

Storey County
COMMERCIAL / INDUSTRIAL
Construction Packet

BUILDING DEPARTMENT



Storey County Community Development Department
110 East Toll Road ~ P.O. Box 526 ~ Virginia City, NV 89440

Phone: 775-847-0966 Fax: 775-847-0935
Email: Stacey Bucchianeri sbucchianeri@storeycounty.org
www.storeycounty.org



Storey County Project Workflow

Storey County has streamlined permitting & processing:

- Grading permits typically within 14 days of application
- Building permits typically within 30 days of application

Handle all reviews, permitting, and inspections with just three county officials:

Dean Haymore
Director of Community
Development

Building plan review
Building permits
Construction inspections
Business license

775) 847-0966 (Office)
775) 742-8226 (Cell)
DHaymore@StoreyCounty.org

Pat Whitten
County Manager

Oversight & management
of Storey County support
to new businesses
Oversight of Storey County
incentives to new business

775) 847-0968 (Office)
775) 721-7001 (Cell)
PWhitten@StoreyCounty.org

Gary Hames
Chief,
Fire Department

Fire plan reviews
Fire inspections
Hazardous material reviews
& permitting

775) 847-0954 (Office)
775) 742-9826 (Cell)
GHames@StoreyCounty.org

No planning commission review or special use permitting for the vast majority of uses within TRI



Let me introduce myself. My name is Dean Haymore. I am the Community Development Director of Storey County Nevada. We have created a team environment to provide a permitting processing that helps prospective companies meet tight deadlines.

Storey County utilizes electrically submitted plans through Nevada Blue (or any ReproMax network provider) in Reno and Carson City. This significantly reduces the plan review and permit time. Storey County guarantees all grading, excavation and underground permits within two weeks of plan submittal. We also guarantee all building permits for major projects within 30 days of plan submittal. If it is necessary for a fast-track project, we can reduce those times by half. The cost associated with reduced timelines would be the cost for overtime for the plan review process (usually about \$100 per hour).

Typically, we work with companies to do a phased plan review and permit process. While we are doing the underground piping and utilities, we are working on the plan review for the foundations of the facility. Once there are approved plans, we allow the construction of the foundation and super-slabs to begin. We also work with the engineers and contractors to phase plan submittal with approved construction permits to enable work to begin as plan review is completed (progressively). We will typically permit the whole project based on an estimated cost factor and will adjust at the end of completion for the "as-built" costs. We will issue a primary permit number and add to the number when additional subcontractors begin their portion of the project. We also work in conjunction with the owners on permitting their process equipment, racking, T.I.'s and any other construction or installations.

My philosophy is "When do YOU need to have your facility up and running? We will make a schedule to meet your needs." Many times I will go to the engineers meetings at 50% and 90% design of plans to coordinate all the challenges and corrections at the design stage. I also am willing to fly anywhere to an existing facility that might be duplicated in our county so that I can better understand your needs.

Feel free to call me at any time at our office or my cell (see below) should you have any other questions.



Dean Haymore, Director

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110 Toll Road ~ P O Box 526 ~ Virginia City NV 89440
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dhaymore@storeycounty.org

Storey County Contacts

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Gary Hames

Storey County Fire Chief
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ghames@storeycounty.org



Dean Haymore
Director

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Austin T. Osborne
Planner

Community Development Department
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Virginia City, NV 89440

Bus: (775) 847-0966 - Cell: (775) 291-4693 - Fax: (775) 847-0935
aosborne@storeycounty.org - www.storeycounty.org



Shannon Gardner
Building Inspector • Plan Review
Code Enforcement

Community Development Department
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110 Toll Road
Virginia City, NV 89440

Bus: (775) 847-0966 - Cell: (775) 742-1960 - Fax: (775) 847-0935
sgardner@storeycounty.org - www.storeycounty.org



Storey County Building INDUSTRIAL Requirements (Effective 7-1-14)

<u>CODE</u>	<u>EDITION</u>
International Building Code – IBC Chapters 1-35 and Appendices C, E, I, and J with amendments in section 15.04.060 and 15.08.060.	2012
National Electrical Code - NEC	2011 Chapters 1-9
International Energy Conservation Code - IECC	2009 Chapters 1-6
International Fire Code - IFC Appendices B, C and D with amendments in section 15.304.08	2012
International Fuel Gas Code - IFGC	2012 Chap. 1-7 & Appendices
International Mechanical Code - IMC	2012 Chap. 1-15 & App. A
Uniform Mechanical Code – UMC Chapters 2-17, Appendices A, B and C	2012
Uniform Plumbing Code – UPC Chapters 2-17, Appendices A, B, D, E, F, I and L	2012
International Residential Code – IRC Chapters 1-44 with Appendices A, B, C, G, H, J, K and M with amendments in section 15.04.060 & 15.08.060	2012
International Existing Building Code - IEBC	2012 Chapters 1-16
Uniform Code for the Abatement of Dangerous Buildings – UCADB	1997
International Swimming Pool and Spa Code – ISPSC	2012 Chapters 1-11
International Wildland Urban Interface Code – IWUIC Amendments in section 15.04.080	2012
Northern Nevada Amendments published by Northern Nevada Chapter of the International Code Council (www.nnice.org)	2012
Northern Nevada Energy Code Amendments published by the Northern Nevada Chapter of the International Code Council	2011

Note: Where conflicts occur between the codes referenced above, the amendments will apply.

Effective July 1, 2014

Storey County BUILDING		SET-BACK REQUIREMENTS			ROOF LOAD	ZONING	ADDRESSING	FLOOD
		Front	Back	Sides	CAPACITY lbs. per sq. ft.	Codes	Permanent #s	Zone
TRIC McCarran NV	I-1 & I-2	20 50	20 50	20 50	Live + Dead = psf 20 + Per specific equip Support & needs	A, F, I-1, and I-2	12"	C

INTERNATIONAL BUILDING CODE

GROUND SNOW LOAD	WIND SPEED (mph) (e.)	SEISMIC DESIGN CATEGORY (g.)	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP (f.)	ICE SHIELD UNDER- LAYMENT REQUIRED (i.)	FLOOD HAZARDS (h.)	AIR FREEZING INDEX (j.)	MEAN ANNUAL TEMP (k.)
			Weathering (a.)	Frost Line Depth (b.)	Termite (c.)	Decay (d.)					
4,000 ft - 5" 5,000 ft - 10"	*105 3 Sec Gust Exp 'C'	Ind - D	Severe	24"	Moderate to Heavy	None to Slight	10	YES	(a) 6/03 (b) 2/19/81 & 7/19/93	49.4	59.4

*Refer to Table International Building Code IBC 1609.3.1 for Wind Speed

Development Requirements:

- **TRI Water & Sewer** – Obtain a ‘Will Serve’ letter from Reno Engineering (775) 852-5700. Submit copy with building permit application.
- **TRI Architectural Approval** – Obtain and submit copy with building permit application.
- **Onsite Storm Water Retention Basin** (per 100 yr event / 24-hr storm). Include on initial grading/plot plan.
- **Provide Storm Water Pollution Plan (SWPP)** with initial grading/plot plan. (Rev 1/1/07)

Permit No.	Excavation Permit <i>Storey County Code Enforcement Department</i>			Date
WORK DESCRIPTION:				
WORK LOCATION ADDRESS:				
LOT(S):	BLOCK/UNIT:	SPACE NO.	AREA:	
OCCUPANCY or INTENDED USE:				
ESTIMATED WORK COMMENCEMENT DATE:			ESTIMATED COMPLETION DATE:	
MOBILE HOME / TRAVEL TRAILER:	MAKE		MODEL	
	YEAR	SIZE	SERIAL #	
<p>CONDITIONS: SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED during development or excavation, work shall temporarily be halted at the specific site and the Storey County Building Department shall be notified in order to evaluate said site and, if deemed necessary, to record and photograph the site in question. The period of temporary delay shall be limited to a minimum of two working days from the date of notification, unless it is a significant find and it is deemed necessary to provide more time to evaluate and protect historical remains or artifacts. Please call 847-0966.</p>				
CONTRACTOR:			PHONE:	
ADDRESS:			STATE LICENSE #:	
CONTRACTOR:	TYPE:		PHONE:	
ADDRESS:			STATE LICENSE #:	
OWNER / Permittee (Print):			PHONE:	
ADDRESS (Mailing):				
OWNER SIGNATURE:			AUTHORIZED BUILDER/AGENT:	

: Cu. Yds.	GRADING FEE: \$
: .	GRADING PLAN REVIEW: \$
Total Valuation: \$.	: \$
TOTAL PERMIT FEE: \$	

CK #:	RECEIPT #:	REC'D BY:
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Permission is hereby granted to do the work described in this application and **ONLY** in accordance with the Rules, Regulations, and Ordinances of the County of Storey. **Inspections MUST be called for within 180 days of issuance of permit or permit is void.** Permit may be renewed for 50% of the original "Permit Fee"

State 'Health Certification', if required, is the responsibility of the "Permittee".

- Assessor
- Original.

By: _____
Storey County Building Department

- Fire Dept.
- Property File

3309.8 Regular Grading Requirements. Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limiting dimensions and depth of cut and fill.
3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4572 mm) of the proposed grading.

3309.9 Issuance. The provisions of Section 106.4 are applicable to grading permits. The building official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.

The building official may require professional inspection and testing by the soils engineer. When the building official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.

SECTION 3310 — GRADING FEES

3310.1 General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

3310.2 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as set forth in Table A-33-A. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

3310.3 Grading Permit Fees. A fee for each grading permit shall be paid to the building official as set forth in Table A-33-B. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

TABLE A-33-A—GRADING PLAN REVIEW FEES¹

50 cubic yards (38.2 m ³) or less	No fee
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$23.50
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	37.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	49.25
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)—\$49.25 for the first 10,000 cubic yards (7645.5 m ³), plus \$24.50 for each additional 10,000 yards (7645.5 m ³) or fraction thereof.	
100,001 to 200,000 cubic yards (76 456 m ³ to 152 911 m ³)—\$269.75 for the first 100,000 cubic yards (76 455 m ³), plus \$13.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
200,001 cubic yards (152 912 m ³) or more—\$402.25 for the first 200,000 cubic yards (152 911 m ³), plus \$7.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Fees:	
Additional plan review required by changes, additions or revisions to approved plans	\$50.50 per hour*
(minimum charge—one-half hour)	

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE A-33-B—GRADING PERMIT FEES¹

50 cubic yards (38.2 m ³) or less	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	37.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)—\$37.00 for the first 100 cubic yards (76.5 m ³) plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof.	
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)—\$194.50 for the first 1,000 cubic yards (764.6 m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)—\$325.00 for the first 10,000 cubic yards (7645.5 m ³), plus \$66.00 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
100,001 cubic yards (76 456 m ³) or more—\$919.00 for the first 100,000 cubic yards (76 455 m ³), plus \$36.50 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$50.50 per hour ²
(minimum charge—two hours)	
2. Reinspection fees assessed under provisions of Section 108.8	\$50.50 per hour ²
3. Inspections for which no fee is specifically indicated	\$50.50 per hour ²
(minimum charge—one-half hour)	

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

ARTICLE VI
SITE DESIGN GUIDELINES

Section 1. Site Design Standards.

Subsection 1.1 Minimum Site Size. The minimum site size established by the Code for industrial sites at TRI Center is one acre for heavy industrial uses and 15,000 square feet for light industrial uses, but smaller sites can be approved by the county (see, Attachment A, Subsection 5.6). There is no minimum on commercial sites.

Subsection 1.2 Building Site Coverage. Site coverage (defined as the building-ground contact area divided by the total gross lot area) shall not exceed the following in each of the zones:

Heavy Industrial Zone	55%
Light Industrial Zone	50%
Commercial Zone	35%

Subsection 1.3 Building Height. Maximum building height is set by the Code, as summarized below:

Heavy Industrial Zone	6 stories or 75 feet
Light Industrial Zone	4 stories or 50 feet
Commercial Zone	3 stories or 45 feet

Proposed height of structures associated with industrial uses (which does not include silos, stacks and equipment) exceeding the above-referenced height limitations shall be subject to the issuance of a variance from the ARC and special use permit by the county.

Subsection 1.4 Building Setbacks And Landscape Buffer. Setbacks (distance from building structure to property line) required by the Code and landscape buffer areas required by these Design Guidelines, are outlined below:

	<u>SIDE</u>	<u>REAR</u>	<u>FRONT</u>
Heavy Industrial Zone	50/10*	50/10	50/10
Light Industrial Zone	20/10	20/10	20/10
Commercial Zone	20/10	20/10	20/20

*50/10 = 50' building setback with 10' minimum landscape buffer adjacent to parcel boundary line

Narrower setbacks can be approved (see, Attachment A, Subsection 5.6)

SCBD Control #:	Storey County Building Dept. P O Box 526 Virginia City NV 89440	Received <small>Date / Time</small>
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<input type="checkbox"/> Residential	PERMIT APPLICATION	<input type="checkbox"/> Comml/Indr
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WORK DESCRIPTION:			
WORK LOCATION ADDRESS:			AREA:
LOT(S):	APN(S):	ZONING:	SETBACKS:
OCCUPANCY:	CONSTRUCTION TYPE:	FLOOD ZONE:	SQ FT:

RECEIVED by BUILDING DEPT:	Grading Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No	Topographic Underlay: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fire & Life Safety APP: <input type="checkbox"/> Yes <input type="checkbox"/> No	Owner/Builder Signature Forms <input type="checkbox"/> Yes <input type="checkbox"/> No
Sewer/Water Will Serve: <input type="checkbox"/> Yes <input type="checkbox"/> No		Architectural Approval Letter: <input type="checkbox"/> Yes <input type="checkbox"/> No		

A Nevada Licensed CONTRACTOR and SWPP Report is Required for ALL Commercial and/or Industrial Projects

CONTRACTOR:	PHONE:
ADDRESS:	NV LIC #:
City ST Zip:	SC LIC #:
24-hr JOB Contact:	Cell:
CONTRACTOR:	PHONE:
ADDRESS:	NV LIC #:
City ST Zip:	SC LIC #:
24-hr JOB Contact:	Cell:
CONTRACTOR:	PHONE:
ADDRESS:	NV LIC #:
City ST Zip:	SC LIC #:
24-hr JOB Contact:	Cell:

If applying as Owner/Builder – MUST Complete "Owner Builder Affidavit of Exemption" per NRS 624.031(4)

OWNER / Permittee (Print):	PHONE:
ADDRESS (Mailing):	CELL:
OWNER Signature:	Authorized Signature BUILDER / AGENT:

Comments:

TOTAL VALUATION: \$			<input type="checkbox"/> Est. Cost	<input checked="" type="checkbox"/> Actual Contract
PLAN REVIEW: \$	CHECK #:	RECEIPT #:		

Note: PLAN CHECK FEE: (Based on initial valuation) SHALL BE PAID AT TIME OF PLAN SUBMITTAL. Adjustment, if any, will be made during the 'Permit' Valuation. PERMIT FEE(s): PAID PRIOR TO 'PERMIT' ISSUANCE.

Application Completed by: _____ **Date:** _____

Table 1-A – Building Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof.
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours)	\$47.00 per hour ¹
2. Reinspection fees assessed under provisions of Section 305.8	\$47.00 per hour ¹
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one-half hour)	\$47.00 per hour ¹
5. For use of outside consultants for plan checking and inspections, or both	Actual Costs ²

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

²Actual costs include administrative and overhead costs.

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

"Example"

Permit No. 09083 00	Storey County Building Dept. P O Box 526 Virginia City NV 89440	Date 11/01/12
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Commercial **PERMIT** Industrial

WORK DESCRIPTION: CONSTRUCTION 500,000 SF TILT-UP

WORK LOCATION ADDRESS: 1705 PERU DR AREA: TRI

LOT(S): APN(S): 005-061-02 ZONE: I-2 FLOOD: X

OCCUPANCY or INTENDED USE: WHS, DC

ESTIMATED WORK COMMENCEMENT DATE: 11/01/12 ESTIMATED COMPLETION DATE: 6/01/13

SPECIAL CONDITIONS: CONSTRUCTION MAY START ONCE BLDG & FIRE HAVE APPROVED PLANS

CONTRACTOR: MILES CONSTRUCTION PHONE: 775-246-3722

ADDRESS: 61 INDUSTRIAL PARKWAY CARSON CITY, NV NV LIC #: 0023686A Exp: 7/31/13 Limit: \$ UNLIMITED

SC LIC #: 015615

SUB-Contractor: *to be added 9083-01* PHONE:

ADDRESS: NV LIC #: Exp: Limit: \$

SC LIC #: PHONE:

SUB-Contractor: *to be added 9083-02* PHONE:

ADDRESS: NV LIC #: Exp: Limit: \$

SC LIC #: PHONE:

ALL MATERIALS and EQUIPMENT PURCHASED FOR THIS PROJECT SHOULD BE RECEIVED IN STOREY COUNTY AND THE VALUE REPORTED AS 'County-of-Delivery' ON THE NEVADA DEPT. OF TAXATION FORM TPI-02.01 "Combined Sales and Use Tax Return".
If you require further information, please call (775) 847-0966.

OWNER / Permittee (Print): STOREY COUNTY PHONE: *775-847-0966*

ADDRESS (Mailing): P O BOX 526 VIRGINIA CITY, NV 89440

OWNER Signature: Authorized Signature: *on file*

BUILDER / AGENT:

OCCUPANCY	SQ. FT.	VALUATION AMOUNT	~ FEES ~	~ REQUIRED ~
	0@ .00	26,000,000.00	Building: 96,858.75	(2 Sets) Plans Recd on 11/01/12
	0@ .00	.00	Plan Review: 62,958.18	Sewer & Water Will Serve
	0@ .00	.00	Electric: .00	Received on 11/01/12
	0@ .00	.00	Plumbing: .00	Architectural Approval
	0@ .00	.00	Mechanical: .00	Received on 11/01/12
	0@ .00	.00	Temp Trailer .00	TOTAL DUE: \$159,816.93
TOTAL VALUATION: \$ 26,000,000.00			<input type="checkbox"/> PLAN REVIEW ONLY	Check # <i>123</i>
<input checked="" type="checkbox"/> Est. Cost	<input type="checkbox"/> Actual Contract		<input checked="" type="checkbox"/> FULL PERMIT	Receipt # <i>4526</i>

Actual cost determined and permit fees adjusted upon completion of construction.

Permission is hereby granted to do the work described in this application and ONLY in accordance with the Rules, Regulations, and Ordinances of the County of Storey. Inspection MUST be called for within 180 days of issuance of permit or permit is void. Permit may be renewed for 50% of the original "Permit Fee".

By: *Stacy Buccianeri*
Storey County Building Department

ELECTRICAL FEE SCHEDULE		Rate	per	Extension
	NEW SINGLE & 2-FAMILY RES. BLDGS (not incl. Garages, Carports, Patios)	\$0.050	Sq. Ft.	
	NEW MULTI-FAMILY RES. 3 OR MORE UNITS (not incl. Garages, Carports, Patios)	\$0.045	Sq. Ft.	
	PRIVATE SWIMMING POOLS	\$44.25	Each	
T	POWER: TEMPORARY- \$22.00 PERMANENT - \$27.25		Each	
A	UNIT FEE SCHEDULE			
B	RECP., SWITCHES, LT FIXTURES or OTHER OUTLETS - First 20 @	\$1.00		
L	ADDITIONAL OUTLETS	\$0.65	Each	
E	RES. APPLIANCES for FIXED RES. APPL. (Ovens, Ranges, A/C, Dryer, etc.)	\$4.25	Each	
	MOTORS up to 10HP	\$4.25	Each	
	MOTORS 10 HP and not over 50 HP	\$22.00	Each	
	MOTORS 50 HP and not over 100 HP	\$44.25	Each	
3-A	SIGNS or OUTLINE LIGHTING SYSTEMS	\$22.00	Each	
	REPLACE EXISTING SERVICE not over 200 AMPS	\$27.25	Each	
	over 200 AMPS	\$55.50	Each	
	<i>For ANYTHING NOT COVERED on this chart - See APPENDIX on ELECTRICAL PERMIT FEES</i>			
	PERMIT FEE	\$22.00		
	Total ELECTRICAL Fees			\$
MECHANICAL FEE SCHEDULE		Rate	per	Extension
	INSTALL or RELOCATE FORCED AIR or GRAVITY FURN or A/C (incl Suspend, Wall or Floor mtd. Unit Heater & incl. Ducts/Vents attached to and inc. 100,000BTU)	\$13.25	Each	
	Over 100,000 BTU	\$16.25	Each	
T	EVAP COOLER (Non-Port)	\$9.50	Each	
A	VENT FAN CONNECTED / SINGLE DUCT	\$6.50	Each	
B	VENT SYS NOT PART of HEAT/AC SYSTEM with PERMIT	\$9.50	Each	
L	HOOD SERVED by MECH EXHAUST (incl. Hood Duct)	\$9.50	Each	
E	REPAIR, ALTER or ADD to HEAT APPL, REFRIG UNIT, COMFORT COOL UNIT, ABSORP UNIT, or COMFORT HTG, COOL ABSORP or EVAP COOL SYSTEM (incl. Installation of Controls)	\$12.25	Each	
	INSTALL, RELOCATE or REPLACE APPL VENT (not incl. In Appl Permit)	\$7.00	Each	
1-1	FOR BOILER, SEE CODE BOOK (Up to 100,000 BTU)	\$13.15	Each	
	APPL. Or EQUIP. REQUIRED by this CODE, NO CATEGORY LISTING	\$9.50	Each	
	PERMIT FEE	\$20.00	Each	
	Total MECHANICAL Fees			\$
PLUMBING FEE SCHEDULE		Rate	per	Extension
	BATHTUB	\$7.00	Each	
	LAVATORIES	\$7.00	Each	
	WATER CLOSETS	\$7.00	Each	
	URINALS	\$7.00	Each	
	LAUNDRY TRAYS	\$7.00	Each	
T	SHOWERS	\$7.00	Each	
A	SINKS	\$7.00	Each	
B	GARBAGE DISPOSALS	\$7.00	Each	
L	DISHWASHER	\$7.00	Each	
E	AUTO WASHER	\$7.00	Each	
	DRINK FOUNTAIN	\$7.00	Each	
	WATER PIPING	\$7.00	Each	
1-1	WATER HEATER	\$7.00	Each	
	OTHER DRAIN TRAP UNIT	\$7.00	Each	
	GAS PIPING 1 to 5	\$5.00	Each	
	GAS PIPING 5 or More	\$1.00	Each	
	CESSPOOLS	\$25.00	Each	
	TRAILER PARK DISPOSAL SYSTEM	\$15.00	Each	
	PRIVATE SEWER DISPOSAL SYSTEM	\$40.00	Each	
	SPRINKLER IRRIGATION SYSTEMS (including PIPING)	\$7.00	Each	
	REPAIR or ALTERATIONS or DRAINAGE or VENT PIPE	\$7.00	Each	
	PERMIT FEE	\$20.00	Each	
	Total PLUMBING Fees			\$

YES	NO		Storey County - CHECKLIST - Industrial	INSPECTOR
		1	Storey County Business License	
		2	Nevada State Contractors License	
		3	Take ONE set of Stamped, Engineered Plans to Nevada Blue for uploading (775-827-4441)	
		4	Soils Report	
		5	Dust/silt control and safety programs with required state and federal permit(s)	
		6	Approved Site Plan and Grading Permits on Site	
		7	Special Inspection / Compaction (3-party Inspection)	Special
		8	Approved Building and Fire & Life Safety PLANS and Building PERMIT must be on site	
		9	Encroachment Permit - Storey County Public Works 847-0958	
		10	Sales Tax Credit form to Storey County Pat Whitten 847-0968	
		11	Concrete Mix Design - Approved & Stamped by Project Engineer	
		12	Water & Sewer - Will Serve Letter / T.R.I. G.I.D.	
		13	Electrical Application (All info must match Building & NV Energy)	SC & SPP
		14	Gas Application (All info must match Building & NV Energy)	SC & SPP
		15	Telephone Application	
		16	Inspection - Underground Plumbing, Gas and Tests	County
		17	Inspection - Storm sewer, drains, oil, sand catch basins and retention ponds	
		18	Inspection - Thrust blocks	County
		19	Inspection - Under ground electrical and grounding	County
		20	Inspection - Flush and test fire loop and hydrants	County
		21	Inspection - Footing, Rebar	Special
		22	Inspection - Footing, Rebar, Forms	County
		23	Concrete - Pour footing	Special
		24	Concrete - Pour footing slump, air, temp, placement	Special
		25	Inspection - Anchor bolts, hold downs	Special
		26	Inspection - Anchor bolts, hold downs	County
		27	Inspection - Slab, Rebar, dowels	Special
		28	Inspection - Slab, Rebar, dowels	County
		29	Inspection - Pouring concrete slab	Special
		30	Inspection - Pouring concrete slab	County
		31	Inspection - ALL Special Inspection reports to County	
		32	ANY change in plans shall be submitted to SC Building for approval before ANY work	
		33	Copies of ALL change orders	
		34	Inspection - Tilt Up panels, rebar, embeds	Special
		35	Inspection - Tilt Up panel, rebar, embeds	County
		36	Inspection - Panel Pour	Special
		37	Inspection - Panel Pour	County
		38	Inspection - Columns and Beams	Special
		39	Inspection - Columns and Beams	County
		40	Inspection - Roof	Special
		41	Inspection - Roof Sheeting / Nail	County
		42	Inspection - Siding Panels	Special
		43	Inspection - Siding Panels	County
		44	Inspection - Frame Rough Electrical, Mechanical, Plumbing, metal bolts	County
		45	Inspection - Electrical Service	County
		46	Inspection - Gas Service	County
		47	Inspection - Sheet Rock	County
		48	Inspection - Fire Taping Sheet Rock	County
		49	T-Bar Ceiling	County
		50	Fire Sprinkler System Hydro and Test Certification or	County
		51	Alarm System and Fire System Inspection	Fire
		52	Certificate Of Occupancy	County

Call Inspector for ALL Inspections

Dean Haymore -- 775-742-8226

Shannon Gardner -- 775-742-1960



Online Planroom
Please select the Portal you wish to enter from the list below:

Please Select A Portal

It's our job to make you look good!

Reno 775.827.4441 **Carson** 775.833.6011 **Fernley** 775.835.0809

- [D-Prints](#)
- [Copy Center](#)
- [Scanning](#)
- [Color](#)
- [Finishing](#)
- [Sales](#)
- [Supplies](#)
- [Planroom](#)
- [Locations](#)
- [Disclaimers](#)
- [FTP Site](#)
- [Pickup Request](#)

Welcome

Nevada Blue Ltd is a full service reprographics firm, in business since 1992. Since that time, we at Nevada Blue have strived to produce top quality products using the latest technology and the finest materials available. We use the power of the ReproMax International Network to stay on top of technology's latest developments.

Nevada Blue Ltd has three locations in the Northern Nevada area. Our main store is in Reno at South Meadows; our Carson store is at North Carson and College Parkway; our Fernley store is at 795 Main St. The Reno store offers extended hours of business for your convenience. Remember it's our job to make you look good...

ENCROACHMENT PERMIT APPLICATION

Storey County Public Works

110 Toll Road - P.O. Box 526

Virginia City, Nevada 89440

Phone: (775) 847-0958 Fax: (775) 847-0947

To All Applicants:

Storey County Public Works Department requires any person performing work within a county right of way to first obtain encroachment and excavation permits. The permits have now been combined into one application form and will be issued simultaneously. Timely processing of any permit is predicated upon the completeness of the information required on the application as well as receipt and acceptance of the proper insurance.

Date of Application:		Time:	Work Start Date:
Contractor:		Contractor's Rep:	
Phone:	Fax:	Contractor's License #:	
Address:			
Doing Work For:		Phone:	
Address:			
Work LOCATION:			
<i>Exact address and/or Street being worked on and distance from nearest cross street or landmark.</i>			
DESCRIPTION of Work (include whether work involves excavation or simply occupying the right-of-way):			
Lineal feet of curb and gutter?		Lineal feet of sidewalk being removed?	
Dimensions of asphalt being removed?		Asphalt depth, if known?	
Longitudinal Cut?		Transverse Cut?	
Arterial/Collector?		Is work totally within a parking lane?	
Is work within 400' of signalized intersection?		Traffic Loops affected?	
Are there any manholes, valves or survey monuments that will have to be raised to grade when patched?			
Are there any manholes, valves or survey monuments that will have to be raised to grade when patched? If yes, how many of each?			
Does the work involve installing, removing or repairing a sanitary sewer lateral?			
Will work be completed in fourteen (14) calendar days?		If no, how many?	
Are there current building permits for this location?		If yes, permit #:	
Is this part of a larger project or contract, such as a new building, etc.? If so, Name of Project and Owner:			
Engineer of Record (EOR):			

Contractor: _____	Work Location: _____
-------------------	----------------------

TRAFFIC CONTROL

Are any traffic lanes being closed? _____ If so, how many? _____ How long? _____

Encroachment permit applications for full lane closures on arterial or collector streets shall be submitted a minimum of 48 hours prior to said lanes being closed.

Provide a detailed sketch of the work area and proposed traffic control plan to be utilized. Traffic control shall conform to the NDOT Work Zone Traffic Control Handbook (latest edition) and the M.U.T.C.D. (latest edition). Please attach any additional sheets necessary to show the proposed traffic control plan.

DOLLAR VALUE OF WORK BEING PERFORMED IN R/W: \$ _____

APPLICANT'S AUTHORIZED SIGNATURE: _____

PRINTED NAME: _____

AN ENCROACHMENT PERMIT WILL NOT BE VALID UNTIL THE ORIGINAL PERMIT FORM IS SIGNED BY THE APPROPRIATE PARTY AND THE APPLICABLE FEE HAS BEEN PAID. ANY WORK (EXCEPT IN EMERGENCY SITUATIONS) COMMENCED PRIOR TO THE PERMIT BEING ISSUED WILL BE ASSESSED MONETARY PENALTIES AND/OR CITED, AND THE WORK IN QUESTION MAY BE REQUIRED TO BE REMOVED. PLEASE CALL (775) 849-0958 IF YOU NEED ASSISTANCE TO COMPLETE THIS APPLICATION.

For Official Use ONLY

ENCROACHMENT PERMIT #: _____

Encroachment Base Fee \$ 100.00

Encroachment Usage Fee \$ _____

Excavation Base Fee \$ 120.00

Total Estimated Fee \$ _____

Penalty Fees (if any) \$ _____

Calculated By: _____

Business Name: _____ Acct Number: _____

Phone: (_____) _____ - _____ License Dates: _____ to _____

Annual License Type: _____ Fee \$ _____
Annual License Type: _____ Fee \$ _____

**** In County ONLY:** **** Employees:** _____ Fee \$ _____
If NOT Exempt **** Square Feet:** _____ Fee \$ _____
Calculate Employees, Footage and Units **** Commercial Units:** _____ Fee \$ _____

ANNUAL / Renewable TOTAL: \$ _____

ANNUAL FEE

- \$ 700.00 - Fortunetelling, Palmistry
- \$ 75.00 - General - (Businesses located in Storey County)
(Requires Building + Fire & Life Safety Inspections)
- \$ 100.00 - Home Business (Exempt from Calculations)
(Located in Storey County / Home Occupation Sheet)
- \$ 100.00 - Contractors, Professionals
(Copy of NV License or if NOT, Professional License)
- \$ 135.00 - Massage/Therapeutic Services
(Need proof-schooling)
- \$ 475.00 - Mining, Excavation, Earth-Moving/Processing
- \$.00 - Non-Profit - Proof of 501.c(x) Status
- \$ 75.00 - Out of County (Except Contractor)
- \$ 250.00 - Pawn - (+100.00 if accept Motor Vehicle)
- \$ 475.00 - Subdivision - Sales (Commercial)
- \$ 100.00 - Transportation - Companies

FOR: Alarms, Child Care, Escort, Gaming, Liquor, Prostitution, Solicitation (Door to Door) and Utilities
MAKE APPLICATION with the SHERIFF's Business Office
P O Box 498 - Virginia City NV 89440 - (775) 847-0959

For businesses located In-County ONLY - Include:

**** Employees** - (includes persons engaged in the business i.e., Partners or Co-Owners, etc.)

1 to 5	\$ 25.00
5 to 10	\$ 40.00
11 to 25	\$ 75.00
26 to 50	\$ 125.00

Over 50 = \$ 125.00 + \$ 2.00 for each additional employee
EXEMPT - Brothels, Cabaret, Fortunetelling, Special Events, Independent Contractors, Home Occupation, Out-of County.

**** Square Feet** (Building or Site)

1 to 1,999	\$ 15.00
2,000 to 2,999	\$ 31.00
3,000 to 4,999	\$ 63.00
5,000 to 7,499	\$ 94.00
7,500 to 9,999	\$ 125.00
10,000 to 24,999	\$ 188.00
25,000 to 99,999	\$ 250.00
100,000 to 499,999	\$ 500.00
500,000 +	\$ 1,000.00

EXEMPT - Brothels, Cabaret, Fortunetelling, Special Events, Independent Contractors, Home Occupation, Out-of-County.

**** Units** - Commercial ONLY
\$ 2.00 Per unit fee for apartments, storage units, RV & MH spaces, pay-parking lot spaces. Must also have a General License.
EXEMPT - the rental of three (3) or less Residential Units

Handing out **FLYERS** on the street is **prohibited** by Storey County Code - Must go to County Commissioners.

HANDYMAN: Must charge hourly rate; Shall Not Bid Jobs without a Contractor's License or Charge for Materials; NO Structural Framing; NO Electrical; NO Plumbing; NO Mechanical and NO Commercial Construction. NO work can be done that is a violation of NRS Chapter 624.

Quarters to Pay : _____ \$ _____
One-Time APPLICATION Fee: \$ 100.00
=====

TOTAL payable to Storey County Business License with APPLICATION: \$ _____

Storey County Community Development BUSINESS LICENSE APPLICATION

Office Use Only:

DATE: _____ ACCOUNT NUMBER: _____ LICENSE DATES: _____ to _____
 FEES SUBMITTED: \$ _____ LIC CLASS: _____ SQ. FT: _____ EMP: _____
 HOME OCCUPATION: YES No NV Contr # _____ Exp _____ Limit _____
 INSPECTION Required: YES No Other Requirements: _____

1. New Business Change in Ownership Change in Location Adding Name to Business
 2. Corporation Name: _____ 3. NV Tax ID: _____
 NV Business License: _____
 4. Corporate Address: _____ Business Ph: (_____) _____ Fax (_____) _____
 5. **Doing Business in Nevada as:** _____ Email: _____
 6. Mailing Address: _____
 7. Location of Business Operations: _____
 8. Location of Business Records: _____ Phone # (_____) _____
 9. Location Business License is Displayed: _____

10. Name of Owners(s), Partners, Corporate Officers, Etc. (If individual Ownership, list only one Owner.)
 Name: (Last, First, MI) _____ Residence: (Address, City, State Zip) _____
 Title: _____ Residence Telephone # (_____) _____
 Name: (Last, First, MI) _____ Residence: (Address, City, State Zip) _____
 Title: _____ Residence Telephone # (_____) _____
 Name: (Last, First, MI) _____ Residence: (Address, City, State Zip) _____
 Title: _____ Residence Telephone # (_____) _____
 11. Name of Local Contact: (Last, First, MI) _____ Residence Address: (Street, City, State Zip) _____
 Title: _____ Residence Telephone # (_____) _____
 12. Date Business Started in Nevada _____ **In-County ONLY:** Commercial Building Sq Ft _____ Number of Units _____ Number of Employees _____
 13. Describe the Nature Your Business: _____
 14. If you have acquired a Nevada Business or Changed ownership, please complete this section:
 Date Acquired: _____ Name(s) of Previous Owner(s): _____

NOTE: You are not authorized to conduct any business in Storey County until all requirements for this Business License are fulfilled.
I CERTIFY THE INFORMATION PROVIDED IN THIS REGISTRATION FORM IS TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Print Name: _____ Signature: _____ Date: _____

Official Use Only: TEMPORARY Business License Issued: Yes No DATE _____
 INSPECTION Required: Yes No Date Inspection Turned in: _____
 DATES: Building Dept Approval: _____ Fire Dept Approval: _____ Health Dept. Approval: _____ Other: _____
 Commissioner Meeting: 1st READING Date: _____ APPROVAL Date: _____
 NOTES: _____

STOREY COUNTY FIRE / LIFE SAFETY
In-County
BUSINESS LICENSE APPLICATION REQUIREMENTS

For Information Contact:
Storey County Building Department at (775) 847-0966 OR
Fire Plans Examiner, Patty Blakely at (775) 315-9974

TITLE: Storey County Fire Department and/or Storey County Fire Protection District **POLICY** for business license application.

PURPOSE: All "In-County" businesses applying for license in Storey County shall have the premises reviewed and inspected to current Fire and Life Safety standards.

SCOPE: Current Fire and Life Safety standards shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within the jurisdiction which is required to obtain a business license.

APPLICATION to EXISTING BUILDINGS and STRUCTURES

A. GENERAL: Buildings and structures which require a license to conduct business in this jurisdiction shall provide plans for Fire and Life Safety review to the Storey County Fire Department and/or the Storey County Fire Protection District office(s), pay a fee based on the valuation of the building changes, if any, (see scope above) before use or occupancy.

EXCEPTION: Any new business license application which is the result of the purchase of an **existing business** where the existing business will continue **unchanged** with regard to type of products or services performed, i.e., use and occupancy is not required to provide plans for review, unless the purchase includes the **building or structure or legal property**.

B. EXISTING OCCUPANCIES:

(1) Businesses in existence at the time of adoption of this policy may have their existing use or occupancy continued, if such use or occupancy was legal at the time of adoption of this policy, provided such continued use is **not dangerous** in regards to Fire and Life Safety.

(2) All changes to existing businesses shall be reviewed for Fire and Life Safety standards and those changes shall include remodel, repair, improvement, alteration or different floor display arrangement.

EXCEPTION: If in the opinion of the Fire Chief or his duly authorized agent, the changes **do not** impose any hazard to Fire and Life Safety requirements.

Effective date of this policy: January 30, 1985
Revised: January 4, 2000

In-County Businesses INSPECTIONS

ALL businesses located in Storey County require inspection by Storey County Building and Fire Departments and, in the case of food-prep businesses, by Nevada State Health (see attached form **example**).

Requirements:

- 1) Submit Business License application with appropriate fee;
- 2) To schedule an inspection once your business is totally set up and you are ready to open, please contact:
Building Dept – Shannon Gardner at 742-1960 or 847-0966;
Fire Dept – Patty Blakely at 847-0954 or 315-9974;
Or Fritz Klingler at 847-0954 or 351-5936
State Health – Paul Cohen at 687-7571;
- 3) If you have not been given an Inspection form, please contact our office prior to scheduling your inspection at 847-0966.
- 4) Present the form to each required Inspector. When completed, you are responsible to get the original to the Business License office at 110 Toll Road on the Gold Hill Divide in Virginia City or mail to P O Box 526 ~ Virginia City NV 89440

Please feel free to call 847-0966 with any questions. *Thank you!*

2014 / 2015 Storey County

REQUIRED

Business License Account #: _____

Sq. Ft.: _____ # Employees: _____ Units: _____

DISPATCH CENTER INFORMATION

Please complete ALL applicable information. Return ASAP.

We need the following information on record at the Storey County Dispatch Center for emergency response – **this information is mandatory**. This will help in getting viable and accurate response to your place of business in case of an emergency. Persons on this form should be able to respond within 30 minutes, no more than one hour and be available 24 hours a day, 365 days a year. As a safeguard to your business please keep a copy of this form on file and call Storey County Dispatch Center, as information needs to be updated.

Business name: _____

Physical address of business: _____

Business Phone Number: (____) _____ Email: _____

Corporate Name (if different than above): _____

Corporate main office phone number (if different than above): (____) _____

What is the address at the rear of the building? _____ NONE

Is this a residence? YES NO _____

Emergency Contact Information:

1. Name of **Responsible** contact: _____

Emergency contact phone number/s: Home (____) _____ Cell (____) _____

Connection to the business: _____

Does this person have a key to the business and is willing to respond in case of an emergency? Yes No

2. Name of **Responsible** contact: _____

Emergency contact phone number/s: Home (____) _____ Cell (____) _____

Connection to the business: _____

Does this person have a key to the business and is willing to respond in case of an emergency? Yes No

3. Name of **Responsible** contact: _____

Emergency contact phone number/s: Home (____) _____ Cell (____) _____

Connection to the business: _____

Does this person have a key to the business and is willing to respond in case of an emergency? Yes No

4. **Building Owner** name: _____

Emergency contact phone number/s: Home (____) _____ Cell (____) _____

Connection to the business: _____

Does this person have a key to the business and is willing to respond in case of an emergency? Yes No

Knox Box with keys to locked buildings on premises? Yes No

(If no, see directions on how to order on back of this form.)

Signature

Print Name

Date

To order a Knox Box for your facility, please follow these steps:

1. Access www.storeycounty.org
2. Go to "Department"
3. Choose "Fire Department"
4. Go to Fire Prevention and Code Enforcement
5. Click "Knox Box"
6. Choose Knox-Box 3200 Series
7. Under Department Name Enter "Storey" –or- enter zip code
8. Click "Storey County Fire Department"
9. Choose the device that fits your needs. NOTE: You do NOT have to have the tamper switch installed.
10. Complete Installation Address Page
11. Choose "Check Out"
12. Complete Payment Method

If you have any questions or need assistance with the process, please feel free to Contact Fire Prevention - Patty Blakely at (775) 847-0954.

Storey County Code ~

15.04.080 Fire department access and safety.

A. Approved numbers or addresses shall be placed on all new and existing building or positioned on property as to be plainly visible and legible from the street or road fronting the property. Numbers shall be at least twelve inches in height for commercial buildings, and shall be of a contrasting color.

B. Key Boxes on Commercial Business and Residences with Automatic Alarm Systems. When access by emergency personnel to or within a structure or property is unduly difficult because of secured openings and where immediate access is necessary for lifesaving or firefighting purposes, the designated fire official may require a key box to be installed in an accessible location on building or property. The chief may require commercial buildings and residences with automatic alarm systems to be provided with key boxes. The key box shall be a type approved by the designated fire official and shall be approved prior to installation. Such key boxes shall contain the following:

1. Keys to all locked points of exterior entry of building.
2. Keys to all locked interior doorways.
3. Keys to locked mechanical rooms.
4. Keys to locked fire equipment rooms.
5. Keys to locked electrical rooms.
6. Keys to elevator controls.
7. Keys to other areas of the building or property as directed by the designated fire official.
8. The property manager shall immediately notify the Storey County Fire Prevention Department and provide the new key when a lock is changed or rekeyed. The keys shall be secured in the Knox Box by SCFD personnel.

C. Required Access. Fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than one hundred fifty feet from the fire apparatus access as measured by an approved route around the exterior of the building or facility.

D. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of the fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.

E. Turning Radius. The turning radius of a fire apparatus access road shall be as approved by the fire chief.

F. Dead Ends. Dead-end fire apparatus access road in excess of one hundred fifty feet in length shall be provided with approved provisions for the turning around of fire apparatus.

G. Fire Break Clearance. A minimum thirty-foot fire break clearance around the structure must be provided and maintained per NRS 472.041. This must be completed prior to issuances of a certificate of occupancy or safety seal.

(Ord. 172 §. 1(part), 2000)

Storey County
BUSINESS LICENSE INSPECTION SHEET

DATE APPLIED: _____ ACCOUNT NUMBER: _____

BUSINESS NAME: _____

RESPONSIBLE PARTY NAME: _____

BUSINESS PHYSICAL STREET ADDRESS: _____

The following departments must be contacted for an appointment for on-site inspections and, if applicable, plans must be submitted for review before your inspection.

BUILDING DEPARTMENT:

110 Toll Road, Gold Hill Divide
(775) 847-0966

**** Conditional Approval:** YES NO

Estimated Completion Date: _____

(**Inspector please ATTACH copy of your inspection sheet noting **Conditions**)

Inspector Signature: _____

Signature Date: _____

Inspection Required?

YES NO

Final Approval Date: _____

Inspector Signature: _____

NOTES: _____

FIRE & LIFE SAFETY INSPECTION:

Completed by Fire Marshal
(775) 315-9974

**** Conditional Approval:** YES NO

Estimated Completion Date: _____

(**Inspector please ATTACH copy of your inspection sheet noting **Conditions**)

Inspector Signature: _____

Signature Date: _____

Inspection Required?

YES NO

Final Approval Date: _____

Inspector Signature: _____

NOTES: _____

NEVADA STATE HEALTH DEPT:

4150 Technology Way, Suite 101, Carson City
(775) 687-7573 (Deborah Green)

**** Conditional Approval:** YES NO

Estimated Completion Date: _____

(**Inspector please ATTACH copy of your inspection sheet noting **Conditions**)

Inspector Signature: _____

Signature Date: _____

Inspection Required?

YES NO

Final Approval Date: _____

Inspector Signature: _____

NOTES: _____

**** Conditional Approval:** Copy to Building office with Conditions, for consideration of a Temporary Business License.
(Retain Original until ALL required inspections are final.)

Final Approval - Return ORIGINAL to Storey County Building office upon completion.

Received by SCBD on _____ at _____ By: _____

Original MUST be returned to Business License/Building Department office prior to issuance of license.



SilverFlume processes the following licenses:

- Articles / Entity Formation
- Initial / Annual / Amended List
- State Business License
- Sales and Use Permit / eClearance Letter
- Workers' Comp eAffirmation of Compliance

Participating Agencies

- Administration, NV Dept. of Business and Industry, NV Dept. of Economic Development, NV Governor's Office of Health and Human Services, NV Dept. of Motor Vehicles, NV Dept. of Secretary of State's Office, NV State Treasurer, NV Office of Taxation, NV Dept. of Douglas County, NV
- More coming soon

New Business Checklist

Find out what it takes to start your new business in five simple steps. Simply enter information about your future Nevada company to generate a preview of licenses and requirements.

Start Your Business

With the Nevada SilverFlume portal, you can access all your state business registration and filing needs.

- Start Your Business
- Get a State Business License
- File Initial List/State Business License
- Reserve an Entity Name
- Update Common Business Registration

Manage Your Business

- File Annual List and/or State Business License
- File Amended List
- Order a Certificate of Good Standing
- Close a Business
- Update Common Business Registration
- Manage Your Operating Agreement

Other Business Services

While starting and managing your business can be done directly through SilverFlume, you may need to complete tasks with other agencies.

- File a Tax Return
- Make a Tax Payment
- Manage My Trust Account
- UCC Online Filings & Searches

www.NVSilverFlume.gov

Common Business Registration

SilverFlume gathers all of the agencies involved in starting a business under one digital roof. We understand that your goal is to get your business off the ground and running - not be mired by piles of paperwork. SilverFlume collects Common Business Registration Data, basic information that nearly every governmental agency in Nevada requires. This integrated service saves you valuable time by avoiding the need to re-enter information when interacting with different agencies. Future services within SilverFlume will allow you to process licenses from municipal to state governmental agencies throughout Nevada.

Digital Operating Agreement

The first of its kind, Digital Operating Agreement software allows LLCs to electronically collaborate, document, formalize and store decisions related to roles, values and goals, contributions, allocation of profits and losses, transfers of interest, and other common areas—at no charge.

- Electronic template for basic operating agreements and by-laws that can be adapted and filed digitally
- Officers and directors can provide written consent to adopt operating agreements and by-laws electronically
- LLCs can conduct corporate communication through up-to-date technology
- Certain non-profit board of directors can conduct meetings electronically



WHY NEVADA?

Entrepreneurial Advantages

- Low incorporation fees
- Online incorporation and renewal
- "Employment-at-will" state

Capital Markets

- Public offering information
- Registration by filing
- Registration in coordination with the SEC
- Intrastate registration by qualification

Business Courts

- Reduces business interruption during pending litigation
- Close management of complex commercial litigation
- Consistent decisions to enable business planning

Low-Tax Climate

- No corporate income tax
- No personal income tax
- No inheritance, estate, or gift tax
- Competitive sales and property tax rates

Find more information at
www.nvsilverflume.gov

SILVERFLUME CUSTOMER SUPPORT

Phone: 775-684-5708
 Email: support@nvsilverflume.gov

COMMERCIAL RECORDINGS DIVISION

Carson City
 202 N. Carson St.
 Carson City, NV 89701
 Phone: 775-684-5708
 Fax: 775-684-5725

Las Vegas (accepts expedite requests only and state business license)
 555 E. Washington Ave., Suite 5200
 Las Vegas, NV 89101
 Phone: 702-486-2880
 Fax: 775-486-2888

General inquiries: sosmail@sos.nv.gov



SilverFlume is Nevada's one-stop business portal, providing businesses with a single online location for conducting transactions with state agencies. By creating a SilverFlume profile, businesses can dramatically reduce the time and paperwork associated with licensing, permitting, taxation and other transactions with government. Manage your business more efficiently by creating a

Silverflume profile at
www.nvsilverflume.gov.



SilverFlume is Nevada's one-stop business portal, providing a single online location for conducting business with state agencies. By creating a SilverFlume profile, businesses can dramatically streamline licensing, permitting, and other transactions with government. Manage your business more efficiently at www.nvsilverflume.gov.

New Business Checklist

Find out what it takes to start your new business in five simple steps. Enter information your future Nevada company to generate a preview of licenses and requirements.

1. Type of Business
2. Business Description
3. Nevada Locations
4. Employees
5. Tax Requirements

The screenshot shows the SilverFlume website interface. At the top, it says "SilverFlume NEVADA'S BUSINESS PORTAL" and "A Service of the Nevada Secretary of State". There is a search bar and a navigation menu with options like "Welcome", "Start Your Business", "Manage Your Business", "Other Business Services", and "Why Nevada?". The main content area features a large banner for "One-Stop Business Portal" with a sub-headline: "Nevada's online one-stop business portal consolidates the forms and information needed to start and run your company." Below this are buttons for "View SilverFlume Features" and "Learn About SilverFlume". There is also a section for "SilverFlume Agency Partners" and a call to action: "Many Agencies, Many Services One Portal to Handle Your Needs!". At the bottom, there is a section titled "Want to set up a Nevada business but don't know how?" with a sub-headline: "Find out what steps you'll need to follow to start your business in Nevada, including licensing, agency requirements and more, in five easy questions. Click here to get started."

Common Business Registration

SilverFlume collects Common Business Registration data, basic information that nearly every governmental agency in Nevada requires, and disseminates it to participating agencies. Common Business Registration data streamlines processes across agencies to guide the customer smoothly through state and local requirements. As part of the one-shop stop experience, customers may purchase all items in their shopping cart with multiple agencies with one form of payment.

Questions? SilverFlume Customer Support

Phone: 775-684-5708

Email: support@nvsilverflume.gov

Digital Operating Agreement

The first of its kind, Digital Operating Agreement software allows LLCs to electronically collaborate, document, formalize and store decisions related to roles, values and goals, contributions, allocation of profits and losses, transfers of interest, and other common areas—at no charge.

- Electronic template for basic operating agreements and by-laws that can be adapted and filed digitally
- Officers and directors can provide written consent to adopt operating agreements and by-laws electronically
- LLCs can conduct corporate communication through up-to-date technology
- Certain non-profit board of directors can conduct meetings electronically



SilverFlume Nevada's Business Portal

Silverflume is Nevada's one-stop business portal, providing businesses with a single online location for conducting transactions with state agencies (and county and municipal agencies in later phases). By creating a Silverflume profile, businesses can dramatically reduce the time and paperwork associated with licensing, permitting, taxation and other transactions with government. Manage your business more efficiently by creating a Silverflume profile at www.nvsilverflume.gov.

Step 1 – Create Your Profile

What is a SilverFlume Profile and why would I need one?

Your SilverFlume Profile contains your basic user information, such as your email, name, organization, and contact details. You will need a SilverFlume Profile to start and manage your business(es) online.

What if I already have a Secretary of State's Office Online Account?

1. When you go to www.nvsilverflume.gov, you may log in with your existing login and password.
2. Your SilverFlume Profile will be automatically set up with the information previously entered.

How do I create a profile if I do not already have one?

1. Go to www.nvsilverflume.gov.
2. In the upper right corner, click the **Register** button.
3. Fill in your requested user account information and click the **Submit** button.
4. Go to your email, open the Welcome to SilverFlume email, and click **Activate My Account**.
5. Log into www.nvsilverflume.gov with your activated account using your email and password.

Step 2 – Set Up Your Common Business Registration

What is the Common Business Registration and how does it help me?

Streamline business operations with the basic information that nearly every governmental agency in Nevada requires from your business. This integrated service enables you to enter the information once when interacting with different agencies.

How do I set up the Common Business Registration?

1. At www.nvsilverflume.gov, find your existing business using the **Nevada Business Search**.
2. When your business displays in the search results, click the **Manage this Business** button.
3. Your **SilverFlume Dashboard** opens. Click on the business to open it.
4. From your business checklist, click the **Start** button next to **Common Business Registration**. This step results in a completed Common Business Registration and Workers' Compensation eAffirmation of Compliance that satisfies local business licensing requirements for the D-25 form.

How else can I simplify managing my business?

1. From your **SilverFlume Dashboard**, open your business and review **My Checklist**.
2. If there is a **Start** button next to the **Sales & Use Tax / eClearance Letter**, click **Start** to complete this step. This step results in a Department of Taxation eClearance Letter that satisfies local business licensing requirements for proof of Taxation registration.
3. Opt to receive renewal notifications for your business.
4. Review **My Checklist** steps to verify additional requirements for your business are satisfied.

Questions?

Please contact Customer Support at 775.684.5708 or support@nvsilverflume.gov.

State Business License Requirements

Effective October 1, 2009, filing and payment of the State Business License will be processed by the Secretary of State's office. Pursuant to AB 146 passed by the 2009 Nevada Legislature, the authority for the State Business License was transferred from the Department of Taxation to the Secretary of State. For entities that are required to file an initial or annual list of officers with the Secretary of State, you will be required to file for the State Business License at the time your list is due.

All other businesses such as sole proprietors or general partnerships doing business in Nevada will file a new application or renewal of their existing State Business License after October 1. The Department of Taxation will handle any new license application or renewals of the State Business License through September 30, 2009.

Nevada Business License Fee Frequently Asked Questions

New State Business License Forms to be Used for Filings Submitted on or after October 1, 2009

Non Title 7 entities (NT7) – A non-Title 7 (NT7) business is a sole proprietorship or partnership doing business in Nevada that is not required to file its organizational documents with the Office of the Secretary of State. NT7 businesses doing business in the state of Nevada are required to maintain a state business license.

NT7 Business License Form

NT7 Entities File Online

Title 7 entities – A Title 7 entity is an entity organized pursuant to the laws of Nevada that files its formation documents with the Office of the Secretary of State. Title 7 entities are required to file an Annual List of Officers or its equivalent, and include domestic and foreign qualified corporations, limited liability companies, limited partnerships, limited liability partnerships, limited liability limited partnerships and business trusts.

Title 7 entities click here for a list of forms applicable to your specific entity type

Title 7 Entities File Online!

Title 7 "Gap" entities – These entities have a current State Business License which will expire prior to the due date of their Annual List of Officers. To maintain its State Business License, an entity should file a State Business License application before the expiration of its State Business License. Upon filing its next Annual List of Officers, the entity will be required to pay the State Business License fee that will be prorated for the unused portion of the unexpired State Business License.

Gap Entity Business License Form

Gap Entities File Online!



Storey County Commissioners' Office
Courthouse, 26 South B Street
PO Box 176
Virginia City, Nevada 89440
Phone (775) 847-0968 Fax (775) 847-0949
Commissioners@storeycounty.org

To Whom It May Concern:

Re: Sales & Use Taxes

It has come to our attention that the Sales & Use taxes being reported for Storey County are considerably below estimation. Our preliminary research indicates a possible reason might be that sales/use taxes, primarily for the Tahoe-Reno Industrial Center, are being reported based on zip code. Unfortunately, the northern portion of Storey County is located in the 89434 / Sparks (Washoe County) postal region. However, the Postmaster has authorized the use of McCarran NV 89434 to identify this area as part of Storey County. Therefore, commencing April 1, 2001, it is imperative that all taxable activity in this area be tracked and reported as Storey County.

In an attempt to identify misreported taxes, we are requesting a list of all contractors, subcontractors and suppliers, etc. involved in any projects in/for the "McCarran" area (including Kal Kan, TRW, Rainbow Bend, Canyon Way area, the TRI Center, Royal Sierra, San Mar). We have included a form for your convenience in supplying this data. Should the office responsible for compiling this data have Excel spreadsheet software, we will be happy to email the document to enable computer input, auto-calculation and generation.

We do realize this may be quite an undertaking but are certain you appreciate the importance of proper reporting. We thank you for your assistance in this matter. If you have questions or need additional information, please don't hesitate to call.

Yours sincerely,

Greg 'Bum' Hess, Chairman
STOREY COUNTY COMMISSIONERS

cc: Vanessa DuFresne, Storey County Clerk/Treasurer
Dean Haymore, Storey County Building Official



ROSS MILLER
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov

Nevada State Business License "Other" Application

USE BLACK INK ONLY - DO NOT HIGHLIGHT

PRINT LEGIBLY OR TYPE ALL INFORMATION

ABOVE SPACE IS FOR OFFICE USE ONLY

Completing this form **DOES NOT** relieve you of any statutory or regulatory requirements relating to your business. You may be required to complete a Nevada Business Registration form with the Nevada Department of Taxation and Department of Employment, Training and Rehabilitation. Please check with these and other state/local government agencies for additional licensing requirements.

* Asterisks indicate **required** information. Incomplete forms will be rejected.

INSTRUCTIONS:

1. This application is for the use of a business that is not a sole proprietor or partnership or that is not required to organize pursuant to Title 7 of NRS.
2. If you are exempt from the requirements of the State Business License pursuant to NRS 76.020 **DO NOT** use this form. Please submit a State Business License Exemption form.
3. Return the completed application with the \$200.00 business license fee. **Refunds are not available on improperly filed applications.**
4. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
5. If paying by check, make your check payable to the Secretary of State. If paying by credit card, you must complete and attach an ePayment Checklist available at www.nvsos.gov in the Forms Library under the Resources section of the Business Center.
6. The person applying for the State Business License must sign the application. **FORM WILL BE RETURNED IF UNSIGNED.**

1*	Signature must be that of a responsible party. I declare under penalty of perjury that the information provided is true, correct and complete to the best of my knowledge and belief and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.				
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	First Name	Middle (Optional)	Last Name	Suffix	Title
	<input type="text"/>		<input type="text"/>		
	Signature of Responsible Party		Date		
2*	Entity Name <input style="width: 90%;" type="text"/>				
3	You may add up to four businesses associated with this "other" entity. Entries into this section <u>do not</u> relieve you of other business license or DBA filings required by local/county offices.				
	Business Name(s)	1. <input type="text"/>	2. <input type="text"/>		
		3. <input type="text"/>	4. <input type="text"/>		
4*	Physical Address	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Physical Street Address	City	State	Zip Code	
5	Mailing Address (if different)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	PO Box or Street Address	City	State	Zip Code	
6	Entity Phone (<input type="text"/>) <input type="text"/>				
7	Email Address	<input type="text"/>	<input type="checkbox"/> Check here to receive notices electronically		
8	Taxpayer Identification # (Dept of Taxation Issued TID) <input type="text"/> (Do Not provide Social Security Number)				

CONSUMER USE TAX RETURN INSTRUCTIONS

This return is for consumers of tangible personal property- not sellers.)

A RETURN MUST BE FILED EVEN IF NO TAX LIABILITY EXISTS

LINES 1 THROUGH 17

COLUMN A: AMOUNT SUBJECT TO USE TAX

On the appropriate county line, enter the purchase price of merchandise, equipment or other tangible personal property purchased without payment of Nevada sales tax and used by you rather than being resold. NOTE: If you have a contract exemption, give contract exemption number.

COLUMN C: CALCULATED TAX

Amount Subject to Use Tax (Column A) × Tax Rate (Column B) = Calculated Tax (Column C).

LINE 18 Enter the sum of Column C.

LINE 19 If this return is not submitted/postmarked and taxes are not paid on or before the due date as shown on the face of this return, the amount of penalty due is: a) For returns with Period(s) Ending prior to and including 3/31/07 the Penalty is 10%; b) For returns with Period(s) Ending 4/30/07 and after; the amount of penalty due is based on the number of days the payment is late per NAC 360.395 (see table below). The maximum penalty amount is 10%.

Number of days late	Penalty Percentage	Multiply by:
1 - 10	2%	0.02
11 - 15	4%	0.04
16 - 20	6%	0.06
21- 30	8%	0.08
31 +	10%	0.10

Determine the number of days late the payment is, and multiply the net tax owed (Line 18) by the appropriate rate based on the table above. The result is the amount of penalty that should be entered. For example, the taxes were due January 31, but not paid until February 15. The number of days late is 15 so the penalty is 4%.

LINE 20 Interest Note 7/1/2011 interest rate change: To calculate interest for each month late after 7/1/2011, multiply Line 18 x 0.75% (or .0075). To calculate interest for each month late from 7/1/1999 through 6/30/2011, multiply Line 18 x 1% (or .01).

LINE 21 Enter any amount due for prior reporting periods for which you have received a Department of Taxation debit notice.

LINE 22 Enter amount due to you for overpayment made in prior reporting periods for which you have received a Department of Taxation credit notice. Do not take the credit if you have applied for a refund. NOTE: Only credits established by the Department may be used.

LINE 23 Add Lines 18, 19, 20, 21 and then subtract Line 22 and enter the result.

LINE 24 Enter the total amount paid with this return.

Complete and detailed records of all sales, as well as income from all sources and expenditures for all purposes, must be kept so your return can be verified by a Department auditor.

PLEASE COMPLETE THE SIGNATURE PORTION OF THE RETURN AND SUBMIT IN THE ENVELOPE PROVIDED.

If you have questions concerning this return, please call one of the Department of Taxation offices listed below.

Call Center (866) 962-3707 Carson City (775) 684-2000 Las Vegas/Henderson (702) 486-2300 Reno (775) 687-9999

**** For up-to-date information on tax issues, be sure to check our website -- ****

<http://tax.state.nv.us/> -- every January, April, July and October for Tax Notes articles.

CONSUMER USE TAX RETURN

This return is for use by consumers of tangible personal property not sellers. If you are a seller, you must apply for a Sales Tax Permit.

MAIL ORIGINAL TO: STATE OF NEVADA - SALES/USE
PO BOX 52609
PHOENIX AZ 85072-2609

For Department Use Only

Return for Ending
Due on or before
Date paid

IF POSTMARKED AFTER DUE DATE, PENALTY AND INTEREST WILL APPLY

If the name or address as shown is incorrect, if the ownership or business location has changed, or if you are out of business, notify a Nevada Department of Taxation District Office immediately.

A RETURN MUST BE FILED EVEN IF NO TAX LIABILITY EXISTS

ENTER AMOUNTS IN COUNTY OF USE	AMOUNT SUBJECT TO USE TAX	TAX RATE	CALCULATED TAX
TAX CALCULATION FORMULA	COLUMN A	x COLUMN B	= COLUMN C
01 CHURCHILL		7.600%	
02 CLARK		8.100%	
03 DOUGLAS		7.100%	
04 ELKO		6.850%	
05 ESMERALDA		6.850%	
06 EUREKA		6.850%	
07 HUMBOLDT		6.850%	
08 LANDER		7.100%	
09 LINCOLN		7.100%	
10 LYON		7.100%	
11 MINERAL		6.850%	
12 NYE		7.100%	
13 CARSON CITY		7.475%	
14 PERSHING		7.100%	
15 STOREY		7.600%	
16 WASHOE		7.725%	
17 WHITE PINE		7.475%	
TOTAL			

I HEREBY CERTIFY THAT THIS RETURN INCLUDING ANY ACCOMPANYING SCHEDULE AND STATEMENTS HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE RETURN.

RETURN MUST BE SIGNED

SIGNATURE OF TAXPAYER OR AUTHORIZED AGENT _____

TITLE _____ PHONE NUMBER (WITH AREA CODE) _____

FEDERAL TAX ID NUMBER (EIN OR SSN) _____ DATE _____



18. NET USE TAX (SUM OF COLUMN C)	18. <input type="text"/>
19. PENALTY (LINE 18 x 10%)	19. <input type="text"/>
20. INTEREST (See instructions for current rate and calculation)	20. <input type="text"/>
21. PLUS LIABILITIES ESTABLISHED BY THE DEPARTMENT	21. <input type="text"/>
22. LESS CREDIT(S) APPROVED BY THE DEPARTMENT	22. <input type="text"/>
23. TOTAL AMOUNT DUE AND PAYABLE	23. <input type="text"/>
24. TOTAL AMOUNT REMITTED WITH RETURN	24. <input type="text"/>

**MAKE CHECKS PAYABLE TO:
NEVADA DEPARTMENT OF TAXATION**



APPLICATION PACKET FOR:

Water & Sewer Will Serve

Applicant Must Receive A Water & Sewer Will Serve Letter
And
An Architectural Review Approval Letter From TRI Center
Prior To Obtaining Their Building Permit From Storey County.

Grading Only permits require no approvals from TRI Center.

Items required for water/sewer will serve letter review:

1. TRI Water and Sewer Service Application and Agreement.
2. 2 sets of wet stamped civil drawings.
3. 2 sets of landscape plans.
4. 1 set of mechanical/plumbing plans showing all plumbing fixtures.
5. Plan check fees \$500 dollars. Made payable to TRI Water and Sewer Company.
6. Inspection deposit \$1000 dollars. Made payable to TRI Water and Sewer Company.
7. TRI Water Use Calculation Sheet completed by registered engineer.
8. Sewer Pretreatment Checklist.
9. Parcel Map

Items required after review & prior to release of water/sewer will serve:

10. Additional water rights payment receipt (if required).
11. Sewer connection fees as calculated on TRI Water Use Calculation Sheet.
Made payable to TRI GID.
12. Water connection fee as calculated on TRI Water Use Calculation Sheet.
Made payable to TRI GID.

Submit completed applications to:

John MacDonald
Farr West Engineering
jmacdonald@farrwestengineering.com
5442 Longley Lane, Suite A
Reno, Nevada 89511
Phone: 775-851-4788

TRI GENERAL IMPROVEMENT DISTRICT
8725 Technology Drive "C"
Reno Nevada 89521

Water And Sewer Service Application And Agreement

TRI General Improvement District is hereby requested by the undersigned Applicant and Owner to furnish water and sewer service. In consideration for such service, Applicant and Owner represent and agree as follows; (1) All services and charges are governed by the Rules, Regulations And Rates Of The TRI General Improvement District ("Rules") and may be modified from time to time, and Applicant and Owner agree to be bound by and comply with the Rules, which are incorporated therein as though fully set forth, and any other rules or policies promulgated by the District. A copy of the Rules is available upon request for inspection at the District operating office. (2) The District is hereby granted access to the service premises for service purposes. (3) All statements of the Applicant and Owner in the application are sworn to be true, and made under penalty of perjury and are subject to appropriate civil and criminal redress, including service termination. (4) The application, when accepted by the District, constitutes a binding contract between the Applicant and Owner and the District.

Name of Applicant.: _____

Name of Business : _____ Assessor's Parcel No.: _____

Service Address: _____

Mailing Address: _____ Phone Number: _____

Name of Owner: _____ Phone Number: _____

Owner's Address: _____

Application Date: _____

** Indicate who to bill above

Type of Service Requested: Domestic Water:

Private Fire Protection:

Sewer:

Signature of Applicant

Signature of Owner

Title: _____

Title: _____

FOR OFFICE USE ONLY

District Acceptance Date: _____ Service Area: _____

Accepted by District: _____ Account Number: _____
(Signature)

Title: _____

Amount of Deposit: _____ Cash or Check No. _____



TRI GENERAL IMPROVEMENT DISTRICT
 8725 Technology Drive "C"
 Reno Nevada 89521
 Office (775) 852-5700 Fax (775) 852-5707

Sewer Pretreatment Checklist

Please review the following form. The Maximum Concentrations correspond the the highest level of constituent that may be discharged into the TRI sewer at any point of connection . Please sign at bottom of this sheet when finished.

Constituent	Maximum Concentration	Concentration if Above Maximum
Arsenic	0.05 mg/l	
Barium	4 mg/L	
Boron	1 mg/L	
Cadmium	0.01 mg/L	
Chromium	0.05 mg/L	
Copper	0.05 mg/L	
Cyanide	0.23 mg/L	
Iron	25.0 mg/L	
Lead	0.3 mg/L	
Manganese	0.7 mg/L	
Mercury	0.01 mg/L	
Nickel	1.80 mg/L	
Selenium	0.04 mg/L	
Silver	0.05 mg/L	
TKN	40.0 mg/L	
Sulfate	240 mg/L	
Zinc	1.0 mg/L	
Phenol	.005 mg/l	
Alkali	430 mg/L	
Chloride	110 mg/L	
Phosphorus	8.0 mg/L	
TDS	500.0 mg/L	
Fluoride	4.0 mg/L	

Pesticides and Herbicides	Maximum Concentration	Concentration if Above Maximum
Total chlorinated hydrocarbons	0.005 mg/L	
Chlordane	0.005 mg/L	
Lindane	0.005 mg/l_	
Heptachlor	0.005 mg/L	
Methoxychlor	0.005 mg/l	
Toxaphene	0.005 mg/L	
2-40	0.005 mg/L	
2-4-ST	0.005 mg/L	
Parathion	0.0016 mg/L	
Malathion	0.004 mg/L	
Guthion	0.004 mg/l_	

<u>Other Constituents</u>	<u>Maximum Concentrations</u>	<u>Concentration if Above Maximum</u>
BOD ₅	240 mg/L	
TSS	240 mg/l	
PH	7 - 9	

I have reviewed the above maximum concentration levels and hereby state that the discharge for my development into the TRI sewer contains no constituents in excess of the maximum concentration levels stated above (except those noted in the far right column).

Name: _____

Title: _____

Date: _____

Project: _____

Address or APN : _____



Architectural Review Submittal Form

An approval letter must accompany this checklist from the master developer in order to obtain a building permit from Storey County. Approval of the master developer does not imply the project is in compliance with all applicable codes ordinances, or other regulations.

Date: _____

Project name: _____

General location of project: _____

Parcel size ac (43560 sf= lac) _____

Building size SF: _____

Landscape area SF: _____

Number of trees: _____

Building Coverage -- Building size/parcel size: _____

LS Coverage -- LS areal Parcel Size: _____

- | | | |
|-----|----|---|
| Yes | No | Coverage ratio is less than minimums in the Development Handbook. |
| Yes | No | Building height meets requirements in the Development Handbook. |
| Yes | No | Setbacks meet requirements in the Development Handbook. |
| Yes | No | Driveways conform to requirements in the Development Handbook. |
| Yes | No | Parking requirements conform to the Development Handbook. |
| Yes | No | Architectural standards conform to the Development Handbook. |
| Yes | No | Landscape standards conform to the Development Handbook. |

If you've answered "No" to any of these questions, please request a Variance Application. This is a partial list of guideline requirements and is not intended to be all-inclusive. The Owner/Architect/Engineer is responsible to review the TRI Design Guidelines /Development Handbook and state conformance to the same below.

We hereby state that this project conforms to the TRI Design Guidelines, CC&R's, and all applicable State and County requirements.

Developer owner- Name- Signature - Date

Architect- Name- Signature- Date

Civil Engineer- Name- Signature- Date



Architectural Review Committee

Items required for architectural review:

1. _____ TRI Architectural Review Submittal Form signed by Owner, Architect, and Engineer.
2. _____ 24x36 Site Plan.
3. _____ 11x17 Site Plan.
4. _____ 24x36 Grading and Drainage Plan. 5. _____ 11x17 Grading and Drainage Plan.
6. _____ 24x36 Landscape Plan.
7. _____ 11x17 Landscape Plan.
8. _____ Colored Elevations of building.
9. _____ 1000 dollar review fee. Made payable to ARC-Review.

A registered professional shall stamp all plans.
Review Meetings Are Held Every Other Thursday

Submit completed applications to:

John MacDonald
Farr West Engineering
jmacdonald@farrwestengineering.com
5442 Longley Lane, Suite A
Reno, Nevada 89511
Phone: .775- 851-4788

Chapter 17.12

General Provisions

Sections:

- 17.12.010 Purpose and intent.**
- 17.12.014 Uses allowed.**
- 17.12.018 Uses permitted subject to a special use permit.**
- 17.12.022 Uses prohibited.**
- 17.12.023 Home occupations.**
- 17.12.024 Nonconforming buildings and uses.**
- 17.12.040 Modernization.**
- 17.12.041 Net metering.**
- 17.12.044 Height of buildings and structures.**
- 17.12.048 Accessory buildings.**
- 17.12.050 Visibility at intersections.**
- 17.12.052 Through lots.**
- 17.12.056 Yard encroachments.**
- 17.12.060 Fences, walls and hedges.**
- 17.12.064 Public utility uses.**
- 17.12.068 Minimum lot area.**
- 17.12.070 Off-street parking.**
- 17.12.080 Open storage prohibited.**
- 17.12.090 Access and right-of-ways.**
- 17.12.100 General provisions for C, CR, I-1, I-2, and I-3 zones.**
- 17.12.110 Manufactured homes authorized.**
- 17.12.120 Converting manufactured and existing mobile homes to real property**

17.12.010 Purpose and Intent.

The regulations set forth in this chapter modify or further restrict, where applicable, the zoning regulations of this title.

17.12.014 Uses Allowed.

The following regulations apply to allowed uses:

- A. Uses listed as allowed. Buildings, structures and land may be used, erected, maintained, altered or enlarged only for purposes listed as allowed in the zone where the building or land is located.
- B. Any legally created use already established within an area prior to the present zone regulations that is not an allowed use within the zone or is a permitted use only with a special use permit may be allowed to continue as a nonconforming use subject to all conditions and restrictions relating to nonconforming uses provided in chapter 17.06 Nonconforming use.

17.12.018 Uses Permitted Subject to a Special Use Permit.

Uses listed as requiring a special use permit are considered as special exceptions within each zone. Any special permitted use must meet with the regulations for special use permits and any conditions imposed by the board. In addition to the special use permit, all necessary federal, state, and county permits and licenses are required.

17.12.022 Uses Prohibited.

Uses that are prohibited in each zone are declared to be detrimental to the public health, safety and general welfare.

17.12.023 Home Occupations.

- A. Home occupations may be permitted as an incidental use to the principal residential purpose in zones permitting residences provided that the occupation is confined to the inside of the principal residence or accessory building and does not involve an addition or alteration that would change the residential nature of the property. A home occupation that might produce noise, odor, dust or smoke, excessive vehicular traffic, other disturbance, or that would adversely affect the health, safety, or general welfare of the citizens of the county is not permitted.
- B. All home occupations are subject to the requirements of a special use permit.
- C. Signs used in connection with a home occupation are limited to 1 foot by 2 feet, except for garage sales, which are limited to 2 sales per year per residence. Chapter 17.84 regulates all signs.
- D. Home pet and plant sales. In any C-R, R, E, or SPR zone, a person may keep pets or raise fowl, bush, tree, berry, or crop, or sell pets, fowl, or crops from the premises, providing that no stores or stands are constructed for the purpose, the operation is not conducted as a regular commercial enterprise, and the activity is not in violation of any other ordinance.

17.12.024 Nonconforming Buildings and Uses.

The uses of property or buildings that may become nonconforming by reason of changes to the zoning ordinance are regulated by chapter 17.06 Nonconforming use.

17.12.040 Modernization.

The expansion, modernization, replacement, reconstruction, repair, or rebuilding and continued use of public utility buildings, structures, equipment and facilities is allowed where there is no change of use or increase in area of the land so used.

17.12.041 Net Metering.

In accordance with NRS 704, the difference between the electricity supplied by a public utility and the electricity generated by a customer-generator using renewable energy generating systems may be fed back to the utility over the applicable billing period is known as “net metering”. Net metering is permitted in all zones providing that all of the following apply:

- A. Renewable energy is the primary source of energy to generate electricity;
- B. The system has a generating capacity not exceeding the maximum allowable renewable energy generating capacity for the zone, or not more than 1 megawatt in I and P zones;

- C. The system is located on-site of the user or on the customer-generator's premises;
- D. The system operates in parallel with the public utilities transmission and distribution facilities;
- E. The system is intended primarily to offset part or all of the customer-generator's requirements for electricity; and
- F. The facility or renewable energy system for the generation of electricity has a generating capacity that does not exceed the greater of:
 - 1. The limit on the demand that the class of customer of the customer-generator may place on the system of the utility; or
 - 2. 150 percent of the peak demand of the customer or user.

Renewable energy generation systems are regulated in each zone pursuant to this title as well as federal, state, and county regulations and ordinances.

17.12.044 Height of Buildings and Structures.

- A. **Building and structures—general.** The height limitations for buildings, manufactured buildings and homes, and other structures not listed in this section is regulated by the zone in which they are located. Church spires, belfries, cupolas, domes, chimneys water towers, and flagpoles are exempt from the height limitations in this title.
- B. **Wireless communication facilities.** Radio, television, and other commercial and non-commercial communication antenna support structures may extend vertically no more than 45 feet above grade level in the A, C, C-R, E, F, P, R, and SPR zones; 50 feet in the I-1 zone; and 75 feet in the I-2 and I-3 zones. A special use permit may be granted to exceed these height limitations provided that the structures may be safely erected and maintained at that height in view of surrounding conditions and circumstances. For radio, television, and other commercial and non-commercial communication antenna support structures existing under an approved special use permit, no additional special use permit or alteration of the existing special use permit will be required to add or modify antennas attached to the structure, provided that the antennas conform to the conditions of the special use permit and does not increase the height of the antenna support structure.
- C. **Wind energy turbines.** A wind energy turbine of 10 kWh or less capacity may not be located closer than its total height, including its support tower and blade in the upward position, plus 10 percent of its total height, to the lot boundary in the parcel it is located (see figure 12.1). A variance for reduced setback may be granted when a wind energy turbine of 10 kWh or less capacity is located on a parcel of at least 1 acre. Setbacks for wind energy turbine support towers exceeding 45 feet in height or for wind energy turbines exceeding 10 kWh capacity must conform to the approved special use permit.

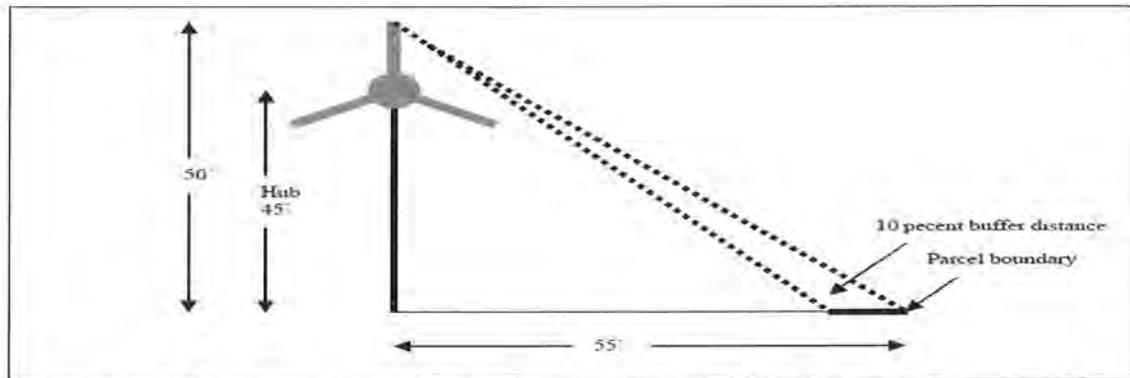


Figure 12.1: Total fall-down setback for a 10 kWh or less capacity wind turbine is the sum of its total height and ten percent thereof.

17.12.048 Accessory Buildings.

The following provisions apply to the location and placement of accessory buildings unless otherwise provided in this title:

- A. A detached accessory building less than 400 square feet in area may not exceed 20 feet in height. Detached accessory buildings in the E, F, and R zones may not exceed 2 stories or 35 feet in height.
- B. A detached accessory building may not be located within the required front yard setback area in the R and SPR zones or within any front, side, or rear yard setback in the F zone. A detached accessory buildings in the E zone may not be closer than 50 percent of the depth of the lot from the front property line, or 60 feet, whichever is less;
- C. A detached accessory structure not exceeding 200 square feet in area in the R and SPR zones may not be located closer than 3 feet from the property line. A detached accessory structure exceeding 200 square feet in area but not more than 400 square feet in area may not be located closer than 5 feet from the property line. Unless otherwise stated in this title, all accessory structures exceeding 400 square feet in area must meet standard setback requirements.
- D. On a corner lot facing two streets, a detached accessory may not be located at a distance less than the required front yard or street side yard setback area.
- E. Accessory buildings in the E, R, and SPR zones, if 2 stories in height, may not be located closer than 5 feet to any interior property line.
- F. It is unlawful to construct, erect, or locate in any E, R, or SPR zone private garages or other accessory buildings without a principal building, except: a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use providing that a permit will not be issued for the temporary structure unless a permit is also issued at the same time for the permanent building. If it is proposed to convert the temporary structure to a permissive accessory use upon completion of the main structure, the conversion must occur upon completion of the final structure or be removed at that time or within a period of 1 year form the date of issuance of the original permit. A principal residential building is not be required for accessory buildings and uses incidental to permitted agricultural uses in the A zone.
- G. If an accessory building is connected to the main building by a breezeway, below grade tunnel, or other structure that is not habitable space as defined by

the building code, each structure must meet front, rear, and side yard setback requirements for that zone and is considered an accessory building and a main structure for calculation of square footage of accessory structures.

- H. A detached structure may not be located closer to any other building on the same or adjoining lot than allowed by the building code and fire code.
- I. The limitations in the following table apply to allowable cumulative square footage for accessory structures and accessory uses:

Zone	Maximum square footage for accessory structure
C and C-R	1,500 square feet, but not to exceed 5 percent of total lot area
R-1 and R-2	1,500 square feet
SPR	1,500 square feet
E-1, E-1-VCH, E-2.5, and E-5	First floor not to exceed 2,500 square feet, total area not to exceed 4,000 square feet
E-10, E-10-HR, E-40, and E-40-VR	5,000 square feet
F	5,000 square feet
I-1, I-2, and I-3	Not more than 50 percent of total area of principal building on the lot
A	Up to 5 percent of total lot area when clearly incidental to the permitted agriculture use and 5,000 square feet when not clearly incidental to the permitted agricultural use

17.12.050 Visibility at Intersections.

Fences, certain fence support columns, walls, hedges, and other obstructions abutting the intersecting portions of the public right-of-way must be placed so that they do not obstruct vehicular and pedestrian visibility. Specifically, obstructions located within the vision-clearance-triangle must have a base 8 feet or higher above grade or a total height not exceeding 3 feet from grade, except solid fences and hedges up to 4 feet in height and other fences permitted by section 17.12.060. Trees and shrubs located within the vision clearance triangle are permitted so long as they are trimmed and maintained to meet the purpose and intent of this section. Traffic regulatory signs, lights, utilities, and other devices installed by a governing agency are exempt from these limitations. In instances where a safety or traffic hazard is caused by inadequate visibility at intersections, additional or more restrictive conditions may be imposed. A commercial building located in the C and C-R zone and abutting the public right-of-way must have the corners abutting the intersection designed in accordance with the vision-clearance-triangle as demonstrated in figure 12.3.

Chapter 17.28

C Commercial Zone

Sections:

17.28.010 Applicability.

17.28.015 Purpose and intent.

17.30.020 Allowed uses.

17.28.030 Uses subject to special use permit.

17.28.040 Height and width of buildings and structure.

17.28.050 Setback requirements.

17.28.010 Applicability.

The provisions under this chapter apply to the C commercial zone. Uses in the CR commercial-residential zone are regulated by chapter 17.30 Commercial-residential zone.

17.28.015 Purpose and Intent.

The purpose of the C commercial zone is to provide suitable areas within the county where commercial uses and activities may be established and maintained to promote efficiency by grouping compatible land uses, and to protect the residential areas from adverse impacts that may be associated with commercial uses.

17.28.020 Allowed Uses.

The following uses are allowed in the C commercial zone unless stated otherwise:

A. Retail sales and shopping centers including:

1. General stores, shopping centers, convenience stores, principal grocery stores, neighborhood stores and shopping centers, regional stores and shopping centers, and super regional stores and shopping centers.
2. Seasonal holiday sales and uses.
3. Seasonal farmers markets.

B. Commercial offices and financial institutions:

1. Real-estate permanent office, banks and credit unions, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, associations and other similar office uses and activities.
2. Building maintenance and services.
3. Business offices and professional buildings.
4. Convention and meeting facilities.

C. Personal services:

1. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
2. Wedding chapels and travel agencies.
3. Child care where 4 or less children are cared for. A special use permit is required for more than 4 children.

4. Laundromats, personal dry cleaning, and laundry services.
- D. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, time shares, and vacation rentals.
- E. Tourist and visitor services:
1. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops and coffee houses, soda-fountains, saloons and taverns, and micro-breweries with on-site and off-site sales.
 2. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
 3. Equestrian facilities and uses including riding arenas, stables, horse and pony rides, and carriage and stagecoach rides.
- F. Recreation. Bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, permanent indoor and seasonal or temporary outdoor theatres, and other similar recreational uses and activities.
- G. Civic uses:
1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other use.
 3. Crisis care use, temporary.
 4. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.
 5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential accommodations.
 6. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 7. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 8. Indoor veterinarian services and shelters for large and small animals.
- H. General services:
1. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, manufactured home sales and service, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities.
 2. Uses involving the indoor discharge of firearms.

3. Uses involving indoor archery.
- I. Automotive services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (but not body repair and painting), sales, and rental.
- J. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- K. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- L. Signs as regulated by chapter 17.84 Signs and billboards.
- M. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in conformance with section 17.12.048.
- N. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

17.28.030 Uses Subject to Special Use Permit.

- A. Unless stated otherwise, the following uses may be permitted subject to securing a special use permit pursuant to chapter 17.03 Administrative provisions.
 1. Automobile paint shops and body repair shops.
 2. Buildings and structures constructed for permitted uses as listed in section 17.28.020 that will exceed 45 feet in height, or that will be less than 25 feet in width.
 3. Casinos and gaming establishments of more than 5,000 square feet of total floor area where slots and/or video machines are located, where there are more than 15 slots and/or video machines, and where other forms of gambling such as poker, craps, blackjack, keno, sports book and other similar activities may take place.
 4. Manufactured home sales lots.
 5. Propane sales and storage.
 6. Firewood sales and storage.
 7. Fortune tellers, astrology parlors, clairvoyance and palmistry. Additionally, uses under this subsection must comply with the regulations under title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and 300 feet from any E, R, or SPR zone.
 8. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
 9. Recreational vehicle (RV) parks.
 10. Billboards as regulated pursuant to Chapter 17.84 Signs and billboards.
 11. The keeping of 7 or more dogs or pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
 12. Commercial kennel. A minimum of 10 acres is required.

13. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
14. Healthcare facilities including hospital services, medical services, convalescent services, civic convalescent and group care service, continuum of care facilities for seniors, and group care services.
15. Crisis care uses and facilities, permanent.
16. Open-air markets, flea-markets, and similar outdoor venues for the sale of goods, not including farmers markets featuring exclusively the sale of edible and items made from edible products.
17. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, monument works, and similar uses.
18. Outdoor veterinarian services and shelters for small and large animals.
19. Permanent outdoor skateboard parks and related facilities.
20. Display, sale, barter, or trade of items associated with a business outside of a permanent building, except farmer's markets pursuant to this chapter and permitted temporary uses. The sale and display of merchandise and other items, and business that is conducted on the public right-of-way and between the public travelled way and the building is prohibited pursuant 17.12 General provisions.
21. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
22. Uses involving the outdoor discharge of firearms.
23. Uses involving outdoor archery.
24. Fairgrounds, rodeo arenas, horse and other animal competition tracks and arenas, and similar uses.
25. Amusement parks involving various devices for entertainment such as thrill and theme rides, roller-coasters, water slides, and games and concession booths.
26. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
27. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
28. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
29. Child care of more than 4 children.
30. Education facilities that include student residential and boarding accommodations.
31. Temporary real-estate tract offices not located within a permanent structure.
32. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
33. Permanent outdoor theatres and other uses involving the outdoor discharge of firearms
34. Zoos, animal theme and amusement parks, and other maintenance, display,

or possession of one or more wild animals.

35. Retail establishments featuring “adult” material not exceeding 5 percent or 200 square-feet, whichever is less, of the retail floor area of the business that is identified for display, sale, lease, or rental of books, merchandise, periodicals, video tapes, video disks including DVDs and other recorded video devices, computer disks, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing, or relating to “specific sexual activities” and “specific anatomical areas”. The merchandise must only be available for sale or lease for private use by the purchaser or lessee off the premises of the business. The merchandise must be located within a fully enclosed room which is entirely segregated from the remaining floor area of the business and the room’s entrance must be screened from view of the remaining floor area. Retail establishments featuring the above material in excess of the allowable retail floor area are prohibited.

17.28.040 Height and Width of Buildings and Structures.

A building, manufactured building, manufactured home, or structure may not exceed a height of three stories or 35 feet, whichever is higher, except as may be allowed by a variance. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.28.050 Setback Requirements.

A front setback or side setback is not required, except wherever a building is located on a lot adjacent to an R-1, R-2 or E zone boundary a side setback of not less than ten feet on the side of the building adjacent to the zone boundary line is required. A rear setback of ten feet is required behind every building.

Chapter 17.34

I-1 Light Industrial Zone

Sections:

- 17.34.015 Purpose and intent.**
- 17.34.020 Allowed uses.**
- 17.34.030 Uses subject to special use permit.**
- 17.34.040 Minimum parcel area.**
- 17.34.050 Setback requirements.**
- 17.34.060 Loading area.**
- 17.34.070 Height of buildings and structures.**

17.34.015— Purpose and Intent.

The I-1 light industrial zone is intended to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses.

17.34.020 Allowed Uses.

The following uses are allowed in the I-1 light industrial zone:

- A. Ten percent of the total area in the light industrial zone as designated in the county master plan may be utilized for commercial use. A site plan must be approved by the community development department. No special use permit is required for commercial uses in the I-1 zone, but the provisions under chapter 17.28 apply to commercial uses in an I-1 zone.
- B. Limited indoor manufacturing and assembly involving the production process that uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts, but not including such operations as paper, sawmills, milling, steel, iron or other metal works, rolling mills, or any manufacturing uses involving primary production of commodities of raw material.
- C. Trade and craftsman industries, including furniture and carpentry, manufacturing and refining, upholstery shops, monument works, welding shops, and similar uses.
- D. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
- E. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- F. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. These uses also include community gardens.
- G. Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.

2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other use.
 3. Libraries, governmental offices, post offices, community centers, and courts of law.
 4. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for student residential and boarding accommodations.
 5. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 6. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 7. Veterinarian services and animal shelters.
- H. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- I. Storage and distribution of paints, shellac, turpentine, varnishes, and other chemicals within a warehouse facility.
- J. Storage and distribution of petroleum and liquid petroleum products within a warehouse facility.
- K. Outdoor storage or maintenance of building materials (excluding concrete and asphalt), vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
- L. Temporary (less than 1 year) concrete and asphalt batch plants when incidental to an on-site construction project.
- M. Laundromats and personal dry-cleaning.
- N. Laboratory and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
- O. Retail sales and shopping centers including:
1. Stores; shopping centers; convenience stores; principal grocery stores; neighborhood stores and shopping centers; regional stores and shopping centers; super regional store and shopping centers; seasonal holiday sales and use; and seasonal farmers markets.
- P. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- Q. Gaming when incidental to a primary use and limited to no more than 15 slot or video machines.
- R. Heavy equipment sales and service.
- S. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
- T. Accessory use, buildings and structures when incidental to a permitted use,

placed upon the same lot or parcel with a permitted use, and compliant with section 17.12.048.

17.34.030 Uses Subject to Special Use Permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Casinos and gaming establishments over 5,000 square feet, where more than 15 slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities.
- B. Watchman's dwelling, permanent or temporary.
- C. Buildings and structures constructed for uses listed in sections 17.34.020 and 17.34.030 that will exceed 50 feet in height.
- D. The keeping of 7 or more dogs or pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- E. Commercial kennel. A minimum of 10 acres is required.
- F. Health care facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- G. Billboards as regulated by chapter 17.84 Signs and billboards.
- H. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.
- I. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
- J. Truck stops.
- K. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- L. Solid waste recycling collection center.
- M. Solid waste recycling center.
- N. Solid waste transfer station.
- O. Solid waste collection center.
- P. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or located within 2,500 feet of a CR, E, R, or SPR zone. Permanent batch plants are prohibited.
- Q. Education facilities which include student residential and boarding accommodations.
- R. Natural resources including river and waterway restoration, wetland creation, water restoration and recycling.
- S. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.34.040 Minimum Parcel Area.

The minimum parcel area required in the I-1 zone is 1 acre, except for commercial uses in the I-1 zone area for which there is a 15,000 square feet area minimum.

17.34.050 Setback Requirements.

A building or accessory building may not be located closer than 20 feet to any property line.

17.34.060 Loading Area.

A loading area must have adequate room for vehicular circulation and staging. All truck parking and docking areas must be designed so that right-of-ways and travelled ways are not impacted.

17.34.070 Height of Buildings and Structures.

A building, manufactured building, manufactured home, or structure may not exceed a height of three stories or 35 feet, whichever is higher, except as may be allowed by a variance. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

Chapter 17.35

I-2 Heavy Industrial Zone

Sections:

- 17.35.010 Purpose and intent.**
- 17.35.020 Allowed uses.**
- 17.35.030 Uses subject to special use permit.**
- 17.35.040 Minimum parcel area.**
- 17.35.050 Setback requirements.**
- 17.35.060 Loading area.**
- 17.35.070 Height of buildings and structures.**

17.35.010 Purpose and Intent.

The I-2 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses that, by nature of their intensity, may be incompatible with other types of land use activities.

17.35.020 Allowed Uses.

The uses listed in this section are allowed in the I-2 heavy industrial zone. They include all uses allowed in the I-1 light industrial zone if they are compatible with the surrounding heavy industrial uses. I-1 light industrial uses in the I-2 zone are governed by the provisions of chapter 17.34 Light industrial zone, except that a special use permit pursuant to section 17.34.030 is not required unless the use is expressly listed in section 17.35.040 as requiring a special use permit. The following heavy industrial uses are allowed:

- A. Ten percent of the total area in the heavy industrial zone as designated in the county master plan may be utilized for commercial use. A site plan must be approved by the community development department. No special use permit is required for commercial uses, but the provisions under chapter 17.28 apply to commercial uses in an I-2 zone.
- B. Manufacturing and assembly involving the production process which uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts and manufacturing operations involving primary production of commodity of raw materials, except those listed in section 17.35.040 as requiring a special use permit.
- C. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, blacksmithing, monument works, ornamental ironworks, and similar uses.
- D. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
- E. Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other use.
 3. Libraries, governmental offices, post offices, community centers, and courts of law.
 4. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for student residential and boarding accommodations.
 5. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 6. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
- F. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- G. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- H. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
- I. Bottling plants.
- J. Building material manufacturing.
- K. Breweries, distilleries, wineries.
- L. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- M. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- N. Storage and distribution of paints, shellac, turpentine, varnishes, and other chemicals within a warehouse facility.
- O. Storage and distribution of petroleum and liquid petroleum products within a warehouse facility.
- P. Laundromats and personal dry cleaning.
- Q. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
- R. Truck stops.
- S. Indoor and outdoor archery uses.
- T. Uses involving the indoor discharge of firearms.
- U. Recovery of methane and other combustible gasses emitted from a permitted solid waste landfill and used for the generation of energy.

- V. Temporary (less than one year) concrete and asphalt batch plants when incidental to an on-site construction project.
- W. Solid waste recycling collection center.
- X. Solid waste recycling center.
- Y. Healthcare facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- Z. Crisis care uses and facilities, permanent.
- AA. Seasonal farmers markets.
- BB. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
- CC. Veterinary services for small and large animals.
- DD. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with the regulations of section 17.12.048.
- EE. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent and compatible with the other uses permitted within the zone.

17.35.040 Uses Subject to Special Use Permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Industrial agricultural uses including intensive agricultural uses, slaughter houses, agricultural packing and processing, stockyards and auction facilities. Industrial agricultural uses must be located no closer than 500 feet to any CR, E, or R zone and 50 feet from a parcel or lot boundary.
- B. Manufacturing of paints, shellac, turpentine, varnishes, and other chemicals.
- C. Manufacturing, reclaiming, and refining of petroleum and liquid petroleum products.
- D. Storage and distribution of petroleum and liquid petroleum products, except from within a warehouse facility.
- E. Petroleum and liquid petroleum products manufacturing, reclaiming, and refining.
- F. Manufacturing, reclaiming, refining, storage, distribution, and use of cyanide and other hazardous chemicals and materials.
- G. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet from a CR, E, R, or SPR zone.
- H. Permanent (1 year or more) concrete and asphalt batch plants.
- I. Junk, salvage, reclamation, or auto wrecking yards.
- J. Brick, tile or terra cotta products manufacturing.
- K. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- L. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- M. Uses involving the outdoor discharge of firearms.

- N. Race tracks and arenas involving the use of automobiles, trucks, motorcycles (e.g., motocross), tractors, and other motorized vehicles.
- O. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
- P. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
- Q. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction.
- R. Milling and processing related to mining and extraction.
- S. Dry cleaning plants and laundry services.
- T. Natural resources including river and waterway restoration, wetland creation, water restoration and recycling.
- U. Paper manufacturing.
- V. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
- W. Saw mills.
- X. Temporary real-estate tract offices not located within a permanent structure
- Y. Ammunition or explosive manufacturing and storage.
- Z. Waste to energy type production and generation facilities involving use, recovery or residue of petroleum and petroleum related wastes, biomass wastes, bio-hazardous wastes, solid wastes, and other non-hazardous wastes and waste products.
- AA. Facilities and recycling facilities involving use, recovery, or residue of hazardous materials and/or wastes.
- BB. The keeping of 7 or more dogs or potbelly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- CC. Commercial kennel. A minimum of 10 acres is required.
- DD. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes
- EE. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
- FF. Blast furnaces and incinerators, of any type and used for any purpose.
- GG. Crisis care facility, permanent.
- HH. Watchman's dwelling, whether permanent or temporary.
- II. Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.
- JJ. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.
- KK. Education facilities which include student residential and boarding accommodations.
- LL. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
- MM. Other uses similar to the above that are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

NN. Tattoo, permanent cosmetics, and invasive body piercing facilities. These uses are only allowable within the boundaries of the Tahoe-Reno Industrial Center which is zoned I-2 Heavy Industrial. They are prohibited within 1,500 feet of a public or private school or religious institution, and another permitted tattoo, permanent cosmetics, or invasive piercing facility.

OO. Billboards as regulated by chapter 17.68 Signs and billboards.

PP. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.35.050 Minimum Parcel Area.

The minimum parcel areas required in the I-2 zone is 3 acres, except for commercial uses in a heavy industrial zone area for which there is a 15,000 square foot minimum. For I-1 light industrial uses in a heavy industrial zone area, there is a 1 acre minimum.

17.35.060 Setback Requirements.

Buildings may not be located closer than 50 feet to any property line.

17.35.070 Loading Area.

Loading area must have adequate room for vehicular circulation and staging. All truck parking and docking areas must be designed so that right-of-ways and travelled ways are not impacted.

17.35.080 Height of Buildings and Structures.

A building, manufactured building, or structure may not exceed 6 stories or 75 feet, whichever is higher, except as may be allowed by a variance. These requirements do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

Chapter 17.36

I-3 HEAVY INDUSTRIAL ZONE

Sections:

17.36.010 Purpose and intent.

17.36.020 Permitted uses.

17.36.030 Minimum parcel area.

17.36.040 Required criteria for permitted uses.

17.36.050 Special zoning limitations to assure separation of incompatible uses.

17.36.060 Height of buildings and structures.

17.36.010 Purpose and Intent.

The I-3 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses which, by nature of their intensity, may be incompatible with other types of land uses. Permitted uses in the I-3 zone may be more intensive than those allowable in the I-1 and I-2 zone. The remote location of the I-3 zone is suitable for the allowable uses under this chapter.

17.36.020 Permitted Uses.

The following uses are permitted in the I-3 zone and include all uses allowed in the I-1 light industrial zone if they are compatible with the surrounding heavy industrial uses. I-1 light industrial uses in the I-3 zone are governed by the provisions in 17.34, except that a special use permit pursuant to section 17.34.030 is not required. The following uses are permitted in the I-3 zone:

- A. Manufacturing and assembly operations which create a finished or partially assembled product for sale or distribution.
- B. Commercial uses listed as permitted under chapter 17.28 Commercial zone. Uses listed as requiring a special use permit under section 17.28.040 are permitted in the I-3 zone without a special use permit. The provisions under 17.28 otherwise apply to the regulation of commercial uses in the I-3 zone.
- C. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- D. Industrial agricultural uses including intensive agricultural uses, slaughter houses, agricultural packing and processing, stockyards and auction facilities.
- E. Waste to energy type production and generation facilities involving use, recovery or residue of petroleum and petroleum related wastes, biomass wastes, bio-hazardous wastes, solid wastes, and other non-hazardous wastes and waste products.
- F. Ammunition and explosives manufacturing, reclaiming, refining, storage, distribution, and use.
- G. Paints, shellac, turpentine, varnishes, and other chemical manufacturing.
- H. Storage and distribution of paints, shellac, turpentine, varnishes, and other chemicals within a warehouse facility.

- I. Petroleum and liquid petroleum products manufacturing, reclaiming, and refining.
- J. Storage and distribution of petroleum and liquid petroleum products.
- K. Fertilizer products storage, distribution, manufacturing, reclaiming, and refining.
- L. Air bag and other supplementary restraint system manufacturing, testing, storage, and use.
- M. Explosive, propellant, and pyrotechnic manufacturing, testing, storage, and use.
- N. Lithium and other volatile or unstable fuels and materials manufacturing, testing, storage, and use.
- O. Hazardous waste management facilities involving the use, recovery, recycling, storage, treatment, and management of hazardous materials for hazardous materials produced or use on the site.
- P. Rocket fuel manufacturing, testing, and storage.
- Q. Blast furnaces and incinerators of any type and for any purpose.
- R. Rock and gravel excavating, crushing, processing, and distribution.
- S. Mineral exploration, mining, and extraction. A special use permit for large operations is required pursuant to chapter 17.92 Exploration and mining.
- T. Environmental testing facilities such as simulation of temperature, vibration, fire, explosion, or high-altitude conditions.
- U. Open air testing of materials developed for any of the uses described in this section, including testing to obtain design criteria for building construction, personnel safety, shipping requirements, and anything useful for those purposes.
- V. Igniter and ignition systems manufacturing, testing and storage and use.
- W. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
- X. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes.
- Y. Cyanide and other hazardous chemicals and materials manufacturing, reclaiming, refining, storage, distribution, and use.
- Z. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.
- AA. Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.
- BB. Uses that include the testing, manufacturing, research, development, and storage of lasers, pharmaceuticals, drones, military and civilian devices, chemicals, and products that require special treatment, buffering, and high levels of security.
- CC. Milling and processing related to mining and extraction.
- DD. Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 - 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other use.
 - 3. Governmental offices and courts of law.

- 4. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
- EE. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
- FF. Bottling plants.
- GG. Building material manufacturing.
- HH. Breweries, distilleries, wineries.
- II. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- JJ. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- KK. Laundromats and personal dry cleaning.
- LL. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
- MM. Manufacturing of signs and billboards.
- NN. Dumps and refuse disposal areas. (These uses are subject to existing franchise agreement(s) in Storey County).
- OO. Truck stops.
- PP. Truck terminals.
- QQ. Uses involving the indoor discharge of firearms.
- RR. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
- SS. Veterinary services for small and large animals.
- TT. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with the regulations of section 17.12.048.
- UU. Temporary (less than 1 year) and permanent (1 year or more) concrete and asphalt batch plants.
- VV. Cement and lime manufacturing.
- WW. Building materials sales and storage yards.
- XX. Junk, salvage, reclamation, or auto wrecking yards.
- YY. Brick, tile or terra cotta products manufacturing.
- ZZ. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- AAA. Uses involving the outdoor discharge of firearms.
- BBB. Mining, extraction, and mineral exploration as regulated by chapter 17.92. Exploration, mining, and extraction. A special use permit is required for large operations as defined under chapter 17.92.
- CCC. Dry cleaning plants and laundry services.
- DDD. Natural resources including river and waterway restoration, wetland creation, water restoration and recycling.
- EEE. Paper manufacturing.
- FFF. Saw mills.

- GGG. Temporary real-estate tract offices not located within a permanent structure.
- HHH. The keeping of 7 or more dogs or pot-belly pigs more than 12 weeks of age.
- III. Commercial kennel.
- JJJ. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
- KKK. Watchman's dwelling, whether permanent or temporary.
- LLL. Research and development activities related to any of the uses described in this section.
- MMM. Other commercial and industrial uses that are not specifically listed but are similar to the existing permitted uses when they are found by the board of commissioners with action by the planning commission to be compatible with abutting land uses and other uses in the zone and consistent with the county master plan.

17.36.030 Minimum Parcel Area.

The minimum parcel areas required in the I-3 zone is 3 acres, except for commercial uses in the I-3 zone area for which there is a 15,000 square foot minimum. For I-1 light industrial uses in the I-3 zone area, there is a 1 acre minimum.

17.36.040 Required Criteria for Permitted Uses.

Any use listed in section 17.38.030 which can be demonstrated by the applicant to meet the following criteria is a permitted use in the I-3 zone. Any use listed in section 17.36.020 which does not meet all of the following criteria may be permitted by special use permit pursuant to chapter 17.03 Administrative provisions.

- A. No use or building except structures used for office or employee service facilities may be located closer than 500 feet from the boundary of the site unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses.
- B. In lieu of subsection A, the boundaries of the site may be surrounded by a buffer area of the same distance. The buffer area may not contain any uses or buildings except that a use or building permitted in the I-3 zone may be allowed provided such use or building is not less than 500 feet from the boundaries of the property making the application unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses. The buffer area may consist of property restricted by fee ownership, lease, easement, license or other manner which the applicant demonstrates will assure the existence of the buffer area for as long as the permitted use remains. The buffer area may be provided by open space areas, wilderness land or land restricted in use by a governmental agency or private entity, if the applicant demonstrates that the buffer area requirements will be met and retained for the life of the permitted use.
- C. The boundaries of the property may not be located closer than 1 mile to property which permits a residential use, except for those boundaries permitting a residential use at the time of the passage of this title.
- D. The boundaries of the property may not be closer than 2 miles from a permitted city or town.

- E. Posting, marking and fencing of the property must comply with the requirements of agencies having regulatory jurisdiction of the activity.
- F. Weaponry, ammunition or explosives testing may not include the intentional flight of any missile, aircraft or projectile outside of the area zoned I-3 heavy industrial or I-S special industrial owned or leased by the applicant.

17.36.050 Special Zoning Limitations to Assure Separation of Incompatible Uses.

The purpose of these special limitations is to prohibit the encroachment of incompatible uses into areas adjacent to lands zoned for I-3 heavy industrial use. Such limitations are intended to preserve the continued usability of those areas zoned I-3 for permitted uses and to protect other uses from the impacts and hazards which could result if such uses were established near areas zoned I-3.

All properties zoned within 1 mile of any area zoned I-3 must be zoned and maintained in one or more of the following zones: F, forestry; I-3 heavy industrial; I-4 heavy industrial; or IS special industrial.

In addition, no high explosives structures may be constructed on the property within one 1,320 feet of the boundary of the I-3 zone, except for portions abutting an IS special industrial zone owned or leased by the applicant.

17.36.060 Height of Buildings and Structures.

No building, manufactured building, or structure may exceed 6 stories or 75 feet, whichever is higher, except as may be allowed by a variance. These requirements do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

Chapter 17.84

Signs and Billboards

Sections:

- 17.84.010 Purpose and findings.
- 17.84.020 Applicability.
- 17.84.040 Comstock Historic District applicability.
- 17.84.050 Permit & fees required.
- 17.84.060 Permit numbering.
- 17.84.070 Permit validity.
- 17.84.080 General requirements.
- 17.84.090 Comstock Historic District sign requirements.
- 17.84.110 Exempt signs.
- 17.84.120 Temporary signs & banners.
- 17.84.130 Prohibited signs.
- 17.84.140 Billboards.
- 17.84.150 Variances.
- 17.84.160 Violation—report.
- 17.84.170 Complaint by state personnel.
- 17.84.180 Nuisance declared.
- 17.84.260 Violation—liability.
- 17.84.270 Violation—remedies not exclusive.

17.84.010 Purpose and Findings.

The purpose of these regulations is to promote the wellbeing of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding First Amendment rights and providing for a safe, healthy, and visually attractive and appropriate environment. Within this overall framework, it is the intent of these regulations to:

- A. Protect the right to the use and display of signs for the identification of activities and any related products, services, and events;
- B. Protect the right of individuals to privacy and freedom from nuisances;
- C. Protect the value of property and improvements thereon;
- D. Permit signs that are appropriate for their surroundings;
- E. Assure that signs are constructed and maintained in a safe condition;
- F. Assure that signs conform to applicable county, state, and federal codes and regulations;
- G. Prevent signs from interfering with traffic regulatory devices or otherwise obstructing motorists or pedestrian vision;
- H. Reduce traffic hazards and eliminate obsolete signs; and
- I. Provide an efficient and effective means of administration and enforcement.

17.84.020 Applicability.

This chapter does not apply to the owner or occupant of any land who may place or erect on the land or on the outbuildings thereon any sign or notice or advertisement,

where otherwise permitted by this title, intended to benefit the land or improvements thereon and advertise the business conducted in the building on the land, or advertise or identify the project in which the land is located. This chapter applies to outdoor temporary and permanent signs including, but not limited to: writing or text (including letter, word, or numeral); pictorial representations (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner, streamer, or pennant), and lights and other things or combination thereof that are designed, intended, or used to advertise, attract special attention to, or otherwise inform when any part of the advertising or information content is visible from any public place within an outdoor area.

It is recognized that these standards are neither exclusive, nor exhaustive. In instances where a health or safety concern is identified with regard to any proposed sign, billboard, or advertising device, additional or more restrictive conditions may be imposed. If any part of this chapter is in conflict with regulations of any federal, state, or county agency, other political subdivision (e.g., homeowner's association) the more stringent limitation or requirement will prevail to the extent of the conflict.

17.84.040 Comstock Historic District Applicability.

In addition to the requirements set forth by this chapter, all signs located within the Comstock Historic District must comply with the regulations set forth by chapter 17.48 of this title and NRS Chapter 384; the regulations set forth supersede this chapter in the event of a conflict.

17.84.050 Permit and Fees Required.

Any person, firm, association or corporation personally or by agent is required to obtain a sign permit from the community development department director prior to erecting, installing, or modifying a sign or billboard.

- A. No fee is required for a temporary or exempt sign or banner pursuant to sections 17.84.100 and 17.84.110.
- B. The required fee for each of the following types of advertising devices is 25 dollars unless different fees are established by resolution approved by the board.
 1. Permanent sign measuring 32 square-feet or less in total area.
 2. Permanent sign measuring between 32 and 128 square-feet in total area.
 3. Permanent sign measuring 128 square-feet or more in area. Signs of this size or larger are reclassified as billboards.
 4. Directional sign regulated pursuant to subsection 17.84.080(K).
 5. Directional sign regulated pursuant to subsection 17.84.080(L) when a resolution is approved by the board. The approved resolution may include initial and reoccurring fees associated with installation and maintenance of each directional sign. Subsection D applies county-wide in the absence of an approved resolution applicable hereto.
- C. In addition to the required sign fee, the special use permit application fee applies to each proposed billboard.

17.84.060 Permit Numbering.

On granting a sign permit, the director will assign a permit number which must be legibly painted or printed by the owner onto the front face of each sign or billboard.

17.84.070 Permit Validity.

The permit remains valid until the sign no longer complies with the provisions set forth by this chapter or the business or attraction for which the sign represents changes physical location, no longer operates, or fails to maintain a valid Storey County Business License. All signs must be immediately removed at the time the business or attraction is no longer operating or when the sign's license or permit is no longer valid. Notice, violation, abatement, and hearing must follow the applicable provisions of this chapter.

17.84.080 General Requirements.

All signs, whether temporary or permanent, located in any regulatory zone are regulated as follows:

- A. Non-conforming sign. Non-conforming signs and their supporting structures are regulated by the applicable provisions set forth by chapter 17.12 General provisions. When a business license is transferred to new ownership, the new business owner must bring all existing on-site and off-site advertising devices into compliance with the provisions of this chapter and NRS 384, when applicable, at the time of application for the business license. Before the new business license may be granted, the applicant must furnish proof that all signs have been removed or brought into compliance with the provisions of this chapter.
- B. Number and addition of signs. No more than 3 signs permitted per business license, excluding secondary signs as defined and regulated pursuant to subsection 17.84.090(G)(3) and window signs that are painted directly to their interior surface. The addition of signs to buildings and businesses that already have signs not conforming to the county code in any zone will not be permitted unless all existing on-site and off-site signs are brought into compliance with the standards set forth by this chapter and NRS -384, when applicable.
- C. Maintenance. All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports (See examples in Figure 8.1). Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of attachment. Guy wires, tie-downs, and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the director that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.



Figure 8.1: The free standing signs retain their upright position with neat and professional designs. The tether at the bottom right sign prevents sign face swinging due to wind forces; this device exhibits an appropriate and attractive method of mitigating this effect. The signs are maintained appropriately in order to preserve their structural integrity and visual appearance.

- D. Historic design. Signs located within the Comstock Historic District must comply with applicable provisions under this chapter, chapter 17.48, and NRS 384.
- E. Lighted and illuminated signs. Signs and billboards which are lighted, illuminated, or otherwise employ the use of direct or indirect lighting, lights, or other forms of illumination, must comply with applicable regulations set forth by this chapter, chapter 8.02 Dark skies, and NRS 384, when applicable. Lighted or illuminated signs located in or within 2,000 feet of the Comstock Historic District or a CR, E, or R zone must be Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CFL and LED light emitting devices which are made to look like incandescent light “bulbs” are permitted to be plainly visible. No neon (see Section 7.84.090(H)) or blinking, flashing, chasing, or motion lighting is permitted.
- F. Changeable copy or variable image signs. These types of signs are prohibited within 2,000 feet of CR, E, and R zones and the Comstock Historic District. A special use permit is required in other zones. A special use permit is not required for changeable copy or variable image signs displaying only the time and temperature when located beyond 2,000 feet of CR, E, and R zones and the Comstock Historic District.
- G. Off-Site Location. Signs and billboards located off-site are only allowed where permitted by section 17.84.140 Billboards, or by the allowable provisions for a variance under chapter 17.03 Administrative provisions.
- H. Murals. A special use permit is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and chapter 17.48 Historic Overlay District. The definition and intent of murals is provided for in Figure 8.2 below.



Figure 8.2: Murals are non-commercial images such as paintings or enlarged photographs applied directly to walls, ceilings, or other exterior surfaces. They are typically large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images, such as those illustrated above, are intended to enhance the beauty, highlight the social or historical character, or otherwise depict a message or theme that is common to the immediate community in which the mural is displayed. The themes depicted above, for example, are as follows: (top left) Ely, Nevada - diversity and unity of the ever-changing mining community; (bottom left) Carson City, Nevada - celebration of the history of the Virginia and Truckee Railroad; (right) Virginia City, Nevada – painted wall intended to continue the historic storefront façade to the side of a normally unattractive stucco and brick wall.

- I. Outdoor advertising adjacent to interstate/primary highways. As regulated pursuant to NRS 410.320, outdoor advertising may not be erected or maintained within 660 feet from the nearest edge of the right-of-way of the interstate and primary highway systems which is visible and placed with the purpose of having its message read from the main-traveled way of the interstate and primary highway systems, except the following:
 1. Directional, warning, landmark, informational and other official signs and notices including, but not limited to, signs and notices pertaining to natural wonders, scenic, and historic attractions. Only signs which are required or authorized by law or by federal, state or Storey County authority, and which conform to national standards promulgated by the U.S. Secretary of Transportation pursuant to 23 U.S.C. § 131, are permitted;
 2. Signs, displays, and devices which advertise the sale or lease of the property upon which they are located;
 3. Signs, displays, and devices which advertise the activities conducted or services rendered or the goods produced or sold upon the property upon which the advertising sign, display, or device is erected;
 4. Signs, displays, and devices located in zoned commercial or industrial areas, when located within 660 feet of the nearest edge of the right-of-way and

visible from the main-traveled way of the interstate and primary highway systems. This exemption shall not apply in the C-R zone;

5. Nonconforming signs in defined hardship areas which provide directional information about goods and services in the interest of the traveling public and are approved by the Secretary of Transportation pursuant to 23 U.S.C. § 131(o) and the board.
- J. Right-of-way visibility. Signs located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3. Any sign, with exception of traffic regulatory signs installed by a government agency, located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 2 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
1. C, CR, E, and R zones - 7 foot clearance setback;
 2. All other zones – 25 foot clearance setback.

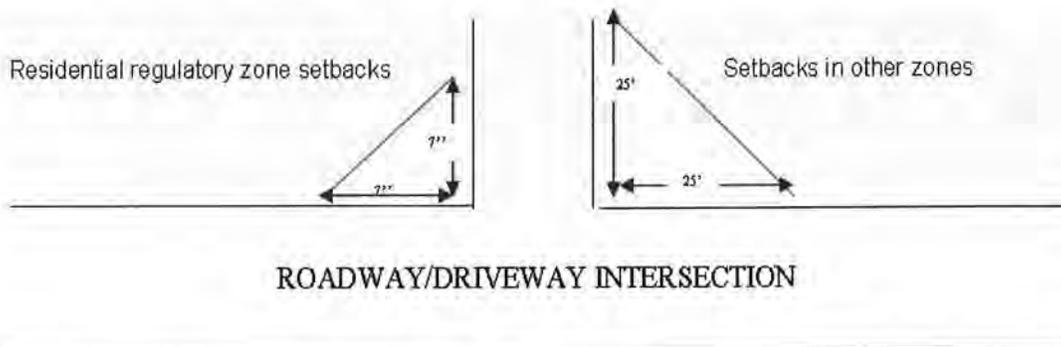


Figure 8.3: Setback requirements for devices installed within the Vision Clearance Triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment. Regulations pertaining to the Vision Clearance Triangle are also found in section 17.12.050.

- K. Directional signs general. Directional signs display a type of service or attraction which is located away from local arterial or collector roadways as defined in the Functional Classifications of the U.S. Department of Transportation Federal Highway Administration.
1. With exception of traffic regulatory devices installed by a government agency, directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction.
 2. Directional signs located within 100 feet of CR, E, or R zones must not exceed 2 square feet in area and those located in other zones must not exceed 32 square-feet in area.
 3. Directional signs are determined for approval by the director, subject to review by the board with action by the planning commission.

4. A special use permit is required for sandwich-board directional signs.
 5. The director may issue a sign permit if it is determined that there is a need to guide the traveling public, to avoid confusion, or to reduce or eliminate a safety risk. The permit is subject to approval by the board with action by the planning commission.
 6. If the director determines that there is no need or that a safety or traffic hazard may be created, the sign permit application may be denied. The denial may be appealed to the board pursuant to chapter 17.03 Administrative provisions.
- L. Directional signs in Virginia City by resolution. It is recognized that Virginia City tourism-based businesses and attractions located away from the “C” Street corridor may benefit from centrally placed and consolidated directional signage installed in and around primary pedestrian corridors. Implementing a consolidated community-wide design for directional signage in this area may better communicate key attractions in the area and contribute to the enhancement of a pedestrian-oriented downtown environment.
1. The designated boundaries of this area and the design and placement of directional signs therein will be regulated as defined and established by resolution approved by the board with action by the planning commission.
 2. The boundaries applicable to this section include Gold Hill and Virginia City.
 3. The regulations established by section 17.84.080(K) apply in the absence of an approved resolution and completed consolidated directional sign devices associated therewith.
 4. Approval of the resolution and completion of all consolidated directional sign devices may as provided for in the resolution to nullify the regulations under section 17.84.080(K) within the established geographic boundaries thereof.
 5. Directional signs existing within the established boundaries under resolution are considered non-conforming and must be removed within 12 months of completion of all consolidated directional sign devices.
- M. In addition to the regulations of this chapter, signs located in C (not including CR), E, or R zones are limited to the following:
1. All home occupations are subject to a special use permit, and no sign larger than 2 square feet in connection is allowed therewith.
 2. Signs are limited to the place of business.
 3. Only 1 sign is allowed except for an opposing face of exactly the same color, shape, size, and configuration applied thereto in order to convey its message to opposing pedestrian or vehicular traffic.
 4. No billboards, bulletin boards, blackboards, whiteboards, or banners are permitted, except for on-site exempt signs and banners pursuant to section 17.84.100.
 5. A variance is required for any lighting or illumination of signs. No neon, blinking, flashing, chasing, or lighting which is otherwise in motion, reader boards and variable image displays, including those which display time and date, or translucent lighted signs are permitted.

- N. Signs located in A, F, I, P, and SPR zones, and where allowable by the applicable provisions of this chapter, are limited to the following sizes and measurements:
1. Signs located in the F zone may not exceed 32 square-feet in size and 6 feet above grade level.
 2. Sign faces which are 32 square-feet or less in total area may not exceed 6 feet above grade level.
 3. Sign faces between 32 square-feet and 128 square feet in total area may not exceed 10 feet in total height with a base no higher than 2 feet above grade level.
 4. Sign faces from 128 square-feet but less than 288 square feet in total area are limited to 18 feet in total height with a base no higher than 2 feet above grade level. A special use permit is required.
 5. A special use permit is required for sign faces at or exceeding 288 square-feet in total area.

17.84.090 Comstock Historic District Sign Requirements.

Visible materials for signs and supporting structures within the Comstock Historic District must be or appear to be of substance that can be shown to have existed for advertising purposes up to and including the year 1942, and must be appropriate in design for that time period. A Certificate of Historical Appropriateness from the Comstock Historic District Commission must be submitted to the director prior to approval of any sign within the Comstock Historic District. The following standards apply exclusively to all signs located on buildings as established pursuant to the terms of NRS 384. Location, size, and number of signs in C and C-R zones are as follows:

- A. Signs are not permitted on sides or rear of buildings unless there is direct public access from an abutting legal public right-of-way. If such public access exists, signs must conform to regulations for building fronts.
- B. Signs are not permitted to extend from buildings or from porches over streets with any overhang over streets, curbs, or shoulders.
- C. Signs are not permitted on porch posts or other porch-supporting apparatus unless the signs are traffic or informational signs installed by a government agency.
- D. Signs are not permitted when installed on a building where any window, door, or opening has been altered, blocked, or removed for the purpose of installing or displaying the sign, with exception of an advertisement or other display which is painted or otherwise applied directly to the interior surface of a window pane.
- E. Signs placed upon buildings and porches are regulated as follows:
 1. Signs above ground floor windows must comply with the following limitations:
 - a. Only 1 sign permitted between floors;
 - b. Signs must have a maximum dimension of 15 inches in width times the length of the building when installed on the face of a porch. Signs may be 36 inches in width times the length of the building when installed on the face of the building.

- c. Signs must be of rectangular shape. Signs may be placed either on the building face or the face of the porch;
 - d. Any number of business activities may be advertised on a sign;
 - e. The base of a sign must be at least 8 feet above sidewalk/boardwalk.
 2. Signs between ground floor windows and doors are regulated as follows:
 - a. Signs may be of any shape;
 - b. The cumulative area of all signs must not exceed 5 square feet per business license.
 3. Building titles, names, dates, and other messages, including advertisements that were painted directly to the exterior walls, parapet walls, and between the windows of the upper floors of the building at or prior to the year 1942 may be reapplied ~~thereto~~ exactly as they existed at that time. Photographic proof of messages existing at that time must be submitted to the director with a Certificate of Historical Appropriateness from the Comstock Historic District Commission before the sign may be applied. These applications do not count toward the maximum allowed signs per business license.
- F. Signs on ends of porches are prohibited.
- G. Signs perpendicular to building face on building with or without porches are regulated as follows:
 1. Maximum size of 12 inches times the width of sidewalk, or equivalent in square feet;
 2. Minimum height of lower edge of sign must be no lower than 8 feet above sidewalk or boardwalk;
 3. A secondary sign which is securely attached to or suspended from the base of a primary hanging sign (together known as a double-hanging sign) is allowed when the secondary sign is equal in length to the primary sign and is no more than 6 inches in total in width as illustrated in Figure 9.2 below. The space between the primary and secondary sign may not exceed 2 inches. Secondary signs as defined in this chapter are considered part of the primary sign and do not count toward maximum allowed signs per business license. Only 1 secondary sign for each primary sign applicable to this subsection is permitted.
 4. One sign is allowed for every 25 feet of sidewalk or boardwalk.
- H. Neon signs. Neon signs are prohibited outside of buildings or within windows or openings visible from a public place. This limitation includes lighted signs that appear similar to neon signs, such as those which employ light emitting diodes (LED) that are configured so that they appear as continuous streams of light. (See examples in Figure 9.1.)
- I. No more than 3 signs per business license are allowed, excluding secondary signs as defined by this chapter and described above and window signs in accordance with subsection D.



Figure 9.1: The top two light emitting diode (LED) signs appear similar in character to the bottom neon sign.

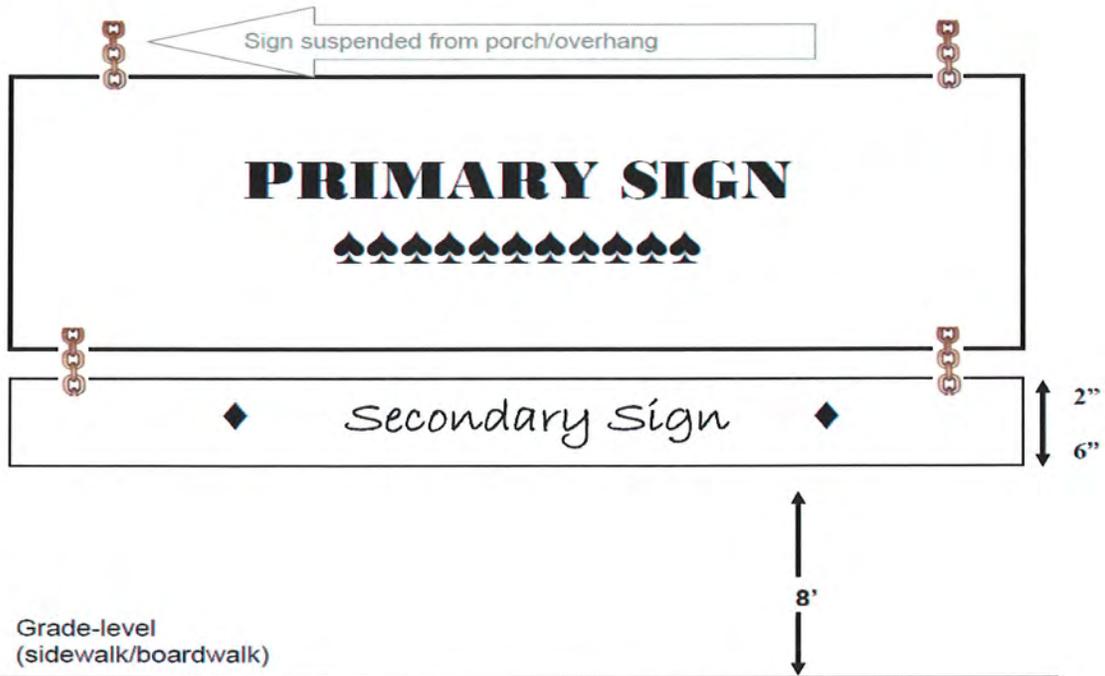


Figure 9.2: The above diagram illustrates the manner in which two signs may be suspended over the sidewalk or boardwalk within the Comstock Historic District. All signs **must** be secured taut.



17.84.110 Exempt Signs.

The following signs and devices are exempt from the provision of this chapter and required sign fees. The regulations under chapter 17.12 General provisions apply to exempt signs. Exempt signs do not count toward the maximum allowed signs per business license. All signs located within the Comstock Historic District must comply with the regulations under this chapter and NRS 384. The provisions set forth supersede this section in the event of a conflict. Any display or types of signs not listed in this section and not in conflict with the provisions of this chapter are subject to approval of the director.

- A. Two signs with a maximum area of 32 square-feet each, located within an A zone, used only to advertise the agricultural products produced or sold on the premises or identifying the premises or its occupants.
- B. Customary holiday decorations and signs in the nature of decorations which are seasonal, clearly incidental, and customarily associated with any national, local, or religious holiday and removed within 30 days of the official recognized date of the associated holiday.
- C. Religious symbols located on a building or otherwise on-site which are used for organized religious worship and related services.
- D. Scoreboards related to and located within established athletic fields and arenas.
- E. Commercial and non-commercial advertisement and sponsor signs which are attached to the interior portion of fencing which surrounds a designated athletic field or arena. Signs must not be plainly visible from any public place outside of the premises.
- F. “Vacancy,” “no vacancy,” “open,” “closed,” “yes,” “no,” “full,” “sorry,” and similar type signs associated with commercial uses provided that the area of the sign does not exceed 2.5 square feet in area.
- G. Motor vehicle for-sale signs provided that:
 1. The message of each sign is directly related to the sale of the motor vehicle on or in which it is located;
 2. There are no more than 3 signs per vehicle, including posters, stickers, and other advertising devices allowed by this chapter;
 3. The sign is attached to or located within the vehicle. Stickers may be placed directly onto the exterior surfaces of the vehicle or its windows;
 4. The sign or combination thereof does not exceed 3 square-feet in total area;
 5. The vehicle is located in either an approved sales lot or on private property with the owner’s consent; and
 6. The sale of the vehicle or vehicles and location and placement thereof is not in violation of any federal, state, or county regulations.
- H. Advertising on vending machines, such as that shown in the illustration to the right, which depicts the product contained therein.
- I. The official flag of a government, governmental agency, nation, public institution, religious corporation or similar entity, or flags flown on a temporary basis for the purpose of honoring declared national or civic holidays.
- J. House and property addresses, familial name signs, and devices that are similar in nature and clearly do not facilitate the purpose of advertising a commercial or non-commercial business, service, or attraction.

- K. Traffic and pedestrian control and information signs which are installed by a government agency.
- L. Traffic and pedestrian control and information signs which are installed by a private property owner in A, C, and I zones when the sign is located on the property at which the associated business, service, or attraction is located. The signs are limited to 15 square-feet in total area and shall not conflict with a vision clearance triangle as regulated by subsection 17.84.080(J).
- M. Temporary or permanent signs erected to warn of danger or hazardous conditions so long as the hazards may exist, including signs indicating the presence of underground cables, gas lines, and other potentially dangerous conditions.
- N. Political signs and posters not exceeding 2 square feet in the CR, E, or R zones and 32 square feet in all other zones. Signs may not be displayed before 60 days of the primary election or caucus or for more than 30 days following the election. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 10 days after the primary election. Political signs may not be affixed or placed on the public domain. The public domain placement restriction does not apply to political signs placed on the county-owned property located at the north and south intersections of “B” and “C” Streets in Virginia City as shown in Appendices A and B. The sign owner is responsible for knowing or contacting the community development department about the location of the abutting state right-of-way and for complying with state regulations therein. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.
- O. Real estate for-sale and open-house signs not exceeding 5 square-feet in CR, E, R, and SPR zones and 32 square-feet in all other zones. Signs must be removed within 14 days following the sale of the property for which the sign represents. Commercial advertisement signs indicating the presence or existence of a real estate office, business, or service are not considered real estate for-sale signs and are not exempt signs pursuant to this section.
- P. Yard, rummage, and garage sale signs not exceeding 6 square-feet in area that are removed within 12 hours after the sale and not displayed in public view before 12 hours of the sale and are in public view for no more than 2 consecutive or non-consecutive days within a 12 month period.
- Q. On-site temporary signs and banners displaying a non-commercial message related to household or familial celebrations (e.g., “birthday,” “newborn baby,” “anniversary,” “welcome back,” etc.).
- R. “No trespassing,” “no hunting,” “no fishing,” “no loitering,” and like signs not exceeding 2 square-feet in C, CR, E, and R zones and 16 square-feet in all other zones.
- S. Signs such as building contractor signs not exceeding 4 square-feet in total area within C, CR, E, and R zones and 32 square-feet in total area in all other zones and which are placed upon the property at which the associated project is located. These signs must be removed within 14 days after the associated project has been completed.

- T. Commemorative or historical non-advertisement plaques and tablets installed by a government or non-profit entity.
- U. One on-site barber pole of traditional design (i.e., red, white, and/or blue rotating swirl absent of text), such as that illustrated to the right, not exceeding 12 inches in width and 48 inches in length and directly attached to the associated building in which the barber service is provided. The device may rotate during the hours that the associated barber is open for business. Lighting placed on or within the device is permitted when in accordance with the applicable provisions of this chapter and chapter 8.02 Dark skies.
- V. Displays of string lights outside of a seasonal and/or customary nature, local, or religious holiday, provided that:
 - 1. They are not placed on the public domain;
 - 2. They are decorative displays which only outline or highlight landscaping or architectural features of a building;
 - 3. They are steady burning, clear/white, and do not blink, flash, or exhibit intermittent changes in intensity, animation, or rotating characteristics;
 - 4. They comply with the regulations of chapter 8.02 Dark skies;
 - 5. They are no greater in intensity than 5 watts for each bulb, or equivalent to the lumen intensity produced by a 5 watt incandescent bulb (approximately 73 lumens);
 - 6. They are not placed on or used to outline any type of sign, billboard, or advertising device or their support structures unless otherwise allowed by the provisions of this chapter and chapter 8.02 Dark skies;
 - 7. They are not assembled or arranged to convey messages, words, commercial advertisements, slogans, and/or logos;
 - 8. They are commercial grade UL Listed for long-term outdoor use and do not otherwise create a safety hazard with respect to placement and connection to power supply as determined by applicable codes and regulations. The power supply must be a dedicated weather-protected and GFCI protected receptacle. The use of extension cords shall not be permitted;
 - 9. They are maintained and repaired so that no individual light bulb is inoperative for more than a period of 30 consecutive days. In the event that the bulbs are not maintained or repaired for a period exceeding 30 days, the string lights must be removed.
- W. Points of entry and public interest signs. In addition to the regulations of this chapter, non-commercial point of entry and public interest signs (See examples in Figure 10.1.) that are owned, leased, or otherwise managed by any federal, state, or county agency, or a political subdivision thereof (e.g., homeowner's association or general improvement district), are permitted provided that they comply with the regulations below and the provisions under sections 17.84.040, 17.84.050, 17.84.060, and 17.84.080. Changeable copy and variable image signs are prohibited. Point of entry signs installed at the entrance(s) of a planned unit development or subdivision; multi-family dwelling complex; industrial, shopping, or other commercial center; education facility or campus; or other



building complex are permitted when they are managed and maintained by a federal, state, or county agency, or a political subdivision thereof, or the management of the property. All signs under this subsection are subject to approval of the director and comply with the following regulations:

1. The sign must conform to the purpose and intent of this chapter and NRS 384, where applicable;
2. The owner or political subdivision is responsible for sign placement, maintenance, and compliance with all applicable regulations;
3. Encroachment permits must be obtained, where applicable;
4. The sign must have proper access and maintenance easements;
5. No more than 1 sign may be erected at any given location, with exception of 1 similar sign that may be placed at both sides of a point of entry. The maximum sign face area, excluding supporting structures, may not exceed 32 square-feet;
6. The sign and all parts thereof must be non-commercial and relate directly to the point of entry or public interest.



Figure 10.1: The point of entry signs (left and bottom) and place of interest sign (top right) are owned and managed by public entities and their message is non-commercial. The message in each device relates directly to the point of entry or public interest for the viewer.

17.84.110 Temporary Signs and Banners.

Any sign or banner, except those listed in sections 17.84.100 and 17.84.120 displayed for a period of time not exceeding 30 consecutive or non-consecutive days in a 12 month period of time is considered a temporary sign or banner.

- A. The following are considered temporary signs:
 1. Banners, posters, pennants, sandwich-board signs; fliers; blackboards and whiteboards; signs attached to temporary structures directly associated with operating special events, fairs, carnivals, and concessions; and devices which are supported, worn, or otherwise displayed on and by human or animal subjects (otherwise known as “human signs”).
- B. The following are not considered a temporary signs or banners:
 1. Tethered balloons, streamers, inflatable devices, and similar devices.
 2. Any sign which is in any way attached, painted to, or otherwise attached to a vehicle, trailer, or other mobile device, as defined in section 17.84.120(C).
- C. In addition to all other applicable provisions of this chapter, all temporary signs and banners must comply with the following regulations:
 1. They must be professionally painted or printed. Those which become tattered, torn, or otherwise fall into disrepair must be immediately removed or replaced with a similar size and type sign.
 2. They may not exceed 12 square-feet in total area, with exception of banners which may not exceed the allowable limitations set forth by subsection (D);
- D. Banners that are mounted to a wall or canopy must be secured taut and not placed over any permanent sign. A temporary banner mounted in such a manner that it becomes suspended between two points (e.g., between buildings, poles, trees, etc.) must comply with the following regulations:
 1. They may not exceed 2 feet in height;
 2. They may not be closer than 5 feet to the objects from which it is suspended, and;
 3. They must be mounted no less than 18 feet over a public right-of-way.
- E. No more than 1 banner may be attached to any two points.
- F. Any banner which is suspended over a right-of-way is subject to approval of the director.
- G. A second sign or banner of exactly the same color, shape, size, and configuration may be applied to the opposite side of the sign in order to convey its message to opposing pedestrian or vehicular traffic.
- H. Temporary signs and banners may not be publically displayed more than 30 consecutive or non-consecutive days in a 12 month period.
- I. Sandwich-board directional signs may be displayed for extended periods with a special use permit. These directional signs must comply with the regulations under subsections 17.84.080(K) and 17.84.080(L). The time in each twenty-four hour period that the directional sandwich board sign must be removed and not

displayed must be stipulated in the approved special use permit. No sign may be placed on the public domain.

- J. No more than 4 temporary signs or banners may be displayed for any 1 household, business, firm, or non-governmental entity within a 12 month period.
- K. Only 1 temporary sign or banner may be displayed at any given time. In a multi-tenant shopping center, two temporary signs or banners may be displayed.

17.84.120 Prohibited Signs.

The following signs and advertising devices are prohibited in any zone:

- A. Within, attached to, or hanging over a public right-of-way or on the public domain, with exception of permitted signs regulated pursuant to sections 17.84.090, 17.84.100, and temporary banners.
- B. Located on private property without the expressed permission of the property owner.
- C. Mobile signs that are affixed to a frame or chassis having wheels and capable of being carried, or otherwise portable and designed to stand free from a building or other structure and fulfill the purpose of advertising. Mere removal of wheels or temporary securing of the mobile sign to the surface of real estate does not classify it as a free-standing sign. Ordinary identification of a business or service on an associated utility vehicle (e.g., construction contractor's vehicle or equipment such as those illustrated in Figure 20.1 below) is not considered a mobile sign and is thus exempt from the restrictions of this subsection. When uncertainty exists regarding the provisions of this subsection, the advertising device will be subject to the review and approval of the board with action by the planning commission.



Figure 20.1: The images shown on the top two vehicles (allowable) contrast with those below (prohibited) in that they clearly relate to the service provided in association with the vehicle. The bottom vehicles depicted are examples of mobile signs which facilitate off-site advertising.

- D. Inflatable signs, including those which are made of Mylar, vinyl, plastic, rubber, or any other material which is supported by gasses contained therewith, or its parts, at pressure which is equal to or greater than the surrounding natural atmospheric pressure.

- E. Paper signs and fliers displayed on the exterior of buildings, trees, and other structures lasting more than 12 hours in a one year period.
- F. Bulletin boards, including blackboards and whiteboards, where other signs of similar size or structure are prohibited.
- G. Portraying sexual, sexually-related, or other “adult” material in a provocative or otherwise obscene manner within or in view of a public place.
- H. Located in such a place that they negatively impact visual corridors and view sheds from public places, or obscure a view of the road, or other vehicular and pedestrian right-of-ways ahead, or curves, grades, or interstate highways or railways. The integrity of location, setting, feeling, and association of properties to their surrounding environment and view sheds (The Comstock Historic District and natural and largely undisturbed environment surrounding many rural properties county-wide are considered sensitive for the purposes herein and should be protected against visual impacts caused by signs and billboards).
- I. Emit noise, flames, smoke, steam, or other matter.
- J. Employ movement including, but not limited to, pennants, flags of non-national origin, banners, streamers, balloons, disks, searchlights, and lasers.
- K. Employ direct, indirect, internal flashing, or other illumination with light source or reflectivity of such brightness that it constitutes a hazard to ground or air traffic or a nuisance as determined by the Designee or any federal or Nevada State agency.
- L. Obstruct or impair the display of any permanent regulatory or advisory traffic sign or parking sign or traffic signal.
- M. Obstruct, obscure, or impair the safe passage of pedestrians, cyclists, or persons with disabilities.
- N. Placed on the roof of buildings unless a special use permit is granted.
- O. Painted or attached to trees, fences, utility poles, rocks when located in their current natural place or state, or similar natural and man-made structures and objects.
- P. Installed on a building such that any window, door, or opening will be altered, blocked, or removed for the purpose of installing or displaying the sign. An advertisement or other display which is painted directly onto the interior surface of a window is permitted.
- Q. Placed on a wall of a building exceeding an area equal to 25 percent of the wall area. (See figure 20.2 below.)
- R. Placed on a wall so as to extend beyond the outer edge of any wall of the building on which it is located. (The sign must remain entirely within the visual profile of the building. See figure 20.2 below).
- S. Placed more than 6 inches and less than 10 feet parallel to the face of any building or structure to which it is attached. (See figure 20.2 below.)
- T. Attached or placed adjacent to any utility pole, traffic sign post, traffic signal, historical marker or any other official traffic control device.

- E. Distances limitations. No billboard may be permitted or otherwise erected or displayed:
1. Less than 660 feet from federal aid right-of-ways and primary highway systems (e.g., Interstate 80).
 2. Within 2,000 feet of:
 - a. Roadway intersections and interchanges, interstate highway rest areas, or on any public right-of-way where there will be a line-of-sight obstruction to a roadway corner, bend, interchange, or intersection, including vehicular, pedestrian, or railroad crossing;
 - b. Another billboard;
 - c. Any public or private school, church, hospital, health care facility, residential care facility, public park, or government office building;
 - d. Any CR, E, P, or R zone, the Comstock Historic District, and within 1,000 feet of the following public right-of-ways: Six Mile Canyon Road, Seven Mile Canyon Road, State Route 341, and State Route 342 for billboards exceeding 128 square feet. Billboards measuring 128 square feet or less which are owned and managed by the county or an entity thereof may be allowed with a special use permit adjacent to State Route 341 and 342 in the Comstock Historic District when they are located in a C, C-R, I, or P zone and no closer than 200 feet of any occupied structure, unless the owner of that structure provides written consent to the county.
 3. Within 200 feet of any occupied structure.
 4. With more than 1 display face, with exception of a second billboard face of the exact same shape, size, and configuration which is applied to the billboard's opposite side as to convey the device's message to opposing pedestrian and/or vehicular traffic, and not more than 20 inches apart.
 5. When 1 or more signs or billboards already exist on the wall of a building.
- F. Support structures. Structures supporting billboards must conform to the local building code and be unobtrusive and recessive in their appearance. Billboards must be supported by a single monopole structure unless they are painted directly onto a permitted building, wall, or other permitted structure not specifically intended to support the billboard.
- G. Billboard support structures must be coated with a non-reflective beige or gray-colored finish. Other colors and finishes may be permitted or required as part of the special use permit.
- H. Lighting. All direct and indirect lighting of a billboard must conform to the regulations under section 17.84.080(E) and chapter 8.02 Dark skies. If any proposed billboard will employ use or display of variable images or changeable copies, will be placed within 2,000 feet of any traffic signals or traffic signs, or will be located within a road boundary, the billboard owner must provide the county a traffic engineering report created by a licensed traffic engineer. The report must confirm that the advertising device and its placement will be safe for vehicular and pedestrian traffic. The report must consider all factors relevant to traffic safety including applicable criteria contained in this title. The report will be completed at the cost of the applicant. The county may require an

independent review of the report by a qualified person at the expense of the applicant.

- I. Facility closure. Any billboard not meeting the standards of this chapter and the applicable federal, state, and county regulations will be considered closed. The process of removing the billboard and its supporting structures and reclaiming the site to the condition existing prior to its development must commence immediately and must be completed within 180 days of closure. Further specifications pertaining to site reclamation will be determined by the conditions of the special use permit.
- J. Reclamation extension. If necessary, such as during times of Force Majeure, a request for a reasonable extension of the completion of removal and reclamation may be submitted to the director for approval. The application for extension must include all applicable documentation necessary to demonstrate that final removal and reclamation will take longer than the time allowed under the provisions of this chapter and that reasonable steps have been taken by the owner to conform to the requirements set forth by this chapter.
- K. Reclamation surety bond. A surety bond must be posted by the applicant of any billboard of or exceeding 288 square feet in area. The surety bond assures that a closed billboard and the land in which it is located is restored to a condition existing prior to installation of the billboard. The surety bond must be posted prior to disturbance of the land. The amount of the surety bond necessary to remove the structure and reclaim the land will be determined by a qualified licensed engineer or environmental manager at the expense of the applicant and will be subject to third-party review as determined appropriate by the county. Additionally, the following requirements will apply:
 1. The applicant must submit to the director proof that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond has been deposited to ensure completion of reclamation work that is consistent with the requirements for reclamation under the special use permit, including estimated costs associated with removal of each billboard and all associated equipment and accessory structures and restoration of the site to a natural state.
 2. The surety bond will be released after the county has determined that the land has been returned to a state existing prior the facility's existence.
 3. The required certification must include all applicable documentation necessary for certification of closure.
 4. Before the bond is released, the county will reserve the right to retain the service of an independent, qualified person, at the expense of the permit holder to verify that final reclamation has been completed in a manner which is determined by the director to be satisfactory.
- L. Liability insurance and indemnification. The permit holder and his or her assigns, heirs, or successors:
 1. Must provide proof of liability insurance to the county and maintain satisfactory insurance for all aspects of the facility in the amount of at least one million dollars (\$1,000,000). The county may require additional liability

insurance coverage as needed. “Storey County” must be named as the “additional insured”.

2. Must agree to the extent not prohibited by law, to indemnify, defend, and hold harmless Storey County from any costs, damages, claims, causes for action, penalties, fines, liabilities, and judgments of any kind or nature to the extent such liability arises from or in connection with the permit holder’s and operator’s negligent use, operation, management, or maintenance of the premises.

17.84.150 Variances.

- A. Applications for a variance may be made pursuant to this chapter and chapter 17.03 Administrative provisions, and may be allowed where, in the opinion of the board with action by the planning commission, the same is necessary and is not in violation of the letter and spirit of the standards set forth in this title.
- B. A variance may not be granted where a violation of the provisions set forth by NRS 384 or any provision of this chapter applicable to the Comstock Historic District would take place.
- C. Variances may include application for signs installed off-site where it can be shown that failure to allow such signs will work a hardship on the respective business or attraction, and is necessary to the conduct thereof.

17.84.160 Violation Report.

All sheriff, public works, fire, community development, and community services department employees must report any violation of this chapter to the director.

17.84.170 Complaint by State Personnel.

Should the State Highway Engineer file a complaint with Storey County showing that any sign erected is a hazard to traffic, the director must immediately order the removal of the sign.

17.84.180 Nuisance Declared.

All signs not in compliance with the provisions of this chapter are declared to be nuisances and detrimental to the health, safety, economics, and general welfare of the people of this county and may be abated under the provisions of section 17.03.045.

17.84.260 Violation Liability.

Any person who violates any provision of this chapter is liable to Storey County for any expense, loss or damage incurred by Storey County by reason of the violation.

17.84.270 Violation Remedies Not Exclusive.

Nothing in this chapter may be construed to limit or prohibit the prosecution of the owner(s), or others, for a violation of this chapter by criminal complaint or by a civil action provided for by law.

Appendix A: Political sign county public domain exemption (south location).



Appendix B: Political sign county public domain exemption (north location).



RESOLUTION DETERMINING SIMILAR USES
IN THE I-2 HEAVY INDUSTRIAL ZONE

WHEREAS, Tahoe-Reno Industrial Center (“TRI Center”) is an area of mostly undeveloped land planned by the Storey County Master Plan to be a large industrial park located in the northern portion of the County. The location of TRI Center is shown on the site plan attached hereto as Exhibit “A”.

WHEREAS, the Zoning Ordinance of Storey County (“Code”), adopted July 1, 1999, classifies all real property within TRI Center as I-2 Heavy Industrial Zone under Chapter 17.37 of the Code.

WHEREAS, in the past issues have arisen at TRI Center regarding interpretations of permitted uses in the I-2 Heavy Industrial Zone under the Code. These issues concern, without limitation: (i) definitions of permitted uses allowed in the zone; (ii) whether a particular use is a permitted use based on the description of these uses in Sections 17.37.030 and 17.37.040 of the Code; and (iii) determinations of similar uses which are consistent and compatible with permitted uses in the I-2 Heavy Industrial Zone under the Code, pursuant to Sections 17.37.030(M). and 17.37.040(Z).

WHEREAS, in order to promote clarity and avoid confusion for prospective new businesses wishing to locate in TRI Center, the Board intends hereby to clarify permitted uses in the I-2 Heavy Industrial Zone under the Code in TRI Center.

WHEREAS, this resolution is intended to apply to TRI Center only, and not to establish precedent in any other area of the county for the interpretation of uses in the I-2 Heavy Industrial Zone.

WHEREAS, under Subsection 17.37.030(M) and Subsection 17.37.040(Z) the Board may determine uses similar to those uses enumerated in the I-2 Heavy Industrial Zone to be consistent and

to be compatible with other uses permitted within the zone, after considering a recommendation of such uses by the Planning Commission.

WHEREAS, on _____, _____, the Planning Commission considered a list of similar uses to those uses enumerated in Sections 17.37.030 and 17.37.040 and approved the list of uses specified in Exhibits B and C, attached hereto and incorporated herein.

WHEREAS, the Board recognizes that many of the uses specified in Exhibit "B", attached hereto, are also enumerated in the I-2 Heavy Industrial Zone of the Code. These uses are nevertheless included in this resolution in order to apply the definitions of use classifications specified in Exhibit "C", which provide helpful and needed descriptions of the uses already specified in Chapter 17.37 of the Code.

THEREFORE IT IS:

RESOLVED, that all recitals specified above, including all statements and exhibits are hereby made a part of this resolution.

RESOLVED, that Exhibit "B" constitutes a listing of uses which are similar to or enumerated in the I-2 Heavy Industrial Zone (Chapter 17.37) of the Code, and are found to be consistent and compatible with uses permitted within said zone, after considering the recommendation of those uses by the Planning Commission.

RESOLVED, that the definition of uses specified in Exhibit "C" shall apply to those uses enumerated in Exhibit "B" and, to the extent applicable, the description of permitted uses stated in Subsections 17.37.030 and 17.37.040 of the Code.

RESOLVED, the description of use types specified in Exhibit "C" contain usual and customary uses classified within that use type. These usual and customary uses are examples and are not meant to include all uses that may properly be classified within the use type.

RESOLVED, the determination of similar uses contained in this resolution are intended to apply to the interpretation of uses in the I-2 Heavy Industrial Zone for TRI Center only. To the extent that issues arise in other areas of the county where the I-2 Heavy Industrial Zone applies, the Board shall make independent and separate determinations of similar uses pursuant to Subsections 17.37.030(M) or 17.37.040(Z) on a case by case basis.

This resolution shall be effective on the _____ day of _____, 2005.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF COMMISSIONERS

By: _____
ROBERT KERSHAW, Chairman

ATTEST:

DOREEN BACUS, Storey County Clerk

EXHIBIT AB@ - LIST OF SIMILAR USE TYPES
FOR I- 2 HEAVY INDUSTRIAL ZONE
AT TAHOE-RENO INDUSTRIAL CENTER

Civic Use Types

Active Recreation
Administrative Services
Child Daycare
Community Center
Convalescent Services
Cultural and Library Services
Education
Field Research
Government Services
Group Care
Hospital Services
Informational Displays
Major Public Facilities
Nature Center
Passive Recreation
Postal Services
Public Parking Services
Religious Institutions
Safety Services
Utility Services

Commercial Use Types

Administrative Offices
Auction Houses
Automotive Cleaning
Automotive Repair
Automotive/Vehicle Sales and Rentals
Building Maintenance Services
Business Offices
Cemeteries
Commercial Campground Facilities/RV Park
Commercial Educational Services
Commercial Kennels
Commercial Parking
Commercial Stables
Communication Facilities

Community Centers
Construction Sales and Services
Convention and Meeting Facilities
Dog Training Services
Eating and Drinking Establishments
 Convenience
 Full Service
Equipment Repair and Sales
Fabricated Housing Sales
Financial Services
Food Preparation and Catering Services
Full Service Recycle Center
Gasoline Sales and Service Stations
Grooming and Pet Stores
Heliport
Helistop
Hotels and Motels
Indoor Entertainment
Indoor Sports and Recreation
Limited Gaming Facilities
Liquor Sales
 Off-Premises
 On-Premises
Massage Establishments
Medical Services
Neighborhood Centers
Nursery Sales - Retail
Nursery Sales - Wholesale
Outdoor Entertainment
Outdoor Sports and Recreation
Outdoor Sports Club
Personal Services
Personal Storage
Pet Cemeteries
Professional Services
Radio-Controlled Model Aircraft Facilities
Reception Facilities
Regional Centers
Remote Collection Facility
Repair Services, Consumer
Retail Sales
 Comparison Shopping Centers
 Convenience
 Specialty Stores
Rodeos and Equestrian Events

Secondhand Sales
Storage of Operable Vehicles
Taxidermy
Transportation Services
Truck Stops
Undertaking
Veterinary Services, Agricultural
Veterinary Services, Pets
Well-Drilling Operations

Industrial Use Types

Corporation Yards
Custom Manufacturing
Energy Production
General Industrial
 Limited
 Intermediate
 Heavy
High Technology Industry
Inoperable Vehicle Storage
Laboratories and Testing Services
Laundry Services
Salvage Yards
Truck and Railroad Terminals
Wholesaling, Storage and Distribution
 Light
 Heavy

Agricultural Use Types

Agricultural Processing
Agricultural Research
Agricultural Sales
Agriculturally Related Entertainment and Commercial Uses
Animal Production
Crop Production
Game Farms
Livestock Auction Yards
Wineries

Exhibit AC@ - Definitions of Uses

Civic Use Types. Civic use types include the performance of utility, educational, cultural, medical, protective, governmental and other uses which are strongly vested with public or social importance.

Active Recreation. Active recreation use type refers to public park recreational uses that may have a potential impact on the area or adjacent land uses. Uses include participant sports and developed family recreational areas. Typical uses include group picnicking, tennis courts, swimming pools, softball diamonds, group campgrounds, and community centers operated by a public entity.

Administrative Services. Administrative services use type refers to consulting, record keeping, clerical or public contact services that deal directly with the citizen, together with incidental storage of necessary equipment and vehicles.

Child Daycare. Child daycare use type refers to the use of a building or a portion thereof for the care (day or night) of individuals under eighteen (18) years of age. Child daycare use types are subject to the regulations and permission of the county or state offices of social services. This use type includes nursery schools, preschools, daycare centers and similar uses, but excludes those classified under education. Child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision, on less than a twenty-four (24) hour basis, but excluding services provided in a private dwelling.

Community Center. Community center use type refers to recreational, social or multi-purpose uses within buildings with no fixed seats and occupancy limited to five hundred (500) or fewer. Typical uses include public or private, non-commercial clubs or buildings used for public events and meetings.

Convalescent Services. Convalescent services use type refers to provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol or drug addiction.

Cultural and Library Services. Cultural and library services use type refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.

Education. Education use type refers to educational services provided by public, private or parochial institutions, but excludes uses classified under commercial education services. Typical uses include elementary schools, middle schools, and high schools, colleges and universities, including trade and vocational education schools which are not classified as commercial educational services.

Field Research. Field research use type refers to research activities, field studies and educational activities (e.g. student field research) that are dependent on a natural, open setting. Examples include biological, geological or atmospheric studies.

Government Services. Government services use type refers to all types of uses by federal, state or local governments (including municipal corporations, general improvement districts and other political subdivisions of federal, state or local governments.) Typical uses include offices, courts, jails, maintenance yards, equipment or materials storage, and legislative facilities, but not uses which are classified as major public facilities, safety services, or utility services.

Group Care. Group care use type refers to care services provided in facilities which accommodate eleven (11) or more persons who are not defined as a family; excluding caregivers and their family, halfway houses for recovering alcohol and drug abusers, and those uses classified under hospital services. Typical uses include intermediate care facilities or senior citizen board and care homes.

Hospital Services. Hospital services use type refers to medical, psychiatric or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration and services to patients, employees or visitors.

Informational Displays. Informational displays use type refers to staffed or un-staffed kiosks or displays for the purposes of education or visitor information.

Major Public Facilities. Major public facilities use type refers to public facilities that provide a significant service and have a substantial impact on the community. Typical uses are sanitary landfills, airports, and detention and correction facilities.

Nature Center. Nature center use type refers to an area set aside for the public viewing and display in a structured setting of indigenous or exotic wildlife and/or indigenous or exotic plant life on either a for-profit or non-profit basis. Typical uses include zoos, wildlife sanctuaries, arboretums, gardens and wetlands interpretive areas.

Passive Recreation. Passive recreation use type refers to public park recreational uses that have no or a minimal impact on the area and adjacent land uses. Uses include hiking, nature study, wildlife refuge, fishing and viewing. No active uses, such as group picnicking, camping and sporting activities, are included.

Postal Services. Postal services use type refers to mailing services, excluding major processing, as provided by the United States Postal Service, including branch post offices and public and private facilities.

Public Parking Services. Public parking services use type refers to parking services involving building and lots which may be privately and/or publicly owned and operated and is assigned to meet a parking demand. Commercial parking is that which is not designated for any identified use.

Religious Institutions. Religious institutions use type refers to facilities for religious worship and incidental accessory uses. This classification includes churches, synagogues, mosques, temples and similar places of worship. This classification includes monasteries and convents as primary uses, and also includes schools and child daycare when these uses are ancillary to a church, synagogue, mosque or temple.

Safety Services. Safety services use type refers to public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.

Utility Services. Utility services use type refers to the provision of electricity, sewer, water or other liquids, or gas, through wires, pipes or ditches through utility services involving major structures that have flexibility in location. Typical uses include natural gas transmission lines and substations, petroleum pipelines, irrigation water ditches, pump stations, treatment plants, wells, and water tanks.

Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. An asterisk (*) denotes that the use described is restricted to areas that have an overlay zoning for I-S Special Industrial Zone (Chapter 17.38 of the Storey County Zoning Ordinance).

Administrative Offices. Administrative offices use type refers to offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices and services including travel, secretarial services, telephone answering, photo-copying and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

Auction Houses. Auction houses use type refers to establishments for the display and sale of goods through a bidding process. This classification does not include animal auction facilities.

Automotive Cleaning. Automotive cleaning use type refers to washing and polishing of automobiles. Typical uses include automobile laundries or car washes.

Automotive Repair. Automotive repair use type refers to repair of automobiles and the sale, installation and servicing of automobile equipment and parts. Typical uses include muffler shops, automobile repair garages or automobile glass shops.

Automotive/Vehicle Sales and Rentals. Automotive sales and rentals use type refers to on-site sales and/or rentals of automobiles, trucks, motorcycles, motor homes, boats, recreational vehicles and trailers together with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies.

Building Maintenance Services. Building maintenance services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.

Business Offices. Business offices use type is a general category for office use by various businesses which does not fall under another use category such as professional services, medical services, personal services, administrative offices, etc.

Cemeteries. Cemeteries use type refers to undertaking services and services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums, mausoleums and columbariums.

Commercial Campground Facilities/RV Park. Commercial campground facilities/RV park use type refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.

Commercial Educational Services. Commercial educational services use type refers to educational services provided by private institutions or individuals with the primary purpose of preparing students for jobs in trade or profession. Typical uses include business and vocational schools, music schools and hair styling schools.

Commercial Kennels*. Commercial kennels use type refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. All housing of animals must be indoors and the minimum parcel size must be ten (10) acres.

Commercial Parking*. Commercial parking use type refers to parking of operable motor vehicles on a temporary basis as a primary use within a privately owned off-street parking area with or without a fee. Commercial parking is that which is not designated for any identified use. Typical uses include commercial parking lots. In areas not subject to an I-S Zoning overlay, commercial parking shall nevertheless be allowed if the use is rail-served or if the parking is completely within a structure such as a parking garage.

Commercial Stables. Commercial stables use type refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

Communication Facilities. Communication facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television stations, radio stations, satellite dishes, antennas and wireless communication facilities.

Community Centers. Community centers use type refers to shopping establishments containing some services of the neighborhood center plus other services providing a greater depth and range of merchandise than contained in the neighborhood center. A community center may be built around a department store or a variety store as the major tenant. A community center generally serves a trade

area population of 40,000 to 50,000 people, typically has a service area radius of one to three miles, and has a typical range of 50,000 to 150,000 square feet of gross lease-able area.

Construction Sales and Services. Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures and hardware, or those uses classified as one of the automotive and equipment use types. This use type does not refer to actual construction sites. Typical uses include tool and equipment rental, or sales and building material stores.

Convention and Meeting Facilities. Convention and meeting facilities use type refers to establishments which primarily provide convention and meeting facilities.

Dog Training Services. Dog training services use type means the training of dogs with their owners or owners= designee, where both owner and dog participate in dog training classes.

Eating and Drinking Establishments. Eating and drinking establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under the liquor sales use type. The following are eating and drinking establishments use types:

Convenience. Convenience refers to establishments or places of business primarily engaged in the preparation and retail sale of food and beverages, and have a short customer turnover rate (typically less than one hour). Typical uses include drive-in and fast-food restaurants, ice cream parlors, coffee sales, sandwich shops and delicatessens.

Full Service. Full service refers to establishments or places of business primarily engaged in the sale of prepared food and beverages on the premises, which generally have a customer turnover rate of one hour or longer, and which include sales of alcoholic beverages at the table or at a bar as an accessory or secondary service. Typical uses include full service restaurants.

Equipment Repair and Sales. Equipment repair and sales use type refers to repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc.; the sale, installation and servicing of automobile equipment and parts; and body repair, painting and steam cleaning. Typical uses include truck transmission shops, body shops, motor freight maintenance groups or agricultural equipment sales.

Fabricated Housing Sales. Fabricated housing sales use type refers to the sales of new and used modular housing, manufactured homes and/or mobile homes; and ancillary minor repair of modular housing, manufactured homes and/or mobile homes sold from the same location as the new or used units. Typical uses include mobile homes sales lots and minor repairs of units sold on site that do not include changes in walls and do not include changes in undercarriage plumbing or support systems.

Financial Services. Financial services use type refers to establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, brokerage firms, credit unions, pawn shops, savings and loan institutions, loan and lending activities, and check cashing facilities.

Food Preparation and Catering Services. Food preparation and catering services use type refers to the preparation of food and beverages primarily for off-site consumption. This classification includes catering businesses, food preparation for air service, packaged food for internet sales and limited-scale food processing facilities such as bakeries. Establishments at which 25 percent or more of transactions are sales of prepared food for on-site consumption are classified as eating and drinking establishments.

Full Service Recycle Center. Full service recycle center use type refers to large, fully attended recycle centers accepting paper, plastic and glass household recyclables and may include processing or sorting of the recyclables.

Gasoline Sales and Service Stations. Gasoline sales and service stations use type refers to retail sales of petroleum products from the premises of the establishment and incidental sale of tires, batteries, replacement items, lubricating services and minor repair services. Typical uses include automobile service stations.

Grooming and Pet Stores. Grooming and pet stores use type refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.

Heliport. Heliport use type refers to areas used by helicopters or by other steep-gradient aircraft, which includes passenger and cargo facilities, maintenance and overhaul, fueling service, storage space, tie-down space, hangers and other accessory buildings, and open space. This use is subject to state and federal (as applicable) flight path and air space regulations and restrictions.

Helistop. Helistop use type refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance or overhaul. This use is subject to state and federal (as applicable) flight path and air space regulations and restrictions.

Hotels and Motels. Hotels and motels use type refers to temporary residences for transient guests, primarily persons who have residence elsewhere, with access to each room through an interior hall and lobby or outside porch or landing.

Indoor Entertainment. Indoor entertainment use type refers to predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls, but excludes uses primarily involving adult entertainment such as adult theaters or adult live performances.

Indoor Sports and Recreation. Indoor sports and recreation use type refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, athletic clubs, and other exercise facilities.

Limited Gaming Facilities. Limited gaming facilities use type refers to establishments which contains no more than fifteen (15) slot or video machines (and no other game or gaming device) where the operation of the slot or video machine is incidental to the primary business of the establishment.

Liquor Sales. Liquor sales use type refers to retail sales of alcoholic beverages for consumption either on or off the premises of the establishment, but excludes uses classified under either the retail sales or eating and drinking establishments use types. The following are liquor sales use types:

Off-Premises. Off-premises refers to sale of liquor for off-site consumption. Typical uses include a packaged liquor sales.

On-Premises. On-premises refers to sale of liquor for on-site consumption. Typical uses include taverns, cabarets, service bars, retail beer and wine sales.

Massage Establishments. Massage establishments use type refers to fixed places of business where massage is administered for compensation or from which a massage business or service for compensation is operated. A Massage Establishment@ does not include establishments where massage is administered incidentally with any of the following: (a) the practice of a medical doctor, chiropractor, dentist, osteopath, physical therapist or registered nurse; (b) a state-approved massage school; (c) an athletic club; or (d) a barber or beauty salon. For the above establishments listed in (a) - (d), the term incidental is defined as not being more than fifteen percent (15%) of net floor space used for massage activity, and not more than 15% of gross revenue derived from massage activity. No adult entertainment, escort services, adult books or video sales and rentals are allowed in this use type.

Medical Services. Medical services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses and other healthcare personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities, sports medicine facilities, medical laboratories, acupuncture services, chiropractic services or physical therapy.

Neighborhood Centers. Neighborhood centers use type refers to sales of convenience goods (foods, drugs and sundries), and personal services, offices, eating and drinking establishments, and specialty stores which meet the daily needs of an immediate neighborhood trade area. A neighborhood center typically includes convenience retail and services a population of 2,500 to 40,000 people and has a typical range of 15,000 to 50,000 square feet of gross leasable area.

Nursery Sales - Retail. Nursery sales - retail use type refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.

Nursery Sales - Wholesale. Nursery sales - wholesale use type refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.

Outdoor Entertainment. Outdoor entertainment use type refers to predominantly spectator-type uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

Outdoor Sports and Recreation. Outdoor sports and recreation use type refers to predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and paint ball facilities. Uses staging or enacting war games require a special use permit.

Outdoor Sports Club. Outdoor sports club use type refers to sports clubs using agricultural land or open space for hunting, shooting or fishing purposes. Typical uses include duck clubs, hunting clubs, skeet clubs and rifle ranges.

Personal Services. Personal services use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a non-professional nature, but excludes services classified as commercial recreation or lodging services. Typical uses include photography studios, driving schools or weight loss centers. No adult entertainment, escort services, adult book or video sales and rentals are allowed in this use type.

Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.

Pet Cemeteries. Pet cemeteries use type refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.

Professional Services. Professional services use type refers to establishments which provide professional services to individuals or businesses, but excludes offices servicing walk-in customers which are classified under the administrative offices use type. Typical uses include law offices, real estate offices, insurance offices and architectural firms.

Radio-Controlled Model Aircraft Facilities. Radio-controlled model aircraft facilities use type refers to landing strips and associated facilities that are administered and supervised by a recognized radio-controlled model aircraft organization for flying of propeller-driven or unpowered model aircraft.

Reception Facilities. Reception facilities use type refers to indoor or outdoor facilities used for receptions, parties, weddings, or other similar gatherings. Kitchen and dining rooms may be included.

Regional Centers. Regional centers use type refers to centers that provide shopping goods, general merchandise, apparel, furniture and home furnishings in full depth and variety. They usually are built around more than one department store. Typical design uses the pedestrian mall, either open or enclosed, as a connector between major anchor stores. A regional center serves as a major commercial center for the entire region and typically has more than 150,000 square feet of gross leasable area.

Remote Collection Facility. Remote collection facility use type refers to a center for the acceptance, by redemption or purchase, of recyclable materials from the public. Such a facility does not process the recyclables on site. Typical uses include reverse vending machines.

Repair Services, Consumer. Repair services, consumer use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excludes automotive repair. Typical uses include appliance repair shops, apparel repair firms or instrument repair firms

Retail Sales. Retail sales use type refers to retail sales of commonly used goods and merchandise, either free-standing or within a commercial center, but excludes those uses classified under other use types, and uses primarily engaged in sales or rental of adult materials such as sex aids, adult books or adult videos. The following are retail sales use types:

Comparison Shopping Centers. Comparison shopping centers refers to retail establishments that provide a wide variety of retail and personal services that cater to the regional needs. Typical uses include full-line department stores and warehouse-styled retail outlets.

Convenience. Convenience refers to establishments which provide a limited number of frequently or recurrently needed personal items or services for residents of an immediate neighborhood. Typical uses include convenience stores, small grocery stores, barber shops, beauty parlors, dry cleaners and self-service Laundromats.

Specialty Stores. Specialty stores refers to establishments which provide a variety of retail or personal services needs for residents in the larger community area. Typical uses include supermarkets, drugs stores, clothing boutiques, hardware stores, home improvement stores, antiques, bookstores, furniture stores and auto parts.

Rodeos and Equestrian Events. Rodeos and equestrian events use type refers to any activity involving the exhibition or competition of the traditional skills of cowboys, such as riding of rough stock, roping and timed events, and equestrian events including training, exercise, handling, competition and exhibition of horses.

Secondhand Sales. Secondhand sales use type refers to establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time, but excludes those classified as animal sales and services, and automotive and equipment. Typical uses include secondhand stores and thrift shops.

Storage of Operable Vehicles. Storage of operable vehicles use type refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include car and truck rental lots, boat and RV storage.

Taxidermy. Taxidermy use type refers to embalming, stuffing and mounting of animals, birds and fish.

Transportation Services. Transportation services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi and limousine services and commercial postal services.

Truck Stops. Truck stops use type refers to businesses engaged in the sale of fuel and lubricants primarily for trucks, routine repair and maintenance of trucks, and associated uses such as selling food and truck accessories.

Undertaking. Undertaking use type refers to services involving the preparation of the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

Veterinary Services, Agricultural. Veterinary services, agricultural use type refers to veterinary services specializing in the care and treatment of large animals or livestock. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Typical uses include veterinary services for livestock, including stables and pens associated with care and feeding.

Veterinary Services, Pets. Veterinary services, pets use type refers to veterinary services for small animals and pets. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.

Well-Drilling Operations.* Well-drilling operations use type refers to establishments providing well-drilling services, including incidental on-site storage of equipment and machinery. All outdoor storage areas must be completely fenced and screened from view.

Industrial Use Types. Industrial use types include the on-site production of goods by methods not agricultural in nature, including certain accessory uses. An asterisk (*) denotes that the use described is restricted to areas that have an overlay zoning for I-S Special Industrial Zone (Chapter 17.38 of the Storey County Zoning Ordinance).

Corporation Yards. Corporation yards use type refers to facilities for temporary storage of trucks, equipment, and construction materials during construction projects.

Custom Manufacturing. Custom manufacturing use type refers to the on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Typical uses include ceramic studios, custom cabinet making, saddle making, crafts making, candle making shops and custom jewelry manufacturers.

Energy Production. Energy production use type refers to the commercial production of electricity from geothermal, petroleum, solar or wind sources. All said uses require a special use permit.

General Industrial. General industrial use type refers to the on-site production of goods other than those that are agricultural or extractive in nature, but excludes those uses classified under custom manufacturing and high technology use types. The following are general industrial use types:

Limited. Limited refers to production processes which use already manufactured components to assemble, print or package a product such as cloth, paper, plastic, leather, wood, glass or stones, but not including such operations as paper, saw or mills, steel, iron or other metalworks, rolling mills, or any manufacturing uses involving primary production of commodities from raw materials. By the nature of the activity performed and/or the scale of operation, these uses can be located near residential or commercial uses with minimal impact to adjacent uses. Typical uses include apparel manufacturing, paper products finishing, furniture production and production of fabricated metal products.

Intermediate. Intermediate refers to production processes which can be located near residential or commercial uses only if special control measures are taken to mitigate the land use conflicts which can result from such operations. Typical uses include production of food substances, household appliance manufacturing, prefabrication of manufactured buildings, and major repair/reconstruction and storage of fabricated housing.

Heavy. Heavy refers to production processes which should not be located near residential or commercial uses due to the intensive nature of the industrial activity and/or the scale of operation. These uses may be located near other manufacturing uses exhibiting similar characteristics although special control measures may be required for some extremely intensive operations to ensure compatibility with similar industrial uses. Typical uses include equipment or vehicle manufacture, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing and production of explosives or propellants.

High Technology Industry. High technology industry use type refers to the research, development and controlled production of high-technology electronic, industrial or scientific products. Typical uses include biotechnology firms and computer component manufacturers.

Inoperable Vehicle Storage.* Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include truck storage yards. All outdoor storage areas must be completely fenced and screened from view.

Laboratories and Testing Services.* Laboratories and testing services use type refers to electronic, mechanical, biological or other scientific or analytical testing., including the housing of animals, raising of plants and other similar activities used in the testing process which do not fall under the agricultural research use type. Housing and testing of any animals may only be conducted in areas having an overlay zoning for I-S Special Industrial Zone and must provide adequate security.

Laundry Services. Laundry services use type refers to establishments primarily engaged in the provision of large scale laundering, dry cleaning or dyeing services other than those classified as personal services. Typical uses include laundry agencies, diaper services or linen supply services.

Salvage Yards*. Salvage yards use type refers to the collection, storage or sale of rags, scrap metal or discarded material; or the collection, dismantling, storage, -salvaging or demolition of vehicles, machinery or other materials. Typical uses include junkyards and auto wrecking facilities. All outdoor storage areas must be completely fenced and screened from view.

Truck and Railroad Terminals. Truck and railroad terminals use type refers to freight terminals for goods transported by truck or rail, with associated facilities for the loading and transfer of goods.

Wholesaling, Storage and Distribution. Wholesaling, storage and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, air handling of material and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types:

Light. Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.

Agricultural Use Types. Agricultural use types include the on-site production of plant and animal products by agricultural methods. An asterisk (*) denotes that the use described is restricted to areas that have an overlay zoning for I-S Special Industrial Zone (Chapter 17.38 of the Storey County Zoning Ordinance).

Agricultural Processing. Agricultural processing use type refers to the processing of foods and beverages from agricultural commodities, but excludes animal slaughtering. Typical uses include canning of fruits and vegetables, processing of dairy products, and the production of prepared meats from purchased carcasses.

Agricultural Research. Agricultural research use type refers to establishments for experimental greenhouse and field growing of agricultural commodities, landscaping and seeds, including experimental use of herbicides, pesticides, and other agricultural practices.

Agricultural Sales. Agricultural sales use type refers to the sale of agricultural supplies such as feed, grain and fertilizers. Typical uses include feed and grain stores.

Agriculturally Related Entertainment and Commercial Uses. Agriculturally related entertainment and commercial use type refers to visitor-oriented services, sales and attractions with an agricultural theme that are conducted in conjunction with on-site agricultural uses. Such uses include but are not limited to food and retail sales, tasting rooms, reception facilities, and outdoor entertainment areas.

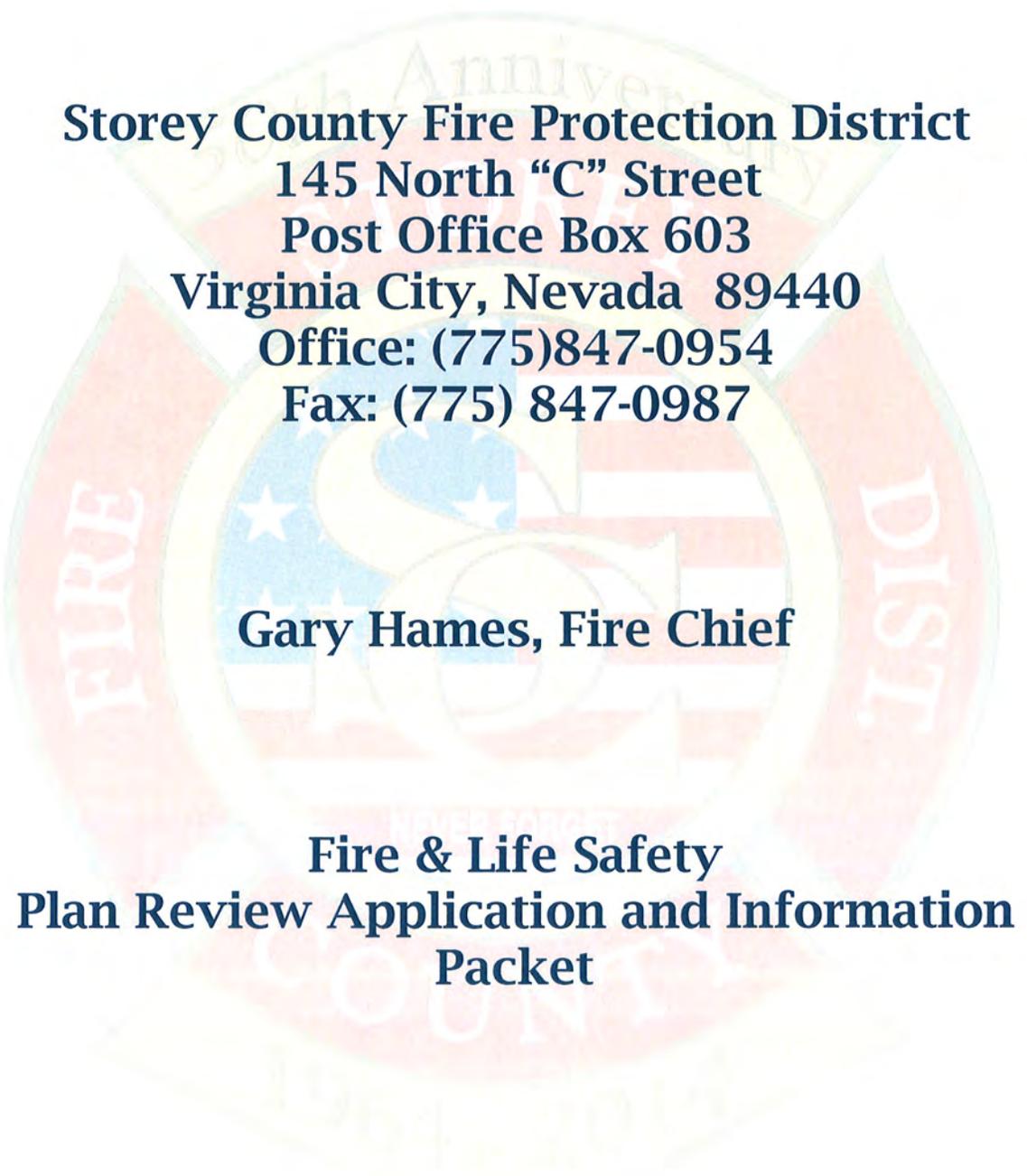
Animal Production. Animal production use type refers to raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming and poultry farming

Crop Production. Crop production use type refers to raising and harvesting of tree crops, row crops or field crops on an agricultural or commercial basis, including packing and processing.

Game Farms. Game farms use type refers to boarding or breeding of exotic animals generally considered as wild or not normally domesticated.

Livestock Auction Yards*. Livestock auction yards use type refers to establishments primarily used for the sale of livestock by public auction, including the incidental temporary storage of livestock in conjunction with their sale. This use type requires a special use permit.

Wineries. Wineries use type refers to facilities for the production of wine, including storage, bottling and distribution and related administrative offices and functions such as on-site tasting facilities. Incidental production of products such as olive oils and non-alcoholic grape juices is also permitted.



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Gary Hames, Fire Chief

Fire & Life Safety
Plan Review Application and Information
Packet

Overview:

This application packet has been developed to assist our customers in submitting tenant improvements; shell of building plan review; hazardous materials storage review and ability for district to respond appropriately; permits/plan review for portions of underground civil in regards to fire protection; alarm/detection permits and plan review; and, fire sprinkler permits/plan reviews.

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Model Codes:

The fire protection district has adopted the 2012 International Fire Code and portions of the 2012 Wildland Urban Interface Codes. All of which can be found in this document as Appendix A. This information can be further located within Storey County Code Chapter 15.04, 15.08 and 15.12. Furthermore, this information can be found within Resolution 14-255.

Plan Review Authority:

Plan review authority is supported by Nevada Revised Statute 477.740. This gives the authority to the State of Nevada Fire Marshal's Office. Through an interlocal agreement (available upon request) this authority has been given to the Storey County Fire Protection District.

NRS 477.740

1. The state fire marshal division (changed to Storey County Fire Protection District via Interlocal agreement) shall review any plans concerning the construction, the site and any system for protection from fire to determine if there is compliance with the provisions of this chapter and any adopted codes relating to safety from fire and the protection of life of any:

- (a) Building owned or leased by the state;
- (b) Facility for public education;
- (c) Health and care facility licensed by the state; and
- (d) Building project for construction or system for protection from fire involving public occupancy, excluding single-family detached dwellings, in any county whose population is less than 35,000 or for which a request for review is received from the owner or the authority having jurisdiction.

2. All projects requiring review must receive approval from the state fire marshal before they

may be used or occupied. Under certain circumstances, the state fire marshal will allow temporary use or occupancy if, in his determination, the safety of persons or property is not jeopardized. Approval or permission of the state fire marshal for occupancy will be suspended or revoked by him if his approval was granted in error or because incorrect information was supplied, or if he determines that the project is in violation of any code adopted under this chapter, this regulation or other law.

3. The plans and specifications of the project must be drawn to scale upon substantial paper or cloth and must be sufficient clarity to indicate the location, nature and extent of the work proposed and to show in detail that it conforms to this chapter and the codes adopted under this chapter. Plans must be drawn, signed and stamped by those persons who are authorized by specific statute and the state contractors' board to draw plans and specifications. A list of those persons described in this subsection may be obtained from the state fire marshal.

4. A plan which provides for fire stopping must provide details on the technical specifications for the materials used and the testing and listing for those materials.

Existing Buildings and Structures:

Buildings and structures which require a license to conduct business in Storey County shall provide plans for Fire and Life Safety review to the Storey County Fire Protection District and pay a fee based on the valuation of the building changes (if any as described above under scope). This shall be done prior to use or occupancy.

Exception: Any new business license application which is the result of the purchase of an **existing business** where the existing business will continue **unchanged** with regard to type of products or services performed. These situations will require a fire inspection but not submittal of plans for review, unless the purchase includes the **building or structure or legal property**.

All changes to existing businesses, such as remodels, repairs, improvement, alteration, or different floor display arrangement, shall be required to submit appropriate plans for plan review procedures.

Exception: If in the opinion of the Fire Chief, or his duly authorized agent, the changes **do not** pose any fire or life safety requirements.

Submittal Process/Requirements:

This package must be filled out in its entirety and returned with plan review and/or permit fees. The following information is essential to the plan review process and must be provided.

- Submit Plans in a PDF format directly to Nevada Blue (775-827-4441). Plans should include:
 - An accurately dimensioned plot/site plan *that is clearly marked with complete address*
 - Floor plans, drawn to scale, showing all dimensions
 - Exterior elevations to scale
 - Detailed drawing of wall, floor and roof construction

- Schedules indicating the rating of any fire assemblies provided; walls, floor/ceiling, roof/ceiling, windows, dampers and doors.
- Mechanical drawings, including detail of fire or smoke dampers and hood/duct system details.
- Electrical schematics including emergency systems.
- Sprinkler plans shall include all relevant data per NFPA 13 and NFPA 25.
- Fire Alarm systems shall include plans and specifications, wiring diagrams and class type.
- Where hazardous, combustible, flammable materials are used or stored. Include quantities used in building and quantities stored in buildings on the form provided within this packet.
- Commercial hood, duct, and automatic fire extinguishing systems with specifications.
- Identify fire apparatus access roads as required within the IFC.
- Identify water supply capacity and location, main sizes, all valves, all pressure relief valves (if required), hydrant (s) location, pressures, gallons per minute of each hydrant and color as indicated on the final plan review comment sheet.
- Completed Plan Review Application with plans to Nevada Blue to be included in submittal packet, as well as permit fees where applicable. Applicants can go to <http://www.nvblue.com> or (775) 827-4441.
- Plan review fees made payable to the "Storey County Fire Protection District"
- ARCHITECTS – NRS 623: Plans, specifications, reports and other documents issued by a Nevada registered architect or residential designer for office use must be signed, sealed and dated on the title page by the architect or designer. Electronic stamps by architect and/or designer are approved for use by the fire district. All architects and/or designers must possess a current Storey County Business License in order to submit plans.
- CONTRACTORS - NRS 624: A Nevada licensed contractor may prepare and submit plans in his license discipline. The plans shall be prepared by, or under the supervision of, the contractor and include his signature and license number. All contractors must have a Storey County Business License in order to submit plans. Electronic stamps are approved for use by the fire district.
- ENGINEERS - NRS 625: Nevada registered engineers are required to seal or stamp submitted documents and over sign the seal with a wet signature and date. However, in an attempt to maintain the environment, the fire district will allow electronic "wet stamps" and signatures. All Engineers must have a Storey County Business License in order to submit plans.

Project Information

Project Name:

Project Address:

A.P.N. #:

City:

State:

Zip Code:

Project Phone:

Project Foreman:

Email address:

Owner Information

Owner Name:

Owner Address:

City:

State:

Zip Code:

Office Phone:())

Fax Number:())

Cell Phone:())

Email address: _____

Plan Submittal

Contractor:

Contact Person:

Address:

City:

State:

Zip Code:

Office Phone:())

Fax Number:())

Cell Phone:())

Email address:

Project Description

- Architectural/Construction (Shell) Fire Alarm Extinguishing System (Other than sprinkler)
 Automatic Sprinkler System Other (Specify Below)

<input type="checkbox"/> Shell Construction Plan Review	<input type="checkbox"/> Tenant Improvement Plan Review
<input type="checkbox"/> Fire Suppression System Plan Review	<input type="checkbox"/> Fire Suppression Permit
<input type="checkbox"/> Alarm/Detection Plan Review	<input type="checkbox"/> Alarm/Detection Permit
<input type="checkbox"/> Civil Plan Review	<input type="checkbox"/> Civil Permit

Building Use:	Project Square Footage:
Type of Occupancy:	Type of Construction:

Plan Review	Permit
Permit Amount: \$	Permit Amount: \$
Amount Paid:	Amount Paid:
Date:	Date:
Balance:	Balance:
Receipt #:	Receipt #:

Plan Review	
Based on:	Valuation: \$
<input type="checkbox"/> Project Valuation (Actual Cost) <input type="checkbox"/> Building Standards	

I will save, indemnify and hold harmless the County of Storey, its officers, employees, and agents against all liabilities, judgments, costs, and expenses which may accrue against them in consequence of the results of the review, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws.

Applicant Signature: _____ Date: _____

Permit	
Based on:	Valuation: \$
<input type="checkbox"/> Project Valuation (Actual Cost) <input type="checkbox"/> Building Standards	

I will save, indemnify and hold harmless the County of Storey, its officers, employees, and agents against all liabilities, judgments, costs, and expenses which may accrue against them in consequence of the results of the review, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws.

Applicant Signature: _____ Date: _____

Plan Review Fee Schedule

NRS 477.750 Fees; Review of Plans by Local Government.

The fee for each review shall be based on valuation of the project as set forth in the most recent issue of Building Standards. The value to be issued in computing valuation shall be the total value of ALL construction work for which the review/permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and other permanent equipment. Projects valued under \$15,000 will be calculated based on the reviewer's hourly rate (\$88.00) and an invoice will be generated for hourly reviews.

Valuation	Fee	Valuation	Fee
\$ 15,001 - 16,000	\$190.72	\$ 58,001 - 59,000	\$460.15
\$ 16,001 - 17,000	\$199.31	\$ 59,001 - 60,000	\$464.44
\$ 17,001 - 18,000	\$207.81	\$ 60,001 - 61,000	\$468.74
\$ 18,001 - 19,000	\$215.16	\$ 61,001 - 62,000	\$473.03
\$ 19,001 - 20,000	\$225.11	\$ 62,001 - 63,000	\$477.33
\$ 20,001 - 21,000	\$233.70	\$ 63,001 - 64,000	\$481.64
\$ 21,001 - 22,000	\$242.29	\$ 64,001 - 65,000	\$485.93
\$ 22,001 - 23,000	\$250.76	\$ 65,001 - 66,000	\$490.23
\$ 23,001 - 24,000	\$259.35	\$ 66,001 - 67,000	\$494.39
\$ 24,001 - 25,000	\$267.95	\$ 67,001 - 68,000	\$498.68
\$ 25,001 - 26,000	\$274.13	\$ 68,001 - 69,000	\$502.99
\$ 26,001 - 27,000	\$280.31	\$ 69,001 - 70,000	\$507.29
\$ 27,001 - 28,000	\$286.35	\$ 70,001 - 71,000	\$515.88
\$ 28,001 - 29,000	\$292.53	\$ 71,001 - 72,000	\$520.17
\$ 29,001 - 30,000	\$297.90	\$ 72,001 - 73,000	\$524.48
\$ 30,001 - 31,000	\$304.88	\$ 73,001 - 74,000	\$528.78
\$ 31,001 - 32,000	\$310.93	\$ 74,001 - 75,000	\$533.07
\$ 32,001 - 33,000	\$317.10	\$ 75,001 - 76,000	\$537.37
\$ 33,001 - 34,000	\$323.29	\$ 76,001 - 77,000	\$541.66
\$ 34,001 - 35,000	\$329.46	\$ 77,001 - 78,000	\$545.97
\$ 35,001 - 36,000	\$335.51	\$ 78,001 - 79,000	\$550.13
\$ 36,001 - 37,000	\$341.68	\$ 79,001 - 80,000	\$558.72
\$ 37,001 - 38,000	\$347.86	\$ 80,001 - 81,000	\$563.02
\$ 38,001 - 39,000	\$354.05	\$ 81,001 - 82,000	\$569.99
\$ 39,001 - 40,000	\$360.08	\$ 82,001 - 83,000	\$571.62
\$ 40,001 - 41,000	\$366.27	\$ 83,001 - 84,000	\$575.92
\$ 41,001 - 42,000	\$372.47	\$ 84,001 - 85,000	\$580.21
\$ 42,001 - 43,000	\$378.62	\$ 85,001 - 86,000	\$584.63
\$ 43,001 - 44,000	\$384.66	\$ 86,001 - 87,000	\$588.81
\$ 44,001 - 45,000	\$390.84	\$ 87,001 - 88,000	\$593.22
\$ 45,001 - 46,000	\$396.56	\$ 88,001 - 89,000	\$597.41
\$ 46,001 - 47,000	\$403.20	\$ 89,001 - 90,000	\$601.70
\$ 47,001 - 48,000	\$409.25	\$ 90,001 - 91,000	\$605.87
\$ 48,001 - 49,000	\$415.42	\$ 91,001 - 92,000	\$610.16
\$ 49,001 - 50,000	\$421.60	\$ 92,001 - 93,000	\$614.47
\$ 50,001 - 51,000	\$425.90	\$ 93,001 - 94,000	\$618.76
\$ 51,001 - 52,000	\$430.19	\$ 94,001 - 95,000	\$623.06
\$ 52,001 - 53,000	\$434.50	\$ 95,001 - 96,000	\$627.36
\$ 53,001 - 54,000	\$438.79	\$ 96,001 - 97,000	\$631.65

\$ 54,001 - 55,000	\$443.02	\$ 97,001 - 98,000	\$635.96
\$ 55,001 - 56,000	\$447.25	\$ 98,001 - 99,000	\$640.25
\$ 56,001 - 57,000	\$451.55	\$ 99,001 - 100,000	\$644.55
\$ 57,001 - 58,000	\$455.84	\$ 100,001+	See Below

If the proposed project or bid is less than \$100,000.00, refer to the **Review Fee Schedule**.

If the proposed project or bid is more than \$100,000 but less than \$500,000, the fee is **\$648.85** for the first \$100,000 plus **\$3.29** for each additional \$1,000 or fraction thereof of the proposed cost or bid.

1. If the proposed cost or bid is \$500,000 or more but less than \$1,000,000, the fee is **\$1,965.09** for the first \$500,000 plus **\$2.90** for each additional \$1,000 or fraction thereof of the proposed cost or bid.
2. If the proposed cost or bid is \$1,000,000 or more, the fee is **\$3,359.49** for the first \$1,000,000 plus **\$1.83** for each additional \$1,000 or fraction thereof of the proposed cost or bid.
3. If Fire Code Consulting Services are required for any given project, a fee will be charged at the rate of ninety-eight dollars (**\$98.00**) per hour or any fraction thereof, for each person from Storey County and/or Plans Examiners Office that are required to attend the conference.
4. If a Fire Code Plan Review (beyond 2nd Review) is required for any given project, a fee will be charged at the rate of eighty-eight dollars (**\$88.00**) per hour or any fraction thereof and will be billed.
5. If an agreement is reached by a local government and the state fire marshal, whereby the process for review of plans is delegated to the local authority, the local authority may use the schedule of fees that has been approved by the local authority.
6. If a review of plans by a local government waives or grants a variance of a minimum standard established by the state fire marshal or otherwise requires review by the state fire marshal, the local government shall require the plans be submitted to the state fire marshal for review. The state fire marshal will charge the person on whose behalf the plans are submitted a fee of fifty-five dollars (**\$55.00**) per hour for each person who participates in the review. The state fire marshal will notify the local government of his approval or disapproval of the plans upon completion of his review.

NOTICE: Any meeting attendance, travel or additional review by Storey County Fire Department required as a result of items 5 or 7 above, an additional fee of fifty-five dollars (**\$55.00**) per hour for each person who participates will be charged to the person on whose behalf the request for variance is submitted to the State Fire Marshal.

Permit Fee Schedule
Permit Fee Table 105.1.1 (Adjusted UBC 1997 Table 1 A)

TOTAL VALUATION	FEE
\$1.00 TO \$500.00	\$25.85
\$501.00 to \$2,000.00	\$25.85 for the first \$500.00 plus \$3.36 for each additional \$100.00 or fraction thereof, to and including \$2000.00
\$2001.00 to \$25,000.00	\$76.25 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$430.45 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$708.20 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,093.20 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,557.20 for the first \$500,000.00 plus \$5.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,172.20 for the first \$1,000,000.00 plus \$4.02 for each additional \$1,000.00 or fraction thereof

Table 105.1.2 Special Services Fee

Service Provided / Special Inspection / Permits	Fee
Fire Hydrant flow test (on-site)	\$150.00/hr
Fire Protection flow test information request	\$25.00/per flow
False Alarm (within 12 months) 3 rd and beyond	Cost Recovery Actual Response Minimum \$150.00/hr
Inspections requested after normal duty hours	\$110.00
Additional permit inspections, re-inspections due to deficiencies, cancellations, or partial systems including travel time.	\$88.00/hr
Operational permits per IFC section 105	Minimum \$88.00/Permit

Hazardous Materials

Anyone storing, handling, or using any amount of hazardous materials is required to complete this section. When quantities of chemicals meet or exceed "Title III of the Superfund Amendments and Reauthorization Act of 1986, and Title III of the Clean Air Act Amendments of 1990" or when required by the Nevada State Fire Marshal, a hazardous materials permit will be required.

An MDS must be attached for each product that will be stored, used in manufacturing or is generally used in the facility. Quantities, locations and occupancy types shall be clearly stated on the plans at time of submittal.

Storey County Fire Protection District will review these chemicals to determine if there is additional training required, equipment and the ability for our hazardous materials team to respond appropriately. The applicant will be notified upon review of our findings.

District Use Only

Reference # 1 Used:
Reference # 2 Used:
Reference # 3 Used:

Technician Completing:

Report Attached: Yes No Not Applicable

QC Review By:

Date:

Fire District Use Only

Fire District approval for hazardous materials response: The signature below only states that we either “can” or “cannot” respond to incidents occurring at this proposed facility. It is based solely on the information provided under the hazardous materials section of this application. By no means does this section give complete approval for the project. It is simply a checks and balance system developed by the Quad County Hazardous Materials Response Team to identify the ability and level in which an incident may be mitigated.

Approved

Not Approved *(If not, explain why.)*

NOTES:

Reviewer Name: _____

Reviewer Signature: _____ Date _____



APPENDIX A: Amendments to 2012 IFC and 2012 WUI Model Codes

Ordinance No. 14-255

Summary

An ordinance deleting Storey County Code chapters 8.12 Fire Hazards, 8.16 Fire and Explosive, and 8.20 Alarm Systems and amending chapter 15.04 Buildings and Construction, to adopt new uniform codes for fire, building and construction, and amending chapter 15.08 Building Official, and chapter 15.12 Permits and to make amendments to the codes to provide for Storey County specific requirements.

Title

An ordinance deleting Storey County Code chapters 8.12 Fire Hazards, 8.16 Fire and Explosive, and 8.20 Alarm Systems and amending chapter 15.04 Buildings and Construction to adopt new uniform codes including fire and, building and construction and amending chapters 15.04, 15.08 Building Official, and 15.12 Permits to make amendments to the codes for Storey County specific requirements and providing for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I: Chapters 8.12, 8.16, and 8.20 are amended by deleting the following:

Chapter 8.12

FIRE HAZARDS

8.12.010 Inspection authority.

~~It is the duty of the fire chief, or other designated officer, to inspect or cause to be inspected, as often as may be necessary, but not less than annually, commercial structures, premises, vacant lots and public thoroughfares, except the interiors of private dwellings, for the purpose of ascertaining and causing it be corrected any condition liable to cause fire, or any violation of the provisions or intent of any ordinance affecting the fire hazards.~~

8.12.020 Order to abate.

~~Whenever an officer finds in any building or upon any premises or other place, combustible or explosive matter or dangerous accumulation of rubbish or unnecessary accumulation of wastepaper, boxes, shavings, weeds, brush or any other highly inflammable materials, especially liable to fire, old and unused outhouses or buildings which are so situated as to endanger property, or finds obstructions to or on fire escapes, stairs, passageways, doors, or windows liable to interfere with the operations of the fire department, or egress of occupants in case of fire, he shall order the same to be removed or remedied and such order shall forthwith be complied with by the owner or occupant of such premises or building, subject to appeal within five days to the board of county commissioners, who shall within fifteen days review such order and file its decision thereon, and unless the order is revoked or modified, it shall remain in full force and be obeyed by such owner or occupant.~~

8.12.030 Order to abate--Service.

~~The service of any order shall be made upon the occupant of the premises, to whom it is directed by either delivering a true copy of same to such occupant personally or by delivering the same to and leaving it with any person in charge of the premises, or in case no such person is found, upon the premises by affixing a copy thereof in a conspicuous place on the door or to the entrance of said premises. Whenever it may be necessary to serve such an order upon the owner of premises, such order may be served either by delivering to and leaving with the said person a true copy of said order, or, if such owner is absent from the jurisdiction of the officer making the order, by mailing such copy to said owner's last known post office address.~~

8.12.040 Order to abate--Failure to comply.

~~Any owner or occupant failing to comply or commence substantial compliance with such order within five days after the appeal shall have been determined, or if no appeal is taken, then~~

within five days after the service of said order, shall be liable to a penalty as stated in Section 8.12.050 of this chapter.

8.12.050 Right of entry--Penalty for violation.

Fire inspection officials may, with the consent of the owner or occupant of any premises, enter such premises or property to inspect the same for fire hazards. All other entries by such officials shall be on presentation of a warrant except in exigent (emergency) circumstances. Failure to comply with directives given to correct identified fire hazards may result in a misdemeanor prosecution.

Chapter 8.16

FIRE AND EXPLOSIVES REGULATIONS

8.16.010 Outdoor burning--Permission required.

It is unlawful for any person or persons, firm, corporation, or association to burn or attempt to destroy by fire, any leaves, straw, shavings, sweepings, papers, wood, rubbish or other materials of any kind whatsoever, or to kindle or ignite any fire out of doors, whether on public or private property, without first applying for and obtaining written permission from the county fire chief, or his duly authorized agent.

8.16.020 Outdoor burning--Construction or demolition wastes.

During construction, alteration, or demolition of buildings or other structures, no waste materials or rubbish shall be disposed of by burning on the premises without first obtaining written permission therefor from the county fire chief or his duly authorized agent.

8.16.030 Outdoor burning--Bonfires--Incinerator use.

No person shall kindle or maintain any bonfire, rubbish fire, or brush fire, or authorize any such fire to be kindled or maintained on any public or private land without first having obtained written permission from the county fire chief or his duly authorized agent. If such fire is contained in an approved container, waste burner, or incinerator, it must be covered, and the cover must be no larger than one quarter inch mesh screen, such fire being located safely, and not less than fifteen feet from any structure.

8.16.040 Outdoor burning--Permit issuance--Time limits.

No fire permit under this chapter shall be issued before six a.m. or after eleven a.m., and all such fires shall be extinguished by twelve noon.

8.16.050 Permit fees.

The county fire chief may assess a uniform fee for obtaining fire permits or explosive permits under this chapter to cover the costs of inspection and approval of proposed sites, provided he first obtains the unanimous consent of the county commissioners.

8.16.060 Applicability of provisions.

The provisions of this chapter are not applicable to the igniting and burning of outdoor fires for warmth and cooking in appropriate fireplaces, barbecues, or other appropriate containers. The penalties of this chapter are applicable, however, to such fires in the event that such fires go out of control, and a court of law is satisfied that the fire went out of control as a result of carelessness or negligence on the part of the person or persons tending the fire.

8.16.070 Authority to extinguish unauthorized fires.

— Any duly organized fire department of this county shall have the power, by order of the chief of the respective fire department or his duly authorized agent, without further process of law, to directly extinguish, or require to have extinguished any fire ignited or maintained in violation of the requirements of this chapter.

8.16.080 Authority to prohibit fires—Atmospheric or local conditions.

— The county fire chief may prohibit any and all bonfires, outdoor fires, or incinerator fires, when atmospheric conditions or local circumstances make such fires hazardous.

8.16.090 Fireworks—Permission required.

— No fireworks of any kind shall be possessed or ignited within the county without first obtaining the written permission of the county fire chief and the county commissioners.

8.16.100 Explosives storage—Permission required.

— No dynamite or other explosives shall be stored or kept within this county without first obtaining the written permission of the county fire chief, who shall first determine that storage of the same conforms to the requirements of the Nevada Revised Statutes, and in addition, is not a threat to the safety of adjacent inhabitants within the county.

8.16.110 Waivers.

— The provisions of this chapter may be waived under extraordinary circumstances, but only by written authorization from the county fire chief or his duly authorized agents or deputies.

8.16.120 Violation—Penalty.

— Violation of any provision of this chapter shall be a misdemeanor, and in addition thereto, the county commissioners may charge the person or persons responsible for any costs involved in extinguishing any fire resulting from a violation of any of the provisions of this chapter.

Chapter 8.20

ALARM SYSTEMS

8.20.010 Policy.

— It is found and declared that the public health, safety, morals and welfare of the inhabitants of the county require the regulation and control of all persons engaged in the business of owning, operating, maintaining, installing, selling or manufacturing an alarm device or devices as defined in this chapter. In conformity with the policy of this chapter these regulations are designed to:

- A. — Provide for more effective regulation of security alarm systems by the sheriff's communication center;
- B. — Provide for standardization of procedure for installation of security alarm systems;
- C. — Set fees for the monitoring of private alarm systems by personnel of the sheriff's department;
- D. — Set fees for false alarms responded to by personnel of the sheriff's office.

8.20.020 Definitions.

— Whenever used in this chapter, unless the context otherwise requires or specifies:

- A. — "Alarm device" means any device which when actuated by a criminal act or other emergency, requires sheriff's department response or action, and which transmits a prerecorded message or other signal by telephone, radio or other means to the central alarm station, or directly to

the sheriff's communication center, or which produces an audible or visible signal designed to notify persons within audible or visible range of the signal.

_____ B. "Commercial alarm company" means any person, business, firm, corporation or other commercial entity that is in the business of owning, operating, maintaining, installing, selling, or manufacturing an alarm device or devices.

_____ C. "False alarm" means any signal actuated by an alarm device to which the sheriff's department responds, which is not the result of a criminal act, or not the result of an act for which the alarm was intended to be actuated.

_____ D. "Intrusion" means an entry into an area or building equipped with one or more alarm devices by any person or object whose entry actuates the alarm device.

_____ E. "Sheriff's communication center" means any radio dispatch room and/or other enclosures housing privately or publicly owned equipment serving the radio dispatch room or the county sheriff in any fashion.

8.20.030 Application for installation.

_____ A. Before any alarm device may be installed by any commercial alarm company that has intention of installing or causing to be installed a direct alarm device, or any other alarm device, which would connect into any communications center maintained by the sheriff's department, the applicant shall submit a written application setting forth following information:

_____ 1. The name, address, and telephone number of the commercial alarm company making the installation;

_____ 2. The type of device to be installed;

_____ 3. The communication center to which the device is to be connected;

_____ 4. The name and address of the location, and the type of business conducted at that location, in which the device is to be installed;

_____ 5. Directions to the location in which the alarm device is to be installed, as well as a description of the building and/or premises in which the alarm is to be installed;

_____ 6. The names and addresses of three individuals who may be contacted in the case of an emergency by the sheriff's department;

_____ B. Written application shall be submitted not less than fifteen days prior to the intended installation.

_____ C. The application shall be reviewed by the sheriff or his designee who shall, within fifteen days of receipt of the application, announce in writing approval or disapproval of the installation.

_____ D. The sheriff may condition any approval pursuant to the terms of this chapter as is necessary for the efficient administration of the sheriff's department, any communications center maintained by the sheriff's department, and/or to the administration of this chapter.

8.20.040 Fees.

_____ A. Monitoring Fee. There shall be a monthly fee for monitoring all alarm devices. The monitoring fees shall be billed to the commercial alarm company by the sheriff or his designee on a quarterly basis per alarm. Monitoring fees shall be due and payable by the commercial alarm company within ten days of receipt of billing. Monitoring fees shall be set by resolution of the county commissioners. Any installation shall obligate the commercial alarm company to pay the full fee for the quarter in which the installation is made. Upon failure to pay monitoring fees when due, the sheriff or his designee shall cause written notice to be sent by registered mail to the commercial alarm company failing to pay the quarterly monitoring fee. The notice shall state that if payment of the monitoring fee is not received within fifteen days of the notification, it may cause the sheriff to remove or cause to be removed any alarm device which is connected to a sheriff's communication center.

~~B. False Alarm Fee. Any user of services and/or equipment furnished by a commercial alarm company shall pay to the county sheriff a fee for false alarms, responded to by the personnel of the sheriff's department, which fees shall be set by resolution of the board of county commissioners according to the following schedule:~~

~~1. Where the sheriff or his personnel respond to a location on four occasions within a quarterly period, the penalty amount shall be assessed.~~

~~2. Where the sheriff or his personnel respond to a location on a seventh occasion within a quarterly period, a penalty amount shall be assessed against the user of services and/or equipment, which penalty amount shall be three times the amount assessed against a user pursuant to subdivision 1 of this subsection.~~

~~3. Where the sheriff or his personnel have responded to a location on three occasions within a quarter on false alarms, the sheriff may require the installation of an entry prewarning device and status indicator.~~

~~4. Where the sheriff or his personnel have responded to a location on a seventh or more occasion to false alarms located on a premises, the sheriff may remove any alarm device located on the premises from connection to any sheriff's communication center. If, after the seventh response in a quarterly period to a false alarm, the sheriff elects not to remove any alarm device from connection to the sheriff's communication center, the user shall pay the fee per occasion of false alarm response by the sheriff's department, as set forth in subdivision 2 of this subsection.~~

2012 International Fire Code amendments.

Note: *An underscore is used to indicate new or replacement language to the code. A strike through is to indicate a deleted item.*

IFC Section 102, Applicability:

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the *International Building Code*. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Change of ownership of the building shall require the building to come up to current Code standards, per NAC 477.917 and adopted by the Nevada Fire Marshal.

102.7 Referenced Codes and Standards. ~~The codes and standards referenced in this code shall be those that are listed in Chapter 80 shall be the most current edition of the nationally recognized standards unless otherwise designated by NAC 477.281, and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in section 102.7 and 102.7.2.~~

IFC Section 105, Permits:

105.1.1 Permits Required. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the *fire code*

official and obtain the required permit. Permits required by this code shall be obtained from the Storey County Fire Protection District. Fire Department construction permits will be required and issued for Fire Sprinkler Systems, Detection/Notification Systems and Grading/Civil work, based on total project valuation. See Table 105.1.1.

IFC Section 108, Board of Appeals:

Delete the entire section 108. (See section 15.04.080(C))

IFC Section 109, Violations:

109.4 Violation Penalties. Unless a greater penalty is provided by Nevada Law, persons who shall violate a provision of this code or fail to comply with any of the code's requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, are guilty of a misdemeanor, shall be guilty of a [SPECIFY OFFENSE] punishable by a fine of not more than \$1,000 dollars per violation or by imprisonment not exceeding 30 days or both fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Storey County Fire Department Fine Schedule
(Adopted from Nevada State Fire Marshal per Interlocal Agreement)**

NAC 477.281 Nevada Administrative Code adoption of currently adopted International Fire Code (IFC)

IFC SECTION 3 FINE AMOUNT

304.1 Compliance with orders and notices unlawful continuance of a fire hazard. Any person operating or maintaining any occupancy, premises, or vehicle subject to this code, or fail to take immediate action to abate a fire hazard when ordered \$1,000.00

IFC SECTION 9 FINE AMOUNT

401.4	Interfering with Fire Dept. (Obstructing/Disobeying a command)	\$500.00
901.8	Tampering with fire equipment (sprinklers, alarms, etc.)	\$500.00
901.8	Tampering with fire hydrant or appliances	\$500.00
503.4	Obstructing fire lane or parking in fire lane	\$500.00
901.4.1	Failure to provide fire and safety protection as required	\$500.00
901.4.1	Failure to provide fire systems	\$100.00
904.11.6.3	Failure to prevent accumulation of grease or failure to maintain system	\$100.00

IFC SECTION 3 GENERAL PRECAUTIONS AGAINST FIRE FINE AMOUNT

307.2	Burning bonfires or rubbish without a permit	\$100.00
304.4	Not attending an open fire	\$100.00
304.1.1	Illegal accumulation of waste	\$100.00
304.2	Improper handling of readily combustible materials	\$100.00
401.3	Failure to report a fire	\$100.00
401.3.1	Reporting a false alarm	\$500.00

303	Asphalt kettles, improper extinguishers, improper transportation	\$100.00
303	Asphalt kettles, improper placement, cover or not attending	\$100.00
312	Failure to protect gas meters and piping	\$100.00
311.3	Vacating premises (not removing combustibles)	\$500.00
311.2.1	Vacant buildings (not secured)	\$500.00

IFC.SECTION 10 MAINTENANCE OF EXIT WAYS **FINE AMOUNT**

1027.3	Obstruction of exit	\$500.00
1024.9.2	Failure to maintain aisles	\$500.00
1025	Encumbrance of fire escape	\$500.00
1027.2	Exit doors inoperable from the inside	\$500.00
1006.1	Failure to provide exit illumination	\$500.00
1011.1	Failure to provide exit signs	\$500.00
1004.2	Exceeding occupant load	\$500.00

IFC.SECTION 310 SMOKING **FINE AMOUNT**

310.2	Smoking in prohibited areas	\$100.00
310.5	Failure to comply with "NO SMOKING" sign	\$100.00
310.4	Illegal removal of "NO SMOKING" signs	\$100.00

IFC.SECTION 15 APPLICATION OF FLAMMABLE FINISH **FINE AMOUNT**

1501	All violations of Section 15	\$250.00
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IFC.SECTION 26 WELDING/CUTTING CALCIUM CARBIDE/ACETYLENE

FINE AMOUNT

2604.2.6	Failure to provide a fire extinguisher	\$100.00
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IFC.SECTION 30 COMPRESSED GASES **FINE AMOUNT**

3003.2	Storage cylinders improperly marked	\$100.00
3003.3.3	Compressed gases not secured	\$100.00

IFC.SECTION 33 EXPLOSIVE/BLASTING AGENTS **FINE AMOUNT**

3301	All violations pertaining to the manufacturer, possession, storage, sales, transportation and use of explosives and blasting agents	\$500.00
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IFC.SECTION 27 HAZARDOUS MATERIALS **FINE AMOUNT**

2701	All violations of Section 27	\$500.00
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INTERNATIONAL FIRE CODES Currently Adopted Edition by the Honorable County Commissioners: Any other violation not specifically mentioned in the above FINE schedule will have a FINE of \$100.00.

NEVADA REVISED STATUTES (477.250): Any person who knowingly violates the provisions

of this chapter or any of the regulations adopted by the State Fire Marshal's office is guilty of a MISDEMEANOR.

Each day on which a violation occurs is a separate offense.

IFC Section 111, Stop Work Order:

111.4 Failure to Comply. Any person who ~~shall~~ continues any work after having been served with a stop work order, except ~~such~~ the work as that person is directed to perform to remove a violation or unsafe condition, ~~shall be liable to a fine of not less than [amount] dollars or more than [amount] dollars~~ is guilty of a misdemeanor.

IFC Section 202, General Definitions:

HIGH-RISE BUILDING. A building with an occupied floor located more than ~~75~~ 55 feet (~~22-860~~ 16 764 mm) above the lowest level of fire department vehicle access.

Occupancy Classification.

Institutional Group I-1. This occupancy shall include buildings, structures or parts thereof for more than 16 persons who reside on a 24-hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self preservation. All portions of a care facility which houses patients or residents which is classified by the State Board of Health as 'Category 2,' (defined as not being able to provide self preservation) and which has an occupant load of more than 10 residents, is classified as an 'I-1' occupancy classification. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Half-way houses
- Residential board and custodial care facilities
- Social rehabilitation facilities

Five or fewer persons receiving care: A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or *International Residential Code* Section P2904.

Six to sixteen persons receiving care: A facility such as above, housing at least six and not more than 16 persons receiving such care, shall be classified as Group R-4.

Institutional Group I-4, day care facilities: This group shall include buildings and structures occupied by more than ~~five~~ six persons of any age who receive custodial care for less than 24 hours by persons other than parents or guardians, relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

Adult day care
Child day care

Classification as Group E: A child day care facility that provides care for more than ~~five~~ six but no more than 100 children 21/2 years or less of age, where the rooms in which the children are cared for are located on a *level of exit discharge* serving such rooms and each of these child care rooms has an *exit* door directly to the exterior, shall be classified as Group E.

Within a place of religious worship: Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.

Five or fewer occupants receiving care: A facility having ~~five~~ six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

Five or fewer occupants receiving care in a dwelling unit: A facility such as the above within a dwelling unit and having ~~five~~ six or fewer persons receiving custodial care shall be classified as Group R-3 occupancy or shall comply with the *International Residential Code*.

Residential Group R-1: Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Boarding houses (transient) with more than 10 occupants
Brothels
Congregate living facilities (transient) with more than 10 occupants
Hotels (transient)
Motels (transient)

Residential Group R-3: Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Boarding houses (non transient) with 16 or fewer occupants
Boarding houses (transient) with 10 or fewer occupants
Buildings that do not contain more than two *dwelling units*
Care facilities that provide accommodations for ~~five~~ six or fewer persons receiving care
Congregate living facilities (non transient) with 16 or fewer occupants
Congregate living facilities (transient) with 10 or fewer occupants

Moderate-hazard storage, Group S-1: Buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

Aerosols, Levels 2 and 3
Aircraft hangar (storage and repair)
Bags: cloth, burlap and paper
Bamboos and rattan
Baskets
Belting: canvas and leather
Books and paper in rolls or packs
Boots and shoes
Buttons, including cloth covered, pearl or bone

Cardboard and cardboard boxes
Clothing, woolen wearing apparel
Cordage
~~Dry boat storage (indoor)~~
Furniture
Furs
Glues, mucilage, pastes and size
Grains
Horns and combs, other than celluloid
Leather
Linoleum
Lumber
Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials *listed* in Table 5003.1.1(1) (see Section 406.8 of the *International Building Code*)
Photo engravings
Resilient flooring
Self-serve storage (mini-storage)
Silks
Soaps
Sugar
Tires, bulk storage of
Tobacco, cigars, cigarettes and snuff
Upholstery and mattresses
Wax candles

Low-hazard storage, Group S-2: Includes, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Storage uses shall include, but not be limited to, storage of the following:

Asbestos
Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
Cement in bags
Chalk and crayons
Dairy products in non waxed coated paper containers
Dry boat storage (indoor)
Dry cell batteries
Electrical coils
Electrical motors
Empty cans
Food products
Foods in noncombustible containers
Fresh fruits and vegetables in non plastic trays or containers
Frozen foods
Glass
Glass bottles empty or filled with noncombustible liquids
Gypsum board
Inert pigments

Ivory
Meats
Metal cabinets
Metal desks with plastic tops and trim
Metal parts
Metals
Mirrors
Oil-filled and other types of distribution transformers
Parking garages both open and enclosed
Porcelain and pottery
Stoves
Talc and soap stones
Washers and dryers

IFC Section 305, Ignition Sources:

305.1 Clearance from ignition sources. Clearance between ignition sources, such as luminaries, heaters, flame-producing devices and combustible materials, shall be no less than 10 feet and shall be maintained in an approved manner.

IFC Section 401, General:

401.1 Scope. Reporting of emergencies, coordination with emergency response forces, emergency plans, and procedures for managing or responding to emergencies shall comply with the provisions of this section.

Exception: ~~Firms that have approved on-premises fire fighting organizations and that are in compliance with approved procedures for fire reporting.~~

IFC Section 503, Fire Apparatus Access Roads:

503.2.4 Turning Radius The required turning radius of a fire apparatus access road shall be determined by the fire code official. The outside radius of a fire apparatus access road shall be a minimum of forty-five (45'). The inside radius of any turn shall not be less than thirty (30') feet.

503.2.8 Driveways. Driveways intended for fire apparatus access shall be provided when any portion of an exterior wall of the first story of a building is located more than one hundred fifty (150') feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of twelve (12') feet and a minimum unobstructed height of thirteen feet six inches (13'6".) Driveways in excess of one hundred fifty (150') feet in length shall be provided with turnarounds. Driveways in excess of two hundred (200') feet in length and less than twenty feet (20') in width shall be provided with turnouts in addition to turnarounds.

503.2.9 Turnout. Turnouts shall be an all weather road surface at least 10 feet wide and 30 feet long. Driveway turnouts shall be located as required by the fire code official.

IFC Section 505, Premises Identification:

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabet letters. Numbers shall be six (6) inches in height with a minimum of three-quarters (3/4) inch stroke for commercial structures under 30,000 square feet, and twelve (12) inches in height with a minimum of a one and one half (1 1/2) inch stroke for commercial structures exceeding 30,000 square feet. All suites shall be identified with either a letter or number four (4) inches in height with a minimum of one half (1/2) inch stroke. Numbers and or letters shall be of a contrasting color and be readily visible from the street. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

IFC Section 507, Fire Protection Water Sources:

507.5.1.2 Fire Hydrant Standards. All new or replacement fire hydrants shall meet the requirement and standards of the Storey County Fire Protection District Policy.

IFC Section 508, Fire Command Center:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise building by the International Building Code or wide-rise buildings which by Storey County Fire Protection District definition, exceed 30,000 square feet and are a single story, a fire command center for fire department operations shall be provided and shall comply with sections 508.1.1 through 508.1.5. Commercial structures less than 5,000 square feet will not require any type of command room. Buildings that are a single structure, between 5,000 square feet and 30,000 square feet will require a command room which may be located within the structure in a location agreed upon between the fire district and the developer.

508.1.2 Separation.

The fire command center shall be separated from the remainder of the building by not less than a 2-hour fire barrier constructed in accordance with Section 707 of the International Building Code or horizontal assembly constructed in accordance with Section 711 of the International Building Code, or both.

508.1.3 Size.

The fire command center shall be a minimum of 96 square feet with a minimum dimension of 8 feet.

508.1.5 Required features. The *fire command center* shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.

2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking *stairway* doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.
10. ~~A telephone for fire department use with controlled access to the public telephone system.~~
11. Fire pump status indicators.
12. Schematic building plans indicating the typical floor plan and detailing the building core, *means of egress, fire protection systems, fire-fighting equipment and fire department access, and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.*
13. An *approved* Building Information Card that contains, but is not limited to, the following information:
 - 13.1. General building information that includes: property name, address, the number of floors in the building (above and below grade), use and occupancy classification (for mixed uses, identify the different types of occupancies on each floor), estimated building population (i.e., day, night, weekend);
 - 13.2. Building emergency contact information that includes: a list of the building's emergency contacts (e.g., building manager, building engineer, etc.) and their respective work phone number, cell phone number, and e-mail address;
 - 13.3. Building construction information that includes: the type of building construction (e.g., floors, walls, columns, and roof assembly);
 - 13.4. Exit stair information that includes: number of *exit stairs* in the building, each *exit stair* designation and floors served, location where each *exit stair* discharges, *exit stairs* that are pressurized, *exit stairs* provided with emergency lighting, each *exit stair* that allows reentry, *exit stairs* providing roof access; elevator information that includes: number of elevator banks, elevator bank designation, elevator car numbers and respective floors that they serve, location of elevator machine rooms, location of sky lobby, location of freight elevator banks;

13.5. Building services and system information that includes: location of mechanical rooms, location of building management system, location and capacity of all fuel oil tanks, location of emergency generator, location of natural gas service;

13.6. *Fire protection system* information that includes: locations of standpipes, location of fire pump room, location of fire department connections, floors protected by *automatic* sprinklers, location of different types of *automatic sprinkler systems* installed (e.g., dry, wet, pre-action, etc.); and

13.7. Hazardous material information that includes: location of hazardous material, quantity of hazardous material.

14. Work table.

15. Generator supervision devices, manual start and transfer features.

16. Public address system, where specifically required by other sections of this code.

17. Elevator fire recall switch in accordance with ASME A17.1.

18. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

19. Facility Fire Pre-Plan (2'x3' laminated map) showing: Ingress Routes, Egress Routes, Fire Lanes, Power Shunt Trip location, Main Fire Alarm Control Panel location, Gas Shunt (must be within 20' of fire control room) location, Address location (must be 12" in height minimum and, contrast in color from main color of building), Electrical Main Panel, All Sub Panel locations, Fire Hydrant locations, Knox Box location, Fire Department Connection location, Post Indicator Valve location (as required) and Outside Screw and Yolk (as required).

20. Disconnect. The main switch for disconnecting the utility power and any alternate power sources shall be in the fire command center. Switches shall be covered to prevent accidental activation. Switches shall interrupt the public utility power feeds and any alternate power sources before entering the building. After the switch is operated, no live electrical panels, conductors, or feeds within the premises shall remain energized excluding the emergency electrical circuits.

21. Main Fire Alarm Control Panel, shall be combination smoke/fire with a writable surface.

22. Gas Shunt (must be within 20' of fire control room.)

23. Knox Box.

24. Fire Department Connection.

25. Post Indicator Valve.

26. Outside Screw & Yolk.

27. In occupancies greater than 55' in height, a fire equipment cache room shall be provided every 5 stories and stocked as specified by the department with jurisdiction. Fire cache room shall be provided and stocked per Storey County Fire request, for buildings or occupancies where it is deemed necessary based on special hazards or square footage.

IFC Section 901, Fire Protection Systems:

901.6 Inspection, testing and maintenance. Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, ~~and~~ smoke and heat vents and commercial kitchen hood ventilation systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non required *fire protection systems* and equipment shall be inspected, tested and maintained or removed.

901.7 Systems out of service. Where a required *fire protection system* is out of service, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved* fire watch shall be provided for all occupants left unprotected by the shutdown until the *fire protection system* has been returned to service. In the event that the service/maintenance contract for any fire protection system is canceled or not renewed, the fire code official shall be notified by the service/maintenance contractor within 24 hours.

Where utilized, fire watches shall be provided with at least one *approved* means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

IFC Section 903, Automatic Sprinkler Systems:

903.2 Where required. *Approved automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12, Table 903.2.1.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 711 of the *International Building Code*, or both.

Table 903.2.1^a
Required Automatic Sprinklers by Fire Area, Response Time and Height
For A, B, E, F, H, I, M, S and U Occupancies
Sprinklers are required when any one of the listed conditions is met.

Fire Jurisdiction	Fire Area ^{b, c}	Height ^d	Response Time
Carson City Fire	>5000 square feet ^{e, f}	3 stories or greater	-
East Fork Fire Protection District (Douglas County)	>5000 square feet	3 stories or greater	-
North Lake Tahoe Fire Protection District	≥5000 square feet ^g	2 stories and a basement or 3 stories or greater	-
North Lyon Fire Protection District	≥5000 square feet	3 stories or greater	-
Reno Fire Department	>5000 square feet ^h	3 stories or greater	-
Truckee Meadows Fire Protection District and Sierra Fire Protection District	≥5000 square feet	3 stories or greater	-
Sparks Fire Department	>5000 square feet	3 stories or greater	Over 6 minutes
Storey Fire Department	>5000 square feet	2 stories and a basement or 3 stories or greater	-
Tahoe Douglas Fire Protection District (Douglas County)	All	-	-

a. This table is in addition to any other automatic sprinkler requirements in this code.

b. Fire areas may be separated according to IBC 707.3.10.

c. Any addition or remodel that increases the fire area will be included in the calculation for the total square footage.

d. Airport towers and open parking garages complying with IBC 406.5 are exempt from this table.

e. S-1 and S-2 occupancies are exempt from this table.

f. A one-time increase in the fire area is permitted provided said increase is ≤ 50% of the structure's existing permitted fire area square footage.

g. A one-time increase of 360 square feet of fire area is permitted.

h. Automatic fire detection system installed throughout and connected to a central station fire alarm company can be substituted for automatic sprinkler system.

903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.

2. Throughout every portion of educational buildings below the lowest *level of exit discharge* serving that portion of the building.

Exception: An *automatic sprinkler system* is not required in any area below the lowest *level of exit discharge* serving that area where every classroom throughout the building has at least one exterior *exit door* at ground level. In high schools where automatic fire sprinkler systems are provided, the automatic fire sprinkler systems for the automotive and woodworking shops must be designed to Ordinary Hazard, Group 1 automatic fire sprinkler systems criteria.

IFC Section 910, Smoke and Heat Removal:

910.3.2.2 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate.

910.3.2.2.1 Control mode sprinkler system. Smoke and heat vents installed in areas of

buildings with a control mode sprinkler system shall have operating elements with a higher temperature classification than the automatic fire sprinklers in accordance with NFPA 13.

910.3.2.2.2 Early suppression fast-response (ESFR) sprinkler system. Smoke and heat vents installed in areas of buildings with early suppression fast-response (ESFR) sprinklers shall be equipped with a standard-response operating mechanism with a minimum temperature rating of 360°F (182°C) or 100°F (56°C) above the operating temperature of the sprinklers, whichever is higher.

IFC Section 913, Fire Pumps:

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods.

1. Central-station, proprietary or remote-station signaling service.
2. Local signaling service that will cause the sounding of an audible signal at a constantly attended location.
3. ~~Locking valves open.~~
4. ~~Sealing of valves and approved weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.~~

IFC Section 1016, Exit Access Travel Distance:

**TABLE 1016.2
EXIT ACCESS TRAVEL DISTANCE^a**

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250 ^b
I-1	Not Permitted	250 ^c
B	200	300 ^c
F-2, S-2, U	300	400 ^c
H-1	Not Permitted	75 ^c
H-2	Not Permitted	100 ^c
H-3	Not Permitted	150 ^c
H-4	Not Permitted	175 ^c
H-5	Not Permitted	200 ^c
I-2, I-3, I-4	Not Permitted	200 ^c

For SI: 1 foot = 304.8 mm.

a. See the following sections for modifications to exit access travel distance requirements:

Section 402.8: For the distance limitation in malls.

Section 404.9: For the distance limitation through an atrium space.

Section 407.4: For the distance limitation in Group I-2.

Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.

Section 411.4: For the distance limitation in Special Amusement Buildings.

Section 1015.4: For the distance limitation in refrigeration machinery rooms.

Section 1015.5: For the distance limitation in refrigerated rooms and spaces.

Section 1016.4: For increased limitation in Groups F-1 and S-1.

Section 1021.2: For buildings with one exit.

Section 1028.7: For increased limitation in assembly seating.

Section 1028.7: For increased limitation for assembly open-air seating.

Section 3103.4: For temporary structures.

Section 3104.9: For pedestrian walkways.

b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems in accordance with Section 903.3.1.2 are permitted.

c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1

1016.4 Group F-1 and S-1 increase. The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height, and

2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm), and

3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

IFC Chapter 11, Construction Requirements for Existing Buildings:

Delete entire chapter 11.

IFC Section 2809, Exterior Storage of Finished Lumber Products:

2809.1 General. Exterior storage of finished lumber products, fire wood, chips, hogged material and associated raw products shall comply with Sections 2809.1 through 2809.5.

IFC Section 5601, Explosives and Fireworks:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5605.
3. The use of fireworks for fireworks displays as allowed in Section 5608.
4. ~~The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided such fireworks comply with CPSC 16 CFR Parts 1500 and 1507, and DOT 49 CFR Parts 100-185, for consumer fireworks.~~

IFC Section 6101, Liquefied Petroleum Gases:

6101.1 Scope. Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to systems for such uses shall comply with this chapter and NFPA 58. Properties of LP-gases shall be determined in accordance with Appendix B of NFPA 58. In the event of a conflict between any provision in this chapter and the regulations of the Board for the Regulation of Liquefied Petroleum Gas, the regulations of the Board take precedence.

The following International Fire Code appendices are amended:

Appendix B – Fire Flow Requirements.

Section B105, Fire-flow Requirements for Buildings:

B105.2 Buildings other than one- and two-family dwellings.

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exception: A reduction in required fire-flow of up to ~~75~~ 50 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

B. Only the following sections and amendments to the 2012 International Wildland Urban Interface Code are adopted:

WUI Section 101.2, Scope and General Requirements:

101.2 Scope. The provisions of ~~this code~~ the Wildland Urban Interface Code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises and to the management of fuels on undeveloped lots and on unmodified portions of large lots within the *wildland-urban interface areas* in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

WUI Section 106, Appeals:

~~**106.1 General.** To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, *building official* and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.~~

~~**106.2 Limitations of authority.** The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code. (See section 15.04.080(C))~~

WUI Section 302, Wildland-Urban Interface Area Designations:

302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* contained in the Community Wildland Protection Plan in accordance with Section 302.1 ~~on a three-year basis or more frequently as deemed necessary by the legislative body~~ as deemed necessary by the code official.

WUI Section 502, Fire Hazard Severity:

502.1 General. The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into *wildland-urban interface areas* shall be established in accordance with Table 502.1 ~~See also~~ Appendix C.

WUI Section 504, Class 1 Ignition-resistant Construction:

504.2 Roof covering. Roofs shall have a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, non perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.

504.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Under floor ventilation openings shall be located as close to grade as practical.

Exception: Vents designed and approved to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

WUI Section 505, Class 2 Ignition-resistant Construction:

505.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Under floor ventilation openings shall be located as close to grade as practical.

Exception: Vents designed and approved to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

WUI Section 602, Automatic Sprinkler Systems:

602.1 General. ~~An approved automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition resistant construction in Chapter 5. The installation of the automatic sprinkler systems shall be in accordance with nationally recognized standards.~~

WUI Section 603, Defensible Space:

603.2.1 Responsible party. Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-resistive vegetation on the property owned, leased or controlled by said person.

603.2.1.1 Adjacent land. Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing non fire-resistive vegetation on said property.

603.2.2 Trees. Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm) or an acceptable distance as determined by the code official.

WUI Section 604, Maintenance of Defensible Space:

604.4 Trees. Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum ~~horizontal~~ clearance of 10 feet (3048 mm) or an acceptable distance as determined by the code official. Tree crowns within the *defensible space* shall be pruned to remove limbs located less than ~~6~~ 10 feet (~~1829~~ 3048 mm) above the ground surface adjacent to the trees; or an acceptable distance as determined by the code official

604.4.1 Chimney clearance. Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum ~~horizontal~~ clearance of 10 feet (3048 mm).

WUI Section 607, Storage of Firewood and Combustible Materials:

607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the *defensible space* shall be located a minimum of ~~20~~ 30 feet (6096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Appendix B, Vegetation Management Plan.

WUI Section B101, General:

B101.1 Scope. Where required vegetation management plans shall be submitted to the code official and the State Forester Fire warden for review and approval as part of the plans required for a permit.

B101.2 Plan content. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the-site defensible space plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

WUI Section B102, Defensible Space Plans.

B102.1 General. Where required, defensible space plans must be submitted to the code official for review and approval as part of the plans required for a permit.

B102.2 Plan content. A defensible space plan shall include at least the following information:

1. Property boundaries.
2. Current and proposed structures on the property.
3. Trees and vegetation taller than 3 feet in height.

4. Individual plant or brush fields 20 square feet or larger in area.
5. Tree drip lines.
6. Roads and driveways in abutting the property.

C. All sections of the International Fire Code and the International Wildland Urban Interface Code adopted in section 15.04.010 that refer to a board of appeals are amended and in order to hear and decide the appeals of orders, decisions, or determinations made by the fire chief, the following process will be used:

1. Any person dissatisfied with the decisions of the fire chief as applied to the person's case may appeal the decision in writing to the state fire marshal for relief within thirty days from the decision of the fire chief. The state fire marshal must make a decision to uphold or reverse the decision of the building official. The decision of the state fire marshal is final and the fire chief must implement the decision.

2. If the state fire marshal agrees with the fire chief the person may pursue his legal remedies before the appropriate tribunal.

~~A. Approved numbers or addresses shall be placed on all new and existing building or positioned on property as to be plainly visible and legible from the street or road fronting the property. Numbers shall be at least five inches in height and be of a contrasting color with their background.~~

~~— B. — Key Boxes on Commercial Business and Residences with Automatic Alarm Systems. When access by emergency personnel to or within a structure or property is unduly difficult because of secured openings and where immediate access is necessary for lifesaving or firefighting purposes, the designated fire official may require a key box to be installed in an accessible location on building or property. The chief may require commercial buildings and residences with automatic alarm systems to be provided with key boxes. The key box shall be a type approved by the designated fire official and shall be approved prior to installation. Such key boxes shall contain the following:~~

- ~~— 1. Keys to all locked points of exterior entry of building;~~
- ~~— 2. Keys to all locked interior doorways;~~
- ~~— 3. Keys to locked mechanical rooms;~~
- ~~— 4. Keys to locked fire equipment rooms;~~
- ~~— 5. Keys to locked electrical rooms;~~
- ~~— 6. Keys to elevator controls;~~
- ~~— 7. Keys to other areas of the building or property as directed by the designated fire official.~~

~~— C. — Required Access. Fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than one hundred fifty feet from the fire apparatus access as measured by an approved route around the exterior of the building or facility.~~

~~— D. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of the fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.~~

~~— E. — Turning Radius. The turning radius of a fire apparatus access road shall *must* be as approved by the fire chief.~~

~~— F. — Dead Ends. Dead-end fire apparatus access road in excess of one hundred fifty feet in length shall be provided with approved provisions for the turning around of fire apparatus.~~

~~— G. Fire Break Clearance. A minimum thirty-foot fire break clearance around the structure must be provided and maintained per NRS 472.041. This must be completed prior to issuance of a certificate of occupancy or safety seal.~~

15.04.090 Violation--Criminal penalty.

Any person, firm, or corporation violating any provision of this chapter is guilty of a misdemeanor.
(Ord. 13-249, 2013; Ord. 172 § 1(part), 2000)



Appendix B: Commodity and Classification of Racking

Type of Storage: Palletized Solid Pile Shelf Bin Box High Rack
 Entire storage design based upon worst case commodity class: Yes No
 Mixed Commodity: Yes No

If based on mixed commodity, is the design approach as lower commodity class or commodity segregation
 Business Name: _____ Address: _____ Date: _____

Rack ID or Area ID	Storage Height	Ceiling Height and Slope	Commodity Class	Rack: # of tiers	In Rack Sprinklers <input type="checkbox"/> Yes <input type="checkbox"/> No	Wet or Dry System	Ceiling Sprinkler: <input type="checkbox"/> Standard <input type="checkbox"/> Large <input type="checkbox"/> Drop <input type="checkbox"/> ESFR	Sprinkler Temp:	Sprinkler K Factor	Sprinkler Coverage Area	Design Area and Density	Ceiling Design Curve Used (Provide Reference)	Design Adjustments

Commodity Class and Type of Storage: The commodity class should be determined from the inventory provided by the architect or owner. The inventory should describe the product, provide the weight or package volume of the amount of plastic or rubber, how the product is packaged, if stacked on wood or the type of plastic pallet, and if encapsulated or not. This information must accompany this code study so the plan reviewer can verify the commodity classification. State the type of storage i.e, pallet, shelf, bin box, or rack.

Column Legend: If the entire storage area is going to use the worst case commodity class, still provide a row of design information. Also, use NA if column is not applicable.

Rack ID or Area ID: The architectural floor plans should have designated the rack or storage locations and the inventory commodity classification for each rack or storage area. From that information denote in the column the designation of the rack or area to be covered by the sprinkler design specified in the same row of the code study. Provide a copy of the architectural floor plan that shows rack and its commodity class.

Commodity Class: The commodity class should be determined from the product inventory provided by the design professional. The inventory should describe the product, provide the weight or package volume of the amount of plastic or rubber, how the product is packaged, if stacked on wood or the type of plastic pallet, and if encapsulated or not. This information must accompany this code study so the plan reviewer can verify the commodity classification.

Sprinkler Used: indicate the type of ceiling sprinklers that installed. If in-rack sprinklers are provided, indicate the type of intermediate level sprinkler used. Provide the equipment data sheet for the sprinklers used to protect the high piled combustible storage.

Design Adjustment: Provide the NFPA code reference, table, and associated figure reference and the adjusted percentage from your design adjustments are taken. These design adjustment percentages are related to storage height, dry or wet system, encapsulated or not, extra in-rack sprinklers and footnotes.

In-Rack Sprinkler, FES, Provide Reference: Provide the NFPA code reference, table and associated figure reference used for the in-rack sprinkler design.