
002-073-06	LORENZ ALLEN R TRUSTEE	PO BOX 3880		STATELINE, NV	89449
002-073-07	CROWN POINT HOLDINGS CORP	PO BOX 115		VIRGINIA CITY, NV	89440
002-073-08	CROWN POINT HOLDINGS CORP	PO BOX 115		VIRGINIA CITY, NV	89440
002-073-09	CROWN POINT HOLDINGS CORP	PO BOX 115		VIRGINIA CITY, NV	89440
002-073-10	CROWN POINT HOLDINGS CORP	PO BOX 115		VIRGINIA CITY, NV	89440
002-074-01	TONOGOLD RESOURCES INC	22543 VENTURA BLVD., STE 220-1045		WOODLAND HILLS, CA	91364
002-075-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-076-01	CROWN POINT HOLDINGS CORP	PO BOX 115		VIRGINIA CITY, NV	89440
002-081-01	COBBEY ROBIN ELIZABETH ELIZABETH	THE 1911 MAIN STREET TRUST	PO BOX 675	VIRGINIA CITY, NV	89440
002-081-02	COBBEYS-TOLLS THE, LTD PARTNER	PO BOX 675		VIRGINIA CITY, NV	89440
002-081-11	STEVENS NORVIL & PAULA TRUSTEES	49A HEPNER DR		CARSON CITY, NV	89706
002-081-12	COBBEYS-TOLLS LTD PARTNERSHIP	PO BOX 675		VIRGINIA CITY, NV	89440
002-081-13	COBBEYS-TOLLS THE, LTD PARTNER	PO BOX 675		VIRGINIA CITY, NV	89440
002-081-14	ALLEN ASHLEY	PO BOX 71		SILVER CITY, NV	89428
002-081-15	RS 91 HOLDINGS, LLC	4790 CAUGHLIN PKWY, #506		RENO, NV	89519
002-081-16	FRANK GARCIA & JANEL STRYFFELER	PO BOX 42		SILVER CITY, NV	89428
002-082-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-082-02	PINKSTON ULAN & LAVONA	511 CALLE DON ERNESTO		BERNALILLO, NM	87004
002-082-03	MCCRAW DAVID	711 S CARSON ST SUITE 2		CARSON CITY, NV	89701
002-082-04	LONG DANIEL A	7303 SE MADISON AVE		PRINEVILLE, OR	97754
002-082-05	PINKSTON ULAN & LAVONA	511 CALLE DON ERNESTO		BERNALILLO, NM	87004
002-082-06	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-082-07	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-082-08	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702

002-083-03	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-083-04	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-083-05	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-083-06	PINKSTON ULAN	C/O DAVID PINKSTON	511 CALLE DON ERNESTO	BERNALILLO, NM	87004
002-083-07	WILSON ART	4521 CLUBHOUSE WAY		CARSON CITY, NV	89701
002-083-08	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-091-01	RAILROAD AND GOLD LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-091-04	RAILROAD AND GOLD LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-091-09	RAILROAD AND GOLD LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-091-10	RAILROAD AND GOLD LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-091-13	RAILROAD AND GOLD LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-091-14	RAILROAD AND GOLD LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-101-04	LANE MARTIN & A M	PO BOX 126		SILVER CITY, NV	89428
002-101-05	LANE MARTIN R & ALEXANDRA M	PO BOX 126		SILVER CITY, NV	89428
002-101-07	PILE MICHAEL E	PO BOX 437		VIRGINIA CITY, NV	89440
002-101-08	LANE MARTIN R & ALEXANDRA M	PO BOX 126		SILVER CITY, NV	89428
002-101-09	NVESTMENTS PLUS LLC	5937 COYOTE RIDGE COURT		RENO, NV	89523
002-101-10	SUNRISE RENTAL PROPERTIES LLC	870 BUCKEYE RD		RENO, NV	89521
002-101-11	COMSTOCK REAL ESTATE INC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-101-12	COMSTOCK REAL ESTATE INC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-102-03	COMSTOCK REAL ESTATE INC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-111-01	COMSTOCK REAL ESTATE INC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-111-05	DUFRESNE ROBERT E & MARIE J	PO BOX 832		VIRGINIA CITY, NV	89440
002-111-11	DUFRESNE KELLI R	2200 N. D'ANDREA PKWY., APT 1423		SPARKS, NV	89434
002-112-01	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-112-02	COMSTOCK MINING LLC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-121-01	NORTHERN COMSTOCK LLC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-122-01	NORTHERN COMSTOCK LLC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-131-01	NORTHERN COMSTOCK LLC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-141-05	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-141-06	ARNOLD DAVID MATTHEW	P.O. BOX 18994		RENO, NV	89511
002-141-07	COMSTOCK MINING LLC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-141-08	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-141-09	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-141-10	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-141-11	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-141-13	WILLIAM GIFFEN & CHRISTINE LABRENZ CO-TTEES	PO BOX 92		SILVER CITY, NV	89428
002-141-14	BOWERS DANIEL LEE	PO BOX 484		VIRGINIA CITY, NV	89440
002-141-15	COMSTOCK MINING LLC	PO BOX 1118		VIRGINIA CITY, NV	89440
002-141-17	TAYLOR VICKIE L TTEE	1600 JOY LAKE RD		RENO, NV	89511
002-141-18	TURNEY DAIL	C/O ANNAMARIE TURNEY HIGGINBOTHAM	925 CREEK VIEW DR	RENO, NV	89511
002-141-19	RANDALL R CZECH CALI A THOMPSON	PO BOX 422		SILVER CITY, NV	89428
002-171-02	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-171-03	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-172-01	STOREY CO TREAS	DRAWER D		VIRGINIA CITY, NV	89440
002-181-06	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-181-08	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-181-09	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-181-10	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-181-11	UNITED MINING CORP	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-181-12	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-181-13	ANCHORS DANBY J & DEENA	PO BOX 645		VIRGINIA CITY, NV	89440
002-191-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-01	NEV COMM FOR RECONSTR OF V&T RW	C/O MICHAEL SMILEY ROWE ESQ	1638 ESMERALDA AVE	MINDEN, NV	89423
002-201-02	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-201-04	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-05	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-06	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-201-08	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-09	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-201-11	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-201-12	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-13	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-201-14	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-15	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-16	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-18	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-201-20	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-22	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-23	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-201-25	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-201-26	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-30	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-31	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-201-32	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-202-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-202-02	CHRISTENSEN PAUL & CYNTHIA	716 ENCANTO DR		SPARKS, NV	89436
002-202-03	GOLD HILL PROPERTIES LLC	PO BOX 58		SILVER CITY, NV	89428
002-202-04	BORGMAN RAYMOND L & STEPHANIE R	1015 WOODFIELD LN		HOUSTON, TX	77073
002-202-05	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-202-06	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-211-01	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-211-02	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702

002-211-03	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-211-04	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-211-05	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-211-06	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-211-07	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-221-02	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-231-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-231-02	RAILROAD AND GOLD, LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-241-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-241-03	VIRGINIA & TRUCKEE RR INC	PO BOX 467		VIRGINIA CITY, NV	89440
002-242-01	SUTRO TUNNEL CO	PO BOX 1724		CARSON CITY, NV	89702
002-261-01	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122
002-261-02	RAILROAD AND GOLD LLC	PO BOX 876		VIRGINIA CITY, NV	89440
002-261-03	UNITED MINING CORPORATION	C/O LAURA REYES	1504 CLIFFWOOD DR	SAN JOSE, CA	95122

Totals

Parcel Number	Owner Name	Mailing Address	Claim Name
800-001-17	NORTHERN COMSTOCK LLC	PO BOX 1118 VIRGINIA CITY, NV 89440 C/O M. OLIVARIUS HOLTEGADE 15, ST 2200 COPENHAGEN	USS #100 Memphis Lode
800-001-35	BENTZEN, MICHAEL	2200 COPENHAGEN	USS #102 Europa
800-001-36	STOREY CO TREAS / PYRAMID CONSOLIDATED MINES CO	C/O D BURRUS 3880 W HIDDEN VALLEY DR RENO, NV 89502	USS #107-#126 Gibbs
800-002-17	LEDA RESOURCES LLC	5819 N. WHITE SANDS RD RENO, NV 89511	USS #108 Progress
800-001-06	RULE, SUSAN ANN & ROBERT MICHAEL	759 SNOWDROP COURT SUN VALLEY, NV 89433	USS #109 Moore-Morgan
800-000-54	HESS, GF & JG/ GARRETT & CAREL	PO BOX 314 VIRGINIA CITY, NV 89440	USS #114 Pride of Washoe
800-001-18	NORTHERN COMSTOCK LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #117 Chonta
800-000-16	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #119 Piety Hill Lode
800-000-59	DONOE, MACARIO	1024 FLOSSMOR AVE WAUKEGAN, IN 60085	USS #121 Bonanza- Baldwin Lode
800-002-67	CON-VIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #125 Mexican Lode
800-000-18	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #133A Enterprise / USS #133B Enterprise
800-000-71	REPIN, ROBERT ALLEN	20800 HWY 97 CLE ELUM, WA 98922	USS #135 Agassiz
800-000-03	BRANDON, RYAN PETER & EASTMAN, SARA MARIE	P.O. BOX 876 VIRGINIA CITY, NV 89440	USS #136 Venis Lode
800-001-12	COMSTOCK MINING LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #140 Lucerne
800-001-01	RAILROAD AND GOLD LLC	PO BOX 876 VIRGINIA CITY, NV 89440	USS #142 Culver Addition
800-001-02	RAILROAD AND GOLD LLC	PO BOX 876 VIRGINIA CITY, NV 89440	USS #179 Culver Addition
800-001-53	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #145 Grosh
800-001-56	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #146 Grosh
800-001-57	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #147 Grosh
800-000-50	TONOGOLD RESOURCES INC	22543 VENTURA BLVD, STE 220-1045 WOODLAND HILLS, CA 91364	USS #149 Jacob Little
800-000-37	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #154 California B
800-000-37	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #154 California A
800-000-29	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #155 Con Virginia
800-000-19	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #164 Spring Garden Lode
800-000-34	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #171 Ophir A
800-000-40	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #171 Ophir B
800-001-00	RAILROAD AND GOLD LLC	PO BOX 876 VIRGINIA CITY, NV 89440	USS #178 Culver
800-000-30	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #188 Clemons Mine
800-000-31	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #189 Overton Mine
800-001-58	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #192 Yellow Jacket
800-001-59	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #193 Imperial
800-001-60	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #194 Crown Point
800-000-76	STOREY CO TREAS / CARLTON, S J	C/O BROCKMEIER 6200 MEADOWOOD MALL CIR #63 RENO, NV 89502	USS #197 Bullion
800-000-33	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #1970 Last Chance
800-000-32	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89441	USS #1971 Summit
800-000-20	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89442	USS #2581 Ohio
800-000-20	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89443	USS #2581 Miami
800-000-21	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89444	USS #3648 July
800-000-21	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89445	USS #3648 May
800-000-21	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89446	USS #3648 March
800-000-10	COMSTOCK NORTHER EXPLORATION LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #3797 Alice
800-000-11	COMSTOCK NORTHER EXPLORATION LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #3797 Lauren
800-002-04	RAILROAD AND GOLD LLC	PO BOX 876 VIRGINIA CITY, NV 89440	USS #39 Knickerbocker
800-001-87	TRICOUNTY RAILWAY COMMISSION	308 N CURRY ST CARSON CITY, NV 89703	USS #39 Knickerbocker
800-001-74	MIRAMAR GOLD CORPORATION	C/O NEWMONT/ DAWN MORAN 6363 S FIDDLER'S GREEN CIR GREENWOOD VILLAGE, CO 80111	USS #39 Potomac
800-000-22	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #4020 March Frac
800-002-48	UNITED MINING CORPORATION	1504 CLIFFWOOD DR SAN JOSE, CA 95122	USS #4021 August
800-000-08	MARSHALL, HUGH ROY & CYNTHIA L	PO BOX 888 VIRGINIA CITY, NV 89440	USS #4023 Miller Or Sierra Nevada
800-000-35	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #4028 Spanish or Mexican
800-000-60	VIRGINIA CITY VENTURES INC	P O BOX 1298 CARSON CITY, NV 89702	USS #42 Hale & Norcross
800-002-19	MCBRIDE, DONALD G TRUSTEE	DRAWER E VIRGINIA CITY, NV 89440	USS #4308 Stevens
800-002-20	MCBRIDE, DONALD G TRUSTEE	DRAWER E VIRGINIA CITY, NV 89440	USS #4308 West Comstock
800-001-14	NORTHERN COMSTOCK LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #48 Justice & Independence
800-001-19	NORTHERN COMSTOCK LLC	PO BOX 1118 VIRGINIA CITY, NV 89441	USS #49 Front Lode LOT B
800-001-20	NORTHERN COMSTOCK LLC	PO BOX 1118 VIRGINIA CITY, NV 89442	USS #49 Front Lode LOT A
800-001-11	COMSTOCK MINING LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #50 Echo Lode
800-000-25	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #50 Central Comstock
800-000-47	RAILROAD AND GOLD LLC	PO BOX 876 VIRGINIA CITY, NV 89440	USS #51 Savage
800-000-61	VIRGINIA CITY VENTURES INC	PO BOX 1298 CARSON CITY, NV 89702	USS #51 Savage
800-001-41	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #53 Joseph Trench
800-001-42	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89703	NV & NY 94 USS #54
800-001-16	NORTHERN COMSTOCK LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #55 Keystone
800-001-43	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #55 Challenge NY & Washoe
800-001-44	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #56 Empire
800-001-45	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #58 Bacon Mill
800-001-55	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #59 Bacon
800-001-46	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #60 Confidence
800-002-68	BGD HOLDINGS INC	PO BOX 889 VIRGINIA CITY, NV 89440	USS #61 Chollar-Potosi
800-002-69	VIRGINIA CITY VENTURES INC	PO BOX 1298 CARSON CITY, NV 89702	USS #61 Chollar-Potosi
800-000-46	RAILROAD AND GOLD LLC	PO BOX 876 VIRGINIA CITY, NV 89440	USS #61 Chollar-Potosi
800-000-45	RAILROAD AND GOLD LLC	PO BOX 876 VIRGINIA CITY, NV 89440	USS #62 Gould & Curry
800-000-66	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #62 Gould & Curry
800-001-48	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #64 William Sharon
800-001-62	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89703	USS #65 Alta
800-000-53	HESS, GREGORY F & JOYCE G TTEE	PO BOX 314 VIRGINIA CITY, NV 89440	USS #65 Best and Belcher
800-000-55	PALMER, RACHEL A	1828 CULVER LOOP SUTHERLIN, OR 97479	USS #67 McKibben
800-002-14	COMSTOCK PROCESSING LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #68 Baltimore
800-000-26	CONVIRGINIA MINING COMPANY	PO BOX 890 VIRGINIA CITY, NV 89440	USS #71 Central #2 Comstock
800-002-55	HAMMON, WENDELL P	2887 FORIST LN MERCED, CA 95340	USS #72 Gold Hill Tunneling
800-000-02	ANDREASEN, T&F/COLLETTI F&P	C/O P COLLETTI 3491 TILLAMOOK COURT RENO, NV 89509	USS #74 Virginia
800-000-58	HESEMER, BRUCE & ROSIE	21655 PALOMINO RD VC HIGHLANDS, NV 89521	USS #75 Alban
800-000-01	ANDREASEN, T&F/COLLETTI F&P	C/O P COLLETTI 3491 TILLAMOOK COURT RENO, NV 89509	USS #78 Minerva
800-001-64	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #79 Comstock Bullion
800-000-64	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #85 La Cata
800-000-94	COMSTOCK MINING LLC	PO BOX 1118 VIRGINIA CITY, NV 89440	USS #86 Hartford
800-000-65	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #86 Sarah Ann
800-002-54	SEARLES, DONALD G & TIMMIE L	8005 RUSHMORE RD FORT WORTH, TX 76137	USS #88 Hale & Norcross
800-001-52	SUTRO TUNNEL CO	PO BOX 1724 CARSON CITY, NV 89702	USS #90 Ward

Notice of Conveyance (Date Letter is Sent)

Name:
Address Line:
Address Line:
APN:

Dear _____,

In the 82nd Session (2023), the Nevada Legislature passed into law Assembly Bill No. 143, which allows the Storey County Board of County Commissioners to convey real property acquired by the county directly from the Federal Government for the purpose of clearing title to the real property to the person or persons, as applicable, who have an interest in the real property.

You have been identified as the person or persons that have an interest in the real property identified as to the APN set forth above. Pursuant thereto, please find attached the recorded QuitClaim Deed executed and recorded by Storey County as to the APN set forth above. Also attached for your records is the QuitClaim Deed from the United States of America to Storey County, Nevada and a copy of Assembly Bill 143.

In the event that you intend to disclaim your interest in the property granted to you, please contact a Nevada licensed real estate attorney or local title company. In the event that you do choose to disclaim your interest granted, please notify Storey County at the following address:

**Storey County District Attorney
201 South C Street
P.O. Box 496
Virginia City, NV 89440**



Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of first reading of Bill No. 141, Ordinance No. 24-329 amending Storey County Code Title 15 – BUILDINGS AND CONSTRUCTION, Chapter 15.08 Building Official, Section 15.08.060 Appeals from Decisions to more efficiently hear and decide appeals of orders, decisions, or determinations made by the building official or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments by replacing the Board of Appeals with Hearing Officers.
- **Recommended motion:** I (commissioner) motion to approve First Reading amending Storey County Code Title 15 - BUILDINGS AND CONSTRUCTION, Chapter 15.08 Building Official, Section 15.08.060 Appeals from Decisions to more efficiently hear and decide appeals of orders, decisions, or determinations made by the building official or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments by replacing the Board of Appeals with Hearing Officers.
- **Prepared by:** Anne M. Langer

Department: Commissioners

Contact Number: (775) 847-0964

- **Staff Summary:** This ordinance amends Title 15 of the Storey County Code to allow for appeals of orders, decisions, or determinations made by the building official or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments by replacing the board of appeals with hearing officers to be heard by a hearing officer appointed by the Board of County Commissioners.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** None on local government
- **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

Bill No. ____

Ordinance No. _____

Summary

An ordinance amending provisions of Storey County Code Title 15 – BUILDINGS AND CONTRSUCTION, Chapter 15.08 Building Official, Section 15.08.060 Appeal from Decisions to more efficiently hear and decide appeals of orders, decisions, or determinations made by the building official or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments by replacing the Board of Appeals with Hearing Officers. The Board of County Commissioners of the County of Storey, State of Nevada, does ordain as follows:

Title

An ordinance amending provisions of Storey County Code Title 15 BUILDINGS AND CONTRSUCTION, Chapter 15.08 Building Official, Section 15.08.060 Appeal from Decisions to replace the Board of Appeals with Hearing Officers to more efficiently hear and decide appeals of orders, decisions, or determinations made by the Storey County Building Official or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments

Title 15 - BUILDINGS AND CONSTRUCTION

Chapters:

Chapter 15.04 - BUILDINGS AND CONSTRUCTION[1]

Footnotes:

--- (1) ---

Editor's note— Ord. No. 14-255, § II, adopted May 19, 2014, amended Chapter 15.04 in its entirety to read as herein set out. Former Chapter 15.04, §§ 15.04.010—15.04.090, pertained to similar subject matter, and derived from Ord. 172 § 1(part, 2000; Ord. No. 13-249, § I, 10-1-2013.

15.04.010 - Adoption of International and Uniform codes.

In order to regulate all matters relating to the construction, maintenance and safety of buildings structures and property within the county, the board, pursuant to NRS 244.3675 and NRS 278.580, adopts the following codes to be in force:

- A.The 2018 International Building Code (IBC).
- B.The 2018 International Residential Code (IRC).

- C.The 2018 International Existing Building Code (IEBC).
- D.The 2018 International Energy Conservation Code (IECC).
- E.The 2018 International Fuel Gas Code (IFGC).
- F.The 2018 International Mechanical Code (IMC).
- G.The 2017 National Electric Code (NEC).
- H.The 2018 Uniform Mechanical Code (UMC).
- I.The 2018 Uniform Plumbing Code (UPC).
- J.The 2018 International Swimming Pool and Spa Code (ISPSC).
- K.The 2018 Northern Nevada Amendments published by Northern Nevada Chapter of the International Code Council.
- L.The 2012 International Fire Code (IFC).
- M.The 2012 International Wildland Urban Interface Code (IWUI), with the exception of Section 602 Residential Fire Sprinkler requirements.
- N.The 2017 National Fire Protection Association Standards (NFPA).
- O.The 2018 Northern Nevada Fire Code Amendments.

Where conflicts occur between the codes and amendments referenced above and this chapter if this chapter is more restrictive, this chapter will apply.

(Ord. No. 14-255, § II, 5-19-2014; Ord. No. 18-293, § I, 10-26-2018)

15.04.020 - Adoption authority.

The board of county commissioners may, by ordinance, adopt later editions of the applicable codes identified in Section 15.04.010 of this chapter, and must include in the ordinance all the uniform codes in force.

(Ord. No. 14-255, § II, 5-19-2014)

15.04.030 - Modification.

The board may modify the uniform codes enumerated in Section 15.04.010 of this chapter so that the codes specifically apply to the county, provided the changes are in conformance with applicable state laws.

(Ord. No. 14-255, § II, 5-19-2014)

15.04.040 - Copies on file.

Copies of the latest adopted codes in section 15.04.010 and "Standard Details and Specifications for Public Works Construction" must be kept in the offices of the public works or building department. The latest editions of the International Fire Code, International Building Code, the International Wildland Urban Interface Code, and NFPA Standards must be kept at the community development offices.

(Ord. No. 14-255, § II, 5-19-2014; Ord. No. 18-293, § I, 10-26-2018)

15.04.050 - Construction standards adopted.

"Standard Specifications for Public Works Construction," sponsored by the regional transportation commission of Washoe County, City of Sparks, City of Reno, Carson City, and the City of Yerington, is adopted as the construction standard for all public works and development construction projects. Any updated issue of "Standard Specification for Public Works Construction" will be automatically adopted by Storey County per this section. Other standards and specifications may be adopted by the board by ordinance specifying and identifying the standards.

(Ord. No. 14-255, § II, 5-19-2014)

15.04.060 - Storey County building construction standards.

The following construction standards are required for all structures regulated by code within Storey County:

- A. Snow load requirements. All building construction must have a snow load capacity as follows:

Site Elevation (feet above sea level)	Ground Snow Load (pounds per square foot)
9,500 and above	142
9,000—9,499	114
6,500—8,999	90
6,000—6,499	70
5,500—5,999	50
Below 5,500	20

- B. Seismic zone design requirements.

- 1.I.B.C. for commercial and industrial construction: The seismic design site class for structures must be based on the Risk Category, and the spectral response acceleration parameters in accordance with Chapter 16 of I.B.C and Chapter 20 of ASCE 7.

- 2.I.R.C. for single-family residential structures: The seismic design site class for single-family residential structures and structures accessory to residential use is D2.

- C. Wind speed design requirements. Per the adopted 2012 Northern Nevada Amendments:

Ultimate design wind speed for risk category I structures is 105 mph V ult '.

Ultimate design wind speed for risk category II structures is 115 mph V ult '.

Ultimate design wind speed for category III and IV structures is 120 mph V ult '.

Exposure Category is C. An altitude density reduction may not be taken.

The minimum basic wind speed (3-second gust) for Group R-2 and R-3 structures is 100 mph, Exposure Category C.

D. Foundations.

1. The foundation frost depth requirement for all foundations is twenty-four inches from bottom of footing to level of finish grade.

2. Foundations exposed more than two feet above the grade level must be finished in natural wood, native rock, brick, cultured stone, or split face block.

3. The minimum foundation anchor bolt requirement is five-eighths inch diameter by ten inches length or as required to obtain at least seven inches of embedment in the concrete. Anchor bolts must be spaced no more than forty-eight inches on center. All anchor bolts are to be equipped with 3" square × ¼" thick plate washers.

E. Roofing requirements. Fire retardant roofing material is required per NRS 472.100. All roofing materials used must be listed by a nationally recognized testing agency with a Class A rating, unless otherwise approved for industrial or commercial use by the building official. All roofing materials must be installed per manufacturers' specifications. No wood shakes or shingles are allowed.

F. Storage on unimproved lot. No storage of any kind is allowed on any unimproved lot. Building materials and construction equipment may be located on a lot that has an active building permit for a single-family dwelling. No automobiles or RV type vehicles may be stored on a lot until a certificate of occupancy or safety seal has been issued for the single-family dwelling.

G. Temporary quarters during construction. A temporary trailer permit may be issued at the discretion of the building official for one travel trailer or motor home connected to a permanent water source and sewer or septic system, as the owner's living quarters during construction of a single-family residence. The permit is initially valid for no more than one hundred eighty days. If substantial progress is completed on the permanent residence, the building official may renew the permit for an additional one hundred eighty days.

H. Water wells. Newly constructed water wells for domestic residential use are required to flow at a rate of not less than two g.p.m. during the initial one-hour flow test to meet the requirements for issuance of a residential dwelling building permit. A water quality test report displaying that the water is safe for drinking is required prior to issuance of a residential dwelling building permit.

I. Drainage.

1. Roof drainage or surface storm-water drainage from a structure or developed lot must be controlled through measures approved by the building official, and must not cause adverse impacts on neighboring or adjacent properties.

2. For development of commercial or industrial lots or parcels of five acres or larger, or development of residential subdivisions where the aggregate sum of lots or parcels is five acres or larger, an engineered hydraulic analysis is required that displays that post development run-off during a 100-year storm event will not exceed pre-development run-off.

J. Retaining walls. Retaining walls constructed for slope stabilization that are greater than four feet in height require engineered design and a building permit.

E.K. No duplication of buildings. Zoning classifications (E-1-VCH), (E-10-HR), and (E-40-VR), of the Storey County zoning ordinance, Chapter 17.40, shall not permit the same architectural elevation design (regardless of exterior treatment and/or reversal of layout) be approved within two thousand five hundred feet in all directions of the proposed building lot. (Ord. No. 14-255, § II, 5-19-2014)

15.04.070 - Electrical wiring in commercial buildings.

The electrical wiring in all commercial buildings in Storey County must be installed in conduit approved by the applicable code.

(Ord. No. 14-255, § II, 5-19-2014)

15.04.080 - Fire district requirements.

A. The following amendments in addition to the 2018 Northern Nevada Amendments to the 2018 International Fire Code apply to the International Fire Code:

Table 903.2.1a

Required Automatic Sprinklers by Fire Area, Response Time and Height For A, B, E, F, H, I, M, S and U Occupancies

Sprinklers are required when any one of the listed conditions is met.

Fire Jurisdiction	Fire Area b, c	Height,d	Response Time
Carson City Fire	>5,000 square feet e, f	3 stories or greater	-
East Fork Fire Protection District (Douglas County)	>5,000 square feet	3 stories or greater	-
North Lake Tahoe Fire Protection District	≥5,000 square feet g	2 stories and a greater basement or 3 stories or	-
North Lyon Fire Protection District	≥5,000 square feet	3 stories or greater	-
Reno Fire Department	>5,000 square feet h	3 stories or greater	-
Truckee Meadows Fire Protection District and Fire Protection District	≥5,000 square feet	3 stories or greater	-
Sparks Fire Department	>5,000 square feet	3 stories or greater	Over 6 minutes
Storey Fire Department	>5,000 square feet	2 stories and a basement	-

or 3 stories or greater

Tahoe Douglas Fire All
Protection District (Douglas County)

- a. This table is in addition to any other automatic sprinkler requirements in this code.
- b. Fire areas may be separated according to IBC 707.3.10.
- c. Any addition or remodel that increases the fire area will be included in the calculation for the total square footage.
- d. Airport towers and open parking garages complying with IBC 406.5 are exempt from this table.
- e. S-1 and S-2 occupancies are exempt from this table.
- f. A one-time increase in the fire area is permitted provided said increase is $\leq 50\%$ of the structure's existing permitted fire area square footage.
- g. A one-time increase of 360 square feet of fire area is permitted.
- h. Automatic fire detection system installed throughout and connected to a central station fire alarm company can be substituted for automatic sprinkler system.

TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE^a

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250 b
I-1	Not Permitted	250 c
B	200	300 c
F-2, S-2, U	300	400 c
H-1	Not Permitted	75 c
H-2	Not Permitted	100 c
H-3	Not Permitted	150 c
H-4	Not Permitted	175 c
H-5	Not Permitted	200 c
I-2, I-3, I-4	Not Permitted	200 c

For SI: 1 foot = 304.8 mm.

- a. See the following sections for modifications to exit access travel distance requirements:
 - Section 402.8: For the distance limitation in malls.
 - Section 404.9: For the distance limitation through an atrium space.
 - Section 407.4: For the distance limitation in Group I-2.
 - Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.
 - Section 411.4: For the distance limitation in Special Amusement Buildings.
 - Section 1015.4: For the distance limitation in refrigeration machinery rooms.
 - Section 1015.5: For the distance limitation in refrigerated rooms and spaces.
 - Section 1016.4: For increased limitation in Groups F-1 and S-1.
 - Section 1021.2: For buildings with one exit.

Section 1028.7: For increased limitation in assembly seating.

Section 1028.7: For increased limitation for assembly open-air seating.

Section 3103.4: For temporary structures.

Section 3104.9: For pedestrian walkways.

b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems in accordance with Section 903.3.1.2 are permitted.

c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

B. All sections of the International Fire Code and the International Wildland Urban Interface Code adopted in Section 15.04.010 that refer to a board of appeals are amended and all appeals of orders, decisions, or determinations made by the fire marshal, must follow the process in SCC 15.08.060.

(Ord. No. 14-255, § II, 5-19-2014; Ord. No. 18-293, § I, 10-26-2018; Ord. No. 19-303, § I, 12-17-2019)

15.04.090 - Violation—Criminal penalty.

Any person, firm, or corporation violating any provision of this chapter is guilty of a misdemeanor.

(Ord. No. 14-255, § II, 5-19-2014)

Chapter 15.08 - BUILDING OFFICIAL[2]

Footnotes:

--- (2) ---

Editor's note— Ord. No. 14-255, § II, adopted May 19, 2014, amended Chapter 15.08 in its entirety to read as herein set out. Former Chapter 15.08, §§ 15.08.010—15.08.080, pertained to similar subject matter, and derived from Ord. 172 § 1(part), 2000; Ord. No. 13-249, § I, 10-1-2013.

15.08.010 - Office created.

There is created a building department with an official in charge known as the county building official, pursuant to NRS 278.570.

(Ord. No. 14-255, § II, 5-19-2014)

15.08.020 - Appointment.

The building official must be appointed by the chairman of the board of county commissioners with the approval of a majority of the board.

(Ord. No. 14-255, § II, 5-19-2014)

15.08.030 - Reserved.

15.08.040 - Abatement of dangerous buildings.

All buildings or portions thereof which are determined after inspection by the building official to be dangerous as defined in the approved codes are declared to be public nuisances and must be abated by repair, rehabilitation, demolition or removal in accordance with the procedures of the approved codes. The building official must file and serve on the record owner and on the property a notice and order required by the Uniform Code for the Abatement of Dangerous Buildings. If the building official determines that there is a violation of code the building official must refer the matter to the district attorney's office.

If the building or structure is in a condition that is immediately dangerous to life, limb, property, or safety of the public or its occupants the building official may order it to be vacated. If the notice and order requires demolition, the district fire chief and the sheriff must agree with the determination and sign the notice as required by NRS 244.3601.

(Ord. No. 14-255, § II, 5-19-2014)

15.08.050 - Private practice restricted.

Any person holding the office of county building official, inspector, or staff is prohibited from engaging in the private practice of architecture, design, or structural engineering of buildings and projects, whether the design and planning concerns new construction or renovation of existing buildings within the county.

(Ord. No. 14-255, § II, 5-19-2014)

15.08.060 - Appeal from decisions.

Section 113 of the IBC and IRC is replaced by the following language:

A. In order to hear and decide appeals of orders, decisions, or determinations made by the building official about the application and interpretation of the currently adopted building and uniform codes, or any amendments, or any orders, decisions, or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments, there is created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and fire safety, who are not employees of the jurisdiction. the position of hearing officer. A hearing officer will be a person designated by the board of county commissioners. The hearing officer may not be a county employee. The board may designate a justice court or municipal court pro tem from outside of the county as a hearing officer. The board may designate more than one hearing officer and if the board does, the hearing should be alternated equally between the hearing officers by the clerk depending on their availability. The board may by resolution set the compensation for the hearing officer. The board of appeals hearing officer may not waive the requirements of this code. ~~The building official is an ex officio member of the board of appeals and will act as its secretary, but has no vote on any matter before the board. The board of~~

appeals appointed by the board of county commissioners will convene when an appeal has been filed. The [hearing officer](#) board of appeals may adopt rules of procedure for conducting its business, and must render all decisions and findings in writing to the appellant with a duplicate copy to the building official or fire marshal, whoever was appealed.

B. The ~~board of appeals~~ [hearing officer](#) has no authority to interpret the administrative provisions of this code except for decisions of the building official about modifications, alternative materials, alternate designs, methods of construction and uncovering work for inspections.

C. ~~—The board of county commissioners must appoint three members to the board of appeals, one of whom must be an architect, engineer, or a general contractor licensed by the State of Nevada, one of whom must be a person with experience as a fire protection professional, and one of whom must represent the public at large.~~

1. ~~The terms for all board members are for a period of two years. If a position becomes vacant for any reason, the vacancy must be filled for the duration of the unexpired term of the member by a majority vote of the board.~~

~~D.~~ **D.C.** Any individual may appeal an order, decision or determination made by the building official or fire marshal, except as limited by subsection B. above, to the board of appeals hearing officer by filing a written notification of appeal with the ~~secretary to the board of appeals~~ [Storey County Clerk](#) within ten working days of the decision. The ~~board of appeals~~ [hearing officer](#) must hold a hearing within thirty days from the receipt of the written notice of appeal unless the appellant agrees to an extension of the time limit. If the applicant has not submitted written notification of appeal within the time frame, the action of the building official or fire marshal is final. All hearings on appeal pursuant to this section are open to the public. All written materials introduced must be identified for the record, and the [hearing officer](#) may request the production of records and the appearance of persons necessary for their deliberations. The technical rules of evidence do not apply. Any evidence presented to the ~~board of appeals~~ [hearing officer](#) must be relevant to the issue ~~before the board~~ [appealed](#).

~~E.~~ **E.D.** At the conclusion of the hearing the ~~board of appeals~~ hearing officer must rule [in writing](#) within twenty days from the date of the hearing and state its findings and recommendations on the appeal. [The hearing conducted by the hearing officer must be recorded or reported. Any evidence introduced at the hearing must be retained in the custody of the county clerk.](#)

(Ord. No. 14-255, § II, 5-19-2014; Ord. No. 19-303, § II, 12-17-2019)

15.08.070 - Reserved.

15.08.080 - Violation—Penalty.

Any person, firm, or corporation violating any provision of this chapter is guilty of a misdemeanor.

(Ord. No. 14-255, § II, 5-19-2014)

Chapter 15.12 - BUILDING PERMITS[3]

Footnotes:

--- (3) ---

Editor's note— Ord. No. 14-255, § II, adopted May 19, 2020, amended Chapter 15.12 in its entirety to read as herein set out. Former Chapter 15.12, §§ 15.12.010—15.12.150, pertained to similar subject matter, and derived from Ord. 172 § 1(part), 2000; Ord. No. 11-236, § 1, 8-2-2011; Ord. No. 13-249, § I, 10-1-2013.

ARTICLE I. - GENERAL PROVISIONS FOR CONSTRUCTION

15.12.010 - Building permit required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or mobile, manufactured or modular home for human habitation, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or cause any of this work to be done, must first make application to the building official and obtain the required permit.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.020 - Application contents and fee.

A. The application for a building permit must be made on forms provided by the building official, and must contain the following information:

1. Name and address of applicant;
2. Identify and describe the work to be covered by the permit;
3. Primary contractor's name, address and Nevada state license number;
4. If submitted under NAC 624 as an owner-builder. A written acknowledgement of the Owner-Builder Restriction Statement per NRS 278.573;
5. A description of the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed work;
6. The intended use and occupancy of the proposed work;
7. Any construction documents or other information required by code;
8. Subcontractor's name, address and Nevada state license number;
9. Residential designer, address and Nevada state license number;
10. Architect's name, address and Nevada state license number;
11. Engineer's name, address and Nevada state license number;
12. Cost of work, based on the retail price or a contractor's price for such work;
13. Date the work is to commence and the estimated date of completion.

B. Permit fees. Applications for building permits must be accompanied by the fees established by resolution of the board, which resolutions are on file in the county building department.

- C. Plan review fees. In addition to any other fee required in connection with an application or permit, when submittal documents are required a plan review fee must be paid at the time of submitting the construction documents for plan review. The plan review fee is sixty-five percent of the building permit fee unless the fee is set by resolution of the board.

(Ord. No. 14-255, § II, 5-19-2014; Ord. No. 18-293, § 1, 10-26-2018)

15.12.030 - Reapplication procedures.

A new permit must be obtained before the work can be recommenced at a fee of one-half of the amount required for the original permit, provided no changes have been made or will be made in the original application and plans are provided, further, that the suspension of work has not exceeded one year.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.040 - Nontransferability.

All permits are nontransferable.

A.Fees for building permits that have been issued may not be transferred to a new owner or a new project location;B.Fees for permits issued for a specific project or scope of work may not be transferred to another project or change of scope of work by the same owner.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.050—15.12.070 - Reserved.

ARTICLE II. - RESIDENTIAL CONSTRUCTION REQUIREMENTS

15.12.080 - Permits for septic system installation and well drilling required.

A permit must be obtained from the county building department before a person may drill a well and from the state division of health before a person installs a septic system or does any work in preparation for the well or septic system.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.090 - Water source required.

A building permit may not be issued until the applicant has provided an adequate source of water fit for human consumption, either by drilling a well on the premises or by water being piped in through a public or private utility designed for the transportation of water. A will serve letter must be issued by that public or private utility designed for transportation and deliverance of water and be submitted to the building department with the permit application.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.094 - Accessory dwelling unit and accessory structure defined.

- A. An attached accessory dwelling unit is a portion of or an addition to a single-family main dwelling that is designed to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. Converting part of, or adding on to, an existing single-family main dwelling may create an attached accessory dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached dwelling unit. Typical uses include guest rooms, guest apartments and "granny flats."
- B. A detached accessory dwelling unit refers to a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Typical uses include guesthouses, second units, "granny flats" and caretaker's quarters.
- C. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit. Installation of both a kitchen and a toilet in a detached accessory structure requires the structure to be considered a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.096 - Domestic use limit.

If the development and use of underground water from a well for an accessory dwelling unit of a single-family dwelling, as defined in Section 15.12.094, qualifies as a domestic use or domestic purpose:

- A. The owner of the well must:
 - 1. Obtain approval for that use from the board after a report and recommendation by the planning commission; and
 - 2. Install a water meter, at owner's expense, capable of measuring the total withdrawal of water from the well; and

3. Ensure the total withdrawal of water from the well does not exceed two acre-feet per year.
- B. The board or its designee must report the approval of the accessory structure on a form provided by the state engineer.
- C. The state engineer is required to monitor the annual use of water from the well.
- D. The date of priority for the use of the domestic well to supply water to any accessory structure is the date of approval received by the owner of the well from board.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.099 - Tampering.

A. Tampering: No one except an employee or representative of Storey County or the State of Nevada may at any time or in any manner operate or alter a water meter or otherwise interfere with a meter or its connections.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.100 - Sewage disposal system required.

A building permit may not be issued unless the applicant has first installed a suitable sewerage disposal system meeting all applicable governmental standards or the owner must provide a "will serve letter" from a public or private sewage process utility designed to transport and process raw sewage.

(Ord. No. 14-255, § II, 5-19-2014)

15.12.110—15.12.140 - Reserved.

15.12.150 - Violation—Penalty.

Any person, firm, or corporation violating any provision of this chapter is guilty of a misdemeanor.

(Ord. No. 14-255, § II, 5-19-2014)

Chapter 15.16 - GREASE TRAPS

Sections:

15.16.010 - Installation—Required.

To promote the general health, safety and welfare of the citizens of the county, the county building department shall be empowered to designate, based on previously adopted guidelines, which restaurants and food vendors will be required to install and maintain grease traps in their operations.

(Ord. 104-B § 1, 1987)

15.16.020 - Installation—Time for compliance.

After the designation in Section 15.16.010, and after proper notice being duly served upon designees, the designees must comply with the directive to install the grease trap within ten days. Failure to comply with the directive within the ten-day period may result in the imposition of a civil penalty not to exceed one hundred dollars per day during periods of noncompliance.

(Ord. 104-B § 2, 1987)

15.16.030 - Inspections.

The county building department shall be further empowered to make periodic inspections of all businesses required to maintain the grease traps and to determine if the traps are in accord with previously adopted standards. After proper written notice has been duly served, all grease traps found to be below standard shall be rehabilitated so as to comply with standards or be replaced within ten days. Civil penalties not exceeding one hundred dollars per day may be imposed during periods of noncompliance.

(Ord. 104-B § 3, 1987)

Chapter 15.20 - FLOOD DAMAGE PREVENTION

Sections:

ARTICLE I. - GENERAL PROVISIONS

15.20.010 - Statutory authorization.

The Legislature of Nevada in Nevada Revised Statutes 278.020, 244A.057, and 543.020 confers upon local government units, authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the county commission of Storey County does hereby adopt the following floodplain management regulations.

(Ord. 184 (part), 2003)

15.20.020 - Findings of fact.

- A. The flood hazard areas of Storey County are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- B. These flood losses are caused by the cumulative effects of obstructions in areas of special flood hazards, which increase flood heights and velocities and when inadequately anchored, damage uses in other areas. Structures that are inadequately flood proofed, elevated or protected from flood damage also contribute to flood loss.

(Ord. 184 (part), 2003)

15.20.030 - Statement of purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in areas of special flood hazards;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure potential buyers are notified that property is located in areas of special flood hazards;
- H. Ensure those who occupy the areas of special flood hazards assume responsibility for their actions; and I. Maintain qualifying standards for participation in the National Flood Insurance Program. (NFIP)

(Ord. 184 (part), 2003)

15.20.040 - Definitions.

Unless specifically defined below, words or phrases used in this chapter must be interpreted to give them the meaning they have in common usage and to give this chapter its most reasonable application.

"Accessory use" means a use, which is incidental and subordinate to the principal use of the parcel of land on which it is located.

"Act" means the National Flood Insurance Act of 1968 and Flood Disaster Protection Act of 1973, both as amended.

"Actual cash value (ACV)" means the replacement cost of an insured item of property at the time of loss, less the value of physical depreciation as to the item damaged.

"Adversely affects" means the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one-half foot at any point.

"Alluvial fan" means a geomorphologic feature characterized by a cone or fan-shaped deposit of clay, silt, sand, gravel, and boulders that have been eroded from mountain slopes, transported by flood flows, and deposited on the valley floor.

"Alluvial fan flooding" means flooding occurring on the surface of an alluvial fan or similar land form which originates at the apex and is characterized by high velocity flows: active processes of erosion, sediment transport, deposition, and unpredictable flow paths.

"Anchor" means a series of methods used to secure a structure to its footings or foundation wall so that it will not be displaced by flood or wind forces.

"Apex" means the highest point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

"Appeal" means a request for a review of the local floodplain administrator's interpretation of any provisions of this chapter or a request for a variance.

"Appurtenant structure" means a detached garage or carport servicing a one to four family dwelling.

"Area of shallow flooding" means designed AO and AH zones on the flood insurance rate map (FIRM) with a one-percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist; where the path of flooding is unpredictable; and where velocity flow may be evident, AO is characterized as sheet flow and AH indicates ponding.

Area of special flood hazard. See "special flood hazard area."

"Area of special flood-related erosion hazard" means the land within a community that is most likely to be subject to severe flood-related erosion losses. This area may be designated as zone E on the flood insurance rate map (FIRM).

"Area of special mudslide (i.e., mudflow) hazard" means the area subject to severe mudslides (i.e., mudflows). This area is designated as zone M on the flood insurance rate map (FIRM).

"Assignment" means the transfer by a policyholder of his/her legal right or interest in a policy contract to a third party. In the NFIP, written assignment of a local policy is permissible upon transfer of title without the consent of the administrator except in the case where a residential (household) contents - only policy is involved or a policy was issued to cover a one to four family residential building in the course of construction.

"Association" means a group of unit owners that manages a described condominium building.

"Backwater effect" means the rise in water surface elevation caused by some obstruction such as a narrow bridge opening, buildings or fill material that limits the area through which water must flow.

"Backfill" means the placement of fill material within a specified depression, hole or excavation pit below the surrounding adjacent ground level as a means of improving flood water conveyance or to restore the land to the nature contours existing prior to excavation.

"Base flood" means a flood, which has a one percent chance of being equaled or exceeded in any given year. Also referred to as the "one hundred year flood."

"Base flood depth (BFD)" means the depth shown on the flood insurance rate map (FIRM) for zone AO that indicates the depth of water above highest adjacent grade resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

"Base flood elevation" means the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplain of the riverine areas.

"Base floodplain" means the floodplain that would be inundated by a one-percent chance flood.

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Binder" means a temporary agreement between company, producer, and insured that the policy is in effect. Binders are not permitted under the NFIP.

"Blanket insurance" means a single amount of insurance applying to more than one building and/or contents. Blanket insurance is not permitted under NFIP.

"Breakaway walls" means a wall that is not part of the structural support of the building and is intended throughout its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system or any buildings to which they might be carried by flood waters. A breakaway wall shall have a design loading resistance of not less than ten and no more than twenty pounds per square foot. Use of breakaway wall must be certified by a registered engineer or architect and shall meet the following conditions:

1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood, and
2. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

Building. See "structure."

"Channel" means a natural or artificial water course with the definite bed and banks to confine and conduct flowing water.

"Claims coordinating office (CCO)" means a clearinghouse for the various insurers who are responding to a multi-peril catastrophe. Through voluntary participation, all losses are reported to the coordinating office and are processed to locate address matches among the reported claims. The interest of each carrier is protected as the Claims Coordinator maintains sole control over the policy and loss information. If a match is found, special care is taken to direct the assigned adjuster(s) to a mutually agreeable adjustment or to have one adjuster surrender his/her loss with the assurance that every effort will be made to replace it.

"Code of Federal Regulations" means codification of the general and permanent rules published in the Federal Regulations Register (CFR) by the executive departments and agencies of the federal government.

"Coinsurance" means this provision reduces the loss payment if the insured does not carry coverage equal to at least eighty percent of the replacement cost of the damaged building.

"Community" means any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction.

"Community number" means a six-digit designation identifying each NFID community. The first two numbers are the state code. The next four are the Federal Insurance Administration (FIA) assigned community number. An alphabetical suffix is added to a community number to identify revisions in the flood insurance rate map (FIRM) for that community.

"Community rating system (CRS)" means a program developed by the FIA to provide incentives for those communities in the regular program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

"Conditional letter of map amendment (CLOMA)" means a letter from FEMA stating that a proposed structure that is not to be elevated by fill would not be inundated by the base flood if built as proposed.

"Conditional letter of map revision (CLOMR)" means procedures by which contractors, developers and communities can request review and determination by the Federal Insurance Administrator of scientific and technical data for a proposed project, when complete and functioning effectively would modify the elevation of individual structures and parcels of land, stream channels, and floodplains on the FIRM.

"Conditional letter of map revision (based on fill) (CLOMIR-F)" means a letter from FEMA stating that a parcel of land or proposed structure that is to be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

"Condominium" means a system of individual ownership of units in a multi-unit building or buildings or in single-unit buildings in which each unit owner has an undivided interest in the common areas of the building(s) and facilities that serve the building(s).

"Condominium association" means a corporation made up of owners of the condominium buildings. The condominium association is responsible for (1) the operation and (2) the adoption and enforcement of rules or bylaws that govern the owners of the condominium buildings.

"Control office" means an NFIP claims office similar to a Flood Insurance Claims Office (FICO) with the exception that the control office does not (1) maintain insured files, (2) maintain a claims examiner staff at the site, and (3) issue claims payments.

"Countywide map" means a flood insurance rate map (FIRM) that shows flooding information for the entire geographic area of a county, including the incorporated communities within the county.

"Critical features" means an integral and readily identifiable part of a flood protection system, (e.g., dams, flood walls, channel improvements), without which the flood protection provided by the entire system would be compromised.

"Critical structures" means a structure for which even a slight chance of flooding would reduce or eliminate its designed function of supporting a community in an emergency. Fire stations, hospitals, municipal airports, police stations, communication antennas or towers, elder care facilities (retirement homes) fuel storage facilities, schools designated as emergency shelters, fresh water and sewage treatment facilities are some examples of critical structures.

"Curvilinear line" means the border on either a flood hazard boundary map (FHBM) or flood insurance rate map (FIRM) that delineates the special flood, mudslide (i.e., mudflow) and/or flood related erosion hazard areas and consists of a curved or contour line that follows the topography.

"Date of construction" means the date that the building permit was issued provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty days of the permit date.

"Deductible buyback" means for an additional premium, policyholders who wish to reduce their deductibles from the standard deductibles of one thousand dollars for pre-FIRM risks may opt to purchase separate five hundred dollar deductibles for building and content coverage.

"Designated floodway" means the channel of a stream and the portion of the adjoining floodplain designated by a regulatory agency to be kept free of further development to provide for unobstructed passage of flood flows.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

"Diagram number" means the diagram numbers on the FEMA elevation certificate identify the various types of buildings.

"Direct physical loss by or from flood" means any loss in the nature of actual loss of or physical damage, evidenced by physical changes, to the insured property (building or personal property) which is directly and proximately caused by a "flood" (as defined in the policy forms).

"Doublewide manufactured (mobile) home" means a manufactured (mobile) home that, when assembled as a non-movable, permanent building, is at least sixteen feet wide with an area within its perimeter walls of a least six hundred square feet. A doublewide is not classified as a manufactured (mobile) home for insurance rating purposes under the NFIP, but is classified under one of the other building types.

"Dry proofing" means a flood proofing method used to design and construct buildings so as to prevent the entrance of flood waters.

"Elevated building" means a non-basement building that has its lowest elevated floor raised above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

"Elevation certificate" means the elevation certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the flood insurance rate map (FIRM), for flood insurance zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. The elevation certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM flood insurance rules.

"Emergency program" typically means, the first phase under which a community participates in the NFIP. It is intended to provide a first layer amount of insurance at subsidized rates to all insurable structures in that community before the effective date of the initial flood insurance rate map (FIRM).

"Enclosure" means that portion of an elevated building below the lowest elevated floor that is either partially or fully shut in by rigid walls.

"Encroachment" means the advance of infringement onuses, plant growth, excavation, fill, buildings, permanent structures or development, storage of equipment and materials, or any other physical object placed in the floodplain that hinders the passage of water or otherwise affects flood flows.

"Erosion" means the process of the gradual wearing away of any landmass. This peril is not per se covered under the program. (See flood-related erosion.)

"Existing manufactured homes (mobile home) park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

"Expansion to a manufactured home (mobile home) park" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, construction of streets, and either final site grading or the pouring of concrete pads).

"Federal Emergency Management Agency (FEMA)" means the federal agency under which the National Flood Insurance Program (NFIP) is administered.

"Federal Insurance Administration" means the government unit, a part of the Federal Emergency Management Agency (FEMA), that administers the National Flood Insurance Program (NFIP).

"Federal Register" means a document published daily by the federal government that provides a uniform system for making available to the public, regulations and legal notices issued by federal agencies.

"Flash flood" means a flood that crests in a short period of time and is often characterized by high velocity flows. It is often the result of heavy rainfall in a localized area.

"Flood, flooding, or flood waters" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of flood waters; the unusual and rapid accumulation or runoff of surface water from any source; mudslides; and the condition resulting from flood-related erosion.

"Flood control" means keeping flood waters away from specific developments or populated areas by the construction of flood storage reservoirs, channel alterations, dikes and levees, bypass channels, or other engineering works.

"Flood frequency" means a statistical expression of the average time period between floods equaling or exceeding a given magnitude.

"Flood hazard boundary map (FHBM)" means an official map of a community, issued by the administrator, where the boundaries of the flood, mudslide (mudflow) and related erosion areas having special hazards have been designated as zones A, M, and/or E.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood Insurance Study (FIS)" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood insurance rate map, and the water surface elevation of the base flood.

"Floodplain and flood-prone area" means any land area susceptible to being inundated by waters from any source. (See flooding.)

"Floodplain administrator" means the building official or his designee who is given specific authority and responsibilities to enforce the local floodplain management regulations. The person named as floodplain administrator must be capable of interpreting the ordinance codified in this chapter and have access to necessary technical competence.

"Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works and floodplain management plans, regulations and ordinances.

"Floodplain management regulations" means this chapter, and any federal, state or local regulations plus community zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a grading and erosion control) and other applications of police power which control development in flood-prone areas to prevent and reduce flood loss and damage.

"Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and their contents. (Refer to FEMA Technical Bulletins TB1-93, TB8-93 and TB7-93 for guidelines on dry and wet flood proofing).

"Flood-related erosion" means the collapse or subsidence of land along a stream or wash, the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related erosion prone area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind driven currents, is likely to suffer flood-related erosion damage.

"Flood-related erosion area management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

"Floodway" means the channel of the river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation. Also referred to as a "regulatory floodway."

"Floodway encroachment lines" means the lines marking the limits of floodways on federal, state and local floodplain maps.

"Floodway fringe" means the area of the floodplain on either side of the regulatory floodway where encroachment may be permitted.

"Flood insurance risk zone designations" means the zone designations indicate the magnitude of the flood hazard in specific areas of a community.

Zone A	Special flood hazard areas inundated by the one hundred year flood; base flood elevations are not determined.
Zone A1-30 and Zone AE	Special flood hazard areas inundated by the one hundred year base flood elevations are determined.
Zone AO	Special flood hazard areas inundated by the one hundred year flood; flood depths of one to three feet (usually sheet flow on sloping terrain) average depths are determined. For areas of alluvial fan flooding, velocities are determined.
Zone AH	Special flood hazard areas inundated by the one hundred year flood; flood depths of one to three feet (usually areas of ponding); base flood elevations are determined.
Zone AR	Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a one hundred year or greater level of flood protection.
Zones AR/A1-30, AR/AE, AR/AH	Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a one hundred year or greater level of flood protection. After restoration is complete, these areas will still experience residual flooding from other flooding sources.
Zone A99	Special flood hazard areas inundated by the one hundred year flood to be protected from the one hundred year flood by a federal flood protection system under construction; no base flood elevations are determined.

Zone V	Special flood hazard areas inundated by the one hundred year flood; coastal floods with velocity hazards (wave action); no base flood elevations are determined.
Zones V1-30 And Zone VE	Special flood hazard areas inundated by the one hundred year flood; coastal floods with velocity hazards (wave action); base flood elevations are determined.
Zone B and Zone X (shaded)	Areas of one hundred year flood; areas subject to the one hundred year flood with average depths of less than one foot or with contributing drainage areas less than one square mile; and areas protected by levees from the base flood.
Zone C and Zone X (unshaded)	Areas determined to be outside the one hundred year floodplain.
Zone D	Areas in which flood hazards are undetermined.
Zone E	Area of special flood-related erosion hazards.
Zone M	Area of special mudslide or mudslide or mudflow hazards.

"Footing" means the enlarged base of a foundation wall, pier, or column; designed to spread the load of the structure so that it does not exceed the soil bearing capacity.

"Foundation" means the underlying structure of a building usually constructed of concrete that supports the foundation walls, piers or columns.

"Foundation walls" means a support structure that connects the foundation to the main portion of the building or superstructure.

"Fraud or victimization" means related to variance provisions of this chapter, the variance granted must not cause fraud on or victimization to the public. In examining this requirement, the authority evaluating the request for a variance must consider the fact that every newly constructed building adds to government responsibilities, and remains a part of the community for fifty to one hundred years. Buildings permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger and suffering that those increased flood damages bring. Additionally, future owners may be unaware of the risk potential to the property due to flood damage and the extremely high rates for flood insurance.

"Freeboard" means a margin of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

"Functionally dependent use" means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only marina facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and boat building and boat repair facilities, but does not include long-term storage or related manufacturing facilities.

"Governing body" means the Storey County board of county commissioners.

"Hardship" means a requirement related to variance of this chapter. The exceptional hardship would result from a failure to grant the requested variance. The Storey County commission requires the variance be exceptional, unusual, and pertain only to the property involved. Mere economic or financial considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

"Highest adjacent grade" means the highest natural elevation of ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

"Hydraulics" means the science that deals with practical applications of water in motion.

"Hydrodynamic loads" means forces imposed on structures by floodwaters due to the impact of moving water on the upstream side of the structure, drag along its sides, and eddies or negative pressures on its downstream side.

"Hydrograph" means a graph that charts water movement as a function of time. It shows flood stages, depicted in feet above mean sea level or gage height, plotted against stated time intervals.

"Hydrology" means the science of the behavior of water in the atmosphere, on the earth's surface and underground.

"Hydrostatic loads" means forces imposed on a flooded structure due to the weight of the water.

"Letter of map amendment (LOMA)" means the procedure by which any owner or lessee of property who believes his property has been inadvertently included in a special flood hazard area can submit scientific and technical information to the Federal Insurance Administrator for review to remove the property from said area. The administrator will not consider a LOMA if the information submitted is based on alternation of topography or new hydrologic or hydraulic conditions since the effective date of the FIRM.

"Letter of map revision (LOMR)" means an official revision to a currently effective FIRM. A LOMR officially changes flood zone, floodplain and floodway designations, flood elevations and planimetric features.

"Letters of map revision (based on fill) (LOMR-F)" means a letter from FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee system" means a flood protection system, which consists of a levee or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest floor" means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that the enclosure does not violate applicable non-elevation design requirements.

"Lowest floor elevation (LFE)" means the measured distance of a building's lowest floor above the National Geodetic Vertical Datum (NGVD) or other datum specified on the FIRM for that location.

"Manufactured home (mobile home)" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include "recreational vehicles." For flood plan management purposes, "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. For insurance purposes, "manufactured home" does not include park trailers, travel trailers and other similar vehicles.

"Manufactured home park or subdivision" means a parcel or contiguous parcels of land divided into two or more manufactured home lots for rent or sale.

"Market value" means for the purposes of determining substantial improvement, market value pertains only to the structure in question. It does not pertain to the land, landscaping or detached accessory structures on the property. For determining improvement, the value of the land must always be subtracted.

Acceptable estimates of market value can be obtained from the following sources:

1. Independent appraisals by a professional appraiser.
2. Detailed estimates of the structure's actual cash value (used as a substitute for market value based on the preference of the community).
3. 3. Property appraisals used for tax assessment purposes (adjusted assessed value: used as a screening tool).
4. 4. The value of buildings taken from NFIP claims data (used as a screening tool).
5. 5. "Qualified estimate" based on sound professional judgment made by staff of the local building department or local or state tax assessor's office.

As indicated above, some market value estimates should only be used as screening tools to identify those structures where the substantial improvement ratios are obviously less than or greater than fifty percent (e.g., less than forty percent or greater than sixty percent). For structures that fall between the forty percent and sixty percent range, more precise market value estimates should be used.

"Mean sea level" means for the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

Mobile home. See "manufactured home."

"Modular building" means a building that is usually transported to its site on a steel frame or special trailer because it does not have a permanent chassis like a manufactured (mobile) home. A modular building is classified and rated under one of the other building types.

"Mudslide (mudflow) area management" means the operation of an overall program of corrective and preventive measures for reducing mudslide (mudflow) damage including, but

not limited to emergency preparedness plans, mudslide control works and floodplain management regulations.

"Mudslide (mudflow)" means a condition where there is a river, flow or inundation of liquid mud down a hillside usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A mudslide may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Federal Insurance Administrator only if the mudflow, and not the landslide, is the proximate cause of damage that occurs.

"Mudslide prone area" means an area with land surfaces and slopes of unconsolidated material where the history, geology, and climate indicate a potential for mudflows.

"National Geodetic Vertical Datum (NGVD)" means as corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain.

"Natural grade" means the grade unaffected by construction techniques such as fill, landscaping, or berming.

"New construction" means structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, including any subsequent improvements.

"New manufactured home (mobile home) subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads is completed on or after the effective date of the floodplain management regulations adopted by Storey County.

"Non-residential" means and includes, but is not limited to: small business concerns, churches, schools, farm buildings (including grain bins and silos), pool houses, clubhouses, recreational buildings, mercantile structures, agricultural and industrial structures, warehouses, and hotels or motels with normal room rentals for less than six months duration.

"Obstruction" means and includes, but is not limited to, any dam, wall, whaft, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock gravel refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may later, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, has the propensity to snare or collect debris carried by the flow of water, or the likelihood of being carried downstream.

"One hundred year flood." See "base flood."

"Other residential" means hotels or motels where the normal occupancy of a guest is 6 months or more; a tourist home or rooming house that has more than 4 roomers. A residential building (excluding hotels and motels with normal room rentals for less than 6 months duration and containing more than four dwelling units) is permitted incidental office, professional private school, or studio occupancy, provided that the total area of such occupancy is limited to less than 25 percent of the total floor area within the building.

"Physical map revisions (PMR)" means a reprinted NFIP map incorporating changes to floodplains, floodways, or flood elevations. Because of the time and cost involved to change, reprint, and redistribute an NFIP map, a PMR is usually processed when a revision reflects large scope changes.

"Ponding hazard" means a flood hazard that occurs in flat areas when there are depressions in the ground that collect "ponds" of water. The ponding hazard is represented by the zone designation AH on the FIRM.

"Post-FIRM construction" means construction or substantial improvement that started on or after the effective date of the initial flood insurance rate map (FIRM) of the community or after December 31, 1974, whichever is later.

"Principal residence" means a single family dwelling in which at the time of loss, the named insured or the named insured's spouse has lived for either (1) 80 percent of the calendar year, or (2) 80 percent of the period of ownership, if less than one year.

"Principal structure" means a structure used for the principal use of the property as distinguished from an accessory use.

"Proper openings enclosures (applicable to zones A, A1-30, AE, AO, AH, AR, and AR dual zones)" means all enclosures below the lowest floor must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings, with positioning on at least two walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding must be provided. The bottom of all openings must be no higher than one foot above grade.

"Public safety nuisance" means a requirement related to variance provisions of this chapter. The granting of a variance must not result in anything that is injurious to safety or health of the entire community or neighborhood, or any number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

"Recreational vehicle" means a vehicle built on a single chassis, four hundred square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Residential cost" means the cost to replace property with the same kind of material and construction without deduction for depreciation.

"Residential condominium building" means a building owned by the members of a condominium association containing one or more residential units and in which at least seventy-five percent of the floor area within the building is residential.

"Residential condominium building association policy (RCBAP)" means a policy designed to insure, under one master policy, the entire residential condominium building, including all units within the building. It is available only to residential condominium associations.

"Riverine" means relating to, formed by, or resembling a river including tributaries, stream, brook, etc.

"Special flood hazard area" means darkly shaded area on a flood hazard boundary map (FHBM) or a flood insurance rate map (FIRM) that identifies an area that has a one percent chance of being flooded in any given year (one hundred year floodplain). Over a thirty year period, the life of most mortgages, there is at least a twenty-six percent chance that this area will be flooded. The FIRM identifies these shaded areas as FIRM zones A, AO, AH, A1-30, AE, A99, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V, V1-30 and VE.

"Start of construction" means and includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building that is principally above ground and includes gas or liquid storage tanks and manufactured homes.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures, which have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either;

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specification which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
2. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."

"Variance" means a grant of relief from the requirements of this chapter, which permits construction in a manner that would otherwise be prohibited by this chapter.

"Violation" means the failure of a structure or other development to be fully compliant with this chapter. A structure or other development in a special flood hazard area, without an elevation certificate, other certifications, or other evidence of compliance required in this chapter, is presumed to be in violation until such time as that documentation is provided.

"Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, or (other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

"Watercourse" means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

"Zone" means a geographical area shown on a flood hazard boundary map or a flood insurance rate map that reflects the severity or type of flooding in the area.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.050 - Methods of reducing flood losses.

To accomplish its purposes, this chapter includes methods and provisions to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;

- B. Require that land uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, alluvial fans, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Control filling, grading, dredging, and other development which may increase flood damage; and
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

(Ord. 184 (part), 2003)

15.20.060 - Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazards within the jurisdiction of Storey County.

(Ord. 184 (part), 2003)

15.20.070 - Basis for establishing areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration (FIA) in a scientific and engineering report entitled "The Flood Insurance Study for Storey County" dated February 19, 1987 and July 19, 1993 with accompanying flood insurance rate maps (FIRM) and all subsequent revisions, are hereby adopted by reference and declared to be a part of the chapter. The FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of the ordinance codified in this chapter and which are recommended to the Storey County commission by the floodplain administrator. The FIS, FIRMs and FBFMs are on file at the Storey County building department at 100 Toll Road, Gold Hill Divide.

(Ord. 184 (part), 2003)

15.20.080 - Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where the ordinance codified in this chapter and other ordinances, easements, covenants, or deed restrictions conflict or overlap, whichever imposed the more stringent restrictions or that imposing the higher standards, shall prevail.

(Ord. 184 (part), 2003)

15.20.090 - Interpretation of provisions.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. 184 (part), 2003)

15.20.100 - Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the Storey County commission, any officer or employee thereof, the state of Nevada, the Federal Insurance Administration or the Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

(Ord. 184 (part), 2003)

15.20.104 - Declaration of public nuisance.

Every new structure, building, fill, excavation or development located or maintained within any area of special flood hazard after date of first FIRM in violation of this ordinance is a public nuisance per se and may be abated, prevented or restrained by action of this political subdivision.

(Ord. No. 13-248, § I, 6-18-2013)

15.20.106 - Abatement of violations.

Within thirty days of discovery of a violation of this chapter, the floodplain administrator must submit a report to the governing body, which includes all information available to the floodplain administrator that is pertinent to the violation. Within thirty days of receipt of this report, the governing body may either:

- A. Take any necessary action to effect the abatement of the violation;
- B. Issue a variance to this ordinance in accordance with the provisions of this chapter;
- C. Refer the matter to the district attorney's office; or
- D. Order the owner of the property where the violation exists to provide whatever additional information may be required for their determination. The information must be provided to the floodplain administrator within thirty days of the order, and he must submit an amended report to the floodplain board within twenty days. At their next regularly scheduled public meeting, the governing body may take any action allowed in this section.
- E. Submit to the administrator of Federal Insurance Administration a declaration for denial of insurance, stating that the property is in violation of a cited statute or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended.

(Ord. No. 13-248, § I, 6-18-2013)

15.20.108 - Unlawful acts.

- A. It is unlawful for any person to divert, retard or obstruct the flow of waters in any watercourse whenever it creates a hazard to life or property without securing the written authorization of the Storey County building official. Where the watercourse is a delineated floodplain, it is unlawful to excavate or build any structure affecting the flow of waters without securing written authorization of the floodplain administrator.
- B. Any person violating the provisions of this section is guilty of a misdemeanor.

(Ord. No. 13-248, § I, 6-18-2013)

15.20.110 - Violation-Penalty.

A person may not construct, locate, extend, convert, or alter a structure without full compliance with the terms of this chapter and other applicable regulations. Any person violating the provisions of this chapter is guilty of a misdemeanor.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

ARTICLE II. - ADMINISTRATION

15.20.120 - Development permit-Required.

A floodplain development permit is required for all construction and other development to be undertaken in areas of special flood hazard in Storey County for the purpose of protecting its citizens from increased flood hazards and ensuring new development is constructed in a manner that minimizes its exposure to flooding. It is unlawful to undertake any development in an area of special flood hazard, as shown on the flood insurance rate map enumerated in Section 15.20.070, without a valid floodplain development permit. Applications for a permit must be made on forms furnished by the local floodplain administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question, existing or proposed structures, fill, storage of materials, and drainage facilities.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.130 - Development permit-Application.

The applicant must provide at least the following information, where applicable. Additional information may be required on the permit application forms.

- A. The proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all residential and non-residential structures whether

new or substantially improved to be located in zones A, A1-A30, AE, and AH, if base flood elevation data are available.

- B. In zone AO the proposed elevation in relation to mean sea level, of the lowest floor (including basement) and the elevation of the highest adjacent grade of all residential and non-residential structures whether new or substantially improved.
- C. The proposed elevation in relation to mean sea level, to which any new or substantially improved non-residential structure will be flood proofed.
- D. A certificate from a licensed professional engineer or architect in the state of Nevada that any utility flood proofing meets the criteria in Section 15.20.220, Utilities.
- E. A certificate from a licensed professional engineer or architect in the state of Nevada that any non-residential flood proofed structures meet the criteria in Section 15.20.260, Non-residential construction.
- F. When a watercourse will be altered or relocated as a result of the proposed development, the applicant must submit the maps, computations, and other materials, required by the FEMA to process a letter of map revision (LOMR) and pay any fees or other costs assessed by FEMA for processing the revision.
- G. A technical analysis, by a professional engineer licensed in the state of Nevada, showing the proposed development located in the special flood hazard area will not cause physical damage to any other property.
- H. When there is no base flood elevation data available for zone A from any source, the base flood elevation data will be provided by the permit applicant for all proposed development of subdivisions, manufactured home and recreational vehicle parks in the special flood hazard areas, for all developments of at least fifty lots or five acres, whichever is less.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.140 - Building official-Designation.

The building official is hereby appointed local floodplain administrator to administer and implement this local ordinance by granting or denying floodplain development permits in accordance with its provisions.

(Ord. 184 (part), 2003)

15.20.150 - Building official-Duties.

Duties and responsibilities of the building official include, but are not be limited to:

- A. Permit Application Review.
 - 1. Review all applications for completeness, particularly with the requirements of Section 15.20.130, Development permit-Application, and for compliance with the provisions and standards of this chapter.

2. Review all subdivision and other proposed new development, including manufactured home and recreational vehicle parks to determine whether the proposed development site will be reasonably safe from flooding. When the proposed building site is located in the special flood hazard area, all new construction and substantial improvements must meet the applicable standards of Section 15.20.190, General standards.
 3. Determine whether any proposed development in the special flood hazard area may result in physical damage to any other property to include stream bank erosion and any increase in velocities or that it does not adversely affect the carrying capacity of the areas where base flood elevations have been determined but a floodway has not been designated. For purposes of the chapter, "adversely affects" means the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one-half foot at any point. To assist the local floodplain administrator in making this determination, the permit applicant may be required to submit additional technical analysis.
 4. Ensure all other required state and federal permits have been received.
- B. Use of other base flood data.
1. When FEMA has designated special flood hazard areas on the community's flood insurance rate maps but has not produced water surface elevation data identified as a floodway, the local floodplain administrator must attempt to obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, including data developed pursuant to subsection 15.20.150(H), as criteria for requiring new construction, substantial improvements or other proposed development to meet the requirements of this chapter.
 2. When base flood elevations are not available, the local floodplain administrator may use flood information from any other authoritative source, such as historical data, to establish flood elevations within the special flood hazard areas. Any new flood elevations established by the flood plain administrator must be submitted to the board for approval. This information must be sent to FEMA.
- C. Alteration of watercourses. Prior to issuing a permit for any alteration or relocation of watercourse the local floodplain administrator must:
1. Have processed and received back from FEMA a letter of map revisions (LOMR).
 2. Notify all adjacent communities, Nevada's National Flood Insurance Program (NFIP) Coordinator, and submit evidence of the notification to the Federal Insurance Administration, and the Federal Emergency Management Agency.

3. Require that maintenance be provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.
- D. Inspections. The local floodplain administrator or designee must make periodic inspections throughout the period of construction to monitor compliance with the requirements of the floodplain development permit or any variance provisions.
 - E. Stop work orders. The local floodplain administrator must issue, or cause to be issued, a stop work order for any floodplain development found non-compliant with the provisions of this chapter or the conditions of the development permit, and all development found ongoing without a floodplain development permit. Disregard of a stop work order will subject the violator to the penalties described in Section 15.20.110.F. Retaining floodplain development documentation. The local floodplain administrator must obtain and retain for public inspection and have available for the National Flood Insurance Program coordinator or the FEMA representative conducting a community assistance visit, the following:
 1. Floodplain development permits and certificates of compliance.
 2. Certification required by subsection 15.20.250(C).
 3. Certification required by Section 15.20.260, Flood-proofing nonresidential construction.
 4. Certification of elevation required by Section 15.20.230, Subdivisions.
 5. Certification required by Section 15.20.280, Floodways.
 6. Reports required by Section 15.20.350, Mudslide (i.e. mudflow) prone areas.
 7. Variances issued pursuant to Section 15.20.175, Nature of variances.
 8. Notices required under subsection 15.20.150(C), Alteration of watercourses.
 - G. Map determinations. The local floodplain administrator may make map interpretations where needed, in writing with appropriate documentation, as to the exact location of the boundaries of the areas of special flood hazard and where there appears to be a conflict between a mapped boundary and actual field conditions.
 - H. Submission of new technical data to FEMA. When Storey County base flood elevations either increase or decrease resulting from physical changes affecting flooding conditions, as soon as practicable, but not later than six months after the date the information becomes available, Storey County will submit the technical or scientific data to FEMA. These submissions are necessary so that upon confirmation of the physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.160 - Building official-Additional duties.

The building official has the following additional duties:

- A. Assist the administrator, at his request, in his delineation of the limits of the area having special flood, mudslide, or flood-related erosion areas;
- B. Provide information the administrator may request concerning present uses and occupancy of the floodplain, mudslide, or flood-related erosion areas;
- C. Cooperate with federal, state and local agencies and private firms which undertake to study, survey, map and identify floodplain mudslide, or flood-related erosion areas, and cooperate with neighboring communities with respect to management of adjoining floodplain, mudslide, or flood-related erosion areas in order to prevent aggravation of existing hazards;
- D. Submit on the anniversary date of the community's initial eligibility an annual report to the administrator on the progress made during the past year within the community in the development and implementation of floodplain management measures;
- E. Upon occurrence, notify the administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that all flood hazard boundary maps and flood insurance rate maps accurately represent the community's boundaries, include within the notification a copy of the map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.
- F. The building official must maintain for public inspection and furnish upon request, for the determination of applicable flood insurance risk premium rates within all areas having special flood hazards identified on a flood hazard boundary map or flood insurance rate map, any certificates of flood proofing, and information on the elevation (in relation to mean sea level) of the level of the lowest habitable floor (including basement if habitable) of all new or substantially improved structures, and include whether or not such structures contain a basement, and if the structure has been flood proofed, the elevation (in relation to mean sea level) to which the structure was flood proofed.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.170 - Appeal board.

The flood hazard area appeal board is established by Storey County to hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter. The board of county commissioners is the flood hazard area appeal board.

- A. When reviewing requests for variances, the flood hazard appeal board must consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and;
1. The danger of materials being swept onto other lands and injuring others;
 2. The danger to life and property due to the flooding or erosion damage;
 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
 4. The importance of the services provided by the proposed facility to the community;
 5. The necessity to the facility of a waterfront location, where applicable;
 6. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;
 7. The compatibility of the proposed use with existing and anticipated development;
 8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 9. The safety of access to the property in time of flood for ordinary and emergency vehicles;
 10. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site;
 11. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.
- B. Any applicant granted a variance must be given written notice signed by the floodplain administrator that:
1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars for one hundred dollars of insurance coverage.
 2. Construction below the base flood level increases risks to life and property. A copy of the notice must be recorded by the floodplain administrator in the office of the Storey County recorder in a manner so that it appears as an exception on the title of the affected parcel of land.
- C. The floodplain administrator must maintain a record of all variance actions, including justification for their issuance, and report each variances issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.175 - Nature of variances.

These variance criteria are based on the general principal of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristics must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the board of county commissioners to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level is so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. The variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

(Ord. No. 13-248, § I, 6-18-2013)

15.20.180 - Variance—Conditions.

- A. Generally, variances may be issued for new construction, substantial improvements, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- B. Variances may be issued for the repair or rehabilitation of "historic structures" (as defined in Section 15.20.040) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- C. Variances may not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.
- D. Variances may only be issued upon a determination that the variance is the "minimum necessary" considering the flood hazard, to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the board need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposed, but only to that elevation which the board believes will both provide relief and preserve the integrity of the local ordinance.
- E. Variances may only be issued upon:
 - 1. A showing of good and sufficient cause;

2. A determination that failure to grant the variance would result in exceptional "hardship" (as defined in Section 15.20.040) to the applicant; and
 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (as defined in Section 15.20.040, Public safety nuisance), cause fraud or victimization (as defined in Section 15.20.040) of the public, or conflict with existing local laws or ordinances.
- F. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of this chapter are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.
- G. Upon consideration of all the factors of Section 15.20.380 and the purposes of this chapter, the board may attach conditions to the granting of, variances it deems necessary to further the purposes of this chapter.

(Ord. 184 (part), 2003)

(Ord. No. 15-267, § V, 3-15-2016; Ord. No. 13-248, § I, 6-18-2013)

ARTICLE III. - FLOOD HAZARD REDUCTION

15.20.190 - General standards.

In all areas of special flood hazard areas the following standards are required.

(Ord. 184 (part), 2003)

15.20.200 - Anchoring.

A. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

B. All manufactured homes shall meet the anchoring standards of Section 15.20.270.

(Ord. 184 (part), 2003)

15.20.210 - Construction materials and methods.

All new construction and substantial improvements shall be constructed:

- A. With materials and utility equipment resistant to flood damage;
- B. Using methods and practices that minimize flood damage;

- C. Ensure electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- D. Within zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

(Ord. 184 (part), 2003)

15.20.220 - Utilities.

- A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- B. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters or discharge from the systems into floodwaters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall.
- C. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(Ord. 184 (part), 2003)

15.20.230 - Subdivisions.

- A. All preliminary subdivision proposals must identify the flood hazard area and the elevation of the base flood.
- B. All subdivision plans must provide the elevation of proposed structures and pads. If the site is filled above the base flood, the final lowest floor and pad elevation must be certified by a registered professional engineer or surveyor and provided to the floodplain administrator.
- C. All subdivision proposals must be consistent with the need to minimize flood damage.
- D. All subdivision proposals must have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- E. All subdivisions must provide adequate drainage to reduce exposure to flood hazards.
- F. Additionally all subdivision proposals must demonstrate, by providing a detailed hydrologic and hydraulic analysis, that the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

ARTICLE IV. - SPECIFIC STANDARDS

15.20.240 - Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.20.070 or subsection 15.20.150(B), the provisions set out in this article are required to be met.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.250 - Residential construction.

Residential construction, new or substantial improvements, must have the lowest floor, including basement:

- A. In zone AO, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two feet above the highest adjacent grade if no depth number is specified.
- B. B.In zone A, elevated to or above the base flood elevation, as determined by the community.
- C. C.In all other zones, elevated to or above the base flood elevation. Upon completion of the structure, the elevation of the lowest floor including basement must be certified by a registered professional engineer or surveyor and verified by the community-building inspector to be property elevated. The certification must be provided to the floodplain administrator using the current FEMA Elevation Certificate.
- D. D.When constructing a crawlspace in a building within special flood zone areas, it must meet the National Flood Insurance Program's minimum requirements defined in FEMA Technical Bulletin 11-01.
- E. E.Fully enclosed areas below the lowest floor, which are subject to flooding are prohibited or must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect to meet or exceed the following minimum criteria:
 - 1. Must have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - 2. The bottom of all such openings will be no higher than one foot above the lowest adjacent finished grade.

Openings may be equipped with louvers, valves, screens or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.260 - Nonresidential construction.

Nonresidential construction must either be elevated to conform with Section 15.20.250 or together with attendant utility and sanitary facilities must:

- A. Be flood proofed below the elevation recommended under Section 15.20.250 so that the structure is watertight with walls substantially impermeable to the passage of water;
- B. Have the structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- C. Be certified by a registered professional engineer or architect that the standards of Section 15.20.250 are satisfied. The certification must be provided to the floodplain administrator.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.270 - Manufactured homes.

- A. All manufactured homes that are placed or that are substantially improved, within zones A, AH, AE, and on the community's flood insurance rate map, on sites located:
 1. Outside of a manufactured home park or subdivision;
 2. In a new manufactured home park or subdivision;
 3. In an expansion to an existing manufactured home park or subdivision; or
 4. In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred "substantial damage" as a result of a flood:

Must be elevated on a permanent foundation so that the bottom of the structural frame or the lowest point of the manufactured home will be elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

- B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A, AH, and AE on the community's flood insurance rate map that are not subject to the provisions of will be elevated so that either:
 1. The bottom of structural frame or the lowest point of the manufactured home is at or above the base flood elevation; or
 2. The manufactured home chassis is supported by reinforced piers or other foundation elements, of at least equivalent strength, that are no less than thirty-six inches in height above grade and securely

anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- C. Within zone A, when no base flood elevation data is available, new and substantially improved manufactured homes must have the floor elevated at least three feet above the highest adjacent grade.
- D. Within zone AO, the floor for all new and substantially improved manufactured homes must be elevated above the highest adjacent grade at least as high as the depth number specified on the flood insurance rate map, or at least two feet if no depth number is specified. Upon completion of the structure, a registered professional must certify the elevation of the lowest floor, including basement.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § i, 6-18-2013)

15.20.280 - Floodways.

Designated floodways are located within the special flood hazard areas established in Section 15.20.070. Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Encroachments are prohibited, including fill, new construction, substantial improvements, storage of equipment or supplies, and any other development within the adopted regulatory floodway; unless it has been demonstrated through hydrologic and hydraulic analysis, performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge and FEMA has issued a conditional letter of map revision (CLOMR).
- B. If subsection A has been satisfied; all proposed new development and substantial improvements must comply with all other applicable flood hazard reduction provisions of this article.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.290—15.20.320 - Reserved.

Editor's note— Ord. No. 13-248, § I, adopted June 18, 2013, repealed §§ 15.20.290—15.20.320, which pertained to declaration of public nuisance; abatement of violations; unlawful acts; severability and derived from Ord. 184(part), 2003; Ord. No. 15-267, § V, 3-15-2016.

15.20.330 - Standards for critical structures.

Critical structures are not authorized in a Special Flood Hazard Area, unless:

- A. All alternative locations in flood zone X have been considered and rejected.

- B. All alternative locations in flood zone shaded X have been considered and rejected. If the floodplain manager determines the only practical alternative location for the development of a new or substantially improved critical structure is in a special flood hazard area he must:
- C. Give public notice of the decision and reasons for the elimination of all alternative locations.

(Ord. 184 (part), 2003)

15.20.340 - Standards for recreational vehicles.

All recreational vehicles placed on sites within the floodplain on the community's flood insurance rate map will either:

- A. Be on the site for fewer than one hundred eighty consecutive days;
- B. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- C. Will meet the permit requirements of Section 15.20.130 Development permit-Application and the elevation and anchoring requirements for manufactured homes in Section 15.20.270 Manufactured homes.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.350 - Mudslide (i.e. mudflow) prone areas.

- A. All permit applications must be reviewed by the floodplain administrator to determine if the proposed development will be located within a mudslide area.
- B. The flood plain administrator will determine if the proposed site and improvements will be reasonably safe from mudslide hazards. Factors to be considered in making this determination include but are not limited to the following:
 - 1. Type and quality of soils.
 - 2. Evidence of ground water or surface water problems.
 - 3. Depth and quality of any fill.
 - 4. The overall slope of the site.
 - 5. The weight that any proposed structure will impose on the slope.
- C. When a proposed development is located in an area that may have mudslide hazards, the following will be the minimum requirements to be met by the applicant:
 - 1. A report of a site investigation and further review made by persons qualified in geology and soils engineering.
 - 2. The proposed grading, excavations, new construction, and substantial improvements are adequately designated and protected against mudslide damages.

3. The proposed grading, excavations, new construction and substantial improvements do not aggravate the existing hazard by creating either on-site or off-site disturbances.
 4. Drainage, planting, watering, and maintenance does not endanger slope stability.
- D. When a proposed development is determined to be within a mudslide hazard area, the following requirements will apply, including but not be limited to:
1. Require the proposed development to meet county grading standards.
 2. Regulate the location of foundation systems and utility systems of new construction and substantial improvements.
 3. Regulate the location, drainage and maintenance of all excavations, cuts and fills and planted slopes.
 4. Provide special requirements for protective measures including but not necessarily limited to retaining walls, buttress fills, subdrains, diverted terraces and benching.
 5. Require engineering drawings and specifications to be submitted for all corrective measures, accompanied by supporting soils engineering and geology reports.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.360 - Flood-related erosion-prone areas.

- A. The floodplain administrator must review all permit applications to determine if the proposed development will be located within a special flood-related erosion hazard zone.
- B. The flood plain administrator must determine if the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing flood-related erosion hazard.
- C. When the proposed development is found to be in the path of flood-related erosion or to increase the erosion hazard, the improvement must be relocated or adequate protective measures to be taken which will not aggravate the existing erosion hazard.
- D. When flood plain administrator determines the proposed development is in a special flood-related erosion hazard, as delineated zone E on the community FIRM, the administrator must require:
 1. A setback for all new development from the lake, bay, riverfront or other body of water, to create a safety buffer consisting of a natural vegetative or contour strip. This buffer will be designated according to the flood-related erosion hazard and erosion rate, in conjunction with the anticipated "useful life" of structures, and depending upon the geologic, hydrologic, topographic and climatic characteristics of the community's land. The buffer may be used for suitable open spaces purposes, such as

for agricultural, forestry, outdoor recreation and wildlife habitat areas,
and for other activities using temporary and portable structures only.

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.370 - Reserved.

Editor's note— Ord. No. 13-248, § I, adopted June 18, 2013, repealed § 15.20.370, which pertained to nature of variances and derived from Ord. 184(part), 2003.

15.20.380 - Letters of map revision/amendment.

National Flood Insurance Program regulations provide procedures to remove property from the one hundred year floodplain or from a special flood hazard area. Amendments and revisions to community flood insurance rate maps cannot adversely impact the floodplain or floodway delineation's of the level of the one hundred year flood.

There are several procedures used by the Federal Insurance Administrator to review information from the community, an owner, or a lessee of property where it is believed the property should not be included in a special flood hazard area.

Submissions to FEMA for revisions to effective Flood Insurance Studies (FISs) by individual and community requestors will require the signing of application and certification forms by the applicant. These forms will provide FEMA with assurance that all pertinent data relating to the revision is included in the submittal. They will also assure that: (a) the data and methodology are based on current conditions; (b) qualified professional have assembled data and performed all necessary computations; and (c) all individuals and organizations impacted by proposed changes are aware of the changes and will have an opportunity to comment on them. FEMA procedures permit the following types of request:

A request for revision to the effective FIS information (FIRM, FBFM, and/or FIS report) is usually a request that FEMA replace the effective floodplain boundaries, flood profiles, floodway boundaries, etc., with those determined by the requestor. Before FEMA will replace the effective FIS information with the revised, the requestor must: (a) provide all of the data used in determining the revised floodplain boundaries, flood profiles, floodway boundaries, etc.; (b) provide all data necessary to demonstrate that the physical modifications to the floodplain have been adequately designed to withstand the impacts of the one percent annual chance flood event and will be adequately maintained; (c) demonstrate that the revised information (e.g., hydrologic and hydraulic analysis and the resulting floodplain and floodway boundaries) are consistent with the effective FIS information.

Requests for amendments or revisions to FEMA maps must be submitted to the county for review on forms acceptable to FEMA. The applicant for a map amendment or revision is required to prepare all the supporting information and appropriate FEMA forms. If the review

of the application requires expertise beyond that of county personnel, the county may hire qualified persons, to be paid by the applicant, to review the application. Once the application is approved by the county as to form and content, and it meets the requirement of this Code, the county will send it to FEMA.

The scientific or technical information to be submitted with these requests may include, but is not limited to the following:

- A. An actual copy of the recorded plat map indicating the official recordation and proper citation, deed or plat book volume and page number, or an equivalent identification where annotation of the deed or plat book is not the practice.
- B. A topographical map showing:
 - 1. Ground elevation contours in relation to the NVGD (National Geodetic Vertical Datum).
 - 2. The total area of the property in question.
 - 3. The location of the structure or structures located on the property in question.
 - 4. The elevation of the lowest adjacent grade to a structure or structures.
 - 5. An indication of the curvilinear line, which represents the area subject to inundation by a base flood. The curvilinear line should be based upon information provided by an appropriate authoritative source, such as a federal agency, department of water resources, a county water control district, a county or city engineer, a Federal Emergency Management Agency Flood Insurance Study, or a determination by a registered professional engineer.
- C. A copy of the FFBM or FIRM indicating the location of the property in question.
- D. A certification by a registered professional engineer or licensed land surveyor that the lowest grade adjacent to the structure is above the base flood elevation.
- E. The completion of the appropriate forms in the Federal Emergency Management Agency's Packets, Amendments and Revisions to National Flood Insurance Program Maps (MT-1 FEMA FORM 81-87 Series and MT-2 FEMA form 81-89 Series).

(Ord. 184 (part), 2003)

(Ord. No. 13-248, § I, 6-18-2013)

15.20.390 - Crawlspace construction.

Crawlspaces that have enclosed areas or floors below the base flood elevation must include the following:

- A. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

- B. The crawlspace in an enclosed area below the base flood elevation must have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. The bottom of each flood vent opening must be no more than one foot above the lowest adjacent exterior grade.
- C. Crawlspace construction is not permitted in V zones. Open pile or column foundations that withstand storm surge and wave forces are required in V zones.
- D. Portions of the building below the base flood elevation must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the base flood elevation.
- E. Any building utility systems within the crawlspace must be elevated above base flood elevation or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the base flood elevation or sealed from floodwaters.
- F. The interior grade of a crawlspace below the base flood elevation must not be more than two feet below the lowest adjacent exterior grade.
- G. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four feet at any point.
- H. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace within a reasonable time after a flood event.
- I. The velocity of floodwaters at the site should not exceed five feet per second for any crawlspace. For velocities in excess of five feet per second, other foundation types must be used.

(Ord. 184 (part), 2003)



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 45 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible direction to county staff and consultant regarding the draft Storey County Strategic Plan. This information will be used to update the draft plan and bring it back to the board for consideration in May of 2024.
- **Recommended motion:** I (commissioner) motion to accept the proposed draft Storey County Strategic Plan with the following changes _____ and for the draft to be brought to the board at a future meeting for possible adoption.
- **Prepared by:** Austin Osborne

Department: Commissioners

Contact Number: 775.847.0968

- **Staff Summary:** County officials and consultant Linda Ritter have worked together to develop a near-complete preliminary draft strategic plan for the board and public to review and consider. The county consultant and staff made changes to draft objectives, strategies, and tactics since the last board workshop.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** None
- **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

04/07/24 Draft



Storey County Strategic Plan

FY 2024 / 25

DRAFT

Adopted by the Storey
County Board of County
Commissioners
[Date]

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Introduction

This Strategic Plan provides a road map for the future of Storey County. The Board of County Commissioners has identified goals important to the County - its residents, businesses, and visitors – and identified actions required to achieve these goals.

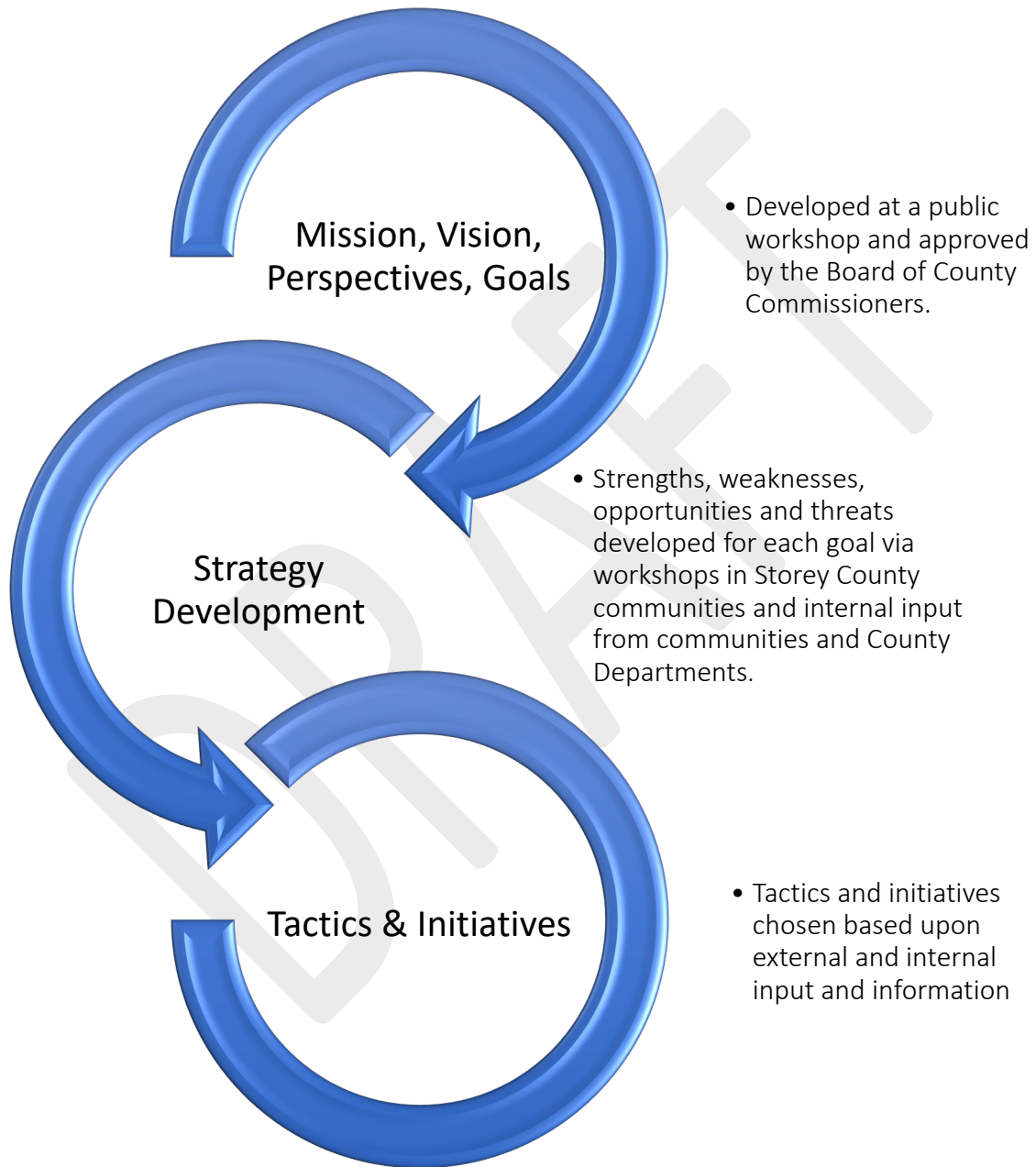
This is a living document. The goals set in this plan reflect what each community determined will enhance their unique quality of life. The goals are not likely to change from year to year, however, conditions around and within each community will change. Storey County government must be ready to adapt to take advantage of opportunities as they develop and make quick adjustments to address future threats on the horizon. Storey County's strategic planning process involves 5 key components:



- Focus Establish goals that support the long-term success of Storey County and the communities we serve.
- Align Coordinate resources throughout the organization in pursuit of the goals.
- Act Evaluate current conditions and identify tactics and initiatives that support current objectives.
- Measure Develop analytics and other tools that can indicate the impact of our efforts.

- Improve Make changes in tactics and initiatives as necessary to enhance impact to our stated goals.

I. The Planning Process



II. Storey County Strategic Plan – Vision, Mission, Perspectives, and Goals

Vision

Storey County is a place where independence is valued, the rural Nevada lifestyle and rich history is treasured, and businesses, large and small, thrive.

Mission

We strive to provide excellent, efficient, and predictable services; be accessible and transparent; preserve our past and embrace our future; and provide safe and welcoming places for our residents, businesses, and stakeholders.

Perspective	Goal
1 Support the safety of our communities.	1.1 Keep communities safe from crime.
	1.2 Support and coordinate efforts with the Storey County Fire Protection District.
	1.3 Provide quick response to calls for emergency services.
	1.4 Have plans ready to prepare, respond, and recover from emergencies.
	1.5 Provide safe roadways, pedestrian ways, and drainages.
2 Support the health and resiliency of our communities.	2.1 Create a safe and appealing built environment.
	2.2 Support the senior population through nutrition and other programming that creates holistic social and physical well-being.
	2.3 Support organizations and programs that contribute to the health and welfare of the general population.
	2.4 Provide safe and adequate drinking water.
	2.5 Provide for safe and adequate wastewater treatment and waste disposal.

Perspective	Goal
	2.6 Operate recreational facilities for safe and optimum use by the public.
	2.7 Encourage public participation in setting the future direction of each unique community.
3 Respect and promote the distinct character and heritage of our communities.	3.1 Encourage public participation in setting the future direction of each unique community.
	3.2 Support infrastructure that enhances the character and heritage of our communities.
4 Attract, retain, and grow businesses that will support long-term sustainability.	4.1 Provide an environment that supports and promotes quality business growth and development.
	4.2 Support the tourism development efforts of the Virginia City Tourism Commission.
5 Storey County governance is accessible and transparent.	5.1 Encourage public participation in all aspects of governance.
6 Provide excellent, predictable, and efficient service to all our communities.	6.1 Anticipate, evaluate, and plan for public service needs.
	6.2 Maximize the efficient use of County resources.

Perspective 1 Support the safety of our communities.

Goal 1.1 Keep communities safe from crime.			
Objective		Strategy	Tactic
Improve awareness and access to information in all county communities.		Include communications related to Sheriff’s services and tips for staying safe.	Explore public outreach app.
			Include SO comments to e-blasts and PR communications
Enhance law enforcement presence in each community.		Improve facilities and equipment.	Build TRI-Center Sheriff’s Substation at Station 75.
			Replace and purchase vehicles.
			Add evidence storage facility at TRI-Center.
			Explore options and federal funding to improve detention facilities.

Goal 1.2 Support and coordinate efforts with the Storey County Fire Protection District			
Objective		Strategy	Tactic
Update the Storey County Master Plan.		Develop goals and policies that enhance building and fire safety.	Update goals and policies related to fire access, development standards, and infrastructure.
Enhance water systems for fire suppression.		Enhance Fire Water Cisterns for the Highlands (Phase 1 of 3).	Budget to replace 3 fire cisterns.
Share services between county and district to maximize resources.		Update interlocal agreement between the county and the Fire District for shared services.	Include HR, Comptroller, payroll, vehicle service, and administrative functions in agreement.

Goal 1.3 Provide quick response to calls for emergency services.			
Objective		Strategy	Tactic
Maintain inter-agency coordination.		Cooperate and meet regularly to share resources and information.	Maintain monthly e-board meetings coordinating Fire, Sheriff, EM communications, and IT technology support.
Improve equipment.		Integrate MBT terminals into Fire and Sheriff programs.	Purchase and install MBT terminals in Fire and SO vehicles.
			Provide IT resources needed to administer MBT onboarding and maintenance.

Goal 1.4 Have plans ready to prepare, respond and recover from emergencies.			
Objective		Strategy	Tactic
Improve awareness and access to information in all County communities.		Develop improved communication strategies that include important emergency preparedness information.	
		Establish consistent and uniform emergency/urgent messaging throughout the county.	Apply county seal, tagline, and colors in website and social media.
			Develop PIO and communications plan between SO, Fire, EM, and other offices.
		Inform the public where to obtain emergency response information during an event.	Provide resources and links on website, social media, at community events.

Goal 1.5 Provide safe roadways, pedestrian ways, and drainages.			
Objective		Strategy	Tactic
Enhance public outreach about road conditions.		Utilize online resources to provide information to the public.	Utilize social media and website to notify the public of snow and road closures.

Goal 1.5 Provide safe roadways, pedestrian ways, and drainages.			
Objective		Strategy	Tactic
			Explore mobile apps that facilitates direct public outreach.
Rehabilitate County roads.		Update countywide road rehabilitation plan for Fiscal Year 2025.	Align plan update with actual local road conditions.
		Monitor FY25 revenues and accelerate road rehabilitation if funds allow.	Add failing FY26 roads to FY25 projects spring if revenues exceed expectations.
		Implement rehabilitation of major collector roads identified in road rehabilitation plan.	Bid out and reconstruct Lousetown Road.
			Correct poor drainage and grading on west portion of Peri Ranch Road.
Improve drainage infrastructure serving County roads.			Implement Lockwood Flood Mitigation Study, Alternative #3, Rank #2.
		Implement the goals and policies of the Storey County Master Plan.	Continue Mark Twain/ Dayton Valley Area Drainage Master Plan Phase 1 study.
			Install drainage culverts along Six Mile Canyon Road.
			Implement Six Mile Drainage Study (Phase 1 of 2)
		Prepare drainage study for County roads and parcels at the TRI-Center.	Prepare a Request for Qualifications (RFQ) for a TRI-Center drainage study.
Enhance vehicle and pedestrian safety on County roads.		Slow down traffic and increase driver awareness on I and L Streets.	Install lane restrictor devices, signage, and other traffic calming devices on I and L Streets.
		Design a proper vehicle rail crossing at Fairgrounds Road and F Street (Phase 1 of 2, design).	Design a realignment of Fairgrounds Road to the north of the rail crossing, install proper signage and street markings.

Goal 1.5 Provide safe roadways, pedestrian ways, and drainages.			
Objective		Strategy	Tactic
		Manage increasing cross traffic at the Milan Drive and Electric Avenue intersection.	Install a traffic signal at Milan and USA Parkway in the TRI-Center (85% paid by Tesla GSA).
		Prevent semi-tractor-trailers from driving up Six Mile Canyon Road.	Design and develop turnaround infrastructure near the Lyon-Storey County line.
			Execute inter-local agreement with Lyon County to install Storey County signage and infrastructure on Six Mile Canyon Rd.
Improve and expand road construction support facilities.		Facilitate a secure place to store Public Works equipment at project locations.	Purchase portable fence and trailer for countywide Public Works equipment storage.
		Enhance reliability of vehicle fueling stations.	Replace double-lines fuel tanks at TRI-Center Public Works yard.
Update the Storey County Master Plan.		Review plan to ensure that it aligns with changes to roads and pedestrian ways since 2016.	Modify goals and policies to match current conditions.
Establish and maintain private-public partnerships.		Coordinate with Chamber of Commerce to implement “Main Streets” program in Virginia City to explore boardwalk resolutions.	Liaise with Virginia City Tourism Commission, Chamber of Commerce, and business community to explore potential boardwalk maintenance programs under “Main Streets” program.
			Include the Chamber of Commerce in Master Plan update workshops.

Goal 2.1 Create a safe and appealing built environment.			
Objective		Strategy	Tactic
Improve awareness and access to information in all County communities.		Provide resources for prospective real estate buyers on zoning, development codes, Storey County Master Plan, and building limitations.	Update online property databases to reflect current zoning.
			Educate the public about zoning and mater plan designations during town halls and other public meetings.
			Hold Master Plan update workshops in each community of the county.
		Educate new residents about rural living and challenges unique to Storey County.	Develop and distribute fliers to owner-builders and permittees about challenges and limitations of building and living in rural Storey County.
	Create a website providing resources about mine claims, clouded title, water rights and issues, historic district designation, local zoning and land uses, ZIP Codes, local wildlife and climate, and level of government services.		
Implement the Storey County Master Plan.		Implement and conform to the policies of the Storey County Master Plan for each community.	Monitor plan policies to ensure alignment with current conditions.
Improve vehicle circulation and parking in Virginia City.		Conduct a Virginia City vehicle parking and circulation study.	Review and update the 1992 Virginia City Parking Study to meet current conditions.
			Engage the Sheriff’s Office, Fire District, and Virginia City Tourism Commission as key stakeholders in the plan update.
Support and maintain sustainable private-public partnerships.		Continue implementing the terms of the TRI-	Review the TRI-Center Development Agreement before

Goal 2.1 Create a safe and appealing built environment.			
Objective		Strategy	Tactic
		Center Development Agreement.	making decisions on subject infrastructure.
		Review and consider private-public partnership proposals.	Review and consider proposed development agreements, special assessment districts, and other programs supporting development that minimize impacts to existing County taxpayers.
			Evaluate potential county and regional economic and other benefits of proposals.
		Consider cost-effective government services agreements that offset infrastructure impacts of Nevada Revised Statute mandated tax abatements.	Retain special counsel to guide negotiations and prepare legal and fiscal documents.
		Evaluate potential financial assistance to assist small businesses with building and façade repairs.	Explore potential benefits of C-PACE financing programs.
			Coordinate with Chamber of Commerce to implement “Main Streets” program in Virginia City.
Clean up Storey County communities of solid waste, unregistered vehicles, noxious weeds, fire fuels, and potential hazards.		Enforce county nuisance and building codes efficiently, accurately, and consistently.	Review development codes for consistency and accuracy.
			Recruit a full-time code enforcement officer.
			Efficiently and consistently enforce building and fire codes countywide.

Goal 2.1 Create a safe and appealing built environment.			
Objective		Strategy	Tactic
		Provide resources and assistance to help residents conform to nuisance and building codes.	Promote free-dump vouchers countywide.
			Promote “You Call, We Haul” fire fuels reduction trailer program.
			Coordinate free dumpsters, and seek volunteer efforts, to assist residents in-need with property cleanup.

Goal 2.2 Support senior population through nutrition and other programming that creates holistic social and physical wellbeing.			
Objective		Strategy	Tactic
Provide cost-effective social and health services to seniors in each community.		Maintain interlocal agreement with Community Chest, Inc.	Fund health and social service programs provided to the county by Community Chest, Inc. in the FY25 budget.
Provide facilities that adequately serve the needs of all communities.		Replace and rehabilitate facilities to provide site-cooked meals, social activities, recreation, and other support to seniors in each community.	Replace Lockwood Senior and Community Center with new facility.
			Design and construct metal outbuilding to store fire apparatus at Mark Twain Community Center.
			Retrofit current Mark Twain Community Center and fire apparatus bays for new community center needs.
			Evaluate future growth and needs of VC Senior Center and explore potential opportunities at other potential facilities.

Goal 2.3 Support organization and programs that support the health and welfare of the general population.			
Objective		Strategy	Tactic
Provide indigent services in conformance with the Nevada Revised Statutes.		Evaluate and update indigent policies and programs as needed.	Evaluate county indigent program policies to ensure conformance with NRS.
		Maintain interlocal agreements with Nevada State agencies providing youth, health, and other indigent services outside of the county's capacity.	Fund necessary indigent services in the FY25 budget.
			Renew indigent program interlocal agreements with the State of Nevada/
Expand broadband internet infrastructure and services countywide.		Implement MOU and agreement with CC Communications for broadband access to all communities in Storey County.	Implement phase 1 Virginia City and Gold Hill of the MOU with CC Communications.
Provide cost-effective social and health services to each community.		Provide health and social services through interlocal agreements with qualified agencies.	Provide health and social services through an interlocal agreement with the Community Chest.
			Provide health services through an interlocal agreement with the Quad-Counties Health Coalition.
Facilitate opportunities for affordable housing.		Explore methods that the county may apply toward facilitating infrastructure supporting housing development and rehabilitation.	Reach out to surrounding communities and agencies to ensure that the county is aware of all available programs that aid in the expansion of housing and residential development.
			Evaluate county-owned land for potential affordable housing trusts and other programs.
		Update the Storey County Master Plan to consider additional potential housing opportunities.	Develop goals and policies that expand responsible housing opportunities.
Facilitate qualified workforce for businesses in the county.		Connect businesses with regional workforce development resources.	Connect businesses to local resources for employees, professional development, and related programs.

Goal 2.4 Provide safe and adequate water.			
Objective		Strategy	Tactic
Improve water fund sustainability without impacting existing rate payers.		Increase water connection fees for new construction.	Draft and approve ordinance increasing water connection fees for new residential construction.
		Fund improvements through grants and federal appropriations.	Seek federal and state grants and other means of funding to repair water systems.
Attract and retain qualified water distribution and treatment employees		Explore incentive programs to attract and retain certified and qualified water personnel.	Update classification and compensation plan in accordance with policy and employee agreements.
Improve water system infrastructure.		Design Silver City water transmission line replacement, phase 1 of 2.	Utilize design engineering to secure federal appropriations.
		Design and environmental preliminary architectural reporting for Lead siphon replacement project, phase 1 of 5.	Utilize design engineering to secure federal appropriations.
Maintain safe and reliable water systems.			Repair and seal water tanks over several years.
		Repair and upgrade water storage and treatment systems.	Replace water filter media in water treatment system.
			Improve water treatment recirculation – replace open bodies with tank.
		Maintain appropriate water and system security.	Upgrade video monitoring FY25.
Ensure sufficient and affordable raw water to the Storey County Water System.		Maintain engagement with the State of Nevada.	Negotiate a cost-effective successor Marlette Water Agreement with the State of Nevada.

Goal 2.5 Provide for safe and adequate wastewater treatment and waste disposal.			
Objective		Strategy	Tactic
Improve wastewater fund sustainability without impacting existing rate payers.		Increase wastewater connection fees for new construction.	Draft and approve ordinance increasing wastewater connection fees for new residential construction.
		Fund improvements through grants and federal appropriations.	Seek federal and state grants and other means of funding to repair wastewater systems.
Attract and retain qualified wastewater distribution and treatment employees		Explore incentive programs to attract and retain certified and qualified wastewater personnel.	Update classification and compensation plan in accordance with policy and employee agreements.
Maintain safe and reliable wastewater systems.		Repair and upgrade wastewater collection and treatment systems.	Rehabilitate the Gold Hill Collection System, phase 1 of 2 design.
Improve operations and efficiency of the wastewater treatment plant.		Add generator to Gold Hill wastewater treatment plant.	

Goal 2.6 Operate recreational facilities for safe and optimum use by the public.			
Objective		Strategy	Tactic
Expand parks and recreation facilities in each community in the county.		Seek community input, design, and implement parks and recreation equipment improvements and expansions in the county.	Engage public to discuss potential Mark Twain Park expansions and integration with Community Center upgrades.
			Determine location and design of par-course in Virginia City per community request, phase 1 of 3.
			Determine location and design of Lockwood dog park to determine the feasibility of using the location as a viable replacement property for the existing Land and Water Conservation Fund conversion, phase 1 of 3.
Provide safe, secure, and functional park			Replace swing set at Highlands Pinion Park.

Goal 2.6 Operate recreational facilities for safe and optimum use by the public.			
Objective		Strategy	Tactic
facilities in each community in the county.		Design and implement upgrades and repairs to existing park facilities.	Begin rehabilitation of 1964 Storey County Swimming Pool rehabilitation, phase 1 of 2 design.
Manage Off Highway Vehicle (OHV) use in lands surrounding communities.		Divert OHV uses away from private properties, homeowners' association areas, and other unpermitted areas.	Work with residents to identify viable off highway vehicle (OHV) areas for future designation.
			Engage in OHV forum/club outreach to properly align OHV maps to public OHV trails and away from private communities.
			Support Sheriff's OHV programs through grants.
			Demonstrate private properties and BLM land to Google Maps, Apples Maps, and other online mapping software providers.

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Perspective 3 Respect and promote the distinct character and heritage of our communities.

Goal 3.1 Encourage public participation in setting the future direction of each unique community.			
Objective		Strategy	Tactic
Facilitate public awareness and involvement in community affairs.		Utilize online and other resources to provide information to the public.	Explore mobile apps that have been shown to increase participation.
			Install electronic message board at Mark Twain Community Center to better inform the public about meetings and events, phase 1.
		Facilitate public participation in the Storey County Master Plan update.	Hold multiple Master Plan update workshops in each community and by Zoom.

Goal 3.2 Support infrastructure that enhances the character and heritage of our communities.			
Objective		Strategy	Tactic
Protect Lagomarsino Petroglyphs.		Coordinate with adjacent landowners and applicable agencies to minimize roads and other development potentially impacting petroglyphs.	Educate area landowners and developers about the existence and value of the Petroglyphs.
			Encourage development alternatives that minimize impacts to the Petroglyphs.
			As a Cooperating Agency with the BLM on the Green-link project, cause major power transmission line alignment away from the Petroglyphs.
		Provide security and public enjoyment at the Petroglyphs.	Seek funding opportunities to facilitate 24/7 ranger station or onsite security.
			Seek funding opportunities to facilitate supervised public access.

Goal 3.2 Support infrastructure that enhances the character and heritage of our communities.			
Objective		Strategy	Tactic
Reflect community pride and identity in public facilities.		Maintaining clean and well-managed building exteriors that complement the surrounding community.	Include xeriscaping (low/no water) to the Sheriff's Lockwood Substation.
			Repair north wrought iron fence of Courthouse.
			Add informative sign to Highlands Community Center.
			Include xeriscaping (no/low water) to the Mark Twain Community Center upgrade project design, phase 1.
			Install flagpole at the Justice Court.
			Maintain orderly parking lots and equipment maintenance yards.
			Maintain or install "dark skies" conforming light fixtures on all county facilities.
Develop and maintain roads and infrastructure that is compatible with the built environment in each community.		Repair road and pedestrian infrastructure.	Repair and rehabilitate roads in accordance with annual Roads Capital Improvement Plan for each community.
			Replace broken streetlamps on B and C Streets in Virginia City.
			Conform to the transportation infrastructure goals and policies of the Storey County Master Plan in each community.
			Coordinate potential boardwalk repairs and upgrades with the Chamber of Commerce and Main Streets America program.

Goal 3.2 Support infrastructure that enhances the character and heritage of our communities.			
Objective		Strategy	Tactic
			Cooperate with the Virginia City Tourism Commission on potential public transportation support systems.
Provide a community center in the Highlands, Lockwood, Mark Twain, and Virginia City.		Modify existing facilities and construct new facilities to provide community center services.	Retrofit current bays at Fire Station 72 to serve as a community center for Virginia City Highlands.
			Develop Lockwood Community Center, phase 2 construction.
			Build fire apparatus bay at Mark Twain and retrofit current bays when vacated to serve as additional community center space.
			Explore potential community center facility expansion at Hugh Gallagher Elementary School if vacated by the school district.

Goal 3.3 Support historic preservation in the Virginia City and Gold Hill areas.			
Objective		Strategy	Tactic
Improve and maintain county-owned historic structures with assistance of qualified non-profit organizations.		Designate and assist qualified non-profit organizations to maintain historic county-owned structures.	Assist non-profit with grant efforts to install an elevator at Saint Mary's Art Center, phase 1 of 2 design.
			Assist non-profit with seismic retrofit of Saint Mary's Art Center, phase 1 of 2 design.
			Restore front doors at Piper's Opera House.
			Repairs to west retaining wall at Piper's Opera House.
Make necessary upgrades to the Storey County Courthouse to ensure its future as a public service facility.		Seek fiscal resources to improve structural integrity of the Courthouse.	Seek grant funding for seismic retrofits to the Courthouse.
			Explore methods to retrofit Courthouse to meet modern security and use needs.

Perspective 4
sustainability.

Attract, retain, and grow businesses that will support long-term

Goal 4.1 Provide an environment that supports and promotes quality business growth and development.			
Objective		Strategy	Tactic
Provide high-speed broadband internet services to all residents and businesses in Storey County.		Utilize the expertise and resources of a qualified broadband service provider to develop infrastructure and provide affordable internet services.	Implement an MOU and agreement with Churchill Communications for broadband access to all communities in Storey County, phase 1 will focus in Virginia City.
Maintain Storey County’s competitive business environment in Nevada and provide distinguished services to business stakeholders in Storey County.		Streamline government bureaucracy and foster a business-friendly and customer-oriented government.	Explore opportunities to consolidate or co-locate administrative County functions to more efficiently respond to businesses.
			Review current ordinances, procedures, and fees to reduce or eliminate where possible.
			Consider potential adverse impacts that new ordinances and fees may have on businesses prior to considering new regulations and fees.
			Evaluate the purpose of all ordinances and fees, and reduce regulations and fees that provide little or no value to the county, stakeholders, community, or environment.
			Maintain streamlined and customer-oriented procedures and policies.
		Respond quickly and accurately to customer questions and demands.	Respond to resident, business, and prospective business calls and inquiries promptly and accurately.
			Utilize social media and explore use of app to communicate directly to residents and businesses.

Goal 4.1 Provide an environment that supports and promotes quality business growth and development.			
Objective		Strategy	Tactic
			Minimize phone-tree menus where possible.
Provide needed assistance for business growth and development.		Study areas of needed and address known deficiencies.	Conduct a comprehensive housing needs assessment.
			Seek and provide funding and programs that help small businesses with workforce, housing, and business needs.
Provide safe, clean, and professional facilities for businesses and prospective business clients.		Improve facilities to enhance business attraction and development	Renovate restroom at TRI-Center to provide a better experience for prospective business clients.
			Repaint and apply Storey County decals to van.
Provide and coordinate resources to small businesses and entrepreneurs in Storey County.		Develop and coordinate programs that support small businesses and entrepreneurship in Storey County.	Coordinate with Chamber of Commerce and business development agencies to identify startup and operations grants, small business administrative (SBA) loans, and other financial support to better support businesses within the county.
			Seek potential assistance for workforce development and retention, childcare options, fringe benefits, and other support for small businesses.
			Research programs to ensure that they are not duplicative to those already provided, especially those provided by State and other agencies at no-cost to stakeholders.

Goal 4.2 Support the tourism development efforts of the Virginia City Tourism Commission.			
Objective		Strategy	Tactic
Plan and facilitate infrastructure needed to implement successful tourism programs and facilities.		Facilitate infrastructure upgrades and provide plans to support events and recreation facilities.	Complete Fairgrounds water and electrical upgrade, phase 2 of 2.
			Provide regulatory and policy support to VCTC's pocket park deck at the Black & Howell site, phase 1 of 2 design.
			Conduct the Virginia City vehicle parking and circulation study.
			Conduct vehicle egress and circulation study on B, C, D, E Streets.
Update the Storey County Master Plan		Include key stakeholders in discussions and decisions of the Storey County Master Plan update.	Consider the needs of tourism when updating the Storey County Master Plan, with special attention to Fairgrounds and area impacts.
			Involve the Virginia City Tourism Commission in the Master Plan update.
Share services to maximize resources.		Maintain interlocal agreement between the County and the Virginia City Tourism Commission to share and minimize duplicated services.	Collaboratively review the existing interlocal agreement and amend as needed.

Perspective 5 Governance by Storey County is accessible and transparent.

Goal 5.1 Encourage public participation in all aspects of governance.			
Objective		Strategy	Tactic
Effectively inform and provide opportunities and encourage resident, business, and stakeholder engagement with Storey County government.		Utilize technology and online resources to reach and involve stakeholders in government meetings and decisions.	Upload board meeting audio/video recordings to website.
			Better utilize social media and possible new app to inform residents of town halls and workshops.
		Utilize traditional means to reach and involve stakeholders, including those who do not use the internet, in government meetings and decisions.	Routinely hold open-discussion town halls in each community.
			Hold Planning Commission meetings periodically in each community, especially if proposed land use impacts a particular community.
			Utilize telephone, mail, fliers, and other non-electronic means of communication where feasible.

Goal 5.2 Provide accurate and timely information to every community.			
Objective		Strategy	Tactic
Provide accurate and accessible information and public records.		Utilize technology and online resources to enhance awareness and provide information to stakeholders.	Create an easily recognizable and memorable organization-wide brand for Storey County.
			Utilize social media and possible app to communicate directly to businesses and residents.

Goal 5.2 Provide accurate and timely information to every community.			
Objective		Strategy	Tactic
		Utilize traditional means to reach and involve stakeholders, including those who do not use the internet, in government meetings and decisions.	Utilize local community groups and forums, and media to disseminate information.
			Routinely hold open-discussion town halls in each community.
		Enhance the Storey County Website	Increase available public records on county website.
			Return to Civic Plus website platform, improve auto-alerts function.
			Quarterly audit and update website for accuracy.
			Audit and update website annually.
			Post items of immediate community concern on County website for the public.
		Utilize existing public records management programs.	Evaluate records response systems for effectiveness.
			Restructure training of new records response systems.

Perspective 6 Provide excellent, predictable, and efficient services to all our communities.

Goal 6.1 Anticipate, evaluate, and plan for public service needs.			
Objective		Strategy	Tactic
Establish standard service levels for various county services.		Evaluate types and methods of services in other counties.	Conduct a comparable study of area counties where Storey County services need improvement.
Improve awareness and access to information in all county communities.		Develop improved communication strategies that provide advanced information on services service levels.	
Maintain efficient buildings and facilities use and expansions.			Prepare a facilities master plan providing cost-benefit analyses of current and prospective facilities to meet current and future needs within fiscal limitations.
Seek and secure grants and funding assistance that enhance county services.		Seek grants and financial assistance that benefit the County without undue burden.	Evaluate cost-benefit of each grant and financial assistance opportunities to minimize unforeseen impacts on organization.
			Do not apply for grants that cause undue burden on county resources.
Maintain effective government affairs.		Maximize team member knowledge and skills with organized assignments.	Maintain and update as needed government affairs and lobbying work plan.
		Monitor activity and remain current on trends.	Monitor upcoming bills, regional discussions, media, and other communications for proposals potentially affecting Storey County.
			Participate in community forums, Regional Development Authorities, regional development agencies, associations, lobbyist groups, and

Goal 6.1 Anticipate, evaluate, and plan for public service needs.			
Objective		Strategy	Tactic
			government affairs organizations.
		Maintain communication with area leaders and agencies.	Create an easily recognizable and memorable organization-wide brand and apply it to published reports and data.
			Maintain cooperative relationships with other government agencies, media, and organizations.
			Distribute the Storey County Regional Benefits Report to legislatures, agencies, and area leaders as needed.
Improve function, safety, and accessibility of public facilities.			Install internet network link at the Mark Twain Community Center.
			Upgrade network devices, Local Area Networks, storage and communications infrastructure for the Information Technology (IT) Department.
			Expand IT office to accommodate additional staff and equipment.
			Expand, pave, and secure Justice Court parking lot.
			Install a generator at the Justice Court /IT facility.
			Install film on Courthouse windows for safety and security.
			Install additional lighting at the B Street Courthouse parking lot.
			Add generator and/or battery backup to serve Community Development and network system.

Goal 6.1 Anticipate, evaluate, and plan for public service needs.			
Objective		Strategy	Tactic
			Add bollards and bumpers to the Community Development parking lot.
			Add mudroom/cold air entry to main entrance to Community Development office.
			Upgrade electrical and Heating, Ventilation, Air Conditioning (HVAC) systems at the Emergency Management office.
			Implement a key fob entrance security system at TRI-Center office complex and at Public Works in Virginia City.

Goal 6.2 Maximize the efficient use of County resources.			
Objective		Strategy	Tactic
		Utilize existing professional services contracts and technology programs to maximum potential.	Maintain existing professional services contract for roads, water, and infrastructure project management.
			Evaluate existing Tyler Systems capabilities before considering new software systems and vendors.
Meet growing project demands through in-house and contracted services.		Utilize professional services contracts and technology programs to additional applications not able to be fulfilled with current staffing resources.	Conduct a request for proposal to execute a professional services contract for buildings and grounds project management.
			Bid out professional service contracts for services related to technical engineering services as appropriate.

Goal 6.2 Maximize the efficient use of County resources.			
Objective		Strategy	Tactic
Maintain strategic plan alignment.		Review the strategic plan annually and update it as necessary to match current and projected resources.	Annually review and align department level and county level strategic plans.
			Annually review and update the strategic plan with the board.
			Annually review and align the capital improvement plan with the strategic plan.
			Annually assess that the strategic plan does not conflict with the Storey County Master Plan.
Maintain effective and statutory compliant public services, and cooperate with outside agencies to complete projects.		Utilize interlocal agreements and Memorandums of Understanding to maximize efficiency minimizing duplication.	Update interlocal agreement to include the transfer of Fire Station 71 from the county to the fire district and to share services to minimize duplication.
			Update interlocal agreement between county and fire district to share services and minimize duplication.
			Maintain interlocal agreement between county and Virginia City Tourism Commission to share services and minimize duplication.
			Maintain memorandum of understanding with Comstock Cemetery Foundation to operate and enhance county cemeteries.
			Maintain interlocal agreements with the State of Nevada and other agencies for indigent, health, natural resources, law enforcement, and other services.
Ensure effective, consistent, and appropriate use of		Maintain responsible and current administrative policies and procedures.	Review administrative policies that are not related to human resources, and

Goal 6.2 Maximize the efficient use of County resources.			
Objective		Strategy	Tactic
county funds and resources.			update or expand as necessary.

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Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0-5

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of business license second readings:
 - A. Bab Cafe – Out of County / 303 W. 3rd St. Ste. 130 ~ Reno, NV
 - B. HITT Contracting Inc. – Contractor / 2900 Fairview Park Dr. ~ Falls Church, VA
 - C. JCCORD LLC – Contractor / 261 Sunpac Ave. ~ Henderson, NV
 - D. Miller Concrete LLC – Contractor / 9215 Moonset Ct. ~ Reno, NV
 - E. OneStudio D+A – Professional / 6151 Lakeside Dr. Ste 1100 ~ Reno, NV
 - F. Silver Strike Concrete – Out of County / 3401 Fitzgerald Rd. ~ Rancho Cordova, CA

• **Recommended motion:** Approval

• **Prepared by:** Ashley Mead

Department: Community Development

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 licenses are then printed and mailed to the new business license holder.

• **Supporting Materials:** See Attachments

• **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
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<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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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: Jim Hindle, Clerk's office
Austin Osborne, County Manager

April 08, 2024
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **April 16, 2024**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Bab Cafe** – Out of County / 303 W. 3rd St. Ste. 130 ~ Reno, NV
- B. HITT Contracting Inc.** – Contractor / 2900 Fairview Park Dr. ~ Falls Church, VA
- C. JCCORD LLC** – Contractor / 261 Sunpac Ave. ~ Henderson, NV
- D. Miller Concrete LLC** – Contractor / 9215 Moonset Ct. ~ Reno, NV
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- F. Silver Strike Concrete** – Out of County / 3401 Fitzgerald Rd. ~ Rancho Cordova, CA

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 min.

Agenda Item Type: Correspondence

- **Title:** Correspondence.
- **Recommended motion:** No action.
- **Prepared by:** Austin Osborne
- **Department:** Commissioners **Contact Number:** 775.847.0968
- **Staff Summary:** Correspondence
- **Supporting Materials:** See Attachments
- **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

To County Commissioners of Nevada,

Friends of the Wild (horses and burros) is a small organization that started in December of 2022. Our mission was to stop the horrific, sadistic helicopter roundups of Nevada's beautiful wild horses.

During the course of that year our organization worked diligently to pass an ordinance which would stop helicopter roundups in Nye County. It was our hope that once an ordinance passed in Nye County that other Counties in Nevada and other states would follow suit. After presenting our draft ordinance at several town meetings to get support as requested by the Board of County Commissioners in Nye County, we knew it was going to be difficult due to lack of support from those that are involved in the cattle industry. We are very happy to let you know that the ordinance was passed with small changes made to the verbiage. After viewing the videos taken by other organizations that are fighting our same fight, members of the Nye County Board of County Commissioners were in agreement that things needed to change. The verbiage was changed asking the Bureau of Land Management for more humane treatment when collecting what they feel is an overpopulation of horses. Prior to any roundup the BLM is required to show proof of why that gathering must take place. They are not providing this data. They are not being held accountable to any degree. Let me be clear that it is our desire for BLM to leave the wild horses and burros alone or simply relocate them (in a humane fashion) to other areas of Nevada where they can live free and wild as intended. We're hoping by enclosing a copy of that ordinance you will share with those in Washington DC that can move the needle in some form or fashion to stop these sadistic helicopter roundups all over the United States.

Another matter that we wanted to discuss with you is the BLM's desire to sell, lease or allow developers to build solar fields in the areas where our wild horses and burros live free and wild. If the BLM is allowed to continue managing our lands in the manner that they have for many years, they will eradicate our beautiful wild horses and burros. In order to build these facilities, the environmental protections that have been put in place to protect many species of wildlife have been removed to allow these private industries to continue to build these solar fields that are sucking our precious water from the ground and killing off those protected species. We are asking you to please not support the building of these solar fields in areas that will threaten our wild horses, our wild Burros, our endangered species and remove our precious water. My name is Priscilla Lane and I'm the president of Friends of the Wild (horses and Burros) and I look forward to meeting you.

Friends of the Wild (horses and burros) look forward to working with you on these matters and any others that affect our beautiful state of Nevada and the wild horses that have been part of our history for many years.



Just to add to our letter, here are few more facts to consider.

The BLM did not do assessments before the roundup

They are using helicopters with No FAA identification #'s

They are hiring contractors who have no compassion or idea how to care for the very animal they are to protect..

The pilots are flying below FAA required wildlife safety levels

Below are two videos 1 from 2011 and 1 from 2023/24 they both show what we are trying to bring attention to and in the past 13 years nothing has changed in the way BLM is treating our wild horses.

<https://youtu.be/oTkMmy5HxRE?si=BZeUubsCopKvH4nz>. And "Is It Bad Enough For You? Wild Horses",
<https://youtu.be/uvcd06Mywjc?si=5FGjtD3EKDotSj79>

Thank you for your time and we hope you will consider joining us in supporting Ordinance #599 in protecting our wild horses and burros

Priscilla Lane

President, Friends of the Wild, horses and burros

prissynmick47@gmail.com

775-727-5325

NYE COUNTY ORDINANCE NO. 599

SUMMARY: An Ordinance to Ensure Safe and the Humane Treatment During and After the Roundups of Wild Horses and Burros Within the Boundaries of Nye County as Indicated in the Wild Free-Roaming Horses and Burros Act of 1971; Providing for The Severability, Constitutionality and Effective Date Thereof; and Other Matters Properly Related Thereto.

TITLE: AN ORDINANCE TO ENSURE SAFE AND THE HUMANE TREATMENT DURING AND AFTER THE ROUNDUPS OF WILD HORSES AND BURROS WITHIN THE BOUNDARIES OF NYE COUNTY AS INDICATED IN THE WILD FREE-ROAMING HORSES AND BURROS ACT OF 1971; PROVIDING FOR THE SEVERABILITY, CONSTITUTIONALITY AND EFFECTIVE DATE THEREOF; AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, pursuant to NRS 244.137, Dillon's rule provides that the Board of County Commissioners possesses and may exercise powers and the appropriate authority to address matters of local concern; and

WHEREAS, pursuant to NRS 244.143(1)(a), a matter of local concern primarily affects or impacts areas located in the county, or persons who reside, work, or visit or are otherwise present in areas located in the county and does not have a significant effect or impact on areas located in other counties; and

WHEREAS, on June 16, 2020, Resolution 2020-08 was approved unanimously by the then Nye County Board of County Commissioners declaring that it does not support the Bureau of Land Management's ("BLM") helicopter method of rounding up of wild horses and burros in Nye County, Nevada; and

WHEREAS, in 1971 the BLM created the Wild Horse and Burro Program to implement the Wild Free-Roaming Horses and Burros Act (the "Act") which was passed by Congress. Broadly, the Act declares wild horses and burros to be "living symbols of the historic and pioneer spirit of the west" (BLM website: www.blm.gov/whb) and stipulates that the BLM and the U.S. Forest Service have the responsibility to manage and protect herds in their respective jurisdictions where wild horses and burros were found roaming in 1971; and

WHEREAS, on November 25, 2019 President Trump signed into law the bipartisan Preventing Animal Cruelty and Torture ("PACT") Act which stated that "it is important that we combat these heinous and sadistic acts of cruelty, which are totally unacceptable in a civilized society; and

WHEREAS, the American Wild Horse Campaign and Wild Horse Education have documented inhumane acts during roundup procedures perpetrated by the BLM; and

WHEREAS, the BLM spends multi-millions of tax payor dollars for these helicopter roundups. Across the United States, there has been much public comment given to the BLM asking for the heinous and sadistic roundups to stop and suggestions made that are much more financially responsible, to which the BLM has turned a deaf ear.

NOW THEREFORE, the Board of County Commissioners of the County of Nye, State of Nevada, does hereby ordain:

1. Nye County is insisting that the Bureau of Land Management (BLM) conduct the roundup of wild horses and burros in a humane manner at all times of a roundup.
2. 18 U.S. Code § 47 - Use of aircraft or motor vehicles to hunt certain wild horses or burros: Whoever uses an aircraft or a motorized vehicles to hunt, for the purpose of capturing or killing any wild unbranded horse, mare, colt, or burro running at large on any of the public land or ranges shall be fined under this title or imprisoned not more than six months, or both.

SEVERABILITY If any provision of this ordinance or amendments thereto, or the application there to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity or provisions or applications of the ordinance or amendments thereto which can be given effect without the invalid provisions or applications, and to this end the provisions of this ordinance and amendments thereto are declared to be severable.

CONSTITUTIONALITY. If any section, clause or phrase of this ordinance shall be declared unconstitutional by a court of competent jurisdiction, the remaining provisions of this ordinance shall continue in full force and effect.

EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after passage, approval, and publication as required by law, to wit, from and after the 7th day of November, 2023.

Proposed on the 18th day of July, 2023.

Proposed by: Commissioner Carbone.

Adopted on the 17th day of October, 2023.

Vote: Ayes: Commissioners: Jabbour, Strickland, Cox, Carbone, Boskovich

Nays: Commissioners: Ø

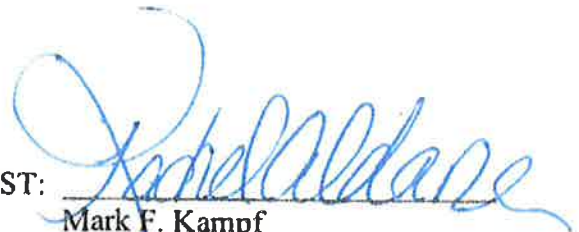
Absent: Commissioners: Ø

BY:



Bruce Jabbour, Chair
Nye County Board of
County Commissioners

ATTEST:



Mark F. Kampf
Clerk and Ex-Officio
Clerk of the Board



Wild(horses & burros)
ry St, Pahrump, Nv. 89048

LAS VEGAS NV 890

28 FEB 2024 PM 5 L



Jim Hinkle
County Clerk & Treasurer
26 South B St
P.O. Drawer D
Virginia City, NV
89440

Commissioners

89440-





Board of Storey County Commissioners Agenda Action Report

Meeting date: 4/16/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 60 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Sheriff’s Office Employees’ Association NAPS0 Local 9110. This meeting will commence immediately following the regular commission meeting.
- **Recommended motion:** No Action
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** Pursuant to NRS 288 and the existing bargaining agreements between the Storey County Sheriff’s Office Employees’ Association and Storey County are proposed to be modified pursuant to tentatively agreed successor agreements.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:** n/a
- **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