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APPENDIX A: POPULATION DISTRIBUTION  
U.S. CENSUS POPULATION & HOUSING  
ESTIMATES FOR STOREY COUNTY, 1990



APPENDIX A: Population Distribution

U.S. CENSUS POPULATION & HOUSING ESTIMATES  
FOR STOREY COUNTY, 1990

The U.S. Bureau of the Census has just released the block and voting district preliminary population estimates for Nevada. The data are "subject to possible correction for undercount or overcount". Storey County's total population count is 2,526.

The county voting district breakouts are as follows:

|                              | <u>POP.</u> | <u>HOUSING<br/>UNITS</u> | <u>POP./<br/>UNIT</u> |
|------------------------------|-------------|--------------------------|-----------------------|
| VTD 1: Virginia City North   | 461         | 231                      | 2.0                   |
| VTD 2: Virginia City South   | 438         | 219                      | 2.0                   |
| VTD 3: County North          | 700         | 292                      | 2.4                   |
| VTD 4: County East           | 887         | 328                      | 2.7                   |
| VTD 5: County West Highlands | <u>40</u>   | <u>15</u>                | <u>2.7</u>            |
| Total                        | 2,526       | 1,085                    | 2.3                   |

Considerable concern has been expressed regarding the County West Highlands, VTD 5, figures. There appears to be unanimous agreement in the court house that there are far more than 40 people in the Highlands area. After checking the voting district & block maps, it becomes obvious that a SNAFU occurred in defining the boundary for VTD 4. Of the ten blocks in the district, one block - 201B - contains 854 people. The block stretches from Washoe County, in the Highlands area, east and south to Lyon County. It includes most of the Highlands, all of Mark Train and most of the area surrounding the two Virginia City districts. As such, the Census figures do not reflect the population of the Highlands or Mark Twain communities.

However, the two districts, VTD 4 & VTD 5, should accurately reflect the total population and number of housing units in the combined areas. Information is available to confirm the number of housing units and derive a valid population estimate for each community. Both the Building Department and the County Assessor have counts of residences in both districts. Additionally, the volunteer fire departments have records of residences and number of occupants.

The County Assessor's property tax list shows that there were 184 parcels in the Highlands which property improvements greater than \$10,000. The Assessor has stated that these each of these improvements represents a residence. Total Housing Units, Highlands = 184. Late last June a drive through survey of mobile and stick built homes was done by the Assessor's office. This

survey showed that there were 36 stick built homes and 127 mobile homes in the area. Total housing units, Mark Twain = 163.

The Bureau of the Census counted 343 housing units in VTD 4 & VTD 5. The Assessor's data show a total of 347 units in both these districts. Note that the Bureau of the Census population and housing unit counts in both VTD 4 & VTD 5 work out to 2.7 people/unit. A good estimate of the population of each area can be obtained by using the Bureau's total count of housing units and apportioning them according to the ratio of units established by the Assessor's office. It should also be recognized that both Mark Twain and the Highlands are exclusively family oriented residential areas (hence the relatively high population/unit ratio); no commercial development has occurred to date and there are no multiple family housing units.

Assessor's data:

Highlands: # housing units/total units in both areas =  
 $184 / 347 = 0.530$ ;

Mark Twain: # housing units/total units in both areas =  
 $163 / 347 = 0.470$ .

Multiplying these by the Bureau's total housing unit count in both areas:

Highlands:  $343 \times 0.530 = 182$  housing units;

Mark Twain:  $343 \times 0.470 = 161$  housing units

Total = 343 units.

Multiplying the number of housing units by the number of people/unit in each area:

Highlands:  $182 \text{ housing units} \times 2.7 \text{ people/unit} = 491$ ;

Mark Twain:  $161 \text{ housing units} \times 2.7 \text{ people/unit} = 435$ ;

Total = 926.

The Bureau's population count was 927; one less than this estimating method. The Planning Commission may want to add one individual to the Highland's population estimate to make these figures equal.

This methodology gives the following population and housing unit counts for Storey County and the four distinguishable planning districts within the county. The totals match the Bureau of the Census count:

|                                   | <u>POP.</u> | <u>HOUSING<br/>UNITS</u> | <u>POP./<br/>UNIT</u> |
|-----------------------------------|-------------|--------------------------|-----------------------|
| Virginia City/Gold Hill (VTD 4+5) | 899         | 450                      | 2.0                   |
| River District area (VTD 3)       | 700         | 292                      | 2.4                   |
| Mark Twain (est. as above)        | 435         | 161                      | 2.7                   |
| Highlands (est. as above)         | <u>492</u>  | <u>182</u>               | <u>2.7</u>            |
| Total                             | 2,526       | 1,085                    | 2.3                   |

APPENDIX B: NEVADA TECHNICAL REPORTS  
FUTURE POTENTIAL BUILDOUT & WATER  
REQUIREMENTS WITHIN STOREY COUNTY WATER SYSTEM



APPENDIX B: Memorandum

NEVADA TECHNICAL REPORTS

Grahame Ross  
P.O. Box E  
Silver City  
Nevada

MEMORANDUM

TO: Larry Prater, Storey County Commissioner

FROM: Grahame Ross

SUBJECT: Potential Buildout & Water Requirements w/n Storey County Water System

DATE: December 21, 1990

The following estimates are a preliminary examination of water requirements for the areas served by the Storey County Water System. The estimates are based upon a count of land parcels, as defined by Storey and Lyon County Assessors. When Storey County updates and refines its existing Land Use Plan water requirements of the system will be able to be more precisely defined.

FUTURE POTENTIAL WATER REQUIREMENTS

VIRGINIA CITY

Potential Buildout

Virginia City has a total of 796 parcels. Some of these parcels contain less area than is required for residential development (6,000 sq. ft.) and some are of sufficient size as to be sub-dividable.

The results of previous mining activity in Virginia City also has a considerable impact on potential buildout figures. For example, neither the Ophir Pit nor the Loring Cut are shown on the assessor's parcel maps. Obviously these two areas presently have very limited development potential except for mining. However, most of the land contained within the perimeter of these cuts is zoned residential.

Commercial land uses:

156 parcels were counted on C St. between its intersection with B St. on the south to North St. on the north end of town. C St. is zoned commercial; however, there are numerous residences on this stretch of road both north and south of the main commercial section. Conversely, there are several commercial operations on

both B and D Streets in residential zones. Without other factual data, I believe that the 156 parcels fairly represents the potential buildout of commercial land use. These 156 parcels contain an area of approximately 24 acres.

**Other land uses:**

Virginia City land uses also include municipal, multi-residential, industrial, restaurant, saloon, and recreation facilities. Each of these uses entails differing amounts of water consumption. Until a land use inventory is completed, any estimate of this water use would be premature.

**Summary:**

Virginia City has 796 parcels, 156 of which are commercial. It is beyond the scope of this study to make an inventory of parcel lot sizes, existing & future parcel land uses, or geophysical factors which would tend to limit land development. For the present and due to the limited data available, it appears that a justifiable estimate of future potential water use in the town can be made assuming the following:

1. the town has a buildout potential of 796 parcels,
2. 156 of these parcels will be commercial,
3. the remainder of the parcels - 640 - will be residential,
4. parcels which contain too small an area for development are offset by parcels which are large enough to be subdividable.

**Virginia City Potential Buildout Water Requirement:**

Low estimate: Commercial - 5 acre feet/year  
Residential - 0.3 acre feet/year  
 $(156 \times 5) + (640 \times 0.3) = \underline{972 \text{ acre feet/year}}$

High estimate: Commercial - 5 acre feet/year  
Residential - 0.7 acre feet/year  
 $(156 \times 5) + (640 \times 0.7) = \underline{1228 \text{ acre feet/year}}$

**GOLD HILL & SILVER CITY**

There are a combined total of 536 parcels in Gold Hill and Silver City. Commercial development in both these towns is minimal, non-continuous and, in most cases, combined with residential use. For these reasons potential water use requirements are calculated using only the residential water use rates. The same assumptions made for Virginia City also apply to Gold Hill and Silver City.

**Gold Hill & Silver City Potential Buildout Water Requirement:**

Low estimate: 536 x 0.3 acre feet/year = 161 acre feet/year  
High estimate: 536 x 0.7 acre feet/year = 375 acre feet/year

SUMMARY:

Parcel Count:

|               |                    |
|---------------|--------------------|
| Virginia City | 796 parcels        |
| Gold Hill     | 327 parcels        |
| Silver City   | <u>209 parcels</u> |
| Total         | 1332 parcels       |

Potential Buildout Water Requirement:

|                          |                           |
|--------------------------|---------------------------|
| Low estimate:            |                           |
| Virginia City:           | 972 acre feet/year        |
| Gold Hill & Silver City: | <u>161 acre feet/year</u> |
| Total, low est.          | 1133 acre feet/year       |

|                          |                           |
|--------------------------|---------------------------|
| High estimate:           |                           |
| Virginia City:           | 1228 acre feet/year       |
| Gold Hill & Silver City: | <u>375 acre feet/year</u> |
| Total, high est.         | 1603 acre feet/year       |

AMERICAN FLAT

Until the early 1960s American Flat was included within the boundaries of the Townsite of Gold Hill. Future development of this area is, naturally, dependent upon an adequate water supply. An analysis of developable area and potential future water requirements for this area follows.

Direct area measurements of optimally developable land at American Flat were made using a compensating planimeter on the U.S.G.S. 7.5 minute, Virginia City topographic quadrangle. The perimeter of the area measured begins at a point on the abandoned Virginia & Truckee RR Right-Of-Way near the old Caledonia Mine Shaft and follows the ROW downgrade to the opening of American Ravine into American Flat. At and near this opening the perimeter skirts and stays below those slopes having a gradient too steep to be considered developable. The perimeter then bears northerly to the point of beginning. Storey County Assessor's parcel maps were used to define the southwesterly border of what is apparently the present boundary of Gold Hill.

A small amount of land between Basalt Hill and the site of Rock Island is the only area above the ROW which was included in

the measurement. A photocopy of the V.C. 7.5' quad with the defined area highlighted is attached.

Average of five measurements: 38,979,114 sq. ft. = 894.8 acres.

Until and, perhaps, after Storey County adopts a Master Plan, American Flat could be developed at a density of 7.5 single family residential (SFR) units/acre. At this density 6,711 SFR's could be built at American Flat. Note that this density figure - 6,000 sq. ft./unit - does not include right-of-way area for roads, utility easements, or community facilities but, on the other hand, multiple residential units - 2,000 sq. ft./unit - are also not included.

PARCEL COUNT; VIRGINIA CITY WATER SYSTEM SERVICE AREA

Virginia City

Book - Block & number of parcels:

|        |           |        |           |    |
|--------|-----------|--------|-----------|----|
| 01-011 | 1         | 01-012 | 4         |    |
| 01-013 | 4         | 01-014 | 3         |    |
| 01-015 | 7         | 01-016 | 10        |    |
| 01-017 | <u>13</u> |        |           | 42 |
| 01-021 | 4         | 01-022 | 4         |    |
| 01-023 | 4         | 01-024 | <u>15</u> | 27 |
| 01-031 | 1         | 01-032 | 1         |    |
| 01-033 | 5         | 01-034 | <u>9</u>  | 16 |
| 01-041 | 4         | 01-042 | 5         |    |
| 01-043 | 2         | 01-044 | <u>7</u>  | 18 |
| 01-051 | 1         | 01-052 | 2         |    |
| 01-053 | 8         | 01-054 | 9         |    |
| 01-055 | 4         | 01-056 | 4         |    |
| 01-057 | 10        | 01-058 | <u>6</u>  | 44 |
| 01-061 | 6         | 01-062 | 13        |    |
| 01-063 | <u>13</u> |        |           | 32 |
| 01-071 | 9         | 01-072 | 24        |    |
| 01-073 | 13        | 01-074 | <u>3</u>  | 49 |
| 01-081 | 7         | 01-082 | 13        |    |
| 01-083 | 16        | 01-084 | 12        |    |
| 01-085 | 13        | 01-086 | 13        |    |
| 01-087 | 8         | 01-088 | <u>1</u>  | 83 |
| 01-091 | 15        | 01-092 | 9         |    |
| 01-093 | 6         | 01-094 | 4         |    |
| 01-095 | 5         | 01-096 | 2         |    |
| 01-097 | <u>8</u>  |        |           | 49 |
| 01-101 | 11        | 01-102 | 9         |    |
| 01-103 | 3         | 01-104 | <u>5</u>  | 28 |

|        |          |        |          |    |
|--------|----------|--------|----------|----|
| 01-111 | 2        | 01-112 | 4        |    |
| 01-113 | 3        | 01-114 | <u>2</u> | 11 |
| 01-121 | 2        | 01-122 | 4        |    |
| 01-123 | 1        | 01-124 | 3        |    |
| 01-125 | 1        | 01-126 | 1        |    |
| 01-127 | 5        | 01-128 | 4        |    |
| 01-129 | <u>1</u> |        |          | 22 |
| 01-131 | 10       | 01-132 | 6        |    |
| 01-133 | 6        | 01-134 | 6        |    |
| 01-135 | 5        | 01-136 | <u>2</u> | 33 |
| 01-141 | 3        | 01-142 | 1        |    |
| 01-143 | 2        | 01-144 | 2        |    |
| 01-145 | 7        | 01-146 | 7        |    |
| 01-147 | 3        | 01-148 | <u>5</u> | 30 |
| 01-151 | 1        | 01-152 | 2        |    |
| 01-153 | 1        | 01-154 | 3        |    |
| 01-155 | 2        | 01-156 | 1        |    |
| 01-157 | 3        | 01-158 | 1        |    |
| 01-159 | <u>1</u> |        |          | 15 |
| 01-161 | 2        | 01-162 | 4        |    |
| 01-163 | <u>6</u> |        |          | 12 |
| 01-171 | 2        | 01-172 | 2        |    |
| 01-173 | 1        | 01-175 | 3        |    |
| 01-176 | 1        | 01-177 | 2        |    |
| 01-178 | <u>1</u> |        |          | 12 |
| 01-181 | 12       | 01-182 | 4        |    |
| 01-183 | 5        | 01-184 | 4        |    |
| 01-185 | 7        | 01-186 | 7        |    |
| 01-187 | 8        | 01-188 | 2        |    |
| 01-189 | <u>4</u> |        |          | 53 |
| 01-191 | 3        | 01-192 | 1        |    |
| 01-193 | 5        | 01-194 | 1        |    |
| 01-195 | 9        | 01-196 | 1        |    |
| 01-197 | <u>3</u> |        |          | 23 |

|        |          |        |          |    |
|--------|----------|--------|----------|----|
| 01-201 | 1        | 01-202 | 1        |    |
| 01-203 | 1        | 01-204 | 1        |    |
| 01-205 | 3        | 01-206 | 4        |    |
| 01-207 | 3        | 01-208 | <u>2</u> | 16 |
| 01-211 | 3        | 01-212 | 2        |    |
| 01-213 | <u>1</u> |        |          | 6  |
| 01-221 | 2        | 01-222 | 1        |    |
| 01-223 | 2        | 01-224 | 1        |    |
| 01-225 | 1        | 01-226 | 1        |    |
| 01-227 | 1        | 01-228 | <u>1</u> | 10 |
| 01-231 | 2        | 01-232 | 1        |    |
| 01-233 | 1        | 01-234 | 1        |    |
| 01-235 | 1        | 01-236 | <u>1</u> | 7  |
| 01-241 | 10       | 01-242 | 1        |    |
| 01-243 | 4        | 01-244 | 7        |    |
| 01-245 | 4        | 01-246 | 6        |    |
| 01-247 | 9        | 01-248 | <u>4</u> | 45 |
| 01-251 | 8        | 01-252 | 2        |    |
| 01-253 | 10       | 01-254 | 1        |    |
| 01-255 | 1        | 01-256 | 1        |    |
| 01-257 | 2        | 01-258 | <u>4</u> | 29 |
| 01-261 | 2        | 01-262 | 5        |    |
| 01-263 | 2        | 01-264 | 5        |    |
| 01-265 | 1        | 01-266 | 2        |    |
| 01-267 | 1        | 01-268 | <u>2</u> | 20 |
| 01-271 | 1        | 01-272 | 1        |    |
| 01-273 | 3        | 01-274 | 3        |    |
| 01-275 | <u>2</u> |        |          | 10 |
| 01-281 | 2        | 01-282 | 2        |    |
| 01-283 | 6        | 01-284 | 1        |    |
| 01-285 | <u>3</u> |        |          | 14 |
| 01-291 |          |        |          | 1  |
| 01-310 | 12       | 01-302 | 5        |    |

|        |          |        |          |    |
|--------|----------|--------|----------|----|
| 01-303 | <u>2</u> |        |          |    |
| 01-311 | 3        | 01-312 | <u>5</u> | 19 |
|        |          |        |          | 8  |
| 01-321 | 5        | 01-322 | 1        |    |
| 01-323 | <u>1</u> |        |          | 7  |

Virginia City Total: 796 parcels.

Gold Hill

|        |          |        |          |    |
|--------|----------|--------|----------|----|
| 02-011 |          |        |          | 6  |
| 02-021 | 2        | 02-022 | 1        |    |
| 02-023 | <u>3</u> |        |          | 6  |
|        |          |        |          |    |
| 02-031 | 22       | 02-032 | 2        |    |
| 02-033 | <u>3</u> |        |          | 27 |
|        |          |        |          |    |
| 02-041 |          |        |          | 15 |
|        |          |        |          |    |
| 02-051 | 2        | 02-052 | 17       |    |
| 02-053 | <u>4</u> |        |          | 23 |
|        |          |        |          |    |
| 02-061 | 10       | 02-062 | 46       |    |
| 02-063 | 11       | 02-064 | <u>8</u> | 75 |
|        |          |        |          |    |
| 02-071 | 24       | 02-072 | 2        |    |
| 02-073 | 3        | 02-074 | 1        |    |
| 02-075 | 1        | 02-076 | <u>1</u> | 32 |
|        |          |        |          |    |
| 02-081 | 9        | 02-082 | 8        |    |
| 02-083 | <u>6</u> |        |          | 23 |
|        |          |        |          |    |
| 02-091 |          |        |          | 11 |
|        |          |        |          |    |
| 02-101 | 7        | 02-102 | <u>2</u> | 9  |
|        |          |        |          |    |
| 02-111 | 4        | 02-112 | 2        |    |
| 02-113 | <u>1</u> |        |          | 7  |

|        |          |        |          |    |
|--------|----------|--------|----------|----|
| 02-121 | 2        | 02-122 | <u>2</u> | 4  |
| 02-131 |          |        |          | 1  |
| 02-141 | 9        | 02-142 | <u>3</u> | 12 |
| 02-151 |          |        |          | 6  |
| 02-161 |          |        |          | 1  |
| 02-171 | 2        | 02-172 | <u>1</u> | 3  |
| 02-181 |          |        |          | 6  |
| 02-191 |          |        |          | 1  |
| 02-201 | 25       | 02-202 | <u>5</u> | 30 |
| 02-211 |          |        |          | 7  |
| 02-221 |          |        |          | 2  |
| 02-331 |          |        |          | 2  |
| 02-241 | 4        | 02-242 | 1        |    |
| 02-243 | <u>1</u> |        |          | 6  |
| 02-251 | 1        | 02-252 | 1        |    |
| 02-253 | 1        | 02-254 | <u>1</u> | 4  |
| 02-261 |          |        |          | 3  |
| 02-271 | 1        | 02-272 | <u>1</u> | 2  |
| 02-281 | 1        | 02-282 | 1        |    |
| 02-283 | <u>1</u> |        |          | 3  |

Gold Hill Total: 327 parcels.

Silver City

|        |   |        |   |
|--------|---|--------|---|
| 08-011 | 5 | 08-012 | 5 |
|--------|---|--------|---|

|        |          |        |           |
|--------|----------|--------|-----------|
| 08-013 | 2        | 08-014 | 5         |
| 08-015 | 2        | 08-016 | 4         |
| 08-017 | 6        | 08-018 | <u>3</u>  |
|        |          |        | 32        |
| 08-021 | 3        | 08-022 | 4         |
| 08-023 | 6        | 08-024 | 3         |
| 08-025 | 4        | 08-026 | 1         |
| 08-027 | 5        | 08-028 | <u>1</u>  |
|        |          |        | 27        |
| 08-031 | 2        | 08-032 | 3         |
| 08-033 | 1        | 08-034 | 1         |
| 08-035 | 2        | 08-036 | 1         |
| 08-037 | <u>3</u> |        |           |
|        |          |        | 13        |
| 08-041 | 6        | 08-042 | 7         |
| 08-043 | 8        | 08-044 | 3         |
| 08-045 | <u>6</u> |        |           |
|        |          |        | 30        |
| 08-051 |          |        | 27        |
| 08-061 |          |        | 4         |
| 08-071 | 13       | 08-072 | 13        |
| 08-073 | <u>1</u> |        |           |
|        |          |        | 27        |
| 08-081 |          |        | 22        |
| 08-091 |          |        | 3         |
| 08-101 |          |        | 14        |
| 08-111 |          |        | <u>10</u> |

Silver City Total: 209 parcels.

Parcel Summary

|               |  |
|---------------|--|
| Virginia City | 796 parcels (inc. 156 parcels on C St) |
| Gold Hill     | 327 parcels                            |
| Silver City   | <u>209 parcels</u>                     |
| Total         | 1332 parcels                           |

APPENDIX C: STOREY COUNTY FLORA AND FAUNA

111



## REPTILES

### Spadefoot Toad Family (Pelobatidae)

Great Basin Spadefoot (*Scaphiopus Intermontanus*)

### True Frog Family (Ranidae)

Bullfrog (*Rana Catesheiana*)

Northern Leopard Frog (*Rana Pipiens*)

### Toad Family (Bufonidae)

Western Toad (*Bufo Boreas*)

Woodhouses Toad (*Bufo Woodhousei*)

### Treefrog Family (Hylidae)

Pacific Treefrog (*Hyla Regilla*)

### Iguanid Family (Iguanidae)

Zebra Tailed Lizard (*Callisaurus Dracondides*)

Desert Collared Lizard (*Crotaphytus Insularis*)

Leopard Lizard (*Gambelia Wislizenii*)

Desert Horned Lizard (*Pheynoaoma Platyrhinos Aalidiarum*)

Sagebrush Lizard (*Sceloporus Graciosus*)

Desert Spiney Lizard (*Sceloporus Magister*)

Western Fence Lizard (*Sceloporus Occidentailis*)

Sideblotched Lizard (*Uta Stansburiana*)

### Whiptail and Racerunner Family (Teiidae)

Western Whiptail (*Cnemipophorus Tigris*)

### Snakes (Squamata Sub Serpentes)

#### Boa and Python Family (Boidae)

Rubber Boa (*Charina Bottae*)

#### Colubrid Snake Family (Colubridae)

Races (*Coluber Constrictor*)

Ringneck Snake (*Diadophis Punctatus*)

Night Snake (*Hypsiglena Turquata*)

Coachwhip Snake (*Masticophis Taeniatus*)

Striped Whipsnake (*Masticophis Taeniatus*)

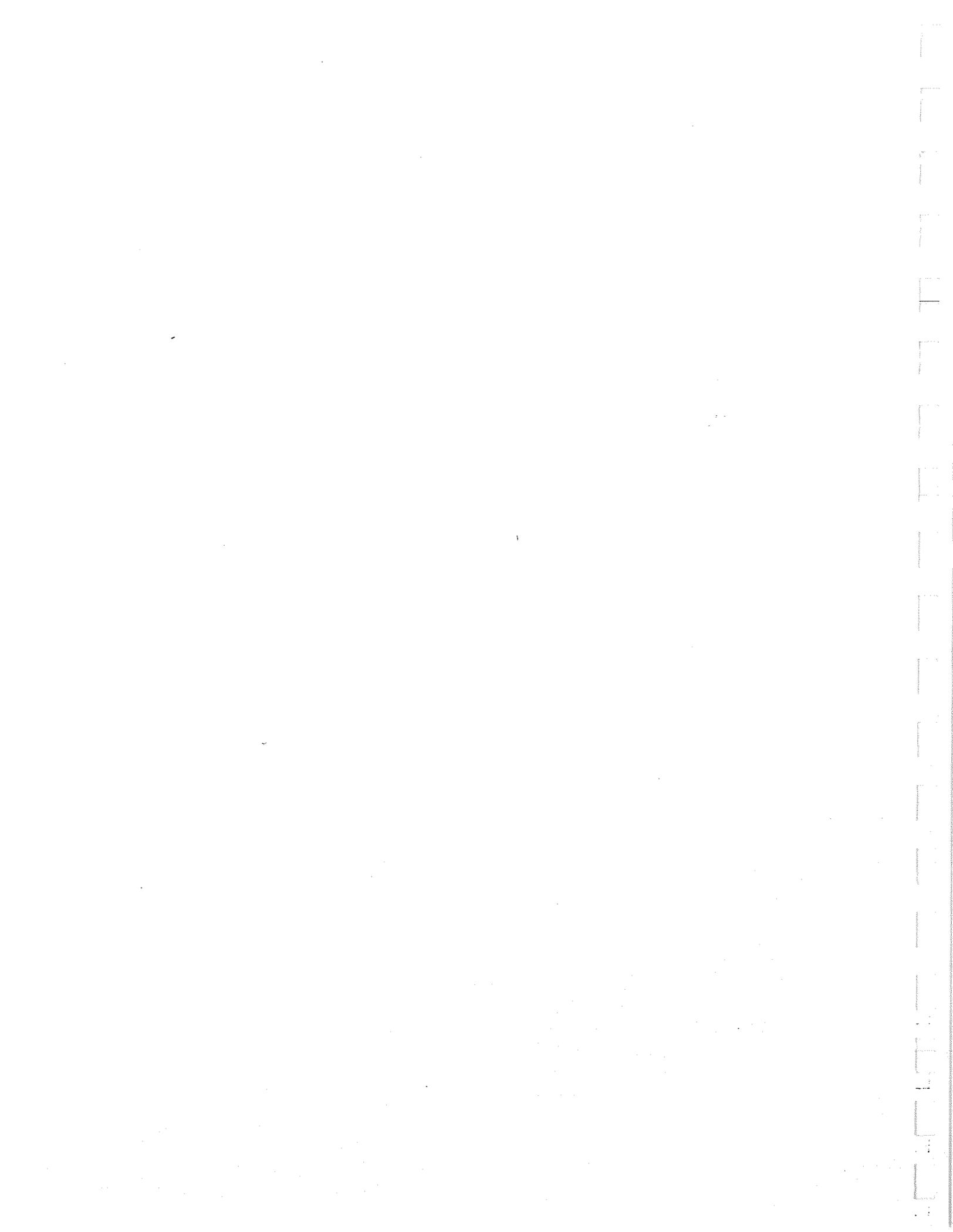
Pine-Gopher Snake (*Pituophis Melanoleocus*)

Western Patch Nosed Snake (*Salvador Hextepia*)

Ground Snake (*Sonora Semiannulata*)

Western Aquatic (*Thamnophis Couchi*)

Westen Rattlesnake (*Crotalus Viridis*)



# FLORA AND FAUNA

## FLORA

### RIPARIAN

#### Trees:

Fremont cottonwood Populus fremontii  
French tamarisk Tamarix gallica  
Willow Salix spp.  
Silver buffalo berry Shepherdia argentea

#### Shrubs:

Rubber rabbitbrush Chrysothamnus nauseosus  
Quail brush or Big salt bush Atriplex lentiformis  
Wild rose Rosa spp.  
Big sagebrush Artemisia tridentata

#### Grasses:

Saltgrass Distichlis stricta  
Beardless wild rye or creeping wild rye Elymus triticoides  
Blue wild rye Elymus glaucus  
Alkali sacaton Sporobolus airoides

#### Grass-like:

Sedge Carex spp.

#### Forbs:

Dock Rumex spp.  
Alkali seepweed or Bush seepweed Suaeda moguinii

### SALT DESERT SHRUB

#### Big Greasewood

#### Shrubs:

Big greasewood Sarcobatus vermiculatus  
Inkwood Suaeda Torreyana ramosissima  
Kochia Kochia americana  
Shadscale Atriplex confertifolia  
Red sage Kochia vestita  
Quailbrush or Big salt bush Atriplex lentiformis  
Dalea Psoralea polydenius

## BIRDS

### Eagles and Hawks(Accipitridae)

Golden Eagle  
Red-tail Hawk  
Cooper's Hawk  
Goshawk  
Sharp-shinned Hawk

### Falcons (Falconidae)

Prairie Falcon  
American Kestrel  
Sparrow Hawk

### Owls

Great Horned  
Long-eared  
Burrowing

### Vultures (Falsoniformes cathartidae)

Turkey Vulture

### Quails, Pheasants, Partridges (Phasianidae)

California Quail  
Chukkar (introduced)

### Goatsuckers (Caprimulgiformes caprimulgidae)

Poor-will  
Common Nighthawk

### Woodpeckers (Piciformes picidae)

Downy Woodpecker  
Hairy Woodpecker  
Common Flicker  
Yellow-bellied Sapsucker

### Flycatchers (Passerifomes Picidae)

Say's Phoebe

## Low Sagebrush

### Trees:

Pinyon pine Pinus monophylla

### Shrubs:

Low sagebrush Artemisia arbuscula

Sticky-leaf rabbitbrush or yellow or green rabbitbrush Chrysothamnus viscidiflorus

Prickly phlox Leptodactylon pungens

Big sagebrush Artemisia tridentata

Mormon tea Ephedra virides

Snowberry Symphoricarpos spp

Bitterbrush Purshia tridentata

Serviceberry Amelanchier alnifolia

Ocean spray Holodiscus discolor

Buckwheat or Shrubby eriogonum Eriogonum spp.

Currant, gooseberry Ribes spp

Bud sage Artemisia spinescens

### Forbs:

Indian paint brush Castilleja spp

Lupine Lupinus spp

Phlox Phlox spp

Mules ears Wyethia amplexicaulis

### Grasses:

Sandberg bluegrass Poa secunda

Cheatgrass Bromus tectorum

Squirrel tail Sitanion hystrix

Great Basin wild rye Elymus cinereus

Thurber needlegrass Stipa thurberiana

## PINION - JUNIPER

### Trees:

Pinyon pine Pinus monophylla

Utah juniper Juniperus osteosperma

Quaking aspen Populus tremuloides

Fremont cottonwood Populus fremontii

### Shrubs:

Big sagebrush Artemisia tridentata

Low sagebrush Artemisia arbuscula

Rubber rabbitbrush Chrysothamnus nauseosus  
Sticky-leaf rabbitbrush or yellow or green rabbitbrush Chrysothamnus viscidiflorus  
Prickly phlox Leptodactylon pungens  
Squaw tea Ephedra viridis  
Buckwheat Eriogonum spp  
Hop sage Grayia spinosa  
Spiny horsebrush Tetradymia glabrata  
Bitterbrush Purshia tridentata  
Mountain mahogany Cercocarpus ledifolius  
Serviceberry Amelanchier alnifolia  
Ocean spray Holodiscus discolor  
Currant, gooseberry Ribes spp.  
Skeleton plant Stephanomeria

Forbs:

Lupine Lupinus spp.  
Indian paint brush Castilleja spp.  
Buckwheat Eriogonum spp.  
Locoweed Astragalus spp.  
Phlox Phlox spp.

Grasses:

Sandberg bluegrass Poa secunda  
Nevada bluegrass Poa nevadensis  
Cheatgrass Bromus tectorum

GRASSLAND

Shrubs:

Dryland greasewood Sarcobatus vermiculatus var. baileyi  
Sticky-leaf rabbitbrush or yellow or green rabbitbrush Chrysothamnus viscidiflorus  
Mormon tea Ephedra nevadensis  
Short-spine horsebrush Tetradymia spinosa  
Fourwing saltbush Atriplex canescens  
Winterfat Ceratoides lanata

Forbs:

Russian thistle Salsola tragus  
Halogeton Halogeton glomeratus  
Pickleweed Salicornia ambigua

Grasses:

Cheatgrass Bromus tectorum  
Indian ricegrass Oryzopsis hymenoides  
Squirrel tail Sitanion hystrix  
Saltgrass Distichlis stricta  
Alkali sacaton Sporobolus airoides

CONIFER

Trees:

Western white pine Pinus monticola  
Limber pine Pinus flexilis  
Jeffrey pine Pinus jeffreyi  
White fir Abies concolor

Shrubs:

Big sagebrush Artemisia tridentata  
Mountain mahogany Cercocarpus ledifolius  
Sticky-leaf Rabbitbrush or yellow or green rabbitbrush Chrysothamnus viscidiflorus  
Currant, gooseberry Ribes spp.  
Bitterbrush Purshia tridentata  
Prickly phlox Leptodactylon pungens

Grasses:

Sandberg bluegrass Poa secunda  
Needlegrass Stipa spp.  
June grass Koeleria nitida

Grass-like:

Sedge Carex spp.

Forbs:

Indian paint brush Castilleja spp.  
Lupine Lupinus spp.

MOUNTAIN BRUSH

Shrubs:

Ocean spray Holodiscus discolor  
Currant, gooseberry Ribes spp.  
Chokecherry Prunus virginiana  
Curlleaf mountain mahogany Cercocarpus ledifolius

Bitterbrush Purshia tridentata  
Elderberry Sambucus caerulea  
Serviceberry Amelanchier alnifolia  
Snowbrush Ceanothus velutinus  
Squaw tea Ephedra viridis  
Snowberry Symphoricarpos albus  
Rose Rosa spp.  
Big sagebrush Artemisia tridentata  
Rubber rabbitbrush Chrysothamnus nauseosus  
Sticky-leaf rabbitbrush or yellow or green rabbitbrush Chrysothamnus viscidiflorus

Forbs:

Mule ears Wyethia amplexicaulis  
Indian paint bush Castilleja spp.  
Phlox Phlox spp.  
Lupine Lupinus spp.  
Buckwheat Eriogonum spp.  
Sunflower Helianthus spp.  
Balsamroot Balsamorhiza sagittata  
Sneezeweed Helenium hoopesii  
Beardtongue Penstemon spp.  
Desert parsley Lomatium spp.  
Horsemint Agastache urticifolia  
Goldenbush Haplopappus spp.

Grasses:

Needle and threadgrass Stipa comata  
Columbia needlegrass Stipa columbiana  
Western needlegrass Stipa occidentalis  
Sandberg bluegrass Poa secunda  
Nevada blue grass Poa nevadensis  
Mutton grass Poa fendleriana  
Mountain brome Bromus marginatus  
Smooth brome Bromus inermis  
Cheatgrass Bromus tectorum  
Creeping or beardless wildrye Elymus triticoides  
Great basin wildrye Elymus cinereus  
Squirrel tail Sitanion hystrix  
June grass Koeleria nitida  
Hesperchloa Hesperochloa kingii  
Idaho fescur Festuca idahoensis  
Bluebunch wheatgrass Agropyron spicatum  
Wheatgrass Agropyron spp.

Trees:

White fir Abies concolor  
Jeffrey pine Pinus jeffreyi  
Pinyon pine Pinus monophylla  
Ponderosa pine Pinus ponderosa  
Quaking aspen Populus tremuloides

FAUNA

MAMMALS

Cat Family

Mountain Lion (*Felis concolor*)  
Bobcat (*Lynx rufus*)

Dog Family

Coyote (*Canis latrans*)  
Red Fox (*Vulpes Fulva*)  
Gray Fox (*Urocyon cinereoargenteus*)  
Kit Fox (*Vulpes macrotis*)

Herbivores

Mule Deer (*Odocoileus hemionus*)

Rabbit Family

Black-tailed Jackrabbit (*Lepus californicus*)  
Nuttall Cottontail (*Sylvilagus nuttali*)

Weasel Family

Short-tailed Weasel (*Mustela erminea*)  
Long-tailed Weasel (*Mustela frenata*)

Rodent Family

Porcupine (*Erithizon dorsatum*)  
Muskrat (*Ondatra zibethica*)  
Belding Ground Squirrel (*Citellus beldingi*)  
Least Chipmunk (*Eutamias minimus*)  
Cliff Chipmunk (*Eutamias dorsalis*)  
Great Basin Pocket Mouse (*Perognathus parvus*)  
Canyon Mouse (*Peromyscus crinitus*)  
Pinion Mouse (*Peromyscus truei*)  
Bushy Tailed Woodrat (*Neotoma cinerea*)  
Panamint Kangaroo Rat (*Microdipodops*)  
Chisel-toothed Kangaroo Rat (*Dipodomys*)  
Valley Pocket Gopher (*Thomomys bottae*)

## BIRDS

### Eagles and Hawks (Accipitridae)

Golden Eagle  
Red-tail Hawk  
Cooper's Hawk  
Goshawk  
Sharp-shinned Hawk

### Falcons (Falconidae)

Prairie Falcon  
American Kestrel  
Sparrow Hawk

### Owls

Great Horned  
Long-eared  
Burrowing

### Vultures (Falconiformes cathartidae)

Turkey Vulture

### Quails, Pheasants, Partridges (Phasianidae)

California Quail  
Chukkar (introduced)

### Goatsuckers (Caprimulgiformes caprimulgidae)

Poor-will  
Common Nighthawk

### Woodpeckers (Piciformes picidae)

Downy Woodpecker  
Hairy Woodpecker  
Common Flicker  
Yellow-bellied Sapsucker

### Flycatchers (Passeriformes Picidae)

Say's Phoebe

Jays, Magpies (Corvidae)

Stellar's Jay  
Scrub Jay  
Pinyon Jay  
Magpie

Chickadees, Titmice, etc. (Paridae/Sittidae)

Mountain Chickadee  
Plain Titmouse  
Common Bushtit  
Red-breasted Nuthatch

Tanager (Thraupidae)

Western Tanager

Hummingbirds (Trochilidae)

Black-chinned  
Broad-tailed  
Calliope

Finches, Grosbeaks, Sparrows (Fringillidae)

Evening Grosbeak  
Cassin's Finch  
Lesser Goldfinch  
American Goldfinch  
Green-tailed Towhee  
Rufous-sided Towhee  
House Finch  
Pine Siskin  
Savannah Sparrow  
Black-throated Sparrow  
Sage Sparrow  
Dark-eyed Junco  
Tree Sparrow  
Chipping Sparrow  
White Crowned Sparrow  
Fox Sparrow  
Song Sparrow

Wrens (Troglodytidae)

House  
Bewick's  
Canyon  
Rock

Thrushes, Bluebirds, Solitaires (Turdidae)

Mountain Bluebird  
Robin  
Townsend's Solitaire

Meadowlarks, Blackbirds (Icteridae)

Western Meadowlark  
Yellow-headed Blackbird  
Red-winged Blackbird  
Brewer's Blackbird  
Brown-headed Cowbird

Warblers (Parulidae)

Blue-Gray Gnatcatcher  
Ruby-Crowned Kinglet  
Golden-Crowned Kinglet

Larks (Alaudidae)

Horned Lark

Swallows (Hirundinidae)

Barn Swallow  
Cliff Swallow

Waxwings (Bombycillidae)

Cedar Waxwing

Doves (Columbidae)

Mourning Dove

Gulls (Laridae)

California Gull

Plovers (Charadriiformes Charadiidae)

Killdeer

Coots (Rallidae)

American Coot

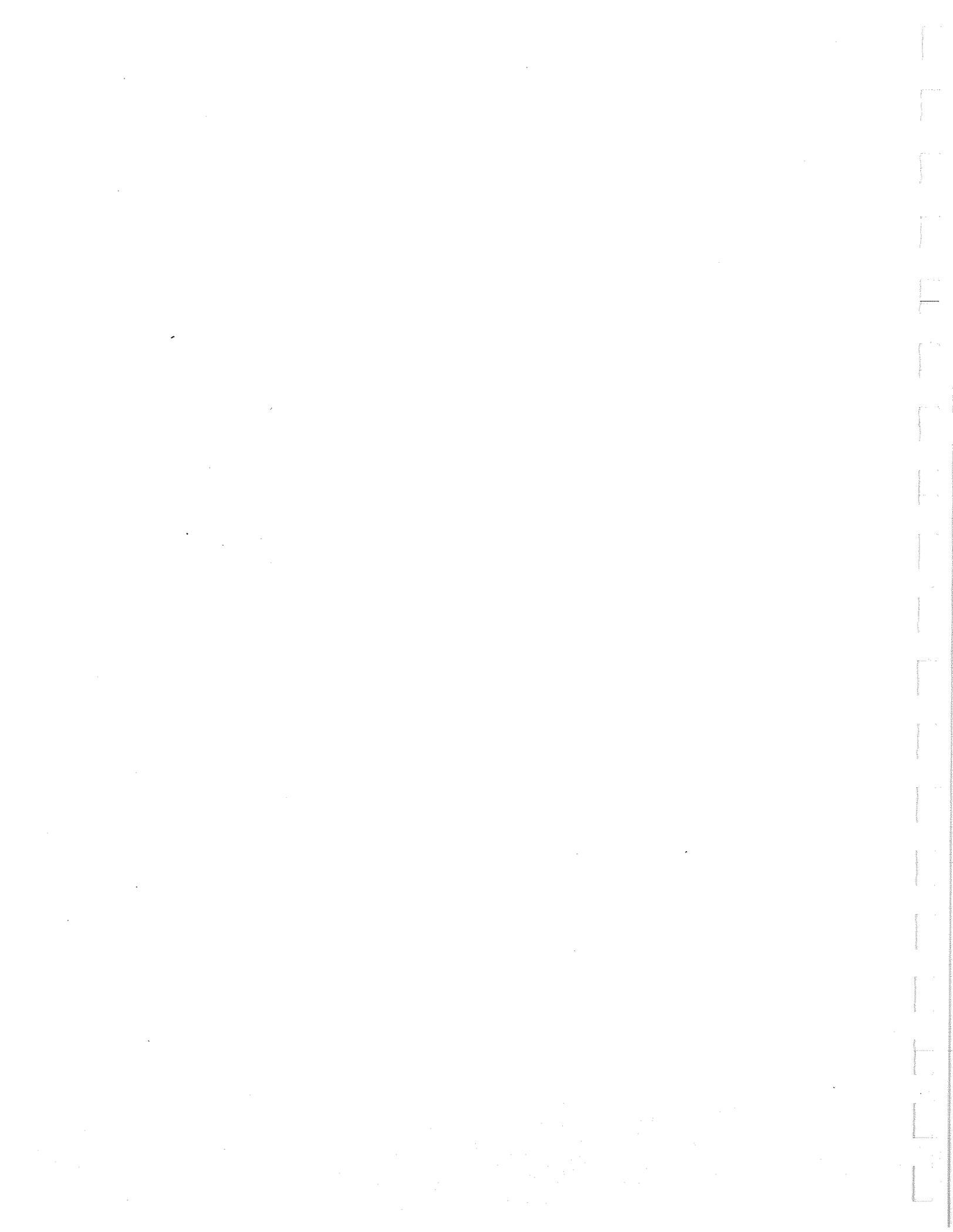
Geese, Ducks (Anseriformes Anatidae)

Canada Goose  
Mallard  
Pintail  
Cinnamon Teal

APPENDIX D: SLOPE MAP FOR STOREY COUNTY

AVAILABLE FOR REFERENCE AT  
STOREY COUNTY RECORDER'S OFFICE  
STOREY COUNTY COURT HOUSE  
26 SOUTH "B" STREET  
VIRGINIA CITY, NV

SLOPE MAP RECORDED NUMBER: 74667  
BOOK 102 PAGE 37  
RECORDED ON SEPTEMBER 20, 1994



**APPENDIX E: STOREY COUNTY-VIRGINIA CITY INITIATIVE 2000**

110

110





# Storey County Commissioners

Storey County Courthouse  
"B" St., Virginia City

*Shirley Colletti  
Henry Bland  
Lawrence Prater*

---

DRAWER D  
VIRGINIA CITY, NV 89440  
(702) 847-0968 FAX: (702) 847-0949

---

September 1, 1994

Ms. Mary Lou Bentley  
Western Nevada Dev. District  
308 North Curry St.  
Carson City Nevada

Dear Mary Lou

At the Storey County Commissioners Meeting of August 16, the commissioners unanimously voted to continue the working relationship between the Storey County Commissioners, all community councils and the Virginia City Convention and Tourism Authority to be officially known as the Storey County-Virginia City Initiative 2000. They feel that the purpose of this initiative is to coordinate shared resources for more timely development of funding and implementation of community impact projects.

Attached is a copy of "Storey County-Virginia City Initiative 2000" - Joint Leadership Agreement.

Sincerely

SHIRLEY J. COLLETTI, Chairman  
Storey County Commissioners

mfw

enc.

Storey County  
Building Department

Post Office Box 526  
Virginia City, Nevada 89440

DATE : August 16, 1994

MEMO TO : Storey County Board Of Commissioners  
FROM : Dean Haymore, Planning Administrator  
SUBJECT : "Storey County-Virginia City Initiative 2000"

I would recommend that the continued working relationship between the Storey County Commissioners, all community councils, and the VCCTA be officially known as the "Storey County-Virginia City Initiative 2000". The purpose of this Initiative is to coordinate shared resources for more timely development, funding, and implementation of community impact projects. An overview of the "Storey County-Virginia City Initiative 2000" and a list of initial projects is attached for your information.

It is requested that the County Commissioners submit these projects to the WNDD for inclusion in the 1994-95 Overall Economic Development Program (prior to the September 6, 1994, deadline) and the 1995 Storey County Master Plan to be submitted for your review within the next ninety days.

By meeting these deadlines and being included in these two documents, vital countywide projects will qualify for technical assistance for planning & funding through the WNDD and will meet requirements for grants currently available through state agencies and private national foundations.

DH:cls/rfd

cc: Building Department, Community Councils, VCCTA/RFD

Attachments

**"Storey County-Virginia City Initiative 2000"**  
**Joint Leadership Agreement**

**PRELIMINARY LIST OF COMMUNITY COUNCILS**

**Storey County Community Council**

**Virginia City Highlands Homeowners Association**

**Highlands Ranches Homeowners Association**

**Mark Twain Coalition**

**Canyon General Improvement District**

# **" STOREY COUNTY-VIRGINIA CITY INITIATIVE 2000 "**

## **Joint Leadership Agreement**

**~ Board Of Commissioners ~  
All Community Councils  
Virginia City Convention & Tourism Authority**

**May 25, 1994, kicked off the "Storey County-Virginia City Initiative 2000" partnership program. This exciting project represents a Joint Leadership Agreement between Storey County, Virginia City, and leaders of the community improvement projects which are shown on the attached Project Master List.**

**The purpose of the Storey County-Virginia City Initiative 2000 is to "grow" specific community impact projects over a six-year period to coincide with the reconstruction of the historic Virginia & Truckee Railroad.**

**As the U&T is completed, there will be increased demand for year-round attractions; perhaps three times that of the current "seasonal offerings". With the advent of the U&T, Virginia City will develop into a year-round destination spot. Visitors will seek a wider range of amenities, and new industries will be attracted to Storey County as a result. The projects listed herein are designed to meet those needs.**

**Storey County, Virginia City, and the citizen leaders of this community are organized and ready to show a united front in achieving their goal of a revitalized district. The results of this Joint Leadership Agreement will be increased economic development, improved human services, and expanded tourism for the Historic Comstock.**

# 12-MONTH START-UP

May 1994 - April 1995

## COORDINATION

**Physical Needs:** The Storey County Master Plan outlines adopted improvement projects and will serve as the point of reference from which all other projects will develop.

**Social Needs:** The Storey County Community Council will coordinate all human service projects involving cultural, recreational, health & welfare needs.

**Economic Needs:** The VCCTA with Consultant Caroline Soll, Rural Finance & Development, of Carson City, will coordinate all projects targeting economic development through tourism.

## STEP ONE: HIRING & FUNDING OF PROJECT CONSULTANT

Consultant Caroline Soll, RFD, was contracted for a 12-week period by the Comstock Firemen's Museum (CFM), on May 25, 1994, to: (1) research the feasibility of a "Storey County-Virginia City Initiative 2000"; (2) create a project within that Initiative for new construction of an interactive museum for the CFM; and (3) identify local, state, and national funding sources for their project. Continued funding for the Project Consultant is being sought.

## STEP TWO: OPEN FORUM

30-Days after the endorsement of the Storey County-Virginia City Initiative by the Commissioners, an Open Form will be held to introduce the Initiative 2000 to the public/private leaders.

## STEP THREE: ESTABLISHMENT OF CRITERIA

Each of the three coordinating entities (Storey County Commissioners, Community Council, and the VCCTA/RFD) are responsible for the completion of a Development Plan & Scope Of Work specific to their project needs; and for coordination of each plan into a final Project Master Plan.

## STEP FOUR: COMPLETION OF PROJECT SUPPORT DATA

A package will be completed which clearly states the overall goals and objectives of the Storey County-Virginia City Initiative 2000 and how each individual project is a part of the whole. Support documentation will include, but not be limited to, current demographics, income surveys, maps, photos, impact information, etc. This support data will be made available for project leaders that are actively participating in the Initiative.

**" STOREY COUNTY-VIRGINIA CITY INITIATIVE 2000 "**  
**Joint Leadership Agreement**

**PROJECT MASTER LIST**

Organizations listed below are responsible for the prioritizing of projects in their respective area of expertise. These organizations will coordinate shared resources for the timely planning, development, funding, and completion of their stated projects:

**I. STOREY COUNTY BOARD OF COMMISSIONERS**

Overall Coordinator: Dean Haymore, Planning Administrator

- A. Industrial Park (Lockwood/Tracy area)
- B. Water & Sewer Treatment Projects
- C. U&T Railroad - Engine No. 27 & Shed Enclosure
- D. County Mining Board Visitor Display & Stamp Mill
- E. Development Of Parks In (4) Possible Areas
- F. American Flats PUD
  - 1. Petroglyphs - Park & Tour Programs
  - 2. Geiger Grade - Equestrian Trails/Natural Nature Habitat
  - 3. 6-Mile Canyon - Campgrounds  
(18 acres BLM land known as "Old Jail Site")
  - 4. Toll Road - Stocked Fishing Pond/Picnic Area (Day Use Only)

**II. COMMUNITY COUNCIL**

Coordinator: Deborah Loesch-Griffen, Caring Communities Project Dir.

- A. Construct Family/Youth Activities Center
- B. Create Central Clearinghouse For All Family Services
- C. Secure Ongoing Funding For All Projects
  - 1. Health & Child Care
  - 2. Cultural Enrichment

3. Recreational, Educational, Social Services
4. Intervention Programs
5. Mentoring Programs For All Ages
6. Youth Work/Volunteer Programs

### **III. VIRGINIA CITY CONVENTION & TOURISM AUTHORITY**

**Coordinator: Caroline Soll, Consultant, Rural Finance & Development**

#### **A. New Construction**

1. Comstock Firemen's Museum & Visitor's Center
2. Major Hotel/Motel Accommodations
3. Parking Facilities/Transportation Services
4. Gold Hill Craftsmen Center
5. Geiger Grade Bicycle & Pedestrian Paths

#### **B. Historic Preservation Projects (to be determined at Open Forum)**

#### **C. Develop "Prospectus" For Initiative 2000 - For Securing Of Project Grants, Loans, Public/Private Financing**

**Note:** In keeping with the vision of the "Storey County-Virginia City Initiative 2000": (1) an Open Forum will be held to allow for further discussion of new projects; and (2) "The Initiative 2000 Update" will be inserted in the Community Council Newsletter which will be mailed on a regular basis to every resident of Storey County.



August 16, 1994

Storey County Board Of Commissioners  
Post Office Drawer D  
Virginia City, Nevada 89440

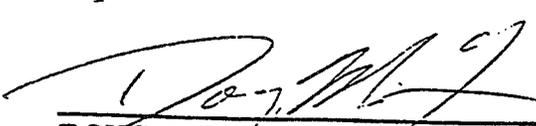
Reference: VCCTA Request For The Inclusion Of "Virginia City Initiative 2000" Projects In The 1994-95 WNDD OEDP & The 1995 Storey County Master Plan

Dear Commissioners:

This letter is to request that you take affirmative action in regard to the endorsement of the "Virginia City Initiative 2000" and inclusion of the Project Master List in both the Western Nevada Development District 1994-95 OEDP and the 1995 Storey County Master Plan.

The VCCTA fully supports a Joint Leadership Agreement; the purpose of which is to create a network of shared resources for the planning, development, and funding of targeted community projects.

The VCCTA agrees to act as a coordinator for community projects (for-profit and non-profit) involving economic development through tourism for Virginia City-Gold Hill.

  
\_\_\_\_\_  
DOUG MC QUIDE, Vice Chairman  
VCCTA

DMQ:cls  
cc: Building Dept/Community Council  
Attachment

# COMMUNITY CHEST, INCORPORATED

P.O. BOX 8876, RENO, NV 89507

702-847-9311

FAX 847-9335

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15 August 1994

Storey County Board of Commissioners  
Post Office Drawer D  
Virginia City, NV 89440

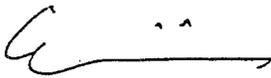
Re: Community Chest, Inc. request for the inclusion of "Storey County-Virginia City Initiative 2000" projects in the 1994-95 WNDD OEDP and the 1995 Storey County Master Plan

Dear Commissioners,

I write to ask that you act positively upon the "Storey County-Virginia City Initiative 2000" master plan and to let you know that this office will coordinate the Community Council meetings for this purpose (1994-95 and beyond resources permitting). The Council will prioritize the human service needs of this community for your budget process and for the long-term well-being of this community. Specifically, projects involving cultural, recreational, health and welfare needs will be prioritized in this process.

In this way the Community Council hopes to facilitate long-term planning for the improvement of quality of life for all citizens in Storey County.

Sincerely,



Shaun T. Griffin  
President