



Storey County Planning Commission

Meeting Agenda

Thursday, December 1, 2016 6:00 p.m.
Storey County Courthouse, District Courtroom
26 South "B" Street, Virginia City, Nevada

Larry Prater – Chairman

Virgil Bucchianeri – Planning Commissioner

Pamela Smith – Planning Commissioner

John Herrington – Planning Commissioner

Jim Hindle – Vice-Chairman

Kris Thompson – Planning Commissioner

Laura Kekule – Planning Commissioner

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

1. **Call to Order at 6:00 p.m.**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Discussion/Possible Action:** Approval of Agenda for December 1, 2016.
5. **Discussion/Possible Action:** Approval of Minutes for September 1, 2016.
6. **Discussion/Possible Action:** Approval of Minutes for October 6, 2016.
7. **Discussion/Possible Action:** Special Use Permit 2016-027 by Kevin and Christie Singleton. The applicant requests a special use permit allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence), at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).
8. **Discussion/Possible Action:** Special Use Permit 2016-031 by Tahoe-Reno Industrial Center, LLC. The applicant requests a special use permit allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).
9. **Discussion/Possible Action:** Variance 2016-029 by Community Chest, Inc. The applicant requests a variance allowing the required 10 foot side corner-lot setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02).
10. **Discussion/Possible Action:** Special Use Permit 2016-030 by Sally Summers. The applicant requests a special use permit allowing: (a) single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).
11. **Discussion/Possible Action:** Variance 2016-028 by Storey County. The applicant requests a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03).

The subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

12. **Discussion/Possible Action:** Determination of next Planning Commission meeting.

13. **Discussion/Possible Action:** Approval of Claims.

14. **Correspondence** (no action)

15. **Public Comment** (no action)

16. **Staff** (no action)

17. **Board Comments** (no action)

18. **Adjournment**

Notes:

Note: Additional information pertaining to any item on this agenda may be requested from the Planning Department (775-847-1144).

- Note: There may be a quorum of Storey County Commissioners in attendance, but no action or discussion will be taken by the Commissioners.
- Note: Public comment will be allowed after each item on the agenda (this comment should be limited to the item on the agenda). Public comment will also be allowed at the end of each meeting (this comment should be limited to matters not on the agenda).

Certification of Posting

I, Lyndi Renaud, on behalf of the Storey County Planning Commission, do hereby certify that I posted, or caused to be posted, a copy of this Agenda at the following locations on or before November 22, 2016: Virginia City Post Office; Storey County Courthouse; Virginia City Fire Station 71; Virginia City RV Park; Mark Twain Community Center; Rainbow Bend Clubhouse; Lockwood Community Center; Lockwood Fire Station; Virginia City Highlands Fire Station; and the Virginia City Highlands mailbox buildings.

By Lyndi Renaud, Secretary



STOREY COUNTY PLANNING COMMISSION MEETING

Thursday, September 1, 2016 6:00 p.m.
Storey County Courthouse, District Courtroom
26 South "B" Street, Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Larry Prater

VICE-CHAIRMAN: Jim Hindle

COMMISSIONERS:

Virgil Bucchianeri, John Herrington, Pamela Smith, Kris Thompson

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- 1. Call to Order:** The meeting was called to order by the Chair at 6:02 P.M.
 - 2. Roll Call:** Jim Hindle, Virgil Bucchianeri, John Herrington, Pamela Smith, Kris Thompson, Larry Prater.
Absent: none
Also Present: Planning Director Austin Osborne, Planner Jason VanHavel, Deputy D.A. Keith Loomis and County Commissioner Lance Gilman.
 - 3. Pledge of Allegiance:** The Chair led those present in the Pledge of Allegiance.
 - 4. Discussion/Possible Action:** Approval of Agenda for September 1, 2016.
Motion: Approve Agenda for September 1, 2016 **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Smith, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).
 - 5. Discussion/Possible Action:** Approval of Minutes for June 16, 2016.
Motion: Approve Minutes for June 16, 2016 **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Commissioner Hindle, **Vote:** Motion carried by vote (**summary:** Yes=5, Abstain = 1, Larry Prater).
No public comment.
 - 6. Presentation (Annual SUP Update):** By Comstock Mining, Inc. (Gold Hill/American Flat) Special Use Permit Holder to present its annual compliance review in accordance with the conditions of Special Use Permit No. 2000-222-A-5.
Scott Jolcover, Comstock Mining: Presented the annual compliance review using a power point presentation which summarized the following items:
 - Active Mining of 42 acres of 120 acres of permitted mining.
 - Mine Definition permitted acres are 20, no acres used.
 - Exploration acres permitted are 20, no acres used.
 - Active Reclamation permitted acres are 50, 15.8 acres used.
 - Fully Reclaimed acres equal 11.4.

Mr. Jolcover stated that Comstock Mining is fully compliant with all Special Use Permits conditions listed below:

- General Provisions
- Operating Plan
- Boundaries and Uses
- Environmental Controls
- Fire and Emergency
- Transportation
- General Uses
- Cultural Resources

Mr. Jolcover stated that there was no mining or exploration that took place in proximity to the Silver City Water Line, and per the Silver City Water Line Protection Plan, Storey County will be notified prior to any future activities.

Mr. Jolcover summarized the timeline for the State Route 342 realignment. It was open on November 15, 2015. The performance bond was reduced from \$3M to \$65,000 in January 2016. The project was nominated nationally for the American Transportation Award. The Gold Canyon Creek restoration that runs along State Route 342 is complete. Final pavement overlay and striping is scheduled for September 7, 2016, and should be completed by September 8, 2016.

Reclamation:

- Keystone Vegetation is well established. Comstock Mining won an award from the State of Nevada for the Keystone Reclamation.
- Billie the Kid and Hartford Reclamation has been advanced.
- Hydro seeding for these areas is scheduled for this fall. A BLM native seed mix is used.
- Current bonding obligation has been reduced from \$1.5M to \$500K due to all the reclamation that has been completed.
- Farr West Engineering completed the third party annual audit for the county.
- 15.8 acres have been reclaimed within the mine area; 200 native shrubs planted, 25 native trees planted, 5 grass species seeded.
- 11.4 acres have been contoured and prepared for hydro seeding.

Air Quality Monitoring:

Results from air quality monitoring were well under the “good” number in January 2016. Monitoring has been suspended because Comstock is not mining. Monitoring will resume with future mining activities.

- Groundwater: No changes to water management
- Noise: Initial underground blasts were heard and reported by Silver City residents when underground portal was begun in October 2015. Decibel levels were compliant with SUP requirements. Blasting quickly became inaudible on the surface as the adit progressed, which ended up going 800 feet.
- Seismic: Underground blasting was not detected by surface monitors.

Comstock Character:

The Comstock Foundation for History and Culture has long range plans to address the preservation of historic structures including fully documenting or mitigating archeological or surface resources affected by any undertakings, long term planning for the reclamation of the landscape, and development of a sustainable healthy economy. The Donovan Mill still remains at risk and is one of the best treasures in the state of Nevada. It is one of the only large last standing complete stamp mills on the Comstock. The foundation has spent a lot of time in the last two years continuing to raise money for it. It will take two or three million dollars to get the whole thing re-established.

Lot 51 Update: Comstock Mining received a Patent from the Bureau of Land Management for 24 acre Lot 51 after four years of litigation.

Exploration and Development Plans: Surface mining is complete. An 800 foot drift was put in, six drill bays, and 13,000 feet of core drilling was completed.

Commissioner Herrington: Asked what types of native trees were planted.

Larry Gorell, Comstock Mining: Said that Pinion and Juniper, Desert Peach, and maybe some pines were planted. Shrubs included various types of sagebrush.

Planning Director Osborne: Added that BLM has a native seed mix that is appropriate for this area. The Special Use Permit (SUP) requires Comstock to use this mix in their reclamation process.

Comstock Mining is compliant with the conditions of the SUP. Planning has not received any correspondence from the NDEP, BLM, or any other agency stating that they are not in compliance. There has been no correspondence that I am aware of from the public regarding this operation.

Discussion/Possible Action: Variance 2016-021 by Jason and Pauline Yasmer. The Applicants are requesting a Variance for a reduced setback to ten feet from the required 30 feet front setback for the placement of a proposed garage on the property located at 21440 Delta Dr., Virginia City Highlands, Storey County, Nevada, APN: 003-014-29.

Planner VanHavel: Presented the staff report to the commission. The applicant requests a reduced front setback from 30 feet to 20 feet. Delta Drive has a 50 foot easement which starts at the southern edge of the applicant's property and then extends northward. The entire Delta Drive easement is on the applicant's land. The subject property is also a bit narrow for a one acre lot. It is only about 120 feet wide. The lot also has about 60 feet of elevation different from the front to the back of the property. The easement for Delta Drive, at the front of the property, is the high end, with the back of the property being about 60 feet lower. The applicant wishes to install a garage. With the Delta Drive easement, the required setback from the property line is 80 feet (50 feet Delta + 30 feet front setback). The required side setback is 15 feet. This limits the area to 90 feet in width that the garage may be installed. The Applicant has developed tentative plans for the garage and the site plan extends into the required setback by about 10 feet.

The entire area is estate zoned and most of the surrounding lots are built upon. As of today, planning has received only two calls from residents living on Delta Road that wanted to complain about their neighbors. In both cases, these residents are not neighbors of Mr. Yasmer. Therefore, there has not been any public comment regarding this request.

Discussion between commission members and staff regarding the 50 foot road easement, the required setback distances for front and sides, and reasons for the required setback distances.

Chairman Prater: The Highlands developer set up CCR's and called for a 30 foot setback. The county adopted that.

Vice Chairman Hindle: Asked if there is any concern from the Fire Department regarding placing the garage in front of the house?

Planner VanHavel: Said that there was no comment from the Fire Department about this request. There is a blanket condition (condition 8 in staff report) that states the Storey County Building Department and Storey County Fire District may require additional requirements; the Applicant shall comply with these requirements. All existing and proposed infrastructure must comply with Building and Fire Codes.

Vice Chairman Hindle: Asked Planner VanHavel if there is any precedence here that has been approved or denied?

Planner VanHavel: Said that he is not familiar with any.

Chairman Prater: There was an issue on Cartwright Road in the Highlands. A garage was built fairly close to the road, right up against the Right of Way. The setback was maybe five feet. Cartwright Road is a main road in and out, and that was also a concern. This could have set a precedent of allowing it. After a lot of discussion, the property owner moved the garage to the required setback.

Chairman Prater doesn't see this Variance as an issue being that Delta Road is a dirt road and not a main road into Highlands.

Planner VanHavel read the findings into the record:

6.1.1 That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and

6.1.2 That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

6.1.3 That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property; and

6.1.4 The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations; and

6.1.5 The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.40 Estate Zone when all Conditions of Approval are met; and

6.1.6 The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

Motion: In accordance with the recommendation by Staff, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Planning Commission and in compliance with all Conditions of Approval, I, Pamela Smith, recommend approval with conditions for Variance Number 2016-021 for a reduced front setback for down to 20 feet from the required 30 feet front setback for the placement of a proposed garage on the property located at 21440 Delta Drive, Virginia City Highlands, Storey County, Nevada (APN: 003-014-29). **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Commissioner Hindle, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

7. **Discussion/Possible Action: Variance 2016-023 by John and Liz Huntington.** The Applicants are requesting a Variance for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S "E" Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

Planner VanHavel: Presented the staff report to the commission. The applicants have been working with Collins Construction. This property is located just south of the Virginia City Middle School and north of the elementary school. It abuts the elementary school. The proposed garage will be about 35 feet deep (north to south) and 30 feet wide (east to west). There is a sidewalk on the north edge of the school which the applicant believes is partly on their property. There is a steep down grade next to the sidewalk with no railing. The ground under the sidewalk also is being eroded away because of the steep grade. The sidewalk is currently closed. The applicant wishes to help the school and make the sidewalk usable.

The applicant wishes to build the garage a foot or two to the north of the sidewalk and provide slope stability and safety to the sidewalk. The applicant assumes these upgrades will assist the school. Staff contacted the school and talked with Todd Hess. He does not have a problem with the project as proposed. There has been no public comment regarding this application.

To the west of the proposed garage, there is D Street. Currently off the edge of D Street, there is a steep grade. The applicants know of at least two vehicles that have gone over the edge while trying to park along D Street. According to the applicant, the proposed garage and driveway will provide more area for safe parking along D Street. This should be an improvement to the parking situation.

It seems that because of the unique geographic features of this lot and the location of the property that the applicant is deprived of the ability to fully utilize the property. Strict application of the zoning only slightly excludes this property from the downtown Virginia City area which allows for zero setbacks.

Discussion between commission members and staff continued. Key issues included:

- Applicants wish to utilize entire footprint of property.
- Stabilization of sidewalk that runs along the side of the elementary school.
- Geography of the lot limits the ability to fully utilize the property.
- Possibility of changing to setback to 8 or 10 feet instead of zero.
- Supplement to the staff report: Addition of condition 12. Slope Stabilization- Modified slopes along the west and south edges of the project will be designed and constructed to be stable and have no structural impacts off applicant's property.
- Other properties in the vicinity are enjoying zero setbacks. This property is in a commercial residential (CR) zone which means that a commercial use has a zero setback which is zero front and side and ten foot rear. A residential use in the CR zone means it is subject to 8 foot side setbacks and 20 foot front and 10 foot rear setbacks.

Vice Chairman Hindle: Commented that if the garage is moved forward it would be within the required setback. Asked the applicant Liz Huntington if there was a reason why it is preferred to have the garage in such a way that it would require a zero setback. He also asked if there is any plan to stabilize the slope along D Street.

Liz Huntington, Applicant: The garage would have to be long and narrow, and the decision to put it next to the sidewalk was in order to stabilize the sidewalk. Jim Collins was supposed to be here for this meeting but he was absent. There may be a plan for a retaining wall along D Street, but Mr. Collins would have to answer that. Only one tree next to the school would be removed for this project. We have a pet cemetery along D Street too and this variance will allow that to stay.

Planning Director Osborne: Addressed some of the questions from the commission - Changing the condition of the variance to require a 10 foot rear setback would still work for the applicants; however, the critical setback is allowing the zero setback for the side of the garage. This would allow the trees and the pet cemetery to stay along D Street. You could also condition this to say that if there is any contest by the school district regarding the setback, the applicant would be required to have a survey taken of the property line that abuts the school. A condition for a retaining wall next to the sidewalk could also be added if desired. Regarding the condition that states that a fence or barrier be required along D Street; remove the word "guardrail". Requiring a guardrail can be very expensive. Propose that the condition say that a fence or some other such means is required to prevent any cars and people from falling down into the applicant's driveway.

Chairman Prater: Stated that he does not have a problem with a zero setback in this case. Both the middle school and elementary school are zero setbacks, and as you continue up north on D Street, there are zero setbacks on the east side of the street. He said he doesn't think it would be violating anything by allowing another zero setback. It makes sense that putting in a retaining wall along the sidewalk will stabilize the sidewalk.

Planner VanHavel read the findings into the record:

6.1.1 That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and

6.1.2 That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

6.1.3 That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property; and

6.1.4 The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations; and

6.1.5 The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.30 CR Commercial Residential Zone when all Conditions of Approval are met; and

6.1.6 The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

Motion: In accordance with the recommendation by Staff, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Planning Commission and in compliance with all Conditions of Approval, I, Jim Hindle, recommend approval with conditions and additional conditions (12 and 13). **Slope Stabilization.** Modified slopes along the west and south edges of the project will be designed and constructed to be stable and have no structural impacts off applicant's property.

Property Line. In the event that the property line between the applicant and the Hugh Gallagher Elementary School becomes disputed, the applicant will utilize a certified land surveyor to identify the property line's true location. for Variance Number 2016-023 for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S "E" Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

Action: Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Smith, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

8. **Discussion Only/No Possible Action:** Public workshop to discuss possible updates to Title 17 Storey County Zoning Ordinance and/or other Storey County Codes, as applicable, establishing design standards for certain residential and multi-family residential land uses in Storey County. Public participation is encouraged. Preliminary concept drafts and other correspondence may be obtained from the Planning Department website at www.storeycounty.org/521/Updates, at 775.847.1144, or from planning@storeycounty.org.

Planning Director Osborne: The master plan talks about how we address subdivisions and large housing developments and design standards such as the industrial professional zone which we don't have yet. Design standards will address multi-family and other types of uses and how they interact with other types of uses. There is a bit of misalignment between the Nevada Revised Statutes (NRS), and misalignment between Titles 16 and 17. Updates to Title 16 and 17 will address these misalignments.

- Title 16 is a subdivision ordinance; the processes of how to subdivide land (tentative maps), and required street widths, right of way widths, etc.
- Relationship between the zoning, the Planned Unit Development (PUD), subdivision map, and the NRS.
- Address the current zoning in Virginia City that prohibits PUDs. Potentially allow this zoning to be considered on a case by case basis.
- Address current language that states when a PUD is proposed on land that is designated Estate or Residential zone, mixed use is not allowed. This is something that needs to be discussed, that being whether or not we want a mixed use allowed in certain areas.
- Design standards deal with everything from the ground layout of a development to the buildings themselves.
- Language addressing multi-family design requirements and standards will be reviewed, but we don't want to become an architectural review committee.
- Clarification of language in requirements for tentative and final maps needs to be more compliant with NRS.
- Language regarding "open space" needs to be adjusted to align more with NRS.

Commissioner Herrington: Asked about a PUD having mixed use. Does that mean that the zoning would have to be changed from, for example, Residential to Commercial Residential?

Planning Director Osborne: There would have to be a zoning overlay over existing zoning to allow for a PUD zone. The PUD would dictate uses therein as allowed by zoning.

Chairman Prater: Typically, PUDs are developed with their own CCRs. It should be a condition that the county review and approve them along with the PUD.

Planning Director Osborne: That is correct and reviewing and approving the CCRs would be a part of the PUD's conditions.

Commissioner Thompson: Asked if the process is to do a complete re-write of Title 16, and would we then take that re-write to all the communities for their input, then finalize it?

Planning Director Osborne: A complete re-write is not necessary, just a restructuring. A lot of work has been done here between 2009 and 2012. Many of the standards that exist will stay.

Vice Chairman Hindle: Asked if our zoning standards are community specific or a county wide application.

Planning Director Osborne: Zoning maps are county wide and community specific and they conform to the master plan maps.

Discussion between Planning Director Osborne and Vice Chairman Hindle about Painted Rock zoning and PUD potential standards and requirements, and alignment with the master plan to keep the county a "rural" county.

9. **Discussion Only/No Possible Action:** Public workshop to discuss possible updates to Title 16 Subdivisions, Title 17 Zoning, and/or other Storey County Codes, as applicable, pertaining to applications, procedures, public hearings, and actions for land subdivisions, tentative and final maps, fees, and other such related matters. Public participation is encouraged. Preliminary concept drafts and other correspondence may be obtained from the Planning Department website at www.storeycounty.org/521/Updates, at 775.847.1144, or from planning@storeycounty.org.

Agenda item 9 was discussed during agenda item 8.

10. **Discussion/Possible Action:** Determination of next planning commission meeting.

Motion: Next planning commission meeting to be held on Thursday October 6, 2016 at the Storey County Courthouse, District Courtroom, Virginia City, NV at 6:00 p.m., **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

Planning Director Osborne: The USGS will be at the October 6 meeting and will give a presentation on water conditions in the Highlands and Mark Twain.

11. **Discussion/Possible Action:** Approval of claims - None

12. **Correspondence (No Action) - None**

13. **Public Comment (No Action) - None**

14. **Staff (No Action):**

Planning Director Osborne:

-The United States Geological Survey (USGS) presented their preliminary findings regarding underground water quantity and other conditions for the Mark Twain Estates and the Virginia City Highlands. Mr. Osborne summarized the findings and reminded the commission that the USGS is working with staff to schedule a presentation with the planning commission and public.

-Shared information from the Nevada Legislative Committee to Study Water and what bill drafts may come forth in the 2017 legislative session regarding regulating certain domestic wells in areas designated as "critical management areas". Discussion centered on various ways that the State Engineer's Office may address over-appropriated water basins in Nevada through new legislation.

-Still working with the BLM on the Storey County Lands Act known as "Restoring Storey County Act". Storey County and the BLM are working together to get language to clarify the public law on transferring the land, or to write bill drafts for this clarification in Congress. The BLM is cooperating with the county and the parties have a mutual interest in getting this task accomplished.

-There will be a Charter between the county and the Carson Water Subconservancy District (CWSD) on a County Commission agenda in October. This Charter is to possibly allow us to join some elements of the CWSD. This would make us available for funding provided from FEMA to the district, and then to the county. This will help us study Mark Twain Flooding and potentially implement flooding mitigation in Mark Twain.

Planner VanHavel:

-Sign Ordinance: Staff will resume updating the Sign Ordinance within a couple of months now that the master plan is complete.

-Cherie Nevin and I applied to NDOT for rural transportation alternatives funding to address deficiencies on C Street including the curbs and gutters, and sidewalks along C Street. NDOT complimented us that this was one of the few complete applications that they received. We are scheduled to do a presentation to their decision committee in a couple of weeks.

Deputy D.A. Loomis: Asked if this will address ADA requirements.

Planner VanHavel: One of the components that we are asking for is to restore some of the stairs along Taylor Street between B and C streets; however there will have to be an ADA component to go with that. Tentatively we scoped to have an elevator in the back of the Old American Hotel parking lot to be able to accommodate the ADA elements. As curbs are put in, the ramps will have to be ADA compliant.

15. Board Comments (No Action) -

Chairman Prater: Thanked Staff, commissioners and everyone involved for their work on the master plan.

Planning Director Osborne: Thanked the current commissioners and past commissioners for their participation and work in updating and approving the master plan.

16. Adjournment (No Action) - The meeting was adjourned at 8:00 P.M.

Respectfully Submitted,

By Lyndi Renaud



STOREY COUNTY PLANNING COMMISSION MEETING

Thursday, October 6, 2016 6:00 p.m.
Storey County Courthouse, District Courtroom
26 South "B" Street, Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Larry Prater

VICE-CHAIRMAN: Jim Hindle

COMMISSIONERS:

Virgil Bucchianeri, John Herrington, Pamela Smith, Kris Thompson

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- 1. Call to Order:** The meeting was called to order by the Chair at 6:00 P.M.
 - 2. Roll Call:** Jim Hindle, Virgil Bucchianeri, John Herrington, Pamela Smith, Kris Thompson, Larry Prater, Laura Kekule.
Absent: none
Also Present: Planning Director Austin Osborne, Planner Jason VanHavel, Deputy D.A. Keith Loomis, County Commissioner Lance Gilman and County Commissioner Jack McGuffey.
 - 3. Pledge of Allegiance:** The Chair led those present in the Pledge of Allegiance.
Chairman Prater welcomed Commissioner Kekule back to the Planning Commission representing Mark Twain.
 - 4. Discussion/Possible Action:** Approval of Agenda for October 6, 2016.
Motion: Approve Agenda for October 6, 2016 **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).
 - 5. Discussion/Possible Action:** Approval of Minutes for June 2, 2016 due to continuance at August 4, 2016 meeting (lack of quorum to approve at meeting where initially agendized).
Motion: Approve Minutes for June 2, 2016 **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Smith, **Vote:** Motion carried by vote (**summary:** Yes=4, Abstain = 3, Jim Hindle, John Herrington and Laura Kekule).
No public comment.
 - 6. Discussion/Possible Action:** Approval of Minutes for August 4, 2016.
Motion: Approve Minutes for August 4, 2016 **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Commissioner Hindle, **Vote:** Motion carried by vote (**summary:** Yes=5, Abstain = 2, Larry Prater, Laura Kekule).

7. **Town Hall Meeting Regarding USGS Water Study - Discussion/No Possible Action:**

Presentation by the United States Geological Survey (USGS) on preliminary findings from monitoring of the quantity and quality of underground water in the Mark Twain Estates and the Highlands, Storey County. County staff has and will continue to collaborate with the USGS and other federal, state, and/or local agencies, as well as residents and stakeholders of Mark Twain and the Highlands to develop recommendations based on findings, and to prepare to report findings and recommendations to the board and planning commission upon conclusion of the study. The meeting will occur at the Storey County Courthouse, District Courtroom, 26 South "B" Street, Virginia City, Nevada. Public questions and comments are encouraged. The Planning Department may be reached at 775.847.1144 or planning@storeycounty.org with questions.

Representatives from the USGS, Kip Allander and David Smith presented a power point presentation. Mr. Allander reviewed two types of underground water systems that are in these local areas and provided an explanation of water-level measurements.

Mark Twain Estates Area:

- Looking at well maintenance and conditions versus the idea that the water level is dropping.
- From 1982 to current the depth of water has declined only 2 feet in the Mark Twain area.
- USGS is looking for five wells that reportedly had gone dry. If anyone knows where these wells are located, please advise USGS.
- USGS would like to monitor wells of residents experiencing changes.
- Municipal wells were taken off-line in 2012.
- Only four wells have been deepened in the Mark Twain area, most of them prior to 2000.
- Average depth of water in Mark Twain Estates is 180 feet; average well depth is 270 feet.
- Compared to other areas, the drought has not hit this area very hard.
- Well logs indicate potentially multiple aquifers in the area.

Virginia City Highlands:

- Two wells are currently being monitored in the Highlands. One shows a major decline from 1997 to 2016 of 165 feet, the other a decline of 50 feet.
- Information on wells that have been drilled, well logs and other data can be found on the Nevada Division of Water Resources Well database - www.water.nv.gov/data/welllog/.
- Wells in the east side of the highlands are not seeing any real issues.
- Wells in the central and west areas of the highlands are seeing issues.
- Out of 632 wells, 103 have been deepened or replaced.
- Prior to 1997, there were 311 wells at a mean depth of 225 feet, with 16 wells re-drilled; after 1997, 312 wells are at 375 feet, with 87 re-drilled.

Summary for Mark Twain:

- Preliminary findings in the Mark Twain area show that water levels appear to be stable, although it is early in the monitoring period.
- Evidence of substantial water level declines not observed.
- Localized water level declines could be present.

Summary for VC Highlands:

- Water-level decline is real and causing deepening and re-drilling of wells.
- Extent of declines is not well characterized.
- Historical water quality is available as a baseline reference for characterizing future change.

Commissioner Kekule: Commented that her well had gone dry and had to be re-drilled; she would like to have her well monitored by the USGS.

Commissioner Thompson: Asked about variances between wells due to changing circumstances such as time of year or change in ownership.

Kip Allander, USGS: Explained that two measurements are taken monthly from the wells they are monitoring. Heavy domestic use can have an impact, but they are only measuring static water.

Jack McGuffey, Virginia City Highlands Resident: Explained that when a well is drilled, the driller has submitted a well log to the Building Department. Does the USGS have access to this log?

Kip Allander, USGS: Yes, but explained that the well logs that the drillers submit can be problematic. There can be a significant change in the water level from when the well is first drilled and when the USGS collects their samples.

David Smith, USGS: We do definitely look at those initial values.

Commissioner Thompson: Asked what the source of the recharge is for the Mark Twain wells, precipitation or the Carson River?

Kip Allander, USGS: We have not done a study to determine exactly what the source of recharge is for the Mark Twain wells. In general there are two different sources: the Virginia Range/Flowery Range as well as Six Mile Canyon. It's true that the closer you are to the river the more the water levels will start looking like the river.

David Smith, USGS: The well's water levels are higher during good precipitation years, so there is a correlation.

Kris Allander, USGS: Over time, well blockage will occur in all wells. When you pump a well, ground water is coming through a screen and over time well blockage can occur by three different sources: particles, iron producing bacteria, and minerals that cause rust. It's good for people to keep in mind that wells do require maintenance and the best resource for this is the local drillers in the area.

Commissioner Thompson: Asked if they had conclusions for the drop off in the Virginia City Highlands. Is it drought related? Is there any analysis of deeper water to support the number of wells in the Highlands in the long-term?

Kip Allander, USGS: Explained that they don't have an official conclusion, but it appears that from the density of the well network, our working hypothesis is that the declines are from domestic use in this area and the recharge rate of this aquifer are not adequate to resupply the groundwater system. During wet years, the recharge is greater. For a significant recharge to occur there needs to be several banner years. With this type of aquifer, water generally decreases with depth.

David Smith, USGS: We've had an amazing response from the community. Right now we have about 25 volunteers throughout this area and if anyone else would like to volunteer please contact us.

Planner VanHavel: In the Highlands you have a well and a septic with a leach field. Most of what you pump out of the ground is then returned to the ground through the septic system. How much does a household with minimal landscaping (net) of this system; meaning how much of the water used is returned to the groundwater?

Kip Allander, USGS: The state engineer estimates that a typical domestic wells net consumption is about one acre feet of water a year. As the water level declines and gets further from that septic system, it's further for that water to try to get back to the water table and it's a long tedious process to occur. It could take 10 or more years for it to reach the water table.

Jack McGuffey, Virginia City Highland Resident: He had volunteered to have his well monitored but he hasn't heard from anyone.

Kip Allander, USGS: We are working with Storey County to develop a scope of work in order to start. We don't have a funding mechanism in place yet to begin work.

General discussion between meeting attendees and the USGS.

Planning Director Osborne: The USGS has a limited budget; Pat Whitten, County Manager is trying to fill that gap. This project not only benefits the Highlands and Mark Twain areas but it is consistent with the goals of the master plan that say the county should take proactive action with USGS. We should have an agreement with them for well monitoring in about 30 days.

Planning Director Osborne: Explained that the planning commission has been hearing this for years while developing the master plan. A potential option to addressing water issues in the area is to help those that live in Highlands form a GID (General Improvement District). Another idea is to allow a developer to purchase parcels in the Highlands and put them in perpetual easement and allow higher density uses in another community like Painted Rock (called Transfer of

Development Rights). This would help reduce the number of straws in the ground. We must assess the conditions of the area before recommendations can be made for corrective action.

Chairman Prater recessed the meeting at 6:55 p.m. and reconvened at 7:05.

8. **Discussion/Possible Action: Variance 2016-021 by Jason and Pauline Yasmer.** The applicants request a variance allowing the required 60 foot front setback (or 50 percent of the lot's depth) distance between an accessory building and the property easement line to be reduced to 10 feet for the placement of an accessory garage on the subject property located at 21440 Delta Drive, Virginia City Highlands, Storey County, Nevada, APN: 003-014-29.

Planning Director Osborne: Explained that this case was heard at the last planning commission meeting but there were some misalignments. This is a clarification of the original request - the setback is from the easement line, not the property line. Mr. Osborne appreciates the Yasmers' patience and has enjoyed working with them.

- The subject property is located in the E-1-VCH zone. This zoning designation exists only in the Virginia City Highlands one-acre parcels.
- The parcel is approximately one acre and includes an existing single-family residential dwelling owned by the applicants.
- The two-story dwelling has an approximately 1,500 square-foot base footprint and is situated toward the front southwest corner of the parcel facing parallel to Delta Drive.
- The undeveloped areas of the property are of steep topography that decline from Delta Drive in a northerly direction; substantial grading, filling, and other construction would be required in order to build on much of the remaining property.
- Local street access is facilitated within a 50-foot-wide easement that encroaches into the subject property which is typical situation for properties throughout the Virginia City Highlands. For parcels having this encroaching easement, the required building setback distance is from the easement line, not the front property line.
- The applicants propose to construct a detached accessory two-car garage over an existing unpaved driveway adjacent to the southwest corner of the principal residence.
- The subject building and its location and placement has not changed since the last meeting. Only the setback standard per the code is different at this meeting.

Commissioner Kekule: Asked if HOA approval is required.

Planning Director Osborne: Explained that the applicants must obtain a Certificate of Architectural Appropriateness from the Virginia City Highlands Property Owners Association and submit a copy of it to the Building Department prior to obtaining a building permit. Without the association's approval, the applicants cannot move forward.

Vice-Chairman Hindle: Asked Mr. Osborne to highlight the major difference between this request and the previous one.

Planning Director Osborne: In the August request the standards applied were for principle structures which require a setback distance of 30 feet. For this request, the standard is for accessory structures per the code. The required setback distance for accessory structures it is 60 feet or 50% of the depth of the lot to the property line. The applicants are requesting the 60 foot setback distance be reduced to 10 feet. At the last meeting the language was not as clear, as well as some misaligned language.

Vice-Chairman Hindle: And there's the additional condition that the entrance of the driveway can't be to Delta Drive.

Planning Director Osborne: Confirmed that was correct and explained that the location of the garage has not changed. The building vehicle entrance must be from the east, west, or north side, and not from the south side abutting Delta Drive.

Chairman Prater: Recalled that the approval at the previous meeting was unanimous.

Planning Director Osborne: Confirmed that there was no dissenting approval. Mr. Osborne then read the first conditional of approval:

This variance is granted for the purpose of allowing the required 60 foot front setback distance between a building and the property easement line to be reduced to 10 feet for the placement of a detached accessory garage on property located at 21440 Delta Drive, Virginia City Highlands, Storey County, Nevada APN 003-014-29. The placement and location of the subject garage must conform approximately to the illustration attached hereto as Exhibit A. The variance does not modify

the existing required side (east and west) or rear (north) setback distances, or the required distance between the principal structure and accessory structure on the property.

Mr. Osborne noted that condition 4 was added for the garage opening configuration and there was a minor adjustment to condition 6 allowing a licensed surveyor to indicate the parcel line nearest the garage.

Planning Director Osborne read the Findings of Fact:

1. The variance complies with all federal, state, and county regulations.
2. The variance will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area.
3. The conditions of the variance adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
4. The conditions under this variance do not conflict with the minimum requirements in Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.40 E-1-VCH Zone, or any other federal, state, or county regulations, including building and fire codes.
5. Because of the special circumstances applicable to the subject property, including shape, size, topography, or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
6. Granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
7. Granting of the variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood of the subject property.

Motion: In accordance with the recommendation by staff, the findings of fact under Section 5.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I, Virgil Bucchianeri, recommend approval with conditions Variance No. 2016-021 allowing the required 60 foot front setback (or 50 percent of the lot's depth) distance between an accessory building and the property easement line to be reduced to 10 feet for the placement of an accessory garage on the subject property located at 21440 Delta Drive, Virginia City Highlands, Storey County, Nevada, APN 003-014-29. **Action:** Approve, **Moved by** Commissioner Bucchianeri, **Seconded by** Commissioner Smith, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7)

9. **Discussion Only/No Possible Action:** Public workshop to discuss possible updates to Title 17 Storey County Zoning Ordinance and/or other Storey County Codes, as applicable, establishing design standards for certain residential and multi-family residential land uses in Storey County. Public participation is encouraged. Preliminary concept drafts and other correspondence may be obtained from the Planning Department website at www.storeycounty.org/521/Updates, at 775.847.1144, or from planning@storeycounty.org.

Chairman Prater combined agenda items 9 and 10 for Discussion Only/No Possible Action.

10. **Discussion Only/No Possible Action:** Public workshop to discuss possible updates to Title 16 Subdivisions, Title 17 Zoning, and/or other Storey County Codes, as applicable, pertaining to applications, procedures, public hearings, and actions for land subdivisions, tentative and final maps, fees, and other such related matters. Public participation is encouraged. Preliminary concept drafts and other correspondence may be obtained from the Planning Department website at www.storeycounty.org/521/Updates, at 775.847.1144, or from planning@storeycounty.org.

Planning Director Osborne: A lot of work has been done on the zoning ordinance between 2009 and 2012. This will not be a re-write, just a restructuring of certain development standards. Design standards will address multi-family and other types of uses and how they interact with other types of uses. There is a bit of misalignment between the Nevada Revised Statutes (NRS), and misalignment between Titles 16 and 17. Updates to Title 16 and 17 will address these misalignments.

- Title 16 is a subdivision ordinance; the processes of how to subdivide land (tentative maps), and required street widths, right of way widths, etc.
- Relationship between the zoning, the Planned Unit Development (PUD), subdivision map, and the NRS.
- Address the current zoning in Virginia City that outright prohibits PUDs. Potentially allow this zoning to be considered on a case by case basis.
- Address current language that states when a PUD is proposed on land that designated Estate or Residential zone, mixed use is not allowed. This is something that needs to be discussed - whether or not we want a mixed use allowed.
- Design standards deal with everything from the found layout of a development to the building themselves.
- Language addressing multi-family design requirements and standards will be reviewed, but we don't want to become an architectural review committee.
- Clarification of language in requirements for tentative and final maps needs to be more compliant with NRS.
- Language regarding "open space" needs to be adjusted to align more with NRS.
- These updates will address new types of uses in the county.

Commissioner Herrington: Asked if these conclusions came from reading other master plans?

Planning Director Osborne: Yes. We looked at Douglas, Reno, Sparks and even some from counties in other states.

Chairman Prater: Advised that the policies shouldn't be too detailed.

Planning Director Osborne: Some of the provisions would be "policies" which are much easier to change than Title 17 and other codes. Design standards can be changed fairly easily and should be put in policies. They can be as stringent as we want, it will be up to this commission. But I think this board would really like to make it flexible for creativity to occur and not be really stringent.

Chairman Prater: Gave an example of how association rules can be contradictory. The Highlands Association didn't allow the removal of any trees that were not necessary in order to build your house. However, the fire department wanted any tree within 30 feet of a house removed. If the design standards are general instead of specific objectives, we might be better off.

Planning Director Osborne: Some of the provisions being considered are not for individuals who want to build a home in the county but for large-scale planned unit developments (PUD) and garden apartments that may come. We don't want to be like Reno/Sparks or California where they tell people exactly what to do with their property; we want to allow flexibility and freedom with some standards to protect existing uses. I've met with two developers that might be interested in Painted Rock as a large-scale housing subdivision. It was asked if Storey County is receptive to alternative building methods. They said that they were road-blocked by every other county in the area they talked to. When we sat down with them at the building department to discuss their ideas, we liked it and said that we would consider alternative building methods if conforming with the building codes.

Planner VanHavel: PUDs need to have a design handbook that is approved before the project is approved.

Commissioner Hindle: Asked if things are just being scoped out or has work already been done?

Planning Director Osborne: A lot of work has been done, but like a puzzle it needs to be put together.

Vice-Chairman Hindle: What do you need us to do right now?

Planning Director Osborne: Decide what direction we want to take while avoiding being too stringent.

Chairman Prater: We don't want to eliminate or discourage custom homes.

Jack McGuffey, Highland Resident: Are you focusing on commercial or residential?

Planning Director Osborne: Large-scale residential subdivisions are the main focus. The second focus is garden apartments.

Jack McGuffey, Highland Resident: Shared information on a company that built a building in Carson. They were told exactly what kind of landscaping they could put in. The strict regulations cost them \$23,000. You can't expect companies to have that kind of money just for landscaping.

Planning Director Osborne: I agree and I believe this commission agrees. The reason the TRI center is so successful is because we don't impose arduous requirements that you see in other jurisdictions. The proposed design standards are more for planned unit developments, and for the new zone, the industrial professional zone, that is supported by the master plan. There is no proposal to include the design standards in the existing industrial or commercial zones.

Chairman Prater: I was registered as an engineer in California, but I never did any work over there. It was ridiculous trying to get something approved.

Planning Director Osborne: Everything we have so far is posted on the website for public viewing.

11. Discussion/Possible Action: Determination of next planning commission meeting.

Motion: Next planning commission meeting to be held on Thursday November 3, 2016 at the Storey County Courthouse, District Courtroom, Virginia City, NV at 6:00 p.m., **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Commissioner Smith, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

12. Discussion/Possible Action: Approval of claims - None

13. Correspondence (No Action) - None

14. Public Comment (No Action) - None

15. Staff (No Action):

Planning Director Osborne:

- There are 6,200 employees at TRI and 60 million square feet of rooftop. Jet.com is quickly growing. Switch, Panasonic and Tesla are building and moving along. There is a potential deal for a 120 room Marriott Hotel at the Tahoe-Reno Industrial Center.
- USA Parkway is moving forward very quickly. Ames Construction is paving already on certain sections of the project.
- The Board of Commissioners denied a medical marijuana establishment application. The strong language in Title 17 supported that denial.
- State Route 342 in lower Gold Hill will be striped and will require one lane closed for the day during the process.
- The Board of Commissioners approved a charter between the county and Carson Water Subconservancy District which allows us to become part of their regional flood planning as well as eligible to participate in grants and other opportunities for conservation, flood planning, and flood mitigation.
- Pat Whitten and planning staff are still working on the Restoring Storey County Lands Bill. It is moving forward and the BLM suggested that if we get some clean up language done in another bill draft request that it could be an 18 month process getting everything done. The BLM is cooperating with us in this endeavor.

Planner VanHavel:

- In the final stages of updating the county's solid waste management plan. It's about 95% complete.
- NDOT is developing a bike plan for every county in the state. We are the final stages of getting that wording worked out.

16. Board Comments (No Action) -

Commissioner Kekule: Thanked everyone for the opportunity to serve on the planning commission again.

Chairman Prater: Commented on Samsung lithium ion batteries catching on fire. Asked if Tesla has a safety plan and is the county involved in the process.

Planning Director Osborne: Confirmed that Tesla does have a safety plan. Our fire district and emergency management team take safety and code matters very seriously and they have been working with Tesla to develop safety programs.

Lance Gilman: Tesla is very aware of the potential hazard. They have a testing site outside of Hazen, Nevada and are on the leading edge of technology. They have invested heavily in the last few years into researching and developing safe batteries. But they are certainly prepared to address any potential safety issues.

Jack McGuffey, Virginia City Highlands Resident: A new business in TRI is TUV, which is the European standard for our UL. More companies use TUV than use UL.

Lance Gilman: There is a lot of technology and battery interest at TRI; a lot of synergy between the different companies is happening.

Commissioner Herrington: Commented on how easy it would be to cut a merging lane into the hillside for the I-80 on-ramp to Reno out of Lockwood.

Lance Gilman: There was a presentation by NDOT about 6 weeks ago, and they are aware how dangerous that on-ramp and that on-ramp is in their plan - not the ten year plan, but now.

Brief discussion about the Lockwood on-ramp.

Planner VanHavel: As far as trucks being made to use the left lane so that traffic can merge onto the freeway, I'm not familiar with NDOT ever putting that into practice anywhere in this state.

17. Adjournment (No Action) - The meeting was adjourned at 8:10 P.M.

Respectfully Submitted,

By Lyndi Renaud



Storey County Planning Commission Staff Report

CASE No.: 2016-027

APPLICANTS: Kevin and Christie Singleton

PROPERTY OWNERS: Kevin and Christie Singleton

PROPERTY LOCATION: 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15)

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

MEETING LOCATION: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

MEETING TIME & DATE: Planning Commission: 6:00 p.m., Thursday, December 1, 2016
County Commission: 10:00 a.m., Tuesday, December 6, 2016

STAFF CONTACT: Austin Osborne, Planning Director

I. BACKGROUND & ANALYSIS

1.1 Site characteristics

The subject property is located in the H-R-10 zone. This zoning designation exists only in the Highland Ranches 10 acre parcels. The property is located at 160 Vermillion Road approximately 0.1 miles southwest from State Route 341 at Five Mile Flat. The parcel is approximately 10 acres and is currently vacant.

1.2 Proposed use

The applicant proposes to construct several buildings on the property, including a principal dwelling, an accessory dwelling, and several non-dwelling accessory buildings. The principal dwelling and non-dwelling accessory building are allowed on the subject property without a special use permit. Only the accessory dwelling requires a special use permit and is subject to this request.

The accessory dwelling will be the first building constructed on the now vacant property, and it will be occupied by the property owners during construction of their principal dwelling on the same parcel. The accessory dwelling is proposed to be three bedrooms and approximately 1,450 square-feet. The accessory dwelling conforms to the minimum square-foot requirement for a three-bedroom principal dwelling in the Estate zone. However, Storey County Code 17.12.046 limits accessory dwellings to a maximum of 1,000 square-feet. Therefore, the accessory dwelling will be non-compliant with the code until the principal dwelling is completed. Section 2.2 of this report explains that a building permit will be active for the accessory and principal dwellings concurrently. The code allows this concurrent situation to occur.

1.3 Abutting uses

The west and north abutting parcels are vacant. Single family residences occupy the parcels to the east and south; however, the east-abutting residence is unoccupied. All surrounding parcels are 10 acres and are zoned E-10-HR.

1.4 Safety

The building construction must adhere to all building and fire plan reviews and applicable code requirements. The Storey County Fire Protection District and the Storey County Building Department were made aware that the proposed accessory dwelling may be attached to another accessory non-dwelling structure by a breezeway or other unoccupied space. The fire district and building department may require fire resistive construction when living space is attached or in very close proximity to non-living space, such as a garage. The code will at a minimum require application of Class A roofing materials such as asphalt composition shingles.

1.5 Area impacts

The proposed use appears to have minimal or no adverse visual impact on the area, including for the nearest neighboring residence (see Figures 1-2). The accessory dwelling may include outdoor lighting typical to non-commercial single-family residences in the area. Outdoor lighting must comply with Storey County Code 8.02 Outdoor Lighting (“dark-skies”) in order to prevent light glare and trespass adjacent properties.

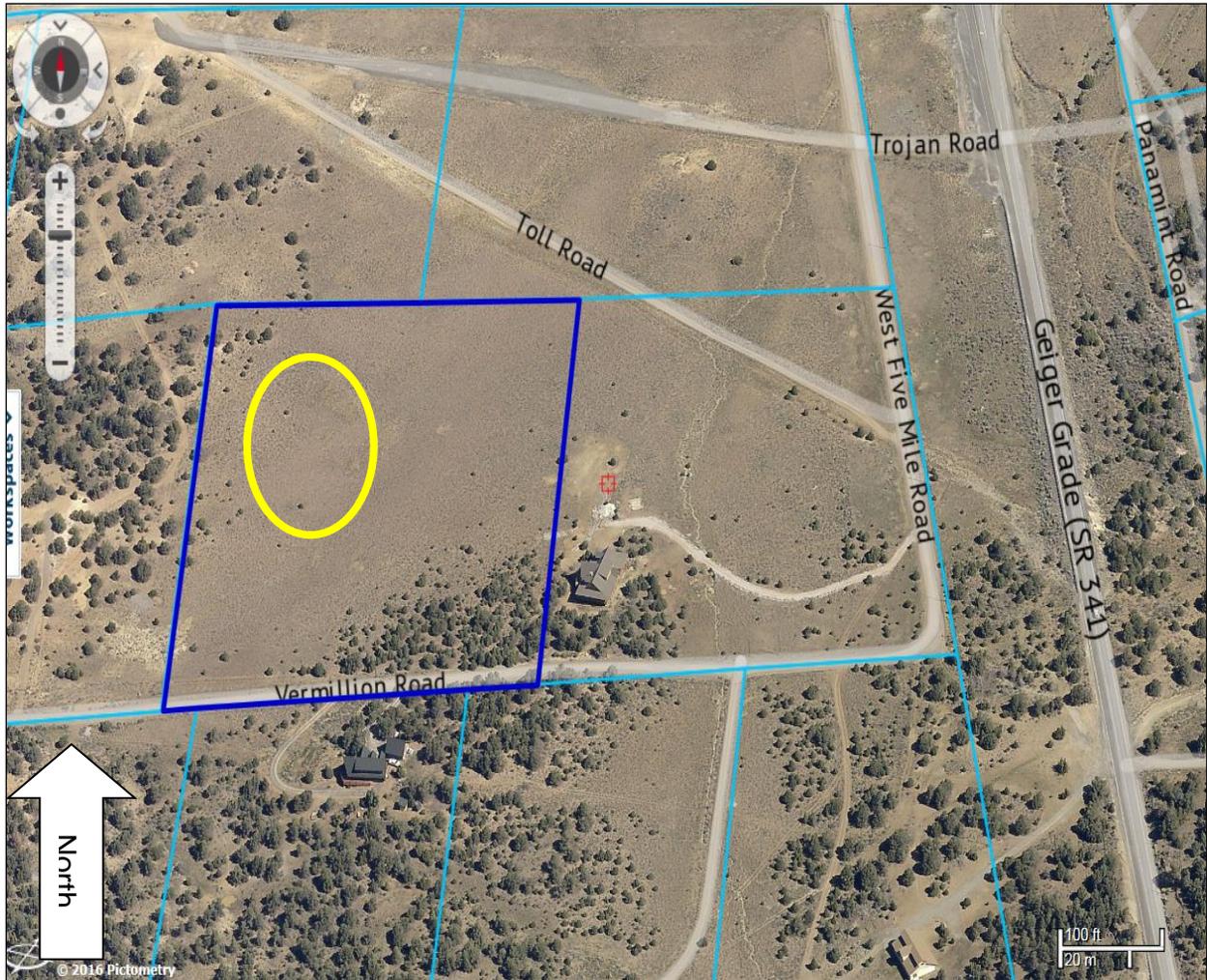


Figure 1: Vicinity Illustration. The circle denotes general area of building development (see Figure 2 plot plan).

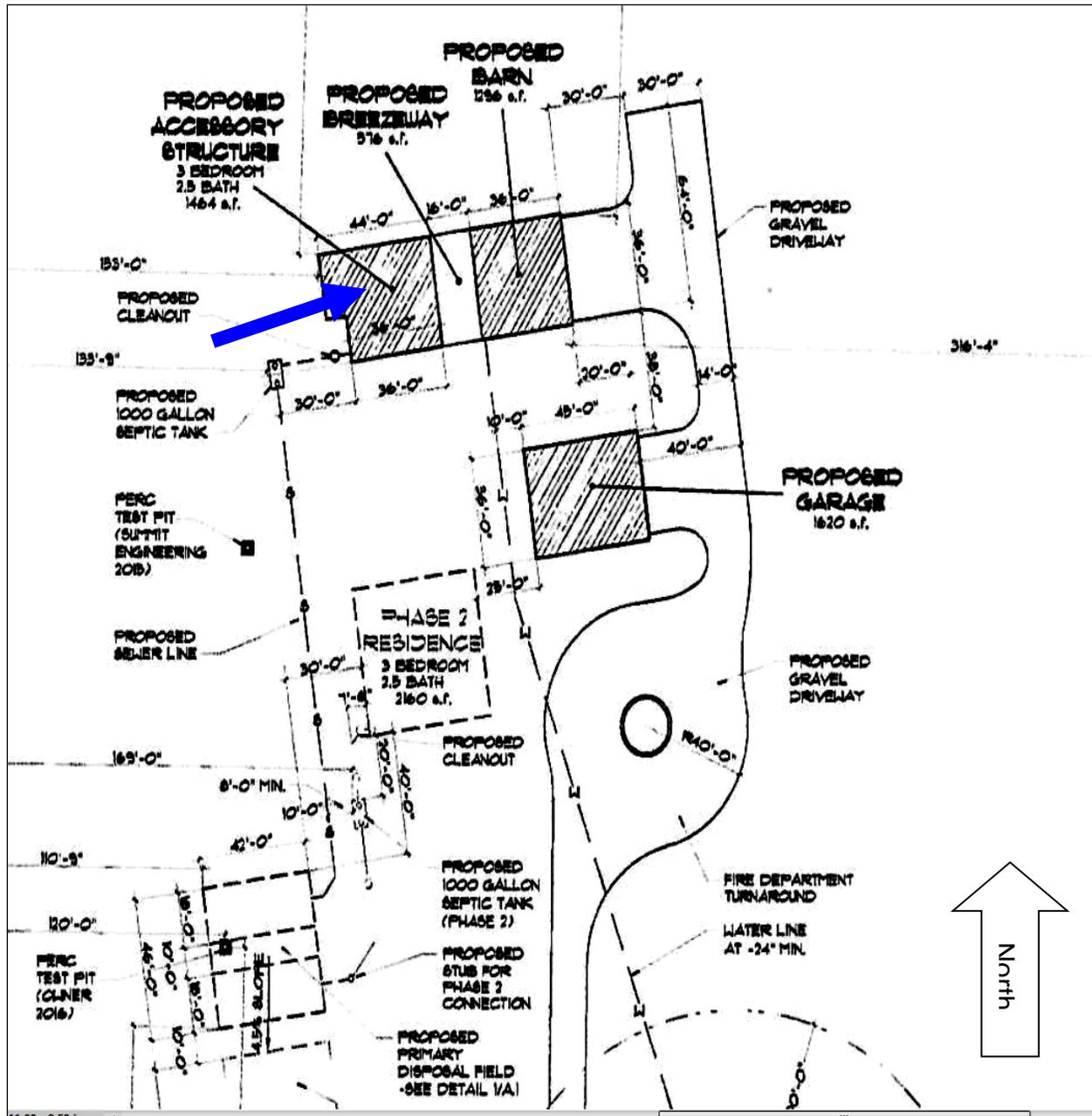


Figure 2: Plot Plan. The accessory dwelling is one of four buildings that will be placed on the subject property. The accessory dwelling may be attached to a non-living structure by a breezeway. The cumulative square-feet of all proposed accessory buildings is below the maximum 5,000 square-foot allowance for accessory structures in the Estate zone (see Section 2.3).

II. USE COMPATIBILITY AND COMPLIANCE

2.1 Special Use Permit Required

The Estate zone is established for areas particularly suited for low density residential use, to further enhance the quality of life for residents and to prohibit the development of uses which are incompatible and detrimental to a rural residential environment. However, Storey County Code 17.40.025 allows for one detached accessory dwelling (i.e., mother-in-law quarters) defined as a structure occupying an accessory position on a lot and used exclusively for housing members of the immediate family of those living within the principal dwelling, or their nonpaying guests subject to a special use permit. Storey County Code 17.12.046 states that accessory dwelling must meet the standards listed below. The proposed use meets these standards, except for the maximum square-foot requirement in (b), an issue discussed further in Section 2.3. The use:

- a. Must be a complete dwelling and include a kitchen and bathroom.
- b. Must be no less than 500 square-feet or no greater than 1,000 square-feet.
- c. If a family guest home is occupied on a permanent basis, a signed affidavit and deed restriction to the property must be filed with the Storey County Recorder's Office stating who is occupying the guest home. Affidavits will be reviewed annually.
- d. The lot size must be at least 1 acre in the Estate zone.
- e. The owners of the property in which the accessory dwelling unit is permitted shall occupy at least one of the dwelling units (accessory or principal) on the premises, except for a bona fide temporary absence.
- f. At least 1 off-street parking space shall be provided in addition to the required parking for the principal use.
- g. Only 1 accessory dwelling unit is allowed per parcel.
- h. Septic and domestic water use requirements must comply with the applicable Nevada Revised Statutes, which may require well metering.

2.2 Temporary accessory dwelling

It is unlawful to construct, erect, or locate an accessory dwelling unit in the Estate zone without an existing principal dwelling on the parcel. A temporary accessory dwelling unit may be constructed without a principal dwelling located on the same parcel if a building permit for the principal dwelling or both the accessory and principal dwelling is active. A certificate of occupancy for the principal dwelling and accessory dwelling shall not be granted until the temporary accessory dwelling is converted into a non-dwelling use, or in case of this application, a special use permit is granted for the accessory dwelling.

2.3 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. The proposal appears to conform to the county code, including the zoning ordinance, and the 2016 Storey County Master Plan, as well as the character of the surrounding single-family estate residential environment.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Vacant; proposed single-family principal dwelling and accessory dwelling	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO NORTH	Vacant	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO SOUTH	Vacant	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO EAST	Single-family residence; unoccupied	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)
LAND TO WEST	Vacant	Estate Residential with 10-acre minimum	Estate 10-acre (E-10-HR)

2.3 Square-foot requirements

The accessory dwelling is proposed to be three bedrooms and approximately 1,450 square-feet. The dwelling conforms to or exceeds the minimum 1,200 square-foot requirement for a three-bedroom principal dwelling in the Estate zone. However, Storey County Code 17.12.046 limits accessory dwellings to a maximum of 1,000 square-feet.

In order to conform to the county code, staff recommends that the accessory dwelling does not exceed 1,000 square-feet. However, an alternative motion not recommended by staff, but allowing up to 1,450 square-feet for the accessory dwelling, is provided in Section VI for consideration. Approving the excess square-footage may be beneficial to ensuring a legally-conforming residence on the subject property if the principal dwelling (second to be constructed) unexpectedly fails to be constructed.

There are three accessory buildings planned for the subject property, one being the subject accessory dwelling. Storey County Code 17.12.045(E) allows up to 5,000 cumulative square-feet of accessory buildings on a parcel in the E-10-HR zone. The submitted application shows an estimated total of 4,916 cumulative square-feet of accessory buildings planned for the subject parcel, of which 576 square-feet include a breezeway connecting two accessory buildings. The cumulative square-footage of accessory buildings appears to conform to the county code.

2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan designates the Highland Ranches as a rural residential community with parcels no less than 10 acres. Section 3.5.3 Goal 1 (p. 120) for land uses in the Highlands states that land use decisions, including the implementation of zoning and regulations in and around the Highlands area must preserve the rural residential character and conform to historic use patterns in the area.

The accessory use for direct relatives of the subject property owner(s) will not permanently increase the allowed density of or create a condition that is substantially different than that of the surrounding area. Additionally, the master plan encourages multi-generational housing options for county residents and their ageing family members in order to improve the quality of life for senior citizens in the county and to reduce strain on local and regional senior citizen services.

III. FINDINGS OF FACT

3.1 Motion for approval

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section IV Recommended Conditions of Approval, are applied.

1. The special use permit complies with all federal, state, and county regulations.
2. The special use permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
3. The conditions of the special use permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
4. The conditions under the special use permit do not conflict with the minimum requirements in Storey County Code 17.40 Estate zone and 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.
5. The 2016 Storey County Master Plan designates the Highland Ranches as a rural residential community with parcels no less than 10 acres. Master plan Section 3.5.3 Goal 1 (p. 120) for land uses in the Highlands states that land use decisions, including the implementation of zoning and regulations in and around the Highlands area, must preserve the rural residential character of and conform to historic use patterns in the area. The accessory use for direct relatives of the subject property owner(s) will not permanently increase the allowed density of or create a condition that is substantially different than that of the surrounding area. Additionally, the master plan encourages multi-generational housing options for county residents and their ageing family members in order to improve the quality of life for senior citizens in the county and to reduce strain on local and regional senior citizen services.

3.2 Motion for denial

Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the special use permit may conflict with the purpose, intent, and other specific requirement of Storey County Code 17.40 Estate Zone and/or 17.03.150 Special Use Permit, or other federal, state, or county regulations.
2. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

IV. RECOMMENDED CONDITIONS OF APPROVAL

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

1. Purpose

This special use permit is granted for the purpose of allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters) at property located at 160 Vermillion Road, Highlands Ranches, Storey County, Nevada (APN 003-442-15). This special use permit also allows the accessory dwelling to be constructed prior to completion of a principal dwelling on the subject property as described in Condition 2.

2. Temporary accessory dwelling use

It is unlawful to construct, erect, or locate an accessory dwelling unit in the Estate zone without a principal dwelling already existing on the parcel. A temporary accessory dwelling unit may be constructed pending construction of a principal dwelling provided that a building permit for the principal dwelling is issued simultaneously with that for the accessory dwelling, and that the building permit remains active for the principal dwelling or until a certificate of occupancy is issued for the principal dwelling. A certificate of occupancy for the principal dwelling and accessory dwelling shall not be granted unless the accessory dwelling conforms to the requirements of this special use permit.

3. Owner site occupancy

The owners of the subject property in which the accessory dwelling unit is permitted shall maintain primary residence in the principal dwelling or accessory dwelling on the premises, except for a bona fide temporary absence.

4. Transfer of rights

The special use permit belongs exclusively to Kevin and Christie Singleton and the real property subject to this permit so long as the one or both owners own and maintain primary residence at the subject property. This special use permit is non-transferable.

5. Compliance

The special use permit must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.

6. Permits and expiration

The holder of the special use permit must apply for all building and fire permits for the accessory dwelling within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or this special use permit approval will become null and void.

7. Occupants

Accept for temporary occupancy by the property owner(s) during construction of the principal dwelling (see condition 2), the accessory dwelling must be exclusive to housing members of the immediate family of those living within the principal dwelling, or their

nonpaying guests. A deed restriction shall be filed with the Office of the Storey County Recorder stating that the accessory dwelling unit is a temporary use for occupancy by immediate family members. The deed restriction shall stipulate that the unit will be vacated and converted to a non-dwelling use (in accordance with the building code) at such time that the immediate family member(s) no longer occupy the unit. The deed restriction form will be provided by the planning department and it shall make Storey County a party to the deed restriction. The planning department shall agree in-writing to allow the property owners(s) to remove the deed restriction if the owner(s) legally converts the accessory dwelling to a non-dwelling use. A copy of the required recorded deed restriction must be presented to the building department prior to issuance of a building permit.

8. Property Owners Association Approval

The holder of the special use permit must obtain a Certificate of Architectural Appropriateness, or equivalent approval, from the Highlands Ranches Property Owners Association and submit a copy of the certificate to the building department prior to obtaining a building permit for the accessory dwelling.

9. Well and septic

Septic and domestic water uses on the subject property must comply with the Nevada Revised Statutes and county building codes. Note: Nevada Division of Water Resources under the Nevada Revised Statutes requires an accessory dwelling unit application for the installation of a meter on the domestic well so that the principal dwelling and accessory dwelling do not exceed two acre-feet of use per year as provided by the state statutes. The water usage measurements from the totalizing meter must be submitted by the parcel owner to the division no later than January 31 of each year.

10. Taxes paid

Before obtaining a building permit, the holder of the special use permit must show the building department valid evidence that all property taxes on the land are paid to-date.

11. Indemnification

The holder of the special use permit agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.

V. POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the planning commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the planning commission upon which it bases its decision. The decision of the planning commission in the matter of granting the special use permit is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

VI. PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Special Use Permit No. 2016-027 allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence) at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

Summary: Approve accessory dwelling between 500-1,000 square-feet as allowed by county code

B. Alternative motion

Against the recommendation by staff, the findings of fact under Section 4.1 of this report, and other findings deemed appropriate by the planning commission, but in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Special Use Permit No. 2016-027 allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters) between 1,000 and 1,450 square-feet and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence) at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

Summary: Approve accessory dwelling with square-footage between 1,000 and 1,450

C. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 5.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Special Use Permit No. 2016-027 allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters) and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence) at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

Summary: Deny accessory dwelling request

Prepared by Austin Osborne, Planning Director

Enclosures:

- Exhibit A – Assessor’s Vicinity Map
- Exhibit B – Application No. 2016-027

Exhibit B: Development Application



Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440
Phone: 775-847-1144 Fax: 775-847-0949
planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-027

Property Owner: KEVIN SINGLETON, CHRISTIE SINGLETON
All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: 1925 TOWER FALLS RD

City: RENO State: NEVADA Zip: 89521

Telephone: (775) 750-7166 Email: KSINGLETON8384@GMAIL.COM

Applicant: KEVIN & CHRISTIE SINGLETON
All applicants must be listed on this application.

Mailing Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: (____) _____ Email: _____

Gold Hill Virginia City VC Highlands (1 acre) Highland Ranches (10 acres) Virginia Ranches (40 acres)

Mark Twain Hafed Lockwood Painted Rock TRI Other _____

Project Address: 160 VERMILION

Assessor's Parcel Numbers (APN): 003-442-15

Lot: 16 Block: _____ Acreage: 10

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input checked="" type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

 _____
Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Storey County Development Application

Detail Description/Justification of Project
Attached additional pages as necessary

Reference: Highland Ranches Lot 16
160 Vermillion
APN 003-442-15

We are requesting a "Special Use Permit" to add an accessory structure of 1464 square feet to our 10 acre parcel in Highland Ranches. The accessory structure is a three bedroom apartment home or "Granny Flat" that is separate building from the main residence. The accessory structure will be used to house our elderly parents. Because the accessory structure meets the requirements as a primary residence, we would like to construct it first as part of a "phase 1" build. Once complete, we would live in the accessory structure as our primary residence while we construct our main house which will be in our "phase 2" build. Once the primary residence is completed, we would relocate from the accessory structure to the main residence and move our parents into the accessory structure. Our parents are 84 and 79 years old respectively. They currently live in a single family residence in Curti Ranch. We are their only family in the area and look after their wellbeing. Over the next several years they will need more immediate help in day to day living requirements.

We understand that the accessory structure can only be used for immediate family and is not to be used as a rental or income property.

We hope that you understanding of our request and will grant us the "Special Use Permit"

Storey County Development Application

Professional Consultant/Representative(s)			
Name:	_____		
Address:	_____		
City:	State:	Zip:	
Phone:	Email:	Cell:	

Applicant's Affidavit:

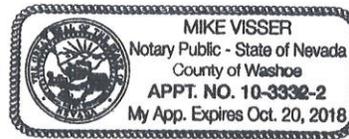
I, Kevin Singleton, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant _____ Date 10.31.16

State of Nevada,
County of Storey Washoe

Signed and sworn to before me on:

10/31/16 by,
Date _____
Notary's Signature _____
My Commission Expires 10/20/2018



Property Owner's Affidavit:

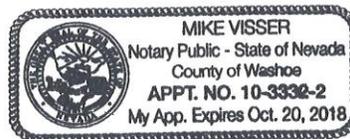
I, Chansae Singleton, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner _____ Date 10.31.16

State of Nevada,
County of Storey

Signed and sworn to before me on:

10/31/16 by,
Date _____
Notary's Signature _____
My Commission Expires 10/20/2018



Storey County Development Application

Property Owner's Affidavit:

I, Kevin Singleton, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]
Signature of Property Owner

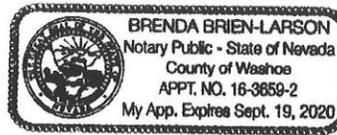
10-31-16
Date

State of Nevada,
County of ~~Storey~~ Washoe

Signed and sworn to before me on:

November 01, 2016 by,

Brenda Brien-Larson
Notary's Signature



September 19, 2020
My Commission Expires

Property Owner's Affidavit:

I, CHARISTE SINGLETON, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]
Signature of Property Owner

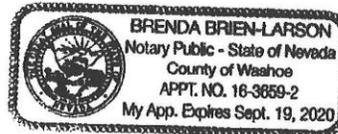
10-31-16
Date

State of Nevada,
County of ~~Storey~~ Washoe

Signed and sworn to before me on:

November 01, 2016 by,

Brenda Brien-Larson
Notary's Signature



September 19, 2020
My Commission Expires

*Each property owner must provide an Affidavit

Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Submittal Requirements		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Parcel/Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>	Application Type	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Abandonment	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Amended Map	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Condition Amendment	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X							X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Master Plan Map Amendment	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Master Plan Text Amendment	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Parcel Map – Record of Survey	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X	X	X							X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X	X	X							X

*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

Page 3

Storey County Development Application

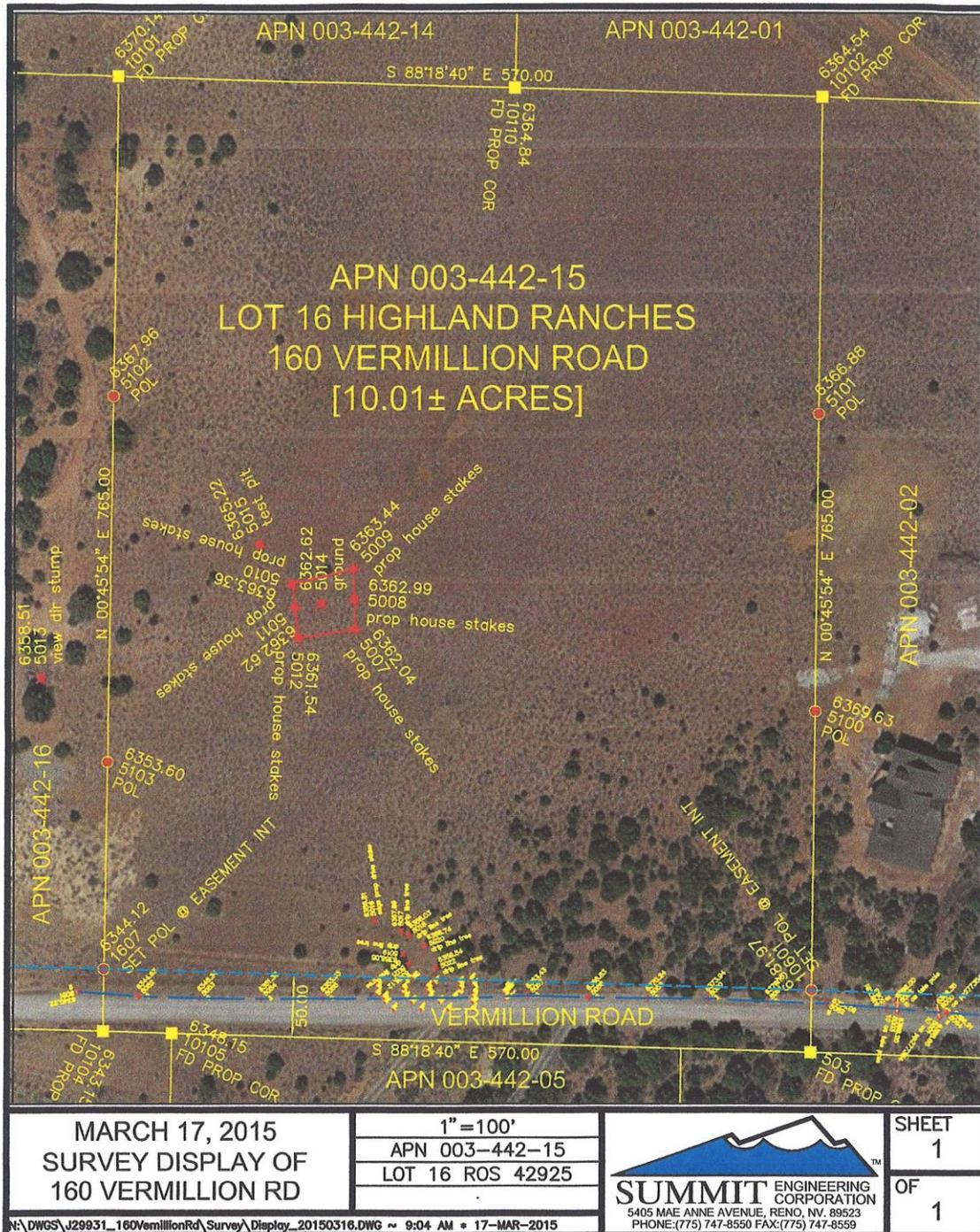
DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS																	
Submittal Requirements	Development Application	Detailed Description/Justification	Paid Tax Receipt	Pot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>	X	X	X	X	X			X									X
<input checked="" type="checkbox"/> Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Major	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/> Street Name Request	X	X		X				X									X
<input type="checkbox"/> Subdivision Map - Tentative	X	X	X	X	X		X	X		X	X	X	X	X	X		X
<input type="checkbox"/> Subdivision Map - Final	X	X	X	X	X												X
<input type="checkbox"/> Variance - Administrative	X	X															X
<input type="checkbox"/> Variance	X	X	X														X
<input type="checkbox"/> Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/> Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/> Zoning Map Change	X	X		X	X			X		X							X
<input type="checkbox"/> Zoning Text Change	X	X		X	X												X
<input type="checkbox"/> Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

Storey County Development Application

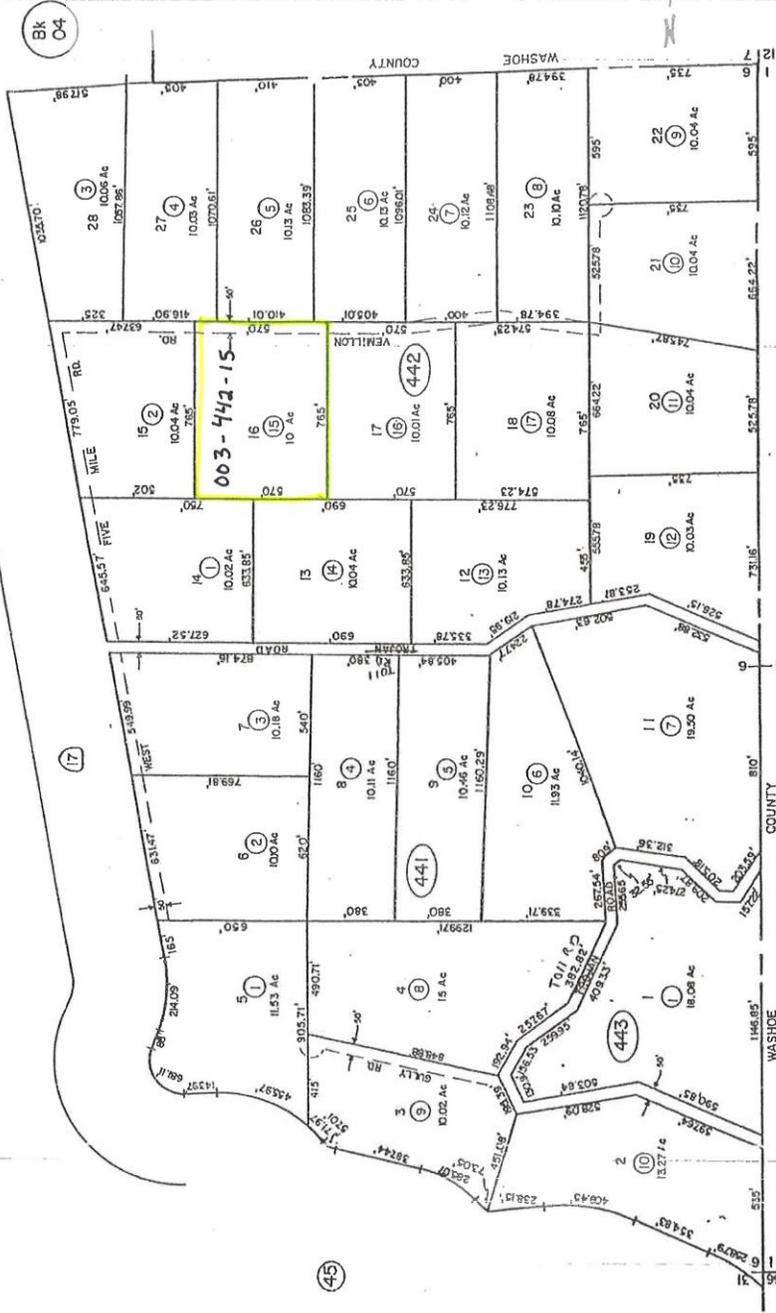
DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at StoreyCounty.org.
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2nd floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1st floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.



03-44

Portion of Sec. 6, T17N, R21E, M.D.B.&M.



NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Dept.

REV/DOAS/DEC 08/RAH
 P.L. 10/10/10

Tax Bill - Storey County

10/31/16

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 003-442-15 Roll # 003685
 160 VERMILLION RD
 HIGHLAND RANCHES
 10'S- 16
 District-10.1 Lot- 16

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

SINGLETON KEVIN E & CHRISTIE L
 3810 NATURE TRAIL
 RENO, NV 89511

ASSESSED VALUES		TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate	13,831	GENERAL	1.7719	73.88-	171.20
	-----	SCHOOL OPER	.7500	31.27-	72.47
TOTAL	13,831	SCHOOL DEBT	.1447	6.03-	13.98
		CAPITAL AQUIS	.0500	2.08-	4.84
		STATE	.1700	7.09-	16.42
		IND MEDICAL	.0100	.42-	.96
		IND ACCIDENT	.0150	.63-	1.44
		FIRE DISTRICT	.5446	22.71-	52.61
		YOUTH SERVICE	.0045	.19-	.43
			-----	-----	-----
		Ad Valorem Total	3.4607	144.30-	334.35
		Payments to Date			334.35-
		PAID IN FULL			

PAID
 OCT 31 2016
 paid In Full
 BY: *[Signature]*

Treasurer' Receipt
STOREY COUNTY TREASURER
VANESSA STEPHENS
26 SOUTH B STREET
P.O. DRAWER D
VIRGINIA CITY, NV. 89440

No. 884
Date: 11/01/16

Received From:
KEVIN SINGLETON

For: SUP 2016-027 SINGLETON *****250.00

Fund	Fund Description	Account	Description	Amount
001	GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	250.00CR
Receipt No.	884	Fiscal Year:	2017	*****250.00

Bank	Bank Description	Amount
199	WELLS FARGO CC ACCOUNT	250.00
Receipt No.	884	Fiscal Year: 2017 Bank Account Total: *****250.00

Check amount 250.00 ABA# Check# 1593 Payer KEVIN SINGLETON

Total Cash: *****.00
Total Checks: *****250.00
Total Non Cash:*****.00
Credit Cards: *****.00
Total Other: *****.00

Treasurer



Deputy



Storey County Planning Commission Staff Report

CASE NO.: 2016-031

APPLICANT: Tahoe-Reno Industrial Center, LLC

PROPERTY OWNER: Tahoe-Reno Industrial Center, LLC

PROPERTY LOCATION: T19N, R23E MDM (APNs 005-011-13, 14, 28, 29, and 39 State Route 439 [USA Parkway]), McCarran, Storey County, Nevada

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

MEETING LOCATION: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

MEETING TIME & DATE: Planning Commission: 6:00 p.m., Thursday, December 1, 2016
County Commission: 10:00 a.m., Tuesday, December 6, 2016

STAFF CONTACT: Austin Osborne, Planning Director

I. BACKGROUND & ANALYSIS

1.1 Site characteristics

The subject property is located in the I-2 Heavy Industrial Zone and within the annexed portions of the Tahoe-Reno Industrial Center. Pursuant to the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC the property is subject to the provisions of the 1999 zoning ordinance, including those provisions for the heavy-industrial zone. The subject property is owned by the Tahoe-Reno Industrial Center, LLC. The property is located at ((TRS)), approximately seven miles south of the Interstate 80 and State Route 439 (“USA Parkway”) interchange. The site and its immediate surroundings are currently vacant.

1.2 Proposed use

The applicant proposes to locate future manufacturing and technology-related companies with the need to construct multiple large, tall buildings, possibly in a campus-like setting. The proposed use is listed in the zoning ordinance as allowed without a special use permit. A special use permit is requested because these uses may incorporate one or more buildings which exceed the 75 foot and six story height limitations in Storey County Code 17.37.080 (see section 2.2 about 1999 zoning ordinance applicability) for the heavy industrial zone. In addition, an extension of the construction time limits of the special use permit in Storey County Code 17.60.090 is requested due to the long timeframe of planning and building large, tall industrial buildings, the probable phasing of multiple buildings or additions to buildings.

1.3 Abutting uses

The abutting parcels are vacant and the general vicinity is remote and undeveloped. The parcels run west and east adjacent to State Route 439 (USA Parkway) for approximately three miles. Like the subject property, the parcels to the north, west, and east are also located within the annexed portions of the Tahoe-Reno Industrial Center. The parcels to the south are outside the area of annexation; however, they are owned by the Tahoe-Reno Industrial Center, LLC and are planned for future annexation and industrial development. Annexation of this land into the industrial center and industrial uses of the land is supported by the 2016 Storey County Master Plan (Chapter 3 McCarran Plan).

1.4 Safety

The building construction must adhere to all building and fire plan reviews and applicable code requirements. The regulatory entities will apply the necessary measures to ensure building and fire safety. There appears to be no safety concerns regarding the construction of buildings beyond the existing 75 feet height limitation.

1.5 Area impacts

The proposed use will be located in a remote undeveloped area of the industrial center. There are no uses, zoning allowances, or master plan provisions in the area with which the use may become in conflict. The future potential for the surrounding land includes additional heavy industrial uses similar to those in other areas of the industrial center and the subject proposal.

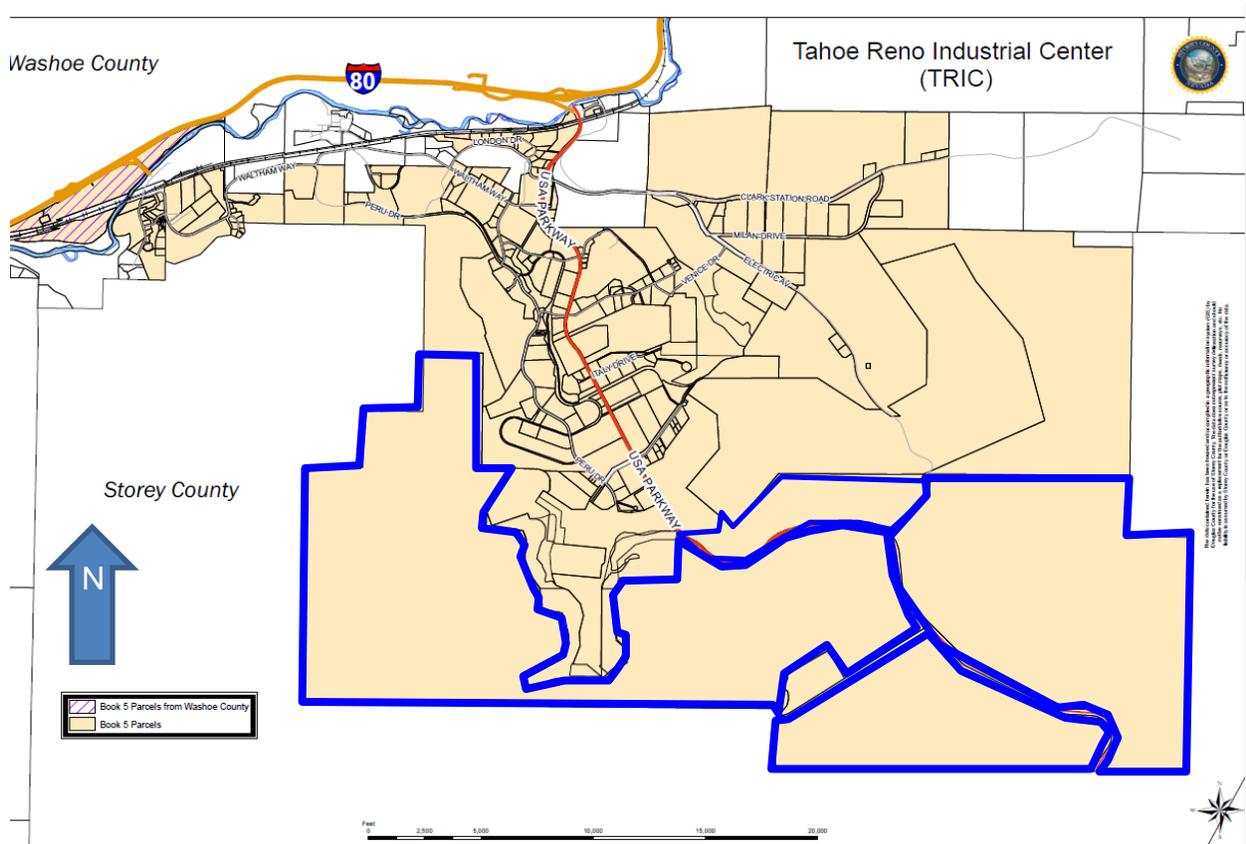


Figure 1: TRI Annexation Map. The tan shaded area is annexed into the Tahoe-Reno Industrial Center. Blue illustrates the subject parcels.

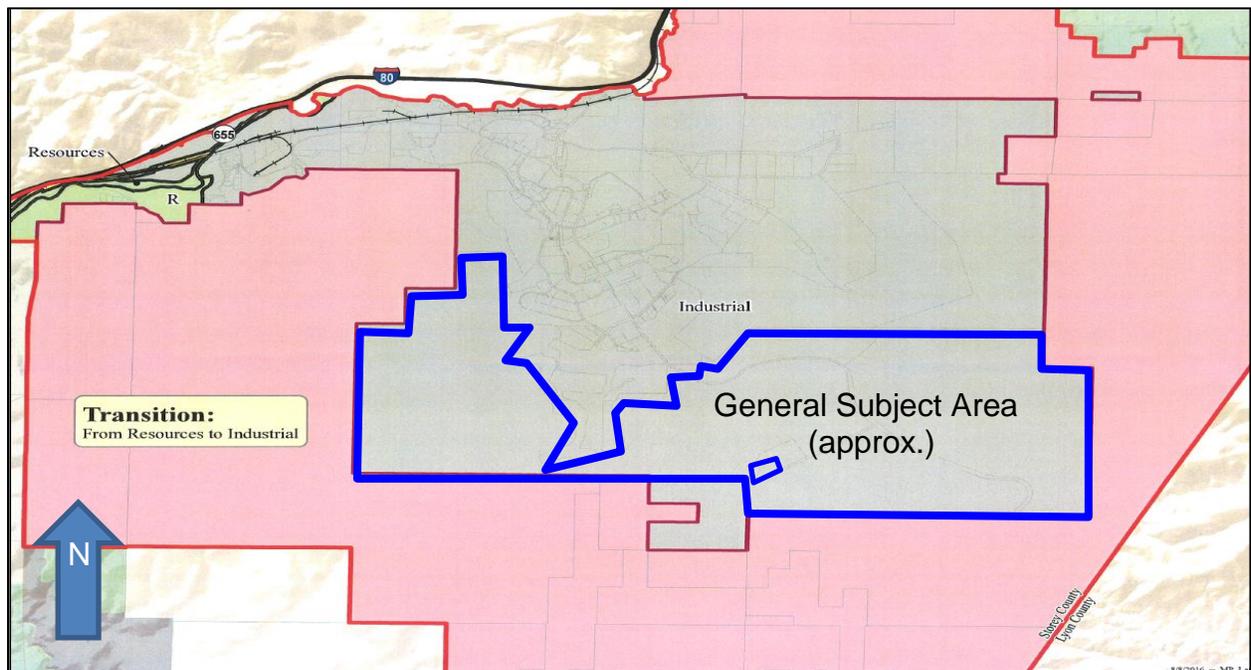


Figure 2: 2016 Master Plan Map for McCarran Area. Gray shaded area is designated in the master plan as Industrial and is zoned I2 Heavy Industrial. The pink area is designated in the master plan as Transition from Resource to Industrial and is zoned F Forestry. All pink shaded land is owned by Tahoe-Reno Industrial Center, LLC. Blue illustrates the subject property areas. Blue illustrates the subject area.



Figure 3: Vicinity Illustration. General vicinity and subject property illustration. Solid yellow illustrates the land boundary subject to the special use permit request, and the dotted yellow area indicates the approximate location of the use.

II. USE COMPATIBILITY AND COMPLIANCE

2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and Storey County Code Title 17 Zoning (2015 or 1999) or the county master plan (2016). The proposed use is also consistent with the surrounding zoning and master plan designations.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Vacant	Industrial	I2 Heavy-Industrial
LAND TO NORTH	Partially developed industrial	Industrial	I2 Heavy-Industrial
LAND TO SOUTH	Vacant	Transition from Resource to Industrial	F Forestry
LAND TO EAST	Vacant	Industrial	I2 Heavy Industrial
LAND TO WEST	Vacant and closed mine site	Industrial	I2 Heavy Industrial

2.2 Compliance with required building height limitations and extension of time

The subject property is annexed into the Tahoe-Reno Industrial Center pursuant to a development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC. Land located within the annexed area is subject to the provisions in the 1999 Storey County Zoning Ordinance. The 2015 Storey County Zoning ordinance does not apply to this annexed area. The maximum building height allowances in the 1999 zoning ordinance for the I2 Heavy Industrial zone are 75 feet and six stories. The applicant proposes to exceed these height limitations by up to 175 feet, with total building height being 250 feet or less for one or more buildings, or portions thereof, not including silos, stacks, towers, and antennas. Storey County Code Section 17.37.080 (1999) allows a building in the heavy industrial zone to exceed 75 feet and six stories in height with a special use permit.

Section 17.60.090 (1999) sets forth a time limit of 12 months to commence building and structure construction, and other time limits for lapse or discontinuance of work. Extensions of time to these provisions, however, may be granted by the board with action by the planning commission for good cause.

2.3 General use allowances and restrictions

Storey County Code 17.62 Special Uses (1999) sets for the administration for board and planning commission action allowing a special use permit for increased building height. The approval, approval with conditions, or denial of the special use permit request must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the findings recommended to be included in an approval.

1. The subject property is located in a remote industrial zoned area of the county where it is found to be most appropriate. Existing areas in the county where building height may exceed 75 feet or six stories are not appropriate or feasible for the proposed use. Therefore, a special use permit allowing increased building height is requested.
2. Granting an extension of time limits for this special use permit is necessary to allow sufficient time to plan, design, engineer, permit, and construct large industrial buildings and structures which may include multiple phases or buildings in a campus-like setting.
3. Granting of the special use permit is necessary for the preservation and enjoyment of substantial property rights of the applicant. The subject property is zoned heavy industrial, and the heavy industrial zone is intended for industries and uses which because of their intensities may be incompatible with non-industrial uses. The heavy industrial zone is also intended to facilitate economic development and employment in the county. Allowing the proposed use with increased height serves these purposes.
4. Granting of the special use permit will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the area of the subject property. The proposed use type, exclusive to structure height, is listed as allowed without a special use permit in the heavy industrial zone (1999 zoning ordinance), and, therefore, is expected to meet the safety and health requirements for the subject area. The use will also be subject to fire and building plan review and inspection requirements in order to ensure compliance with federal, state, and other codes.

These findings appear to apply to the situation that necessitates the proposed special use permit and the recommended motion for approval cites these findings as part of that motion.

2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan describes McCarran as a “prime location in which further industrial development can be expected to occur” and as an area “highly suitable for high-intensity...industrial uses” (Chapter 3, p. 84). Section 3.5.7 Goal 2 of the master plan encourages the diversification of commercial and industrial uses in the area by attracting high-technology and commercial uses in addition to distribution and manufacturing. Chapter 7 states that Storey County strives to diversify and expand the local job base; recruit new businesses to industrial centers; maintain regulations that promote industrial uses in the county; continue to update standards for industrial growth in industrial centers; and promote development within the Tahoe-Reno Industrial Center by facilitating efficient and straightforward permitting processes.

The requested special use permit will enhance opportunity for high technology development that is consistent with the use patterns and allowed use types for subject area. The proposed use does not appear to conflict with any elements or adjacent specific plans in the 2016 master plan.

III. FINDINGS OF FACT

3.1 Motion for approval

The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section IV Recommended Conditions of Approval, are applied.

1. The special use permit applies only to allowing increased height of the buildings and structures on the subject property and an extension of the time limit of the permit, and it is recognized that the use type on the subject land is a use allowed without a special use permit.
2. The special use permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the special use permit is provided in section 2.4 of this staff report and the contents thereof are cited in an approval of this special use permit.
3. Because of the special circumstances applicable to the subject property, the strict application of the zoning ordinance would deprive privileges enjoyed by other properties in the vicinity or under identical zone classification. Granting of the special use permit is necessary for the preservation and enjoyment of substantial property rights of the applicant. A discussion supporting this finding for the special use permit is provided in section 2.3 of this staff report and the contents thereof are cited in an approval of this special use permit.
4. The special use permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state, and county regulations.
5. The conditions of the special use permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
6. The conditions under the special use permit do not conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2

Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.

7. Granting of the special use permit will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

3.2 Motion for denial. Should a motion be made to deny the special use permit request, the following findings with explanation why should be included in that motion.

1. The conditions under this special use permit do not conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2 Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.
2. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

IV. RECOMMENDED CONDITIONS OF APPROVAL

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

1. Purpose

This special use permit is granted for the purpose of allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at an area within the Tahoe-Reno Industrial Center known as “Comstock Meadows”, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM). This special use permit applies to all buildings and structures that may be placed on the subject property. Silos, stacks, and similar type equipment are regulated by Storey County Code 17.37.080 (1999 zoning ordinance) and are not subject to the limitations of this special use permit.

2. Compliance

The uses on the subject property must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.

3. Fire District requirements

The use on the subject property must comply with special requirements of Storey County and the Storey County Fire Protection District for accessing buildings and structures exceeding 55 feet in height, including requirements to mitigate financial and other impacts caused by the increased building and structure height.

4. Permits and expiration

The permit holder must apply for the first building permit and fire permit for the structure(s) subject to this special use permit within 60 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or obtain a certificate of occupancy for the subject structures, or this special use permit will become null and void. Subsequent building and fire permits for additional structures subject to this special use permit must be applied for at not less than 60-month intervals after completion of construction of the previous building or phase in order to maintain this special use permit as valid and in good standing.

5. TRI Architectural Approval

The permit holder must obtain approval from the Tahoe-Reno Industrial Center Architectural Review Committee, or such applicable review entity, if the CC&Rs of the center apply, and submit valid evidence of the approval to the building department prior to obtaining a building permit for a structure subject to this special use permit.

6. Taxes paid

Before obtaining a building permit, the permit holder must show the building department valid evidence that all property taxes on the land are paid to-date.

7. Indemnification

The permit holder agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.

V. POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the planning commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the planning commission upon which it bases its decision. The decision of the planning commission in the matter of granting the special use permit is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

VI. PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval of Special Use Permit No. 2016-031 allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

B. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Special Use Permit No. 2016-031 allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

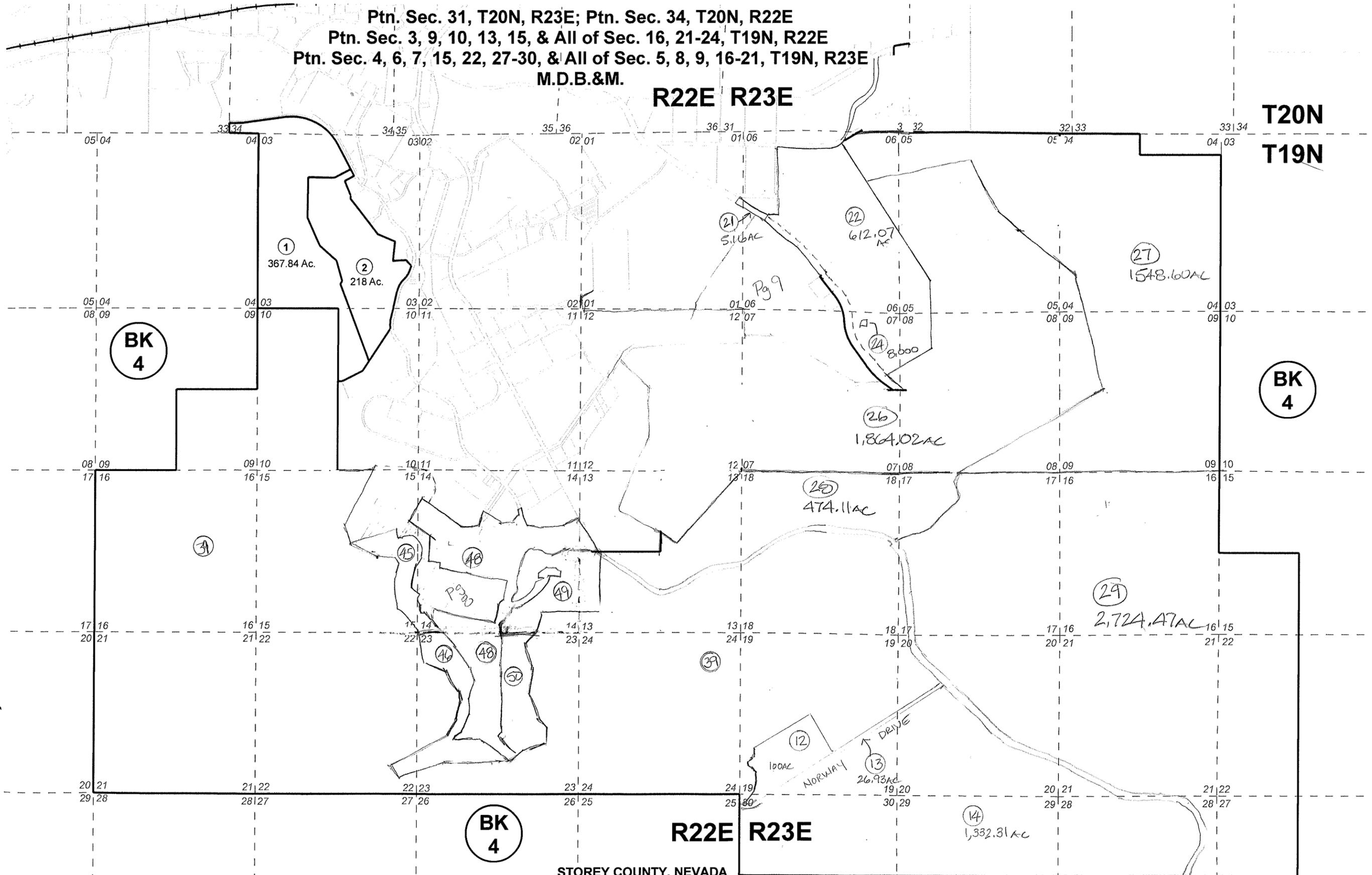
Prepared by Austin Osborne, Planning Director

Enclosures:

- Exhibit A – Assessor’s Vicinity Map
- Exhibit B – Application No. 2016-031

Exhibit A: Assessor's Vicinity Map

Ptn. Sec. 31, T20N, R23E; Ptn. Sec. 34, T20N, R22E
Ptn. Sec. 3, 9, 10, 13, 15, & All of Sec. 16, 21-24, T19N, R22E
Ptn. Sec. 4, 6, 7, 15, 22, 27-30, & All of Sec. 5, 8, 9, 16-21, T19N, R23E
M.D.B.&M.



BK 4

BK 4

BK 4

R22E R23E

STOREY COUNTY, NEVADA

Note: This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

STOREY COUNTY

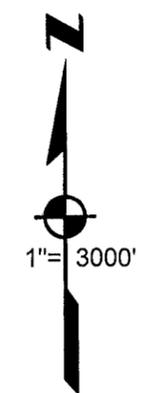


Exhibit B: Application No. 2016-029



Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440
Phone: 775-847-1144 Fax: 775-847-0949
planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-031

Property Owner: Tahoe-Reno Industrial Center, LLC
All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: c/o Robert M. Sader, Esq., 8600 Technology Way

City: Reno State: NV Zip: 89521

Telephone: (775) 329-8310 Email: rmsader@robertmsaderltd.com

Applicant: Same
All applicants must be listed on this application.

Mailing Address: Same

City: _____ State: _____ Zip: _____

Telephone: (_____) _____ Email: _____

Gold Hill Virginia City VC Highlands (1 acre) Highland Ranches (10 acres) Virginia Ranches (40 acres)

Mark Twain Hafed Lockwood Painted Rock TRI Other _____

Project Address: USA Parkway, Storey County, NV

Assessor's Parcel Numbers (APN): 005-011-13, 14, 28, 29 and 39

Lot: _____ Block: _____ Acreage: 2635.36

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input checked="" type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input checked="" type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

RMS Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Professional Consultant/Representative(s)

Name: N/A
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, ROBERT M. SADER, being duly sworn, depose and say that I am the applicant of the described
Printed name
project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Robert M. Sader
Signature of Applicant
Counsel for Applicant

11/14/16
Date

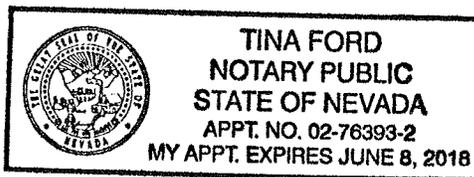
State of Nevada,
County of Storey

Signed and sworn to before me on:

November 14, 2016 by,

Date Tina Ford
Notary's Signature

6-8-18
My Commission Expires



Property Owner's Affidavit:

I, ROBERT M. SADER, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Robert M. Sader
Signature of Property Owner
Counsel for Owner

11/14/16
Date

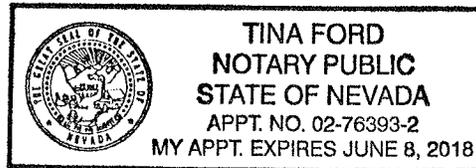
State of Nevada,
County of Storey

Signed and sworn to before me on:

November 14, 2016 by,

Date Tina Ford
Notary's Signature

6-8-16
My Commission Expires



Property Owner's Affidavit:

I, N/A, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of Storey

Signed and sworn to before me on:

_____ by,
Date

Notary's Signature

My Commission Expires

Property Owner's Affidavit:

I, N/A, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of Storey

Signed and sworn to before me on:

_____ by,
Date

Notary's Signature

My Commission Expires

***Each property owner must provide an Affidavit**

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Submittal Requirements		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Parcel/Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.	
Application Type																			
<input checked="" type="checkbox"/>		X	X	X	X	X			X		X							X	
<input type="checkbox"/>	Abandonment	X	X	X	X	X			X		X							X	
<input type="checkbox"/>	Amended Map	X	X		X	X			X		X							X	
<input type="checkbox"/>	Condition Amendment	X	X						X									X	
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X			X		X	X						X	
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X					X									X	
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X	X			X		X	X						X	
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X	X			X									X	
<input type="checkbox"/>	Master Plan Map Amendment	X	X		X	X			X									X	
<input type="checkbox"/>	Master Plan Text Amendment	X	X															X	
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X	X			X									X	
<input type="checkbox"/>	Parcel Map – Record of Survey																	X	
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X		X					X		X	
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X	X								X	

*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Submittal Requirements	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Major	X	X	X	X	X			X									X
<input checked="" type="checkbox"/> Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/> Street Name Request	X	X		X				X									X
<input type="checkbox"/> Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/> Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/> Variance - Administrative	X	X						X									X
<input type="checkbox"/> Variance	X	X	X					X									X
<input type="checkbox"/> Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/> Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/> Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/> Zoning Text Change	X	X		X	X												X
<input type="checkbox"/> Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at StoreyCounty.org.
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2nd floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1st floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.

ROBERT M. SADER, LTD.
A PROFESSIONAL LEGAL CORPORATION
8600 TECHNOLOGY WAY, SUITE 101
RENO, NEVADA 89521
(775) 329-8310
FAX (775) 329-8591

November 14, 2016

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

Re: TRI Special Use Permit Request

Dear Planning Department:

INTRODUCTION

This office represents Tahoe-Reno Industrial Center, LLC (“TRI”) the master developer of TRI Center. The purpose of this letter is to provide a description and justification by TRI, as the property owner, for its request to issue a special use permit allowing a variance from the six stories and maximum 75’ height limitation in the Storey County zoning Code (1999 Edition) (the “Code”) contained in Chapter 17.37, I-2 Heavy Industrial Zone, Section 17.37.080, to 250 feet. In addition, TRI requests an extension of the time limit for the permit specified in Section 17.60.090 to allow 36 months for construction to commence and 24 months after completion of construction for subsequent construction commencement of each additional building or phase.

AUTHORITY

Applicability and procedures for granting a special use permit under these circumstances are governed by Chapters 17.60 and 17.62 of the Code. Section 17.37.080 on the height limitation states, “(a) special use permit will be required if the facility exceeds these limits”. Section 17.60.090 on extensions of permit time limits states, “(e)xtensions of time to the provisions of this section may be granted...for good cause....” Section 17.62.010 on applicable circumstances for issuance of a special use permit reads as follows:

17.62.010 Applicability. Certain uses may be permitted by the Board of County Commissioners in zones in which they are not permitted by this ordinance where such uses are deemed essential or desirable for public convenience or welfare. The procedure for filing of applications, filing fees, public hearings, findings and appeals shall be the same as provided for variances in chapter 17.60 of this ordinance.

SUBJECT PROPERTY

This special use permit application pertains to a portion of TRI Center known as Comstock Meadows, which is zoned I-2 Industrial (1999 Code Edition). The area is shown on the attached Vicinity Map and Project Map. It is a 2,635.36-acre area bisected by USA Parkway approximately 7-10 miles from I-80 in the southern portion of TRI Center. Comstock Meadows is currently the most remote of all developable land in TRI Center and is vacant. NDOT has recently paved USA Parkway in Comstock Meadows and TRI has therefore now opened this area up for sales to industrial and commercial owners and developers.

JUSTIFICATION FOR VARIANCE

Prospective purchasers have shown substantial interest in acquiring large parcels (100 acres or more) for future manufacturing, or high tech plants and campuses in Comstock Meadows. Discussions with these prospective purchasers have confirmed that Comstock Meadows will be an ideal location for large industrial buildings, particularly for manufacturing, assembly, data centers and offices, except for one limitation: the height limitation of six stories or 75 feet will inhibit, impair or preclude the type of buildings some owners will need to build. A high-rise office tower or a multi-story manufacturing plant with stacked office components will easily exceed the height limit.

This special use permit application seeks to solve this problem before any specific purchaser is faced with the height limitation, in order to facilitate the economic development in the county which will result from these high-value types of new industries.

Large and tall buildings in excess of 75 feet high located on big parcels in Comstock Meadows will constitute extraordinary and exceptional situations compared to normal industrial structures allowed in the I-2 Zone. The strict application of current height limitations would result in peculiar and exceptional practical difficulties, and undue hardships for owners of property in Comstock Meadows needing to build buildings in excess of the height limitation. Indeed, it would preclude owners from locating in TRI Center and developing their property for the uses intended.

Relief from the 75' height limitation and allowance of building heights up to 200 feet will not create any substantial detriment to the public. It will not substantially impair the intent and purpose of the I-2 Industrial Zone. By allowing bigger and taller buildings will enhance the intent and purpose of the industrial zoning. Public safety and welfare will also not be impaired. Construction standards for tall buildings insure safety of occupants and are common practice in today's industrialized countries. Employment, prosperity, and county tax revenues are all part of the public welfare benefits from attracting economic development of industries whose buildings need to exceed current height limitations.

Comstock Meadows is surrounded by mountainous terrain much higher than 200 feet. There is no danger to airplane traffic presented by tall buildings in this area. Indeed, the scale of tall buildings fits the wide-open mountainous county surrounding Comstock Meadows. It will neither be dangerous or congested to locate buildings up to 250 feet in height there.

Under 17.62.010 a special use permit is allowed when the uses requested are “deemed essential or desirable for public convenience or welfare”. Certainly, expansion of economic development and attracting new industries to TRI Center and Storey County is desirable for public convenience and welfare. Unless the height limitation is raised, industries with tall buildings in excess of the limitation cannot locate in TRI Center and Storey County. Under the circumstances, there are no adverse consequences to public convenience and welfare in allowing buildings and structures up to 200 feet in height.

Regarding the one-year time limit of Section 17.60.090 to commence construction of a building subject to the permit, the extraordinary size, height, cost and complexity of developing very large industrial buildings, and possibly multiple such buildings of this type in a series of phases, will require longer periods of time. Planning, design, site engineering, permitting and financing all have to take place before a building commences construction. Time to construct takes longer than normal industrial buildings. There may be significant time periods between construction of subsequent buildings or phases. Under the circumstances, a period of 36 months is requested for commencement of construction of the first building, and 24 months between completion of construction of a building and commencement of construction of the next building or phase.

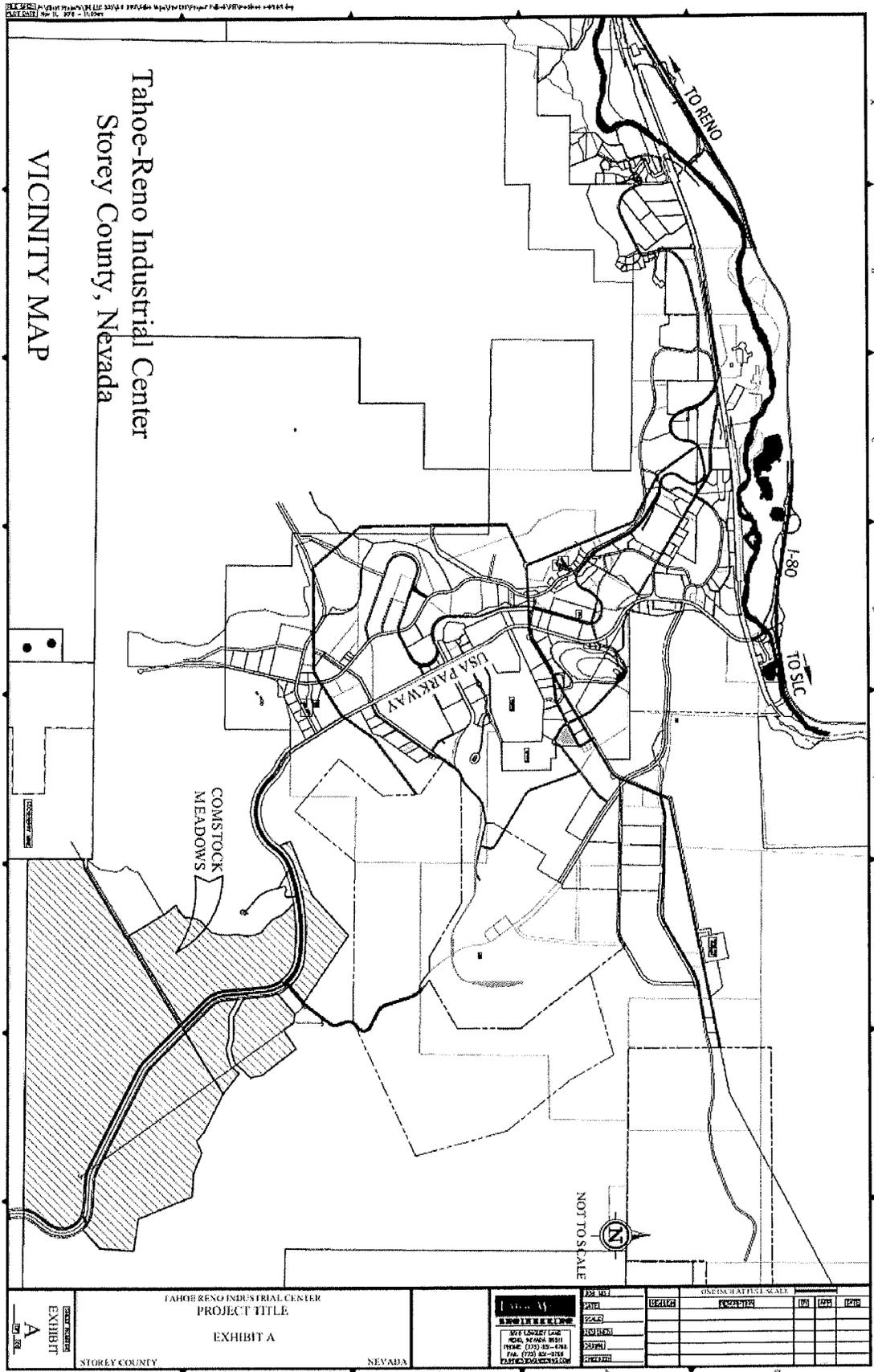
CONCLUSION

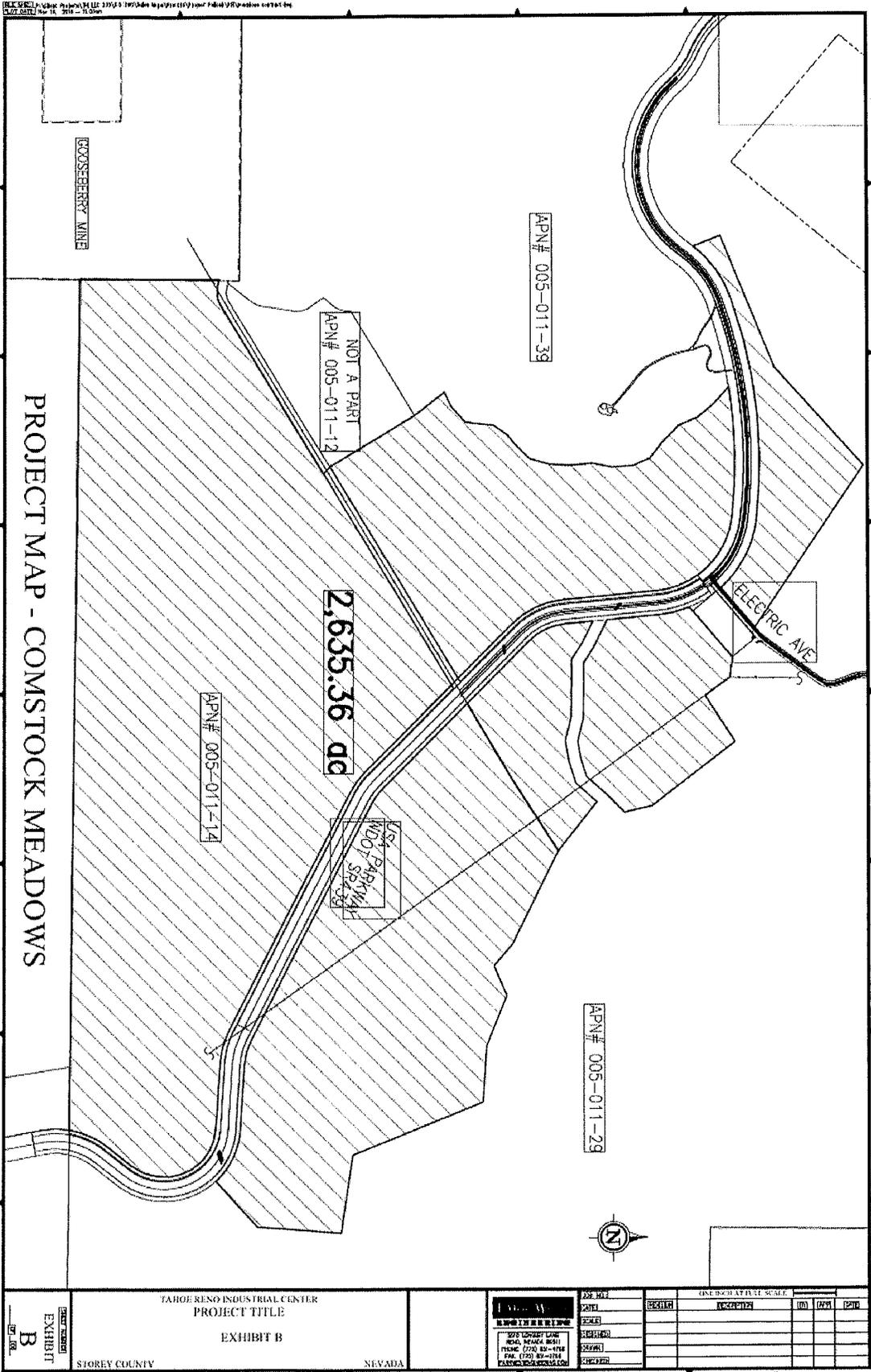
TRI requests a special use permit from the height limitation contained in Section 17.37.80 of the 1999 Code to allow buildings and other structure up to 250 feet high, not including silos, stacks and equipment; and an extension of construction time limits specified in Section 17.60.090 as stated in this letter.

Sincerely,

A handwritten signature in black ink that reads "Robert M. Sadler". The signature is written in a cursive style with a large, looped initial "R".

ROBERT M. SADER,
Counsel for TRI





MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 005-011-13 Roll # 004451
 NORWAY DR 2011-03
 INDUSTRIAL GID
 PTN S19,20,30 T19N R23E
 District-12.2

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

TAHOE-RENO INDUSTRIAL CNTR LLC
 P O BOX 838
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 175	GENERAL	1.7719		3.10
	SCHOOL OPER	.7500		1.31
TOTAL 175	SCHOOL DEBT	.1447		.25
	CAPITAL AQUIS	.0500		.09
	STATE	.1700		.30
	IND MEDICAL	.0100		.02
	IND ACCIDENT	.0150		.03
	FIRE DISTRICT	.5446		.95
	YOUTH SERVICE	.0045		.01
	Ad Valorem Total	3.4607		6.06
	Payments to Date			6.06-
	PAID IN FULL			

PAID
 NOV 17 2016
 In Full
 BY: *O. J. [Signature]*

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 005-011-14 Roll # 004452
 PTN S19-21,28-30 T19N R23E 2011-04
 INDUSTRIAL GID
 PTN S19-21,28-30 T19N R23E
 District-12.2

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

TAHOE-RENO INDUSTRIAL CNTR LLC
 P O BOX 838
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 4,850	GENERAL	1.7719	8.76-	77.16
-----	SCHOOL OPER	.7500	3.71-	32.66
TOTAL 4,849	SCHOOL DEBT	.1447	.71-	6.31
	CAPITAL AQUIS	.0500	.25-	2.17
	STATE	.1700	.84-	7.40
	IND MEDICAL	.0100	.05-	.43
	IND ACCIDENT	.0150	.07-	.66
	FIRE DISTRICT	.5446	2.69-	23.72
	YOUTH SERVICE	.0045	.02-	.20
	-----	-----	-----	-----
	Ad Valorem Total	3.4607	17.10-	150.71
	Payments to Date			150.71-
	PAID IN FULL			

PAID
 NOV 17 2016
In Full
 BY: *D. Allen*

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 005-011-28 Roll # 004333
 PT S17,18 R23E, S13 R22E T19N
 INDUSTRIAL GID
 PT S17,18 R23E, S13 R22E
 District-12.2

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

TAHOE-RENO IND CENTER LLC
 C/O CINDY GAGLIANO COMPTROLLER
 P O BOX 838
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 1,726	GENERAL	1.7719	.05-	30.52
-----	SCHOOL OPER	.7500	.03-	12.91
TOTAL 1,725	SCHOOL DEBT	.1447	.01-	2.49
	CAPITAL AQUIS	.0500		.86
	STATE	.1700	.01-	2.92
	IND MEDICAL	.0100		.17
	IND ACCIDENT	.0150		.26
	FIRE DISTRICT	.5446	.02-	9.37
	YOUTH SERVICE	.0045		.08
	-----	-----	-----	-----
	Ad Valorem Total	3.4607	.12-	59.58
	Payments to Date			59.58-
	PAID IN FULL			

NOV 17 2016
 In Full
 BY: [Signature]

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 005-011-29 Roll # 004334
 PT S15-18,20-22,27,28 T19N R23E
 INDUSTRIAL GID
 PT S15-18,20-22,27,28 R23E
 District-12.2

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

TAHOE-RENO IND CENTER LLC
 C/O CINDY GAGLIANO COMPTROLLER
 P O BOX 838
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 9,917	GENERAL	1.7719	.38-	175.33
	SCHOOL OPER	.7500	.16-	74.22
TOTAL 9,917	SCHOOL DEBT	.1447	.03-	14.32
	CAPITAL AQUIS	.0500	.01-	4.95
	STATE	.1700	.04-	16.82
	IND MEDICAL	.0100		.99
	IND ACCIDENT	.0150		1.49
	FIRE DISTRICT	.5446	.11-	53.90
	YOUTH SERVICE	.0045		.45
	Ad Valorem Total	3.4607	.73-	342.47
	Payments to Date			342.47-
	PAID IN FULL			

PAID
 NOV 17 2016
 In Full
 BY: D. Jew

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 005-011-39 Roll # 004453
 PTN OF T19N R22E & R23E
 INDUSTRIAL GID
 PTN T19N R22E & R23E
 District-12.2

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

TAHOE-RENO INDUSTRIAL CNTR LLC
 P O BOX 838
 POWAY, CA 92074

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Grazing 3rd Class 17,748	GENERAL	1.7719		314.49
-----	SCHOOL OPER	.7500		133.11
TOTAL 17,748	SCHOOL DEBT	.1447		25.68
	CAPITAL AQUIS	.0500		8.87
	STATE	.1700		30.17
	IND MEDICAL	.0100		1.77
	IND ACCIDENT	.0150		2.66
	FIRE DISTRICT	.5446		96.66
	YOUTH SERVICE	.0045		.80
		-----	-----	-----
	Ad Valorem Total	3.4607		614.21
	Payments to Date			614.21-
	PAID IN FULL			

PAID
 NOV 17 2016
 In Full
 BY: *[Signature]*

Treasurer' Receipt
STOREY COUNTY TREASURER
VANESSA STEPHENS
26 SOUTH B STREET
P.O. DRAWER D
VIRGINIA CITY, NV. 89440

No. 936
Date: 11/17/16

Received From:
ROBERT SADER LTD

For: SUP 2016-031 TRI

*****2,500.00

Fund	Fund Description	Account	Description	Amount
001	GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	2,500.00CR

Receipt No. 936 Fiscal Year: 2017 *****2,500.00

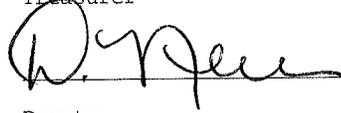
Bank	Bank Description	Amount
199	WELLS FARGO CC ACCOUNT	2,500.00

Receipt No. 936 Fiscal Year: 2017 Bank Account Total: *****2,500.00

Check amount 2,500.00 ABA# Check# 3640 Payer ROBERT SADER

Total Cash: *****.00
Total Checks: *****2,500.00
Total Non Cash: *****.00
Credit Cards: *****.00
Total Other: *****.00

Treasurer



Deputy



Storey County Planning Commission Staff Report

CASE NO.: 2016-029

APPLICANTS: Community Chest, Inc.

PROPERTY OWNERS: Storey County

PROPERTY LOCATION: 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

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

MEETING LOCATION: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

MEETING TIME & DATE: Planning Commission: 6:00 p.m., Thursday, December 1, 2016
County Commission: 10:00 a.m., Tuesday, December 6, 2016

STAFF CONTACT: Austin Osborne, Planning Director

I. BACKGROUND & ANALYSIS

1.1 Site characteristics

The subject property is located in the P Public zone. This zoning designation exists on properties that are owned by Storey County and other government entities, and some non-profit organizations. The subject property is owned by Storey County and leased to the Community Chest, Inc., a local non-profit community services organization. The property is located at 106 East Carson Street three blocks east of "C" Street. The existing community center proposed for expansion is co-located on the same parcel with and situated adjacent to Miner's Park, Storey County swimming pool, and Storey County baseball field. The subject property is approximately 4 acres, of which approximately 15,000 square-feet are occupied by the existing community center and parking lot owned and operated by the applicant Community Chest, Inc.

1.2 Proposed use

The applicant proposes to construct an addition to the existing community center building over an existing unpaved parking lot located to its immediate east. The structure addition as proposed will encroach approximately ten feet into the required building setback area. This will cause the distance between the building addition and the east property line to be zero to one foot.

1.3 Abutting uses

The east abutting parcels are vacant. The subject property abuts the “H” Street right-of-way; however, the graded street itself is approximately 40 feet from the eastern boundary of the subject property. The west and south abutting uses co-located on the subject parcel are occupied respectively by the county swimming pool and baseball field. The abutting west parcels are occupied by single-family residences. The north boundary of the subject property abuts Carson Street and is adjacent to several single-family residences.

1.4 Safety

The building construction must adhere to all building and fire plan reviews and applicable code requirements. The Storey County Fire Protection District and the Storey County Building Department were made aware that the proposed structure may be located up to zero feet of the property line and the undeveloped “H” Street right-of-way. The regulatory entities will apply the necessary measures to ensure building and fire safety.

Due to approximately 30 feet of grade separation existing between the subject property and the graded “H” Street, it is likely that significant separation will remain between the use and roadway into the foreseeable future.

1.5 Area impacts

The proposed use appears to cause minimal to no adverse impacts on the surrounding uses, including for vehicles and pedestrians on Carson Street and “H” Street. The use does not appear to obstruct the viewshed of any residential use in the immediate area. Despite the proposed structure having zero to one foot setback to the east property line, 30 feet of grade separation between the building and “H” Street appears to ensure that the developed roadway will never abut or otherwise conflict with the proposed building.

The area and its immediate surroundings should be graded to mitigate an increase in stormwater caused by the development. Increased stormwater should be detained on-site, directed toward existing drainages along Carson and “H” Street, or otherwise directed away from abutting private properties not owned by the applicant. Stormwater drainage should also be directed away from the steep slope between the building and “H” Street unless appropriate erosion control is applied.

The exiting building and its expansion may include outdoor lighting typical to commercial uses in the area. Outdoor lighting must comply with SCC Chapter 8.02 Dark Skies in order to prevent unnecessary glare and light trespass adjacent properties.

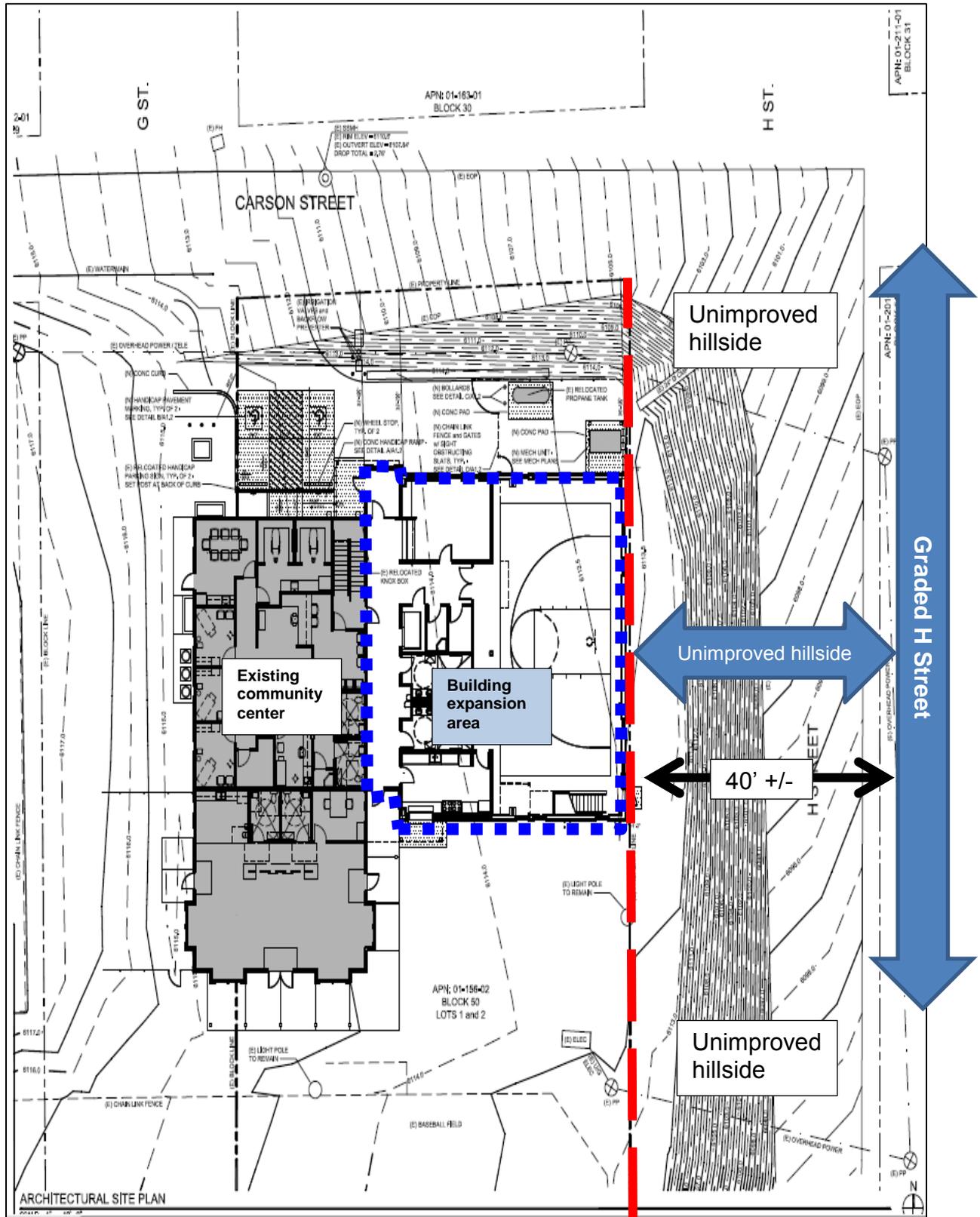


Figure 3: Plot plan. Subject property. Blue dotted area indicates building expansion area. Red dashed line indicates east property boundary. Note that the right-of-way shown is mostly unimproved hillside.

II. USE COMPATIBILITY AND COMPLIANCE

2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and SCC Title 17 Zoning or the county master plan. The proposed use is also consistent with the surrounding public services, residential, and commercial uses.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Community center and childcare	Mixed-use commercial and residential	P Public
LAND TO NORTH	Single-family residence	Mixed-use commercial and residential	CR Commercial-Residential
LAND TO SOUTH	Hotel and vacant *County baseball field	Mixed-use commercial and residential	CR Commercial-Residential *Public
LAND TO EAST	Vacant	Single-family residential	R1 Single-Family Residential
LAND TO WEST	Single-family residences *County swimming pool	Mixed-use commercial and residential	CR Commercial-Residential *Public

*Uses are co-located on the same subject parcel.

2.2 Compatibility with required setback regulations

Required setback distances for principal structures in the P Public Zone are established in Storey County Code 17.15.050. The required distance between a principal building and the property line in the Public Zone is that established in the abutting zone. In the case of the subject property, the east abutting zone is zoned R1 Single-Family Residential. Setback distances in the R1 Zone are 20 feet front and rear, and ten feet side when the building is located on a corner lot. The proposed building is located on a corner lot facing Carson and "H" Street. Unless a variance is granted, the proposed building must maintain at least 10 feet of distance to the east boundary.

2.3 General variance allowances and restrictions

A variance to the required building setback distances may be granted by the board with action by the planning commission as allowed by Storey County Code 17.03.140 where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or the extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under the regulations would result in peculiar and exceptional practical difficulty to, or exceptional and undue hardship upon the owner of the property. The approval, approval with conditions, or denial of the variance request must be based on findings of fact that

the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum findings to be cited in a motion for approval.

1. Because of the special circumstances applicable to the subject property, including shape, size, topography, or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and
2. Granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
3. Granting of the variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood of the subject property.

These findings appear to apply to the situation that necessitates the proposed variance and the recommended motion for approval cites these findings as part of that motion.

2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan emphasizes the importance of maintaining historically authentic land use patterns throughout the Comstock. This is in-part accomplished by allowing the integration of commercial-residential mixed-uses with densities similar to those known to have existed in the nineteenth century.

The subject property is located in the V&T Midtown specific plan area. This area is described as containing sporadic clusters of commercial, and single- and multi-family residential uses separated by large tracts of vacant land. Many of the buildings and use patterns in this area are described as “remnants from the 19th Century which to this day are occupied and used much as they were a century ago” (Chapter 3, p. 25). This area is also described as becoming increasingly significant to the Virginia City overall tourism and economic development portfolio. The subject land abuts the Silver Star Neighborhood specific plan area. This area has and continues to be comprised primarily of single-family residences located on small suburban residential parcels.

The requested variance will increase the density and practical use of the subject land as encouraged by the master plan for the V&T Midtown planning area. Section 3.5.2 Goal 1 encourages the enhancement and diversity of the local economy by promoting commercial businesses tailored to the needs of visitors and local residents; by reducing regulatory barriers to commercial growth; by maintaining historic use patterns and densities; by encouraging mixed-use commercial-residential patterns; and by preventing sprawl into outlying areas not historically developed. Section 3.5.1 Goal 2 encourages land use patterns that maintain compact communities by concentrating commercial development in defined centers; encouraging new commercial development as infill within existing communities; facilitating regulatory environment to create enterprise centers; maintaining walkability between residential and non-residential uses; and to encourage uses that attract diverse people and workforces by creating a physical environment that facilitates education facilities that directly related to the surrounding community functionally, culturally, and visually, and where such facilities are incorporate the greater community. Section 3.5.1 Goal 4 supports facilitating the integration of public facilities

into the surrounding community by combining public functions into unified facilities. Section 3.5.1 Goal 5 supports maintaining distinct communities in the county by approving uses that are compatible with the distinct character of the surrounding community. Section 3.5.1 Goal 6 supports maintaining compatibility between uses by implementing performance standards to ensure that the development is compatible with existing and surrounding uses.

The use in its reduced setback configuration appears to conform to these elements of the master plan. The use also does not appear to conflict with the adjoining master plan area.

III. FINDINGS OF FACT

3.1 Motion for approval

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section IV Recommended Conditions of Approval, are applied.

1. The variance conforms to the 2016 Storey County Master Plan for the Comstock area and for the V&T Midtown specific planning area in which it is located. The use does not conflict with the abutting Silver Star Neighborhood specific planning area. The subject master plan goals and objectives are described in Section 2.4 of this staff report.
2. The variance will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state, and county regulations.
3. The conditions of the variance adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
4. The conditions under this variance do not conflict with the minimum requirements in Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.15 P Public Zone.
5. Because of the special circumstances applicable to the subject property, including shape, size, topography, or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
6. Granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
7. Granting of the variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood of the subject property.

3.2 Motion for denial. Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the variance may conflict with the purpose, intent, and other specific requirement of Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.15 P Public Zone, or any other federal, state, or county regulations, including building and fire codes.
2. The conditions under the variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

IV. RECOMMENDED CONDITIONS OF APPROVAL

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

1. Purpose

This variance is granted for the purpose of allowing the required 10 foot corner-lot side setback distance between a principal building and the property line to be reduced by up to zero feet for the placement of an expanded principal building located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02). The variance does not modify the existing required front (north), rear (south), or west setback distances.

2. Compliance

The variance must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The applicant must provide the building department site plans drawn to scale prior to obtaining a building permit.

3. Permits and expiration

The holder of the variance must apply for all building and fire permits for the structure subject to this variance within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or this variance approval will become null and void.

4. Comstock Historic District Approval

The holder of the variance must obtain a Certificate of Architectural and Historical Appropriateness from the Comstock Historic District and submit a copy of the certificate to the building department prior to obtaining a building permit for the structure subject to this variance.

5. Record of survey

The holder of the variance must submit with the building permit application to the building department a Record of Survey or valid evidence from a licensed surveyor illustrating the correct location of the east property line of the subject property. The evidence must also show existing parcel boundaries, easements, and right-of-ways. No

building may be constructed over an easement or right-of-way other than that as expressly allowed by this variance.

6. Existing easements and right-of-ways

The granting of this variance will not affect any existing easements or right-of-ways on or adjacent to the subject property.

7. Taxes paid

Before obtaining a building permit, the holder of the variance must show the building department valid evidence that all property taxes on the land are paid to-date.

8. Safety

The holder of the variance must install a fence or hand-railing between the east exterior wall of the structure and the adjacent slope. The holder of the variance may cooperate with the Storey County Public Works Department in order to install the fence or railing within the adjunct public right-of-way area.

9. Stormwater management

The holder of the variance must grade the subject property such as to mitigate any increase in stormwater caused by the development. Increased stormwater must be detained on-site, directed toward existing designated drainage ways, or otherwise directed away from abutting private properties not owned by the variance holder. Stormwater drainage must be directed away from the steep slope between the building and “H” Street unless appropriate erosion control is applied.

10. Indemnification

The holder of the variance agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this variance.

V. POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the planning commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the planning commission upon which it bases its decision. The decision of the planning commission in the matter of granting the variance is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

VI. PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Variance No. 2016-029 allowing the required 10 foot corner-lot side setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

B. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Variance No. 2016-029 allowing the required 10 foot corner-lot side setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

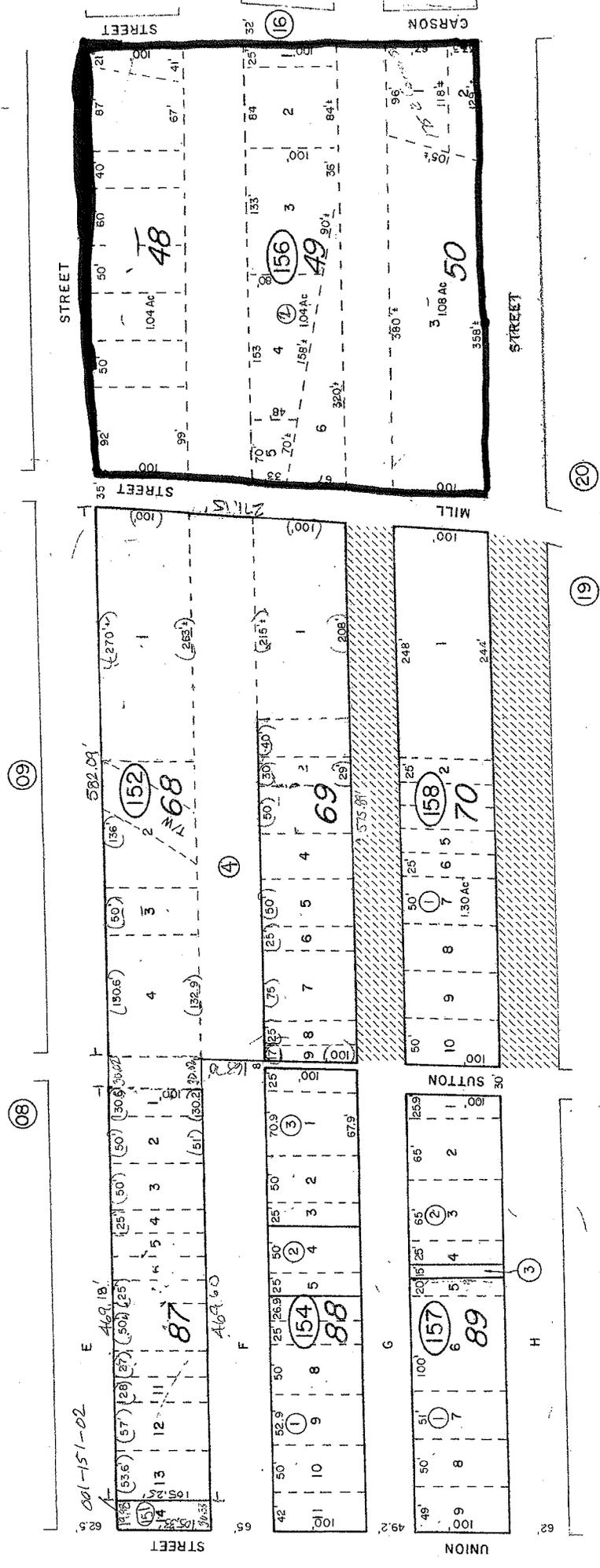
Prepared by Austin Osborne, Planning Director

Enclosures:

Exhibit A – Assessor’s Vicinity Map
Exhibit B – Application No. 2016-029

Exhibit A: Assessor's Vicinity Map

Por. of W²NE⁴ of Sec. 29
T17N, R21E, M.DB.&M



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

Virginia City
STOREY COUNTY

Exhibit B: Application No. 2016-029



Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440
Phone: 775-847-1144 Fax: 775-847-0949
planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-029

Property Owner: Storey County
All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: Storey Co Courthouse

City: Virginia City State: NV Zip: 89440

Telephone: () _____ Email: _____

Applicant: VC Community Chest, Shaun Griffin
All applicants must be listed on this application.

Mailing Address: PO Drawer 980

City: Virginia City State: NV Zip: 89440

Telephone: () 775.847.9311 Email: shaungrif@aol.com

- Gold Hill
 Virginia City
 VC Highlands (1 acre)
 Highland Ranches (10 acres)
 Virginia Ranches (40 acres)
- Mark Twain
 Hafed
 Lockwood
 Painted Rock
 TRI
 Other _____

Project Address: 106 East Carson Street

Assessor's Parcel Numbers (APN): 001-156-02

Lot: _____ Block: _____ Acreage: 4 acres/15,000SF

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

 See Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Detail Description/Justification of Project

Attached additional pages as necessary

The property is located at 106 C Street and an expansion is proposed that would come within 1'-0" of the eastern property line. The setback is 10'. Along the Eastern Property line we are asking for a variance to the 10' setback down to 1'-0".

The extra distance is paramount to the proposed function of the building which includes a Multi Purpose room which will function as a half sized basket ball court as well as a community stage for plays and concerts.

Currently the east side of the property is parking. The eastern edge of the property abuts H street with about a 30' downhill grade separation.

With such a steep grade separation it is most likely that separation will remain indefinitely. Because of the grade separation it is highly un-likely that H street would ever expand to conflict with the proposed building nor does the reduced setback have an adverse impact on the surrounding uses.

Professional Consultant/Representative(s)

Name: Darrin Berger, AIA Berger Hannafin Architecture, LLP
Address: 312 West 3rd Street
City: Carson City State: NV Zip: 89703
Phone: 775.882.6455 Email: darrin@bharchitects.biz Cell: 775.297.1312

Applicant's Affidavit:

I, Shawn Griffin, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]
Signature of Applicant

11/10/16
Date

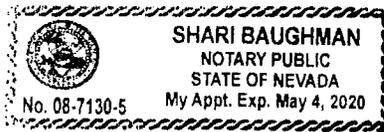
State of Nevada,
County of ~~Storey~~ CARSON

Signed and sworn to before me on:

November 10, 2016 by,
Date

[Signature]
Notary's Signature

May 4, 2020
My Commission Expires



Property Owner's Affidavit:

I, Austin Osborne, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]
Signature of Property Owner

11/15/16
Date

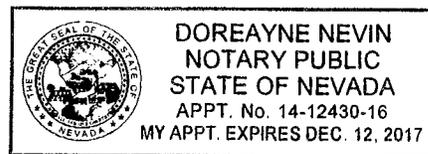
State of Nevada,
County of Storey

Signed and sworn to before me on:

November 15, 2016 by,
Date

[Signature]
Notary's Signature

12-12-2017
My Commission Expires



Property Owner's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of Storey

Signed and sworn to before me on:

_____ by,
Date

Notary's Signature

My Commission Expires

Property Owner's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of Storey

Signed and sworn to before me on:

_____ by,
Date

Notary's Signature

My Commission Expires

***Each property owner must provide an Affidavit**

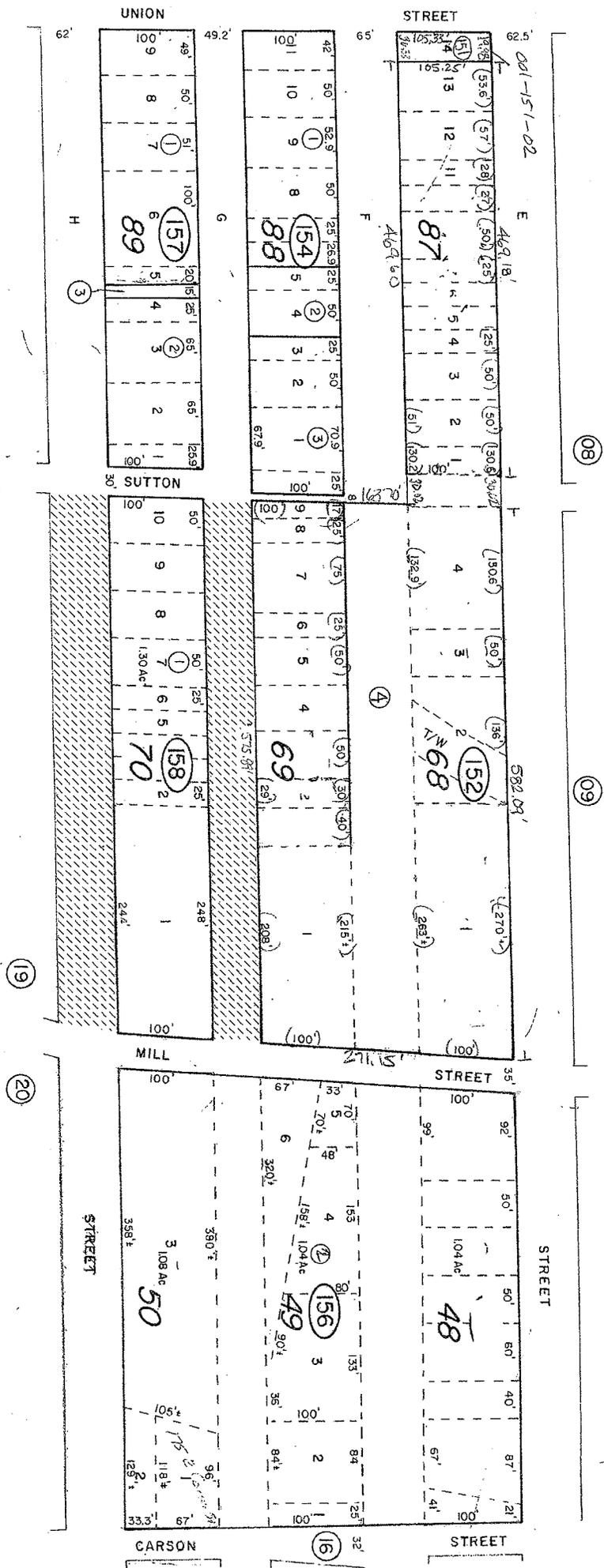
Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Application Type	Submittal Requirements																
		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit -- Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit -- Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X			X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X		X								X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X	X								X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X	X								X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X	X								X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

Por. of W²NE⁴ of Sec. 29
 T17N, R21E, MDB&M



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

Virginia City
 STOREY COUNTY

Parcel Number 001-156-02
Last Updated 12/15/15 By JVS

Prior # (F4) 001-156-01 Changed 6/11/09

Ownership (F6=All Owners F7=Documents)
Legal Owner..... STOREY COUNTY Force Assmt Notice.... -
Assessed Owner..... STOREY COUNTY Force Ag Message... -
Mail Address..... DRAWER D Force Label..... -
City, State..... VIRGINIA CITY, NV Zip... 89440 Force Card/Aff (C/A).. -
Vesting Doc #, Date. Yr,Bk,Pg 00 003 065 Corr Rq'd _
Map Document #s.....

Description (F11=Additional Locations)
Additional Locations # Dir Street or Other Description Unit #(s)
Property Location... 106 E CARSON ST
Subdivision..... PARK/POOL RNG F Block... 49 Lot... 1-6
Town..... VIRGINIA CITY Parcel Map ID..
Property Name..... PARK & POOL& SR CENTER Confidential.. -
Remarks.....

Parcel # Containing Descriptive/Document Data.... Land Use: 690
Size
Total Acres... 3.220 Square Feet.... 140,000
Ag Acres..... .000 W/R Acres..... .000
F9=Scan >/< ≥ F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Exempt



Storey County Planning Commission Staff Report

CASE NO.: 2016-030

APPLICANT: Sally Summers

PROPERTY OWNER: Comstock Mining, LLC

PROPERTY LOCATION: 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22)

REQUEST: The applicant requests a special use permit allowing: (a) a single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

MEETING LOCATION: **Storey County Courthouse**
26 South "B" Street, Virginia City, Nevada

MEETING TIME & DATE: **Planning Commission: 6:00 p.m., Thursday, December 1, 2016**
County Commission: 10:00 a.m., Tuesday, December 6, 2016

STAFF CONTACT: Austin Osborne, Planning Director

I. BACKGROUND & ANALYSIS

1.1 Site characteristics

The subject property is located in the F Forestry zone. The property is located at 199 Scales Road at American Flat approximately four miles west from State Route 342 in Gold Hill and one mile north of the Storey-Lyon County boundary. Each subject parcel exceeds the 40 acres and the combination the subject parcels is approximately 200 acres. The subject parcels are contiguous. The properties are vacant except for minor accessory improvements that have occurred in the past month before the applicant was aware of the special use permit requirements.

1.2 Proposed use

The applicant proposes to construct a single-family residential dwelling on the subject property. The dwelling will be combined with a non-dwelling use (barn) that will house animals and agricultural equipment. The applicant also proposes to maintain up to 80 horses or other large domestic animals on the property and construct various accessory structures for sheltering, protecting, and servicing the animals. The animals will be fed in a controlled manner and, therefore, there will be no pastures created or mass grading on the premises. The proposed use is non-commercial and, therefore, will not facilitate commercial business or public visitors, except volunteer and other works caring for the animals and providing maintenance and security. A travel trailer providing for a site security person is proposed to be located at the site for up to one year. The proposed uses may only occur on the subject property with a special use permit.

1.3 Abutting uses

The subject property and the surrounding area are mostly vacant and remotely located at the south central area of American Flat. The property abuts the V&T Railroad on its south and west boundaries, and a single-family residence exists approximately 2,000 feet to the west. Most other surrounding land is federally owned and managed by the Bureau of Land Management. All surrounding parcels exceed 40 acres and are zoned F Forestry.

1.4 Safety

The subject property is accessed by unpaved Scales Road. The Storey County Fire Protection District has been informed of the use location. The fire district requires that the road to the premises and circulation ways therein sufficiently facilitate emergency vehicles and equipment. The principal dwelling construction must adhere to all building and fire plan reviews and applicable code requirements. The fire district and building department may require fire resistive construction and/or separation between living and non-living spaces of a building. The code will at a minimum require application of Class A roofing materials such as asphalt composition shingles.

1.5 Area impacts

When managed properly and in accordance with the recommended conditions of the special use permit, the proposed use appears to impose minimal impacts on the surrounding uses. The principal residence and barn combination use is consistent with other properties in the general vicinity that include single-family residences and large barns and accessory outbuildings. The agricultural use, however, will require consistent maintenance in order to maintain order, and public health and safety for abutting and area uses. A detailed discussion of the potential impacts and remedies is contained in the following subsections.

1.5.1 Permanent principal residence

Permanent single-family residential uses are allowable in the Forestry zone with a special use permit when they serve to maintain the rural character of land in that zone. The proposed permanent residence will be located on 40 or more acres of land and it appears to conform to the requirement of maintaining the rural character of the surrounding area.

The single-family dwelling will occupy a loft area of a large barn or equipment storage building. Co-location of living and non-living space within a single building is not an uncommon situation in Storey County. This type of combined use is allowable by the International Building Code when proper structural and fire separations are in place between residential and non-residential spaces. This combination use also appears to conform to maintaining the rural character of the surrounding Forestry zoned area.

1.5.2 Temporary watchperson dwelling

The application states that a travel trailer or recreational vehicle will be maintained on the subject property for up to one year. The unit will provide shelter and may provide temporary residence for a site watchperson. The unit was approved for use by the Comstock Historic District for up to six months of use. Before the unit is occupied by a residence, it should be required to be connected to the on-site well and septic that will later service the proposed permanent residence. This will preempt the potential for illegal dumping of black and gray water from the unit. The unit should be disconnected from the well and septic, converted to non-living use, and removed from the subject property once the year period has passed. The trailer may be stored on-site thereafter as allowed by the county code. The watchperson dwelling should be allowed for up to one year unless the Comstock Historic District imposes more stringent time limitations on the use.

1.5.3 Animals and density

There are no provisions limiting the maximum number of domestic animals that may occupy a parcel in the F Forestry zone, except when the density creates an “Industrial Agriculture” use such as a stockyard. Storey County Code 17.40 E Estate Zone, however, contains provisions limiting the number and density of animals on a given parcel. Storey County Code 17.40.020(F) allows up to 16 large domestic animals on a 40 acre parcel in the E Estate zone. The codes states further that there must be a minimum of 400 square-feet provided to each penned large domestic animal and that this entire area must be less than 10 percent grade slope. Planning staff recommends that these provisions in Chapter 17.40 are incorporated into the subject special use permit. Accordingly, the total number of large domestic animals on the subject property (the entire 200 +/- acres) would not exceed 80, and that the density would not exceed 2.5 per acre or 16 per 40 acres.

1.5.4 Accessory structures

The subject property will be developed with accessory buildings and structures providing shelter, food and water, and security for the proposed animals. These structures will be in addition to the proposed principal residence and barn. The accessory structures will be required to conform to setback distances and other limitations in Storey County Code 17.32.041 Setback Requirements in the Forestry Zone and 17.12 General Provisions for accessory structures. The required setback distances between buildings and the property boundaries are established by Storey County Code 17.32.041 Setback Requirements in the Forestry zone. The setback requirements are front, 30 feet; rear 40 feet, and side 30

feet. Buildings may not exceed three stories or 35 feet, whichever is higher, except as allowed by a variance. The height limitation does not apply to grain silos, water towers, and other such structures listed in the county code. See Section 1.6 below for discussion regarding limitations for fencing and gating Scales Road.

1.5.5 Emergency plan

An emergency plan needs to be submitted to the fire district for review and approval prior to obtaining rights to this special use permit. For the safety of humans and animals on the property, the plan must include the emergency contact phone numbers for the property manager and special use permit holder; emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property need to be informed by the applicant to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-11) from cellular telephones during times of emergencies.

1.5.5 Emergency services access

The permit holder must develop sufficient access, circulation, and staging areas for emergency vehicles and equipment. The surfaces must be maintained at all times as required by the fire district. The access plan needs to be included in the emergency plan.

1.5.6 Dust and erosion

The proposed use will involve the maintenance of up to 80 large domestic animals on approximately 200 acres with most of the animals concentrated on 40 or less acres of the subject property.

The property is currently unimproved and is almost entirely naturally vegetated with sagebrush and wild grasses. The applicant stated that mass grading will not occur on the property. If mass grading were to occur, airborne dust during wind events would likely be difficult to manage. Therefore, the special use permit should not allow mass grading. The applicant, however, owns or leases water rights to the property and could potentially use the water to irrigate the land for pasture. Allowing native vegetation to be replaced with pasture grass does not appear problematic so long as the pasture is maintained. Failure to irrigate and otherwise maintain the pasture may result in ongoing airborne dust hazards, erosion from stormwater and wind, and the proliferation of non-native noxious weeds. The holder of the special use permit should be responsible for wetting all disturbed areas during wind events and for otherwise maintaining erosion and dust control.

1.5.7 Outdoor lighting

The subject use may include lighting typically found on residential and commercial use, including building and field lighting. Outdoor lighting must comply with Storey County Code 8.02 Outdoor Lighting (“dark-skies”) in order to prevent unnecessary glare and light trespass onto area properties and minimize its visual impact in the region.

1.5.8 Noise

Storey County Code 17.32.060 requires that motorized generators in the Forestry zone are muffled and installed a sound-insulated structure in order to mitigate noise in the rural environment subject to this zone. The special use permit should address mitigation of noise emitted from other motorized machinery as well.

1.5.9 Visual impacts

The subject property is remotely located toward the southern boundary of American Flat. However, the property abuts the V&T Railroad and is distantly visible from Gold Hill and the Divide. The site should be kept orderly and clean in order to mitigate potential adverse visual impacts experienced from tourists riding on the V&T Railroad. Additionally, earth-tone and non-reflective coatings and colors should be applied to buildings and large surfaces on the subject property in order to reduce contrast and visible presence against the surrounding natural environment. Structures on property must otherwise conform to the requirements of the Comstock Historic District Commission.

1.5.10 Site sanitation

The entire premises and areas around the premises must be kept clean at all times. There shall be no trash allowed to accumulate on the subject property or fugitive trash allowed to exit the premises without immediate removal. Trash shall be properly disposed of in a licensed landfill facility each week. The permit holder is responsible for picking up all manure from animal enclosures each day and removing all collected manure from the property within each 14 day period. No manure should be allowed accumulate on the property, and on-site composting shall not be deemed an appropriate method of disposal. Manure should be deposited in a licensed landfill facility either by prescribed trash pick-up or personal transport to said facility or transfer station.

Maintaining a healthy and sanitary environment includes providing adequate and properly maintained restroom facilities. The applicant should provide portable restrooms or allow occupants to use permanent facilities existing on the subject property.

1.5.11 Noxious weed abatement

Each year Storey County, the Dayton Valley Conservation District, and Carson Water Subconservancy District employ significant efforts and funding toward the abatement of noxious weeds in the county, including in American Flat and Gold Hill. Annual noxious weed treatment and eradication efforts benefit the wildlands in Storey County and agricultural lands downstream in Dayton and Lahontan Valleys.

Imported animal feed (hay) has been identified as a major seed source in certain areas in the county. Animals associated with the proposed use will be fed with imported hay. The permit holder should be required to submit a plan which addresses the management of imported hay so that noxious weed proliferation in the area is prevented. The permit holder will also be required to comply with NRSs and fire district requirements for weed and fire fuels management.

1.5.12 Animal Health

All large domestic animals on the subject property must meet all equivalent Nevada State health regulations regarding examinations and immunizations. Certifications and other proof of compliance with state health requirements should be made available for review by the county and the State of Nevada officials.

1.5.13 Humane Animal Treatment

The permit holder shall be responsible for assuring that each animal living on the premises (up to 80 large domestic animals) is treated humanely and is provided adequate and appropriate nourishment, nutritional supplements, water, and shelter. Specifically, all animals shall receive the following treatment:

- a. Appropriate medical care.
- b. High quality, clean, and mold free hay/grain, at least twice daily.
- c. Clean, safe, and ice-free water and salt blocks (as applicable).
- d. Adequate shelter from wind, rain, snow, direct sun, heat, and other elements. Shelters shall be appropriately designed for the type of animal and such as to protect them from predators. If sheep and goats are to be placed on the property, they shall be provided at least one companion, of similar or different breed or species, in the living quarters. No animal may be tethered except temporarily during training exercises and when directly supervised. All animals living on the property shall receive no less than 60 minutes exercise in the open arena areas per day and shall be provided an appropriate amount of rest, shade, food, and water between trainings and exercises.

1.5.14 Carson River Mercury Superfund Site (“CRMSS”)

The applicant will acknowledge by accepting the special use permit that portions of the subject property may be within or applicable to the CRMSS. Properly managing disturbances of existing and former mine and mill sites, mill tailings, mine waste, mine material, and other areas that are found to contain Contaminant of Concern (CoC’s) as applicable to the CRMSS will be the sole responsibility of the permit holder as communicated thereto by the Nevada Division of Environmental Protection. Handling, redistributing or reprocessing CoC impacted materials by the holder must be completed in accordance with the requirements of the Nevada Division of Environmental Protection.

1.6 Prescriptive easement – Scales Road

Scales Road runs north to south through the approximate center of American Flat and it encroaches into the subject property along its approximate eastern boundary. The road connects American City Road and American Flat Road, thus providing a connector through American Flat and from Gold Hill to Mound House, Lyon County. The road is graded and includes shoulder drainage improvements, but it is not paved or graveled. The road is a public right-of-way established by prescriptive easement and it is regularly maintained by Storey County. The applicant recently fenced off and gated Scales Road and installed “No Trespassing” signs at both entrances. The applicant was ordered by county officials to reopen the road and allow public access. The applicant has since not reopened the road but has maintained unlocked gates. This road must remain ungated and open to the public. The applicant may, however, realign the road within the subject property as desired as long as the realigned road is developed to standards

similar to the existing road, and that it provides equivalent access to the existing beginning and terminus points.

1.7 Stop-Work-Order

On October 17, 2016, building and planning staff witnessed construction and other activities occurring at the subject property without a building permit application on-file. A visit to the site also availed that the applicant fenced and gated a public road (see Section 1.6). Staff met with the applicant about these matters. The applicant stated that it was not known that a special use permit was needed to develop the land and that Scales Road was subject to open public access. The structures found on the site appeared to be less than 200 square-feet and not requiring a building permit. A stop-work-order was issued and the applicant was provided opportunity to apply for a special use permit.

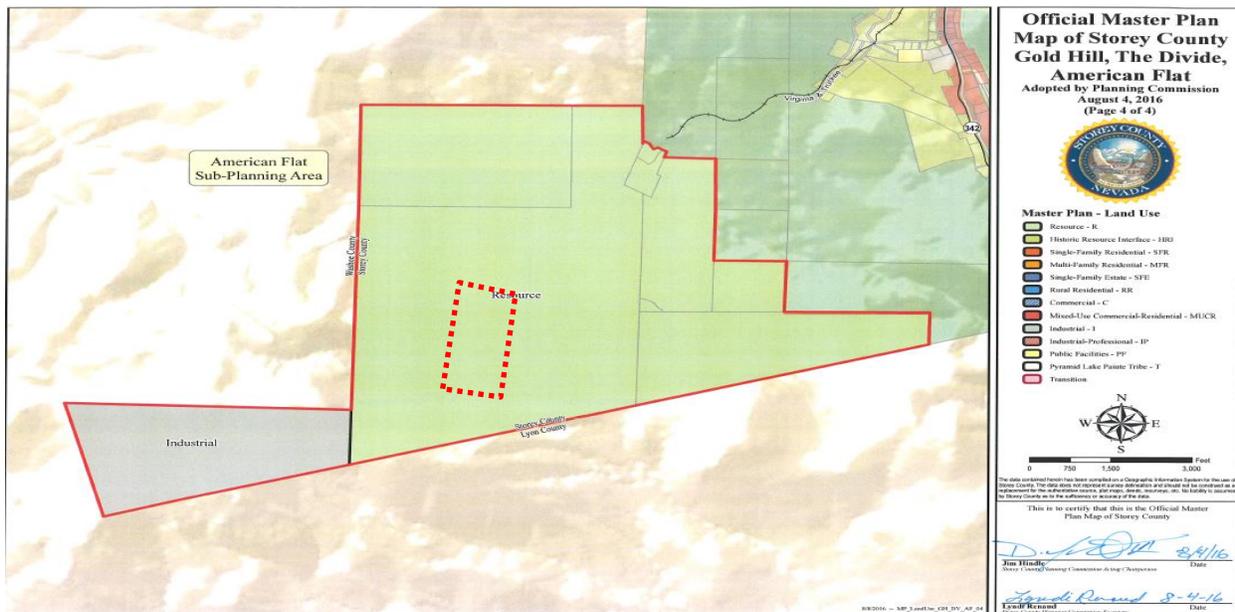


Figure 1: Master Plan Designation Map. The 2016 Storey County Master Plan designates the subject land (red dotted area shown above) as Resource. The proposed use conforms to the Resource master plan designation.

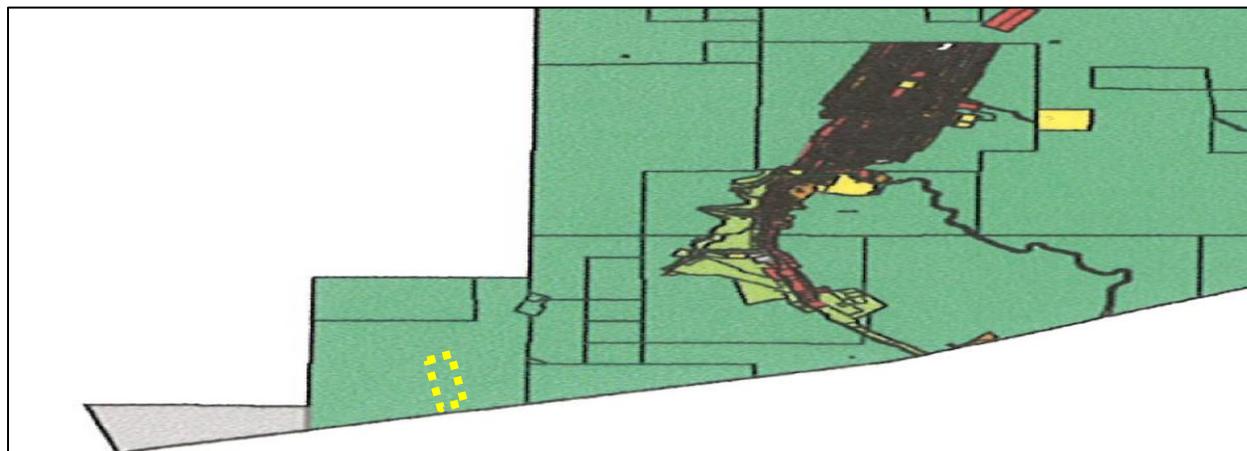


Figure 2: Zoning Map. The yellow box illustrates the approximate location of the subject property.

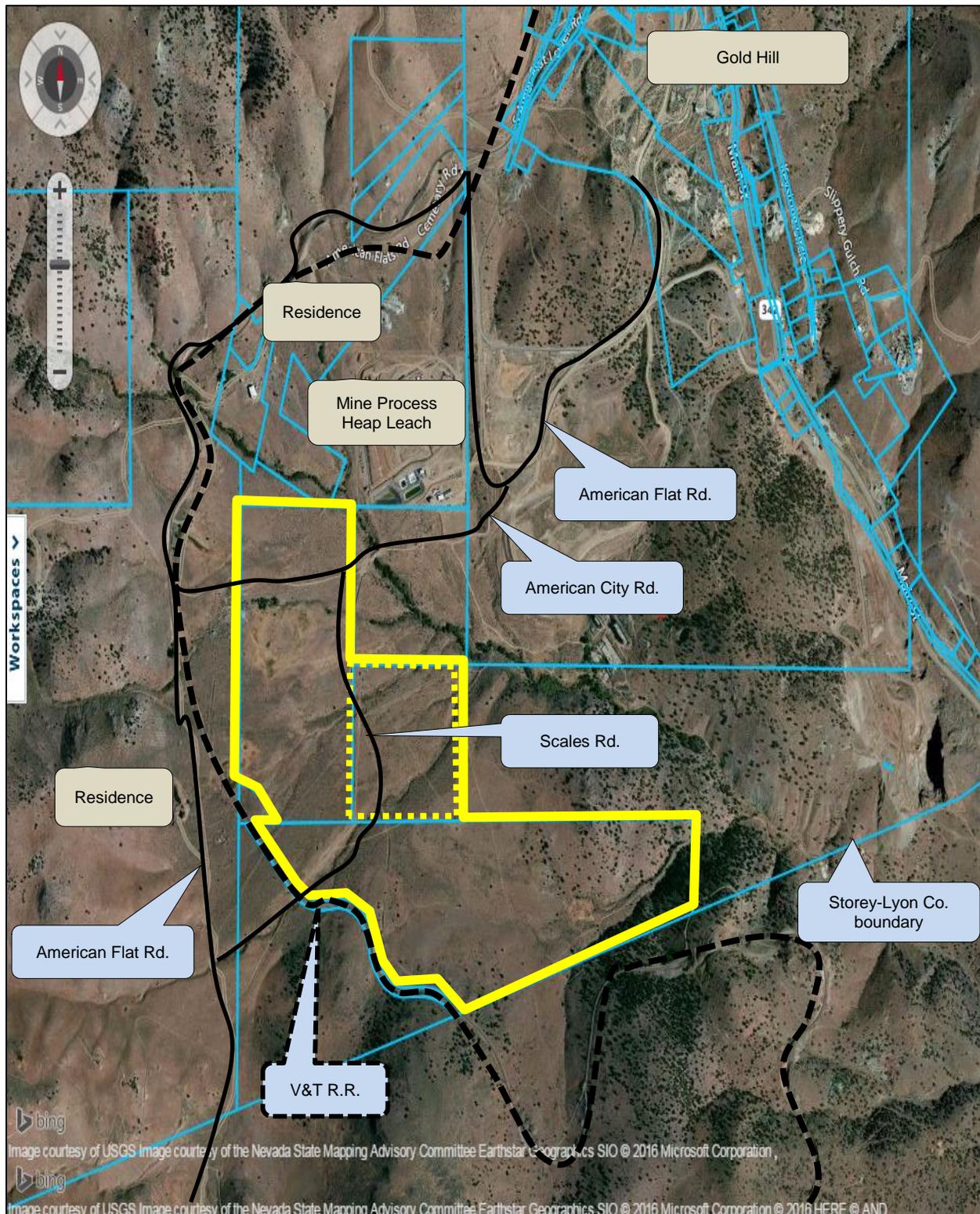


Figure 3: Vicinity map and uses. The subject land is outlined yellow and the land in which the principal residence and barn, and the first phases of development, are shown in the dotted yellow area.

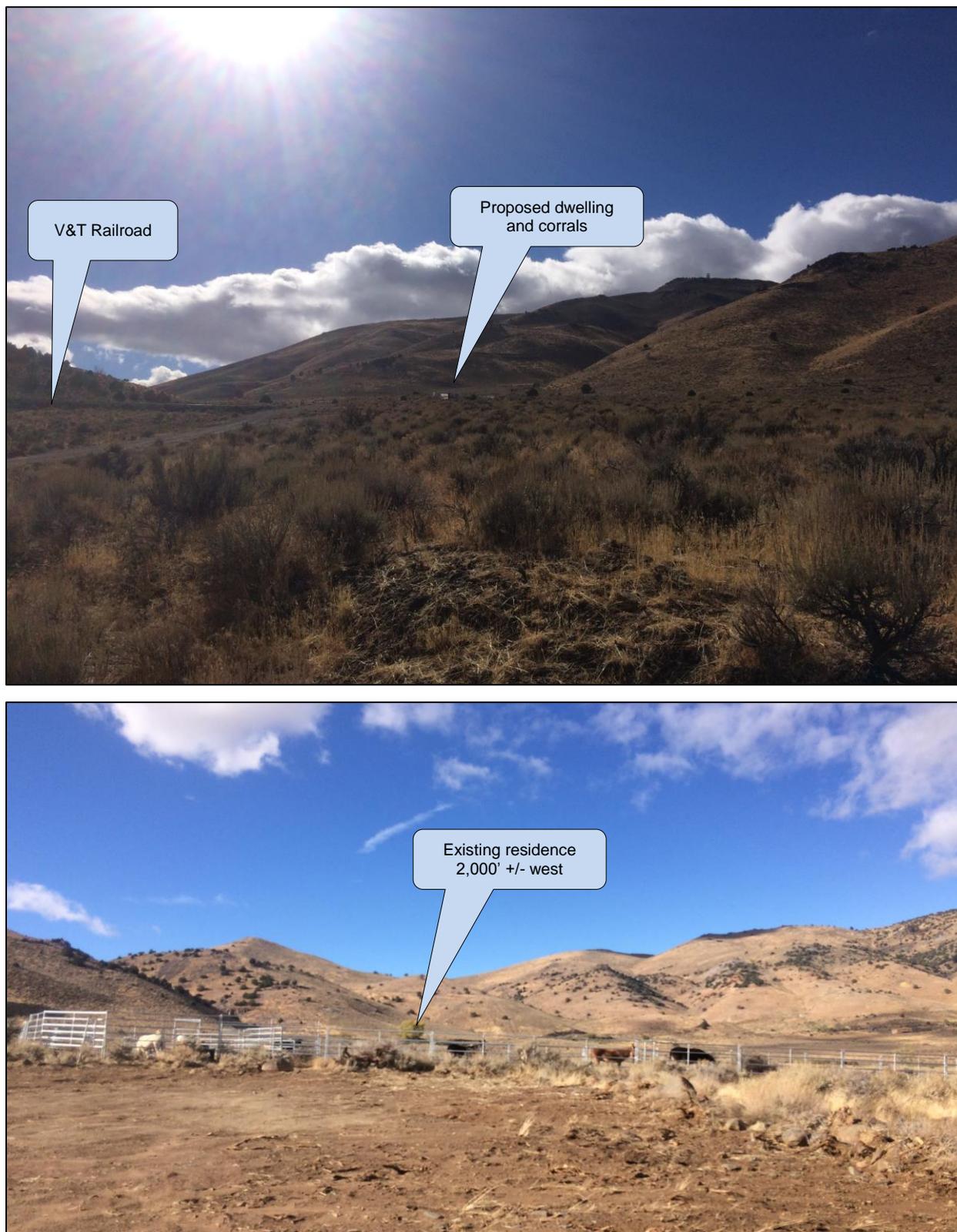


Figure 4: Vicinity illustration. The subject land is remotely located at the south end of American Flat; however, it abuts the V&T Railroad and is visible from at least one area residence located approximately 2,000 feet to the west as shown in the second image.



Figure 5: Scales Road. The applicant gated and fenced Scales Road and installed “No Trespassing” signs. The applicant proposes to move the fence to the right as shown by the arrow and remove the gate so that Scales Road is outside of the project area.

2 USE COMPATIBILITY AND COMPLIANCE

2.1 Special Use Permit Required

The Forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses. All uses in the Forestry require a special use permit approved by the board with action by the planning commission. The uses listed in the application including, one single-family dwelling of permanent character and location; general agricultural uses and accessory structures related to the agricultural use; and wildlife refuges are listed in Storey County Code 17.32.020 as allowed with a special use permit. Accessory uses, buildings, and structures for non-agricultural uses are also allowed by section 17.32.025 of the code with a special use permit if they are clearly incidental to another permitted use.

2.3 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and Storey County Code Title 17 Zoning or the county master plan. The proposed use is also consistent with the surrounding single-family residential uses.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT’S LAND	Vacant, several accessory structures	Resource	F Forestry
LAND TO NORTH	Vacant	Resource	F Forestry
LAND TO SOUTH	Vacant	Resource	F Forestry
LAND TO EAST	Vacant	Resource	F Forestry
LAND TO WEST	Vacant; V&T Railroad alignment	Resource	F Forestry

2.4 Conformance with the 2016 Storey County Master Plan

The 2016 Storey County Master Plan describes American Flat as a largely undeveloped four square-mile valley to the southwest of Virginia City and to the west of Gold Hill. The area is described as being home to several single-family residences, abundant public lands and recreation opportunities, and mining related uses including a large-operations cyanide heap-leach mine processing facility. The master plan also explains that American Flat is home to a significant portion of the V&T Railroad, and that the railroad is a major part of the tourism economy of Comstock communities. Uses allowed to occur in American Flat should be carefully analyzed to ensure that they contribute to master plan goals for orderly, efficient, and sustainable development; contribute to the compatibility between existing and future uses; do not hinder the

advancement and diversity of the local economy from tourism and other sources (Chapter 3 Land Use, pp. 108-119) and do not detract from or cause substantial degradation of historic resources on the Comstock (Chapter 11 Cultural and Historic Resources, pp. 23-24).

The master plan emphasizes that despite the remote location of American Flat, “careful consideration should be taken to assure that all allowed uses and growth patterns conform to the historic character of the Comstock” (Chapter 3 Land Use, p. 36). Comstock Historic District Approval is required for all structures and buildings associated with the proposed use (see Exhibit B Historic District Approval Certificate). If approval is obtained for the structures by the Comstock Historic District; if the site is managed to remain clean and orderly; and if the subject animals are provided proper care, the site does not appear to conflict with the provisions of the master plan described in this section.

3 FINDINGS OF FACT

3.1 Motion for approval

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section V Recommended Conditions of Approval, are applied.

1. The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use and Chapter 11 Cultural and Historic Resources, including as related for the maintenance of an orderly, efficient, and sustainable development; compatibility between existing and future uses; the advancement and diversity of the local economy from tourism and other sources; and for the preservation of historic and cultural resources for the subject area.
2. The special use permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
3. The conditions of the special use permit adequately address potential structure and wildland fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
4. The conditions of this special use permit do not conflict with the minimum requirements in Storey County Code 17.32 F Forestry Zone, or any other federal, state, or county regulations, including building and fire codes.

3.2 Motion for denial

Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the special use permit may conflict with the purpose, intent, and other specific requirements of Storey County Code 17.32 F Forestry Zone, or any other federal, state, or county regulations, including building and fire codes.
2. The conditions under the special use permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4 RECOMMENDED CONDITIONS OF APPROVAL

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

1. Purpose

This special use permit is granted for the purpose of allowing: (a) permanent single-family dwelling combined with a non-dwelling use (combined dwelling and agriculture barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals (e.g., horses) and various accessory structures for sheltering, feeding, watering, protecting, and servicing the large domestic animals; and (c) a temporary (up to one year) watchperson's travel-trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

2. Transfer of rights

This special use permit belongs exclusively to Sally Summers and/or Horse Power and the real property associated with this permit so long as the permit holder owns or leases the property. This special use permit is non-transferable.

3. Compliance

The special use permit must comply with federal, state, and county codes and regulations and the submitted plans and reports, as approved. The permit holder must provide the building department site plans drawn to scale prior to obtaining a building permit.

4. Permits and expiration

The permit holder must apply for all building and fire permits for the structures associated herewith within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or obtain a certificate of occupancy or equivalent approval, or this special use permit approval will become null and void.

5. Temporary watchperson's trailer

A travel trailer/recreational vehicle may be placed on the subject property and occupied by a resident/watchperson for up to one year commencing on the day of this special use permit approval. The use must be connected to a permitted well and septic system (later to be serve the permanent dwelling) if the use is to provide residential quarters for the watchperson during the allowed time. The temporary dwelling must be disconnected from the well and septic after this time and it must be converted to a non-occupancy use (stored) as allowed by the applicable Storey County code or removed from the property.

6. Animal density and use

Up to 80 large domestic animals may occupy the entire subject property. Large domestic animals are those listed in the Storey County code, including but not limited to, horses, burrows, donkeys, and cattle, whether domesticated or not. Up to 10 large domestic animals may be kept on any one acre of graded corral area, and there must be a minimum of 400 square-feet of area that is less than 10 percent slope provided to each animal in

these penned areas. The density of large domestic animals outside of graded and corral areas on the subject property must not exceed 2.5 (16 animals per 40 acres).

7. Accessory structures

The subject property may be developed with accessory buildings and structures providing shelter, food and water, and security for the large domestic animals. These structures will be in addition to the proposed principal residence and barn. The accessory structures will be required to conform to setback distance and height limitations in Storey County Code 17.32.041 Setback Requirements in the Forestry Zone and 17.12 General Provisions for accessory structures. Other accessory structures must comply with SCC 17.32 and 17.12.

8. Improvements

The property must be developed with a domestic well and septic system adequate in capacity to meet the minimum requirements for a single-family residence and other permitted uses on the subject property. There must also be adequate water supply, as determined by the fire district, for on-site fire suppression.

9. Restrooms

The permit holder must provide an adequate and properly maintained permanent or portable restroom facility on the subject property for occupants and visitors.

10. Record of survey

The applicant must submit to the building department a Record of Survey or proof of property corners by a licensed surveyor with the building permit application. The evidence must show existing parcel boundaries, easements, and right-of-ways within 100 feet of all permitted structures. No building may be constructed over an easement or right-of-way, or within a building setback area.

11. Public access ways

All public right-of-ways including, but not limited to Scales Road, and access easements must remain open to the public and not be gated, fenced, barricaded, or otherwise made to be inaccessible to the public. Signs indicating no trespassing and other such restrictions shall not be situated such as to imply restrictions to public access on the right-of-ways and access easements. The permit holder may, however, realign Scales Road and other roads within the subject property as desired as long as the realigned road(s) is developed to standards similar to the road(s) existing at the time of submittal of the special use permit application, and provides equivalent access to existing start and end points.

12. Emergency plan

An emergency plan must be submitted to the Storey County Fire Protection District for review and approval prior to obtaining rights to develop the land pursuant to this special use permit. The permit holder and the subject property must be in compliance with the approved emergency plan. The plan must include:

- Basic company owner, site, and emergency contact information.
- Plot plan including detailed sketch drawings of the premises, areas of activity including structures, corrals, and other accessory uses.

- Emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property must be informed by the permit holder to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-11) from cellular telephones during times of emergencies.
- Wildland fire prevention and suppression, including water storage and flows for wildland fire suppression and fire fuels management.
- Emergency vehicle access, circulation, and staging.
- Documenting and reporting of emergency situations.
- Documenting and reporting of Nevada Division of Environmental Protection and other environmental permits and notices.
- Noxious weed management.
- Environmental management and Best Management Practices (BMP).

13. Signage

Legible signage shall be placed at appropriate entry points of the premises. The signage must state the name of company/organization, street address (or descriptive location), contact phone number(s), and other information required by the fire district.

14. Site inspections

The permit holder must provide the building department and planning department site plans (hand-drawn is acceptable) reasonably drawn to scale, of the overall site layout, animal shelters, and other accessory structures associated with this special use permit. The property layout and design, construction, and placement of each shelter/accessory structure will be subject to inspection and approval of the building official, director of planning, or their designees. The building official and director of planning or their designees shall reserve the right to make periodic inspections and impose requirements as thereby deemed appropriate.

15. Emergency access

The permit holder must develop sufficient access, circulation, and staging areas for emergency vehicles and equipment. The surfaces must be maintained at all times as required by the fire district. The access plan needs to be included in the emergency plan.

16. Noise management

The use of motorized generators and equipment is limited to daytime hours between 7:00 a.m. to 6:00 p.m. and Monday through Saturday. Noise on the subject property is otherwise limited by Storey County Code 8.04 Noise Limitations.

17. Dust management

This special use permit recognizes that the subject property is almost entirely covered in natural vegetation and that this vegetation effectively prevents soil erosion from wind and stormwater. Mass grading shall not occur on the property, except as may be necessary for principal and accessory structures, corrals, and driveways. Up to 5 cumulative acres of the subject property may be graded. Appropriate dust and erosion control shall be applied to areas where grading does occur.

18. Stormwater management

Any increased stormwater from development of the land must be detained on-site or directed appropriately to the abutting public right-of-ways and not allowed to enter abutting private properties. Stormwater drainage onto the right-of-way must be to the satisfaction of the Public Works Director.

19. Site sanitation

The entire premises and areas around the premises must be kept clean at all times. There shall be no trash, rubbish, or junk allowed to accumulate on the subject property or fugitive trash allowed to exit the premises without immediate removal. Trash shall be properly disposed of in a licensed landfill facility each week.

The permit holder is responsible for picking up all manure from animal enclosures each day and removing all collected manure from the property within each 2 week period. No manure shall be permitted to accumulate on the property and on-site composting shall not be deemed an appropriate method of disposal. Manure shall be deposited in a licensed landfill facility either by prescribed trash pick-up or personal transport to said facility or transfer station.

20. Noxious weed abatement

The permit holder must submit to the planning department a plan to mitigate the proliferation of invasive weed species (with emphasis on hoary cress and perennial pepperweed). The plan must address the weed-seed management of imported hay and other seed-containing feed and how graded and disturbed surfaces will be managed to prevent the germination and proliferation of invasive weed species. The plan will apply to entire subject property and must conform to the applicable state or federal regulations, and the requirements imposed by this special use permit and the fire district. The permit holder must conform to the plan.

21. Outdoor lighting management

The subject use may include lighting typically found on residential and commercial use, including building and field lighting. Outdoor lighting must comply with Storey County Code 8.02 Outdoor Lighting in order to prevent unnecessary glare and light trespass onto area properties and minimize its visual impact in the region.

22. Visual impact

Earth-tone and non-reflective coatings and colors must be applied to all structures on the subject property in order to lessen visibility from Gold Hill, Virginia City, and the V&T Railroad. Structures on the subject property must otherwise conform to the requirements of the Comstock Historic District Commission.

23. Animal health

All large domestic animals on the subject property must meet all equivalent Nevada State health regulations regarding examinations and immunizations.

24. Animal humane treatment

The permit holder shall be responsible for assuring that each animal living on the premises (up to 80 large domestic animals) is treated humanely and is provided adequate

and appropriate nourishment, nutritional supplements, water, and shelter. Specifically, all animals must receive the following treatment:

- a. Appropriate medical care.
- b. High quality, clean, and mold free hay/grain, at least twice daily.
- c. Clean, safe, and ice-free water and salt blocks (as applicable).
- d. Adequate shelter from wind, rain, snow, direct sun, heat, and other weather elements. Shelters shall be appropriately designed for the type of animal and such as to protect them from predators. Sheep and goats shall be provided at least one companion, of similar or different breed or species, in its living quarters. No animal may be tethered except temporarily during training exercises and when directly supervised.
- e. All animals living on the property must receive no less than 60 minutes exercise in the open arena areas per day and they must be provided an appropriate amount of rest, shade, food, and water between trainings and exercises.

25. Carson River Mercury Superfund Site (“CRMSS”)

By accepting this special use permit, the permit holder acknowledges that portions of the subject property may be within or applicable to the CRMSS. Properly managing disturbances of existing and former mine and mill sites, mill tailings, mine waste, mine material, and other areas that are found to contain Contaminant of Concern (CoC’s) as applicable to the CRMSS will be the sole responsibility of the permit holder as communicated thereto by the Nevada Division of Environmental Protection. Handling, redistributing or reprocessing CoC impacted materials by the holder must be completed in accordance with the requirements of the Nevada Division of Environmental Protection.

26. Taxes paid

Before obtaining a building permit, the holder of the special use permit must show the building department valid evidence that all property taxes on the land are paid to-date.
Million insurance

27. Indemnification

The holder of the special use permit agrees to hold Storey County, its officers and representatives harmless from the cost and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this special use permit.

5 POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the planning commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the planning commission upon which it bases its decision. The decision of the planning commission in the matter of granting the special use permit is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

6 PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Special Use Permit No. 2016-030 allowing: (a) single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) for a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

B. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by the planning commission, I [planning commissioner] recommend denial of Special Use Permit No. 2016-030 allowing: (a) single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) for a temporary (up to one year) occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

Prepared by Austin Osborne, Planning Director

Enclosures: (A) Vicinity map; (B) Historic District certificate; (C) Application No. 2016-030

DETAIL "D" 04-33

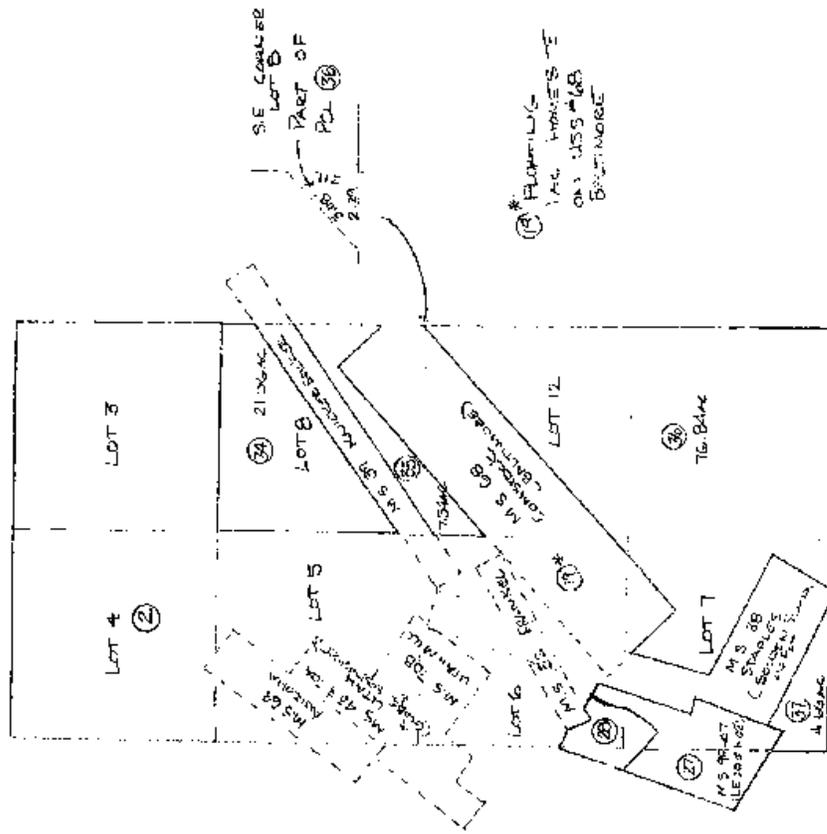


Exhibit B – Comstock Historic District certificate of approval

**STATE OF NEVADA
COMSTOCK HISTORIC DISTRICT COMMISSION
P.O. BOX 128
VIRGINIA CITY, NEVADA 89440**

CERTIFICATE OF APPROPRIATENESS

This Certificate verifies that pursuant to Nevada Revised Statutes Section 384.110,

CMI Inc/Sally Summers, owner
has made application to the Comstock Historic District Commission for a Certificate of
Appropriateness for work to be conducted on the structure located at:

199 Scales Rd American Flat.
property address/description

This application has been reviewed by the Comstock Historic District Commission in
accordance with Chapter 384 of the Nevada Revised Statutes. The proposed project as described
in the application on file with the Commission’s office, as amended at the public meeting before
the Commission if applicable, has been deemed appropriate to the preservation of the Comstock
Historic District. The work specified below or in detail in Exhibit A attached here to and made
part thereof, may now be commenced. This certificate shall not be effective without said
description or attachment. This certificate will be in force and effect until:

8/22, 20 17 unless there is a violation thereof

The observation of work not in keeping with this certificate shall constitute due cause for the
issuance of a Stop Work Order and legal action pursuant to NRS 384.190 to 384.200 inclusive

This certificate is not valid or effective until signed by the owner of the property in question
or his representative and the Chair of the CHDC or his duly appointed representative.

8/22/16
Date
Sally Summers
Owner
MuBeck
Chair, CHDC
for

Fencing, Shelters for horses
Tack room shed, Pipe
corrals, Temp trailer for
6 mo, Signs

Exhibit C – Application No. 2016-030

Exhibit A: Assessor's Vicinity Map

Exhibit B: Application No. 2016-030



RECEIVED

NOV 10 2016

STOREY COUNTY
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Storey County Planning Department

26 South "B" Street, P.O. Box 176, Virginia City, NV 89440

Phone: (775) 847-1144 Fax: (775) 847-0949

planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-030

Property Owner: Comstock Mining LLC
All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: P.O. Box 1118

City: Virginia City State: NV Zip: 89440-1118

Telephone (Home) (775) 847-4762 Business ()

Applicant: SALLY SUMMERS
All applicants must be listed on this application.

Mailing Address: 3235 Eastlake Blvd #20

City: Washoe Valley State: NV Zip: 89704

Telephone (Home) (775) 200-8137 Business ()

- Gold Hill
- Virginia City
- VC Highlands (1 acre)
- Highland Ranches (10 acres)
- Virginia Ranches (40 acres)
- Mark Twain
- Hafed
- Lockwood
- Painted Rock
- TRI
- Other CMI

Project Address: 199 Scales Rd

Assessor's Parcel Numbers (APN): 004-331-40, 004-331-08, 004-331-22

Lot: _____ Block: 7 Acreage: 134.8, 40, 78 = 252

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input checked="" type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

CS Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Detail Description/Justification of Project

Attached additional pages as necessary

General agricultural uses

Fencing - Posts, barbed wire, railroads ties, corrals

Accessory structures : Shelters 10x12

Tack & Feed - Hay Storage

BAEN (Future)

Travel Trailer 28ft.

3,500 gal Water TANK

With over 200 acres, developing small grazing areas where water is avail. Natural terrain for 50 Equine. Typical Equine set up - Round Pens Arena & Secure Paddock & shelters.

Plans include increasing water sources for Wild horses

Restoring the damage done on Private Land

Planting Trees & Private Garden

Future plan of East property ^{same} use & Restoration

Professional Consultant/Representative(s)

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, Sally Summers, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Sally Summers
Signature of Applicant

11-10-16
Date

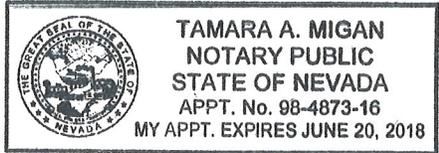
State of Nevada,
County of Storey

Signed and sworn to before me on 11-10-16 by,

Sally Summers

Tamara A Migan
Notary's Signature

exp June 20, 2018
My Commission Expires



Property Owner's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

State of Nevada,
County of Storey

Signed and sworn to before me on _____ by,

Notary's Signature

My Commission Expires

Property Owner's Affidavit:

I, SCOTT JOLCOVER, being duly sworn, depose and say that I am an owner* in fee of the described
(Printed name)
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date _____

State of Nevada,
County of Storey

Signed and sworn to before me on NOVEMBER 10TH 2016 by,

SCOTT JOLCOVER **

Notary's Signature

DEC. 16, 2019
My Commission Expires



Property Owner's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in fee of the described
(Printed name)
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date _____

State of Nevada,
County of Storey

Signed and sworn to before me on _____ by,

Notary's Signature

My Commission Expires

***Each property owner must provide an Affidavit**

Property Owner's Affidavit:

I, SCOTT JOLCOVER, being duly sworn, depose and say that I am an owner* in fee of the described
(Printed name)
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]
Signature of Applicant

Date _____

State of Nevada,
County of Storey

Signed and sworn to before me on NOVEMBER 10TH 2016 by,

SCOTT JOLCOVER **

[Signature]
Notary's Signature

DEC. 16, 2019
My Commission Expires



Property Owner's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in fee of the described
(Printed name)
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date _____

State of Nevada,
County of Storey

Signed and sworn to before me on _____ by,

Notary's Signature

My Commission Expires

***Each property owner must provide an Affidavit**

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<div style="text-align: center;"> Submittal Requirements Application Type </div>	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information – Check with Planning Department
<input checked="" type="checkbox"/> Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit – Major	X	X	X	X	X			X									X
<input type="checkbox"/> Special Use Permit – Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/> Street Name Request	X	X		X				X									X
<input type="checkbox"/> Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X	X	X
<input type="checkbox"/> Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/> Variance - Administrative	X	X						X									X
<input type="checkbox"/> Variance	X	X	X					X									X
<input type="checkbox"/> Variance - Administrative	X	X	X					X		X							X
<input type="checkbox"/> Variance	X	X	X					X		X							X
<input type="checkbox"/> Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/> Wireless Communication Facility, Modification	X	X	X	X	X	X		X		X							X
<input type="checkbox"/> Zoning Map Change	X	X	X	X	X			X		X							X
<input type="checkbox"/> Zoning Text Change	X	X	X	X	X												X
<input type="checkbox"/> Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

Treasurer' Receipt
STOREY COUNTY TREASURER
VANESSA STEPHENS
26 SOUTH B STREET
P.O. DRAWER D
VIRGINIA CITY, NV. 89440

No. 918
Date: 11/10/16

Received From:
SALLY SUMMERS

For: 2016-030 SUP SUMMERS *****250.00

Fund	Fund Description	Account	Description	Amount
001	GENERAL	001-000-32206-000	PLANNING SPEC USE/VAR	250.00CR
Receipt No.	918	Fiscal Year:	2017	*****250.00

Bank	Bank Description	Amount
199	WELLS FARGO CC ACCOUNT	250.00
Receipt No.	918	Fiscal Year: 2017 Bank Account Total: *****250.00

Cash amount 250.00

Total Cash: *****250.00
Total Checks: *****.00
Total Non Cash: *****.00
Credit Cards: *****.00
Total Other: *****.00

Treasurer



Deputy

Parcel #..... 004-331-22
 Property Loc... LOTS 1 & 2, OS MILLS/MINES
 Billed to..... SALZWIMMER DAN L & CAROLINE
 3240 S RAINBOW AVE
 PAHRUMP, NV 89048

2017 Roll #...: 003532
 District.....: 5.1
 Tax Service...:
 Land Use Code: 100

Payment Date... 11/10/16 Payer.. SALZWIMMER DAN L & CAROLINE

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
<u>Current Year</u>					
08/15	68.19		68.19	68.19	No. Taxes Owng .00
10/03	65.00		65.00	65.00	.00
01/02	65.00		65.00	65.00	.00
03/06	65.00		65.00	65.00	.00
Totls	263.19	.00	263.19	263.19	

F20=Print Bill
 F5=Notes F9=Adj Pmts F10=Amend
 F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq

PAID
 NOV 16 2016
In full
 BY: *[Signature]*

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 004-331-08 Roll # 000877
 SE4 OF NW4: SEC 7-16N-21E
 District-5.1

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

COMSTOCK MINING LLC
 P O BOX 1118
 VIRGINIA CITY, NV 89440

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 4,368	GENERAL	1.7719		77.38
	SCHOOL OPER	.7500		32.76
TOTAL 4,368	SCHOOL DEBT	.1447		6.32
	CAPITAL AQUIS	.0500		2.18
	STATE	.1700		7.43
	IND MEDICAL	.0100		.44
	IND ACCIDENT	.0150		.66
	FIRE DISTRICT	.5446		23.79
	YOUTH SERVICE	.0045		.20
	Ad Valorem Total	3.4607		151.16
	Payments to Date			151.16-
	PAID IN FULL			

PAID
 NOV 14 2016
in full
 BY: *U. Lucas*

MAKE REMITTANCE PAYABLE TO:
 Storey County Clerk/Treasurer
 P O Drawer D
 Virginia City, NV 89440
 775-847-0969

Parcel 004-331-40 Roll # 000879
 PTN S7, T16N, R21E
 SEC 7 T16N R21E
 District-5.1

TAXES FOR PERIOD
 July 1, 2016 thru June 30, 2017

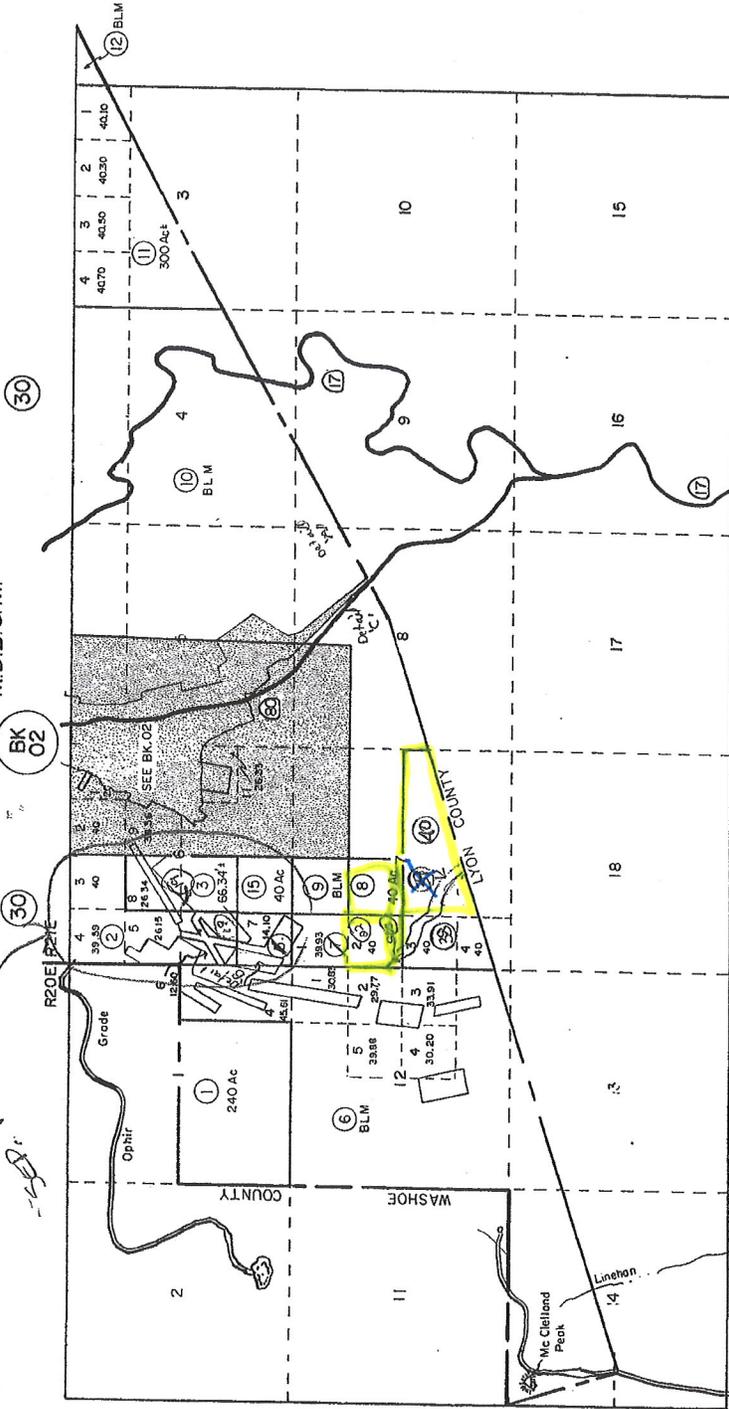
COMSTOCK MINING LLC
 P O BOX 1118
 VIRGINIA CITY, NV 89440

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 7,344	GENERAL	1.7719		130.14
	SCHOOL OPER	.7500		55.08
TOTAL 7,344	SCHOOL DEBT	.1447		10.63
	CAPITAL AQUIS	.0500		3.67
	STATE	.1700		12.48
	IND MEDICAL	.0100		.73
	IND ACCIDENT	.0150		1.10
	FIRE DISTRICT	.5446		39.99
	YOUTH SERVICE	.0045		.33
	Ad Valorem Total	3.4607		254.15
	Payments to Date			254.15-
	PAID IN FULL			

PAID
 NOV 14 2016
in full
 BY: *W. Bacus*

Sections 1, 2, 11, & A Portion of Sections 12, 13, 8, 14 T16N, R20E
Sections 5, 6, & A Portion of Sections 3, 4, 7, 8, 8, 9, T16N, R21E

M.D.B. & M.

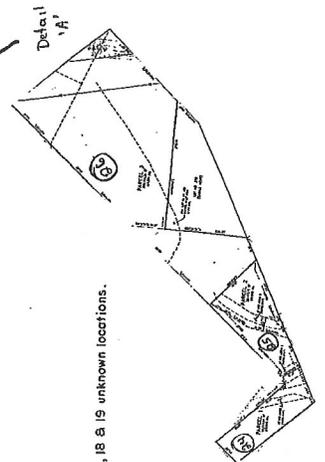
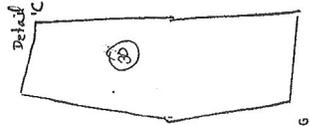
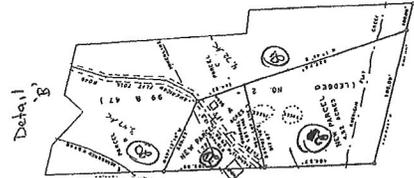


STOREY COUNTY

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

SEE PAGE 30
 DETAIL D
 DETAIL E

NOTE: PCL's 04-331-13, 16, 17, 18 & 19 unknown locations.



REV/DOAS/FEB 89/DA
 CW/DE-01/KA
 DOT/DOAS/OCT 79/WG

STATE OF NEVADA
COMSTOCK HISTORIC DISTRICT COMMISSION
P.O. BOX 128
VIRGINIA CITY, NEVADA 89440

CERTIFICATE OF APPROPRIATENESS

This Certificate verifies that pursuant to Nevada Revised Statutes Section 384.110,

CMI Inc/Sally Summers, owner
has made application to the Comstock Historic District Commission for a Certificate of
Appropriateness for work to be conducted on the structure located at:

199 Scales Rd American Flat.
property address/description

This application has been reviewed by the Comstock Historic District Commission in accordance with Chapter 384 of the Nevada Revised Statutes. The proposed project as described in the application on file with the Commission's office, as amended at the public meeting before the Commission if applicable, has been deemed appropriate to the preservation of the Comstock Historic District. The work specified below or in detail in Exhibit A attached here to and made part thereof, may now be commenced. This certificate shall not be effective without said description or attachment. This certificate will be in force and effect until:

8/22, 2017 unless there is a violation thereof

The observation of work not in keeping with this certificate shall constitute due cause for the issuance of a Stop Work Order and legal action pursuant to NRS 384.190 to 384.200 inclusive

This certificate is not valid or effective until signed by the owner of the property in question or his representative and the Chair of the CHDC or his duly appointed representative.

8/22/16
Date

Sally Summers
Owner

M. Beck
Chair, CHDC

Fencing, Shelters for horses
Tack room shed, Pipe
corrals, Temp trailer for
6 mo, Signs

for

800-002-04

002-254-01

800-002-14 002-252-01

800-002-45

800-002-22

800-002-02 800-002-38

00-002-11

004-331-28

800-002-06

004-331-27

004-331-36

004-331-37

1250 #

-002-03

004-331-22

SALZ

004-331-08

TEXAS 212

40
004-331-33

STOREY COUNTY BUILDING PERMITS
P.O. BOX 526
VIRGINIA CITY, NEVADA 89440
TELEPHONE: 775-847-0966

Date: 07/18/16

Receipt #: 012644

Permit #: 09773 00
Owner: COMSTOCK MINING LLC
Contractor: A M SMITH ELECTRIC INC

Cash: 47.25
Check:
Credit Card:

Total: 47.25

Remarks: POWER POLE @ 199 AMERICAN RAVINE- COMSTOCK MINING

RETAIN THIS
RECEIPT FOR
YOUR RECORDS

RECEIVED BY: 

INVALID
WITHOUT
SIGNATURE

PROPOSAL

ARTISTIC FENCE CO., INC.

Cont. License #7798A

Plot Plan

*
 480 Morrill Avenue
 Reno, Nevada 89512
 (775) 786-6002
 FAX (775) 786-7992

5740 US Highway 50 East
 Carson City, NV 89701-1413
 (775) 882-4665
 FAX (775) 882-7847

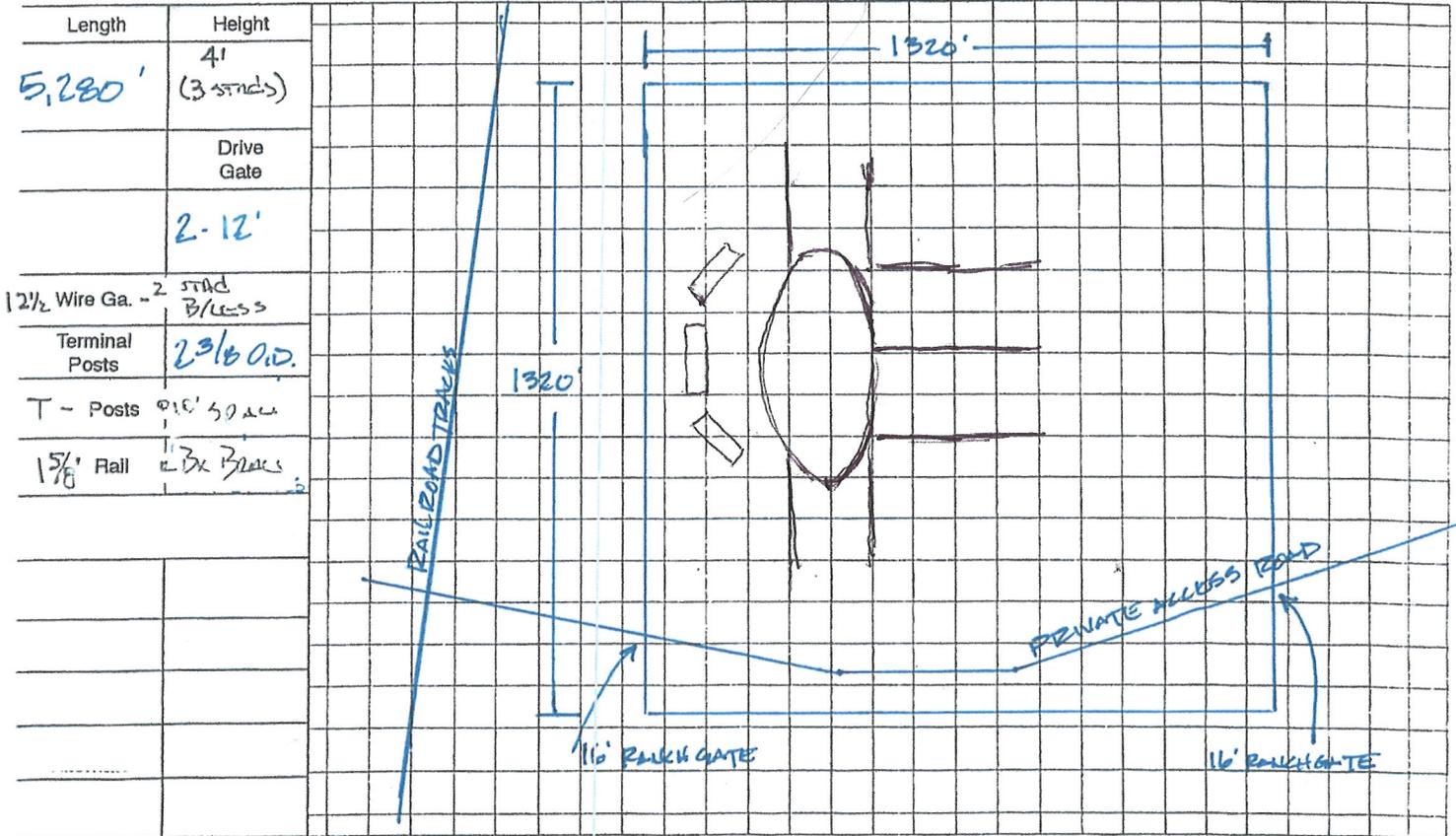
720 E. Fairgrounds
 Winnemucca, NV 89445
 (775) 623-6676
 FAX (775) 623-9566

Submitted to ~~XXXXXXXXXXXXXXXXXXXX~~ SALLY SUMMERS Phone No. ~~XXXXXXXXXX~~
 For Property at AMERICAN FLATS / GOLD HILL, SPRETT COUNTY

WE PROPOSE TO:

- INSTALL FENCE
- MATERIALS ONLY F.O.B. OUR YARD
- OR DO THE FOLLOWING DESCRIBED WORK:

STEEL



PAYMENT IN FULL DUE UPON COMPLETION

PERMIT NOT INCLUDED UNLESS OTHERWISE INDICATED

WE PROPOSE TO furnish and install fencing materials (or materials only) in accordance with the conditions and terms as listed. The fence line and grade are to be located by the property owner. CUSTOMER ASSUMES FULL RESPONSIBILITY FOR LOCATION OF FENCE and agrees to, at customer's sole expense, defend and hold Artistic Fence Co., Inc. harmless respecting claims of encroachment, claims of damage to underground facilities, and/or any other claims brought on account of the work herein above described, including sprinkler systems. Price if Installation is based on the entire job being done at one time. If on account of changes made by purchaser the crew has to make more than one trip, the extra charge covering such expense will be made. Quotation is subject to change after _____ days.

MAT'L ONLY \$ 6,760⁰⁰
Installed \$ 19,700⁰⁰
 TERMS: 1/2 down - bal on Deliv

NOTE - MAT'L ONLY FOB OUR YARD.

* Del of MAT'L ONLY + 500⁰⁰

By STEVE BROPHY

Accepted By _____ Subject to additional conditions on reverse side.

Date 8-2-16

Date _____



Storey County Planning Commission Staff Report

CASE NO.: 2016-028

APPLICANTS: Storey County

PROPERTY OWNERS: Storey County

PROPERTY DESCRIPTION: Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada (APN 001-081-03).

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

MEETING LOCATION: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

MEETING TIME & DATE: Planning Commission: 6:00 p.m., Thursday, December 1, 2016
County Commission: 10:00 a.m., Tuesday, December 6, 2016

STAFF CONTACT: Austin Osborne, Planning Director

I. BACKGROUND & ANALYSIS

1.1 Site characteristics

The subject property is located in the CR Commercial Residential zone. This zoning designation exists only in Virginia City and Gold Hill. The property is located at 26 South “B” Street, the site of the Storey County Courthouse. The courthouse is situated facing east abutting “B” Street.

The applicant, Storey County, has undergone a refurbishment of the front façade of the Storey County Courthouse in order to stop and reverse weather damage and restore its historically appropriate coloring and appearance. A modern type dusk-to-dawn light fixture is located above the front main entrance of the courthouse. A similar type light fixture is also located above the north entrance to the courthouse. Both lights appear to have existed at these locations for 20 years or longer. The applicant in 2012 constructed a threshold shelter at the south entrance of the building. A modern type light fixture similar to those at the front and north side of the building was replaced by a historically appropriate light fixture. That fixture was approved by the Comstock Historic District. The front and north side fixtures existed prior to light emission standards in Storey County Code 8.02 and are legally nonconforming. The south side fixture was installed after adoption of the code and, therefore, is non-conforming. The subject light fixtures are illustrated in Figures 1-4.

1.2 Proposed use

As part of the building front façade refurbishment project, the applicant proposes to remove an existing modern type light fixture located at the courthouse main entrance with a historically appropriate light fixture shown to have existed at the same location circa 1942. The applicant also proposes to replace a modern type light fixture at the building’s north entrance with a similar historically appropriate outdoor light fixture. Lastly, the applicant requests that the south entrance light fixture installed in 2012 be considered for legal conformance with the county code. The subject lights will require a variance from the light emission standards in Storey County Code 8.02 Outdoor Lighting to be considered legally conforming. The variance is proposed so long as the fixtures comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

1.3 Abutting uses

The main entrance of the courthouse, where one of the subject lights is located, abuts “B” Street. Several commercial uses and multi-family apartments are located in this immediate area. The subject light fixture will provide nighttime lighting for the main entrance to the courthouse as and along the building’s front sidewalk area. The street and immediate surrounding area is also illuminated by a nearby overhead street light. The north side of the courthouse faces a single-family residence, Piper’s Opera House, and a parking lot. The south entrance faces a court yard and parking lot. Despite emitting more horizontal light than allowed by county code, the proposed lights are partially shielded to emit less horizontal light than the existing modern type fixtures, and their placement will reduce impacts now existing for adjacent residential uses.

1.4 Safety and Area Impacts

The existing modern commercial light fixtures at the east and north entrances emit obnoxious light causing general glare and irritation for adjacent residences, and they detract from the historic architecture of the courthouse. These lights currently use high-pressure sodium bulbs and

emit between 5,500 and 8,500 lumens. Light emissions from the proposed fixtures will be approximately 3,000 lumens, equivalent to a 200w incandescent light bulb. This light output is similar to the light existing at the south entrance to the courthouse. See Figure 4. The existing lights are flush mounted either to the wall or ceiling. This mounting configuration creates a shadowing effect in the front and north inset doorway thresholds. This condition is illustrated in Figure 3. This safety and security hazard is expected to improve dramatically with the front drop-pole mounted and north side wall-extension mounted light fixtures.



Figure 1: Courthouse and front entrance light fixture, circa 1942



Figure 2: Proposed Light Fixture. The top image shows the light fixture approved by the Comstock Historic District and State Historic Preservation Office. The fixtures will also include a bulb dome and cage, and mounting pole and hardware similar to that shown in the right images. The north entrance light hardware will be configured for side-wall mounting. Note: The fixture shown in middle right is now located at the Courthouse south entrance.



Figure 3: Existing light fixture at front and north entrances. Note (top) that the proposed fixture will be partially shielded and will better illuminate the 4' deep now shadowed threshold area. Improved lighting of the front entrance threshold area is also expected from the drop-pole mounted light fixture.



Figure 4: Existing Courthouse outdoor side/south entrance light (for comparison). The image illustrates the existing light over the south entrance of the Storey County Courthouse. The proposed light fixture over the front Courthouse entrance will approximately resemble this light and it will emit similar lumens of light. Note the existing overhead street light immediately across the street (east) of the proposed Courthouse front light. That light provides sufficient vehicle and security lighting of the Courthouse front area allowing the subject building light to be reduced from its existing intensity.

II. USE COMPATIBILITY AND COMPLIANCE

2.1 Compatibility with surrounding uses and zones

The following table shows uses, zoning classifications, and master plan designations for the land at and surrounding the proposal. There are no evident conflicts between the proposal and SCC Title 17 Zoning or the county master plan. The proposed use is also consistent with the surrounding commercial-residential mixed-use environment.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
APPLICANT'S LAND	Storey County Courthouse and public services facility	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO NORTH	Occupied single-family residence	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO SOUTH	Parking lot for the Storey County Courthouse	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO EAST	Multi-family residential uses and commercial uses	Mixed-use commercial-residential	CR Commercial-Residential
LAND TO WEST	Single-family residences	Mixed-use commercial-residential	CR Commercial-Residential

2.2 Compliance with Storey County Code 8.04 Outdoor Lighting

Outdoor lighting for the purposes of maintaining “dark-skies” is regulated by Storey County Code 8.04 Outdoor Lighting. Outdoor lighting devices or fixtures located on office, retail, commercial, public, institutional, industrial, and multi-family buildings and properties shall be shielded* in such a manner that light rays emitted by the device or fixture, whether directly from the lamp or indirectly from the fixture, are restricted to regions below an angle fifteen degrees beneath the horizontal plain running through the lowest point on the fixture where light is emitted. No significant intensity of light shall be emitted from the fixture horizontally nor above the horizon, nor above the region defined above. In general, all outdoor lighting shall be downwardly directed and fixtures shall conform to standards set forth by the International Dark-Sky Association (IDSA) or equivalent. Light shields shall be opaque and constructed of solid material which is in no way transparent or translucent.

It is anticipated that light exiting the proposed fixture may not conform to this requirement. Section 8.02.070(B) states that no lighting and no variance for lighting may conflict state statutes governing lighting within the Comstock Historic District. The Comstock Historic District approved the light fixture described in this staff report and rejected other similar fixtures which would have conformed to Storey County Code 8.02 regulating outdoor lighting.

2.3 General variance allowances and restrictions

A variance to the requirements of the county code may be granted by the board with action by the planning commission where by reason of extraordinary and exceptional situation applicable to a property the strict application of the regulations enacted under the regulations would result in peculiar and exceptional practical difficulty to, or exceptional and undue hardship upon the owner of the property. The approval, approval with conditions, or denial of the variance request must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed in Section III are the minimum findings to be cited in a motion for approval or denial.

2.4 Conformance with the 2016 Storey County Master Plan

The Comstock Historic District maintains jurisdiction over the regulation of the exterior appearance of buildings and structures in Virginia City and the Comstock Historic District. Their jurisdiction also applies to the outdoor light fixtures proposed in this report. The decision of the Comstock Historic District to approve the subject light fixtures, and its decision to deny light fixtures that better conform to the strict requirements in Storey County Code 8.02 Outdoor Lighting, conforms to the provisions of the 2016 Storey County Master Plan which emphasizes the importance of preserving and maintaining historical authenticity of historic structures of the Comstock. The Comstock Historic District maintains that the light fixtures proposed in this report exhibit attributes most similar to what was shown to have existed at the front entrance of the Storey County Courthouse circa 1942, and what was likely to have also existed at the building's north and south entrances.

III. FINDINGS OF FACT

3.1 Motion for approval

The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section VI Recommended Conditions of Approval, are applied.

1. Office, retail, commercial, public, institutional, industrial, single-family, and multi-family buildings and their lighting are part of the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. Unnecessary and improperly designed light fixtures cause glare, or intense light that results in unnecessary brightness, a reduction of visual performance and visibility, light pollution and wasted resources through additional expense for utility costs, hazardous conditions for all modes of transportation, and also affects the ability to view the night sky, including astronomical observations. The regulations in Storey County Code 8.02 are intended to mitigate these conditions by regulations that require shielding, pointing lighting downward (other than certain lighting allowed with a variance), and only using the amount of light that is necessary. This variance serves to conform as much as possible to the purpose and intent of this ordinance while also conforming and preserving the historical integrity of the Storey County Courthouse.

2. The variance complies with all federal, state, and county regulations, including the approval of the Comstock Historic District as evidenced by the Certificate of Architectural and Historic Approval granted thereby.
3. Because the Storey County Courthouse is listed in the National Register of Historic Places, and because the exterior architectural design and preservation is under the jurisdiction of the Comstock Historic District Commission and the Nevada State Historic Preservation Office, the strict application of Storey County Code 08.02 Outdoor Lighting requirements would potentially not conform to Nevada Revised Statutes regulating historic buildings in the Comstock Historic District, and would potentially degrade the historic value and authenticity of the building and the enjoyment thereof by visitors, residents, and scholars.
4. The variance takes into consideration and incorporates provisions of Storey County Code 08.02 “Dark Skies” to reduce the light emission impacts on adjacent uses while maintaining historic authenticity in accordance with Comstock Historic District requirements.
5. The conditions under this variance do not conflict with the minimum requirements in Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.30 CR Commercial-Residential Zone, or any other federal, state, or county regulations, including building and fire codes.
6. Granting of the variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood of the subject property.

3.2 Motion for denial. Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

1. Substantial evidence shows that the variance may conflict with the purpose, intent, and other specific requirement of Storey County Code Sections 17.03 Administrative Provisions, 17.12 General Provisions; and 17.30 Commercial-Residential Zone, or any other federal, state, or county regulations, including building and fire codes.
2. The conditions under the variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

IV. RECOMMENDED CONDITIONS OF APPROVAL

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

1. Purpose

This variance is granted for the purpose of diverging from light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting, by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South “B” Street, Virginia City, Nevada (APN 001.081.03).

2. Compliance

The variance must comply with the Comstock Historic District and Nevada State Historic Preservation Office requirements, and with federal, state, and county codes and regulations. A certificate of Comstock Historic District Approval and State Historic Preservation Office approval must be obtained by the applicant before installation of the subject light fixture, and the certificate must be kept on-file at the Office of the Storey County Clerk.

3. Permits and expiration

The holder of the variance must apply for all necessary electrical and other permits subject to this variance within 24 months from the date of board (Board of Storey County Commissioners) approval, and continuously maintain the validity of those permits, as appropriate, or this variance approval will become null and void.

4. Light emission limitations

The light emitting device (e.g., light bulb) within the light fixture shall not exceed 3,000 lumens (equivalent to 200w incandescent light bulb) unless a shield is placed thereon preventing light trespass onto east abutting properties as limited by Storey County Code 08.02 Outdoor Lighting.

V. POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the planning commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the planning commission upon which it bases its decision. The decision of the planning commission in the matter of granting the variance is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

VI. PROPOSED MOTIONS

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.1 of this report, the approval by the Comstock Historic District and the Nevada State Historic Preservation Office, and other findings deemed appropriate by staff, and in compliance with the conditions of approval, I [planning commissioner] recommend approval with conditions Variance No. 2016-028, a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting, by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South “B” Street, Virginia City, Nevada (APN 001.081.03). This motion recognizes that the subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

B. Alternative motion

Against the recommendation by staff and the approval by the Comstock Historic District at the Nevada State Historic Preservation Office, but in accordance with the findings of fact under Section 3.2 of this report, and other findings deemed appropriate by staff, I [planning commissioner] recommend denial of Variance No. 2016-028, a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting, by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South “B” Street, Virginia City, Nevada (APN 001.081.03).

Prepared by Austin Osborne, Planning Director

Enclosures:

Exhibit A – Assessor’s Vicinity Map

Exhibit B – CHDC Certificate of Historic and Architectural Appropriateness

Exhibit A: Assessor's Vicinity Map

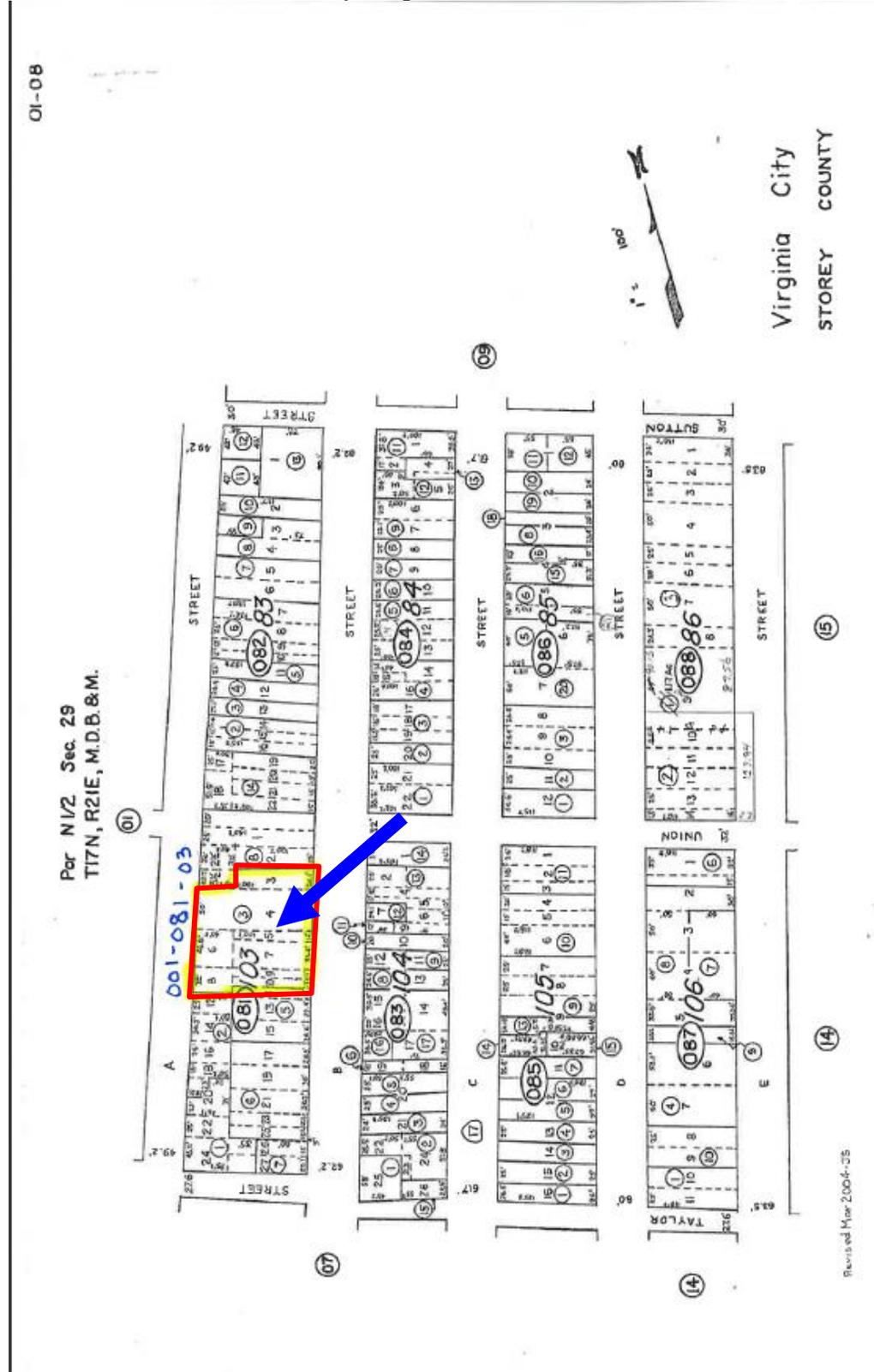


Exhibit B: Certificate of approval from CHDC and SHPO



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
Rebecca L. Palmer, Administrator, SHPO

November 16, 2016

Cherie Nevin
Community Relations Coordinator
Storey County, Nevada
P.O. Box 176
Virginia City, NV 89440

RE: Letter of Permission for the replacement of two light fixtures at the Storey County Courthouse, Virginia City, Storey County, Nevada

Dear Ms. Nevin,

The Nevada State Historic Preservation Office (SHPO; defined as "State" in the Commission for Cultural Affairs Covenants) has reviewed your proposed scope of work for the replacement of two light fixtures at the front and north entrances of the Storey County Courthouse in accord with the Covenants (Stipulation 2) that remain in effect until December 31, 2061. The scope of work was submitted to the SHPO on November 10, 2016. Further information about the project was obtained via a phone call with County staff on November 16, 2016.

The proposed work is in keeping with the Secretary of the Interior's Standards. The SHPO gives Storey County permission to make the following changes to the courthouse:

- Removing the flush-mounted light fixture located on the "ceiling" of the entrance overhang on the building's front elevation, and replacing it with the more period-appropriate fixture depicted in the submitted scope of work. The conical metal fixture will be hung from a metal rod.
- Removing the wall-mounted light fixture located above the door on the north elevation, and replacing it with the same conical metal fixture that will be installed on the front elevation. In this north location, the fixture will be wall-mounted via a simple curved metal bracket.

Thank you for your commitment to this important cultural and architectural resource. If you have questions concerning this correspondence, please feel free to contact SHPO architectural historian Kristen Brown at (775) 684-3439 or by email at knbrown@shpo.nv.gov.

Sincerely,



Rebecca Lynn Palmer
State Historic Preservation Officer

901 S. Stewart Street, Suite 5004 ✦ Carson City, Nevada 89701 ✦ Phone: 775.684.3448 Fax: 775.684.3442

www.shpo.nv.gov



Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440
Phone: 775-847-1144 Fax: 775-847-0949
planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2016-028

Property Owner: Storey County
All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: Drawer D / 26 South B Street

City: Virginia City State: NV Zip: 89440

Telephone: (775) 847-0968 Email: _____

Applicant: Storey County
All applicants must be listed on this application.

Mailing Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: (775) 847-0968 Email: _____

Gold Hill Virginia City VC Highlands (1 acre) Highland Ranches (10 acres) Virginia Ranches (40 acres)

Mark Twain Hafed Lockwood Painted Rock TRI Other _____

Project Address: 26 South B Street (Storey County Courthouse)

Assessor's Parcel Numbers (APN): 001-081-03

Lot: 3-10 Block: 103 Acreage: .471

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input checked="" type="checkbox"/> Variance	\$100.00 <i>extend</i>
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

 **Applicants Initials**

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Professional Consultant/Representative(s)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Cell: _____

Applicant's Affidavit:

I, Austin Osborne, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

X [Signature]
Signature of Applicant

11/16/16
Date

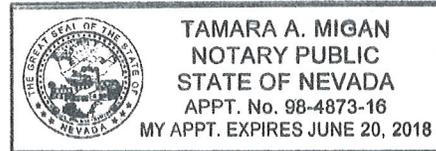
State of Nevada,
County of Storey

Signed and sworn to before me on:

November 16, 2016 by,
Date

[Signature]
Notary's Signature

June 20, 2018
My Commission Expires



Property Owner's Affidavit:

I, Austin Osborne, being duly sworn, depose and say that I am an owner* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

X [Signature]
Signature of Property Owner

11/16/16
Date

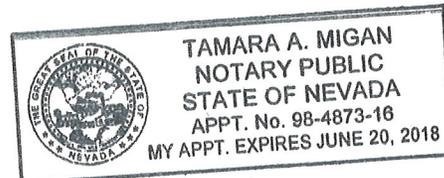
State of Nevada,
County of Storey

Signed and sworn to before me on:

November 16, 2016 by,
Date

[Signature]
Notary's Signature

June 20, 2018
My Commission Expires



Property Owner's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of Storey

Signed and sworn to before me on:

_____ by,
Date

Notary's Signature

My Commission Expires

Property Owner's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in fee of the described
Printed name
property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Property Owner

Date

State of Nevada,
County of Storey

Signed and sworn to before me on:

_____ by,
Date

Notary's Signature

My Commission Expires

***Each property owner must provide an Affidavit**

Detail Description/Justification of Project

Attached additional pages as necessary

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

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Submittal Requirements	Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Parcel/Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input checked="" type="checkbox"/>		X	X	X	X	X			X	X	X							X
<input type="checkbox"/>	Abandonment	X	X		X	X			X		X							X
<input type="checkbox"/>	Amended Map	X	X		X	X			X		X							X
<input type="checkbox"/>	Condition Amendment	X	X						X									X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X			X		X	X						X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X					X									X
<input type="checkbox"/>	Land Division Map (40 acre minimum)	X	X	X	X	X			X		X	X						X
<input type="checkbox"/>	Lot Consolidation*	X	X	X	X				X									X
<input type="checkbox"/>	Master Plan Map Amendment	X	X		X	X			X									X
<input type="checkbox"/>	Master Plan Text Amendment	X	X															X
<input type="checkbox"/>	Natural Resources Exploration and Registration Review	X	X	X	X	X			X									X
<input type="checkbox"/>	Parcel Map – Record of Survey																	X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X		X					X		X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X		X	X	X	X	X	X		X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X									X

*Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Submittal Requirements		Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.	
<input checked="" type="checkbox"/>																			
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X										X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X										X
<input type="checkbox"/>	Special Use Permit – Major	X	X	X	X	X			X										X
<input type="checkbox"/>	Special Use Permit – Major Industrial	X	X	X	X	X			X										X
<input type="checkbox"/>	Street Name Request	X	X		X				X										X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X			X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X								X
<input type="checkbox"/>	Variance - Administrative	X	X						X										X
<input type="checkbox"/>	Variance	X	X	X					X										X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X								X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X								X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X								X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X													X
<input type="checkbox"/>	Other	X	X	X	X	X													X

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

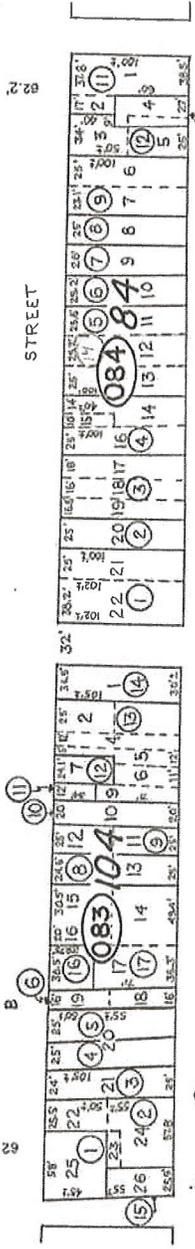
1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at StoreyCounty.org.
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2nd floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1st floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.

Por N1/2 Sec. 29
T17N, R21E, M.D.B. & M.

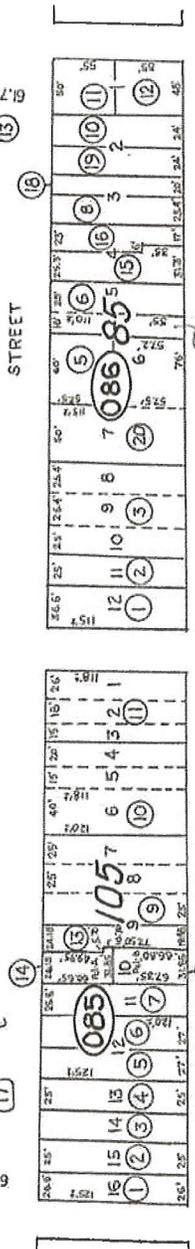
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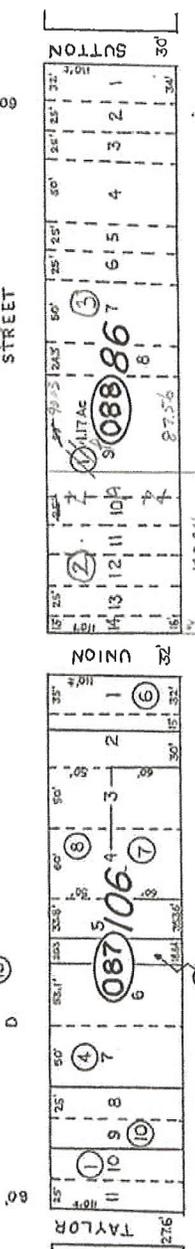
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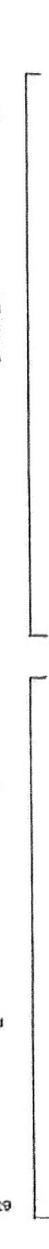
09



14



14



15



Virginia City
STOREY COUNTY

NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Dept. of Taxation, Division of Assessment Standards

Parcel Number 001-081-03
Last Updated 8/30/16 By J S

Ownership (F6=All Owners F7=Documents)
Legal Owner..... STOREY COUNTY Force Assmt Notice....
Assessed Owner..... STOREY COUNTY Force Ag Message...
Mail Address..... DRAWER D Force Label.....
City, State..... VIRGINIA CITY, NV Zip... 89440 Force Card/Aff (C/A)..
Vesting Doc #, Date. Yr,Bk,Pg 00 000 000 Corr Rq'd _
Map Document #s..... 124525 _
Description (F11=Additional Locations)

Dir Street or Other Description Unit #(s)
Property Location... 26 S B ST
Subdivision..... L 3-10 BLK 103 RNG A Block... Lot...
Town..... VIRGINIA CITY Parcel Map ID..
Property Name..... COURTHOUSE Confidential..
Remarks.....

Parcel # Containing Descriptive/Document Data.... Land Use: 400
Size
Total Acres... .471 Square Feet.... 20,503
Ag Acres..... .000 W/R Acres..... .000
F9=Scan >/< > F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Exempt