



# Storey County Planning Commission Meeting Agenda

Thursday February 13, 2020 at 6:00 p.m.  
Storey County Courthouse, District Courtroom  
26 South B Street, Virginia City, NV

*Jim Hindle – Chairman*  
*Jim Collins – Planning Commissioner*  
*Larry Prater – Planning Commissioner*

*Summer Pellett- Vice Chairman*  
*Kris Thompson – Planning Commissioner*  
*Adrienne Baugh – Planning Commissioner*

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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:** Approval of Agenda for February 13, 2020.
5. **Discussion/For Possible Action:** Approval of Minutes for January 16, 2020.
6. **Discussion/For Possible Action:** Special Use Permit 2020-005 request by the applicant Brad and Brenda Snell to allow for a watchman's dwelling for a proposed 150 space Recreational Vehicle (RV) Park. The watchman's dwelling is a requirement of Chapter 8.24 (Mobile Homes and Recreational Vehicles) of the Storey County Code. The subject property is located at 580 East Sydney Drive within the Tahoe Reno Industrial Center, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 005-091-14.

Note for Items 7,8,9,10 additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org), or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance. These items may be heard and discussed together if determined appropriate by the planning commission.

7. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating building setback, height, bulk, area, dimension, and density; parking requirements, egress, easements and right-of-ways; accessory structures and buildings; fences, hedges, and barriers; and other properly related matters in the following regulatory zones: CR Commercial-Residential; R1 Single-Family and R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; and SPR Special Planning Review zones.
8. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating shipping containers and accessory non-dwelling uses in all regulatory zones; watch-persons' accessory dwellings in the I1 Light Industrial, I2 Heavy Industrial, and IC Industrial Commercial zones; accessory dwelling units ("in-law quarters") in the following regulatory zones: CR Commercial-Residential; R1 Single-Family and R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; and SPR Special Planning Review zones.
9. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance.

10. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in sections 17.03.050, 17.03.060, 17.03.070 and 17.03.080.
11. **Discussion/For Possible Action:** Determination of next Planning Commission meeting.
12. **Discussion/For Possible Action:** Approval of Claims.
13. **Correspondence** (no action)
14. **Public Comment** (no action)
15. **Staff** (no action)
16. **Board Comments** (no action)
17. **Adjournment**

**Notes:**

- 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).
- 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 <http://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 locations on or before February 4, 2020: Virginia City Post Office; Storey County Courthouse; Storey County Community Development; Virginia City Fire Station 71; Virginia City RV Park; Mark Twain Community Center; Rainbow Bend Clubhouse; Lockwood Community/Senior Center; Lockwood Fire Station; and the Virginia City Highlands Online Message Board. By Lyndi Renaud, Secretary



# STOREY COUNTY PLANNING COMMISSION

## Meeting and Public Workshop

Thursday January 16, 2020 6:00 p.m.  
26 South B Street, District Courtroom,  
Virginia City, Nevada

### MEETING MINUTES

CHAIRMAN: Jim Hindle

VICE-CHAIRMAN:

COMMISSIONERS:

Larry Prater, Kris Thompson, Jim Collins, Adrienne Baugh, Summer Pellett

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1. **Call to Order:** The meeting was called to order by the Chairman at 6:02 P.M.
  2. **Roll Call:** Jim Hindle, and via teleconference due to bad travel weather, Summer Pellett, Larry Prater, Kris Thompson and Adrienne Baugh. **Absent:** Jim Collins.

**Also Present:** Senior Planner Kathy Canfield, Planning Assistant Lyndi Renaud, County Manager Austin Osborne and District Attorney Anne Langer.

3. **Pledge of Allegiance:** The Chairman led those present in the Pledge of Allegiance.

4. **Discussion/Possible Action:** Approval of Agenda for January 16, 2020.

**Motion:** Amend to combine items 8 through 11 to be heard as one agenda item, **Action:** Approve, **Moved by** Commissioner Baugh, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

**Motion:** Approve agenda as amended for January 16, 2020, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.

5. **Discussion/Possible Action:** Election of Chairman and Vice-Chairman for 2020.

**Chairman Hindle** said if there is anyone that would like to take over as Chairman, he would be happy to do that.

**Commissioner Thompson** nominated Jim Hindle for Chairman and **Commissioner Prater** nominated Summer Pellett for Chairman. **Commissioner Pellett** stated that she would prefer sitting as Vice-Chairman before a Chairman position and removed her name from the nomination for Chairman.

**Motion:** Approve Jim Hindle as Chairman of the Planning Commission for 2020, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.

**Commissioner Prater** then nominated Summer Pellett for Vice-Chairman and proposed a motion. No other nominations for Vice-Chairman were provided.

**Motion:** Approve Summer Pellett as Vice-Chairman of the Planning Commission for 2020, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.

**6. Discussion/Possible Action:** Approval of Minutes for November 7, 2019.

**Motion:** Approval of Minutes for November 7, 2019, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.

**7. Discussion/Possible Action:** Special Use Permit 2020-001 request by the applicant Eco Compliance Corporation to construct and operate a medical waste thermal destruction plant and potential commercial power generation from waste. This request is a re-issuance of Special Use Permit 2017-044, due to expiration, which was originally approved on December 5, 2017. No changes from the previous approval are proposed. The subject property is located at 475 Pittsburgh Avenue, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-54.

**Commissioner Thompson:** Recused himself from voting on this item after disclosing that he works for TRI, and is the president of the TRI General Improvement District and provides services for Lance Gilman Commercial Real Estate. Thompson said he has interacted with the applicant in all those capacities during sales meetings, and contract negotiations for land sales and during the escrow.

**D. A. Langer:** For the record, one of the applicants here tonight is shaking his head in agreement, to what Commissioner Thompson has stated.

**Planner Canfield:** Summarized the request by the applicant Eco Compliance. This SUP is for a Medical Waste Thermal Destruction Plant. The application was heard and approved by the Planning Commission and the BOCC in December of 2017. The SUP expired while the applicant has been working with NDEP for the required permits from the State. During that time period the two year window for the SUP closed. The applicant resubmitted the same application as before and no changes are proposed. All conditions of the SUP that were approved in 2017 will remain with re-issuance of this SUP. Notices were sent to surrounding property owners and staff received no comments. Staff is recommending approval. The applicant is here to answer any questions. She added that last week the applicant received their State NDEP permit.

No Board 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 Larry Prater, recommend approval of Special Use Permit 2020-001, a request by the applicant Eco Compliance Corporation to construct and operate a medical waste thermal destruction plant and potential commercial power generation from waste. The subject property is located at 475 Pittsburgh Avenue, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-54. **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Baugh,

**Planner Canfield** read the findings into the record:

- (1) This approval is for Special Use Permit 2020-001, a request by the applicant Eco Compliance Corporation to construct and operate a medical waste thermal destruction plant and potential commercial power generation from waste. The subject property is located at 475 Pittsburgh Avenue, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-54.
- (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.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit.

- (3) The subject property is located within an existing industrial neighborhood in the McCarran area of Storey County. The zoning is based on the 1999 Storey County Zoning Ordinance which identifies this property as I-2 Heavy Industrial. The proposed medical waste thermal destruction plant is defined as a “recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes” and requires a Special Use Permit.
- (4) Granting of the Special Use Permit, with the conditions of approval listed in Section 4 of this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property in the neighborhood of the subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to building and fire plan review in order to ensure compliance with federal, state and other codes.
- (5) 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.
- (6) The conditions under the Special Use Permit do not conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial and 17.62 Special Uses.
- (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 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.

Prior to the vote, a representative for the applicant asked County Manager Osborne to clarify condition L. Setbacks.

**County Manager Osborne** said that in 2017 the applicant received approval for a variance to the setback. In tonight’s SUP approval, the reduced setback will be allowed by issuing a “waiver” for a reduced setback. The Development Agreement allows this. The “waiver” for a reduced setback will be approved and issued through the Building Department.

No Public Comment.

**Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

**Commissioner Thompson** asked to be dismissed from the meeting due to a pending “will serve” agreement the GID is trying to complete this evening for the owner of an RV project in TRI.

Note for Items 8, 9, 10 and 11, additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org), or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance. These items may be heard and discussed together if determined appropriate by the planning commission.

- 8. Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating building setback, height, bulk, area, dimension, and density; parking requirements, egress, easements and right-of-ways; accessory structures and buildings; fences, hedges, and barriers; and other properly related matters in the following regulatory zones: CR Commercial-Residential; R1 Single-Family and R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; and SPR Special Planning Review zones.
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No Public Comment.

- 11. Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in sections 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

**Staff** is working on finishing the update and putting together final drafts of the revisions. Staff would like to move this forward in February as an “action” item. Based on comments we are making a few changes. At this time staff has decided not to propose changing the labels of certain zones such as R1 and R2 to SFR and MFR. Also on hold is the Neighborhood Industrial chapter. Changing labels of zones created a “domino” effect in relation to other parts of the code and conflicted with the Master Plan designations. Staff will consider the proposal later. The Master Plan is scheduled to be updated in 2021. This may be discussed then.

No Public Comment.

- 12. Discussion Only:** Special Use Permit use category listing and related fees.

**Planner Canfield:** No action is required by the commission on this item and no fees are changing. This is to categorize land uses that require a special use permit and match them with the fee associated with the use. This item will be heard by the Board.

No Public Comment.

- 13. Discussion Only/No Possible Action.** Map amendments to the Official Storey County Zoning Map, changing zone districts R1 Single-Family Residential to SFR Single-Family Residential, R2 Multi-Family Residential to MFR Multi-Family Residential, I1 Light Industrial to IL Light Industrial, I2 Heavy Industrial to IH Heavy Industrial, and adding IN Neighborhood Industrial to the list of classified zones, affecting all listed zones in Storey County except those located within the annexed portions of the Tahoe-Reno Industrial Center, and other properly related matters.

**Planner Canfield:** Staff has decided not to propose any map amendments at this time. The amendments may be considered during the update of the Master Plan in 2021. This item will not be on the next agenda.

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

**Motion:** Next planning commission meeting to be held on February 13, 2020 at 6:00 P.M. at the Storey County Courthouse, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Prater , **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment

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

- 16. Correspondence (No Action) – None**

- 17. Public Comment (No Action) – None**

- 18. Staff (No Action) –**

**County Manager Austin Osborne:** Said that the county has posted a Planner position. Kathy and Lyndi are doing a great job, and a new planner will give them some help.

**Senior Planner Canfield:** Staff has received three letters of interest for the At Large Planning Commissioner seat that is vacant due to John Herrington’s resignation, and will be conducting interviews next Friday.

- 19. Board Comments (No Action) –**

**Chairman Hindle:** Asked if John Herrington will be recognized in some way for his 10 years of service to the Planning Commission (resigned from the commission effective 12-31-19).

**Planning Assistant Lyndi Renaud:** Said staff has a framed Certificate of Recognition for John, but would like to present it at the next meeting when the weather may be better, and when there are more commissioners in attendance for the presentation.

**Commissioner Prater:** Said that is nice to have District Attorney Langer in attendance since Keith is out of town.

**Commissioner Baugh:** Said thank you for allowing commissioners to call in to the meeting due to poor weather and travel conditions.

**Adjournment (No Action)** - The meeting was adjourned at 6:35 pm.

Respectfully Submitted, By Lyndi Renaud

**Storey County  
Planning Department**  
Storey County Courthouse  
26 South B Street, PO Box 190, Virginia City, Nevada 89440  
Phone 775-847-1144 – Fax 775-847-0949  
planning@storeycounty.org



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**To:** Storey County Planning Commission

**From:** Storey County Planning Department

**Meeting Date:** February 13, 2020

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

**Staff Contact:** Kathy Canfield

**File:** Special Use Permit File 2020-005

**Applicant:** Bradley and Brenda Shell

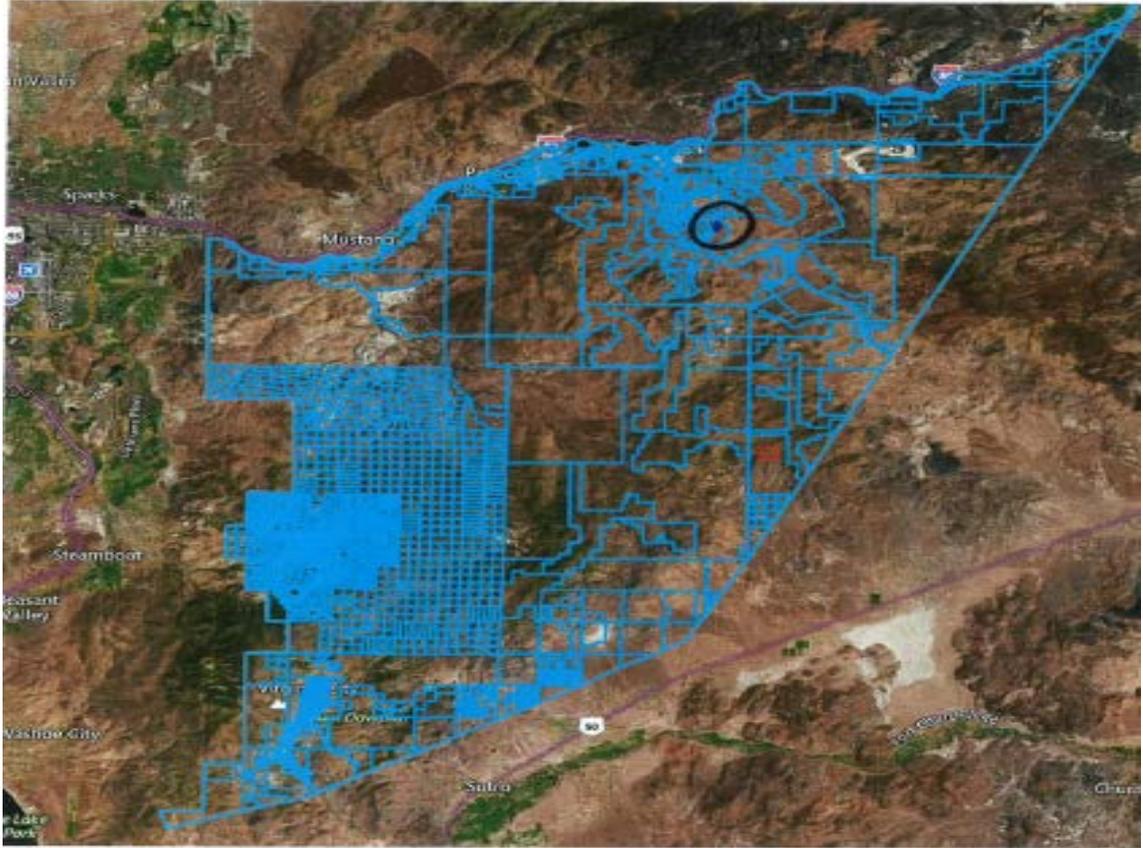
**Property Owner:** Cedar Sage LLC

**Property Location:** 580 East Sydney Drive, Tahoe Reno Industrial Center, McCarran, Storey County, Nevada, APN 005-091-14.

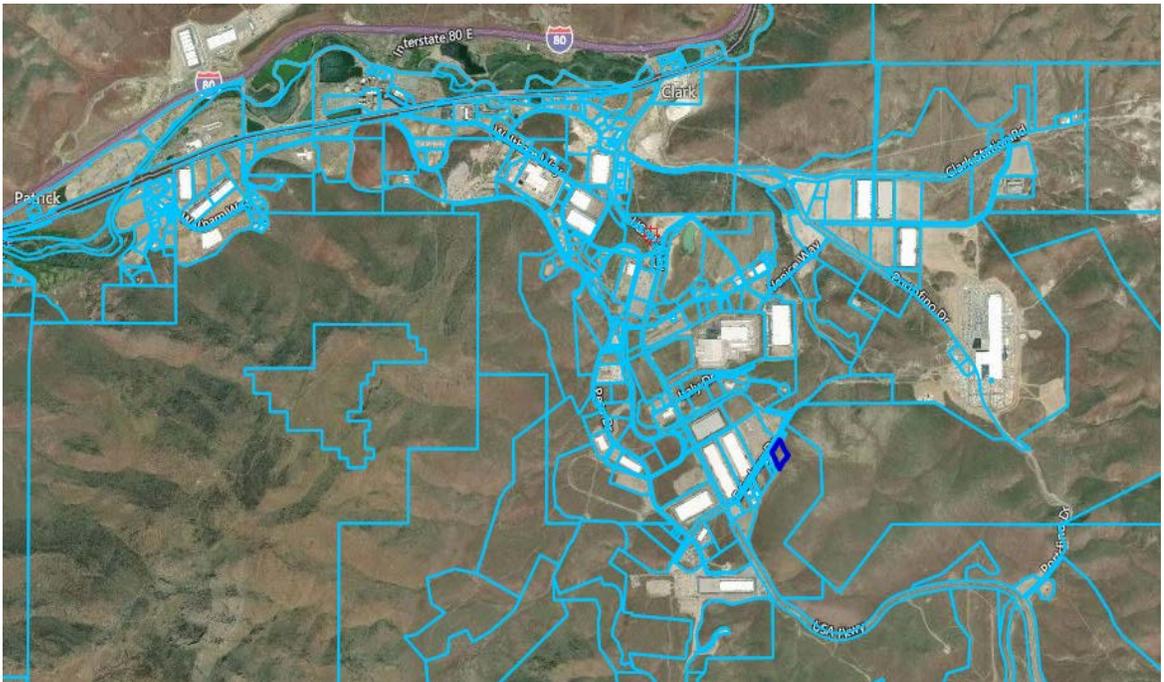
**Request:** Special Use Permit 2020-005 is a request to allow a watchman’s dwelling for a proposed 150 space Recreational Vehicle (RV) Park. The watchman’s dwelling is a requirement of Chapter 8.24 (Mobile Homes and Recreational Vehicles) of the Storey County Code. The subject property is located at 580 East Sydney Drive within the Tahoe Reno Industrial Center, McCarran, Storey County, Nevada and having Assessor’s Parcel Number 005-091-14.

**1. Background & Analysis**

- A. Site Location.** The property is located at 580 East Sydney Drive. The parcel is currently vacant and is located at the eastern terminus of East Sydney Drive, which then becomes a private driveway that functions as a secondary access to Tesla owned property. The parcel is approximately 7.5 acres in size. Surrounding land uses include industrial warehouse development to the north, industrial to the west, and vacant land zoned heavy industrial to the east and south.



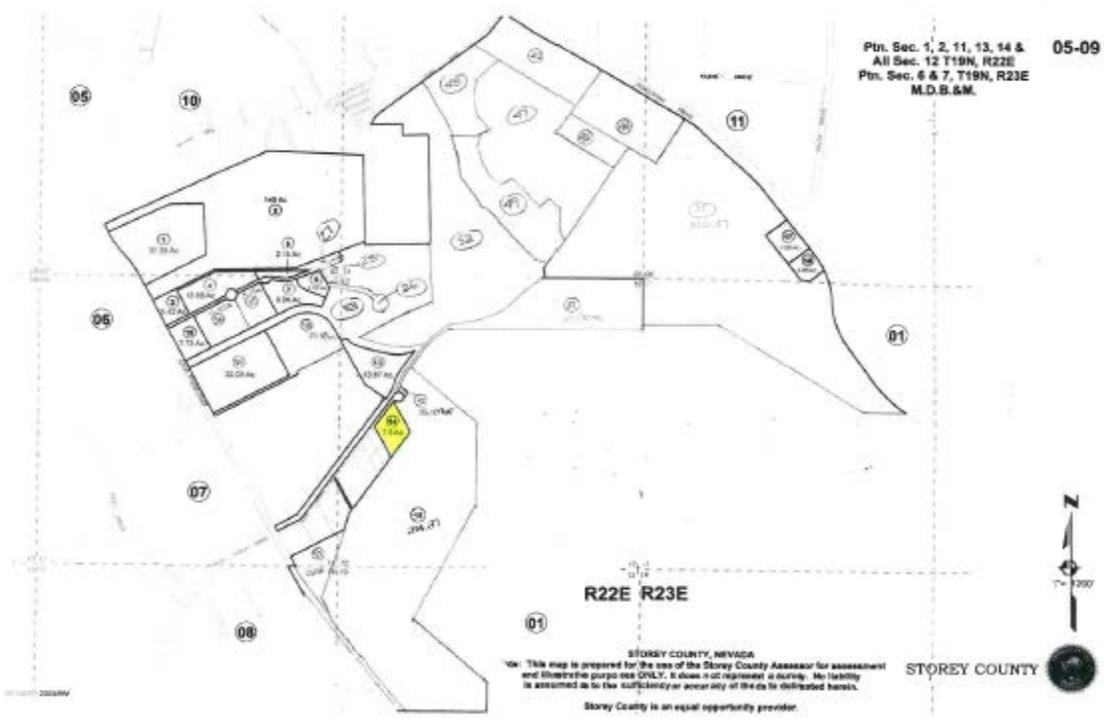
Vicinity Map



Location Map



Approximate location



Assessor's Parcel Map

- B. Proposed Project.** The applicant is proposing to develop a 150 space recreational vehicle park on a 7.5 acre parcel within the Tahoe Reno Industrial Area. The parcel has received a commercial designation within the industrial park, and the recreational vehicle park is a commercial use that does not require a special use permit.

Chapter 8.24 of the Storey County Code regulates mobile homes and recreational vehicles. Section 8.24.030.C states “management offices and one single family residence, used exclusively for management, shall be provided.” Staff has interpreted this to mean that a “watchman’s dwelling” is required for the recreational vehicle park. A watchman’s dwelling is listed as a special use in the 1999 Zoning Ordinance which is applicable to this property.

This special use permit addresses the watchman’s dwelling associated with the proposed development. Although information on the overall proposed recreational vehicle park is referenced in this staff report, the special use permit addresses the watchman’s dwelling only. However, it should be noted, that if the watchman’s dwelling is not approved, the recreational vehicle park can not be permitted because an onsite management unit shall be provided per Chapter 8.24 of the Storey County Code.

The proposed watchman’s dwelling will be accessory to the recreational vehicle park which is a commercial use. The unit will be associated with the park and, as conditioned, will not be permitted to exist separately from the park and the park operation. Only personnel associated with management of the park shall be eligible to occupy the watchman’s dwelling, consistent with Section 8.24.030.C.

As a commercial use, the overall property will be subject to Chapter 3.60, Transient Lodging Tax, and the limitations on stay for each individual spot. As stated in Chapter 3.60, “Transient lodging consists of the occupancy of a specific room, suite or space for a period less than thirty days. It does not include any occupation of premises which is subject to the Nevada Residential Landlord and Tenant Act (NRS Chapter 118A) as such use is considered a residential rather than transient lodging and is not allowed in property zoned for commercial use.” The watchman’s dwelling will be an accessory use to the overall park, will be required to be occupied by management personnel of the park, will not be rented/leased separately, and as accessory, will not be subject to the lodging time frame.

- C. Special Use Permit.** This parcel is located within the Tahoe Reno Industrial Center, which according to the Development Agreement for the center, is subject to the 1999 Storey County Zoning Code. Chapter 17.37.040 of the 1999 Zoning Code identifies a watchman’s dwelling as requiring a special use permit. The associated recreational vehicle park is listed as a commercial use which is permissible for the parcel without the requirement for a special use permit.
- D. Accessory Use.** The watchman’s dwelling is considered an accessory use to the proposed recreational vehicle park. This provides a living space for management personnel to oversee the operations of the 150 unit park on a 24 hour, 7 days a week basis. The unit shall be used exclusively by park management as required by Chapter 8.24 of the Storey County Code. As conditioned, this unit shall only be occupied when the park is in operation.

**2. Compatibility and Compliance**

**A. Compatibility with surrounding uses and zones.**

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

	Land Use	Master Plan Designation	1999 TRI Center Zoning
Applicant's Land	Vacant, proposed RV Park	Industrial	I2 Heavy Industrial
Land to the North	Industrial warehouses	Industrial	I2 Heavy Industrial
Land to the East	Vacant	Industrial	I2 Heavy Industrial
Land to the South	Vacant	Industrial	I2 Heavy Industrial
Land to the West	Industrial, manufacturing	Industrial	I2 Heavy Industrial

**B. Compliance with Zoning.** The proposed land use is the recreational vehicle park which is an allowed commercial use for the parcel. The parcel is zoned I2 Heavy Industrial and has been given a commercial designation to allow for commercial uses on the property. The proposed watchman's dwelling is an accessory use to the recreational vehicle park, however, the 1999 Zoning Code identifies watchman's dwelling as requiring a special use permit. The land use, and accessory use, are consistent with the 1999 Zoning Code along with Chapter 8.24 of the Storey County Code

**C. General use allowances and restrictions.** The 1999 Storey County Code Section 17.62, Special Uses (which refers to Section 17.60) identifies the administration for the Board and Planning Commission for allowing special use permits. Approval of a Special Use Permit "may only be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any ordinance or resolution and under such conditions as the board may deem necessary to assure that the general purpose and intent of this ordinance will be observed, public safety and welfare secured and substantial justice done." The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed in Section 3.A below are the minimum to be cited in an approval.

In addition to conformance with the 1999 Storey County Code, the proposed project shall comply with all regulations stated forth by the TRI-Storey Development Agreement; the Tahoe-Reno Industrial Park Architectural Review Committee; and all applicable Covenants, Conditions, and Restrictions (CC&Rs).

**D. 2016 Storey County Master Plan.** This project is located within the Tahoe-Reno Industrial Center which the Master Plan states "provides for light industrial, heavy industrial, commercial, and industrial commercial uses and zones pursuant to the Development Agreement between Storey County and the Tahoe-Reno Industrial Center, LLC." The property and the Tahoe-Reno Industrial Center are located in the McCarran Area Plan which the Master Plan states "depicts a homogenous planned industrial center located toward the north-central part of Storey County nine miles east of Lockwood. It is home to the Tahoe-Reno Industrial Center and is dedicated solely to manufacturing, utility power production, warehousing and distribution, and other

heavy- and light-industrial, and commercial uses. The industrial center has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries.” The proposed use is a commercial use, similar to other transient lodging provided within the industrial park, and will follow all regulations associated with commercial transient lodging.

### 3. Findings of Fact

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

- (1) Special Use Permit 2020-005 is a request to allow for a watchman’s dwelling for a proposed 150 space Recreational Vehicle (RV) Park. The watchman’s dwelling is a requirement of Chapter 8.24 (Mobile Homes and Recreational Vehicles) of the Storey County Code. The subject property is located at 580 East Sydney Drive within the Tahoe Reno Industrial Center, McCarran, Storey County, Nevada and having Assessor’s Parcel Number 005-091-14.
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the 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 Special Use Permit 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, with the recommended conditions of approval, complies with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial and 17.62 Special Uses.

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

(1) This denial is for Special Use Permit 2020-005, a request to allow for a watchman's dwelling for a proposed 150 space Recreational Vehicle (RV) Park. The watchman's dwelling is a requirement of Chapter 8.24 (Mobile Homes and Recreational Vehicles) of the Storey County Code. The subject property is located at 580 East Sydney Drive within the Tahoe Reno Industrial Center, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 005-091-14.

(2) The conditions under the Special Use Permit conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial, 17.62 Special Uses.

(3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

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

A. **Special Use Permit.** This approval is for Special Use Permit 2020-005, a request to allow a watchman's dwelling for a proposed 150 space Recreational Vehicle (RV) Park. The watchman's dwelling is a requirement of Chapter 8.24 (Mobile Homes and Recreational Vehicles) of the Storey County Code. The subject property is located at 580 East Sydney Drive within the Tahoe Reno Industrial Center, McCarran, Storey County, Nevada and having Assessor's Parcel Number 005-091-14.

B. **Requirements.** The Permit Holder/Licensee shall apply for any/all required permits and licenses, including building and fire permits, for the project within 24 months from the date of final approval of this Special Use Permit, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This permit shall remain valid as long as the Permit Holder remains in compliance with the terms of this permit and Storey County, Nevada State, and federal regulations.

C. **Permit Contents.** This permit incorporates by reference the standards, objectives, conditions, terms and requirements of all plans and submitted separately from this permit. The requirements of all submitted plan, along with support material submitted with the application, become part of this Special Use Permit.

D. **Separate Permits Required.** This Special Use Permit shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit may be required.

- E. **Legal Responsibility.** Issuance of this permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.
- F. **Indemnity Defense and Hold Harmless.** The Permit Holder/Licensee agrees to defend, indemnify and hold harmless Storey County, its Officers, Employees and Representatives from any claims, causes of action, damages, fees, including attorney fees or suits arising out of the construction and operation of a recreational vehicle park attributable to the negligence or acts of the Permit Holder except for liability arising out of the sole negligence of Storey County, its officer, employees or representatives
- G. **Transfer of Rights.** This Special Use Permit shall inure to the Permit Holder and shall run with the land defined herein. Any and all transfers of Special Use Permit 2020-005 shall be advised in writing to the Storey County Planning Department at least 90 days prior to assignee taking over the operation of the facility. Any new Permit Holder/Licensee of the facility must sign and accept all conditions and requirements of SUP 2020-005 prior to any modifications or operations at the facility.
- H. **Liability Insurance.** The Permit Holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under Special Use Permit 2020-005 for a minimum amount of \$1,000,000.00 (one million dollars).
- I. **Transient Lodging Tax.** The recreational vehicle park, along with the accessory watchman's dwelling, is considered an allowed commercial use within the I2 zoning district and is subject to the requirements of Chapter 3.60 of the Storey County Code.
- J. **Watchman's Dwelling.** The proposed watchman's dwelling is considered an accessory use to the recreational vehicle park. As an accessory use, the watchman's dwelling shall not be operated independently from the recreational vehicle park. The accessory use shall be operated concurrently with the recreational vehicle park and shall not be considered an independent use. The watchman's dwelling shall be utilized exclusively for management of the recreational vehicle park. Only personnel associated with management of the park shall be eligible to occupy the watchman's dwelling, consistent with Section 8.24.030.C.

## 5. **Public Comment**

As of February 4, 2020, Staff has not received any comments from the public.

## 6. **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.

## 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 of Fact under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Planning Commission should be made part of either motion.

### A. Recommended motion for approval

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 (*planning commissioner*), recommend approval of Special Use Permit 2020-005, a request to allow a watchman's dwelling for a proposed 150 space Recreational Vehicle (RV) Park. The watchman's dwelling is a requirement of Chapter 8.24 (Mobile Homes and Recreational Vehicles) of the Storey County Code. The subject property is located at 580 East Sydney Drive within the Tahoe Reno Industrial Center, McCarran, Storey County, Nevada and having Assessor's Parcel Number 005-091-14.

### B. Alternative motion for denial

Against the recommendation by staff, but in accordance with the Findings of Fact under Section 3.B of this report, and other findings deemed appropriate by the Planning Commission, I (*planning commissioner*), recommend denial of Special Use Permit 2020-005, a request to allow a watchman's dwelling for a proposed 150 space Recreational Vehicle (RV) Park. The watchman's dwelling is a requirement of Chapter 8.24 (Mobile Homes and Recreational Vehicles) of the Storey County Code. The subject property is located at 580 East Sydney Drive within the Tahoe Reno Industrial Center, McCarran, Storey County, Nevada and having Assessor's Parcel Number 005-091-14.

**Appendix A**  
**Chapter 3.60 – Transient Lodging Tax**  
**Storey County Code**

**Appendix B**  
**Chapter 8.24 – Mobile Homes and Recreational Vehicles**  
**Storey County Code**

**Chapter 3.60 - TRANSIENT LODGING TAX**Sections*Footnotes:*

--- (3) ---

**Editor's note**— *Ord. No. 08-220, adopted Sept. 2, 2008 amended Ch. 3.60 title to read as herein set out. Former Ch. 3.60 title pertained to room tax.*

## 3.60.010 - Title of provisions.

The mandatory transient lodging tax and the license tax imposed under this chapter are known and may be cited as the Storey County "Transient Lodging Taxes."

(Ord. 100 § 2, 1985)

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 1, 4-3-2018)

## 3.60.015 - Definition.

- A. "Transient lodging" is defined as a room, suite or space for rental to temporary or transient guests in any one or more of the following:
- (a) Hotels.
  - (b) Motels.
  - (c) Apartments.
  - (d) Apartment hotels.
  - (e) Campgrounds.
  - (f) Parks for recreation vehicles or recreational vehicle overflow parking and camping.
  - (g) Any other establishment, including brothels, that rents rooms or spaces to temporary or transient guests.

Transient lodging consists of the occupancy of a specific room, suite or space for a period less than thirty days. It does not include any occupation of premises which is subject to the Nevada Residential Landlord and Tenant Act (NRS Chapter 118A) as such use is considered a residential rather than transient lodging and is not allowed in property zoned for commercial use.

B.

"Rent" means the gross income from the rental of transient lodging in the county. It does not include any tax on fuel or on retail sales which is collected by the transient lodging enterprise.

- C. "Mandatory transient lodging tax" means the tax imposed pursuant to NRS 244.3354 upon the rent received from transient lodging.
- D. "License tax" means a license tax imposed pursuant to NRS 244.335 upon the rent received from transient lodging.

(Ord. 100 § 2, 1985)

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 2, 4-3-2018)

### 3.60.020 - Imposed rate.

- A. Pursuant to the authority of NRS 244.3354, a tax is imposed upon the amount of rent paid for transient lodging in the county (the mandatory transient lodging tax). This tax is imposed at the rate of one percent, effective December 1, 2002.
- B. Pursuant to the authority of NRS 244.335 an additional tax is imposed upon the amount of rent paid for transient lodging at the rate of nine percent (the license tax).

(Ord. 100 § 4, 1985)

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 2, 4-3-2018)

### 3.60.030 - Disposition of revenue.

- A. Pursuant to NRS 244.3354, three-eighths of the proceeds of the mandatory transient lodging tax must be paid to the Department of Taxation for deposit with the state treasurer for credit to the fund for the promotion of tourism. Five-eighths of the proceeds of the mandatory transient lodging tax must be deposited with the county in the county fund for the promotion for tourism for use by the fair and recreation board also known as the Virginia City Tourism Commission (VCTC), pursuant to statute, to be used to advertise the resources of the county related to tourism including available accommodations, transportation, entertainment, natural resources and climate, and to promote related special events.
- B.

The proceeds of the license tax are hereby assigned to the VCTC and must be deposited with the county in the county fund for the promotion for tourism. Such funds must be used for purposes allowed by NRS 244A.597 through 244A.655.

(Ord. 100 § 3, 1985)

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 3, 4-3-2018)

### 3.60.040 - Applicable state provisions incorporated.

All applicable provisions of NRS Chapters 244 and 244A, as well as any amendments which are not inconsistent with this chapter, are made a part of this chapter, so long as the amendments are enacted after the effective date of the ordinance codified in this chapter.

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012)

### 3.60.050 - Business license required.

- A. The sheriff's office or the community development department must issue written business licenses, in the form approved by the board of county commissioners, upon approval of a completed application. It is unlawful for any person, either for himself or for any other person to commence or carry on any transient lodging business within the county without having procured a business license from the sheriff's office or the community development department to do so.
- B. The transaction or carrying on of any transient lodging business without first having procured a business license will constitute a separate violation for each day that such business is carried on.
- C. A business license may not be issued or renewed pursuant to this section unless it is first determined that all transient lodging taxes, penalties and interest are paid in full, and no delinquencies exist with respect to the transient lodging business whether or not the delinquencies were incurred by the applicant, whether a tenant, legal owner, or landlord of the intended place of business for license or renewal. The fair and recreation board must notify the sheriff's office or the community development department of all license holders with any current delinquencies as of May 1st of each year.

(Ord. No. 08-220, 9-2-2008; Ord. No. 10-232, § 1, 8-3-2010; Ord. No. 12-240, § I, 11-13-2012)

## 3.60.060 - Transient lodging tax collection from lessee.

- A. Each licensee shall add the amount of the transient lodging taxes to the amount of the room rentals due and must collect the taxes and rentals from each lessee.
- B. The amount of the taxes must be displayed separately from the price of the accommodation or room on guest registration card or other proof of guest registration.

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 4, 4-3-2018)

## 3.60.070 - Display of notice.

Each licensee shall prominently display in each room or suite of rooms leased as a unit, or at the licensee's option, in a lobby at or in the immediate vicinity of the registration desk for the business, a sign reading substantially as follows:

Notice:

For each rental of less than thirty days, this business is required by law to collect a ten percent transient lodging tax.

The management.

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 5, 4-3-2018)

## 3.60.080 - Payment of tax.

Transient lodging taxes are due and payable to the fair and recreation board (VCTC) on the 15<sup>th</sup> day of each month next succeeding the calendar month or fraction of a month during which the licensee taxes accrued, and will become delinquent if not paid on or before that date. A return must be filed for each reporting period regardless of tax liability.

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012)

## 3.60.090 - Examination of books and records.

- A. The VCTC or its duly-authorized agent may, at all reasonable times with thirty days advance written notice, examine and audit the books, papers and records of any person operating a transient lodging business within Storey County and make investigations in connection with the collection of the transient lodging taxes.

- B. If any person operating a rental business refuses to allow the board or its duly-authorized agent to examine and audit the books, papers, and records of the rental business, the fair and recreation board may estimate the amount of transient lodging taxes due for any month based upon the following information:
1. In cases where the rental business is a new business, the amount and volume of business of like kind, character, and location, or
  2. In cases where the rental business is a continuing business, the amount and volume of business done in the corresponding month of the preceding year, plus any reasonably estimated increase in the amount and volume of business in the present year.

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 6, 4-3-2018)

#### 3.60.100 - Reserved.

**Editor's note**— Ord. No. 18-284, § 9, adopted April 3, 2018, repealed § 3.60.100, which pertained to assignment of tax proceeds. See Code Comparative Table and Disposition List for complete derivation.

#### 3.60.110 - Delegation of authority to enforce transient lodging tax liens.

The power and authority to enforce the transient lodging tax liens created by this chapter are delegated to the VCTC. The VCTC must keep proper records of the transient lodging taxes imposed, taxes that are due, taxes collected, including records of delinquent taxes, and any interest and penalties imposed. These records are deemed confidential and are not to be revealed in whole or in part to anyone except in the necessary administration of this chapter or as otherwise provided by law.

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012; Ord. No. 18-284, § 7, 4-3-2018)

#### 3.60.120 - Penalty for delinquent payment of transient lodging tax.

- A. If the payment of any transient lodging taxes required by this chapter becomes delinquent, a penalty of ten percent of the gross tax will be imposed and collected for the first calendar month or fraction of a month the transient lodging taxes are delinquent.
- B.

In addition to the penalties provided in this section, an interest charge of one and one-half percent per calendar month or fraction of a month must be charged and collected on all delinquent transient lodging taxes.

- C. To secure collection of delinquent taxes, any tax levied constitutes a lien upon the real and personal property of the business upon which the tax was levied until the tax is paid. The lien has the same priority as a lien for general taxes. Enforcement of the lien is governed by NRS.
- D. As a further means of deterring tax delinquencies, if any transient lodging licensee has more than two delinquencies for any calendar year, the licensee may, at the request of the fair and recreation board be required to post a bond in an amount equal to the preceding years' taxes paid by that licensee. The bond must run in favor of the fair and recreation board. In the event that the real property upon which the transient lodging facility is located is sold or otherwise transferred, the new owner is likewise responsible to pay all room taxes generated but not paid by prior licensees or owners. A business license may not be granted to the new owner until all delinquent taxes are paid in full.
- E. In addition to the penalties contained in this chapter and allowed by law, if a person refuses to allow the fair and recreation board or its agent to examine records or refuses to pay any tax that is owed under this chapter, the fair and recreation board may file a complaint containing the reasons for the request to suspend, cancel, or revoke the business license with the board of county commissioners. The board of county commissioners may set the matter for hearing on the suspension, cancellation, or revocation of the person's business license or for a show cause hearing under Section 5.04.110.
- F. Any person failing to comply with or violating any of the provisions of this chapter is guilty of a misdemeanor.

(Ord. No. 08-220, 9-2-2008; Ord. No. 12-240, § I, 11-13-2012)

### 3.60.130 - Accounting records.

The proprietor of a transient lodging enterprise must maintain adequate accounting records and supporting documentation for determining the amounts collected by the proprietor for transient lodging taxes.

(Ord. No. 18-284, § 8, 4-3-2018)

## 3.60.140 - Audit.

- A. Any audit of the amounts due from the transient lodging entity must not include any period for the licensing of the business ending more than three years before the date of the audit, unless the enterprise has been operating without such a license or the auditor has reason to believe that the entity has made a fraudulent or material misstatement of its revenue.
- B. The proprietor of a transient lodging entity may obtain a review of the results of an audit performed pursuant to subsection A. as follows:
  - a. Upon request, the auditor must disclose the results of the audit to the proprietor.
  - b. The auditor must discuss with the proprietor any relevant issues that have not been previously resolved and attempt to resolve those issues with the proprietor.
  - c. If the issues are not resolved between the auditor and the proprietor within sixty days:
    - i. The proprietor may prepare documentation of the unresolved issues and submit the documentation along with a copy of the final audit report to the executive director of the VCTC.
    - ii. The executive director must acknowledge receipt of the documentation within seven days after receiving the documentation.
    - iii. The executive director must respond to the proprietor within sixty days after receipt of the documentation regarding the unresolved issues.
  - d. If the proprietor is dissatisfied with the determination made by the executive officer he/she may appeal the decision of the executive officer to the Virginia City Tourism Commission. The VCTC must hear and decide the matter at its next available meeting.
  - e. If the proprietor is dissatisfied with the decision of the VCTC he/she may appeal the matter to the Justice's Court of Virginia Township Justice's Court. If the amount in controversy exceeds the jurisdictional limit of the Justice's court, the appeal may be taken to the First Judicial District Court.

(Ord. No. 18-284, § 8, 4-3-2018)



**Chapter 8.24**  
**MOBILE HOMES AND RECREATIONAL VEHICLES**

Sections:

- 8.24.010 Purpose of provisions.**
- 8.24.020 Definitions.**
- 8.24.030 Minimum requirements.**
- 8.24.040 General requirements.**
- 8.24.050 Development standards--Mobile home parks.**
- 8.24.060 Development standards--Recreational vehicle parks.**
- 8.24.070 Street system.**
- 8.24.080 Plan requirements.**
- 8.24.090 Pre-occupancy certification.**
- 8.24.100 Zoning considerations.**
- 8.24.110 Management--Register maintenance.**
- 8.24.120 Violation--Criminal penalty.**

**8.24.010 Purpose of provisions.** 

The purpose of this chapter is to promote the public health, safety and general welfare by establishing minimum standards for all mobile home parks and recreational vehicle parks developed in the county after the passage of the ordinance codified in this chapter. (Ord. 87 § 1, 1981)

**8.24.020 Definitions.** 

The following words have the significance attached to them in this section, unless otherwise apparent from the context. All words used in the present tense shall include the future, and the plural shall include the singular.

- A. "Accessory building" means a subordinate building on the same lot with a mobile home or recreational vehicle, whether portable, demountable, or permanent, and the use of which is incidental to the main building or principal use.
- B. "Automobile parking area" means a fully accessible space for the parking of an automobile. Each such area shall be a minimum of eight feet by twenty feet exclusive of driveways or aisles.
- C. "Building department" refers to the officer, department or agency of the county charged with enforcement of the provisions of all ordinances and regulations pertaining to the erection, installation, alteration, conversion, or use of mobile home parks and recreational vehicle parks in the county.

D. "Carport" means structures having one or more open sides, used primarily for the parking of an automobile.

E. "Central accessory building" means a structure, central to the park development, housing toilet, lavatory, shower, laundry, or such other facilities required or permitted by ordinance.

F. "Mobile home" means a structure, intended for use as a dwelling to be movable, but not self-motive, having no foundation other than wheels, jacks or skirting, and containing all sanitary facilities built in, and shall be of a minimum size of twelve feet by forty feet, and not more than five years old.

G. "Recreational vehicle" means:

1. Motor Home. "Motor home" means a portable temporary dwelling used for travel and recreation, constructed as a self-propelled vehicle.
2. Pickup Coach. "Pickup coach" means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel and recreation.
3. Travel Trailer. "Travel trailer" means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreation, and having a body width not exceeding eight feet, and body length not exceeding forty feet.

H. "Recreational vehicle park" means a parcel or tract of land, having as its principal use the transient rental or occupancy of space by recreational vehicles.

I. "Recreational vehicle space" means a portion of land within a recreational vehicle park used, or intended to be used for the transient parking of one recreational vehicle, including permitted accessory uses and structures.

J. "Sanitary station" means a facility used for removing waste from recreational vehicle holding tanks. (Ord. 87 § 2, 1981)

#### **8.24.030 Minimum requirements.** [SHARE](#)

A. All mobile home parks and recreational vehicle parks shall comply with applicable state statutes, county ordinances, and regulations adopted by the health authority, and shall be subject to the issuance of a special use permit.

B. Suitable recreation buildings, laundry services, sanitation facilities, and storage facilities shall be provided.

C. Management offices and one single-family residence, used exclusively for management, shall be provided.

D. Lots shall be limited to one carport, single-wide or double-wide, and one accessory building.

E. Parks shall be limited to one mobile home or recreational vehicle per individual lot space.

F. Sanitary station, laundry, and bathing facilities shall be provided in all recreational vehicle parks.

(Ord. 87 § 3(part), 1981)

**8.24.040 General requirements.**  [SHARE](#)

A. All vehicle parking spaces and driveways shall be paved.

B. Exposed ground surfaces in all other parts of a park shall be covered with stone screening or other material, or protected with a vegetative growth, either of which is capable of preventing soil erosion and eliminating objectionable dust.

C. All parks shall have at least one recreation area or open space accessible from all spaces, the cumulative size of which recreation area shall be not less than two and one-half percent of the gross park area. Parks catering to family use would be expected to provide larger recreation areas and adequate playgrounds. It shall be landscaped as per plans approved.

D. Pedestrian ways when included shall have a minimum width of three feet and shall be appropriately surfaced.

E. Water Supply. An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided to each space, and shall be in conformance to all applicable statutes, ordinances and regulations.

F. Sewage Facilities. An adequate and safe sewer system shall be provided to each mobile home space. Such sewer system shall be in conformance to all applicable statutes, ordinances and regulations.

G. Refuse and Garbage. Storage, collection, and disposal of garbage and refuse shall be in conformance to all applicable statutes, ordinances and regulations.

H. Fuel Supply and Storage. Installation of liquefied petroleum gas or fuel oil containers within a mobile home park shall be in conformance to all applicable statutes, ordinances, and regulations, and to the satisfaction of the chief of the applicable fire protection district.

I. Fire Protection. In every mobile home park there shall be installed and maintained fire hydrants and extinguishers of the number and size, and in such locations as may be required by the county fire department.

J. Fences. Parks shall be appropriately fenced in accordance with the park location, topography and surrounding neighborhood.

K. Speed control bumps shall be installed each one hundred feet on all streets. (Ord. 87 § 3(part), 1981)

**8.24.050 Development standards--Mobile home parks.**  SHARE

Development requirements in mobile home parks shall be as set out in this section:

A. Minimum area, five acres;

B. Minimum net space per lot:

1. Single-wide, three thousand two hundred square feet,
2. Double-wide, four thousand eight hundred square feet;

C. Minimum space width:

1. Single-wide, thirty-five feet,
2. Double-wide, forty-five feet;

D. Minimum setback of building or mobile home from exterior park boundary or a public street, ten feet;

E. Minimum setback from internal street, ten feet;

F. Minimum distance between mobile homes, twenty feet. Expandable sections or accessory buildings are considered part of the mobile home proper;

G. Each space shall be clearly numbered;

H. Each occupied lot shall be provided with a concrete or compacted gravel pad suitable to assure adequate foundation and anchoring;

I. Single-wide mobile homes shall have an overhead tie-down, with a six-inch minimum. (Ord. 87 § 3(part), 1981)

**8.24.060 Development standards--Recreational vehicle parks.**  [SHARE](#)

Development requirements for recreational vehicle parks shall be as set out in this section:

- A. Minimum overall area, two acres;
- B. Minimum net space area per recreational vehicle space, six hundred ninety square feet;
- C. Minimum setback of any building or recreational vehicle from a bordering public street, ten feet;
- D. Minimum setback from internal street, five feet;
- E. Minimum setback line from the exterior boundary line of the recreational vehicle park, five feet;
- F. Minimum distance between recreational vehicle sides or side and end, fifteen feet; between ends, ten feet. (Ord. 87 § 3(part), 1981)

**8.24.070 Street system.**  [SHARE](#)

- A. Each lot shall be provided with safe and convenient access from public or private streets.
- B. Alignment, gradient and drainage shall be properly adapted to the topography.
- C. All streets shall be paved in an approved manner with minimum two-inch asphalt compacted with Type II highway mix base.
- D. Two off-street parking areas shall be provided for each mobile home lot, and in addition adequate guest parking spaces shall be developed for use by adjoining or nearby mobile home spaces, and no street parking shall be permitted.
- E. Streets shall be paved to a minimum width of twenty-four feet.
- F. One-way streets may be installed and shall have a minimum paved width of twelve feet.
- G. Streets shall be signed, and lighted at night with a minimum equivalent of one sixty-watt lamp for each one hundred lineal feet.
- H. Adequate provision for snow removal, and snow storage areas, shall be provided. (Ord. 87 § 3(part), 1981)

**8.24.080 Plan requirements.**  [SHARE](#)

A. A copy of the final approved plan for mobile home park developments shall be conspicuously posted during construction, on the site, and the license holder shall be responsible for maintenance of the park as per the final approved plan.

B. A tentative plan will be submitted to the planning commission and will accompany any application made for park special use permit. Such plan will include:

1. Plot plan showing shape, area and size of site, general topography, northpoint, location and grouping of lots; buildings, driveways, parking areas, parks, etc.; density and legal description; accessory buildings; preliminary report on design of water system; preliminary water quality and quantity report as to availability; proof of water rights; preliminary report on sewage disposal system to include estimated flow data, type and capacity of plant; preliminary approval statement including an outline of specifications from the State of Nevada Division of Health;
2. Grading and drainage plan when necessary;
3. Landscape plan;
4. Lot plan showing layout of space, accessory buildings, storage facilities, parking, etc.;
5. Preliminary central accessory building plans;
6. Compliance with NRS 278.330 through 278.350.

C. Final plan shall include:

1. Plot plan showing boundaries, dimensions, land area, streets and roads adjacent to or within the project; walks, curbs, pavement and play areas, parking areas, drying yards; gas, water, electrical and sewer lines; stand dimensions; elevations of pads, streets, etc., walls, fences, carports; existing trees and natural features;
2. Grading and drainage plans showing proposed contours at one-foot intervals; yard and street drainage, culverts, inlets, catchbasins, gutters, etc.;
3. Landscape plan, trash and garbage;
4. Typical lots and stands showing plan, section and details; sewer, water, gas, electrical and telephone lines; yard lighting, hose and faucets, fire extinguishers;

5. Central accessory structures showing floor, elevation and mechanical details;
6. Final engineering report on design of water and sewage system;
7. Final approval statement from State of Nevada Division of Health;
8. Final specifications.

D. All plans, specifications, etc., are to be prepared by an architect or professional engineer or other person authorized under state law to prepare such plans and specifications. These plans must meet all county laws, rules, regulations, ordinances and zoning requirements, and applicable state laws and regulations. (Ord. 87 § 5, 1981)

**8.24.090 Pre-occupancy certification.**  [SHARE](#)

A mobile home shall not be occupied unless it is properly placed and an inspection seal and certificate has been issued by the county indicating proper connections to water, sewage, electrical and gas facilities, anchoring and blocking. (Ord. 87 § 7, 1981)

**8.24.100 Zoning considerations.**  [SHARE](#)

A. Mobile home parks may be constructed in residentially zoned areas and in bordering areas, only upon a showing that such is appropriate and beneficial to the surroundings.

B. Recreational vehicle parks shall be constructed in commercially zoned areas, and may be permitted in bordering areas upon a showing that such is appropriate and beneficial to the surrounding areas. (Ord. 87 § 6, 1981)

**8.24.110 Management--Register maintenance.**  [SHARE](#)

A. The owner and operator of a park shall be responsible for compliance with this chapter and any other applicable ordinance or statute. He shall maintain the park in a neat, orderly, and sanitary condition at all times.

B. The license holder, additionally shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:

1. The name of each recreational vehicle or mobile home owner;
2. The make, model and year of all recreational vehicles and mobile homes;
3. The dates of arrival and departure of each recreational vehicle or mobile home;

4. The management shall further report promptly to the county assessor, all recreational vehicles and mobile homes moving into or out of the said park. (Ord. 87 § 4, 1981)

**8.24.120 Violation--Criminal penalty.**  [SHARE](#)

Any person who violates any provisions or fails to comply with any requirements of this chapter is guilty of a misdemeanor. (Ord. No. 13-249, § I, 10-1-2013; Ord. 87 § 8, 1981)

[Home](#)

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**The Storey County Code is current through Ordinance 15-269, passed October 20, 2015.**

Disclaimer: The Clerk of the Board's Office has the official version of the Storey County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

County Website: <http://www.storeycounty.org/>

County Telephone: (775) 847-0969

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