



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


02/17/2026 10:00 AM

STOREY COUNTY COURTHOUSE
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

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
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 Clerk's Office at 775-847-0969.

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Health Board, Storey County Brothel License Board, Storey County Water and Sewer System Board, Storey County Highway Board and the Storey County Liquor and Licensing Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to three minutes per individual.

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

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **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.
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the February 17, 2026, meeting.
6. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Banner Industrial Services LLC - Contractor / 99 Roxlin Ln ~ Columbia Falls, MT
 - B. Coast Construction Group - Contractor / 328 N Olympiac Ave ~ Arlington, WA
 - C. Frank M. Booth, Inc. - Contractor / 1482 Kleppe Ln. ~ Sparks, NV
 - D. Hassle-Free LLC - Home Based / 3780 Palisade Rd. ~ Reno, NV
 - E. Kirch Construction LLC - Contractor / 3461 Lisbon Ct. ~ Sparks, NV
 - F. The Loesche Collection - Home Based / 1675 Empire Rd. ~ Reno, NV
 - G. Titan Plumbing - Contractor / 4690 Longley Ln. # 21 ~ Reno, NV
 - H. Trophy Tek - Home Based / 915 S. C St. ~ Virginia City, NV
 - II Consideration and Possible Approval of Proposed Policy 206B - Drug and Alcohol Testing for Employees in Safety-Sensitive Positions.
 - III Consideration and possible approval of Policy 061 - Appointment and Supervision of the Public Works Director.
7. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**
8. **BOARD COMMENT (No Action - No Public Comment)**

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

Consideration and possible approval of an additional submittal for Community Project Funding for Federal Fiscal Year (FFY) 2027, the Water Siphon Replacement Project. The Board previously approved four priority projects for federal Community Project Funding consideration on January 6th, 2026: the Silver City Watermain Line Replacement; the Storey County Public Safety Complex; the Divide Tank Watermain Replacement; and the A Street Road and Slope Stabilization Project.

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

Consideration and possible approval of 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.

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

Consideration and possible approval for the County Manager to sign an agreement between Storey County and Bureau of Land Management (BLM) for Storey County to pay full actual costs to BLM, an unbudgeted amount of \$24,280 for costs to process an expedited Right-of-Way (RoW) application and monitor the use of the RoW related to the replacement of the Silver City water main.

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

Request for consideration and possible approval for the County manager to sign a request granting consent to Great Basin Gas Transmission Company to access Storey County owned parcel 005-041-43 and area of prior parcel number 004-041-88 for a 2028 Expansion Project.

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

For Consideration and possible approval of business license second readings:

- A. C Street Garage - General / 351 N. C St. ~ Virginia City, NV
- B. Don James Roofing LLC - Contractor / 5263 Arrowhead Dr. ~ Carson City, NV
- C. Dorado Masonry - Contractor / 1196 Rock Blvd. ~ Sparks, NV
- D. Dotson Electric Company Inc. - Out of County / 551 Cal Batsel Rd. ~ Bowling Green, KY
- E. Exclusive Builders LLC - Contractor / 1000 Sonoma St. ~ Carson City, NV

- F. Jenco Construction LLC - Contractor / 2810 N. Nellis Blvd #110 ~ Las Vegas, NV
- G. Leo's Awnings and Interiors LLC - Contractor / 150 E. Grove St. ~ Reno, NV
- H. Option 1 Industrial LLC - Contractor 183-A West Blalock Cir. ~ Liberty, MS
- I. Rustic Rope N' Treasures - General / 71 S. C St. ~ Virginia City, NV
- J. Wild Horse Gallery - General / 71 S. C St. ~ Virginia City, NV

14. **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.

15. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

16. **CLOSED SESSION:**

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

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- **PUBLIC COMMENT (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.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

- Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.
- To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

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

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

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


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

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

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 2/11/2026; Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By: *Drema Smith*
Drema Smith
Administrative Assistant III

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 1 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of the agenda for the February 17, 2026, meeting.

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

- **Prepared by:** Drema S Smith

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** See attached.

- **Supporting Materials:** No Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head


Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 0-5	
Agenda Item Type: Consent Agenda		

- **Title:** For possible action, approval of business license first readings:
- A. Banner Industrial Services LLC – Contractor / 99 Roxlin Ln ~ Columbia Falls, MT
- B. Coast Construction Group – Contractor / 328 N Olympic Ave ~ Arlington, WA
- C. Frank M. Booth, Inc. – Contractor / 1482 Kleppe Ln. ~ Sparks, NV
- D. Hassle-Free LLC – Home Based / 3780 Palisade Rd. ~ Reno, NV
- E. Kirch Construction LLC – Contractor / 3461 Lisbon Ct. ~ Sparks, NV
- F. The Loesche Collection – Home Based / 1675 Empire Rd. ~ Reno, NV
- G. Titan Plumbing – Contractor / 4690 Longley Ln. # 21 ~ Reno, NV
- H. Trophy Tek – Home Based / 915 S. C St. ~ Virginia City, NV

- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).

- **Prepared by:** Ashley Mead

Department: Community Development

Contact Number: 775-847-0966

- **Staff Summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's meeting for approval.

- **Supporting Materials:** See Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

February 5, 2026
Via Email

Fr: Ashley Mead

Please add the following item(s) to the February 17, 2026

COMMISSIONERS Consent Agenda:


FIRST READINGS:

- A. Banner Industrial Services LLC** – Contractor / 99 Roxlin Ln ~ Columbia Falls, MT
- B. Coast Construction Group** – Contractor / 328 N Olympic Ave ~ Arlington, WA
- C. Frank M. Booth, Inc.** – Contractor / 1482 Kleppe Ln. ~ Sparks, NV
- D. Hassle-Free LLC** – Home Based / 3780 Palisade Rd. ~ Reno, NV
- E. Kirch Construction LLC** – Contractor / 3461 Lisbon Ct. ~ Sparks, NV
- F. The Loesche Collection** – Home Based / 1675 Empire Rd. ~ Reno, NV
- G. Titan Plumbing** – Contractor / 4690 Longley Ln. # 21 ~ Reno, NV
- H. Trophy Tek** – Home Based / 915 S. C St. ~ Virginia City, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 mins	
Agenda Item Type: Consent Agenda		

- **Title:** Consideration and Possible Approval of Proposed Policy 206B – Drug and Alcohol Testing for Employees in Safety-Sensitive Positions.
- **Recommended motion:** In accordance with staff recommendation, I (commissioner) move to approve proposed Policy 206B, Drug and Alcohol Testing for Employees in Safety-Sensitive Positions.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** Proposed Policy 206B has been developed to ensure employees occupying designated safety-sensitive positions do not report to work under the influence of alcohol, drugs, or other prohibited substances. The policy authorizes pre-employment and random testing for applicants and employees in positions identified as safety-sensitive by the Human Resources Director and County Manager.
-
- Safety-sensitive positions are defined as those that may require operation of vehicles or heavy equipment, use of dangerous tools or chemicals, working at heights, carrying firearms, or performing duties where impaired judgment or coordination could pose a risk to the employee, coworkers, or the public. Successfully passing required testing will be a condition of employment and continued assignment in safety-sensitive positions.
-
- The policy establishes procedures for applicant and employee testing, consent requirements, timelines for testing, review of legitimate medical documentation, and consequences for verified positive test results or refusal to participate. Safety-sensitive designations will be identified within applicable job descriptions.
-
- Adoption of this policy will support workplace safety, risk management, and consistency in employment practices for positions where public and employee safety is a critical component of job duties.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 206B
EFFECTIVE DATE: 2/17/26
REVISED:
AUTHORITY: BOC
COUNTY MANAGER: __ AO

SUBJECT: Drug Alcohol for Safety Sensitive Positions


I. **PURPOSE:** To ensure employees occupying safety sensitive positions do not report to work while under the influence of alcohol, drugs, and/or prohibited substances.

II. **POLICY:**

- a. The employer may conduct pre-employment testing and random testing for drugs, prohibited substances, and/or alcohol for positions identified as safety sensitive by the HR Director and County Manager. Successfully passing these tests is a condition of future or continued employment.
- b. Safety-sensitive positions mean positions which may, in the normal course of business:
 - i. Require the employee to operate a vehicle or heavy equipment on a regular and recurring basis; and/or
 - ii. Involve job duties which, if performed with inattentiveness, errors in judgment or diminished coordination, dexterity, or composure, may result in mistakes that could present a real and/or imminent threat to the personal health and safety of the employee, coworkers, and/or the public, including positions that require use of dangerous tools/equipment; performance of job duties at heights; use of dangerous chemicals; or carrying firearms in the performance of job duties.
- c. The employer may require successful applicants for safety-sensitive positions to consent to a pre-employment screen test for drugs/prohibited substances. The employer will advise the applicant that the presence of one or more drug metabolites may be cause for rejection from further consideration for employment, and that offers of employment are contingent upon a negative test result. The applicant may be asked to authorize the employer, as a condition of employment, to conduct through the employer's designated laboratory testing facility, a screen test for drugs/prohibited substances. Refusal to authorize and participate in a screen test shall eliminate the applicant from further consideration for the position.
- d. The employer may direct applicants to an appropriate collection facility. The screen test must be undertaken as soon after notification as possible, and in no circumstances later than 48 hours after notice to the applicant.
- e. The employer will advise applicants of the opportunity to submit medical documentation to support a legitimate use for a specific drug. Such information will be reviewed only by medical consultants determining whether the applicant is lawfully using an otherwise illegal drug or prohibited substance.

- f. The employer will not extend a “Formal Job Offer Letter” to any applicant with a verified positive test result, and such applicant will not be considered for any vacancy of the employer for a period of 12 months. The employer shall disqualify the applicant on the basis of failure to pass the applicable test(s).
- g. Current employees in safety-sensitive positions may be required to consent to a pre-employment screen test for drugs/prohibited substances as listed above after a leave of absence before performing safety-sensitive duties.
- h. The employer shall designate positions as safety sensitive on the job description

RESPONSIBILITY FOR REVIEW: The County HR Director will review this policy every 5 years or sooner as necessary.

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 mins	
Agenda Item Type: Consent Agenda		

- **Title:** Consideration and possible approval of Policy 061 – Appointment and Supervision of the Public Works Director.
- **Recommended motion:** In accordance with staff recommendation, I (commissioner) move to approve proposed Policy 061, Appointment and Supervision of Public Works Director.
- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** Policy 061 establishes a formal framework for the appointment and supervision of the Public Works Director to ensure consistency with state law (NRS 244.151), County Ordinance 2.16, and Storey County Administrative Policies and Procedures.
-
- The policy delegates authority from the Board of County Commissioners to the County Manager to appoint and supervise the Public Works Director. The position will report to and serve at the pleasure of the County Manager in an at-will capacity. The policy also requires that any appointment be made in writing and that supervision and administration of the position follow established county policies and procedures.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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


**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 061
EFFECTIVE DATE: 01-05-2026
REVISED:
AUTHORITY: BOC
COUNTY MANAGER: __ AA

SUBJECT: Appointment and Supervision of Public Works Director

- I. PURPOSE:** To ensure that appointment and supervision of Public Works Director is consistent with state law (NRS 244.151) and county ordinance (2.16), as may be applicable.
- II. POLICY:** Elected County Commissioners delegate authority to the County Manager to appoint and supervise the Public Works Director for Storey County.
- A.** The Public Works Director is appointed by the County Manager and reports to and serves at the pleasure of the County Manager in an at-will capacity.
 - B.** Any appointment of the Public Works Director by the County Manager will be in writing and compliant with Storey County Administrative Policies and Procedures.
 - C.** Supervision of the Public Works Director by the County Manager will be compliant with Storey County Administrative Policies and Procedures.

RESPONSIBILITY FOR REVIEW: The County HR Director will review this policy every 5 years or sooner as necessary.

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 5 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of an additional submittal for Community Project Funding for Federal Fiscal Year (FFY) 2027, the Water Siphon Replacement Project. The Board previously approved four priority projects for federal Community Project Funding consideration on January 6th, 2026: the Silver City Watermain Line Replacement; the Storey County Public Safety Complex; the Divide Tank Watermain Replacement; and the A Street Road and Slope Stabilization Project.
- **Recommended motion:** I (commissioner) move to approve County staff to proceed with an additional submittal for Community Project Funding for Federal Fiscal Year (FFY) 2027, the Water Siphon Replacement Project.
- **Prepared by:** Sara Sturtz

Department: Business Development

Contact Number: 7753509473

- **Staff Summary:** Staff requests authorization to submit an additional Community Project Funding Request for the Storey County Water Siphon Replacement project. The county was authorized for \$10 million dollars in the 2024 Water Resource Development Act (WRDA), and staff were recently notified that we would need to request that \$10 million in a phased approach through the Community Project Funding process over the next several years. The county commissioners previously approved four priority projects for federal Community Project Funding consideration on January 6th, 2026: the Silver City Watermain Line Replacement; the Storey County Public Safety Complex; the Divide Tank Watermain Replacement; and the A Street Road and Slope Stabilization Project.
- **Supporting Materials:** No Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head


Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of 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.
- **Recommended motion:** In accordance with the recommendation by the Planning Commission and Staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to waive 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.
- **Prepared by:** Jessica Prager

Department: Planning

Contact Number: 775-847-1144

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

_____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY PLANNING DEPARTMENT

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



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: February 17, 2026

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.

Planning Commission: The Planning Commission heard this request at their February 5th, 2026, meeting. There was no public in attendance that had comments regarding the project. The Planning Commission voted 4-0 (with 3 absent) to recommend approval of the request. The applicant's representative, Mitch Nelson, was in attendance but didn't have any additional information to add to the staff report and agreed that the staff report described the project well.

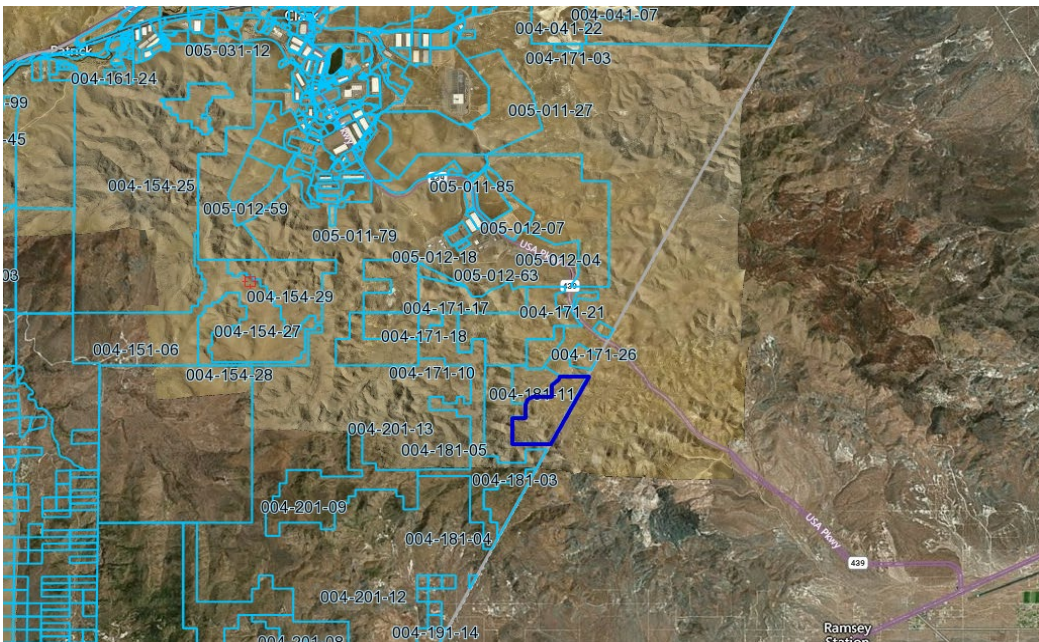
1. Background & Analysis

- 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.

The parcels in question are located near the Tahoe Reno Industrial Center, however, the property is not a part of the Industrial Center and is not subject to the Development Agreement between the Tahoe Reno Industrial Center and Storey County. The 2024 Storey County Zoning Ordinance applies to this property.

This parcel of land was part of a previous Storey County approved subdivision in April 2024 (File # 2024-002). The previous subdivision took an original parcel of land from 1530.68 acres to 5 parcels all greater than 40 acres. The proposed map will split one of those parcels into two parcels of land.



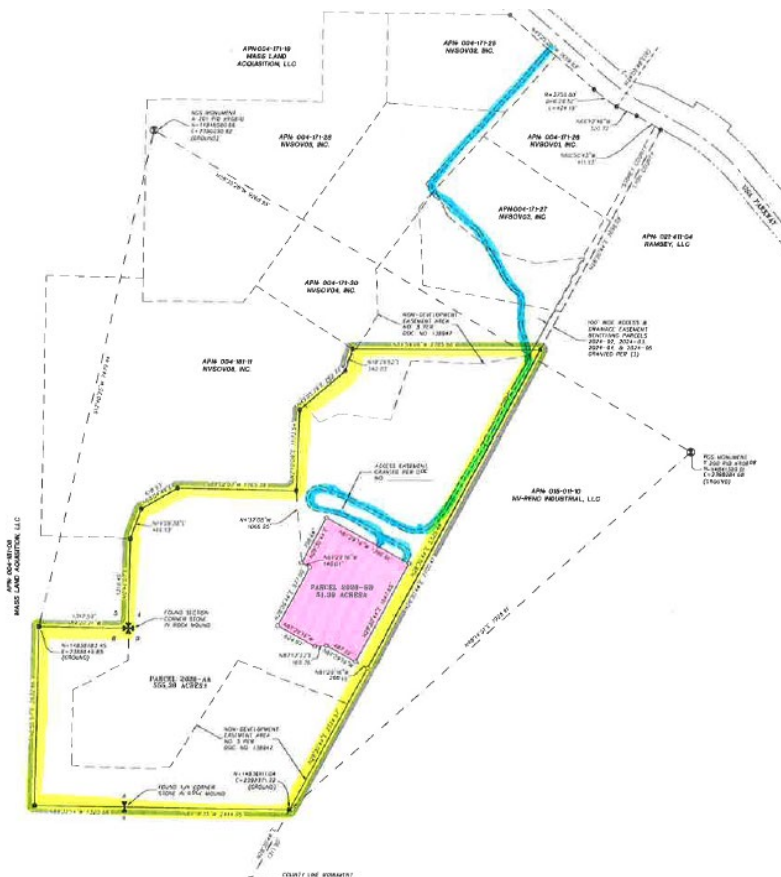
Vicinity and Zoning Map – Parcel outline in Dark Blue



Site Location

- 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.

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

- 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.

There were no public comments made at the Planning Commission meeting on February 5, 2026. Notices were sent out to adjacent property owners, and the Planning Department did not receive any written or verbal comments from the public regarding the Division of Large Parcels request.

6. Power of the Board

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

7. Proposed Motions

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

A. Recommended Motion (motion for approval)

In accordance with the recommendation by the Planning Commission and Staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to waive 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 the Planning Commission and Staff, I [Commissioner], hereby move to deny 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](#))

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval for the County Manager to sign an agreement between Storey County and Bureau of Land Management (BLM) for Storey County to pay full actual costs to BLM, an unbudgeted amount of \$24,280 for costs to process an expedited Right-of-Way (RoW) application and monitor the use of the RoW related to the replacement of the Silver City water main.
- **Recommended motion:** I, Commissioner _____, move to approve the County Manager to sign an agreement between Storey County and Bureau of Land Management (BLM) for Storey County to pay full actual costs to BLM, an unbudgeted amount of \$24,280 for costs to process an expedited Right-of-Way (RoW) application and monitor the use of the RoW related to the replacement of the Silver City water main.
- **Prepared by:** Lisa Maciel

Department: Commissioners **Contact Number:** (775) 847-0968

- **Staff Summary:** Storey County applied to BLM for the water line replacement June 18, 2024. It is estimated that 280 federal hours will be needed to process the application; 43 CFR 2804.14(b) corresponds with a Cost Recovery fee Category 6, requiring Storey County to reimburse BLM full reasonable costs for direct labor and indirect costs. BLM does not have specific funds appropriated, and would be worked on as funding availability allows, this could possibly lead to substantial delays in project completion. A request was sent to BLM on 04/08/2025 from the County manager requesting to expedite this application due to the aging pipeline experiencing numerous failures, leaks, shutdowns, and boil water orders impacting our community.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** \$24,280
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Sierra Front Field Office

5665 Morgan Mill Road

Carson City, Nevada 89701

Phone: 775-885-6000

Fax: 775-885-6147

<http://www.blm.gov/nevada>

DEC 02 2025

In Reply Refer To:

NVNV106377585 & NVNV106377602

Your Reference

Application for Silver City Water-main Replacement

CERTIFIED MAIL 9489 0090 0027 6042 7107 74 – RETURN RECEIPT REQUESTED

DECISION

Jason Wierzbicki	:	Application
Storey County	:	Right-of-Way
26 S. B Street	:	June 18 th , 2024
Virginia City, Nevada 89440	:	

Processing Fee Category Determined

The Bureau of Land Management (BLM) received your application on June 18, 2024, for authorization to replace an existing water-main in Storey County, Nevada. We assigned serial numbers NVNV106377585 & NVNV106377602 to your application. Please refer to those numbers in all future correspondence relating to this project.

The BLM estimates that up to 280 federal work hours may be needed to process your application. Per 43 CFR 2804.14(b), this work hour estimate corresponds with a Cost Recovery fee Category 6, which would require you to reimburse the BLM for the full reasonable costs to process your application if you were not exempt from paying cost recovery fees. The BLM estimates that the cost to process your application would be \$24,280, taking into account direct labor and other indirect costs. Pursuant to the regulations contained in 43 CFR 2804.22, the BLM does not have specific appropriated funds to process your application, therefore we will work on it as our current funding availability allows. No cost recovery fees are due.

You may elect to pay full actual costs under the provisions of 43 CFR 2804.14(f) to expedite processing of your application. The method and procedures for payment of costs are described in the enclosed Cost Reimbursement Agreement (CRA) which the BLM has prepared. Please review the document and if it meets with your approval, sign and date both copies and return them to the address shown above, along with processing fees in the amount of \$24,280.

Pursuant to the regulations contained in 43 CFR 2807.14, the BLM is required to notify, in writing, existing ROW holders when we receive a grant application for land subject to an

INTERIOR REGION 10 • CALIFORNIA-GREAT BASIN

CALIFORNIA*, NEVADA*, OREGON*

* PARTIAL

existing grant or near or adjacent to it. The following existing ROW holders will be notified of your application:

1. NVN 081058, Robert Wood
2. NVN 099463, Sierra Pacific Power Company

This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations contained in 43 CFR, Part 4 and the enclosed Form 1842-1. If an appeal is taken, your notice of appeal must be filed in this office (at the above address) within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

If you wish to file a petition (request) pursuant to regulation 43 CFR 2801.10 for a stay (suspension) of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate Office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed with this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulation, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) The relative harm to the parties if the stay is granted or denied,
- (2) The likelihood of the appellant's success on the merits,
- (3) The likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) Whether the public interest favors granting the stay.

If you have any questions, please contact Chris Searle, Realty Specialist, at (775) 885-6080, email csearle@blm.gov, or at the above address.

Sincerely,



Kimberly D. Dow
District Manager
Carson City District Office

**COST REIMBURSEMENT AGREEMENT
BETWEEN**

**STOREY COUNTY
AND**

**THE BUREAU OF LAND MANAGEMENT
CARSON CITY DISTRICT OFFICE**

BLM Cost Recovery Project Number LLNVC02000-5101-_____

I. AUTHORITY: Section 304(b) and 504(g) of the Federal Land Policy and Management Act (FLPMA) [43 U.S.C. 1734(b) and 1764(g)], as amended and 43 CFR Subpart 2804.

II. PURPOSE: This Agreement between Storey County "Applicant" and the Bureau of Land Management, Carson City District Office "BLM", establishes procedures to reimburse BLM for costs incurred to process a right-of-way application "Application", serial numbers NVNV106377585 & NVNV106377602, referred to by Applicant as Silver City Water-main Replacement. If a decision is made to authorize a right-of-way this Agreement shall be utilized to reimburse BLM for costs incurred to monitor the use of the right-of-way, if applicable.

III. PROVISIONS OF AGREEMENT

- A. In accordance with Section 304(b) of FLPMA and 43 CFR 2804.19, Applicant agrees to reimburse BLM for the costs incurred by BLM for processing the Application, and should a right-of-way be approved, costs for issuing a right-of-way grant and monitoring the use of the right-of-way, as applicable. Further, in accordance with 43 CFR 2804.14(f), Applicant waives consideration of reasonable costs, as would be determined under 43 CFR 2804.20 and 2804.21, and agrees to pay all actual costs incurred by BLM related to the Application from the date the Application was received by BLM.
- B. This Agreement is subject to the Reimbursable Cost Provisions and the Descriptions of Direct and Indirect Costs contained in Exhibit #1, the Work Plan contained in Exhibit #2, and the Financial Plan contained in Exhibit #3. This cost estimate may be amended should actual costs exceed estimated costs.
- C. Applicant will be advised as to the nature and extent of all major studies needed to complete the Environmental Assessment (EA) or Environmental Impact Statement (EIS). BLM will prepare a separate Memorandum of Understanding (MOU) to which this Agreement may be attached and incorporated therein for any project requiring preparation of an EIS. BLM may, at its discretion, prepare a separate MOU for projects not requiring an EIS.

IV. EFFECTIVE DATE: This Agreement shall be effective as of the latter date of its execution by both parties. Unless terminated earlier, it shall continue until the BLM authorized officer closes the case file or determines the Agreement is no longer needed.

V. TERMINATION: Either party to this Agreement may terminate this Agreement with written notice to the other party; however, termination of this Agreement does not waive Applicant's responsibility for payment of BLM costs incurred up to the date of written notice of termination as provided in Section IV of this Agreement. If Applicant terminates this agreement, their future cost obligation will cease immediately upon their written notification. However, Applicant will reimburse BLM for processing costs incurred by BLM in closing its review of the Application and which cannot reasonably be avoided after BLM receives written notice of termination of the project or withdrawal of the Application.

VI. SIGNATURES OF AGREEMENT

For Applicant

For BLM

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Title)

(Title)

(Date)

(Date)

Exhibit 1**REIMBURSABLE COST PROVISIONS**

- A. BLM agrees to process the Application to the extent funding under the Agreement permits. Processing will include, but not be limited to, the following: coordination, administration and approval of any necessary environmental analyses including the preparation of an EA or EIS; consultation with appropriate Federal, State, Tribal, and local officials; preparation of the administrative record and resolving any protests, appeals and litigation that might result from the proposal, preparation of all decisions and authorizations resulting from those decisions, monitoring the operation and termination of any resultant authorization; and other necessary processing actions consistent with a final decision.
- B. Applicant agrees to fund and utilize third party assistance contractors to expedite processing the Application, as needed. Third party assistance contractors may include, but are not limited to, contractors for preparation of National Environmental Policy Act (NEPA) documents, cultural resource inventories, biological inventories and surveys, engineering and design surveys, clerical staff support, NEPA adequacy reviews, resource specialist reviews, persons to aid in assembling the case file record, and compliance inspectors.
- C. If requested, BLM agrees to timely notify Applicant, in writing, of any changes to the indirect rate. Refer to the Definition of Direct and Indirect Costs below.
- D. BLM shall review monthly case processing and costs incurred. When BLM determines there are insufficient funds remaining for the next period of planned work, it shall inform Applicant of the work proposed to be done and request a further deposit. Deposits must be received prior to BLM incurring costs.
- E. Statements of BLM expenditures will be furnished to Applicant within 30 days of any such request.
- F. Applicant shall have the right to conduct, at their own expense, reasonable audits of the books, records, and documents of BLM relating to the items on any particular accounting statement provided by BLM. Applicant shall have 30 days after receipt of a statement to raise objections to or dispute any particular entry of cost item.
- G. BLM shall provide full justification of any disputed entry or cost item within 30 days of receipt of the objection or will delete the entry or cost item. If Applicant still objects to the entry or cost item, an appeal to the State Director may be made within 30 days of receipt of the BLM justification. The State Director's decision is the final administrative decision.
- H. Reimbursable funds, once obligated by BLM, are not refundable and will not be made refundable by termination of the project, withdrawal of the Application, or non-issuance

of a grant.

- I. In accordance with 43 CFR 2804.27(a), if BLM denies the Application, Applicant must reimburse BLM for all costs BLM incurred in processing the Application. If Applicant withdraws the Application, Applicant will reimburse BLM for processing costs incurred by BLM in closing its review of the Application and which cannot reasonably be avoided after BLM receives written notice of withdrawal of the Application.
- J. Nothing herein shall be deemed to require BLM to maintain books, records, or documents other than those usually maintained by them, provided that such books, records, and documents reasonably segregate and identify the costs for which reimbursement is required and comply with generally accepted accounting practices for such documentation.
- K. The designated points of contact with whom each party to this Agreement will communicate concerning any aspect of this Agreement are as follows:

BLM		Applicant	
Name:	Chris Searle Realty Specialist Carson City District Office	Name:	Jason Wierzbicki Storey County Virginia City
Address:	5665 Morgan Mill Road Carson City, Nevada 89701	Address:	26 S. B Street PO Box 176 Virginia City, NV 89440
Telephone:	775-885-6080	Telephone:	775-847-0958
Fax:		Fax:	
Email:	Csearle@blm.gov	Email:	jwierzbicki@storeycounty.org

Either party may designate a different point of contact by notifying the other party in writing of such change.

DESCRIPTION OF DIRECT AND INDIRECT COSTS

Direct costs are those costs which can be specifically identified with the application, and which are incurred for the benefit of said applicant in that the costs would not have been incurred but for the Application and are appropriate in order for BLM to process the Application. Examples of direct costs include, but are not limited to, personnel costs in the form of wages paid to BLM personnel working on the Application, with allowances provided for fringe benefits and leave surcharge rate and any overtime associated with processing the Application; travel expenses; purchased services, if necessary, such as printing, automated data processing services and photographic reproduction; and any miscellaneous supplies and equipment of a specialized nature, the use of which is directly applicable to processing the Application.

Indirect costs are those which cannot be specifically identified with the Application. These indirect costs have been calculated at a rate of 19.09 percent of direct costs. The indirect costs are subject to change annually. This percentage figure has been developed in accordance with

Department of the Interior procedures and represents those administrative and program costs, excluding management overhead, which can be attributed to processing the Application. Indirect costs include a portion of the costs for capitalized and non-capitalized equipment; space rental; telephone services; postage; personnel transfer costs; budget and program development; administrative and clerical support; training; safety management; public information, inquiries and reports; cartography and basic series mapping; aviation management; telecommunications; maintenance of equipment and tools; and systems design and implementation.

Excluded from indirect costs are costs for managerial work; evaluations of field office activities; program coordination; technical program direction; environmental education; interagency planning; studies and research; preparation of environmental documents relating to general program planning; law enforcement and firefighting.

Exhibit 2
Work Plan for (Silver City Water-main Replacement)

The following work plan describes the major tasks that BLM must complete to process the Application, including estimated time spans needed for BLM to complete their work on major tasks. Work that Applicant will be responsible for and the time Applicant will need to complete their work are not accounted for. Applicant work may include baseline resource studies, document revisions, or fulfilling BLM information requests. Lists contained within this work plan are for example purposes and are not intended to be exhaustive or limiting.

Schedule of Major Processing Tasks

Time estimates for each task represent the minimum time span BLM would reasonably need to complete the task, subject to the project timeline limitations and work plan assumptions described below. The tasks and time estimates are subject to change as the Application is processed. This schedule is not intended to be used to determine start or completion dates.

PROCESSING TASK	ESTIMATED BLM TIME REQUIRED
<p>1. Application Review: Application and Plan of Development (POD) review, complete initial adjudication, establish cost reimbursement account, etc.</p> <p><u>Milestone:</u> all initial adjudication work completed and WBS code activated.</p>	2-4 Weeks
<p>2. Pre-NEPA and Baseline: Application review by interdisciplinary (ID) team, field visits, provide suggestions for POD revisions, begin external agency coordination, prepare MOU for NEPA document preparation, determine baseline resource studies, review baseline resource studies, preliminary issue scoping, etc.</p> <p><u>Milestone:</u> signed MOU for NEPA document preparation and EA kickoff meeting.</p>	4-6 Weeks
<p>3. NEPA and Consultation: Review administrative drafts of NEPA documentation (CX) and provide comments, attend meetings, continue external agency coordination, assist with reviewing and responding to public comments, consult with regulatory agencies, prepare and issue NEPA decision, etc.</p> <p><u>Milestone:</u> NEPA decision and all regulatory compliance and external agency coordination complete.</p>	6-8 Weeks
<p>4. Decision Issuance: Prepare right-of-way grant package, approve performance bond instrument, prepare monitoring fee determination, complete final adjudication, etc.</p> <p><u>Milestone:</u> right-of-way grant issued (subject to decision making).</p>	4-6 Weeks
<p>5. Administration: Budget oversight, maintenance of records, completing reporting requirements, final adjudication, records notation, etc.</p>	Ongoing

The tasks in the above schedule are intended to provide a general timeline and examples of the type of work that will be required to process the Application. In general, the tasks must be completed in the order shown; BLM may adjust when certain tasks are initiated, as needed. Not all work needed to complete each task is shown; BLM will determine the work and personnel needed as the Application is processed.

Project timeline limitations:

The Application is not given specific priority over other BLM work. BLM will work on the Application when required information is available and as other work priorities allow. The need to respond to national, state, and local priority projects, including supporting seasonal wildland fire operations, may cause BLM, without notice, to delay or stop working on the Application for an extended and unpredictable amount of time.

BLM's ability to complete processing tasks in the estimated amount of time would be limited by Applicant's ability to complete actions Applicant is responsible for. BLM will inform Applicant when work on the Application cannot proceed due to the need for additional information or actions from Applicant. The time to process the project will increase directly by the amount of time taken by Applicant to supply additional information or complete actions needed by BLM. BLM's ability to process the project would be limited by funding and coordinating staff availability.

If BLM determines at any point in the NEPA process that a FONSI cannot be reached, BLM will inform Applicant that an EIS will be required to approve the Application.

Work plan assumptions:

NOTE: the following list does not specifically correspond to the items shown in the above table.

- 1) BLM Lands and Realty personnel will conduct case document review, legal source material review, data entry, communication with Applicant or stakeholders (e.g. other Federal government agencies; State, County, and local government entities; members of the public; etc.); facilitate ID review of the Application, prepare official correspondence and right-of-way grant documentation; and maintain the administrative record.

BLM resource specialists will conduct ID review of the Application including: identifying potential resource issues or missing data; coordination with appropriate regulatory agencies (e.g. U.S. Fish and Wildlife Service (USFWS), State Historic Preservation Office (SHPO), Nevada State Engineer, Nevada Commission on Mineral Resources, etc.); reviewing NEPA documents; and preparing reports.

- 2) Applicant will provide and revise technical drawings, POD, survey drawings, and other information specific to the Application when requested by BLM, in the format requested by BLM. BLM will provide feedback on information submitted by Applicant in a timely manner so corrections or changes can be made with as little delay as practicable.
- 3) Applicant will complete all needed baseline studies as determined by BLM during Internal Review and EA Preparation. Applicant may hire a qualified environmental contractor to complete baseline studies. BLM will approve contractors when appropriate and will review baseline studies for quality. Baseline studies that may be needed include:
 - Wildlife surveys, including Threatened and Endangered (T&E) species, migratory birds, BLM sensitive species, and general wildlife
 - Botanical surveys, including T&E and BLM sensitive species

- Biological Assessment for USFWS review
- Class III cultural resources inventories and cultural report
- Hydrology and/or water rights reports
- Visual Resources Inventory and/or Visual Contrast Rating
- Mineral Potential Report and/or mining claim report
- Socioeconomic and/or market reports
- Boundary evidence research and/or cadastral surveys

Certain baseline studies are weather or season dependent and may not be acceptable to BLM if completed during the wrong time of year or without proper authorization from BLM. BLM will determine when enough data has been collected to complete an environmental effects analysis in an EA or comply with agency regulatory requirements.

- 4) Applicant will prepare an EA. Applicant may hire a qualified environmental contractor to prepare the EA. Applicant will ensure all drafts of the EA are proofread and free of grammar/formatting errors before submitting documents to BLM. BLM will review documents and provide direction on needed changes, including content and formatting requirements specific to the Carson City District Office (CCDO). BLM will determine the duration of the public review period for the EA.

A MOU will be prepared prior to beginning the NEPA process.

- 5) Applicant will prepare draft FONSI and draft DR documents.

Exhibit 3
Financial Plan for (Silver City Water-main Replacement)

Potential direct costs are based on the estimated man-hours and operating expenses, including travel expenses, to complete the tasks described in Exhibit 2. BLM labor hours that may be billed to Applicant are estimated based on staff knowledge, existing workload levels, and BLM priorities at the time that the Work Plan in Exhibit 2 was created. Some BLM personnel that are not shown may charge to the project if needed.

Estimated costs may change as the Application is processed. BLM would revise the cost estimates only if additional travel or labor costs may cause BLM to exceed the existing account balance. The following cost estimates are not broken down to task or BLM fiscal quarter.

Cost Assumptions

Hourly billing rates for GS grade levels:

GS-5	GS-7	GS-9	GS-11	GS-12	GS-13
\$34.06	\$41.83	\$54.52	\$73.35	\$83.39	\$99.53

Rates current as of 3/1/2023

Support Services overhead rate¹: 20% of all direct labor costs

Round-trip distance² from Carson City District Office to project site: 25 miles

2025 GSA Fixed Ownership Rate³ (FOR) for full size pickup truck: \$.50 per mile

2026 Indirect Costs Rate⁴: 19.09% of direct costs

- 1) Support Services overhead covers labor costs for management oversight, budget, timekeeping, fleet management, and other Carson City District Office labor that is not directly billed to the project account.
- 2) From Google Maps website.
- 3) Most current FOR will be used for all mileage costs. Rate covers all fuel and fleet costs, except labor, for a single vehicle.
- 4) Indirect cost rate subject to change annually.

BLM Labor Costs

Cost Source	Cost Method	GS Grade	Estimated Hours	Estimated Costs
Realty Specialist	Hourly Billing	7	95	\$3,973.85
Land Law Examiner	Hourly Billing	9	3	\$163.56
P&EC (NEPA)	Hourly Billing	12	10	\$833.90
Assistant Field Manager	Hourly Billing	12	10	\$833.90
Field Manager	Hourly Billing	13	8	\$796.24
Archaeologist	Hourly Billing	11	25	\$1,833.75
Paleontologist	Hourly Billing	11	25	\$1,833.75
Botanist	Hourly Billing	11	10	\$733.50
Noxious Weeds	Hourly Billing	11	10	\$733.50
Geologist	Hourly Billing	11	10	\$733.50
Hydrologist	Hourly Billing	11	25	\$1,833.75
Rangeland Mgmt. Specialist	Hourly Billing	11	8	\$586.80
Wild Horse and Burro Specialist	Hourly Billing	11	8	\$586.80
Wildlife Biologist	Hourly Billing	11	25	\$1,833.75
Forester	Hourly Billing	11	8	\$586.80


Subtotal direct labor costs: \$17,293.90

BLM Travel/Operating Costs

Estimated Trips	Vehicles per Trip	Estimated Vehicle Costs
15	1	\$187.50

Cost Summary

Carson City District Labor Costs:	\$17,293.90
Carson City District Travel/Operating Costs:	\$187.50
Other Labor Costs:	\$0.00
Other Travel/Operating Costs:	\$0.00
Subtotal Direct Costs	\$17,481.40
Support Services Overhead Costs:	\$3,458.78
Indirect Rate Costs:	\$3,337.45
Total Estimated Costs:	\$24,277.63
Rounded to:	\$24,280

	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Request for consideration and possible approval for the County manager to sign a request granting consent to Great Basin Gas Transmission Company to access Storey County owned parcel 005-041-43 and area of prior parcel number 004-041-88 for a 2028 Expansion Project.
- **Recommended motion:** I, Commissioner _____, approval the County manager to sign a request granting consent to Great Basin Gas Transmission Company to access Storey County owned parcel 005-041-43 and area of prior parcel number 004-041-88 for a 2028 Expansion Project.

• **Prepared by:** Lisa Maciel

Department: Commissioners

Contact Number: (775) 847-0968

- **Staff Summary:** Parcel 005-041-43 is a vacant parcel with a land use code of 110, identifying it as a splinter or potentially unbuildable lot, consisting of 5.93 acres at 845 USA Parkway.
-
- The planning department has verified that parcel 004-041-88 is no longer a valid parcel number as it has been dedicated, though it is correctly depicted in the map provided. This area is on Britain Dr, northeast of Waltham Way. County parcel maps have been ata
-
- Great Basin owns and operates an Interstate pipeline system and is planning for the 2028 expansion to meet natural gas demands in northern Nevada with more than 80% of the project to be co-located with Great Basins existing pipeline, or other utilities and roadways. Great Basin will engage in good faith negotiations to obtain mutually acceptable agreements for use of the land needed for construction and installation of the new pipeline facilities. Great Basin will have a land and right-of-way consultant reach out upon approval of this letter to provide additional information about the project.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



January 19, 2026

Storey County
PO Box 526
Virginia City, NV 89440

Subject:
Planned Environmental and Land Survey Beginning February 2026

Tax ID number(s): 005-041-43, 004-041-88
Tract Number(s): NV-ST-0300.350, NV-ST-3020.000

Dear Landowner:

I am writing to you on behalf of Great Basin Gas Transmission Company ("Great Basin") because public records indicate that Storey County is/are the owner(s) of the above referenced property. Great Basin, which owns and operates an interstate pipeline system, is planning for the proposed 2028 Expansion Project (Project) to meet natural gas demands in northern Nevada, with more than 80% of the project to be co-located with Great Basin's existing pipeline, or other utilities, and roadways.

This letter is to notify you that Great Basin will have representatives in the area over the coming months to assist in the planning for this project. Therefore, we are requesting your written or verbal permission to access the above-referenced property to conduct preliminary survey activities associated with the planning process.

Great Basin anticipates that all proposed facilities will be installed within the corridor shown on the attached figure. All preliminary survey activities on your property will be performed within this corridor. Should permanent or temporary easements be required, Great Basin will engage in good faith negotiations with you to obtain a mutually acceptable agreement for the use of your land needed for the construction and installation of the new pipeline facilities.

TRC, Great Basin's environmental consultant, and/or their subcontractors, will be conducting initial land, drone/aerial, and environmental surveys that require access to your property. The land survey will be conducted by representatives of TRC under the direction of Roger Dawson, PLS, License No. 018220. A representative of TRC, Great Basin's land and right-of-way consultant, will be reaching out to follow up on this letter, and provide additional information about the project.

If you consent to this request for access, please indicate this below; and **sign and return this letter in the enclosed envelope**. To keep you informed of upcoming activities, we request that you provide a telephone number or email address where you can be reached. Your cooperation in allowing Great Basin to conduct these preliminary surveys and activities is greatly appreciated.

Tax ID number(s): 005-041-43, 004-041-88
Tract Number(s): NV-ST-0300.350, NV-ST-3020.000
Storey County

If you have any questions or need additional information, please contact the project at 877-478-1660.

Sincerely,



James Frame, P.E.
Supervisor-Engineering Planning

Please check one:

Consent granted:

Consent not granted:

Approval:

(Print landowner name)

(Signature)

Date: _____






VICINITY MAP
N.T.S.

PRELIMINARY EXHIBIT "A"
STOREY COUNTY, NEVADA



LEGEND

-  SURVEY CORRIDOR
-  ASSESSOR'S PARCEL BOUNDARY (APPROXIMATE - GIS BASED)
-  ADJACENT PROPERTY BOUNDARIES

NOTES:

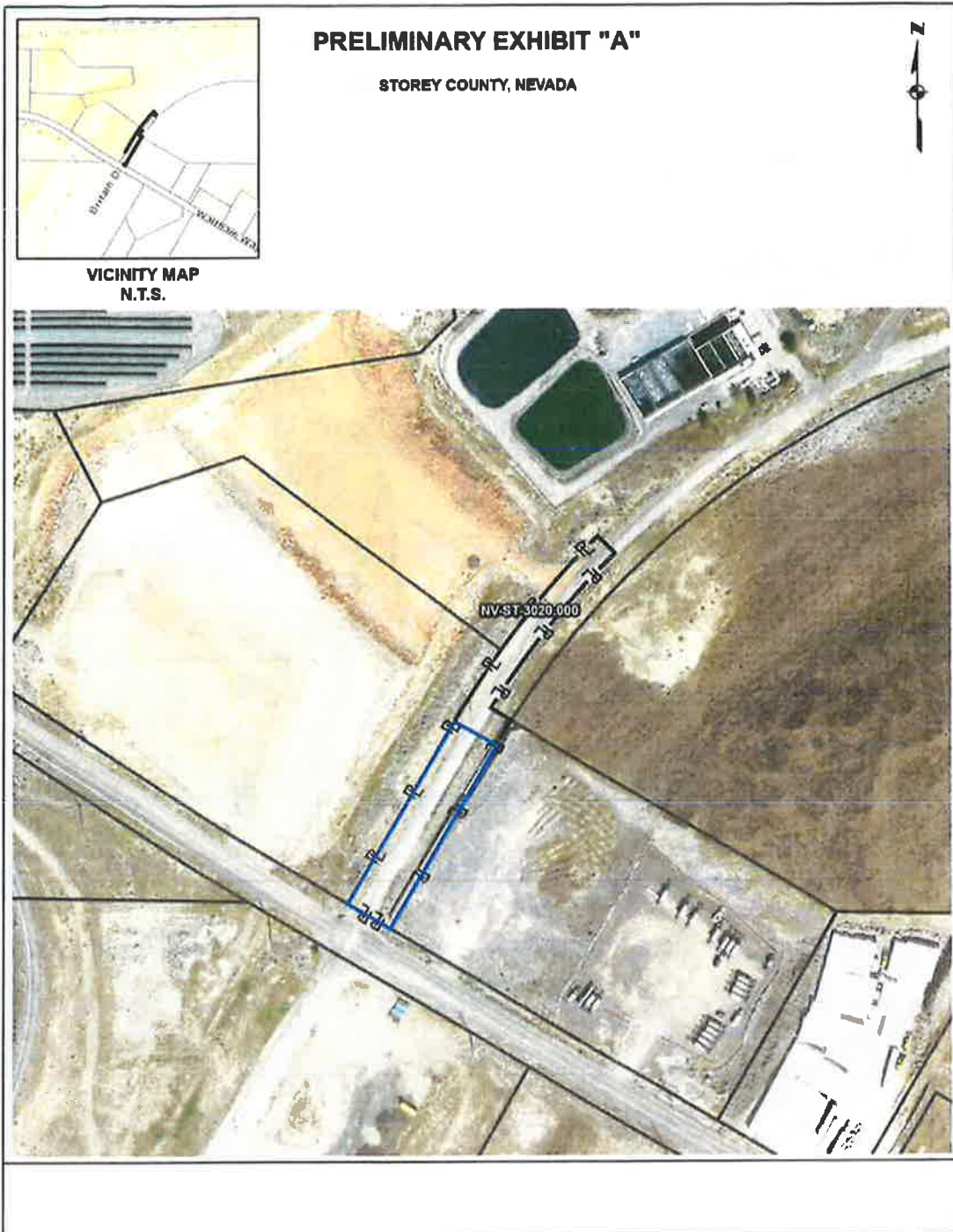
1. THIS IS A GIS PRODUCT AND IS PROVIDED FOR GENERAL DISCUSSION AND NEGOTIATION OF THE LOCATION OF A PROPOSED UNDERGROUND PIPELINE AND ITS CORRIDOR.
2. THIS CONSTRUCTION ESTIMATE SHOULD NOT BE USED FOR AUTHORITATIVE DETERMINATION OF LAND BOUNDARY EASEMENTS, FENCES, BUILDINGS OR FUTURE IMPROVEMENTS.
3. ROUTE SUBJECT TO FINAL DESIGN.
4. THE COORDINATE SYSTEM USED TO DEFINE THE COORDINATES DEPICTED ON THIS DRAWING IS STATE PLANE NEVADA WEST, NAD83, US FEET.
5. TEMPORARY ACCESS BEYOND THE DEPICTED CORRIDOR MAY BE REQUIRED AS REASONABLY NECESSARY, TO LOCATE AND VERIFY BOUNDARY CORNERS AND MONUMENTS, AND TO SAFELY ACCESS THE CORRIDOR.
6. PARCEL BOUNDARIES SHOWN ARE DERIVED FROM PUBLICLY AVAILABLE GIS TAX ASSESSOR DATA AND ARE PROVIDED FOR REFERENCE PURPOSES ONLY. BOUNDARIES HAVE NOT BEEN FIELD SURVEYED, MONUMENTED, OR OTHERWISE DETERMINED BY A NEVADA LICENSED PROFESSIONAL LAND SURVEYOR.

CONSTRUCTION ESTIMATE

DRAWN BY:	TRC	GREAT BASIN PIPELINE STOREY COUNTY TAX ID: 005-041-43
CHECKED BY:	TRC	
MAP DATE:	1/14/2026	
SCALE:	1" = 300'	Tract Number: NV-ST-0300.350
REV NO	DATE	DESCRIPTION
A	1/14/2026	INITIAL ISSUE
DRAWING NO PSK-NV-ST-0300.350		PROJECT NO 692468
		SHEET NO 1 OF 1

TRC
11767 Katy Fwy
STE 230
Houston, TX 77079
(281) 616-0100

Great Basin
GAS TRANSMISSION COMPANY



VICINITY MAP
N.T.S.

PRELIMINARY EXHIBIT "A"

STOREY COUNTY, NEVADA



- LEGEND**
- SURVEY CORRIDOR
 - ASSESSOR'S PARCEL BOUNDARY (APPROXIMATE - GIS BASED)
 - ADJACENT PROPERTY BOUNDARIES

- NOTES:**
1. THIS IS A GIS PRODUCT AND IS PROVIDED FOR GENERAL DISCUSSION AND NEGOTIATION OF THE LOCATION OF A PROPOSED UNDERGROUND PIPELINE AND ITS CORRIDOR.
 2. THIS CONSTRUCTION ESTIMATE SHOULD NOT BE USED FOR AUTHORITATIVE DETERMINATION OF LAND BOUNDARY, EASEMENTS, FENCES, BUILDINGS OR FUTURE IMPROVEMENTS.
 3. ROUTE SUBJECT TO FINAL DESIGN.
 4. THE COORDINATE SYSTEM USED TO DEFINE THE COORDINATES DEPICTED ON THIS DRAWING IS STATE PLANE NEVADA WEST, NAD83, US FEET.
 5. TEMPORARY ACCESS BEYOND THE DEPICTED CORRIDOR MAY BE REQUIRED AS REASONABLY NECESSARY TO LOCATE AND VERIFY BOUNDARY CORNERS AND MONUMENTS, AND TO SAFELY ACCESS THE CORRIDOR.
 6. PARCEL BOUNDARIES SHOWN ARE DERIVED FROM PUBLICLY AVAILABLE GIS TAX ASSESSOR DATA AND ARE PROVIDED FOR REFERENCE PURPOSES ONLY. BOUNDARIES HAVE NOT BEEN FIELD SURVEYED, MONUMENTED OR OTHERWISE DETERMINED BY A NEVADA LICENSED PROFESSIONAL LAND SURVEYOR.

CONSTRUCTION ESTIMATE

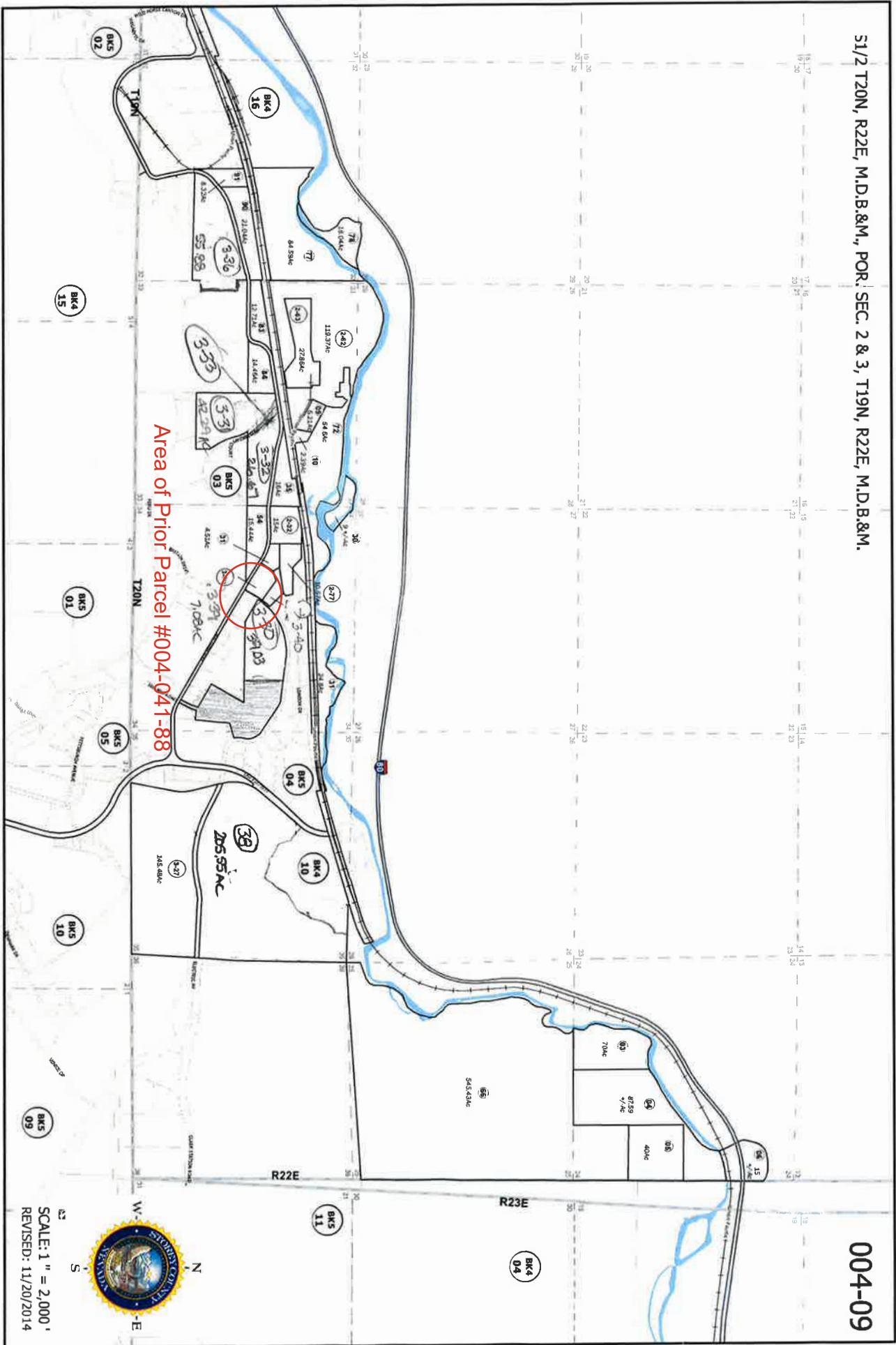
DRAWN BY:	TRC	GREAT BASIN PIPELINE STOREY COUNTY TAX ID: 004-041-88
CHECKED BY:	TRC	
MAP DATE:	1/14/2026	
SCALE:	1" = 200'	Tract Number: NV-ST-3020.000
REV NO	DATE	DESCRIPTION
A	1/14/2026	INITIAL ISSUE
DRAWING NO PSK-NV-ST-3020.000		PROJECT NO 692468
		SHEET NO 1 OF 1

TRC
11767 Katy Fwy
STE 230
Houston, TX 77079
(281) 616-0100

Great Basin
SOLUTIONS COMPANY

S1/2 T20N, R22E, M.D.B.&M., POR. SEC. 2 & 3, T19N, R22E, M.D.B.&M.

004-09



Area of Prior Parcel #004-041-88

SCALE: 1" = 2,000'
REVISED: 11/20/2014



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

STOREY COUNTY, NEVADA

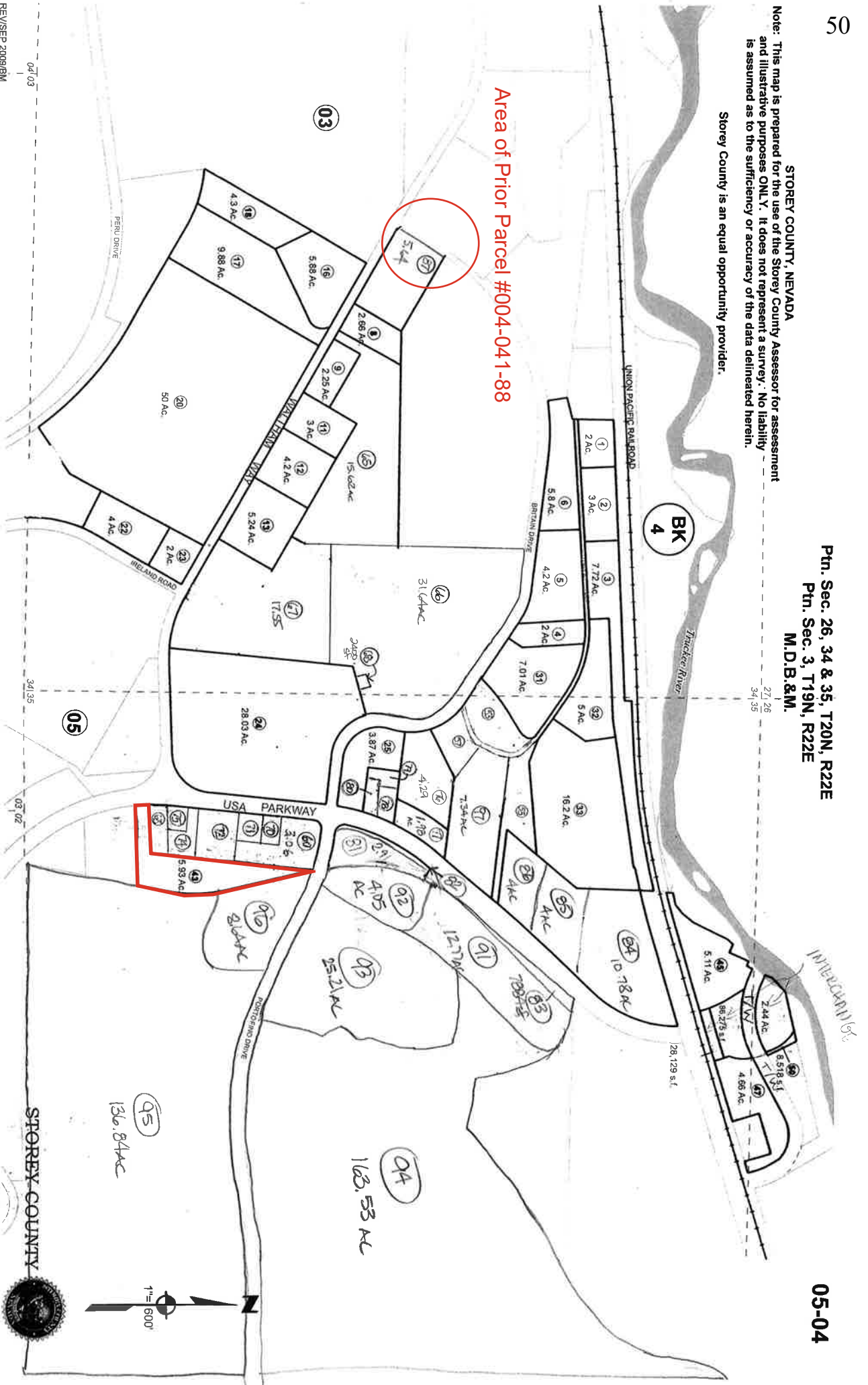
Note: This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Storey County is an equal opportunity provider.

Ptn. Sec. 26, 34 & 35, T20N, R22E
Ptn. Sec. 3, T19N, R22E
M.D.B.&M.

05-04

Area of Prior Parcel #004-041-888



REV/SEP 2009/6M


04 03

341 35

03 02

STOREY COUNTY



	<h2 style="margin: 0;">Board of Storey County Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 0-5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** For Consideration and possible approval of business license second readings:
- A. C Street Garage – General / 351 N. C St. ~ Virginia City, NV
- B. Don James Roofing LLC – Contractor / 5263 Arrowhead Dr. ~ Carson City, NV
- C. Dorado Masonry – Contractor / 1196 Rock Blvd. ~ Sparks, NV
- D. Dotson Electric Company Inc. – Out of County / 551 Cal Batsel Rd. ~ Bowling Green, KY
- E. Exclusive Builders LLC – Contractor / 1000 Sonoma St. ~ Carson City, NV
- F. Jenco Construction LLC – Contractor / 2810 N. Nellis Blvd #110 ~ Las Vegas, NV
- G. Leo’s Awnings and Interiors LLC – Contractor / 150 E. Grove St. ~ Reno, NV
- H. Option 1 Industrial LLC – Contractor 183-A West Blalock Cir. ~ Liberty, MS
- I. Rustic Rope N’ Treasures – General / 71 S. C St. ~ Virginia City, NV
- J. Wild Horse Gallery – General / 71 S. C St. ~ Virginia City, NV

• **Recommended motion:** Approval

• **Prepared by:** Ashley Mead

Department: Community Development

Contact Number: 775-847-0966

• **Staff Summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to the Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

• **Supporting Materials:** See Attachments

• **Fiscal Impact:**

• **Legal review required:** False

• **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

February 5, 2026
Via Email

Fr: Ashley Mead

Please add the following item(s) to the February 17, 2026

COMMISSIONERS Consent Agenda:


SECOND READINGS:

- A. C Street Garage** – General / 351 N. C St. ~ Virginia City, NV
- B. Don James Roofing LLC** – Contractor / 5263 Arrowhead Dr. ~ Carson City, NV
- C. Dorado Masonry** – Contractor / 1196 Rock Blvd. ~ Sparks, NV
- D. Dotson Electric Company Inc.** – Out of County / 551 Cal Batsel Rd. ~ Bowling Green, KY
- E. Exclusive Builders LLC** – Contractor / 1000 Sonoma St. ~ Carson City, NV
- F. Jenco Construction LLC** – Contractor / 2810 N. Nellis Blvd #110 ~ Las Vegas, NV
- G. Leo's Awnings and Interiors LLC** – Contractor / 150 E. Grove St. ~ Reno, NV
- H. Option 1 Industrial LLC** – Contractor 183-A West Blalock Cir. ~ Liberty, MS
- I. Rustic Rope N' Treasures** – General / 71 S. C St. ~ Virginia City, NV
- J. Wild Horse Gallery** – General / 71 S. C St. ~ Virginia City, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office

	<h2 style="margin: 0;">Board of Storey County Fire Commissioners</h2> <h3 style="margin: 0;">Agenda Action Report</h3>	
Meeting date: 2/17/2026 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 mins	
Agenda Item Type: Discussion/Possible Action		

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

- **Recommended motion:** No action.

- **Prepared by:** Brandie Lopez

Department: HR

Contact Number: 775-847-0968

- **Staff Summary:** Pursuant to NRS 288 and the existing bargaining agreements between the Storey County Firefighters’ Association and the Storey County Fire Protection District and Storey County are proposed to be modified pursuant to tentatively agreed successor agreements.

- **Supporting Materials:** No Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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