



# Storey County Planning Commission Meeting Agenda


Thursday February 5, 2025 at 6:00 p.m.  
Storey County Courthouse, District Courtroom\*  
26 South B Street, Virginia City, NV

*Alexia Sober – Chairperson  
Rachel Holderread – Planning Commissioner  
Jim Umbach – Planning Commissioner*

*Lee Sterrett- Vice Chairperson  
Kristen Brown – Planning Commissioner  
Denise Victorine – Planning Commissioner  
Carlos Negrete – Planning Commissioner*

**This meeting will be held in person and the public is welcome to attend.**

Members of the public who wish to **watch the meeting remotely** may do so by accessing the Storey County Clerk's new YouTube channel. To access the Channel and the Live Stream:

1. Open your browser and go to [www.youtube.com/@storeycountyclerk](http://www.youtube.com/@storeycountyclerk)
2. Click on the Storey County seal  when it has the **LIVE** display, or click on the video picture for the meeting in the playlist under the county seal with the **LIVE** display on the graphic.

- Public comment may be made by in-person appearance only. -

**For additional information or supporting documents please contact the Storey County Planning Department at 775-847-1144.**

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**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/For Possible Action:** Election of Chairperson of the Planning Commission for 2026.
5. **Discussion/For Possible Action:** Election of Vice-Chairperson of the Planning Commission for 2026.
6. **Public Comment (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendaized topic. Public comment is limited to 3 minutes per individual.
7. **Discussion/For Possible Action:** Approval of Agenda for February 5, 2026.
8. **Discussion/For Possible Action:** Approval of Minutes for December 4, 2025.

9. **Discussion/For Possible Action:** 2026-006 Division of Large Parcels Map. The applicant is requesting a Division of Land into Large Parcels, File 2026-006. The existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of the tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Number 004-181-13, Storey County, Nevada.

10. **Discussion/No Possible Action:** Status of Design Review Standards Update.

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

12. **Correspondence** (no action)

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

14. **Staff** (no action)

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

16. **Adjournment** (no action)

**Notes:**

- Supporting material is available to the public and may be obtained at <https://www.storeycounty.org/agendacenter> or the Storey County Courthouse, Planning Department, 26 South B Street, Virginia City, Nevada.
- There may be a quorum of Storey County Commissioners in attendance, but no action or discussion will be taken by the Commissioners.
- 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). Public Comment is limited to 3 minutes per individual.
- Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.
- Additional information pertaining to any item on this agenda may be requested from Lyndi Renaud, Planning Department (775-847-1144).
- Supporting material is available to the public and may be obtained at <https://www.storeycounty.org/agendacenter> or the Storey County Courthouse, Planning Department, 26 South B Street, Virginia City, Nevada.

**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 location on or before January 27, 2026: Storey County Courthouse and Storey County website at <https://www.storeycounty.org/agendacenter>. And the Nevada State website at <https://notice.nv.gov/>. Courtesy copies of the agenda may be posted at the Storey County Community Development; Virginia City Fire Station 71; Mark Twain Community Center; Lockwood Community/Senior Center; Canyon GID; Lockwood Fire Station; Virginia City Highlands Fire Station; Virginia City Highlands Online Message Board.

By *Lyndi Renaud*, Secretary of the Planning Commission



# STOREY COUNTY PLANNING COMMISSION MEETING

Thursday December 4, 2025, at 6:00 p.m.  
Storey County Courthouse  
26 S B Street, Virginia City, Nevada

## MEETING MINUTES

CHAIRPERSON: Alexia Sober

VICE-CHAIRPERSON: Lee Sterrett

### COMMISSIONERS:

Denise Victorine, Carlos Negrete, Jim Umbach, Kristen Brown, Rachel Holderread

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- 1. Call to Order:** The meeting was called to order by the Chairman at 6:00 P.M.
  - 2. Roll Call:** Alexia Sober, Lee Sterrett, Denise Victorine, Jim Umbach, Carlos Negrete, Rachel Holderread.  
Absent: Kristen Brown.  
**Also Present:** Planner Jessica Prager, Planning Director Kathy Canfield, and Chief Deputy District Attorney Brian Brown.
  - 3. Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.
  - 4. Public Comment (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.  
  
No Public Comment.
  - 5. Discussion/For Possible Action:** Approval of Agenda for December 4, 2025.  
  
No Public Comment  
**Motion:** Approval of Agenda for December 4, 2025, **Action:** Approve, **Moved by** Commissioner Umbach, **Seconded by** Commissioner Sterrett, **Vote:** Motion carried by vote (**summary:** Aye=6).  
  
No Public Comment.
  - 6. Discussion/For Possible Action:** Approval of Minutes for November 6, 2025.  
  
No Public Comment.  
  
**Motion:** Approval of Approval of Minutes for November 6, 2025, **Action:** Approve, **Moved by** Commissioner Sterrett, **Seconded by** Commissioner Negrete, **Vote:** Motion carried by vote (**summary:** Aye=6).

No Public Comment.

7. **Discussion Only/For Possible Action:** Special Use Permit 2025-065. The applicant is requesting a Special Use Permit to open and operate a childcare facility at the existing Lockwood Community & Senior Center. The facility is located on property owned by Storey County, located at 800 Peri Ranch Road, Lockwood, Storey County, Nevada, Assessor's Parcel Number (APN) 004-121-27.

Planner Jessica Prager summarized the request.

The Community Chest is proposing to open and operate a childcare facility at the Storey County Lockwood Community & Senior Center. Community Chest currently operates childcare facilities in Virginia City. The Lockwood Community & Senior Center recently had its grand opening on October 29<sup>th</sup>, 2025, and the Community Chest is proposing to open and operate a childcare facility within the Center. The childcare facility will operate in a space that was intended for childcare within the new Center.

The number of children proposed for the programs is limited only to the licensing requirements sought by the Community Chest through the State of Nevada and the Storey County Sheriff's Office. The Community Chest's goal is to provide childcare to all that request such services, which include the residents of Storey County and for others that may work in the County. They hire the number of employees based on the employee to child ratio required by the State. The ratio varies by the age of the children.

At this time, Community Chest is proposing childcare for children ages 2 years old to 5 years old. The childcare facility is proposed to be open Monday through Friday from 7am to 6pm. The age of children, and days and hours of operation may change over time but will always follow the State of Nevada regulations for operating a childcare facility.

The childcare facility is located within the Storey County Lockwood Community & Senior Center building. The childcare program will utilize the onsite recreation facility such as the playroom and fenced in grass area located outside but attached to the building. A parking lot is located outside of the building, that provides area for employee parking and drop-off/pick up areas for parents. This project does not propose any construction changes to the exterior or interior of the property.

The property is zoned Public and childcare of more than 4 children requires a Special Use Permit.

No Public Comment

**Motion:** In accordance with the recommendation by staff, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the Planning Commission, and in compliance with the conditions of approval, I Lee Sterrett, recommend approval of Special Use Permit (2025-065) to open and operate a childcare facility at the existing Lockwood Community & Senior Center. The facility is located on property owned by Storey County, located at 800 Peri Ranch Road, Lockwood, Storey County, Nevada, Assessor's Parcel Number (APN) 004-121-27.,  
**Action:** Approve, **Moved by** Commissioner Sterrett, **Seconded by** Commissioner Umbach,

Planner Jessica Prager read the findings into the record.

- (1) This approval is for Special Use Permit 2025-065 to open and operate a childcare facility at the existing Lockwood Community & Senior Center. The facility is located on property owned by Storey County, located at 800 Peri Ranch Road, Lockwood, Storey County, Nevada, Assessor's Parcel Number (APN) 004-121-27.

- (2) The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The proposed project will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2024 Storey County Master Plan for the Storey County, Lockwood Area Plan area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (7) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit and Section 17.15 P - Public Zone.

**Vote:** Motion carried by vote (**summary:** Aye=6).

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

**Motion:** Next planning commission meeting to be held on January 15, 2025, at 6:00 P.M. at the Storey County Courthouse, District Courtroom,, **Action:** Approve, **Moved by** Commissioner Sterrett, **Seconded by** Commissioner Negrete, **Vote:** Motion carried by vote (**summary:** Aye=6).

No Public Comment

**9. Correspondence (No Action) – None**

**10. Public Comment (No Action) – None**

**11. Staff Report (No Action) –** Planner Jessica Prager said she hopes to see everyone at the upcoming County Holiday party to be held on December 12th.

**12. Board Comments (No Action) – None**

**13. Adjournment (No Action)** - The meeting was adjourned at 6:15 p.m.

*To obtain a recording of the meeting please email [planning@storeycounty.org](mailto:planning@storeycounty.org) or call the office at 775.847.1144*

Respectfully Submitted, By Lyndi Renaud

# STOREY COUNTY PLANNING DEPARTMENT

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



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**To:** Storey County Planning Commission

**From:** Storey County Planning Department

**Meeting Date:** February 5, 2026, at 6:00 p.m.

**Meeting Location:** Storey County Courthouse, District Courtroom, Virginia City, Nevada

**Staff Contact:** Jessica Prager

**File:** 2026-006

**Applicant:** Wood Rodgers Inc.

**Property Owners:** NVSOV07, Inc.

**Property Location:** The property consists of one existing parcel of land located west of USA Parkway at the Storey County/Lyon County boundary, having Assessor’s Parcel Number (APN) 004-181-13.

**Request:** The applicant is requesting a Division of Land into Large Parcels, File 2026-006. The existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of the tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor’s Parcel Number 004-181-13, Storey County, Nevada.

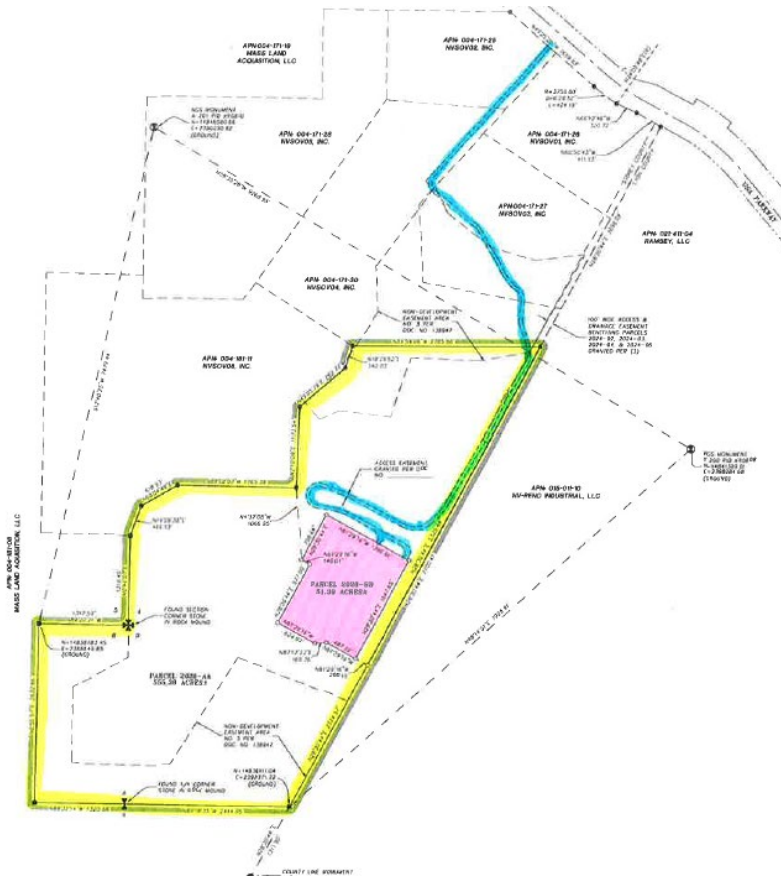
## 1. Background & Analysis

- A. Site Location and Characteristics.** The existing parcel extends southwest along the Storey/Lyon County boundary, west of USA Parkway, Storey County, Nevada. The existing parcel is a total of approximately 606.78 acres. There is no existing development on the property. The parcel of land was rezoned from F Forestry zoning to I2 Heavy Industrial zoning, at the January 16, 2024, Board of County Commissioners meeting. Surrounding land uses include vacant Forestry zoned property to the west and southwest that the Storey County Master Plan identifies to transition to I2 Heavy Industrial zoning, and vacant I2 Heavy Industrial zoned land to the north, and vacant Lyon County land to the east and southeast.



**B. Proposed Project.** The applicant is requesting a Division of Land into Large Parcels. The existing parcel of 606.78 acres will be subdivided into two new parcels, with both parcels over 40 acres in size.

The existing parcel and the newly created parcel will have access to the property from USA Parkway. The existing parcel and the newly created parcel will have access through a provided 50-foot wide access easement being created with this project. Both of the parcels will be larger than 40 acres in size. Per Nevada Revised Statutes (NRS), this division of land is considered a Division of Land into Large Parcels (NRS 278.471 through 278.4725), and follows the requirements of that section. The proposed land uses for the parcels are not a part of this requested approval. A separate review and approval for any uses on the parcels will be required at the time of proposed development.



*Yellow is the original parcel, pink documents the proposed new parcel, blue is the access easement.*

**AREA SUMMARY:**

**PARCEL 2026-AA = 555.39 ACRES±**  
**PARCEL 2026-BB = 51.39 ACRES±**  
**TOTAL AREA = 606.78 ACRES±**

- C. **Application for a Division of Land into Large Parcels.** Nevada Revised Statutes (NRS) 278.471 through 278.4725 defines the requirements for Division of Land into Large Parcels along with Storey County Code Chapter 16.40. This project is not defined as a “Subdivision” by either Nevada Revised Statutes or Title 16 of the Storey County Code because the parcels being created are 40 acres or more in size. Please see attached NRS chapters 278.471 through 278.4725.
- D. **Tentative/Final Map.** The Storey County Code Section 16.40.050.C allows for the Board of County Commissioners to waive the requirement for a tentative map. Section 16.40.050 states:

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

Planning staff supports the waiver of the tentative map for this project. The proposed division of large parcels is straightforward and the need for analysis of road, utility and drainage improvements can be accomplished with the mapping provided for the level of review needed for this division of large parcels. Allowing for the waiver of the tentative map process does not eliminate any of the review performed on the application but it does allow for the process of approving the final map to be streamlined for straightforward application requests.

- E. **Water Resources.** Although this property is not located within the Tahoe Reno Industrial Center, this parcel is within the service area of the TRI-GID. Extension of services will be required to serve any development that is to occur on the property. Section 16.50.05.A states:

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

Storey County staff have confirmed that these parcels are within the TRI-GID service area. A “will-serve” letter is not appropriate at this time as the infrastructure to serve the parcels needs to be developed. As a condition of map approval, the applicant will be required to obtain correspondence from TRI-GID confirming in writing that the parcels are within the TRI-GID service area and the parcels will be eligible for service once distribution infrastructure is developed.

It should be noted that Storey County does not issue construction permits without a will-

serve letter accompanying the application. Grading and infrastructure development permits may be an exception to this requirement.

**2. Use Compatibility and Compliance**

**A. Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Title 17 Zoning or the 2024 Master Plan. The proposed division of land into large parcels is consistent with the surrounding zoning and master plan designations.

|                          | <b>Land Use</b> | <b>2024 Master Plan</b>                | <b>Zoning</b>       |
|--------------------------|-----------------|--|---------------------|
| <b>Applicant's Land</b>  | Vacant          | Industrial                             | I2 Heavy Industrial |
| <b>Land to the North</b> | Vacant          | Industrial                             | I2 Heavy Industrial |
| <b>Land to the South</b> | Vacant          | Transition from Resource to Industrial | Forestry            |
| <b>Land to the East</b>  | Vacant          | Out of County                          | Out of County       |
| <b>Land to the West</b>  | Vacant          | Transition from Resource to Industrial | Forestry            |

**B. Compliance with the Storey County Code - Section 17.35 – I2 Heavy Industrial Zones.**

The zoning for the proposed new lots is I2 – Heavy Industrial.

- (1) Storey County Code 17.35 Heavy Industrial Zones.** The proposed Division of Land into Large Parcels is compliant with the zoning outlined in the Storey County Code. The properties are currently vacant, and any proposed use would be required to comply with the permissible uses as outlined in the zoning code. Any development would be required to meet the required setbacks and building heights. No development is proposed with this application.
- (2) Minimum Lot Size.** Heavy Industrial zoning requires a minimum lot area of 3 acres. The proposed parcels meet this requirement.

**C. Compliance with 2024 Storey County Master Plan**

The 2024 Storey County Master Plan identifies this land as Industrial. In January 2024, the Board of County Commissioners approved the rezoning of the property from F Forestry to I2 Heavy Industrial. The Division of Land into Large Parcels is not expected to change the character of the neighborhood and is consistent with the Master Plan.

**3. Findings of Fact**

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

**A. Motion for Approval.** The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested Division of Land into Large Parcels when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) The applicant is requesting a Division of Land into Large Parcels, File 2026-006. The existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of a tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Number 004-181-13, Storey County, Nevada.
- (2) The Division of Land into Large Parcels complies with NRS 278.471 through 278.4725 relating to the adjustment of one parcel to two parcels, both 40 acres or more in size.
- (3) The Division of Land into Large Parcels complies with all Federal, State, and County regulations pertaining to Parcel Maps and allowed land uses.
- (4) The Division of Land into Large Parcels will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The conditions of approval for the requested Division of Land into Large Parcels do not conflict with the minimum requirements in Storey County Code Chapter 16.40 Division of Land into Large Parcels, Chapter 17.35 Heavy Industrial Zone or any other Federal, State, or County regulations.

**B. Motion for Denial.** Should a recommended motion be made to deny the Division of Land into Large Parcels request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Division of Land into Large Parcels conflicts with the purpose, intent, and other specific requirements of Storey County Code Chapter 16.40 Division of Land into Large Parcels, Chapter 17.35 Heavy Industrial Zone, or any other Federal, State, or County regulations, including NRS 278.471 through 278.4725.
- (2) The Recommended Conditions of Approval for the Division of Land into Large Parcels do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

#### **4. Recommended Conditions of Approval**

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

**A. Approval.** This approval is for a Division of Land into Large Parcels, File 2026-006. The

existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of a tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Numbers 004-181-13, Storey County, Nevada.

- B. General requirements.** The Division of Land into Large Parcels must comply with Nevada Revised Statutes (NRS) 278.471 through 278.4725 relating to the division and adjustment of land and Chapter 16.40 of the Storey County Code. The Division of Land into Large Parcels must comply with Federal, State, and County regulations.
- C. Final Map.** The applicant shall submit to the Storey County Planning Department a Final Map for review and approval, whether or not the Board of County Commissioners waives the requirement of a Tentative Map, before the Final Map is recorded with the Office of the Storey County Recorder. The Final Map must show all parcel boundaries, easements, and right-of-ways. Upon acceptance of the format, and completion of all other conditions of approval, the Final Map may be recorded. The Final Map must meet the form and contents pursuant to NRS 278.472.
- D. Access and Easements.** All existing streets, easements, and utility easements, whether public or private, must remain in effect and be delineated clearly on the Final Map. Any utility corridor easements, including those identified in the Storey County Master Plan, shall be shown on the Final Map. Per NRS 278.4725, all proposed access roads shall be suitable for use by emergency vehicles as determined by the Storey County Fire Protection District.
- E. Taxes Paid.** Prior to the recording of the proposed Division of Land into Large Parcels, the Applicant shall submit to the Planning Department evidence that property taxes on the land have been paid in full for the fiscal year.
- F. Duties of the Parcel Map Preparer.** The preparer of the proposed Parcel Map shall meet all requirements pursuant to NRS 278.471 through 278.4725.
- G. Null and Void.** The Division of Land into Large Parcels must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.
- H. Indemnification.** The Property Owners warrant that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform. The Property Owners agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Approval.
- I. Corners.** Per NRS 278.4725, the corners of each lot are to be set by a professional land surveyor.
- J. TRI-GID Service.** Prior to the recording of the Final Map, the applicant shall submit to the Storey County Planning Department written confirmation from the TRI-GID that the parcels of land depicted on the final map are a part of the TRI-GID service area and the parcels will

be served by TRI-GID at the time infrastructure is available and prior to any construction of development that requires water service on the parcels.

**5. Public Comment**

As of January 27, 2026, Staff has not received any comments on the proposed project.

**6. Power of the Board and 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 Approval 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.

**7. Proposed Motions**

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

**A. Recommended Motion (motion for approval)**

In accordance with the recommendation by Staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [*Planning Commissioner*], hereby recommend waiving the requirement for a Tentative Map and recommend approval of the Division of Land into Large Parcels, File 2026-006. The existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of a tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Numbers 004-181-13, Storey County, Nevada.

**B. Alternative Motion (motion for denial)**

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff, I [*Planning Commissioner*], hereby recommend denial of the Division of Land into Large Parcels, File 2026-006. The existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of a tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Numbers 004-181-13, Storey County, Nevada.

## NRS 278.471 DIVISION OF LAND INTO LARGE PARCELS

### **Division of Land Into Large Parcels**

#### **NRS 278.471 Divisions of land subject to [NRS 278.471](#) to [278.4725](#), inclusive; exemption.**

1. Except as provided in subsections 2 and 3, a proposed division of land is subject to the provisions of [NRS 278.471](#) to [278.4725](#), inclusive, if each proposed lot is at least:

- (a) One-sixteenth of a section as described by a government land office survey; or
- (b) Forty acres in area, including roads and easements.

2. The governing body of a city, the board of county commissioners with respect to the unincorporated area, may by ordinance elect to make [NRS 278.471](#) to [278.4725](#), inclusive, apply to each proposed division of land where each proposed lot is at least:

- (a) One-sixty-fourth of a section as described by a government land office survey; or
- (b) Ten acres in area, including roads and easements.

3. A proposed division of land into lots or parcels, each of which contains not less than one section or 640 acres, is not subject to [NRS 278.471](#) to [278.4725](#), inclusive.

(Added to NRS by [1979, 1504](#))

#### **NRS 278.4713 Preparation, contents and filing of tentative map; affidavit required.**

1. Unless the filing of a tentative map is waived, a person who proposes to make a division of land pursuant to [NRS 278.471](#) to [278.4725](#), inclusive, must first:

(a) File a tentative map for the area in which the land is located with the planning commission or its designated representative or with the clerk of the governing body if there is no planning commission;

(b) Submit an affidavit stating that the person will make provision for the payment of the tax imposed by [chapter 375](#) of NRS and for compliance with the disclosure and recording requirements of paragraph (f) of subsection 1 of [NRS 598.0923](#), if applicable, by the person who proposes to make a division of land or any successor in interest; and

(c) Pay a filing fee of no more than \$750 set by the governing body.

2. This map must be:

- (a) Entitled “Tentative Map of Division into Large Parcels”; and
- (b) Prepared and certified by a professional land surveyor.

3. This map must show:

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

(b) Any roads or easements of access which exist, are proposed in the applicable master plan or are proposed by the person who intends to divide the land.

(c) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide gas, electric and telecommunications services and for any video service providers that are authorized pursuant to [chapter 711](#) of NRS to operate a video service network in that area.

(d) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide water and sewer services.

(e) Any existing easements for irrigation or drainage, and any normally continuously flowing watercourses.

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

(g) The name and address of the owner of the land.

4. The planning commission and the governing body or its authorized representative shall not approve the tentative map unless the person proposing to divide the land has submitted an affidavit stating that the person will make provision for the payment of the tax imposed by [chapter 375](#) of NRS and for compliance with the disclosure and recording requirements of paragraph (f) of subsection 1 of [NRS 598.0923](#), if applicable, by the person proposing to divide the land or any successor in interest.

(Added to NRS by [1979, 1504](#); A [1989, 794](#); [1993, 2574](#); [1997, 2429](#); [1999, 895](#); [2003, 2347](#); [2007, 1381](#); [2009, 1117](#); [2021, 1359](#))

**NRS 278.4715 Waiver of requirement to file tentative map; designation of easements.**

1. The planning commission or, if there is no planning commission, the governing body or its authorized representative may waive the requirement of filing the tentative map.

2. If the tentative map is filed with the planning commission or with the governing body or its authorized representative, the planning commission or the governing body or its authorized representative may within 60 days after the filing of the tentative map designate the location and width of any easements for roads and public utilities as shown on the master plan if there is one applicable to the area to be divided, or designate the location and width of any easements for roads and public utilities which may be reasonably necessary to serve the area to be divided if there is no master plan.

3. The planning commission or the governing body or its authorized representative shall not designate an easement after the expiration of 60 days from the filing of the tentative map.

(Added to NRS by [1979, 1505](#); A [1997, 2429](#))

**NRS 278.472 Final map: Filing; form and contents.**

1. After the planning commission or the governing body or its authorized representative has approved the tentative map or waived the requirement of its filing, or 60 days after the date of its filing, whichever is earlier, the person who proposes to divide the land may file a final map of the division with the governing body or its authorized representative or, if authorized by the governing body, with the planning commission. The map must be accompanied by a written statement signed by the treasurer of the county in which the land to be divided is located indicating that all property taxes on the land for the fiscal year have been paid.

2. This map must be:

(a) Entitled "Map of Division into Large Parcels."

(b) Filed with the governing body or its authorized representative or, if authorized by the governing body, with the planning commission not later than 1 year after the date that the tentative map was first filed with the planning commission or the governing body or its authorized representative or that the requirement of its filing was waived.

(c) Prepared by a professional land surveyor.

(d) Based upon an actual survey by the preparer and show the date of the survey and contain the certificate of the surveyor required pursuant to [NRS 278.375](#).

(e) Clearly and legibly drawn in permanent black ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for this purpose in the engineering profession. Affidavits, certificates and acknowledgments must be legibly stamped or printed upon the map with permanent black ink.

(f) Twenty-four by 32 inches in size with a marginal line drawn completely around each sheet, leaving an entirely blank margin of 1 inch at the top, bottom, and right edges, and of 2 inches at the left edge along the 24-inch dimension.

(g) Of scale large enough to show clearly all details.

3. The particular number of the sheet and the total number of sheets comprising the map must be stated on each of the sheets, and its relation to each adjoining sheet must be clearly shown.

4. This map must show and define:

(a) All subdivision lots by the number and actual acreage of each lot.

(b) Any roads or easements of access which exist and which the owner intends to offer for dedication, any roads or easements of access which are shown on the applicable master plan and any roads or easements of access which are specially required by the planning commission or the governing body or its authorized representative.

(c) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide gas, electric and telecommunications services and for any video service providers that are authorized pursuant to [chapter 711](#) of NRS to operate a video service network in that area.

(d) Except as otherwise provided in [NRS 278.329](#), an easement for public utilities that provide water and sewer services.

(e) Any existing easements for irrigation or drainage, and any normally continuously flowing watercourses.

(Added to NRS by [1979, 1505](#); A [1989, 502, 795](#); [1991, 280, 1384](#); [1993, 2575](#); [1997, 2430](#); [2003, 2348](#); [2007, 1382](#))

**NRS 278.4725 Final map: Action by planning commission or governing body; appeal; procedures in event of disapproval; conditions for approval; filing; contents; fee for recording; county recorder to provide copy of final map or access to digital final map to county assessor.**

1. Except as otherwise provided in this section, if the governing body has authorized the planning commission to take final action on a final map, the planning commission shall approve, conditionally approve or disapprove the final map, basing its action upon the requirements of [NRS 278.472](#):

(a) In a county whose population is 700,000 or more, within 45 days; or

(b) In a county whose population is less than 700,000, within 60 days,  
↳ after accepting the final map as a complete application. The planning commission shall file its written decision with the governing body. Except as otherwise provided in subsection 5, or unless the time is extended by mutual agreement, if the planning commission is authorized to take final action and it fails to take action within the period specified in this subsection, the final map shall be deemed approved unconditionally.

2. If there is no planning commission or if the governing body has not authorized the planning commission to take final action, the governing body or its authorized representative shall approve, conditionally approve or disapprove the final map, basing its action upon the requirements of [NRS 278.472](#):

(a) In a county whose population is 700,000 or more, within 45 days; or

(b) In a county whose population is less than 700,000, within 60 days,

↳ after the final map is accepted as a complete application. Except as otherwise provided in subsection 5 or unless the time is extended by mutual agreement, if the governing body or its authorized representative fails to take action within the period specified in this subsection, the final map shall be deemed approved unconditionally.

3. An applicant or other person aggrieved by a decision of the authorized representative of the governing body or by a final act of the planning commission may appeal the decision in accordance with the ordinance adopted pursuant to [NRS 278.3195](#).

4. If the map is disapproved, the governing body or its authorized representative or the planning commission shall return the map to the person who proposes to divide the land, with the reason for its action and a statement of the changes necessary to render the map acceptable.

5. If the final map divides the land into 16 lots or more, the governing body or its authorized representative or the planning commission shall not approve a map, and a map shall not be deemed approved, unless:

(a) Each lot contains an access road that is suitable for use by emergency vehicles; and

(b) The corners of each lot are set by a professional land surveyor.

6. If the final map divides the land into 15 lots or less, the governing body or its authorized representative or the planning commission may, if reasonably necessary, require the map to comply with the provisions of subsection 5.

7. Upon approval, the map must be filed with the county recorder. Filing with the county recorder operates as a continuing:

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

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

8. The map filed with the county recorder must include:

(a) A certificate signed and acknowledged by each owner of land to be divided consenting to the preparation of the map, the dedication of the roads and the granting of the easements.

(b) A certificate signed by the clerk of the governing body or authorized representative of the governing body or the secretary to the planning commission that the map was approved, or the affidavit of the person presenting the map for filing that the time limited by subsection 1 or 2 for action by the governing body or its authorized representative or the planning commission has expired and that the requirements of subsection 5 have been met. A certificate signed pursuant to this paragraph must also indicate, if applicable, that the governing body or planning commission determined that a public street, easement or utility easement which will not remain in effect after a merger and resubdivision of parcels conducted pursuant to [NRS 278.4925](#), has been vacated or abandoned in accordance with [NRS 278.480](#).

(c) A written statement signed by the treasurer of the county in which the land to be divided is located indicating that all property taxes on the land for the fiscal year have been paid.

9. A governing body may by local ordinance require a final map to include:

(a) A report from a title company which lists the names of:

(1) Each owner of record of the land to be divided; and

(2) Each holder of record of a security interest in the land to be divided, if the security interest was created by a mortgage or a deed of trust.

(b) The signature of each owner of record of the land to be divided.

(c) The written consent of each holder of record of a security interest listed pursuant to subparagraph (2) of paragraph (a), to the preparation and recordation of the final map. A holder of record may consent by signing:

(1) The final map; or

(2) A separate document that is filed with the final map and declares his or her consent to the division of land.

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

11. The county recorder shall charge and collect for recording the map a fee set by the board of county commissioners of not more than \$50 for the first sheet of the map plus \$10 for each additional sheet.

12. A county recorder who records a final map pursuant to this section shall, within 7 working days after he or she records the final map, provide to the county assessor at no charge:

- (a) A duplicate copy of the final map and any supporting documents; or
- (b) Access to the digital final map and any digital supporting documents. The map and supporting documents must be in a form that is acceptable to the county recorder and the county assessor.

(Added to NRS by [1979, 1506](#); A [1979, 1506](#); [1989, 503](#); [1991, 281, 1385](#); [1993, 1358, 2576](#); [1995, 199, 710](#); [1997, 2430](#); [1999, 790](#); [2001, 1561, 1970, 2813, 3218](#); [2003, 227, 2787](#); [2011, 1199](#))