



GARDNERVILLE TOWN BOARD

Meeting Agenda

Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Mary Wenner, Board Member
Cassandra Jones, Board Member
Ken Miller, Board Member

1407 Highway 395 N.
Gardnerville, Nevada 89410
(p)775-782-7134 (f): 775-782-7135
www.gardnerville-nv.gov

Contact: Carol Louthan, Office Manager
Senior for any questions or additional
information. You may also view the
board packet online at the town's website.

Tuesday, January 6, 2015

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

"The Town of Gardnerville provides high quality services based on community needs in a cost effective and efficient manner. We will strive to protect the community's quality of life while proactively preparing for the future. We will be accessible and fully accountable to our community."

Copies of the finalized agenda are posted at the following locations prior to meeting day in accordance with NRS Chapter 241: Gardnerville Town Offices, Gardnerville Post Office, Carson Valley Chamber of Commerce and Visitors Authority and the Douglas County 8th Street Historic Courthouse. The agenda is also posted on the Internet at www.gardnerville-nv.gov. All items shall include discussion and possible action to approve, modify, deny, or continue.

Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Gardnerville Town Offices in writing at 1407 Highway 395, Gardnerville NV 89410, or by calling (775) 782-7134 at least 24 hours in advance.

Notice regarding NRS 237: The Gardnerville Town Board has adopted a Standard Policy No. 7, which contains a motion regarding Business Impact Statements. When the Town Board approves its agenda, it also approves a motion which includes ratification of staff action taken pursuant to NRS 237-030 et seq. with respect to items on the agenda, and determines that each Rule which is on the agenda for which a BIS has been prepared does impose a direct and significant economic burden on a business or directly restricts the formation, operation or expansion of a business, and each Rule which is on the agenda for which a BIS has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.

Notice: Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

INVOCATION – Pastor Rich Lammay

4:30 P.M. Call to Order and Determination of a Quorum

PLEDGE OF ALLEGIANCE – Linda Slater

For Possible Action: Discussion and election of Chairman and Vice Chairman of the Gardnerville Town Board for the calendar year 2015.

- a. Election of Gardnerville Town Board Chairman for the 2015 calendar year; with public comment prior to Board action.
- b. Election of Gardnerville Town Board Vice-Chairman for the 2015 calendar year; with public comment prior to Board action. (approx. 10 minutes).

FOR POSSIBLE ACTION: APPROVAL OF AGENDA, with public comment prior to Board action.

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

December 6, 2014 Regular Board meeting, with public comment prior to Board action.

PUBLIC INTEREST COMMENTS (No Action)

This portion of the meeting is open to the public to speak on any topic not on the agenda and must be limited to 3 minutes. The Gardnerville Town Board is prohibited by law from taking immediate action on issues raised by the public that are not listed on the agenda.



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

CONSENT CALENDAR FOR POSSIBLE ACTION

Items appearing on the Consent Calendar are items that may be adopted with one motion **after public comment**. Consent items may be pulled at the request of Town Board members wishing to have an item or items discussed further. When items are pulled for discussion, they will be automatically placed at the beginning of the Administrative Agenda.

1. **For Possible Action:** Correspondence
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
3. **For Possible Action:** Approve December 2014 claims
4. **For Possible Action.** Approve the urban forestry annual work plan update for 2015.

ADMINISTRATIVE AGENDA

(Any agenda items pulled from the Consent Calendar will be heard at this point)

5. **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for December 2014. (approx. 10 minutes).
6. **For Possible Action:** Discussion on sending a Gardnerville Town Board Main Street representative and or the Town Manager to;
 - a. The participate in the Wyoming Main Street sponsored Best Practices Workshop before the Main Street conference on March 26-28th, and
 - b. The National Main Street Conference in Atlanta, Georgia, March 30-April 2; with public comment prior to board action. (approx. 10 minutes).
7. **For Possible Action:** Discussion to recommend approval, denial, or approval with conditions, of a development application for a Special Use Permit (DA 14-080) requested by Mike Pegram;
 - a. To allow a parking lot as a primary use in Neighborhood Commercial and General Commercial zoning districts,
 - b. To allow two murals on the building façade remodel,
 - c. To allow for two "roof" mounted signs;and adding two digital reader boards to replace the marquee board as indicated in the proposed plan, all are part of the proposed Sharkey's Casino remodel and redevelopment project located at the corner of Gilman Ave and Highway 395 (APN's 1320-33-401-029, 030, 031, 032, 033 and 1320-33-401-015, 016, 017 and 018); with public comment prior to board action. (approximately 45 minutes).
8. **For Possible Action:** Discussion to recommend approval, denial, or approval with conditions of a development application for a Major Design Review (DA-14-047) requested by Ken Hendrix, KDH Builders, for a 41 unit multi-family housing project which includes thirteen (13) triplexes and one (1) duplex. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential) zoning district within the Minden Gardnerville Community Plan (APN #1320-33-210-069); with public comment prior to board action. (approx. 45 minutes).
9. **For Possible Action:** Discussion to recommend approval, continuance or denial of the request by Joe Pace on an appeal of a Minor design review (DA-14-011) a placement of a Wells Fargo Bank ATM unit at the existing Golden Gate Petroleum Gas Station located at APN:1220-10-111-001 (1485 Grant Ave); with public comment prior to board action. (approx. 20 minutes)
10. **For Possible Action:** Discussion to approve, or to deny a contract with NV Energy for the alteration of existing electrical facilities across APN 1320-33-402-080 & 1320-33-310-006, aka the Hellwinkel property and Chichester Detention pond, adding a new meter to power the Hellwinkel barns, authorizing the town manager to sign the contract; with public comment prior to board action. (approx. 15 minutes)
11. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for December 2014. (approx. 5 minutes)
12. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for December 2014. (approx. 20 minutes)



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

- 13. For Possible Action:** Discussion on Town Board member appointments to represent the Town of Gardnerville and to be the Town Board liaison for the following boards:
- a. Main Street Gardnerville Board of Directors
 - b. Carson Valley Arts Council
 - c. Nevada League of Cities;
- with public comment prior to Board action. (approx. 10 minutes).

Adjourn
Gardnerville Town Board Meeting – February 3, 2015



GARDNERVILLE TOWN BOARD

Meeting Agenda

Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Mary Wenner, Board Member
Mike Philips, Board Member
Ken Miller, Board Member

1407 Highway 395 N.
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Contact: Carol Louthan, Office Manager
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Tuesday, December 2, 2014

4:30 p.m.

Gardnerville Town Hall

INVOCATION – Pastor Jesse Miller (not present)

 4:30 P.M. Chairman Slater called the meeting to order and made the determination a quorum was present.

 PLEDGE OF ALLEGIANCE – Mr. Mike Philips led the flag salute

PRESENT:

Linda Slater, Chairman
Lloyd Higuera, Vice-Chairman
Mary Wenner
Mike Philips
Ken Miller

Jim Hales, Town Counsel
Tom Dallaire, Town Manager/Engineer
Carol Louthan, Office Manager Sr.

 **FOR POSSIBLE ACTION: APPROVAL OF AGENDA, with public comment prior to Board action.**

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

Mr. Dallaire advised Jim Nichols, County Manager, has some NRS issues and asked that we do not take action on this item. There are some NRS statutes that define the county needs to be the one responsible for signage.

Vice-Chairman Higuera suggested pulling the item.

Mr. Dallaire asked that item 7 be pulled also. Stephanie Hicks from R.O. Anderson Engineering would like a chance to explain what is going on with that project.

Motion Higuera/Wenner to approve the agenda pulling item 6 and 7 for future consideration.

No public comment.

Upon call for the vote, motion carried.

 **FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:
November 4, 2014 Regular Board meeting, with public comment prior to Board action.**

Motion Higuera/Philips to approve the minutes.

No public comment.

Upon call for the vote, motion carried.

 **PUBLIC INTEREST COMMENTS (No Action)**

This portion of the meeting is open to the public to speak on any topic not on the agenda and must be limited to 3 minutes. The Gardnerville Town Board is prohibited by law from taking immediate action on issues raised by the public that are not listed on the agenda.

Chairman Slater would like to congratulate Ken Miller on his re-election and Cassandra Jones on being newly elected. Cassandra will take her place at our January 2015 board meeting.

Vice-Chairman Higuera congratulated Linda Slater.

Ms. Hicks, RO Anderson Engineering wanted to take the opportunity to apologize for the late withdrawal. We had an opportunity to meet with both town and county staff last Tuesday. Based on those discussions and our desire to come to a compromise has led us to want to provide some additional information and exhibits to the board as well as to the public. Because of the holiday weekend there would not have been sufficient time. We will work toward providing those in a timely fashion. We appreciate your time.

No further public comment.

CONSENT CALENDAR FOR POSSIBLE ACTION

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1. **For Possible Action: Correspondence**
Read and noted.
2. **For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities**
Accepted.
3. **For Possible Action: Approve November 2014 claims**
Approved.

Motion Higuera/Wenner to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried.

ADMINISTRATIVE AGENDA

(Any agenda items pulled from the Consent Calendar will be heard at this point)

4.  **Not for Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for November 2014.**

Mr. Dallaire shared Paula is not able to be here. She has been sick. She just asked me to find out if you had any questions. We do have some issues with the mural at Sharkey's. Depending on the outcome they will see what happens. I received a call this morning from Mike Gilbert and the Overland is interested in the mural so we can see if we can relocate it. The mural is done and ready. All they are waiting for is the sign information on who to thank. The kickoff is coming up. We will be doing a float in the Parade of Lights and getting ready for the kickoff. We have the labyrinth walk on December 31st from 6:00 to 9:00 celebrating New Year's New York time.

5.  **For Possible Action: Discussion on Proclamation 2014P-03, recognizing the contributions of Michael W. Philips Sr. as a Gardnerville Town Board Member for the years 2003-2014**

Motion Higuera/Miller to approve Proclamation 2014P-03 recognizing the contributions of Michael W. Philips Sr. as a Gardnerville Town Board member for 12 years.

No public comment.


Upon call for the vote, motion carried.

Chairman Slater mentioned Mike is term limited out at the end of this year. He is the last member of the board, which I refer to as the renaissance era for the town of Gardnerville. Mike's knowledge will be greatly missed. We know where to find you, so we may call on you and hope you will always stay in touch. You will be greatly missed.


Chairman Slater presented Mr. Philips with the proclamation.

Mr. Miller commented becoming a member of the board you meet a lot of new people. Mike was one of the people I did not know. I am glad I sat next to him this year.

Mr. Philips appreciates it.

6.  **For Possible Action:** Discussion on Ordinance 2014-1430 to amend Douglas County Code Title 10.16.050 to empower the unincorporated towns within Douglas County to establish vehicle speed limits and zones within the unincorporated towns boundary on town maintained streets only; with public comment prior to Board action.

Pulled from agenda.

7.  **For Possible Action:** Discussion on a request by Ken Hendrix, KDH Builders, for a major design review for a 41 unit multi-family housing project which includes thirteen (13) triplexes and one (1) duplex. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential and SFR-8000/PD (Single Family residential – one-half acre minimum net parcel size) zoning districts within the Minden Gardnerville Community Plan (APN #1320-33-210-069); with public comment prior to Board action.

Pulled from agenda.

8.  **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for November 2014.

Mr. Hales met with Mr. Rowe to discuss the activities he has been involved in over the last month. He has undertaken an evaluation of the streets in Stodick Estates. His position on that is not something we want to announce in a public meeting. You need to talk to him about whether he wants to have a litigation session with the board. But for the purposes of this report we wanted you to know he has undertaken an evaluation and is working with Tom on that issue. He has been working on the issue of the Martin Slough ponds. Mike was involved in working with Tom on getting that fenced and the signage was reviewed and approved. He also has prepared the audit response letter as part of the annual audit. There was nothing there that was of any concern for the auditors. In addition to reviewing the minutes and the agenda, he has been working with Tom on the trash truck that was recently purchased. Mike is trying to get a resolution on that. That summarizes his activities over the last month.

9.  **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for November 2014.

Mr. Dallaire went over the email from the county manager about the speed item. There are Nevada Revised Statutes addressing this issue specifically as the county being the authority on that topic. We are going to see what comes up and how that will change the ordinance. In '98 we had two ordinances that went forward to limit the speed limit. We will work through the issues and come back.

Mr. Miller mentioned even though the ordinance may be passed, it is an issue of enforcement. With the manpower the sheriff's department has it's just not possible to enforce it in all places. It's sporadic at best.

Mr. Dallaire pointed out we need to be thinking about if it is a 15 mph speed zone in Gardnerville, the intent is to keep it at 25. We should either set it at 25 and enforce it or leave it at 15 and not enforce it. There needs to be some consistency.

Mr. Miller mentioned they are starting to patrol the intersections.

Ms. Wenner has seen the patrolmen on Chichester for a week after the road was striped.

Mr. Dallaire reviewed the Stodick Estates tree trimming issue talked about at last month's meeting. The signage at the slough Mike has not given me the wording for the signs yet. The trash truck stalls when the truck is full and you use the compactor. It seems to run okay. They are using it. It is an intermittent problem. So everybody from Cummings to Peterbilt to Arata are pointing fingers. We turned it over to Mike to handle. We put about 600 miles on it and it is up to over 4,600 now. It has been driven 4,000 miles back and forth to try and diagnose the problem. We spent a lot of time reviewing the Ranch at Esplanade. Stephanie will be revising it and we will discuss it again once

those plans come out. Major Drilling moved on to the site. We may have to relocate the Lions trailer. We signed a project extension with NDOT on the crosswalk for another year. We are moving forward on Kingslane. Lee Bonner emailed someone at NV Energy and someone at NDOT and they had a permit and replaced the street light this morning. The Christmas tree on the pavilion was working in the shop. The guys put it up and there are having some issues. We have two ribbons to replace and we will be doing that in the morning.

Chairman Slater mentioned there are some lights out on the tree at Toler.

Mr. Dallaire asked if at the Christmas Kickoff board members would like to help or mingle?

Ms. Wenner likes to help.

Mr. Dallaire has planned on Lloyd and Paula to announce.

Mr. Miller will be an alternate if Paula is still sick.

Mr. Dallaire set up the microphones. All staff will be there so we will have lots of help.

Chairman Slater will be welcoming everyone and doing the introduction of town board members that are there and then will turn it over to the emcee.

Mr. Dallaire shared we have quite a few volunteers from Main Street helping. The carriage rides will start at 4:30 because the event is not that long. We are thinking around 6:00 for the fireworks. I will broadcast it on FM 89.9 for people who are sitting in their cars. Be there between 4:30 to 5:00 if you want to help. Maybe run serving shifts every 20 minutes.

Ms. Jones thought the swearing in ceremony should be January 5th at the law enforcement center.

Mr. Dallaire asked to open public comment again.

Mr. Dallaire just received the plaque for Mr. Philips.

Mr. Philips believed in 12 years this is the shortest board meeting we've had.

Mr. Dallaire wanted to say thank you to Mr. Philips. It's been a pleasure working with you. Mr. Dallaire presented Mr. Philips with a plaque commemorating his tenure with the town.

Meeting adjourned at 5:04 p.m.

Linda Slater
Chairman

Tom Dallaire
Town Manager

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Discussion and election of Chairman and Vice Chairman of the Gardnerville Town Board for the calendar year 2015.
 - a. Election of Gardnerville Town Board Chairman for the 2015 calendar year; with public comment prior to Board action.
 - b. Election of Gardnerville Town Board Vice-Chairman for the 2015 calendar year; with public comment prior to Board action. (approx. 10 minutes).

1. **Recommended Motion:** None required.
Funds Available: Yes N/A

2. **Department:** Administration

3. **Prepared by:** Tom Dallaire

4. **Meeting Date:** January 6, 2015 **Time Requested:** 15 minutes

5. **Agenda:** Consent Administrative

Background Information: None.

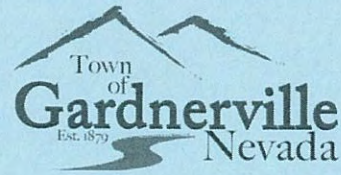
6. **Other Agency Review of Action:** Douglas County N/A

7. **Board Action:**

- Approved Approved with Modifications
 Denied Continued



Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action: Correspondence**
2. **Recommended Motion: Receive and file**
Funds Available: Yes N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** January 6, 2015 **Time Requested:** N/A
5. **Agenda:** Consent Administrative
6. **Background Information:** See attached.
7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Tom,

I HAVE ENJOYED GETTING TO KNOW YOU!
THANKS FOR GIVING US THE OPPORTUNITY
TO SERVICE YOUR ENVIRONMENTAL NEEDS!
LOOKING FORWARD TO HELPING YOU AND
THE TOWN OF GARDNERSVILLE AS MUCH
AS POSSIBLE.



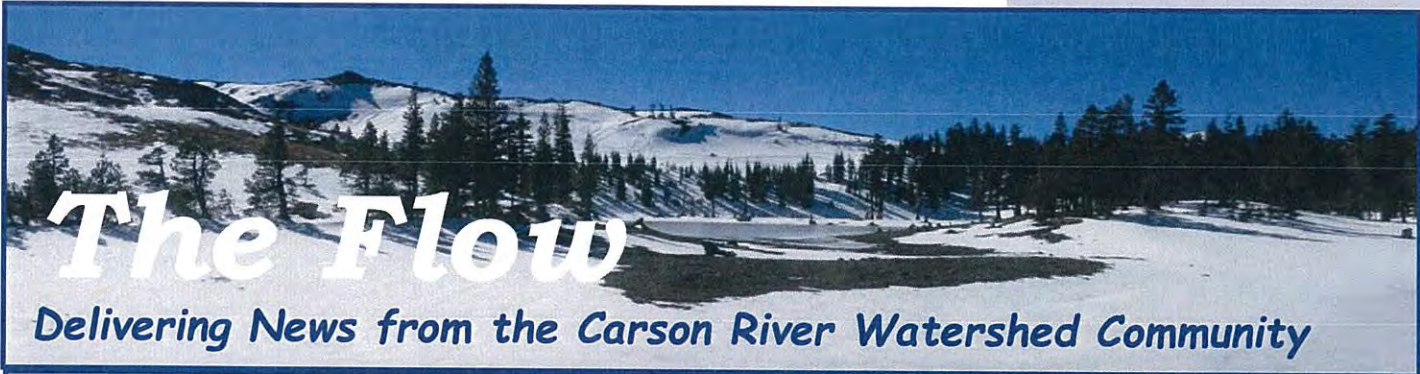
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EP:

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The Flow

Delivering News from the Carson River Watershed Community

Winter 2014

Inside this issue:

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Scan to be directed to our website:

DVCD Receives Critical Funding to Rehabilitate the Middle Carson River Floodplain

By Richard Wilkinson, Dayton Valley Conservation District

The Dayton Valley Conservation District (DVCD) was recently awarded funding through the National Fish and Wildlife Foundation to rehabilitate critical floodplain habitat along the Middle Carson River. The project targets areas that are infested with invasive weeds that, in turn, negatively impact water quality, wildlife habitat, and surrounding agricultural crop production.



DVCD mows Perennial Pepperweed at the Rolling A Ranch prior to re-seeding in 2008. Treatment resulted in a 90% reduction of Perennial Pepperweed and an establishment of native grasses. Photo by DVCD

DVCD plans to re-establish native and desirable vegetation in areas where agriculture has been abandoned and, in most cases, water rights removed. Weed treatments will begin in Spring 2015 after the environmental review process is completed. The work will focus on the removal of decaying weed debris and the treatment of weeds on the nearly 893 acres. Approximately 340 acres will be re-seeded post weed treatment in hopes these seedlings will out-compete invasive weeds. DVCD expects to complete the work by December 2015, with planned follow-up treatments to continue for the next several years.

DVCD has noted an increase in invasive weeds in this area since the 1997 flood event. Invasive weeds are detrimental to our riparian corridors and floodplain areas, causing mono-cultures that reduce wildlife diversity, limit habitat regeneration, act as a seed source to surrounding areas, and destabilize river banks. DVCD has worked with many local, state and federal partners to restore the floodplain, benefitting wildlife habitat and improving water quality. This funding will supplement the work already being accomplished to treat weeds and assist local agricultural producers with crop and pasture management.

DVCD thanks all of our federal, state, and local project partners! For more information, contact Richard Wilkinson at (775) 246-1999 or Richard.wilkinson@nv.nacdnet.net.

Carson River Delta Proposed Designated Habitat for the Threatened Western Yellow-Billed Cuckoo

By Brenda Hunt, Carson Water Subconservancy District

The United States Fish and Wildlife Service (USFWS) has proposed a portion of the Carson River delta riparian area (see map) as critical habitat for the federally threatened western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). The Carson River delta is a Nevada Important Bird Area as identified by the Lahontan Audubon Society (LAS) and considered to be “the last best remnant of a cottonwood-willow forest (their preferred habitat) in northwestern Nevada.” According to the USFWS Species Fact Sheet, the western yellow-billed cuckoo is a Distinct Population Segment from its counterpart, the eastern yellow-billed cuckoo (*Coccyzus americanus americanus*).

Historically, this species occurred throughout the west from British Columbia to Northern Mexico; however, populations have declined extensively and breeding birds are now found mainly along rivers in Arizona, California, and New Mexico. Records indicate that birds have been sighted during breeding season in the Carson River Delta within the past 15 years, which is one criteria for determining critical



Threatened Western Yellow-Billed Cuckoo
Photo with permission and courtesy of David Spear
www.lilibirds.com

U.S. FISH AND WILDLIFE SERVICE

Yellow Billed Cuckoo Critical Habitat
Unit 75: NV-4 Carson River
Lyon County, Nevada



Map of proposed critical habitat along the Carson River in Lyon County.

habitat designations. Eighty separate units in Arizona, California, Colorado, Idaho, Nevada, New Mexico, Texas, Utah and Wyoming are also being proposed as designated critical habitat. The USFWS is expected to rule on the western yellow-billed cuckoo's designated critical habitat by late 2015. Public comments on the proposed habitat designations are being sought by the USFWS and are due by January 12, 2015. For more information on the western yellow-billed cuckoo, the proposed critical habitat, and to submit public comment, please visit the USFWS – Sacramento Office [Public Advisory](#) webpage, or contact the CWSD office at 775-887-7450.

Successful Inaugural Nevada Flood Awareness Week

By John Cobourn, University of Nevada Cooperative Extension

Thank you to everyone who participated in making Nevada's first official Flood Awareness Week a success. Held November 10-15, 2014, the week was the culmination of over a year's worth of planning by the Flood Awareness Advisory Committee. Since winter is the time when Northern Nevada historically gets its largest floods, a comprehensive media campaign advertised "Nevada Floods" on the radio, television, billboards and the internet. The committee members spearheaded the week's events designed to promote flood preparedness in Nevada. We hope you (and the general public) determined your flood risk after visiting the website, www.NevadaFloods.org as prompted in the media. The website won the Floodplain Management Association's *Communication and Outreach Award* for 2014.

On October 10, Governor Sandoval kicked off this inaugural event by proclaiming Flood Awareness Week on the banks of the Truckee River to an audience of elected officials, weather forecasters, and federal, state, and local agency representatives. The event was emceed by Jeff Thompson, Chief Meteorologist at Channel 8 News.

Specific events were held during the week to raise awareness about the risk of floods in Nevada. The US Army Corps Flood Risk Manager, the State Floodplain Manager, and county engineering staff were available on three separate days to discuss flood issues with citizens in Douglas County and Carson City. These events drew residents, many with questions regarding the summer flash flooding. An interactive floodplain model was used to demonstrate various flooding scenarios each day.

School events held during the week at Carson Montessori and Grace Christian Academy enabled students to work with the floodplain model. The students simulated rainstorms to experiment with different types of floods to learn how flood waters can affect homes in the floodplain.

University of Nevada Cooperative Extension and Division of Water Resources staff members led the effort, teaming up with resource professionals from several federal, state, regional, and local agencies. We hope to continue Flood Awareness Week annually each November and increase the number of Nevada communities offering flood awareness activities for their communities.



Governor Sandoval proclaims Nevada Flood Awareness Week at the media event. Photo by Courtney Walker

ARE YOU PREPARED?

www.NevadaFloods.org



Photo courtesy of USGS

Meet Douglas County's New Stormwater Program Manager

By Karin Peternel, Douglas County

On September 29, 2014, Douglas County welcomed Karin Peternel as its new Stormwater Program Manager. Karin previously worked with the Nevada Tahoe Conservation District on water quality projects in the Tahoe Basin on behalf of Douglas County. Prior to that Karin was a long-time employee of Kennedy Jenks Consultants in their Reno and San Francisco offices. Karin holds bachelor's and master's degrees from University Nevada Reno in Hydrology.

Karin has three primary functions for Douglas County:

- Implementing the Lake Tahoe Total Maximum Daily Load,
- Submitting the county's annual MS4 permit to the Nevada Division of Environmental Protection, and
- Maintaining of Douglas County's community rating (described below) under the Federal Emergency Management Agency's (FEMA) Community Rating System (CRS).



Karin Peternel working in the Truckee River

Douglas County annually completes certain tasks defined by FEMA's program to receive a CRS rating. Costs of flood insurance are reduced depending on a county's CRS rating. Currently, Douglas County residents receive a 20% discount on their premiums through this program. Mapping county storm drain infrastructure, inspecting items annually to schedule maintenance, and providing public outreach and education are some of the duties Karin completes so Douglas County can receive this discount. For more information contact Karin at 775-782-6215 or via email KPeternel@co.douglas.nv.us.

FEMA MAS #5 Projects Underway

By Debbie Neddenriep, Carson Water Subconservancy District

Carson Water Subconservancy District has received a grant under the Cooperating Technical Partner program with Federal Emergency Management Agency (FEMA). The funding from FEMA will be used to conduct several projects throughout the Carson River Watershed. These projects were identified in 2012 Carson Watershed Risk MAP Discovery Report. The Discovery Report identified projects that would protect various communities in the watershed from flood related events. The list of projects below will be funded from the 2014 FEMA grant:

- Smelter Creek Identification and Mitigation Project – Douglas County
- Alpine View Estates Restudy and Remapping Project – Douglas County
- Eagle Valley Golf Course A & B Drainage Restudy and Remapping – Carson City
- Water Shunt Identification and Mitigation Project below Lahontan Dam – Churchill County
- Flood Inundation Maps for the Upper Carson River Watershed
- Public Outreach Flood Awareness Program

These projects results will provide each county with additional information on how to reduce flood risk in their community. For more information, contact Ed James at 775-887-7456 or edjames@cwsd.org.

Cooperative Extension Offers “Agriculture in Times of Drought”

By John Cobourn, University of Nevada Cooperative Extension

Nevada’s drought has now lasted three years, and people have been wondering if this winter will be another dry one. Since farmers and ranchers are particularly hard-hit by low water years, University of Nevada Cooperative Extension (UNCE) held a class in November called “Agriculture in Times of Drought”. The class featured experts in grazing, crop management, and irrigation efficiency, and weather forecasting. Evening workshops were held at Cooperative Extension offices in Gardnerville, Fallon, and Yerington, Nevada.

Weather and irrigation water supply can be extremely variable in our region. In the Carson, Truckee, and Walker Watersheds the total annual flow in very dry years is about one tenth as much as the total flow for a very wet year! In Nevada, multi-year droughts sometimes end with large destructive floods. How are farmers and ranchers to plan for success given this large variability of water supply?

Jay Davison of UNCE recommended that in a dry year, alfalfa growers irrigate to establish adequate soil moisture as early as possible and continue to irrigate until their water supply ends. It is best to produce decent yields and not try to stretch their water out over the growing season because harvest costs are similar no matter what the yield. Extension Educator Seth Urbanowitz recommended the use of soil moisture sensors to assist in meeting the evapotranspiration needs of the crop in an efficient manner. Sherman Swanson endorsed the concept of additional grazing in the fall after wet years, when cattle can be

(Continued on page 7)



Lahontan Reservoir in October 2012, second year of the current drought. Photo by CWSD

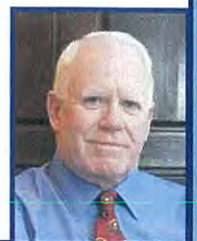
Thank you Joe Ricci and John McKenna

By Ed James, Carson Water Subconservancy District



The Carson Water Subconservancy District would like to recognize the services of Joe Ricci and John McKenna on our board from 2011-2014. Joe and his family are long time farmers in the Lyon County area. Joe also serves on the Dayton Valley Conservation District Board. Joe brought to the board a real understanding of the pressures of farming during a drought period. Joe’s insight from actual on-the-ground experience of living with a limited supply of water will be missed. Joe, we wish you a good snow pack this year!

John McKenna served on Carson City’s Board of Supervisors, which led him to being appointed to the CWSD board. Over these four years, John has been a very active board member and has served as Treasurer for the past two years. John did his homework to understand water issues and asked timely questions. We will miss John’s thoughtful decision making, sense of humor, and sage advice. John, you are always welcome to come join us as a volunteer to move downed trees at Lost Lakes!



Washoe Tribe Efforts Protect Clear Creek

By Dan Greytak, Washoe Tribe of Nevada and California

The July and August 2014 flash flood events caused a plume of sediment to rush down the Topsy Lane drainage. A Washoe Tribe owned detention basin quickly filled with sand, averting damage and sediment loads from entering Clear Creek. Although this is not the first storm event that the detention basin experienced, it certainly was the largest since it was built in 2007. Located along the Topsy Lane drainage (see map on page 7), the detention basin was built by the Washoe Environmental Protection Department (WEPD) to protect Clear Creek from receiving sediment-laden stormwater.



Detention basin when constructed in 2007.

The Washoe Tribe of Nevada and California (the Washoe Tribe) owns and manages 2.5 miles of creekside property in both the upper and lower watershed of Clear Creek. Clear Creek, the only perennial tributary to the Carson River, begins in the Sierra northeast of Spooner Summit and runs east parallel with Highway 50, crossing under Highway 395 near Fuji Park and traveling through a portion of the Stewart Indian School to its confluence with the Carson River.

WEPD has and continues to implement projects that protect Clear Creek and ultimately the Carson River. In 1982, a portion of the Stewart Indian School containing Clear Creek was transferred to the Washoe Tribe. This section of the creek has a rich cultural history; it was the site of the first trading post in

Carson City, it became a semi-permanent campsite for families visiting their children attending the Indian school, and the meadow was farmed by the school. This history also brought ecological disturbance. The land near the creek was designated as culturally and environmentally sensitive, prohibiting development and encouraging preservation. WEPD has conducted restoration work within Clear Creek to stabilize the creek banks, limit sediment transport, and improve wildlife habitat.

In more recent history, the lower watershed has seen an increase in commercial and residential development. This increase in impervious coverage and the grading and removal of native vegetation in the surrounding area has contributed to an increase in runoff reaching Clear Creek during storm events. WEPD built the detention basin along the Topsy Lane drainage in response to observed increases in erosion and sedimentation starting in 2005. In a flood event in 2006, the Shultz irrigation ditch was overwhelmed and sent a plume of sediment out of the mouth of the Topsy drainage into Clear Creek.



Detention basin in 2014 after flash flood events.

The Schultz ditch crosses the Topsy Lane drainage and has carried irrigation water from a diversion in the Fuji park area since the 1800's to ranch lands in the Carson River Floodplain. WEPD maintains the ditch and owns 47% of the Clear Creek water rights. This ditch was stable and carried water until the 2006 flood event. The ditch is now piped where it crosses the Topsy drainage area so it can continue to carry water.

(Continued on page 7)



(Continued from page 6)

Sometime after 2007, a large cross-channel rock dam was placed on private land above the Washoe land in an attempt to slow down and infiltrate the stormwater. The dam filled with sediment and overtopped after several years of minor storm events. During the July and August flash flooding, it washed out entirely (see map).

Maintenance of WEPD's detention basin is essential to continue to protect the creek. The collection and concentration of stormwater flows entering the Topsy Lane drainage continues to incise the drainage channel and deposit sediment in the basin. WEPD crews removed 350 cubic yards of sand from the basin in 2011 and 960 cubic yards in September 2014. Clear Creek and the Carson River continue to benefit from these efforts! Permanent, cost effective solutions need be explored to address stormwater management in this area. Contact Dan Greytak at (775) 721-2548 or dan.greytak@washoetribe.us for additional information.

(Continued from page 5)

managed to eat dry cheatgrass in selected areas to reduce fuels, creating fuel breaks for the following fire season.

After the presentations, participants were asked to help define "climate-smart agriculture" for our region. The group discussion was lively and the participants in all three locations stayed after the class to continue the discussion. More drought related information can be found on Cooperative Extension's "Living With Drought" website: <http://www.unce.unr.edu/programs/sites/drought/info/>.

Nevada's six multi-year droughts in the past 85 years:

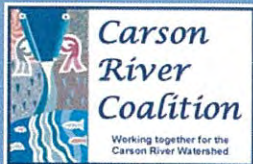
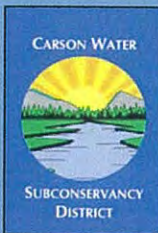
- 1928-37: Nine year drought
- 1953-55: Drought ended by 1955 Flood
- 1959-62: 3-4 years depending on location
- 1976-77: Severe drought
- 1987-92: Six year drought
- 2011-present

Save a Stamp!
 Sign up for
 CWSD's e-blast list
 for a digital
 newsletter copy.
cwsd@cwsd.org

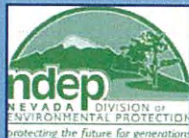
Editor:
 Brenda Hunt

Thanks to Staff &
 Contributors!

Rich Wilkinson
 John Cobourn
 Karin Peternel
 Debbie Neddenriep
 Dan Greytak
 Ed James



This newsletter has been developed in part with Clean Water Act 319 (h) funds from the Nevada Division of Environmental Protection.



UPCOMING EVENTS

Eastern Nevada Landscape Coalition Winter Weed Conference January 8-9, 2015. Bristlecone Convention Center, Ely, Nevada. www.envlc.org

Nevada Water Resources Association 2015 Annual Conference January 26-29, 2015, Reno, Nevada. www.nvwra.org

GreenPower Teacher Training January 31, 2015, Desert Research Institute, Reno, Nevada. <http://www.dri.edu/events/4943-greenpower-winter-teacher-trainings>

Eagles and Agriculture February 19-22, 2015, Carson Valley Inn, Minden, Nevada. <http://www.carsonvalleynv.org/pages/EaglesAg/>

CWSD and the Carson River Watershed are on Facebook. Please like our page at <https://www.facebook.com/carsonriver!>

We post events and news, and link to other Facebook pages, so let us know if you have something you would like us to share.



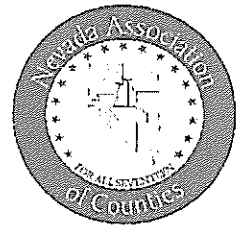
CARSON WATER SUBCONSERVANCY DISTRICT
 777 E William St., #110A
 Carson City, NV 89701

SAVE THE DATE

2015 Local Government Summit



**January 23, 2015
8:30 a.m. – 1:00 p.m.
Henderson Convention Center
200 South Water Street
Henderson, NV 89015**



Don't miss an opportunity to meet with your colleagues from around the state to discuss local government priorities.



The Nevada League of Cities & Municipalities and the Nevada Association of Counties will host the 2015 Local Government Summit.

**For more information or to RSVP, please contact:
NLC&M – jwalker@nvleague.org
775-882-2121**

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
2. **Recommended Motion:** Accept as submitted
Funds Available: Yes N/A
3. **Department:** Administration
Prepared by: Carol Louthan
4. **Meeting Date:** January 6, 2015 **Time Requested:** N/A
5. **Agenda:** Consent Administrative
6. **Background Information:**

Residential Accounts	1751
Commercial Accounts	219
Green Waste Accounts	1240
Cleanup Dumpsters	4
X-cans	639
# of new residential accounts	3 accts transferred to new owners
# of new commercial accounts	1 acct transferred to new owner (Sharkey's)
Minimum User Accounts	39
Total tons of trash	292.03
Total tons of Greenwaste	35.49

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve December 2014 claims.

2. **Recommended Motion:** Approve as submitted
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Carol Louthan

4. **Meeting Date:** January 6, 2015 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

6. **Background Information:** See attached.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued



Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	12/14 BOARD	GVILLE	Paid by Check # 628094		11/13/2014	12/05/2014	12/05/2014		12/05/2014	250.00
28960 - Miller Kenneth	12/14 BOARD	GVILLE	Paid by Check # 628143		11/13/2014	12/05/2014	12/05/2014		12/05/2014	250.00
18629 - Philipps Michael	12-14 BOARD	GVILLE	Paid by Check # 628184		11/13/2014	12/05/2014	12/05/2014		12/05/2014	250.00
2969 - Slater Linda	12-14 BOARD	GVILLE	Paid by Check # 628220		11/13/2014	12/05/2014	12/05/2014		12/05/2014	275.00
Account 510.150 - Board Compensation Totals										
										Invoice Transactions 4
21697 - Blue Ribbon Personnel Services	26760 CR	653202	Paid by Check # 628627		11/07/2014	12/19/2014	12/19/2014		12/19/2014	(77.18)
Account 516.120 - Contract Salaries										
Account 516.120 - Contract Salaries Totals										
										Invoice Transactions 1
29103 - Frontier	782-7134 11/14	77578271340502795	Paid by Check # 628394		11/16/2014	12/12/2014	12/12/2014		12/12/2014	98.01
29103 - Frontier	782-3856 11/14	77578238560808025	Paid by Check # 628394		11/16/2014	12/12/2014	12/12/2014		12/12/2014	49.20
13097 - Verizon Wireless	9736420826	842011146-00001	Paid by Check # 628833		12/01/2014	12/19/2014	12/19/2014		12/19/2014	148.88
Account 520.055 - Telephone Expense										
Account 520.055 - Telephone Expense Totals										
										Invoice Transactions 3
26465 - Diamond Printing Inc	8364	GVILLE	Paid by Check # 628365		11/28/2014	12/12/2014	12/12/2014		12/12/2014	277.82
12997 - Do Co Procurement Program	11-14 LOUTHAN	GVILLE	Paid by Check # 628663		11/27/2014	12/19/2014	12/19/2014		12/19/2014	11.70
Account 520.060 - Postage/Po Box Rent										
Account 520.060 - Postage/Po Box Rent Totals										
										Invoice Transactions 2
22633 - Sierra Nevada Media Group	1063912113014	1063912	Open		11/30/2014	12/26/2014	12/26/2014		12/26/2014	502.42
Account 520.072 - Advertising										
Account 520.072 - Advertising Totals										
										Invoice Transactions 1
26531 - Waving at You.com	20744	GVILLE	Paid by Check # 628578		11/06/2014	12/12/2014	12/12/2014		12/12/2014	87.00
726 - Central Systems Electric Inc	191533	TOWNGA	Paid by Check # 628644		10/09/2014	12/19/2014	12/19/2014		12/19/2014	5.98
Account 520.084 - Replacement & Repair										
Account 520.084 - Replacement & Repair Totals										
										Invoice Transactions 2
2924 - NV Energy	791804 11-14	791804	Paid by Check # 628477		11/21/2014	12/12/2014	12/12/2014		12/12/2014	205.57
Account 520.089 - Power										
Account 520.089 - Power Totals										
										Invoice Transactions 1
										\$1,025.00
										(\$77.18)
										\$296.09
										\$289.52
										\$502.42
										\$502.42
										\$92.98
										\$205.57
										\$205.57

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin										
Account 520.092 - Heating										
3021 - Southwest Gas-Las Vegas	0015779022 11 -14	2410015779022	Paid by Check # 628542		11/14/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	41.07
3021 - Southwest Gas-Las Vegas	1072224004 11 -14	2411072224004	Paid by Check # 628542		11/14/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	59.79
3021 - Southwest Gas-Las Vegas	1188600002 11 -14	2411188600002	Paid by Check # 628542		11/14/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	15.35
				Account 520.092 - Heating Totals				Invoice Transactions 3		\$116.21
13401 - J & S Digital Satellite	29320	GVILLE	Paid by Check # 628708		12/09/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	287.50
				Account 520.097 - Maint B&G Totals				Invoice Transactions 1		\$287.50
27347 - A+ Janitorial Service	TOG1114	GVILLE	Paid by Check # 628285		12/01/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	127.50
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 1		\$127.50
3519 - Xerox Corporation	077135095	716307012	Paid by Check # 628586		12/01/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	231.86
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		\$231.86
15887 - Charter Communications	0012509 12/14	8354110060012509	Paid by Check # 628649		12/02/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	65.00
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		\$65.00
30760 - CAD Masters Inc	0989-9014	GVILLE	Open		12/10/2014	12/26/2014	12/26/2014	12/26/2014		962.62
				Account 520.200 - Training & Education Totals				Invoice Transactions 1		\$962.62
10816 - Rowe Hales & Yturbe LLP	24099	GVILLE	Paid by Check # 628522		11/17/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	1,105.00
10816 - Rowe Hales & Yturbe LLP	24188	GVILLE	Paid by Check # 628522		12/04/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	1,165.00
				Account 521.130 - Legal Services Totals				Invoice Transactions 2		\$2,270.00
30748 - Verdek LLC	82605	GVILLE	Paid by Check # 628831		12/11/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	255.00
				Account 532.056 - Subscriptions Totals				Invoice Transactions 1		\$255.00

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 533.800 - Office Supplies										
7132 - Accolades	10013	G'VILLE	Paid by Check # 628290		12/02/2014	12/12/2014	12/12/2014		12/12/2014	47.57
26465 - Diamond Printing Inc	8363	G'VILLE	Paid by Check # 628365		11/28/2014	12/12/2014	12/12/2014		12/12/2014	599.24
12997 - Do Co Procurement Program	11-14 LOUTHAN	G'VILLE	Paid by Check # 628663		11/27/2014	12/19/2014	12/19/2014		12/19/2014	73.02
				Account 533.800 - Office Supplies Totals				Invoice Transactions 3		\$719.83
16648 - E Squared C Inc	43077	G'VILLE	Paid by Check # 628374		12/02/2014	12/12/2014	12/12/2014		12/12/2014	37.50
				Account 533.806 - Software Totals				Invoice Transactions 1		\$37.50
				Department 921 - Gardnerville Admin Totals				Invoice Transactions 29		\$7,407.42

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnersville Town										
Department 923 - Parks & Recreation										
Account 520.084 - Replacement & Repair										
13485 - Ahern Rentals Inc	13977458-1	205304	Paid by Check # 628296		11/03/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	8.97
13485 - Ahern Rentals Inc	13939777-2	205304	Paid by Check # 628296		11/06/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	(32.54)
13485 - Ahern Rentals Inc	13994407-1	205304	Paid by Check # 628296		11/06/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	25.53
13485 - Ahern Rentals Inc	13994407-2	205304	Paid by Check # 628296		11/06/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	(24.34)
13485 - Ahern Rentals Inc	13995376-1	205304	Paid by Check # 628296		11/06/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	40.47
13485 - Ahern Rentals Inc	14000961-1	205304	Paid by Check # 628296		11/07/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	43.96
13485 - Ahern Rentals Inc	14016563-1	205304	Paid by Check # 628296		11/12/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	16.80
13485 - Ahern Rentals Inc	14059162-1	205304	Paid by Check # 628296		11/24/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	86.90
2121 - Meeks Lumber	841390	06G1570	Paid by Check # 628458		11/06/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	10.76
11985 - Ace Hardware	094897/1	1236	Paid by Check # 628593		11/14/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	3.37
11985 - Ace Hardware	095133/1	1236	Paid by Check # 628593		11/25/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	2.99
11985 - Ace Hardware	095144/1	1236	Paid by Check # 628593		11/25/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	32.94
12997 - Do Co Procurement Program	11-14 DALLAIRE	GVILE	Paid by Check # 628593		11/27/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	(309.00)
18821 - Fastenal Industrial/Cons Suppl	NVMIN45062	NVMIN0011	Open		11/26/2014	12/26/2014	12/26/2014	Invoice Transactions 14		15.18
										(-\$78.01)
Account 520.084 - Replacement & Repair Totals										
2924 - NV Energy	791804 11-14	791804	Paid by Check # 628477		11/21/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	459.95
										Account 520.089 - Power Totals
										Invoice Transactions 1
										\$459.95

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 533.817 - Small Projects										
13485 - Ahern Rentals Inc	13985499-1	205304	Paid by Check # 628296		11/04/2014	12/12/2014	12/12/2014		12/12/2014	9.90
13373 - Borges Sleigh Rides Inc	12/2/14 G'VILLE	G'VILLE	Paid by Check # 628319		12/02/2014	12/12/2014	12/12/2014		12/12/2014	600.00
29639 - Carson Valley	10186051	10001352	Paid by Check # 628332		08/18/2014	12/12/2014	12/12/2014		12/12/2014	39.99
Locksmith/Electronics-Radio Shack	70004978	10001352	Paid by Check # 628332		08/20/2014	12/12/2014	12/12/2014		12/12/2014	1.96
Locksmith/Electronics-Radio Shack	12-14 G'VILLE	PETTY CASH	Paid by Check # 628360		12/01/2014	12/12/2014	12/12/2014		12/12/2014	25.00
2549 - Dallaire Tom-Petty Cash	BF140838R	G'VILLE	Paid by Check # 628384		11/19/2014	12/12/2014	12/12/2014		12/12/2014	345.00
12134 - Florence Fence Company Inc	3608	G'VILLE	Paid by Check # 628534		12/03/2014	12/12/2014	12/12/2014		12/12/2014	128.00
5331 - Signs of Excitement Inc	WALMART 12-3 -14	REIMBURSE	Paid by Check # 628659		12/03/2014	12/19/2014	12/19/2014		12/19/2014	70.84
21673 - Dallaire Tom	11-14 LOUTHAN	G'VILLE	Paid by Check # 628663		11/27/2014	12/19/2014	12/19/2014		12/19/2014	1,303.25
12997 - Do Co Procurement Program	DOLLAR 12/14	REIMBURSE	Paid by Check # 628723		12/05/2014	12/19/2014	12/19/2014		12/19/2014	9.92
27757 - Lochridge Paula	950	G'VILLE	Paid by Check # 628791		12/04/2014	12/19/2014	12/19/2014		12/19/2014	271.25
17717 - Sierra Canopy Rentals										
Account 533.817 - Small Projects Totals										\$2,805.11
Department 923 - Parks & Recreation Totals										\$3,187.05

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 520.084 - Replacement & Repair										
13485 - Ahern Rentals Inc	14031764-1	205304	Paid by Check # 628296		11/17/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	2.69
7668 - Airgas USA LLC	9033829670	2897911	Paid by Check # 628297		11/20/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	231.00
271 - Carson Valley Signs	1040	G'VILLE	Paid by Check # 628334		11/11/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	225.00
27975 - Pape' Material Handling Exchan	7330376	5100363	Paid by Check # 628507		11/18/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	1,965.16
8692 - Silver State Barricade Inc	77156	G'VILLE	Paid by Check # 628535		11/04/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	196.72
11985 - Ace Hardware	094734/1	1236	Paid by Check # 628593		11/06/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	14.42
11985 - Ace Hardware	094842/1	1236	Paid by Check # 628593		11/12/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	8.99
11985 - Ace Hardware	094897/1	1236	Paid by Check # 628593		11/14/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	5.04
8692 - Silver State Barricade Inc	77552	G'VILLE	Paid by Check # 628803		12/03/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	196.87
18821 - Fastenal Industrial/Cons Suppl	NVMIN45062	NVMIN0011	Open		11/25/2014	12/26/2014	12/26/2014	Invoice Transactions 10		22.76
										\$2,868.65
Account 520.095 - Street Lights										
2924 - NV Energy	791804 11-14	791804	Paid by Check # 628477		11/21/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	6,547.16
										\$6,547.16
Account 520.103 - Maint Road										
13485 - Ahern Rentals Inc	14011108-1	205304	Paid by Check # 628296		11/18/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	1,353.50
23092 - Brandon Industries Inc	110662	GNVGARDNERVI	Paid by Check # 628321		11/18/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	542.00
26048 - Nevada Barricade & Sign Co Inc	RN-3657-14	G'VILLE	Paid by Check # 628467		11/19/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	9,894.50
8523 - Nichols Consulting Engineers	643021003	G'VILLE	Paid by Check # 628471		11/11/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	281.50
11985 - Ace Hardware	094679/1	1236	Paid by Check # 628593		11/04/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	159.60
11985 - Ace Hardware	095172/1	1236	Paid by Check # 628593		11/26/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	6.99
										\$12,238.09

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 520.116 - Veh. Maint-Co Shop										
4268 - Do Co Vehicle Maintenance	10@14	MOTOR POOL	Paid by Check # 628044		11/10/2014	12/05/2014	12/05/2014		12/05/2014	304.50
4268 - Do Co Vehicle Maintenance	11@14	MOTOR POOL	Open		12/05/2014	12/26/2014	12/26/2014			1,704.36
				Account 520.116 - Veh. Maint-Co Shop Totals				Invoice Transactions 2		\$2,008.86
3814 - Flyers Energy LLC	CFS0911157	8308	Paid by Check # 628386		11/15/2014	12/12/2014	12/12/2014		12/12/2014	345.33
3814 - Flyers Energy LLC	CFS0917305	8308	Paid by Check # 628678		11/30/2014	12/19/2014	12/19/2014		12/19/2014	189.04
				Account 532.003 - Gas & Oil Totals				Invoice Transactions 2		\$534.37
13485 - Ahern Rentals Inc	14033359-1	205304	Paid by Check # 628296		11/17/2014	12/12/2014	12/12/2014		12/12/2014	37.50
13485 - Ahern Rentals Inc	14039253-1	205304	Paid by Check # 628296		11/18/2014	12/12/2014	12/12/2014		12/12/2014	63.75
13485 - Ahern Rentals Inc	14046581-1	205304	Paid by Check # 628296		11/20/2014	12/12/2014	12/12/2014		12/12/2014	127.50
13485 - Ahern Rentals Inc	14046581-2	205304	Paid by Check # 628296		11/20/2014	12/12/2014	12/12/2014		12/12/2014	(63.75)
13485 - Ahern Rentals Inc	14049041-1	205304	Paid by Check # 628296		11/20/2014	12/12/2014	12/12/2014		12/12/2014	40.25
13485 - Ahern Rentals Inc	14065661-1	205304	Paid by Check # 628296		11/25/2014	12/12/2014	12/12/2014		12/12/2014	127.50
5785 - AlSCO Inc	LEN970900	000330	Paid by Check # 628301		10/08/2014	12/12/2014	12/12/2014		12/12/2014	7.50
5785 - AlSCO Inc	LEN972431	000330	Paid by Check # 628301		10/14/2014	12/12/2014	12/12/2014		12/12/2014	4.39
5785 - AlSCO Inc	LEN974459	000330	Paid by Check # 628301		10/21/2014	12/12/2014	12/12/2014		12/12/2014	4.39
5785 - AlSCO Inc	LEN978469	000330	Paid by Check # 628301		11/04/2014	12/12/2014	12/12/2014		12/12/2014	4.39
5785 - AlSCO Inc	LEN980419	000330	Paid by Check # 628301		11/11/2014	12/12/2014	12/12/2014		12/12/2014	4.39
5785 - AlSCO Inc	LEN982384	000330	Paid by Check # 628301		11/18/2014	12/12/2014	12/12/2014		12/12/2014	4.39
5785 - AlSCO Inc	LEN984318	000330	Paid by Check # 628301		11/25/2014	12/12/2014	12/12/2014		12/12/2014	4.39
5666 - Allied Uniform Sales	3610	GVILLE	Paid by Check # 628599		11/27/2014	12/19/2014	12/19/2014		12/19/2014	301.22
				Account 532.028 - Uniforms Totals				Invoice Transactions 14		\$667.81

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 532.116 - Crack Seal Maintenance										
5352 - Construction Sealants & Supply	R95204	GARDNT	Paid by Check # 628350		11/07/2014	12/12/2014	12/12/2014		12/12/2014	8,400.00
5352 - Construction Sealants & Supply	R95442	GARDNT	Paid by Check # 628350		11/19/2014	12/12/2014	12/12/2014		12/12/2014	1,400.00
5352 - Construction Sealants & Supply	R95555	GARDNT	Paid by Check # 628350		11/25/2014	12/12/2014	12/12/2014		12/12/2014	3,564.00
			Account 532.116 - Crack Seal Maintenance Totals				Invoice Transactions 3			<u>\$13,364.00</u>
Account 562.000 - Capital Projects										
2514 - Stowell Candace	2014-6	G'VILLE	Paid by Check # 628548		12/01/2014	12/12/2014	12/12/2014		12/12/2014	140.00
			Account 562.000 - Capital Projects Totals				Invoice Transactions 1			<u>\$140.00</u>
			Department 926 - Other Public Works Totals				Invoice Transactions 39			<u>\$38,368.94</u>
			Fund 610 - Gardnerville Town Totals				Invoice Transactions 94			<u>\$48,963.41</u>

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	12/14 BOARD	G'VILLE	Paid by Check # 628094		11/13/2014	12/05/2014	12/05/2014	12/05/2014	12/05/2014	250.00
28960 - Miller Kenneth	12/14 BOARD	G'VILLE	Paid by Check # 628143		11/13/2014	12/05/2014	12/05/2014	12/05/2014	12/05/2014	250.00
18629 - Phillips Michael	12-14 BOARD	G'VILLE	Paid by Check # 628184		11/13/2014	12/05/2014	12/05/2014	12/05/2014	12/05/2014	250.00
2969 - Slater Linda	12-14 BOARD	G'VILLE	Paid by Check # 628220		11/13/2014	12/05/2014	12/05/2014	12/05/2014	12/05/2014	275.00
Account 510.150 - Board Compensation Totals										\$1,025.00
Account 516.120 - Contract Salaries										
21697 - Blue Ribbon Personnel Services	26760 CR	653202	Paid by Check # 628627		11/07/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	(77.17)
Account 516.120 - Contract Salaries Totals										(\$77.17)
Account 520.055 - Telephone Expense										
29103 - Frontier	782-7134 11/14	77578271340502795	Paid by Check # 628394		11/16/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	98.02
29103 - Frontier	782-3856 11/14	77578238560808025	Paid by Check # 628394		11/16/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	49.19
13097 - Verizon Wireless	9736420826	842011146-00001	Paid by Check # 628833		12/01/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	148.89
Account 520.055 - Telephone Expense Totals										\$296.10
Account 520.060 - Postage/Po Box Rent										
26465 - Diamond Printing Inc	8364	G'VILLE	Paid by Check # 628365		11/28/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	277.83
12997 - Do Co Procurement Program	11-14 LOUTHAN	G'VILLE	Paid by Check # 628663		11/27/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	11.70
Account 520.060 - Postage/Po Box Rent Totals										\$289.53

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.084 - Replacement & Repair	71700090413	A17-14675								
8043 - Mark Smith Tire Center Inc	20744	GVILLE	Paid by Check # 628448		11/22/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	2,159.60
26531 - Waving at You.com	094734/1	1236	Paid by Check # 628578		11/06/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	87.00
11985 - Ace Hardware	094897/1	1236	Paid by Check # 628593		11/06/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	14.42
11985 - Ace Hardware	095028/1	1236	Paid by Check # 628593		11/14/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	5.05
726 - Central Systems Electric Inc	191533	TOWNGA	Paid by Check # 628593		11/20/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	41.97
5059 - Hydraulic Industrial Services Inc	23661	GVILLE	Paid by Check # 628644		10/09/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	5.99
12198 - O'Reilly Auto Parts	3530-359418	1075650	Paid by Check # 628703		11/24/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	95.37
12198 - O'Reilly Auto Parts	3530-360151	1075650	Paid by Check # 628757		11/07/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	167.98
12198 - O'Reilly Auto Parts	3530-360234	1075650	Paid by Check # 628757		11/12/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	38.72
12198 - O'Reilly Auto Parts	3530-360247	1075650	Paid by Check # 628757		11/12/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	21.99
12198 - O'Reilly Auto Parts	3530-360881	1075650	Paid by Check # 628757		11/12/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	2.99
12198 - O'Reilly Auto Parts	3530-361122	1075650	Paid by Check # 628757		11/17/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	174.60
26482 - Peterbilt Truck Parts & Eq LLC	520033	365290	Paid by Check # 628757		11/18/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	21.98
26482 - Peterbilt Truck Parts & Eq LLC	520036	365290	Paid by Check # 628766		11/12/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	(6.09)
26482 - Peterbilt Truck Parts & Eq LLC	5245217	365290	Paid by Check # 628766		11/12/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	92.39
271 - Carson Valley Signs	939	GVILLE	Paid by Check # 628766		11/12/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	272.59
18821 - Fastenal Industrial/Cons Suppl	NVMIN45062	NVMIN0011	Open		09/11/2014	12/26/2014	12/26/2014	12/26/2014	12/26/2014	875.00
			Open		11/26/2014	12/26/2014	12/26/2014	12/26/2014	12/26/2014	22.76
			Account 520.084 - Replacement & Repair Totals					Invoice Transactions 18		\$4,094.31
2924 - NV Energy	791804 11-14	791804	Paid by Check # 628477		11/21/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	212.05
			Account 520.089 - Power Totals					Invoice Transactions 1		\$212.05

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.092 - Heating										
3021 - Southwest Gas-Las Vegas	0015779022 11 -14	2410015779022	Paid by Check # 628542		11/14/2014	12/12/2014	12/12/2014		12/12/2014	41.08
3021 - Southwest Gas-Las Vegas	1072224004 11 -14	2411072224004	Paid by Check # 628542		11/14/2014	12/12/2014	12/12/2014		12/12/2014	59.78
3021 - Southwest Gas-Las Vegas	1188600002 11 -14	2411188600002	Paid by Check # 628542		11/14/2014	12/12/2014	12/12/2014		12/12/2014	46.06
				Account 520.092 - Heating Totals				Invoice Transactions 3		\$146.92
13401 - J & S Digital Satellite	29320	GVILLE	Paid by Check # 628708		12/09/2014	12/19/2014	12/19/2014		12/19/2014	287.50
				Account 520.097 - Maint B&G Totals				Invoice Transactions 1		\$287.50
27347 - A+ Janitorial Service		GVILLE	Paid by Check # 628285		12/01/2014	12/12/2014	12/12/2014		12/12/2014	127.50
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 1		\$127.50
3519 - Xerox Corporation	077135095	716307012	Paid by Check # 628586		12/01/2014	12/12/2014	12/12/2014		12/12/2014	231.87
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		\$231.87
15887 - Charter Communications	0012509 12/14	8354110060012509	Paid by Check # 628649		12/02/2014	12/19/2014	12/19/2014		12/19/2014	65.00
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		\$65.00
15853 - Carson City Landfill	228079 11-14	228079	Paid by Check # 628330		12/01/2014	12/12/2014	12/12/2014		12/12/2014	13,912.46
9016 - Douglas Disposal Inc	40990612 11/14	40990612	Open		12/01/2014	12/26/2014	12/26/2014			5,342.76
				Account 520.197 - Landfill Expense Totals				Invoice Transactions 2		\$19,255.22
2549 - Dallaire Tom-Petty Cash	12-14 GVILLE	PETTY CASH	Paid by Check # 628360		12/01/2014	12/12/2014	12/12/2014		12/12/2014	15.00
				Account 521.135 - Legal-Collection Cost Totals				Invoice Transactions 1		\$15.00
3814 - Flyers Energy LLC	CF50911157	8308	Paid by Check # 628386		11/15/2014	12/12/2014	12/12/2014		12/12/2014	1,427.48
3814 - Flyers Energy LLC	CF50917305	8308	Paid by Check # 628678		11/30/2014	12/19/2014	12/19/2014		12/19/2014	1,155.81
				Account 532.003 - Gas & Oil Totals				Invoice Transactions 2		\$2,583.29

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 532.028 - Uniforms										
13485 - Ahern Rentals Inc	14033359-1	205304	Paid by Check # 628296		11/17/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	37.50
13485 - Ahern Rentals Inc	14039253-1	205304	Paid by Check # 628296		11/18/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	63.75
13485 - Ahern Rentals Inc	14046581-1	205304	Paid by Check # 628296		11/20/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	127.50
13485 - Ahern Rentals Inc	14046581-2	205304	Paid by Check # 628296		11/20/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	(63.75)
13485 - Ahern Rentals Inc	14049041-1	205304	Paid by Check # 628296		11/20/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	40.25
13485 - Ahern Rentals Inc	14065661-1	205304	Paid by Check # 628296		11/25/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	127.50
5785 - Alisco Inc	LEN970900	000330	Paid by Check # 628301		10/08/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	7.50
5785 - Alisco Inc	LEN972431	000330	Paid by Check # 628301		10/14/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	4.39
5785 - Alisco Inc	LEN974459	000330	Paid by Check # 628301		10/21/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	4.39
5785 - Alisco Inc	LEN978469	000330	Paid by Check # 628301		11/04/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	4.39
5785 - Alisco Inc	LEN980419	000330	Paid by Check # 628301		11/11/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	4.39
5785 - Alisco Inc	LEN982384	000330	Paid by Check # 628301		11/18/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	4.39
5785 - Alisco Inc	LEN984318	000330	Paid by Check # 628301		11/25/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	4.39
5666 - Allied Uniform Sales	3610	GVILLE	Paid by Check # 628599		11/27/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	301.23
Account 532.028 - Uniforms Totals										Invoice Transactions 14
										\$667.82
Account 533.800 - Office Supplies										
7132 - Accolades	10013	GVILLE	Paid by Check # 628290		12/02/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	47.58
26465 - Diamond Printing Inc	8363	GVILLE	Paid by Check # 628365		11/28/2014	12/12/2014	12/12/2014	12/12/2014	12/12/2014	599.24
12997 - Do Co Procurement Program	11-14 LOCHRIDGE	GVILLE	Paid by Check # 628663		11/27/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	15.99
12997 - Do Co Procurement Program	11-14 LOUTHAN	GVILLE	Paid by Check # 628663		11/27/2014	12/19/2014	12/19/2014	12/19/2014	12/19/2014	73.02
Account 533.800 - Office Supplies Totals										Invoice Transactions 4
										\$735.83

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Accounts Payable by G/L Distribution Report

G/L Date Range 12/01/14 - 12/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 533.806 - Software	43077	G'VILLE	Paid by Check # 628374		12/02/2014	12/12/2014	12/12/2014		12/12/2014	37.50
16648 - E Squared C Inc										
Account 533.806 - Software Totals Department 925 - Health & Sanitation Totals Fund 611 - Gardnerville Health & San Totals Grand Totals										\$37.50 \$29,993.27 \$29,993.27 \$78,956.68

* = Prior Fiscal Year Activity

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Gardnerville Town Board

AGENDA ACTION SHEET

1. **For Possible Action.** Approve the urban forestry annual work plan update for 2015.
2. **Recommended Motion:** Approve urban forestry annual work plan update for 2015.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** January 6, 2014 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

6. **Background Information:** Annual work plan update necessary for remaining a Tree City USA.

7. **Other Agency Review of Action:** Yes N/A

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued



Year 2015 Proposed Urban Forest Work Plan

Arbor Day

- Proclamation by Town Board 2015
- Arbor Day to be held April 2015

Staff Training

- Continuing education for two staff Certified Arborist
- Fertilization education
- Pesticide education

Maintenance

- Ongoing routine maintenance, pruning, watering, fertilization, etc.
- Pruning of trees in Stodick Estates to allow street sweeper to gutter.
 - Education and example to get home owners to prune their own trees
- Fertilize trees

Town sponsored Projects

- Extension of Martin Slough landscape from Raley's to Toler Lane (pending funding)
- Extension of Martin Slough landscape-Hellwinkel parkway
- Semi-annual Town newsletter-tree care tips
- Add amenities and additional landscaping along trails for the west side of Gilman ponds through to the Ranch at Gardnerville.

Development driven projects (when market conditions allow)

- The Ranch at Gardnerville-Martin Slough 30-acre Town park extension with trees, shrubs, and trails development.



Year 2014 Urban Forest Work Plan

Arbor Day

- Proclamation by Town Board 2014 - **Completed**
- Arbor Day to be held April 2014 - **Completed**

Staff Training

- Continuing education for two staff Certified Arborist - **Completed**

Maintenance

- Ongoing routine maintenance, pruning, watering, fertilization, etc.- **Completed**
- Took on maintenance of New Beginnings landscaped open space/detention pond - **Completed**

Town sponsored Projects

- Extension of Martin Slough landscape from Raley's to Toler Lane - **Ongoing**
- Extension of Martin Slough landscape-Hellwinkel parkway - **Ongoing**
- Semi-annual Town newsletter-tree care tips - **Completed**
- Continue working on trails for the west side of Gilman ponds through to the Ranch at Gardnerville. - **Ongoing**

Development driven projects (when market conditions allow)

- New Beginnings Detention/Park area-40 plus 2" caliper trees on 1.2-acre site to be constructed and dedicated to Town. - **Ongoing**
- The Ranch at Gardnerville-Martin Slough 30-acre Town park extension with trees, shrubs, and trails development and maintenance period. - **Ongoing**
- The Ranch at Gardnerville Phase I streetscape and street trees - **Ongoing**

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for December 2014.
2. **Recommended Motion: Receive and file**
 - a. **Funds Available:** Yes N/A
3. **Department:** Administration
4. **Prepared by:** Paula Lochridge
5. **Meeting Date:** January 6, 2015 **Time Requested:** 5-10 minutes
6. **Agenda:** Consent Administrative
7. **Background Information** N/A
8. **Other Agency Review of Action:** Douglas County N/A
9. **Board Action:**

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



Press Release: Deadline Approaching to Apply for Main Street Gardnerville Board Vacancy

Release Date: Immediate release, December 19, 2014

Contact: Paula Lochridge, Program Manager

Phone: 775.782.8027

E-Mail: plochridge@mainstreetgardnerville.org

The Main Street Gardnerville Board of Directors will have a vacancy to fill in January when long time Board Member Kenneth Garber retires his seat. The Main Street Board is currently seeking candidates to fill this upcoming vacancy. For this particular vacancy, the candidate can be from either inside or outside the Main Street District.

The person chosen will serve until June 2016, at which point a request can be made to remain on the Board for a three year term.

Applications will be accepted until December 31, 2014. Applications should be sent to Main Street Gardnerville, 1407 Hwy 395 N, Gardnerville, NV 89410. Board applications are available both at the Main Street Gardnerville offices and on line at www.mainstreetgardnerville.org.

Applications will be reviewed and a recommendation of appointment will be made by the Main Street Gardnerville Board of Directors at their regularly scheduled meeting on Tuesday, January 20, 2015 at 6 pm. All applicants are encouraged to attend if their schedule permits.

The Main Street Four-Point Approach is based on simultaneous work in the areas of Organization, Promotion, Design, and District Vitality, with emphasis on grass roots volunteerism and public participation. Main Street Gardnerville is a community based self-help program partnering with various members of the community to revitalize the downtown. Even though Main Street Gardnerville focuses strictly on the downtown district, the program benefits the entire community and surrounding areas.

The Main Street Gardnerville Board of Directors meets the third Tuesday of each month at 6:00 p.m. in the Gardnerville Town Hall, 1407 Highway 395. The public is always invited and encouraged to attend. For further information, call 775.782.8027.

Main Street Gardnerville is a 501(c)6 non-profit corporation and an equal opportunity provider and employer.

Ph: 775.782.8027

Main Street Gardnerville
1407 Main Street, Gardnerville, NV 89410
www.mainstreetgardnerville.org

Fax: 775.782.7135

Main Street Gardnerville is a 501c6 nonprofit corporation and an equal opportunity provider and employer

Walk out the Old and Welcome the New Year!

BRING YOUR FAMILY TO THE

New Year's Eve

Candlelight Labyrinth Walk

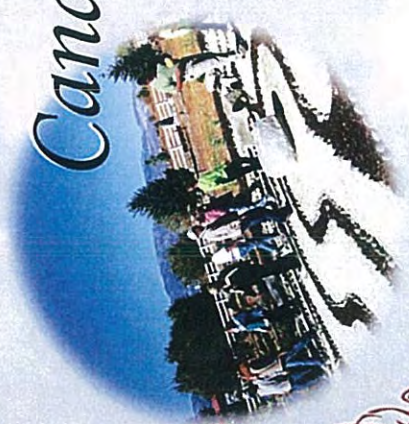
*at Heritage Park Gardens
(Gardnerville, NV)*

December 31, 2014

Come anytime between 6-9 pm!



For more information, please contact **Main Street Gardnerville**, 775.782.8027



The Labyrinth at Heritage Park Gardens

Dedicated to the community on October 5, 2013

Constructed by the volunteers and staff of



Funding for this project made possible through a grant from Nevada Commission on Tourism. A "special thanks" to Greenhouse Garden Center, Genoa Trees, Full Circle Compost and all the volunteers involved with this project.

Main Street Gardnerville

1407 Main Street

Gardnerville, NV 89410

Phone: 775.782.8027

Fax: 775.782.7135

www.MainStreetGardnerville.org

info@MainStreetGardnerville.org



What is a Labyrinth?

Labyrinth walks existed in ancient times and have been found in many cultures all over the world. Labyrinth patterns have been found on pottery, coins and tiles as far back as 5,000 years. One of the most famous is located in the 13th century cathedral in Chartres, France. They have been used throughout history as places for reflection, healing and centering the mind. These days they can be found in churches of all faiths, in public parks and gardens, and many people construct small ones on their own property as a place for private meditation and prayer.

Labyrinths are laid out in concentric circles and the pathways provide a continuous walk to the center. They differ from a maze where there are dead ends and wrong turns and you have choices to make. In a Labyrinth, there is only one way in and one way out and you cannot get lost. The pathways lead toward the center in a clockwise pattern and the walker departs in a counter clockwise direction. As one walks toward the center, it is good to remember that the journey along a pathway is often more important than the destination.



Why walk a labyrinth?

Today, labyrinths are used throughout the world as a way to quiet the mind, recover a balance in life, to meditate, gain insight, reduce stress, to create and celebrate. There is no right or wrong way to walk a labyrinth. They are open to all people and all ages.

"As you follow a winding path...you might cry tears of grief or joy, solve the riddle of a messed-up family or work life, feel better about an illness, or gain spiritual insight." LA Times



**You're invited to our next
"Main Street Mingle"**

**Monday, February 9th
5:00 pm—6:30 pm
At the Record Courier**

**Join us and meet other
members of our community
and talk about upcoming events,
projects or just things in general
that might have an impact on our
downtown district.**

**It is also a great way to meet and
share ideas with your neighbors.**

Light refreshments will be served.

**You are encouraged to RSVP,
please call 782.8027 or email
Info@MainStreetGardnerville.org.**

Back to the Grind: Reviving The Mill at Freedom Falls

It took a village to resurrect a ramshackle mill in the town of Freedom, Maine.

By Bruce D. Snider | From *Preservation* | October 1, 2014



*It took a village to resurrect a ramshackle mill in the town of Freedom, Maine.
Credit: Photo by Brendan Bullock*

Sally and Tony Grassi weren't looking for a mission; they were just out for a little fresh air. But on a springtime stroll from their son and daughter-in-law's farm in Freedom, Maine, something like a mission is what they found. Next door to the farm, where Sandy Stream descends through Freedom's sleepy village center, stood a picturesquely derelict 19th-century mill. "We walked past the mill and the pond and the dam," Tony says, "and I thought, 'What a cool old building.'"

The scene had inspired similar thoughts in others, no doubt. But the Grassis would take matters much further, embarking that day in 2004 on a course that would lead to their buying the property and rehabilitating it into a mixed-use structure with a school, restaurant, and office space. The project would ultimately involve not just restoring the historic building and dam, but also generating environmentally friendly hydroelectric power, boosting the local farm economy, and once again making The Mill at Freedom Falls what it had been for more than a century: the beating heart of a thriving rural community.

Coopers Mills, Weeks Mills, Bar Mills: Maine place names often reference their origins. And in the late 18th and early 19th centuries, when many of the state's inland towns were founded, access to water power was essential. "Any community of any size just about always started at a mill site," says Christi A. Mitchell, architectural historian at the Maine Historic Preservation Commission, who helped the Grassis get the Freedom mill listed on the National Register of Historic Places. "It was the center of everything."

Without a sawmill and gristmill nearby, she says, “there was [often] no way to get wood to build your house -- other than hewing logs -- or to grind your grain.” Mills later formed the backbone of local industry, Mitchell adds. “They evolved to do what needed to be done. There were lath mills, stave mills, stone polishing mills.” Wooden waterwheels generally gave way to water-driven iron turbines and, later, to electrical power, but mills remained central to small-town rural life well into the 20th century.

Built as a gristmill in 1834, the Freedom mill served local farmers by grinding their grain into flour, mostly for household use. A two-story timber-frame structure, the original building stood on a 20-foot-high granite foundation laid in part on the bedrock of the stream bed. Water diverted through the cellar drove horizontal wooden tub wheels (unlike the vertical waterwheels seen in pastoral paintings, these were fully enclosed), which turned three pairs of millstones via vertical shafts projecting through the floor. Converted around 1894 to a wood-turning mill, it produced dowels, spools, broomsticks, and tool handles. Beginning in 1913, a sawmill on the opposite bank of the stream delivered sawn-up logs to the turning mill in carts, across a narrow-gauge railway bridge.

The turning mill operated until 1967, when it succumbed to competition from larger manufacturing companies, the depletion of local hardwoods, and the growing popularity of plastics. The Grassis’ fateful encounter with the property came in the nick of time. The dam had seen some maintenance over the years, but the mill building had been essentially abandoned to the elements. The foundation was badly damaged; several shedlike additions that wrapped around the original building were beyond redemption. Remains of the long-abandoned sawmill structure were lodged in the stream.



*An existing dam retains the mill pond, part of Sandy Stream.
Credit: Photo by Brendan Bullock*

The Grassis are committed preservationists, but while Sally was captivated by the historic building, her husband had his eye on the stream. A retired investment banker and former chairman of the Nature Conservancy and American Rivers, Tony had worked for years to restore migratory fish populations by removing hydroelectric dams on Maine’s Penobscot River. At the Freedom mill site, however, he saw a dam worth saving.

“What got me was the stream, and trying to see if we could get hydropower that was really green,” he says. He checked with his friends at the Nature Conservancy, who found no history of Atlantic salmon or alewife runs on Sandy Stream. “They said, ‘That’s a dam that should probably stay rather than go,’” he says. “So I ended up in the strange position of developer.”

Only then did he look closely at the building. The timber frame of the original gristmill structure remained remarkably intact, but the floors were in poor condition. Cedar shingles were falling off the exterior walls. Birds flew through the empty window openings. Inspecting the interior with general contractor Jay Fischer proved both inspiring and cautionary. “I fell through the floor upstairs,” Tony says. “Fortunately just one leg.” But a structural engineer’s report showed that repairs were feasible, so the project advanced to the next step: securing a stack of permits from entities ranging from the Federal Energy Regulatory Commission to the Maine Office of State Fire Marshal and Department of Environmental Protection.

Gaining the support of the town was especially important to the Grassis. By then, Freedom (population 719) had grown so accustomed to the mill as just part of the scenery that when Tony studied zoning regulations for uses permitted on the site, he found none. “Nobody thought about this building when they drew the zoning map,” he says. “You couldn’t get permission to do anything.” He would have to bring the matter to Freedom’s annual town meeting.

Myrick Cross attended the meeting that day, and he listened with interest to Grassi’s proposal. A retired Episcopal priest, Cross grew up on a dairy farm near the center of town. “I remember coming home from school and hearing the singing sound of the saws in the sawmill,” he says. “Freedom used to be a bustling community, with businesses and industry and good energy.” The parents of a schoolmate owned the mill, he recalls. “My classmate made a skirt out of dowels and wore it on a float in the Fourth of July parade.”

After the mill closed, he says, “the town fell into disrepair in a lot of ways -- not just the buildings, but the psyche of the community, as well.” A new generation of farmer-entrepreneurs has brightened western Waldo County’s outlook in recent years, and Cross believes a revival of the mill could build on that development. Most at the meeting agreed, according to Grassi. “We came up with half a dozen potential uses, and the town approved them all,” he says.

Making good on that social capital, the Grassis knew, meant not just fixing the building, but also finding tenants who would truly benefit the town. They didn’t have to look far. The couple has two grown children: Prentice Grassi, an organic farmer who lives and works within view of the mill, and Laurie Grassi Redmond, a state-certified teacher who lives in the nearby town of South China. Redmond had taken a few years off to raise her daughters, ages 5 and 7, and now she was looking for two things: a teaching job for herself and the right school for her children. Prentice’s wife, Polly Shyka, had an idea that would supply both, Redmond says. “Polly told me, ‘I’ve been thinking about the highest and best use of that mill space.’” And she suggested a school.

Redmond had already decided that running an independent private school would require too much time away from her family. “But then Prentice asked, ‘What if you had a pop-up school, with 10 kids or so?’” she says. “And that started to become feasible.” She explored other locations, but the mill won out. “The mill is the richest possible place,” she says. “You have the

falls, the stream, the wetlands, the woods, the hydropower, the millstones -- years and years of curriculum.”



*The Lost Kitchen owner and chef Erin French prepares for dinner service.
Credit: Photo by Brendan Bullock*

She held public information sessions in January and February of 2012. Two months later The Mill School was fully enrolled, with a waiting list. It currently operates three days a week, with 20 students between the ages of 5 and 12. The school is meant to function as a complement to homeschooling programs, which are gradually gaining popularity in Maine.

Shyka had an idea for another tenant, too. Chef and restaurateur Erin French was seeking a new home for The Lost Kitchen, her acclaimed restaurant in Belfast, Maine, 16 miles from Freedom. “I grew up two miles from the mill,” says French. “We’d parade past it every Fourth of July. It’s where all the bad boys would get into trouble. They’d spray-paint it.” A renewed mill seemed the perfect home for French’s brand of “place-based seasonal food,” she says.

Not only were the building and the stream captivating, but her suppliers -- including Polly and Prentice’s Village Farm -- lay close at hand. “Probably 75 percent of the food I was using in Belfast was coming from within five miles of here,” French says. The building’s third tenant was another natural fit: the Maine Federation of Farmers’ Markets.

In the meantime, Jay Fischer, who had built the Grassis’ energy-efficient, ecologically responsible house in the nearby town of Camden, introduced the couple to architect and architectural historian Christopher Glass (a former chairman of the Maine Historic Preservation Commission). Arron J. Sturgis, a timber framer and past president of the nonprofit advocacy group Maine Preservation, visited the mill early in the Grassis’ planning process, and the couple hired his firm, Preservation Timber Framing Inc. to complete structural repairs.

Early on, Sturgis made an observation that would prove crucial: Knowing the building would shake when the machinery was in use, the original timber framers had used the English tying joint, an especially rugged method of connecting wall and roof timbers. With such historic details, the building qualified for a listing on the National Register, which helped unlock the state and federal tax credits -- totaling 40 percent of the eligible rehabilitation costs -- that would make the project financially feasible.

Work began in April 2012, with the demolition of most of the shed additions and repair of the granite foundation. Sturgis' crew jacked the timber frame level, pulled it into plumb, and replaced rotten timbers using the same materials and joinery as the original framers. The 180-year-old carved Roman numeral "marriage marks" remain visible at some joints. To leave the frame exposed on the interior, Fischer's carpentry crew wrapped the structure in a skin of rigid insulation. Only the sharpest eye will detect a slight overhang of the shingled exterior wall beyond the granite foundation.

Historic preservation standards required that the rebuilt additions match up as closely as possible to the way they looked when the Grassis purchased the property. "If they were crooked," Tony says, "they went back on crooked." Glass enjoyed greater design flexibility with the sheds' interiors, where he located such modern accoutrements as stairways, indoor plumbing, and a heat pump system that will extract thermal energy from pond water to heat the building. A new hydroelectric turbine, which will be installed this winter in the powerhouse below the mill, will generate more than enough electricity to serve the building, feeding the surplus into the grid. Just as it did in the 1830s, the mill will derive all of its energy from the stream.

Tony Grassi also seems to derive energy from the stream. Gazing steadily at it from a south window of the gristmill -- now part of The Lost Kitchen's dining room -- he speaks freely and knowledgeably of its role as a wildlife habitat, its central place in the history and economy of Freedom, and the various and ingenious technologies that put its power to use.

As for The Mill at Freedom Falls' ultimate purpose, he says, "Sally and I started out not knowing what it was." But as the project advanced, their goals came clearly into focus. Historic preservation and environmental stewardship provided the motivation, and these values combined in service of a third: community.

"Using old buildings like these to rebuild communities really resonated with our belief in historic preservation and the need for infrastructure to support the farming community, and our view that Maine needs to be smart about how it grows, in order to preserve the essence of what it is," Grassi says. "Strip malls and highways are a disaster. If you could save these villages, bring back these communities, that's the way we'd like to see Maine grow."

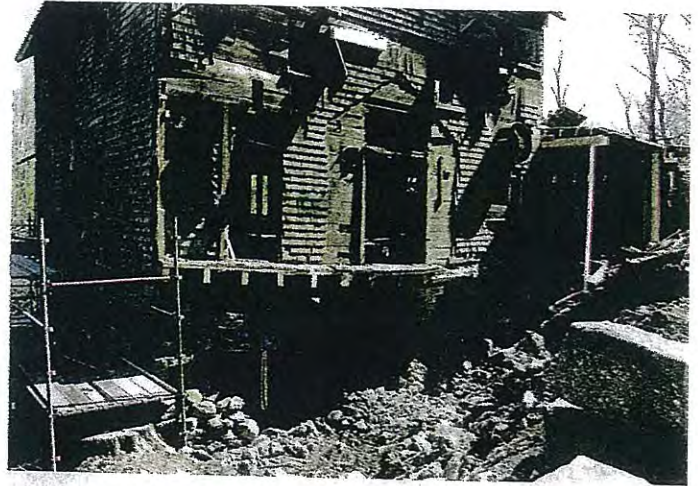
ONLINE EXCLUSIVE: Watch the 30-minute documentary [Reviving the Freedom Mill](http://vimeo.com/75880834) (<http://vimeo.com/75880834>) on Vimeo (password: mill).

Bruce D. Snider has lived on the coast of Maine for the past 14 years. A frequent contributor to Preservation, he is the author of the book "At Home by the Sea."

<http://www.millatfreedomfalls.com/index.html>



DESIGN



CLOCKWISE
FROM TOP
The building before
restoration; The mill
during the restoration
process; Original belt-
drive mill equipment
hangs from the ceiling
of The Lost Kitchen
restaurant.

Rosenbrock salon, home torn down



An excavator takes a bite out of the building that once housed Jane's Beauty Salon in Gardnerville.

Jane Rosenbrock opened Jane's Beauty Salon in her grandfather's parlor on Feb. 4, 1936.

On Monday, the Gilman Avenue building that was once home to both Rosenbrock and the salon was torn down.

Rosenbrock retired in 1998 at the age of 81 after 62 years operating her business, according to a story appearing in the July 1, 1998, edition of The Record-Courier

She charged 50 cents for a shampoo and a set when she first started out.

She moved out of the house in 1997 and died in November 2001. The home was purchased by Sharkey Begovich after Rosenbrock's departure, and was part of the sale to Holder Hospitality in 2002. The home has been slated for demolition for years to expand Sharkey's parking lot at Main Street and Gilman Avenue.

Carson Valley Inn owner Mike Pegram took ownership of the property when Sharkey's went on the auction block on Dec. 4 and no one bid.

This is the second Gardnerville building belonging to the Rosenbrocks to be demolished. In 1994, the former Outdoorsman, owned by Hank Rosenbrock, was torn down to make way for Gilman Avenue into Chichester Estates.

CARSON VALLEY TIMES

by Joey Crandall, joey@carsonvalleytimes.com



Photo courtesy of the Douglas County Historical Society

GARDNERVILLE, Nev., December 23, 2014 – The main hub of Gardnerville at Main Street and Gilman Avenue has certainly undergone drastic changes over the past four months.

In August, the Overland Hotel closed down for renovations as it changed hands in ownership to the Park Family. The East Fork Hotel was torn down in October, Sharkey's Casino closed in November and is also currently undergoing renovations before re-opening later this spring under the ownership of Mike Pegram.

And Monday, Jane's Salon – the home business of Jane Rosenbrock was torn down.

The Douglas County Historical Society was kind enough to share with us a photo of Jane standing in front of the home. They were unsure of the date, but the home was in a state most of us remember it best.

Certainly poignant to see it today.



5-16

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on sending a Gardnerville Town Board Main Street representative and or the Town Manager to;
 - a. The participate in the Wyoming Main Street sponsored Best Practices Workshop before the Main Street conference on March 26-28th, and
 - b. The National Main Street Conference in Atlanta, Georgia, March 30-April 2; with public comment prior to Board action.

2. **Recommended Motion:** Motion to approve option _____ sending _____ to the National Main Street Conference in Atlanta Georgia and participating in the Wyoming Workshop 3 days prior to the conference.

Funds Available: Yes N/A - with monies not used in last years budget

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** January 6, 2015 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information: the Main Street Conference in Detroit was awesome and will be a good fit for the town Board member and Manager to participate in. While at the CDBG conference the Main Street Director for the state offered their program up to Nevada to participate in their tour of 3 main streets where their program managers will give participants a tour and presentation of their program to discuss issues, learn new ideas and solution for growing and developing downtowns. I believe this is a beneficial conference and will help come up with ideas to help the town and Main Street be innovative and creative in creating a business friendly environment.

Staff proposes three options for Town Board for consideration, See the attached budget:

Option 1: Send Manager & Board Rep to both events:	\$4,646
Option 2: Send Manager to Tour, Board Rep to Main Street:	\$2,832
Option 3: Send Board Rep to Both:	\$2,323

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Registration Form

* Required



Name *

Organization

Town *

Cell Phone *

E-mail *

Are you attending the Best Practices Workshop? *

- Yes
- No

Are you attending the National Main Streets Conference? *

- Yes
- No

If you are attending the conference, at what hotel are you staying?

6-2

Dallaire, Tom

From: kim porter <kim.porter@wyo.gov>
Sent: Monday, December 08, 2014 8:09 AM
Subject: Fwd: NEWS RELEASE - Registration open for downtown revitalization conference

Registration is now available for the Best Practices Workshop in Georgia. See the press release below.
Kim

Wyoming Business Council

214 W.15th Street; Cheyenne, Wyoming 82002
Tel: (307) 777-2800 Fax: (307) 777-2838



FOR RELEASE: Dec. 3, 2014

CONTACT:

Kim Kittel
Marketing and Public Relations
Wyoming Business Council
Phone: 307.287.2170
Email: kim.kittel@wyo.gov

Registration open for downtown revitalization conference

CASPER, Wyo. – Registration is underway for the Wyoming Main Street program's traveling workshop that helps participants revitalize and build vibrant commercial districts in Wyoming's downtowns.

The Wyoming Main Street-sponsored Best Practices Workshop will tour Main Street communities in Georgia on March 26-28, 2015 to learn how Main Street principles are being applied in other communities. During this two-day mobile workshop, participants will tour Greensboro, Rome and Cartersville, Ga., to learn how those communities are applying the Main Street Four-point Approach® to their downtown revitalization efforts. The workshop brings together people from Wyoming communities of all sizes to network, discuss issues, and learn new ideas and solutions for growing and developing downtown revitalization programs.

Registration for the Best Practices Workshop will close Feb. 27. The registration form may be found online at www.wyomingbusiness.org/program/wyoming-main-street-best-practices-/8238. Registration is free to those currently affiliated with local downtown organizations, nonprofits and local municipalities, as well as elected officials and those with state agencies. Registration for others to attend is \$125 plus the cost of hotels.

Directly following the workshop is the National Main Streets Conference held in Atlanta, Ga., on March 30 - April 2. This year's theme is TEAM Main Street: Teamwork and Entrepreneurship across Main Street. The conference will focus on bringing partners together to foster new ideas for building economic, financial and business development successes on Main Street. Registration for the national conference and information on the agenda may be found at www.preservationnation.org/main-street/training/conference/2015-atlanta/2015-national-main-streets.html.

For more information, contact Kim Porter, Wyoming Main Street program manager, at [307-777-5812](tel:307-777-5812) or kim.porter@wyo.gov.

The Wyoming Main Street Program is dedicated to providing Wyoming communities with opportunities to strengthen local pride and revitalize historic downtown districts by utilizing the Main Street Four Point Approach. This approach means Wyoming Main Street strives to help downtown business owners improve the appearance of downtowns, build cooperation between downtown groups, help downtowns market their unique qualities and strengthen the economic base of downtown. For more information on Wyoming Main Street, please visit www.wyomingmainstreet.org.

The mission of the Business Council is to facilitate the economic growth of Wyoming. The Business Council, a state government agency, concentrates its efforts on providing assistance for existing Wyoming companies and start-ups, helping communities meet their development and diversification needs, and recruiting new firms and industries targeted to complement the state's assets. For more information, please visit www.wyomingbusiness.org.

###



Questions?
[Contact Us](#)

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Dallaire, Tom

From: National Main Street Center <MainStreetNews@savingplaces.org>
Sent: Thursday, December 04, 2014 1:56 PM
To: Dallaire, Tom
Subject: 2015 National Main Streets Conference: Registration Is Now Open!

Having trouble reading this email? [View it online.](#)



DECEMBER 4, 2014

Registration is Now Open!



With only 114 days left until the National Main Streets Conference, we are gearing up and getting ready to make sure that your visit to the Big Peach is an unforgettable one. With 8 conference tracks, 48 educational sessions, 38 crash courses, 5 deep dives and 17 mobile tours, we know that this event will have a little bit of something for everyone.

The conference website is now live and available for viewing at www.nationalmainstreetsconference.com. On our new conference website you will find links to registration, information regarding mobile tours and venues, tentative itineraries and information regarding sponsorship and exhibitor opportunities. As more information on the educational sessions is released, the website will be

revised to reflect the updates in schedule and course curriculum.

Register Now

Early Bird (before Jan. 30): \$375 Member* | \$475 Non-Member

Regular: \$475 Member | \$595 Non-Member

One Day: \$225

Student: \$175

** For member registration rates, you will be required to enter your National Main Street membership number. Please contact [Tali Jamir](#) or your local state coordinating office if you need this information.*

Conference Location and Host Hotel:

Omni CNN Center and Hotel

100 CNN Center

Atlanta, GA 30303

Book a hotel room

Book by February 24 to receive a special rate

Support the Conference: Be a Sponsor



As a conference sponsor, your financial support will bring dedicated professionals, boards, municipal staff, and other key decision makers together to share their successes and challenges. Your support can help these passionate folks experience community development first hand as we work to re-energize local businesses, refurbish historic buildings and build vibrant, sustainable local economies. [Learn more about sponsorship opportunities.](#)

Reach Your Customers: Be an Exhibitor



As a conference exhibitor, you will have the opportunity to market your product to 1,400+ downtown development and community development focused individuals from around the country. Exhibitors will have the opportunity to network with conference attendees, provide product demonstrations and participate in drawings for prizes. We hope that you will consider participating in the National Main Streets Conference Exhibit Hall. [Learn more about exhibition opportunities.](#)



Spread the Word: Be a Conference Advocate

We want you to help us spread the word about Atlanta! To assist you in becoming walking, talking advocates for the

National Main Streets Conference we have included for you access to the conference logo, Twitter banners, Facebook banners and email signature graphics to use and share across all social media and digital channels. [Download graphics here.](#)



**National Main Street
Center**

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National Trust *for* Historic Preservation

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53 West Jackson Blvd. Suite 350 Chicago, IL 60604
312.939.5547 ext. 37233 | 312.939.5651 (fax)
www.mainstreet.org | PreservationNation.org



A Track for Every Interest

This year's conference will be packed with cutting edge, high-level content addressing a wide range of revitalization issues and the line-up of speakers has an impressive wealth of knowledge and experience to share.

To help you tailor the conference to your interests and needs, we have eight tracks focusing on issues ranging from Urban Revitalization to Arts and Culture. We encourage you to take a look at the list below and stay tuned for additional session and speaker information in the coming weeks!

Economic Development – Main Street has been called “the most cost-effective form of economic development of any kind anywhere in the country.” How do you pull this off? This track will help; addressing issues ranging from real estate develop to market analysis to forming business improvement districts, all with goal of bringing partners together to foster new ideas for building economic success on Main Street.

Urban Revitalization – While our experience has shown us that urban districts thrive using a similar revitalization approach to more “traditional” Main Street communities, this track will feature sessions that focus on the particular issues facing urban communities, from density issues to diversity to gentrification.

Marketing – A successful Main Street must tell its story effectively. This track will connect you with the tools you need to accomplish this, from launching a strategy-oriented, high-impact advertising campaign to finding the right brand for your district.

Promotional Events – Many Main Streets are great at putting on festivals and celebrating holidays, but how do you make the most of these events, maximize results, and measure impact? This track will help you put strategy first when planning and executing promotional events by showcasing issues like effective event management and economic impact measurement.

Arts and Culture – Arts and Culture help to bring Main Street to life, connect a community to its distinct heritage, and promote tourism. This track will help you translate your arts and cultural offerings into economic engines with sessions on the arts as business catalysts, innovative approaches to public art, and the impact of cultural districts.

Placemaking and Design – Activating public places and preserving and enlivening the physical elements of a downtown are critical pieces of comprehensive community revitalization and serve as powerful visual indicators to residents and leaders that change is under way. Sessions in this track will provide you with tactics to make public spaces come alive as well as



practical advice on improving streetscapes and preserving the historic buildings in your downtown district.

Organizational Development – Downtown practitioners know that a successful revitalization initiative requires a strong organizational backbone to serve as the driver of change. This track will provide attendees with tips and tools on issues like board development, fundraising, and volunteer training.

Leadership Development – With budgets tight and staff time at a premium, setting aside time for leadership development is challenging. This track will equip you with important job-focused training – whether you are a new director or a veteran – these sessions on topics like effective leadership strategies, change management, and conflict resolution, will help you advance in your career.

Mobile Tours:

Dahlonaga: Gold, Goblets and Galleries

Sunday, March 29th 9:00am- 4pm

Cost \$50

The Gold, Goblets, and Galleries Tour will introduce ideas about marketing to a diverse customer base by using partnerships, tourism, history, and historic preservation. The tour includes visiting the Dahlonaga Gold Museum, brunch, and a guided wine tasting and art gallery walking tour. All stops along the walking tour, as well as downtown's 65 unique retail stores, are within 5 short blocks of each other in Historic Downtown Dahlonaga. **wine tasting included in ticket price**

Tour of Atlanta

Sunday, March 29th 10:00am-3pm

Cost \$45

The tour tells the story of our city, Atlanta's growth and evolution, as shown through its landmarks and historic neighborhoods. It provides a broad overview of Atlanta and is not limited to specific neighborhoods. The tour goes beyond architecture; it encompasses the historical moments, individuals, and cultures that have shaped the City.

This tour is primarily by bus with limited stops* *Lunch is on your own

Atlanta: Inman Park Tour

Sunday, March 29th 9:30am – Noon

Cost: \$35

Visit Atlanta's first planned residential development. Dating from 1889, Inman Park has become a nationally celebrated example of neighborhood preservation. See the elegant homes built by Coca-Cola magnates Asa Candler and Ernest Woodruff. Discover the distinctive features that make up Victorian period architecture: turrets, sweeping porches and elaborate



gingerbread woodwork. Also enjoy a variety of other home styles, from Craftsman to post World War II to architecturally compatible infill.

Atlanta: Ansley Park Tour

Sunday, March 29 1:30-4:00pm

Cost: \$35

Tour Atlanta's first driving suburb, developed in 1904 as the dream of Edwin P. Ansley who envisioned a new motorcar-oriented suburb of wide, winding streets and green parks designed to attract Atlanta's wealthiest and most prestigious families. In fact, Ansley Park was home to Georgia's Governor's Mansion for many decades and to Margaret Mitchell for most of her life. Ansley's vision of a gracious, harmonious neighborhood as an oasis in the midst of the bustling city of Atlanta lives on today in this National Register District.

Suwanee: Placemaking in Suwanee Town Center

Monday, March 30th 9:30am- 1:45pm

Cost \$30

The City of Suwanee is a dynamic community of approximately 16,000 people located in metropolitan Atlanta. Town Center, Suwanee's signature civic gathering place, integrates both public and private uses and includes Town Center Park, City Hall, mixed use development, and public art. Town Center is the heart of the community. It offers active and passive recreation opportunities, including an interactive fountain, outdoor amphitheater, and serves as the cultural center of the City.

Hapeville: A Collaborative Approach to Using the Arts as an Economic Development Tool

Monday, March 30th 9:00am- 11:30am

Cost \$25

Hapeville is a small but progressive city located 10 minutes south of Atlanta and adjacent to the Atlanta airport. Similar to many older inner city suburbs, Hapeville has faced a battle against blight. The City has partnered with non-profits to utilize the arts as a foundation of the Main Street Program's broader efforts to revitalize the downtown. Tour highlights include renovated historic buildings repurposed as arts venues, and public art installations.

Atlanta: Sweet Auburn Tour

Monday, March 30th 10:00-12:30pm

Cost \$35

Stroll down Sweet Auburn Avenue, the heart of African-American commerce and culture in Atlanta at the turn of the century. Discover landmarks of the Civil Rights Movement, and several historic African-American churches including Big Bethel AME Church, the first African-American church in Atlanta, and Ebenezer Baptist Church, the spiritual home of Dr. Martin Luther King, Jr.



ITINERARY

	MARCH 30	MARCH 31	APRIL 1	APRIL 2
8:00 AM				
9:00 AM				
10:00 AM				
12:30 PM				
1:00 PM				
2:00 PM				
4:00 PM				
6:00 PM				

ITINERARY

	MARCH 30	MARCH 31	APRIL 1	APRIL 2
8:00 AM				
9:00 AM				
10:45 AM				
2:00 PM				
3:45 PM				
4:00 PM				
6:00 PM				

ITINERARY

	MARCH 30	MARCH 31	APRIL 1	APRIL 2
8:00 AM				
9:00 AM				
10:45 AM				
2:00 PM				
4:00 PM				
6:00 PM				

Budget Summary

Mainstreet Conference		Option 1	Option 2	Option 3
Airfaire - Manager	\$	509	\$ 509	
AirFaire - Board Rep	\$	509	\$ 509	\$ 509

Wyoming - Best practices workshop March 26-28

Manager				
Registration	\$	125	\$ 125	
Room - 25th, 26th, 27th, 28th @ \$135 / night	\$	540	\$ 540	
Food	\$	141	\$ 141	
Board Rep				
Registration	\$	125		\$ 125
Room - 25th, 26th, 27th, 28th @ \$135 / night	\$	540		\$ 540
Food	\$	141		\$ 141

Main Street Annual Conference March 30 - April 2

Manager				
Registration	\$	475	\$ 475	\$ 475
Room - 29th, 30th, 01st @ \$135/night	\$	405	\$ 405	\$ 405
Food	\$	128	\$ 128	\$ 128
Board Rep				
Registration	\$	475		
Room - 29th, 30th, 01st @ \$135/night	\$	405		
Food	\$	128		

Total Conference Cost	\$ 4,646	\$ 2,832	\$ 2,323
50% split in funding	\$ 2,323	\$ 1,416	\$ 1,162

Funding remaining	2015	2014	Combined
Travel 921	869	475	1344
Training Education	1889	348	2237
611- H&S - Training and Education	4314	1728	6042
Total	7072	4565	

Meals per person attending:	Date	Perdeumn
	25-Mar	30
	26-Mar	37
	27-Mar	37
	28-Mar	37
	Subtotal	141
	29-Mar	37
	30-Mar	37
	1-Apr	37
	2-Apr	17
	Total	128

6-12

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to recommend approval, or denial, or approval with conditions of a development application for a Special Use Permit (DA 14-080) requested by Mike Pegram;
 - a. To allow a parking lot as a primary use in Neighborhood Commercial and General Commercial zoning districts,
 - b. To allow two murals on the building façade remodel,
 - c. To allow for two "roof" mounted signs;and adding two digital reader boards to replace the marquee board as indicated in the proposed plan, all are part of the proposed Sharkey's Casino remodel and redevelopment project located at the corner of Gilman Ave and Highway 395 (APN's 1320-33-401-029, 030, 031, 032, 033 and 1320-33-401-015, 016, 017 and 018), with public comment prior to board action.
2. **Recommended Motion:** To recommend approval of the Special Use Permit (DA 14-080), with conditions as stated in the staff report, allowing parking lot expansion on the corner of Gilman and 395, providing two murals on the building, and roof mounted signage as indicated on the proposed plans.

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** January 6, 2014 **Time Requested:** 45 minutes

6. **Agenda:** Consent Administrative

Background Information: Mike Pegram acquired the Sharkeys property on December 4th. He has since been planning site improvements and demolishing a building within the project site. The old salon building was demolished December 22nd. The Special Use Permit is required to place a parking lot on an entire parcel. There are 6 parcels needing this special use permit as they contain a parking lot without an associated building. The proposed parking layout is attached to the staff report. Building elevations are provided in the staff report. More detailed plans are expected for the design review.

See the staff report for more information and the finding of the Special Use Permit.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued



Linda Slater, Board Chairman
Lloyd Higuera, Board Vice Chairman
Cassandra Jones, Board Member
Ken Miller, Board Member
Mary Werner, Board Member

MEMORANDUM

Date: December 31, 2014
To: Gardnerville Town Board
From: Tom Dallaire, P.E., Town of Gardnerville
Subject: DA 14-080 (Development Application); Sharkey's Special Use Permit to allow primary use of a parking lot, allow the installation of two murals on the building, and allow for roof mounted signage.

I. TITLE:

For Possible Action: Discussion to recommend approval, or denial, or approval with conditions of a development application for a Special Use Permit (DA 14-080) requested by Mike Pegram;

- a. To allow a parking lot as a primary use in Neighborhood Commercial and General Commercial zoning districts,
- b. To allow two murals on the building façade remodel,
- c. To allow for two "roof" mounted signs;

and adding two digital reader boards to replace the marque board as indicated in the proposed plan, all are part of the proposed Sharkey's Casino remodel and redevelopment project located at the corner of Gilman Ave and Highway 395 (APN's 1320-33-401-029, 030, 031, 032, 033 and 1320-33-401-015, 016, 017 and 018), with public comment prior to board action.

II. RECOMMENDATION

Based on the findings in the this staff report, staff recommends to the Gardnerville Town Board to recommend approval of the Development Application (DA) 14-080, A. Sharkey's primary use of a parking lot for the adjacent casino, B. adding two murals sides of the existing buildings, and C. relocating signage on the building to above the wall line which is "roof mounted signage" the based on the findings, conditions, and conclusions in the staff report and the project is subject to the following concerns followed by the findings and then recommended conditions:

1. The proposed parking lot is considerably larger than the existing parking lot, increasing the amount of pedestrians crossing the street to the newly remodeled casino. Staff is concerned about this increase in pedestrian traffic and continuing the practice of freely crossing the street anywhere along this area. Pedestrians should be directed to one of two crosswalks being proposed. There is a landscape planter that is being proposed as

- a walkway that needs to be changed to landscaping, eliminating the access of pedestrians from the parking to the midpoint between two crosswalks. The proposed design encourages "J" walking across the highway to the new casino. Section 2.2.4 and 2.5.2 in the design manual asks for separate pedestrian systems within the parking lot. We want the pedestrians to use the proposed crosswalks.
2. The board needs to talk about providing a fence along S.R. 756 as shown along highway 395. The town board has historically asked for a fence along this area to prohibit pedestrians from just crossing anywhere along the building. The fence will direct pedestrians to use the crosswalks being provided. With this new plan there could be room provided for such a feature.
 3. Town staff encourages the applicant to use decorative lighting to match the town's lighting within the open parking lot.
 4. Town staff encourages the applicant to work with the adjacent property owner of Battle Born on the paving, entrance, and landscaping along the common property line, and may include coordinating a legal combined entrance and recordable document and or agreement. See the attached plan option.
 5. Review the back parking area drainage discharging into the existing DG parking area. The hydrology study should identify the extents of the ponding and to where ponding water will overflow. Town staff encourages the engineer to provide a subsurface drain so storm water can be treated and directly discharged as the conceptual hydrology report states.
 6. The sidewalk crossing the commercial entrance should ramp down to allow for the full width of the sidewalk and not be narrowed to a 4' wide ramp area.
 7. Provide the required ADA parking stalls in the proposed parking area.
 8. Incorporate brick veneer on the separation wall.

III. DISCUSSION

Town staff was approached by the project engineer and we met onsite to discuss the project. The town provided the plan for the parking lot that was drafted and provided to Sharkey's just over two years ago. One of the four parcels is currently used as a parking lot, another was used for the business that was located adjacent to the parking lot, and the remaining two parcels were covered in dg and pavement grindings for "overflow" parking. These parcels are listed in the town's parking district strategy. The proposed special use permit is to keep the parking lot concept and NOT provide additional retail or mixed use building with a structure behind future building. The proposed murals appear to be appropriate for the town. They are clean and represent the town as being "world famous". Staff is looking for input from the board on the mural design, and the roof mounted signage utilizing the existing sign which is currently located above the wall and does not differ from the sign currently on site.

For this Special Use Permit application allowing the; A. Parking lot as a primary use, B. the murals on the side of the building, and C. the "roof mount" signage above the wall, staff believes is a reasonable request and the town should support the project by recommending to county staff approval of the Special Use Permit. The actual design review will be a separate

submittal and will be presented before the town board in the near future. Anderson Engineering has a design review plan submittal ready, and may even have submitted it to the county already.

See the Applicant Statement of Justification dated December 8, 2014.

20.604.060 (SUP) and 20.214.040 (DR) are the same findings:

A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

The applicant is requesting three things under this special use permit;

- A. an improved parking lot on the same and adjacent parcels (currently a parking lot) that will cover the property which was the location of a home and business, and the adjacent two parcels (currently being used for parking but on an unimproved dg or pavement grinding surface). This project will simply clean up the existing site with a larger parking lot providing enough parking as currently required by parking standards in county code.
- B. The murals are new and are being requested by the applicant. Staff does not see an issue with providing murals on the building. They need to be kept up and maintained. Staff believes the property owner will provide the required maintenance.
- C. The "roof mounted" signs are actually on the top of the wall. Staff does not believe this is any different than the sign being located at the top of the existing sign on the wall. This SUP is required per code.

B. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts;

The applicant's proposal for the parking lot will connect to the existing storm drainage to the site and will be underground. This project will clean up the ponding problem on the frontage property where the rain water accumulated before. The parking in the back with dg is not being improved at this time. Any lights being proposed will be pointed downward not to allow light onto the adjacent properties. The additional lighting proposed will increase the visibility of the parking lot creating a brighter area than the previous single light for the entire parking area.

Mural lighting, if provided should be pointed downward from the top off the wall of the building.

The existing signage, including the section with open lights, should be allowed. Both local casinos - C.O.D. garage and CVI - have this open lighting on the building and around the casino signage. Sharkey's currently has this open lighting and should be allowed to keep the lighting.

C. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

The proposed parking lot will generate more pedestrian traffic crossing Highway 756, as the parking lot is much bigger than the current parking lot. Access from the highway is much safer than the existing three-driveway entrance. The town board has historically been concerned about the pedestrian traffic crossing outside the exit/entrance on Centerville or Highway SR756. The proposed plan we need to address now and condition where the board wants to allow the access from the parking lot. Currently the plan indicates a landscape planter as a ramp and pedestrian access to 756 which is located in the middle of the existing building across the 756. NDOT needs to approve these plans as well and staff believes they will have issues with this location of the walkway having access from the parking lot to the sidewalk. The town board has historically wanted a fence along SR756 to block direct access from the parking lot into the existing building, and to direct pedestrian traffic to the street light or the newly proposed mid-block crosswalk at the new intersection of both parking lots. Town staff worked with NDOT staff to allow the crosswalk in this location and Anderson Engineering will continue that conversation with NDOT. The town board should have discussions now on the parking lot fencing and voice their concerns about pedestrians crossing SR756. Therefore the conditions have been added to eliminate the landscape island sidewalk and add fencing along SR756 as proposed along Highway 395 to ensure pedestrians have to go to a crosswalk to cross the highway.

E. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties;

The proposed parking lot will be an improvement to what is currently located on the corner. There are adverse effects on the adjacent property, like increase in pedestrian traffic, but with the proposed landscaping and down lighting this project will be a big improvement to our downtown area.

F. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

Staff is not aware of any archeological or cultural study area within this proposed project.

G. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and

There are setback issues with the parking lot and the property boundary that county staff is going to allow. The side area setback against Yager's Garage and behind the actual casino, do not comply with the proposed standards. This has been an existing condition, but is not compliant with the standards.

H. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

The entrance from Highway 395 to the proposed parking lot shared with Battle Born was modified. If this parking lot can be paved up to the Battle Born building, it would provide a delivery access to the site. Having ramp access for Battle Born and our trash trucks would be preferred. The proposed gravel entrance should not be allowed under the county standards for a commercial development. With the entrance on the adjacent property both sides are needed. The engineer has agreed to consider these changes on his design review application.

IV. CONDITIONS:

The following Conditions of Approval should be considered for recommendation to the county prior to the Special Use Permit:

1. Town staff encourages the project engineer to provide a subsurface drainage from the back side of the proposed parking lot so storm water can be treated and directly discharged into the existing drainage system, as the conceptual hydrology report states, eliminating ponding in the adjacent dirt parking area. The adjacent shed is considerably lower than the existing grade and the owner is concerned about the drainage.
2. The sidewalk crossing the commercial entrance should ramp down to allow for the full width of the sidewalk and not be narrowed to a 4' wide ramp area.
3. Provide the required ADA parking stalls in the parking area.
4. Incorporate brick veneer on the proposed wall adjacent to the parking lot facing the street.
5. Provide fence or wall along State Route 756 to deter pedestrian access from 'J' walking and promote use of the two crosswalks being provided.
6. Remove the pedestrian access ramp where a landscaping planter was to be located within the parking lot.

Board meeting Topics of Discussion / Notes:

Town of Gardnerville
1407 Highway 395 North
Gardnerville, Nevada 89410
(775) 782-7134
(775) 782-7135 facsimile
www.gardnerville-nv.gov



RECEIVED
DEC 10 2014

BY:

pd \$75-
ck #2901

PROJECT REVIEW APPLICATION

Location

Street Address: 1440 US Highway 395 N, Gardnerville, NV (Primary Address)
Assessor's Parcel #: 1320-33-401-015, -016, -017, -018, -029, -030, -031, -032, and -033
Current Zoning Designation: GC, NC, TC
County Project Reference #: DA 14-080

Project Description

A Special Use Permit to allow a parking lot as a primary use, two art murals, and roof mounted signs.

Applicant:

Name: Mike Pegram
Address: P.O. Box 51647, Phoenix, AZ 85076
Telephone Number: () _____ Fax Number: () _____

Owner:

Name: Same as above
Address: _____
Telephone Number: () _____ Fax Number: () _____

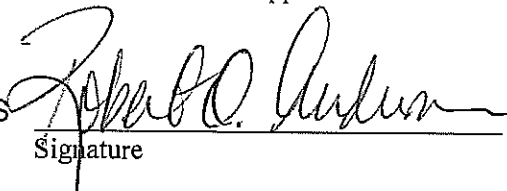
Engineer:

Name: Robert O. Anderson, P.E., CFM, WRS, R.O. Anderson Engineering, Inc.
Address: 1603 Esmeralda Avenue, Minden, Nevada 89423
Telephone Number: (775) 782-2322 Fax Number: (775) 782-7084

By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 deposit is included with this application.

Applicant or Applicant's Representative:

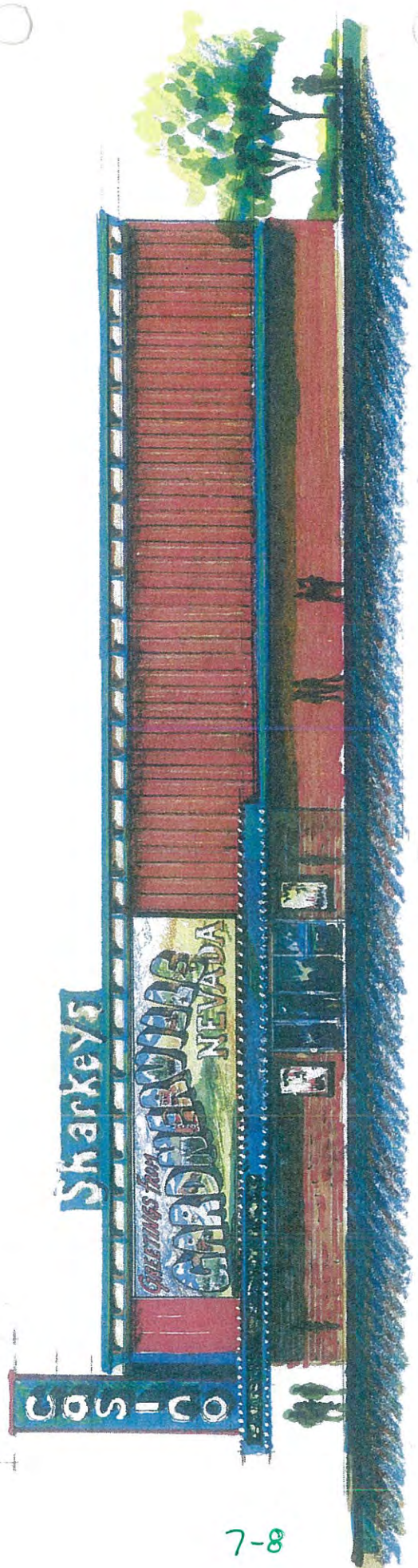
Robert O. Anderson, P.E., CFM, WRS
Printed Name


Signature

12-10-14
Date

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office by the Friday two weeks before the Board meeting.)



7-8

World Famous

CAROLINE NEVADA

1916



ILLUMINATED BOX SIGN
 DOUBLE SIDED

SIGNAGE AT PARKING LOT ENTRY

DETAIL S-1

December 8, 2014

DOUGLAS COUNTY COMMUNITY DEVELOPMENT
PO Box 218
Minden, Nevada 89423

RECEIVED
DEC 15 2014

**Project Description and Statement of Justification
Special Use Permit
Sharkey's Casino Parking Lot Renovations, Murals, and Signage** BY:

To Whom It May Concern:

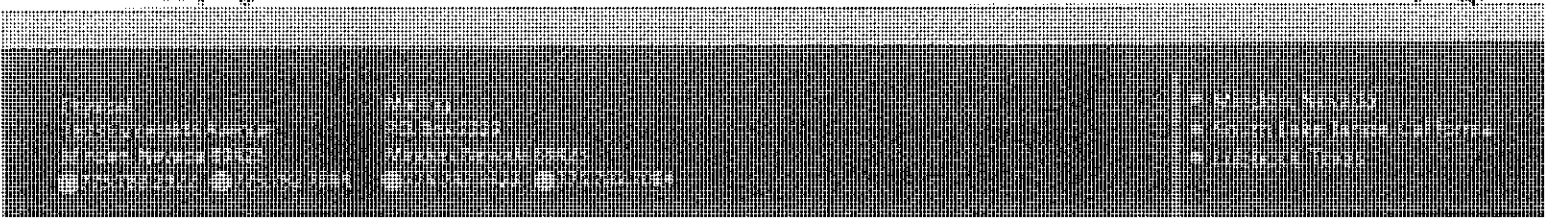
On behalf of the applicant, Michael Pegram, please consider this letter our statement of justification and project description for a Special Use Permit. As required by Douglas County Code, the applicant is requesting a Special Use Permit for the following three uses:

- Douglas County Code Section 20.658.120(G) to allow for a parking lot as a primary use in Neighborhood Commercial (NC) and General Commercial (GC) zoning districts.
- Douglas County Code Section 20.658.050 to allow for murals to be added to the Sharkey's building.
- Douglas County Code Section 20.696.345 to allow for a roof mounted signs.

Proposed Parking Lot Renovations

The primary address for the project site is 1440 North US Highway 395, Gardnerville, Nevada, at the corner of Gilman Avenue (State Route 756). The project summary on the attached site plans list the additional project area addresses. Renovations, including paving, drainage, landscaping, lighting, signing, and stripping, are proposed for the parking areas adjacent to Sharkey's Casino (APNs 1320-33-401-029, 1320-33-401-030, 1320-33-401-031, 1320-33-401-032, and 1320-33-401-033). Renovations are also proposed for adjacent parcels (APNs 1320-33-401-015, 1320-33-401-016, 1320-33-401-017, and 1320-33-401-018) on the north side of Gilman Avenue, which have been used for overflow parking for decades. Existing structures will be demolished and removed from these adjacent parcels, necessitating a Special Use Permit for continuation of parking as a primary use on the resultant stand-alone parcels. The proposed parking lot will be connected to the existing parking areas adjacent to the casino at an improved entrance/egress at the mid-block of Gilman Avenue between US Highway 395 and Douglas Avenue. This will establish better circulation among the parcels and allow for joint use of parking spaces, while improving pedestrian use and safety.

The parcels have been regularly used as a parking lot for Sharkey's Casino even before Milos "Sharkey" Begovich purchased the building in 1971. No change of use is proposed. The applicant wishes to renovate both the existing and proposed parking areas to establish additional paved parking spaces, American Disability Act (ADA) compliant parking spaces, and clearly signed entrance and egress points. The proposed renovations will improve site drainage, install lighting, signage and landscaping, provide for ADA accessibility, and include striping of a crosswalk across the mid-block of Gilman Avenue between the two parking areas. 7-11



Description and Statement of Justification
Douglas County Community Development
December 8, 2014
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Proposed Murals and Signage

All signage for review has been provided as part of this application. The intent of the signage package for the Sharkey's Casino located in Downtown Gardnerville is to maintain the existing character of the historic casino while reducing the overall surface area of signage. As illustrated on the existing and proposed building elevations, the applicant proposes the following changes:

Item 1. Remove the large "Sharkeys" portion of the front monument sign. The remaining "Casino" portion of the sign shall remain.

Item 2. The two existing "Sharkeys" sign located on the building's Main Street and Gilman Street elevations are proposed to be located on the rooftop parapets to retain the historic character of the building. Douglas County Code Section 20.696.345 permits signs to be located on rooftops when the sign is a part of a historic structure and retains the historic character of the structure.

Item 3. The existing marquee sign is proposed to be removed, receive a solid surface and paint. In exchange, the applicant is proposing two 2-foot by 30-foot non-motion electronic reader boards. Removing the marquee sign and installing the two reader boards represents a 63% reduction of sign surface.

Item 4. The two proposed 8-foot by 28-foot murals are designed and located to unify the entire signage package. The "World Famous Gardnerville" murals depict and celebrate the significance of the area and the town of Gardnerville. The two murals will differ from each other in that the scenes within each letter will be unique. They will be lighted with goose-necked down-lighting.

Please see attached elevations of the art murals, wall signage and the signage proposed for the parking lots.

FINDINGS FOR THE SPECIAL USE PERMIT

The following addresses the required findings per Douglas County Code Section 20.604.060:

- A. *The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;*

Comment: The proposed renovations are consistent with the policies embodied in the adopted Master Plan. According to the Douglas County Master Plan, current Master Plan designation for the parcels is Commercial. Current zoning is General Commercial, Neighborhood Commercial, and Tourist Commercial. MG Policy 1.1 states that the County shall use its Master Plan and development regulations to maintain and enhance

Description and Statement of Justification
Douglas County Community Development
December 8, 2014
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the existing character of the community. The project site has been used as a casino and parking lot for decades. No change in use is proposed. The renovations, murals, and signage will maintain and enhance the existing character of the neighborhood. The proposed use is an existing facility with existing signage. The proposed changes and reduction of signage surface make the facility more consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations.

- B. *The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts;*

Comment: The proposed parking lot renovations will be compatible with and preserve the character and integrity of adjacent development. The project site has been used as a casino and parking lot for decades and the proposed renovations will mitigate existing adverse impacts of the unimproved parking areas. Renovations will include: removal of dilapidated buildings; improved site drainage, circulation, landscaping, signage and lighting; compliance with ADA accessibility; a mid-block striped pedestrian crossing, and art murals.

Additionally, roof mounted signs are permitted by Special Use Permit when the sign is part of a historic structure and retains the historic character of the structure. The proposed murals and sign package is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements and modifications to mitigate development related adverse impacts such as visual nuisances or other similar adverse effects to adjacent development and neighborhoods.

- C. *The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;*

Comment: The proposed renovations do not conflict with any existing pedestrian or vehicular traffic that would be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The proposed renovations will clearly delineate ADA parking spaces, provide ADA accessibility, install entrance and egress signage, and include a striped crosswalk across the mid-block of Gilman Avenue to connect the primary and adjacent parking lots. Renovations will establish safe pedestrian connections and reduce hazards and conflicts with existing and anticipated traffic.

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Douglas County Community Development
December 8, 2014
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This finding is not applicable to the murals and signage.

- D. *The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;*

Comment: The applicant is proposing renovations to adjacent commercial parcels (APNs 1320-33-401-015, 1320-33-401-016, 1320-33-401-017 and 1320-33-401-018) in order to connect the existing parking area adjacent to the casino to the proposed parking lot. This will improve circulation among the parcels, allow for joint use of parking spaces, and reduce impacts on surrounding neighborhood streets. Additionally, the striping of the crosswalk on Gilman Avenue will improve pedestrian connections and reduce hazards and conflicts with the existing traffic on Gilman Avenue and vehicles turning off of US Highway 395. Proposed signage will clearly identify entrance and egress points.

This finding is not applicable to the murals and signage.

- E. *The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties;*

Comment: No change in use is proposed. The project site will continue to serve as a casino and parking. The proposed renovations will remove existing dilapidated structures and incorporate improved drainage and site landscaping, all of which will have a beneficial effect on adjacent properties.

Additionally, the murals will create a sense of place in the community as well as promote the Town of Gardnerville's identity, culture and history. The signs placed on the roof will be the existing Sharkey's logo signage. All lighting will comply with the Town of Gardnerville lighting standards and Night Sky Friendly ordinances. The proposed sign changes include reducing the surface area of signage and removal of a large brightly illuminated marquee. These features will minimize the adverse visual effects on the adjacent properties.

- F. *The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;*

Comment: The project site is not located within an identified archeological study area as recognized by Douglas County.

Description and Statement of Justification
Douglas County Community Development
December 8, 2014
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- G. *The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and*

Comment: The proposed parking lot renovations, murals and signage comply with the applicable sections of the Douglas County Design Manual, the Town of Gardnerville, and the Douglas County Development Code.

- H. *The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.*

Comment: The proposed project is not detrimental to the public health, safety, convenience and welfare and will not result in material damage or prejudice to adjacent properties. Conversely, the proposed parking lot renovations will provide for improved site conditions, ADA accessibility and increase pedestrian safety by providing a striped crosswalk at the mid-block of Gilman Avenue. The murals and renovated signage will promote the history and culture of Gardnerville. The overall project will promote economic development by increasing tourism.

The required application submittals are attached, including: application form; site plan; reduced site plan; elevations; reduced elevations; tax receipt; personal notification; vicinity map; title reports; grading/drainage plan; and conceptual drainage study and checklist. Because there will be no change to existing use, a traffic and impact study and checklist is not included. Review by the Town of Gardnerville is anticipated.

Thank you for your consideration of this request. Should you have any further questions, please feel free to contact me at your convenience.

Sincerely,

R.O. ANDERSON ENGINEERING, INC.



Stephanie A, Hicks, AICP, CFM
Director of Grants & Hazard Mitigation Planning

U S

ENTRY SIGN
LOCATION PER
ARCHITECT

S44°54'00"E

STOP
SIGN

AREA LIGHT
(TYPICAL)
SEE DETAIL

PROPOSED
EDGE OF
PAVEMENT
FOR ADJACENT
SITE
ACCESS.

END LANDSCAPE
ISLAND IN LINE
WITH PARKING

LOCATE POWER
POLE IN FUTURE
LANDSCAPED
ISLAND

N44°44'53"E 194.64'

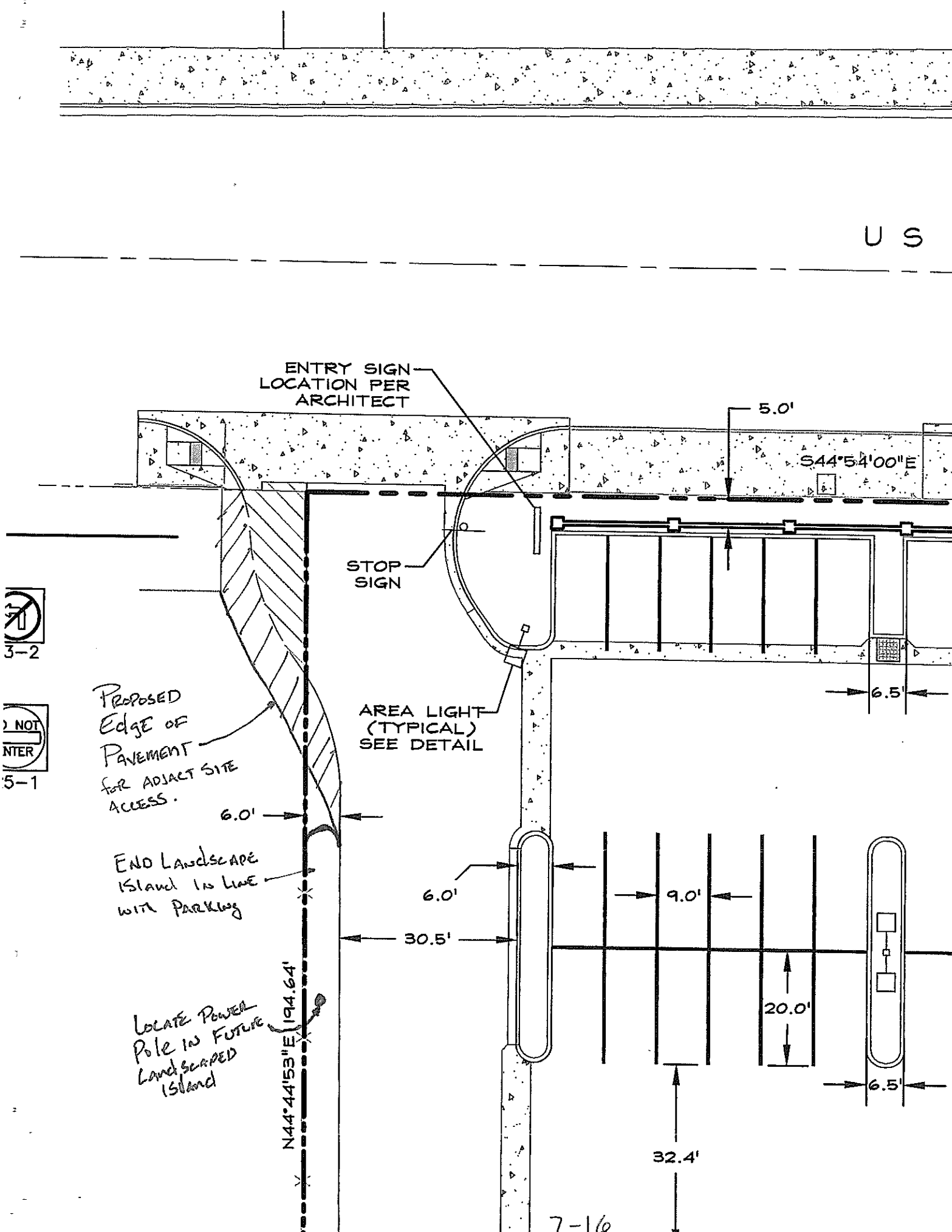


3-2



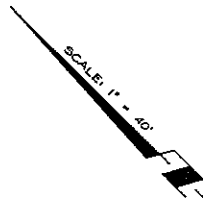
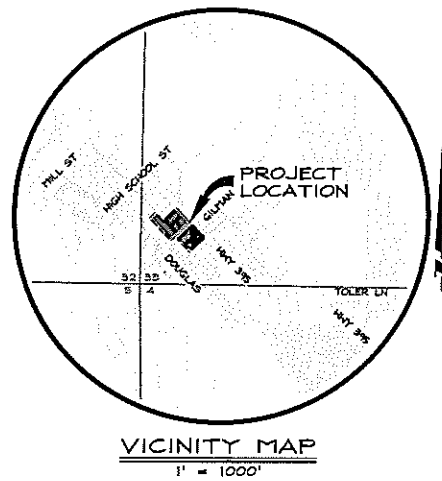
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7-16

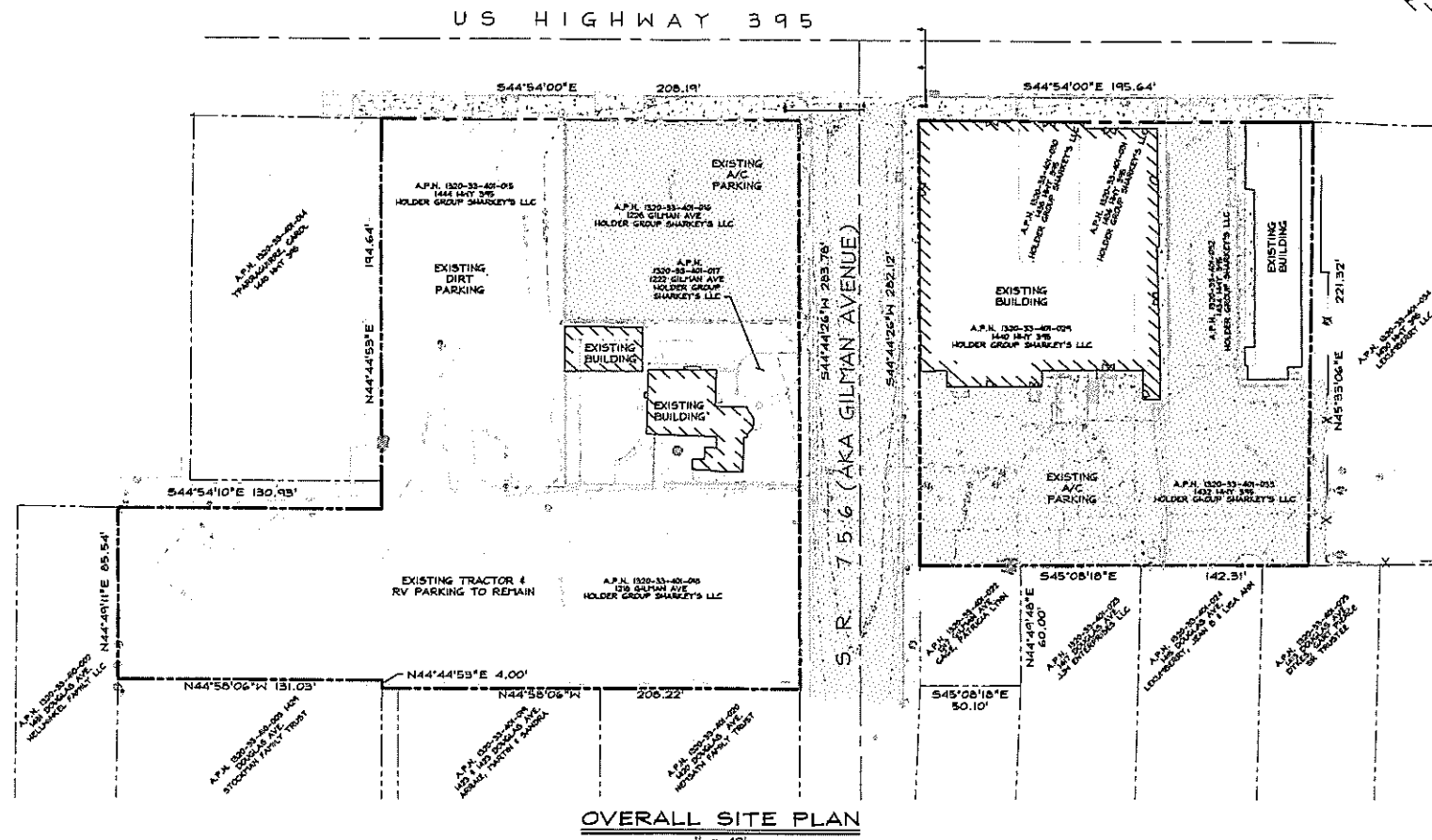


IMPROVEMENT PLANS SITE REHABILITATION PROJECT

SHARKEY'S CASINO GARDNERVILLE, NEVADA



SHEET INDEX	
00	COVER SHEET
01	LEGEND, ABBREVIATIONS AND NOTES
02	EXISTING CONDITIONS, DEMOLITION & EROSION
03	CONTROL PLAN
04	SITE / UTILITY PLAN
05	GRADING AND DRAINAGE PLAN
06	SITE STRIPING, LIGHTING & SIGNAGE PLAN
07	DETAILS
08	DETAILS
09	DETAILS
10	LANDSCAPING
11	LANDSCAPING
12	LANDSCAPING
13	LANDSCAPING
14	LANDSCAPING



PROJECT SUMMARY

TITLE:	SITE REHABILITATION PROJECT
APPLICATION:	SITE IMPROVEMENT PERMIT
OWNER/APPLICANT:	MICHAEL PEGRAM P.O. BOX 51647 PHOENIX, AZ 85076
PROJECT ADDRESSES:	1216 GILMAN AVENUE 1222 GILMAN AVENUE 1432 N. US HWY 395 1434 N. US HWY 395 1436 N. US HWY 395 1438 N. US HWY 395 1440 N. US HWY 395 1442 N. US HWY 395 1444 N. US HWY 395 GARDNERVILLE, NV 89410
A.P.N.s:	1320-33-401-015 1320-33-401-016 1320-33-401-017 1320-33-401-018 1320-33-401-019 1320-33-401-020 1320-33-401-021 1320-33-401-022 1320-33-401-023 1320-33-401-024 1320-33-401-025 1320-33-401-026 1320-33-401-027 1320-33-401-028 1320-33-401-029 1320-33-401-030 1320-33-401-031 1320-33-401-032 1320-33-401-033 1320-33-401-034 1320-33-401-035 1320-33-401-036 1320-33-401-037 1320-33-401-038 1320-33-401-039 1320-33-401-040 1320-33-401-041 1320-33-401-042 1320-33-401-043 1320-33-401-044 1320-33-401-045 1320-33-401-046 1320-33-401-047 1320-33-401-048 1320-33-401-049 1320-33-401-050 1320-33-401-051 1320-33-401-052 1320-33-401-053 1320-33-401-054 1320-33-401-055 1320-33-401-056 1320-33-401-057 1320-33-401-058 1320-33-401-059 1320-33-401-060 1320-33-401-061 1320-33-401-062 1320-33-401-063 1320-33-401-064 1320-33-401-065 1320-33-401-066 1320-33-401-067 1320-33-401-068 1320-33-401-069 1320-33-401-070 1320-33-401-071 1320-33-401-072 1320-33-401-073 1320-33-401-074 1320-33-401-075 1320-33-401-076 1320-33-401-077 1320-33-401-078 1320-33-401-079 1320-33-401-080 1320-33-401-081 1320-33-401-082 1320-33-401-083 1320-33-401-084 1320-33-401-085 1320-33-401-086 1320-33-401-087 1320-33-401-088 1320-33-401-089 1320-33-401-090 1320-33-401-091 1320-33-401-092 1320-33-401-093 1320-33-401-094 1320-33-401-095 1320-33-401-096 1320-33-401-097 1320-33-401-098 1320-33-401-099 1320-33-401-100
CURRENT ZONINGS:	GENERAL COMMERCIAL (GC) VACANT COMMERCIAL (VC) NEIGHBORHOOD COMMERCIAL (NC) TOURIST COMMERCIAL (TC)
CURRENT MASTER PLAN:	COMMERCIAL
CURRENT USE:	MIXED
PROPOSED USE:	PARKING LOT / CASINO
PROJECT AREA:	2.60 AC
FLOOD ZONE:	ZONE 'SHADED X' PER FIRM 32005C0235G DATED 01/20/2010
PARKING REQUIRED:	126 REG. 13 ADA
TOTAL:	139 SPACES
PROPOSED:	126 REG. 13 ADA
TOTAL:	139 SPACES

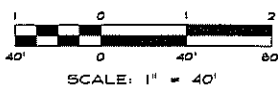
NOTE:

APPROVALS

DOUGLAS COUNTY ENGINEER	DATE
TOWN OF GARDNERVILLE	DATE
FINDER-GARDNERVILLE SANITATION DISTRICT	DATE
EAST FORK FIRE AND PARAMEDIC DISTRICT	DATE
R.O. ANDERSON ENGINEERING, INC.	DATE
GARDNERVILLE TOWN WATER COMPANY	DATE



NO.	DATE	REVISION	BLOCK	BY

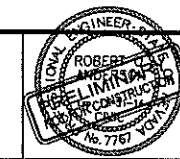


R.O. Anderson
NEVADA
1000 S. Eastern Ave.
P.O. Box 2228
Reno, NV 89423
P 775.782.2522
F 775.782.7054

CALIFORNIA
545 Tahoe Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.500.1660
F 530.502.1084

**SITE REHABILITATION PROJECT
SHARKEY'S CASINO**

COVER SHEET

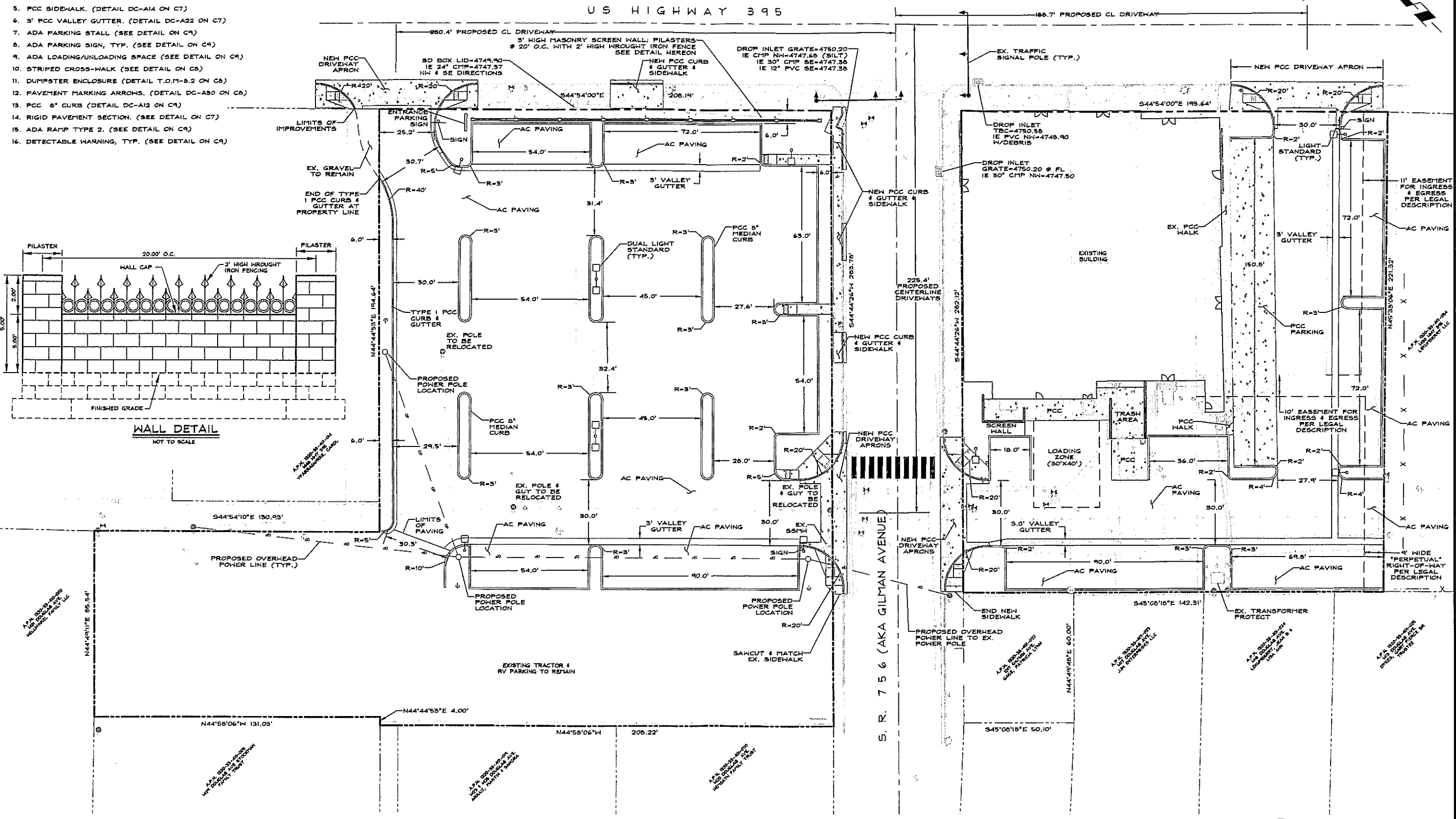
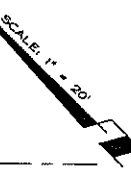


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ENGINEER:	ROA	DRAWING:	1877-005C01
SCALE:	1" = 40'	SHEET:	C1
DATE:	12/10/14	OF:	9 SHEETS

7-17

SPECIFIC SITE NOTES

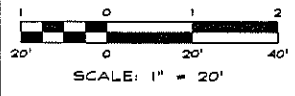
- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
- 1. FLEXIBLE PAVEMENT SECTION. (SEE DETAIL ON C7)
- 2. COMMERCIAL ENTRANCE (DETAIL DC-A17 ON C9)
- 3. TYPE I PCC CURB & GUTTER (DETAIL DC-A12 ON C7)
- 4. SIGN "STOP". (SEE DETAIL ON C7)
- 5. PCC SIDEWALK. (DETAIL DC-A14 ON C7)
- 6. 3' PCC VALLEY GUTTER. (DETAIL DC-A22 ON C7)
- 7. ADA PARKING STALL (SEE DETAIL ON C9)
- 8. ADA PARKING SIGN, TYP. (SEE DETAIL ON C9)
- 9. ADA LOADING/UNLOADING SPACE (SEE DETAIL ON C9)
- 10. STRIPED CROSS-WALK (SEE DETAIL ON C5)
- 11. DUMPSTER ENCLOSURE (DETAIL T.O.M-D.2 ON C5)
- 12. PAVEMENT MARKING ARROWS. (DETAIL DC-A30 ON C5)
- 13. PCC 5" CURB (DETAIL DC-A12 ON C9)
- 14. RIGID PAVEMENT SECTION. (SEE DETAIL ON C7)
- 15. ADA RAMP TYPE 2. (SEE DETAIL ON C9)
- 16. DETECTABLE WARNING, TYP. (SEE DETAIL ON C9)



WALL DETAIL
NOT TO SCALE

P:\Client Files\1877-005-GAD-Engineering\Improvement_Plan\1877-005-GAD.dwg 12/16/2014 1:41:02 PM Jerril Shuman
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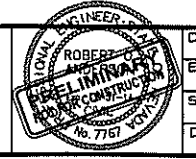
NO.	DATE	REVISION	BLOCK	BY



R O Anderson
 ROANDERSO.COM
 NEVADA 1005 Emerald Ave. 515 Tahoe Elys Blvd
 P.O. Box 2274 Carson, CA 94503
 Florida, NY 01425 South Lake Tahoe, CA 96150
 T 775.762.7022 F 775.762.7022
 T 775.762.7084 F 775.762.7084

SITE REHABILITATION PROJECT
SHARKEY'S CASINO

SITE & UTILITY PLAN



DRAWN: JS	JOB: 1877-005
ENGINEER: ROA	DRAWING: 1877-005C04
SCALE: 1" = 20'	SHEET: C4
DATE: 12/10/14	OF: 9 SHEETS

US HIGHWAY 395

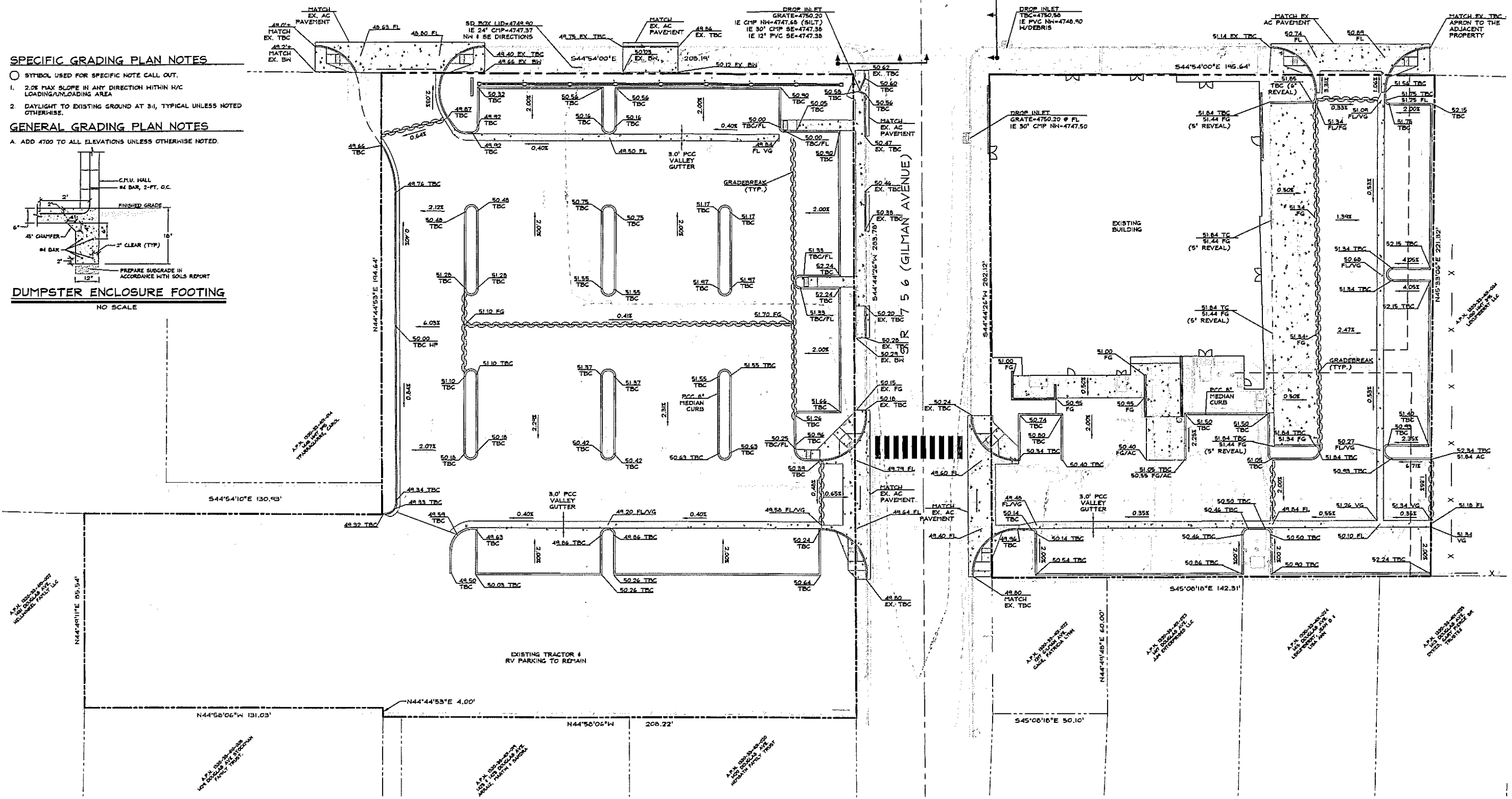
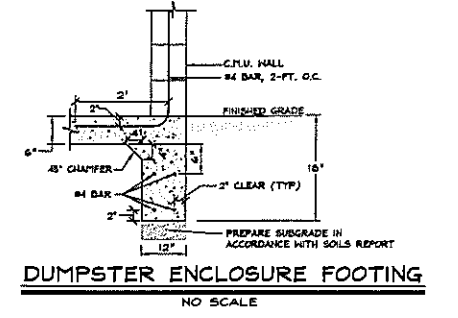
SCALE: 1" = 20'

SPECIFIC GRADING PLAN NOTES

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
- 1. 2.0% MAX SLOPE IN ANY DIRECTION WITHIN HVC LOADING/UNLOADING AREA
- 2. DAYLIGHT TO EXISTING GROUND AT 3H, TYPICAL UNLESS NOTED OTHERWISE.

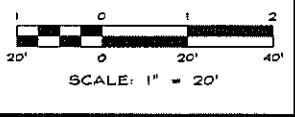
GENERAL GRADING PLAN NOTES

- A. ADD 4700 TO ALL ELEVATIONS UNLESS OTHERWISE NOTED.



A:\Projects\1877-005\1877-005.dwg, 12/10/14 10:52:01 AM, JLS, 0/0/0

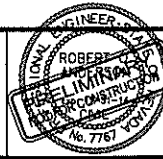
NO.	DATE	REVISION	BY



R O Anderson
HIGH ROAD DESIGN CO.
NEVADA
1623 Barnard Ave
Las Vegas, NV 89102
P 702.782.2322
F 702.782.1084

SITE REHABILITATION PROJECT
SHARKEY'S CASINO

GRADING & DRAINAGE PLAN



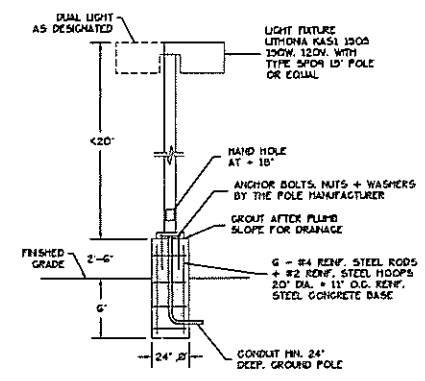
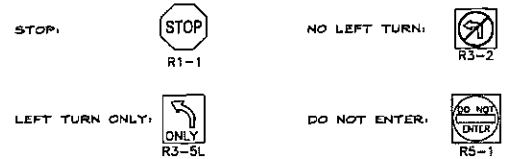
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SCALE: 1" = 20'	SHEET: C5
DATE: 12/10/14	OF: 9 SHEETS

7-20

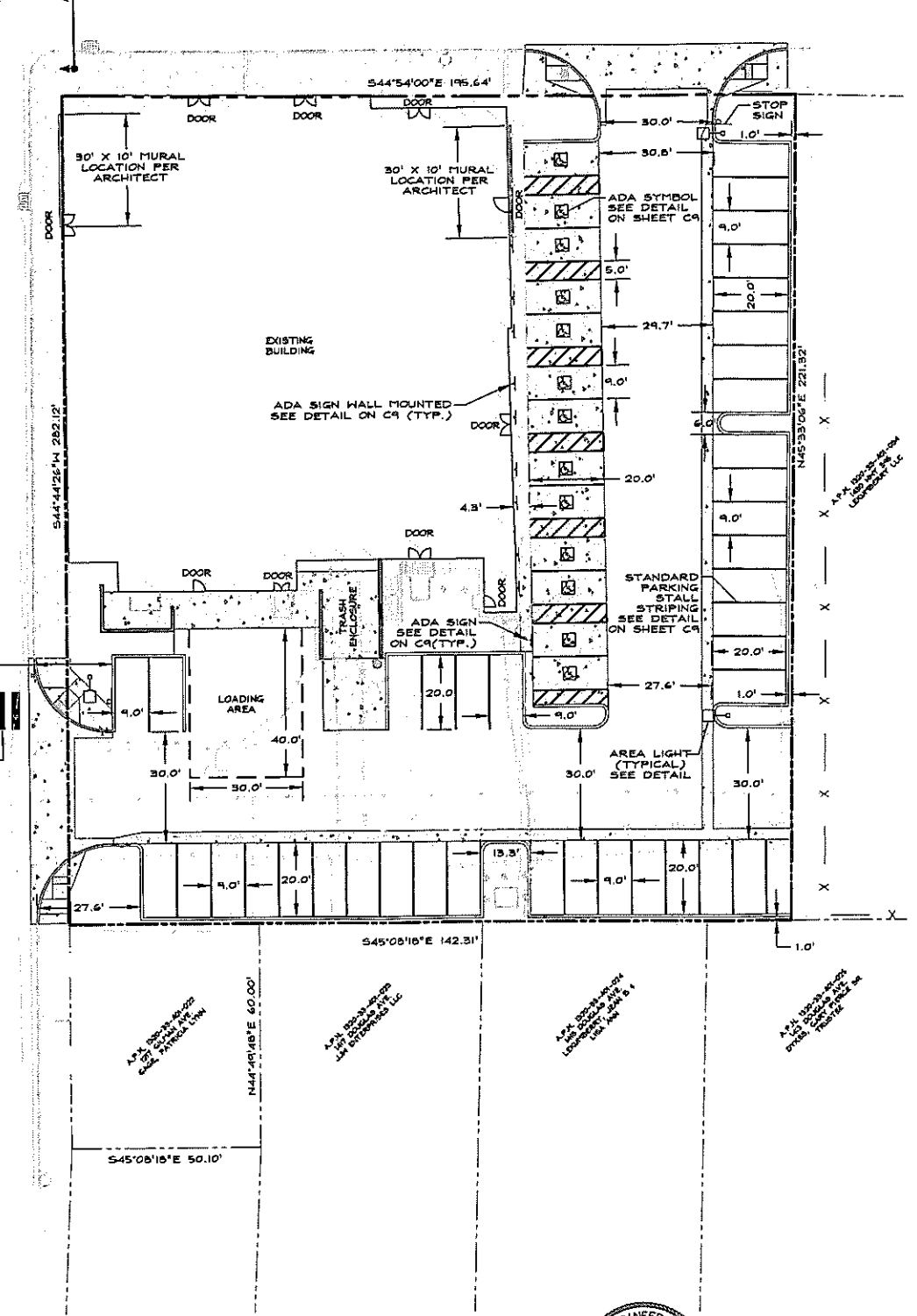
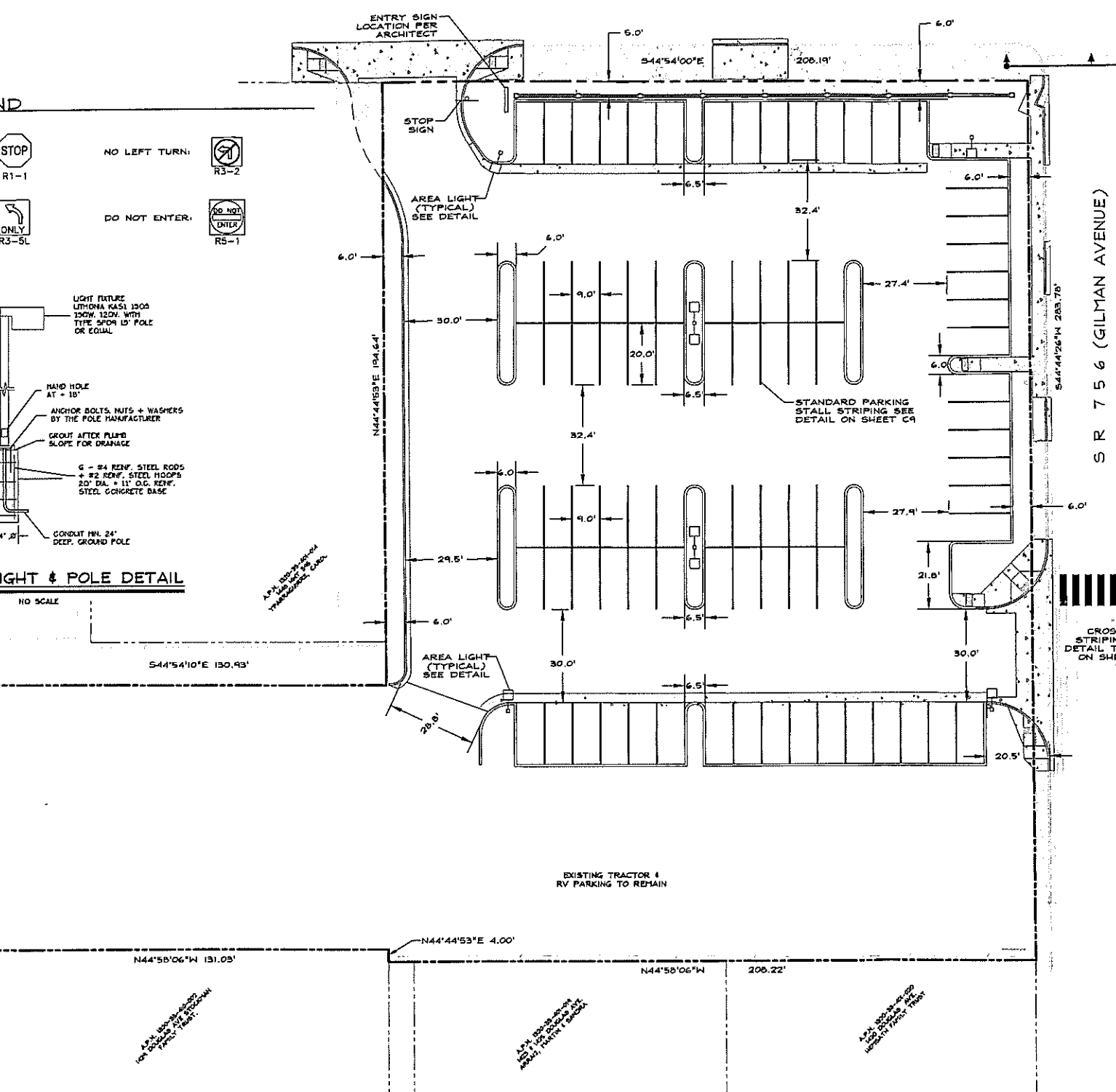
US HIGHWAY 395

SCALE: 1" = 20'

SIGN LEGEND

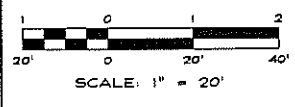


AREA LIGHT & POLE DETAIL



P:\Client Files\1877-005\CA\Drawings\Site\1877-005-006.dwg 12/16/2014 10:58:53 AM Jerril Shuman

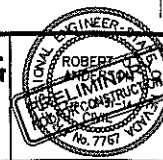
NO.	DATE	REVISION	BLOCK	BY



R O Anderson
 HIGHWAY ENGINEERS, INC.
 NEVADA: 1200 Enterprise Ave., Suite 200, Reno, NV 89502
 CALIFORNIA: 515 Tahoe Keys Blvd., Suite 200, South Lake Tahoe, CA 96150
 PHONES: (775) 782-7223 (775) 782-7224 (775) 782-7224

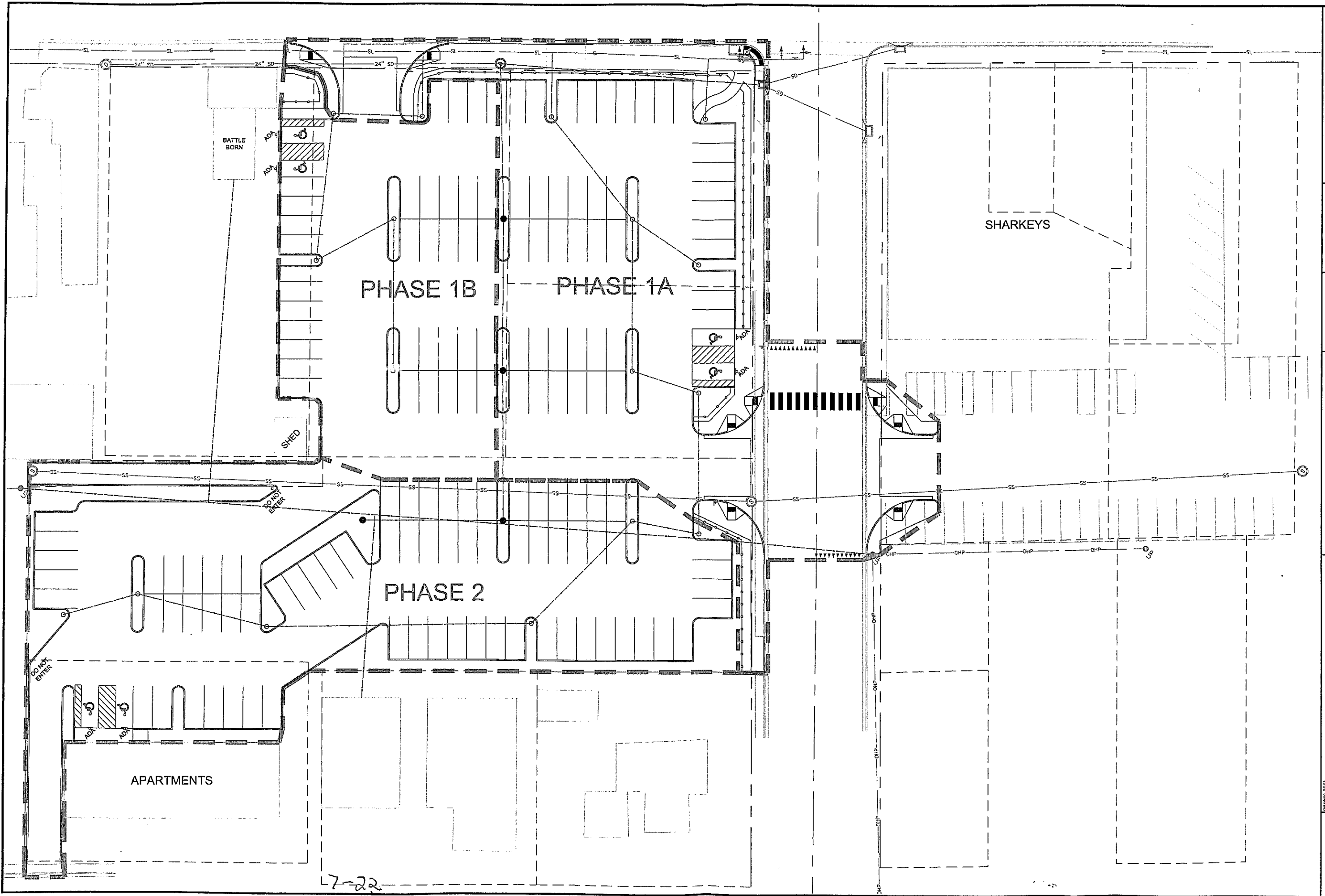
**SITE REHABILITATION PROJECT
 SHARKEY'S CASINO**

**SITE STRIPING / LIGHTING
 AND SIGNAGE PLAN**



DRAWN: JS
 ENGINEER: ROA
 SCALE: 1" = 20'
 DATE: 12/10/14
 JOB: 1877-005
 DRAWING: 1877-005-006
 SHEET: **C6**
 OF: 9 SHEETS

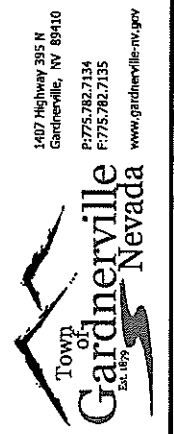
7-21



NO.	REVISIONS DESCRIPTION	DATE	BY

SCALE: 1" = 30'
 DESIGN: JSP
 DRAWN: JSP
 CHECKED: TAD
 APPROVED: TAD
 DATE: 7/17/2014

1407 Highway 395 N
 Gardnerville, NV 89410
 P: 775.782.7134
 F: 775.782.7135
 www.gardnerville-nv.gov



PRELIMINARY LAYOUT
 SHARKEY'S PARKING
 GARDNERVILLE, NV

SHEET NO.
 C-01

Gardnerville Town Board



AGENDA ACTION SHEET

1. **For Possible Action:** Discussion to recommend approval, denial, or approval with conditions of a development application for a Major Design Review (DA-14-047) requested by Ken Hendrix, KDH Builders, for a 41 unit multi-family housing project which includes thirteen (13) triplexes and one (1) duplex. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential) zoning district within the Minden Gardnerville Community Plan (APN #1320-33-210-069); with public comment prior to board action.
2. **Recommended Motion:** Conditionally approve Design review application DA 14-047 with the conditions listed in the attached staff report; based on public discussion about the 41 unit multi-family housing project, with the understanding this is a condominium, for sale product, authorize staff to work with County through the design review issues identified tonight needing to be resolved, recognizing that if we can't satisfy town board concerns we have the option to come back to the town board seeking approval.

Funds Available: Yes N/A

3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** December 2, 2014 **Time Requested:** 45 minutes
6. **Agenda:** Consent Administrative

Background Information:

The 2.91 acre multifamily zoned property is part of the planned development for the Ranch at Gardnerville scheduled to be constructed in phase 7B, prior to 2035.

The applicant is proposing 13 triplexes and 1 duplex creating a 41 unit multifamily condominium project, **where each unit will be individually owned, and the development will have a homeowners association for the upkeep of the common area and streets. This is not an apartment complex.** The building elevations were submitted in December, along with a rendering with a view of the project from Heybourne Road coming down Lasso Lane. This is the same development that was submitted in September 2014 when the design review application was not heard due to denying the variance request. The applicant requested five variances to the county standards prior to this submittal. The five variances were no sidewalk, narrow right-of-way width by requesting private roads of 24 feet wide with no parking, and smaller building setbacks. The required RV stalls are provided with this submittal. Sidewalk is being proposed to all but 5 units in the middle. The road variances are not being sought now due to commercial driveways being proposed in the development. Revised elevations are attached to this report.

See the attached Staff report.

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



Linda Slater, Board Chairman
Lloyd Higuera, Board Vice Chairman
Cassandra Jones, Board Member
Ken Miller, Board Member
Mary Werner, Board Member

MEMORANDUM

Date: December 31, 2014
To: Gardnerville Town Board
From: Tom Dallaire, P.E., Town of Gardnerville
Subject: DA 14-047 (Development Application); Major Design review 41 Multi Family housing condominium project.

I. TITLE:

For Possible Action: Discussion to recommend approval, denial, or approval with conditions of a development application for a Major Design Review (DA-14-047) requested by Ken Hendrix, KDH Builders, for a 41 unit multi-family housing project which includes thirteen (13) triplexes and one (1) duplex. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential) zoning district within the Minden Gardnerville Community Plan (APN #1320-33-210-069); with public comment prior to board action.

II. RECOMMENDATION

Based on the findings in this staff report, staff recommends to the Gardnerville Town Board to recommend conditional **approval** of the Development Application (DA) 14-047, with the conditions listed in this staff report and based on public discussion about the 41 unit multi-family housing project, with the understanding that this is a condominium, for sale product: authorize staff to work with county through the design review issues identified tonight needing to be resolved; recognizing that if they can't satisfy town board concerns they have the option to come back to the town board seeking approval.

III. DISCUSSION

The project is subject to the following concerns followed by the findings and then recommended conditions:

1. Offsite parking spaces number 21, 22, 23, 24 may be further than 150 feet from the multi family unit these are being credited for. Per 20.664.120 (D).
2. Are three entrances to this development really necessary Per DC design code 4.3.1?
3. Is the board ok with the parking area for the mailbox cluster box? It is unclear if this area will be expanded for the development or if the condo units will have their own cluster box location at the picnic area.

4. Building numbers 13 and 14 do not have internal access to the pedestrian walkway or to offsite pedestrian sidewalks.

See the Applicant Statement of Justification dated December 8, 2014.

20.214.040 (DR) Design Review findings:

A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

Town staff does agree, generally, with the applicant's justification statement that this development is consistent with the development code. There are still a couple of items the town board can discuss and determine if they should be applicable to this development.

B. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts;

Town staff does not believe some of what is being proposed preserves the character and integrity of the adjacent development. The proposed development needs to comply with the minimum standards listed in the county development standards section 4 and that "landscaping and open space is integrated along the project boundaries and throughout the site."

4.1.1 – Provide open walkways and trellises or other alternative designs. No landscaping or openness is shown in some instances on the provided plan.

4.1.2 - Building placement where one section of the street is in line and monotonous. Most of the proposed development complies with this section. The adjacent development has varying building setbacks where the garages are not all facing the street providing a varying setback from the street to the structure. Side of buildings 1 and 13 are facing the street and need to be modified for that view from the neighboring homes. Side elevations were not provided in this application.

4.2.3 - Separate vehicular and pedestrian systems. The residents in this development need to have access to the open space dedicated as part of the overall Ranch at Gardnerville project, without having to walk in driveways with vehicular traffic. All but 2 buildings comply with this item.

4.3.1 – Access points shall be kept to a minimum. This small development has three, two of which are off of one local street.

4.10.1 - Building design shall incorporate similar architectural features as the surrounding single family buildings. Specifically building 1 and 13 which will be facing the street.

4.19 – Cluster mail box location needs to be provided on the plan. Is the existing facility large enough for this development?

C. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

Town staff believes there are pedestrian and vehicle conflicts with only 2 (unit 13 & 14) of the 14 units identified on the plan where pedestrians do not have the option to walk to a perimeter sidewalk without walking in a driveway open to vehicle traffic. Pedestrian ramps are not shown on the Gilman entrance or the Cinch & Concho intersection.

D. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

These are “driveways” being proposed and not private roads or streets.

E. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties;

These are “driveways” being proposed and not private roads or streets. A stop sign should be located at Gilman Ave. & Lasso Lane intersections. There is not an available location for a stop sign at the intersection of Cinch & Concho. Three commercial driveways are being proposed, two of which are accessing Lasso Lane. Building 1 is approx. 14’ while building 13 was placed 10’ to 20’ from the property line. The proposed conceptual plan shows a concentration of trees to reduce the visual impact to the existing single family residences already on Lasso Lane.

F. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

Staff is not aware of any identified archeological or cultural study area within this proposed project.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and

Buildings 13 and 14 are not provided pedestrian access within the development. Sidewalk on one side of the road and at the public parking area which leads to the provided picnic area is being proposed. The revised plan does reduce, but does not eliminate all the pedestrian/vehicle conflicts, inviting residents to walk to school, work or to local shopping without having the conflicts of vehicle access of the driveways. It provides a few pedestrian amenities identified within the site to comply with section 4 of the development standards. Two building units along Lasso should have the elevations improved to reduce the visual impact on the adjacent single family homeowners at Lasso Lane. A block wall separating the MFR property and the single family property is provided.

H. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

There are minor issues identified with the proposed plan at this time as mentioned in this report that need to be addressed by the town board and provide recommendations to town and county staff based on the board and public discussion.

"MFR" (Multi-family residential). This district is intended for the development of higher-density residential areas with a variety of housing options, including small lot subdivisions when part of a planned development or attached or detached multi-family units, condominiums, townhouses or apartments. This district has a minimum net parcel size of 9,000 square feet, and a maximum density of 16 units per acre.

The proposed development is consistent with this zone.



GIS info on December 31, 2014

IV. CONDITIONS:

The following should be considered for recommendation to county staff as the towns conditions of approval for the Major Design Review DA 14-047 :

1. Provide pedestrian ramps at Gilman Ave driveway entrances along with a ramp at the sidewalk entrance to the private road at the "t" intersection within the development.
2. Provide on the improvement plans refuse tote pick up locations. The typical detail on the south side along the sidewalk needs to ensure there is adequate pedestrian access around the totes which are located on the sidewalk.
3. The future ditch needs to be constructed and no longer bonded as it will need to be used prior to this development going in. All irrigation and/or storm water conveyance facilities shall be piped, with exception of the Martin Slough and Park ditch. The Park ditch needs to extend

from Gilman to the Martin Slough ditch. Ditch maintenance path and pedestrian access shall be provided. The ditch needs to be constructed prior to the site improvements going in.

4. Stop signs, street signage, and lights should be decorative in nature to match town standards.
5. Provide bike lane transition at the south edge of the project on Gilman Lane, or extend the bike lane to allow parking to Chichester Drive.
6. Provide information on the catch basin inserts, provide a maintenance and operations plan which will be reviewed and approved by town staff in the final hydrology report. Onsite and discharge storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into the town maintained storm drain system. Adequate funding for perpetual maintenance of such facilities must be demonstrated in the plan.
7. Indicate the location for mail delivery on this project.
8. Identify a construction route for the project. This project exceeds the town board expectations of the development through phases 2b to be constructed using Chichester Drive as a construction access route. This site was set for phase 7B and an alternative route needs to be provided. A construction route needs to be identified at the improvement plan review phase. Maybe partner with the Ranch developers and remove the Gilman concrete median for access off the highway during short truck runs of fill material from south valley if another route cannot be identified.
9. The town will **not** accept dedication or maintenance of neighborhood monument signs, fences, and driveways, private streets or commercial driveways.
10. The following Standard Town Conditions of Approval shall apply:
 - a. All administrative, engineering, or legal fees incurred by the town in connection with reviewing the project shall be reimbursed and paid to the town.
 - b. Improvement plans shall be reviewed and approved by the town's engineer.
 - c. All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of-way, *with the exception of Martin Slough and Park Ditch which shall remain open in this project.*
 - d. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing town storm drain systems will only be allowed upon written approval from the town, and will be subject to discharge quality and storm drain cleaning requirements as set forth by the town.
 - e. Maintenance plans and level of service for landscape areas proposed for care by a homeowner's association are required to be submitted for review and approval by the town board, who will either recommend approval or denial of the maintenance plan to the Board of County Commissioners.

- f. Any damage to the town’s existing infrastructure, including, but not limited to, streets, curb and gutter, sidewalks, or drainage systems caused by the development of the project shall be repaired or replaced by the developer prior to final approval of the constructed development.

Board meeting Topics of Discussion / Notes:

PUBLIC COMMENT

Town of Gardnerville
1407 Highway 395 North
Gardnerville, Nevada 89410
(775) 782-7134
(775) 782-7135 facsimile
www.gardnerville-nv.gov



PROJECT REVIEW APPLICATION

Location

Street Address: _____
Assessor's Parcel #: 1320-33-210-069
Current Zoning Designation: SFR-8000 PD/MFR PD
County Project Reference #: PD04-008-06

Project Description

The applicant proposes to modify the Planned Development by increasing the multi-family residential units by one unit to 42 and the overall density for the planned development to a total of 634 dwelling units. Additionally, the applicant is requesting approval of private roads and a Variance to Improvement Standards pursuant to Douglas County Code Section 20.704.070 to reduce the private road right-of-way from 60 feet to 32 feet

Applicant:

Name: Jenuane Communities The Ranch LLC
Address: 18124 Wedge Parkway, Reno, Nevada 89511
Telephone Number: (775) 473-4215 Fax Number: (775) 657-8902

Owner:

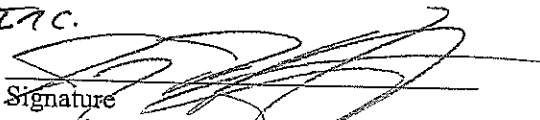
Name: Same as Above
Address: _____
Telephone Number: () _____ Fax Number: () _____

Engineer:

Name: Jeremy Hutchings, P.E., WRS
Address: 1603 Esmeralda Avenue, Minden, Nevada 89423
Telephone Number: (775) 215-5010 Fax Number: (775) 782-7084

By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 deposit is included with this application.

Applicant or Applicant's Representative:

V.O. Anderson Engineering, Inc.
Jeremy Hutchings, P.E., WRS
Printed Name _____ Signature  Date 07.11.14

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office by the Friday two weeks before the Board meeting.)



DOUGLAS COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT
 1594 ESMERALDA AVENUE
 POST OFFICE BOX 218
 MINDEN, NEVADA 89423
 TEL (775) 782-6217
 FAX (775) 782-9007
www.douglascountynev.gov

DEVELOPMENT APPLICATION

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit a **Development Application** with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements, before the application is accepted for processing by the Community Development Department.

FOR STAFF USE ONLY	
File Number	DA 14-047
Receipt Number	
Received By	Date
Town	Minden-Grove
Master Plan Land Use	Residential
Regional Community Plan	Minden-Grove
Current Zoning	SFR2K & MFR/PO
Overlay Zoning	PD
Floodplain Zone	X-shaded
FIRM # & Date	3200SC02556
Wellhead Protection Area (s)	Y
Case Planner	Dirk Goerly

A. Application for (check all applicable):

- | | |
|---|---|
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> Variance, Major |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance, Minor |
| <input checked="" type="checkbox"/> Design Review, Major | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Design Review, Minor | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Design Review, Accessory Dwelling Unit | |
| <input type="checkbox"/> Agreement (Development/Reim./Affordable Housing) | Modifications to Existing Development Approvals: |
| <input type="checkbox"/> Master Plan Map Amendment | <input type="checkbox"/> Modification, Major |
| <input type="checkbox"/> Master Plan Text Amendment | <input type="checkbox"/> Modification, Minor |
| <input type="checkbox"/> Special Use Permit | |

B. Project Location

Street Address (if available): _____

Assessor's Parcel Number(s): 1320-33-210-069

Approximately 0 Feet North or South of Heybourne Road
(Circle one) (Street Name)

Approximately 0 Feet East or West of Gilman Avenue
(Circle one) (Street Name)

C. Project Description

The applicant is requesting: Design review of a multi-family townhome project including 42 individual parcels, and one proposed private roadway/common area parcel. This request is being submitted concurrently with a request for a Planned Development modification.

List any previous applications that have been filed for this site: PD 04-008, DA 08-040, DA 09-052

APPLICANT:

Contact Name: Ken Hendrix, Manager Company: Jenuane Communities The Ranch LLC
Address: 18124 Wedge Parkway City/State/Zip: Reno, Nevada 89511
Telephone No: (775) 473-4215 Fax No: (775) 657-8902
E-mail Address: khendrix@kdhbuilders.net

OWNER:

Contact Name: Same as above Company: Centennial Exchange LLC
Address: Same as above City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

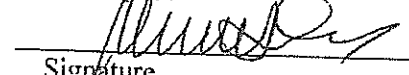
Contact Name: Jeremy Hutchings, P.E., WRS Company: R.O. Anderson Engineering, Inc.
Address: 1603 Esmeralda Avenue City/State/Zip: Minden, Nevada 89423
Telephone No: (775) 215-5010 Fax No: (775) 782-7084
E-mail Address: jhutchings@roanderson.com

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.


OWNER(s) of RECORD: (Include extra sheets if necessary)

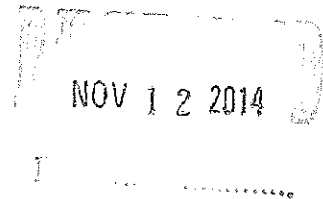
<u>Ken Hendrix, Manager</u>		
Printed Name	Signature	Date
_____	_____	_____
Printed Name	Signature	Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

<u>Jeremy Hutchings, P.E., WRS</u>		<u>26-30/16</u>
Printed Name	Signature	Date



November 12, 2014

Via Hand Delivery

Dirk Goering, AICP
Associate Planner
DOUGLAS COUNTY COMMUNITY DEVELOPMENT
Post Office Box 218
Minden, Nevada 89423

**Revised Statement of Justification for Design Review
Esplanade at The Ranch
The Ranch at Gardnerville PD 04-008**

To Whom It May Concern:

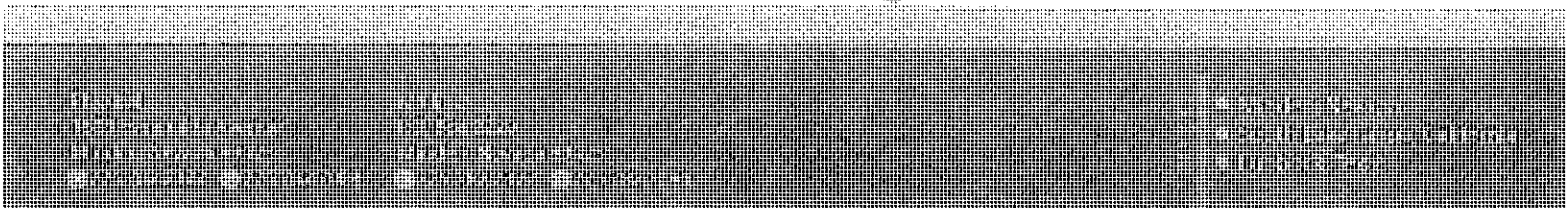
On behalf of our client, Jenuane Communities The Ranch, LLC, please consider this letter our statement of justification and project description for a Design Review application. The Applicant is requesting approval of the proposed 41 unit multi-family project design to include thirteen (13) triplex buildings and one (1) duplex building. The project is located at the intersection of Gilman Avenue and Heybourne Road in the Town of Gardnerville (APN 1320-33-210-069). The project site is part of The Ranch at Gardnerville Planned Development and totals 2.91 acres.

No variances are being requested with this application.

BACKGROUND

The Ranch at Gardnerville Planned Development was originally approved on December 2, 2004 (PD 04-008) as the Anker Park Subdivision. The total site area was 201.45 acres in size and included 603 single family lots and 30 multi-family lots for a total of 633 dwelling units. Since the original approval, there have been several modifications to the Planned Development including a modification (PD 04-008-4) approved in November 2012 which allowed the applicant flexibility to increase the multi-family residential (MFR) units to 41 units and decrease the number of single family units proportionally, not to exceed MFR density standards at the time of design review. The proposed request will result in a density of 14.1 dwelling units per acre, still below the maximum of 16 dwelling units per acre as allowed under MFR.

Additionally, a modification in 2007 resulted in a redesign of the planned development in order to provide a 75-foot drainage easement. At this time the underlying zoning was not modified to align with the new property lines. On October 2, 2014, the Douglas County Board of Commissioner's introduced Ordinance 2014-1423 to amend the zoning map so that the MFR zoning would align with the property lines of the parcel. On November 6, 2014, the Board approved the second reading of the ordinance.



Statement of Justification
Douglas County Community Development
November 12, 2014
Page 2 of 5

KEY ISSUES

Access: The proposed multi-family development will be accessed via two 25 foot minimum drive aisles with two entrances off Lasso lane and one off of Gilman. On June 12, 2013, Traffic Works prepared an updated traffic study for Phases 4 through 8 of the project, serving as a supplement to the previous traffic analysis dated September 2004.

Water Service: Water service will be provided by the Town of Minden. The Town of Minden has requested a looped water system. Connection to the existing water main and construction of the looped system will require street cuts on Lasso Lane. The applicant proposes to keep street cuts to a minimum and will meet the associated repair requirements of the Town.

Parking: Douglas County Code Section 20.692.100(D) requires two parking spaces per multi-family unit, one of which must be covered, plus one guest space per four units. Therefore, the proposed development is required to provide 92 parking spaces (41 covered, 41 uncovered, and 10 guest spaces). The proposed project provides 41 covered garage spaces. 28 uncovered spaces are provided, one in each driveway with a two-car garage.

The remaining 23 required spaces (13 uncovered and 10 guest spaces) are provided as on-street parking or onsite. Pursuant to Douglas County Code 20.692.050(3) 50 percent of the available on-street parking spaces adjacent to the exterior boundaries of the property may be deducted from the required total off-street parking facilities. There are 25 available on-street parking spaces; therefore, 12 may be deducted from the required total off-street parking. The remaining 11 required spaces are provided on-site.

Although tandem parking cannot be calculated towards the overall parking requirements, actual total parking provided in driveways and garages is 138 spaces without on-street parking or on-site parking stalls.

Recreational Vehicle Storage: Five recreational vehicle parking spaces are provided as required by Douglas County Code Section 20.664.150. The applicant proposes to screen these spaces with dense landscaping. No fencing is initially proposed; however, the applicant reserves the right to fence the recreational vehicles in the future should the need arise.

Drainage/Flood Plain: The Esplanade at the Ranch project site is located in a Zone X, Unshaded flood zone which is an area determined to be outside of the 500-year floodplain. Storm drainage will be collected on site and conveyed to the ditch that will be constructed (by others) south of the site. Onsite catch basins will be equipped with inserts to pre-treat storm water run-off prior to discharge from the site. The on-site catch basins will be maintained by the homeowners association, and maintenance requirements will be outlined in the CC&R's, including annual reporting to the Town of Gardnerville.

Statement of Justification
Douglas County Community Development
November 12, 2014
Page 3 of 5

Maintenance of Common Area Facilities: Common area within the multi-family development will be maintained by a homeowner's association.

Trash Receptacles: Trash receptacle will be stored within in each unit's enclosed garage pursuant to Douglas County Code 20.690.030(Q). In cooperation with the Town, the applicant is proposing to include landscape strips between unit driveways and designate trash receptacle placement locations that meet the Town's requirements for pick up.

Storage Space: 150 cubic feet of storage space will be provided within the garage of each unit.

Open Space: Open space requirements where met through the overall planned development and through the utilization of transferrable development rights. Therefore, the additional open space within the multi-family development is above and beyond what is required.

DESIGN REVIEW

The following is our summary of the required findings per Douglas County Code Section 20.614.040:

- A. The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

COMMENT: *The project is consistent with the development code, master plan and design manual for Douglas County. The site is currently zoned MFR PD and is designated as Receiving Area in the Douglas County Master Plan.*

- B. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;

COMMENT: *The project is compatible with adjacent development per the standards found in the Title 20 development code and the adopted design manual for Douglas County. The land use will not produce noise, odor or visual nuisances. The applicant is proposing a unique approach to the multi-family component of The Ranch at Gardnerville in order to create a development that blends into the existing single family residential community and preserves the value, desirability, and attractiveness of the neighborhood. Each unit will have its own driveway and garage. Additional parking spaces are incorporated throughout the site in order to prevent*

Statement of Justification
Douglas County Community Development
November 12, 2014
Page 4 of 5

large parking lot areas. Landscaping and open space is integrated along project boundaries and throughout the site.

- C. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

COMMENT: *The improvements do not conflict with any existing pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Access to the project will be via 25-foot wide drive aisles off of Lasso Lane and Gilman Avenue. Pedestrian linkages are provided throughout the development and connect to the perimeter sidewalk system.*

- D. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

COMMENT: *The Esplanade at The Ranch has two drive aisles accessing off of Lasso Lane and one on Gilman Avenue. Speed bumps are proposed in order to discourage through traffic from cutting through the development. The layout of the parking areas is simple and logical.*

- E. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;

COMMENT: *The project will not have an adverse effect on adjacent properties. The placement of the proposed structures will not impede access or create a visual nuisance to adjacent properties. Elevations are designed to complement existing neighboring single family residential development.*

- F. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

COMMENT: *The project is not located within an identified archeological study area as identified by Douglas County.*

- G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to

Statement of Justification
Douglas County Community Development
November 12, 2014
Page 5 of 5

the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of Chapter 20.100;

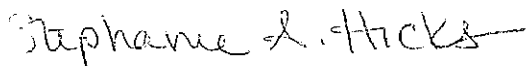
COMMENT: *We believe that the plan complies with the applicable sections of the Douglas County Design Manual and the Douglas County Development Code and Improvement Standards. The project will be accessed through 25-foot wide drive aisles as required by code. Pedestrian linkages are provided throughout the project site. The project exceeds the required parking for each unit as well as guest parking spaces. The project will connect to the Town of Minden for water service and the Minden-Gardnerville Sanitation District for sewer service. Required recreational vehicle storage spaces have been provided.*

- H. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.

COMMENT: *We believe that the project is not detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to adjacent properties. We believe the internal circulation pattern is safe and efficient for motorists and pedestrians and meets requirements for fire access.*

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Sincerely,



Stephanie A. Hicks, AICP, CFM
Director of Grants & Hazard Mitigation Planning

cc. Ken Hendrix
Tom Dallaire, P.E.
Jenifer Davidson

December 23, 2014

Dirk Goering, AICP
Associate Planner
Douglas County Community Development
1594 Esmeralda Ave
Minden, Nevada 89423

Esplanade at The Ranch
Response to Meeting Comments of November 25, 2014

Dear Dirk:

This letter is intended to supplement the updated plan set submittal for the Esplanade at The Ranch project. The revisions are based upon discussions at the meeting on November 25, 2014 between the Owner, County, Town and our staff. The list below contains the items discussed at that meeting. The replies are meant to explain the revisions that have been made to the plans.

1. Patio / Balcony (20.664.120.B).

Reply: You should find that the minimum patio/balcony areas are met or exceeded. If you find otherwise, we would request you condition this minor comment.

2. Bldg 13 encroachment into setback.

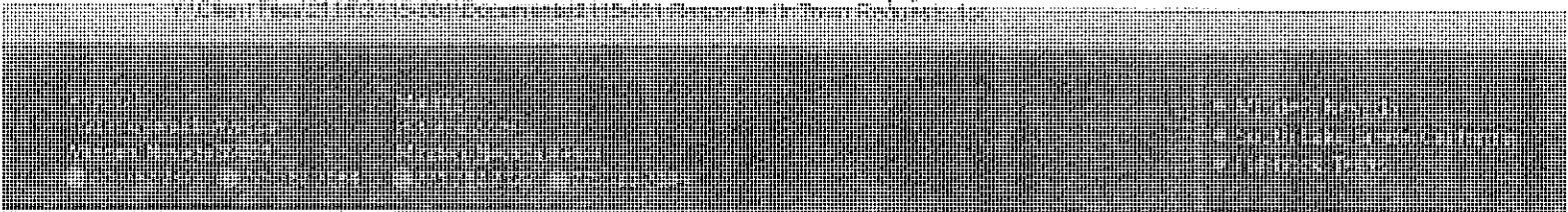
Reply: The location of this building has been revised to comply with the minimum setback.

3. Fence detail / front setback.

Reply: The plans have been updated to include a specific plan, construction details, color rendering and color perspective of the proposed fencing for the project.

4. Off street parking – corner clearance and red curb.

Reply: Street parking is not allowed within the curve return area of a street intersection or in front of a fire hydrant. The plans have been updated to comply with these requirements. The plan set has also been expanded to include a parking plan for the sake of clarity.



Anderson

Dirk Goering, AICP
December 23, 2014
Page 2 of 3

5. Parking conflicts with RV Parking.

Reply: The site plan has been modified to resolve the perceived parking / RV conflict.

6. Driveway depths of 20 feet.

Reply: A driveway depth of 20-FT is only required when the driveway is used for parking. In the two cases where the driveway is slightly less than 20-FT deep the driveway is in front of the single car garage, and therefore cannot be used for parking since it would constitute a tandem space. Therefore, no specific change to the plan was made based upon this comment.

7. Sidewalks.

Reply: The Town requested that both of the drive aisles have sidewalks on both sides. Due to site constraints this is simply not possible. Additionally, the plan that is currently proposed has previously been given approval by County staff. Therefore, no specific change to the plan was made based upon this comment.

8. Building elevations.

Reply: The building elevations have been clarified and even a color version has been completed for review.

9. Setback on Lasso.

Reply: The building setback on Lasso is code-compliant. Therefore, no specific change to the plan was made based upon this comment.

10. Picnic area location.

Reply: The picnic area is proposed to be fenced at its current location.

11. Provisions for garbage collection.

Reply: As previously discussed the garbage cans will be located in front of the planters separating the garages. The color rendering of the site plan shows the garbage can locations most clearly.

8-19

Anderson

Dirk Goering, AICP
December 23, 2014
Page 3 of 3

12. Utilities.

Reply: The utility plan has been updated to coincide with the current site plan.

13. Driveway section.

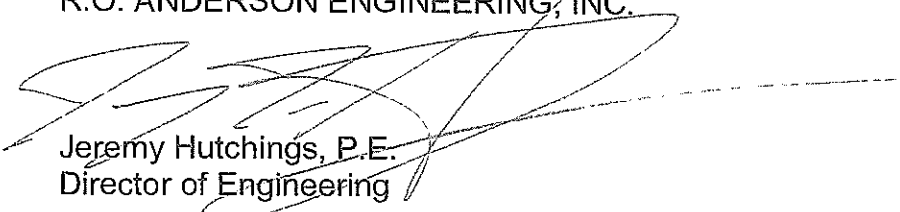
Reply: Although providing a structural section of a drive aisle is not required for a Design Review submittal application, for the sake of cooperation the plan set has been updated to include this detail.

Additionally, it should be noted that the Owner postponed a scheduled presentation with the Town of Gardnerville in order to allow time to prepare renderings, perspectives and color elevations in an effort to make the project easier for the Town of Gardnerville's board members to visualize.

If you have any questions please let me know.

Sincerely,

R.O. ANDERSON ENGINEERING, INC.



Jeremy Hutchings, P.E.
Director of Engineering

Attachments

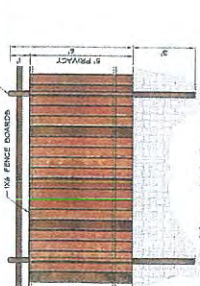
cc: Tom Dallaire, PE

Town of Gardnerville

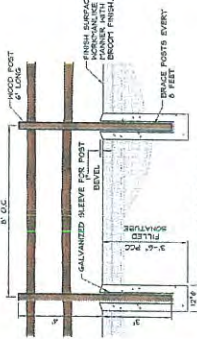
P-20

Esplanade at The Ranch - Conceptual Site Plan

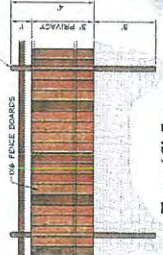
SCALE: 1" = 20'



Type 'A' Fence
6' Privacy Fence



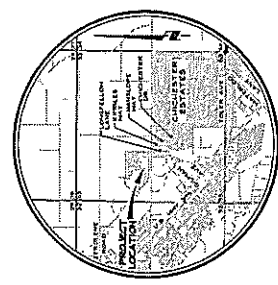
Type 'B' Fence
4' Split Rail Fence



Type 'C' Fence
4' Combination Fence

8-21

CONCEPTUAL IMPROVEMENT PLANS ESPLANADE AT THE RANCH



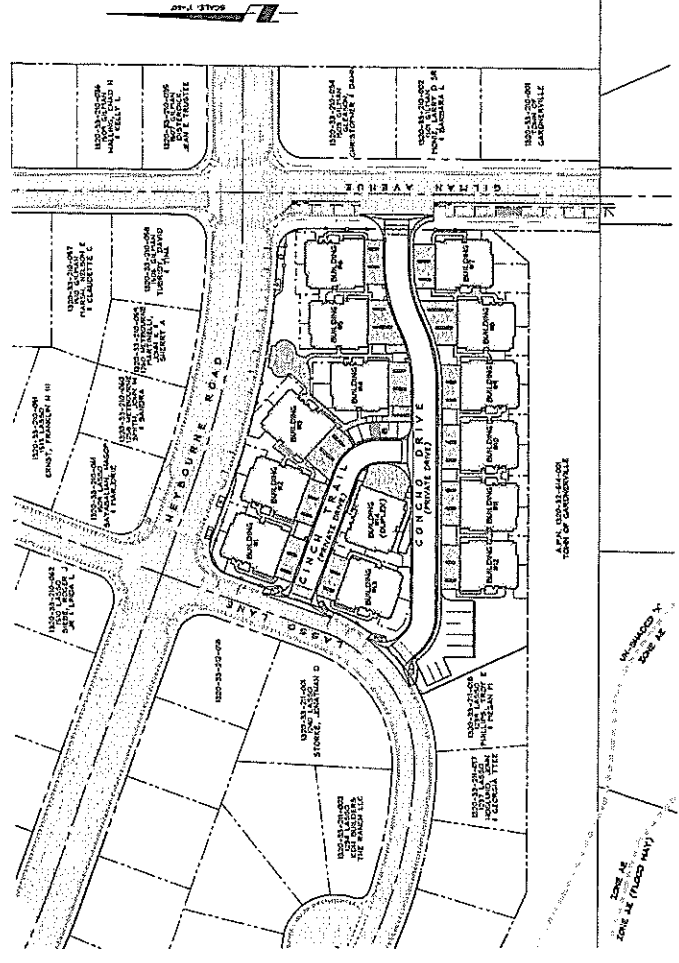
VICINITY MAP
SCALE: 1" = 3,000'

PROJECT SUMMARY

TITLE: ESPLANADE AT THE RANCH
 APPLICATION OWNER: JENUANE COMMUNITIES, LLC
 PROJECT ADDRESS: THE RANCH AT GARDENVILLE LOT 23 B
 A.P.N.: 100-33-20-041
 SECTION: 30
 RANGE: 20 EAST
 ZONING: SFR RDM PD (1 TR) PD
 MASTER PLAN: RECEIVING AREA
 PROJECT AREA: 27.463 A.C.
 OPEN SPACE: PROVIDED 24.743 S.F.
 FLOOD ZONE: UNBANKED 24' FOR MAP PANEL, 100% 2% DATED 10/20/20
 BUILDING SETBACKS: FRONT 5-FT, REAR 0-FT, SIDE 5-FT, SIDE SHEET 0-FT

SHEET INDEX

01	COVER SHEET
02	GENERAL ASSUMPTIONS AND NOTES
03	GENERAL SECTION, CONSTRUCTION AND SECTION CONTROL PLAN
04	CONCEPTUAL SITE PLAN
05	CONCEPTUAL UTILITY PLAN
06	CONCEPTUAL GRADING AND DRAINAGE PLAN
07	CONCEPTUAL FENCING AND PARKING PLAN
08	DETAILS



PROJECT SITE PLAN
SCALE: 1" = 60'

		BRANNEN J.H. ENGINEER SCALE: 1" = 60' DATE: 12/14/14	TITLE: 001 PROJECT: ESPLANADE AT THE RANCH SHEET: C1 DATE: 12/14/14 OF 8 SHEETS
COVER SHEET	ESPLANADE AT THE RANCH JENUANE COMMUNITIES LLC	SCALE: 1" = 60'	R/O Anderson <small>AN APPROXIMATE SCALE OF THE PROJECT AREA IS PROVIDED FOR REFERENCE ONLY. THIS SCALE DOES NOT REPRESENT THE ACTUAL SCALE OF THE PROJECT AREA.</small>
NO. DATE	REVISION BLOCK	BY	

8-22

SYMBOLS

EXISTING

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for CENTRIKAL POWER, CONSTRUCTION HANDLE, etc.

ABBREVIATIONS

Table with 2 columns: ACRONYM, FULL NAME. Includes A.S.A., A.S.T.M., A.S.T., etc.

GENERAL NOTES

- 1. ALL CONTRACTORS AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS... 2. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF DOUGLAS COUNTY...

LEGEND, ABBREVIATIONS, & NOTES

- 1. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF DOUGLAS COUNTY... 2. ALL CONTRACTORS SHALL COMPLY WITH THE SPECIFICATIONS...

LINE TYPES

Table with 2 columns: LINE TYPE, DESCRIPTION. Includes BUILDING ENVELOPE, CONTINUOUS FIVE FOOT INTERVAL, etc.

BASIS OF BEARING

THIS PROJECT SHALL BE BASED UPON THE DATUM POINT OF THE DOUGLAS COUNTY RECORDS OFFICE...

NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS... 2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL ORDINANCES...

ESPLANADE AT THE RANCH

JENUANE COMMUNITIES LLC

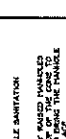
LEGEND, ABBREVIATIONS, & NOTES

ESPLANADE AT THE RANCH
JENUANE COMMUNITIES LLC

NO. DATE REVISION BLOCK BY

Table with 4 columns: NO., DATE, REVISION, BLOCK, BY. Includes revision 1 for CONSTRUCTION HANDLE.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.



PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

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SCALE: N.T.S.

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DATE: 01/15/2024
SCALE: N.T.S.

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DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
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DATE: 01/15/2024
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PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

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DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
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SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

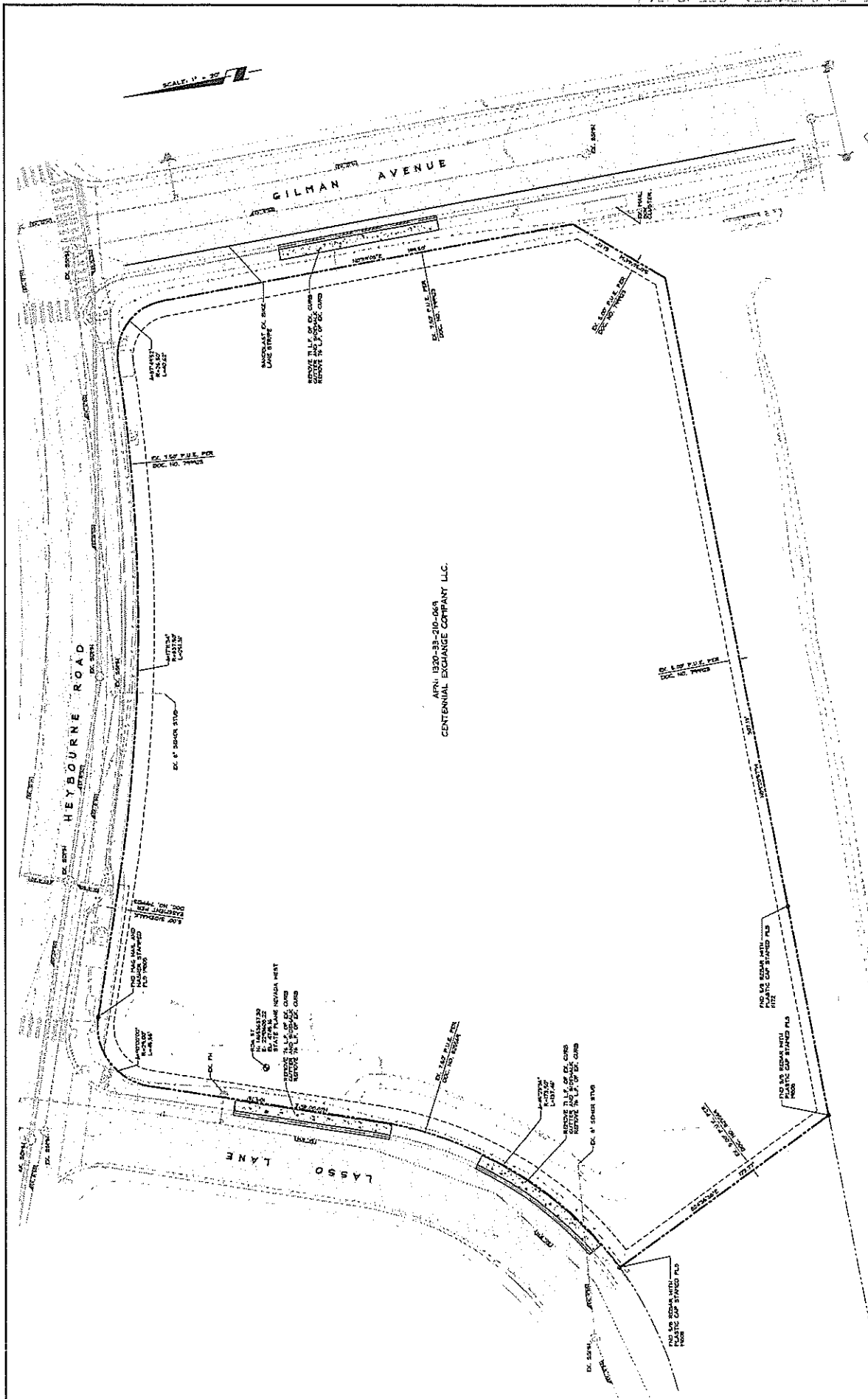
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DATE: 01/15/2024
SCALE: N.T.S.

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DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.

PROJECT: ESPLANADE AT THE RANCH
DATE: 01/15/2024
SCALE: N.T.S.



SCALE: 1" = 20'



PROJECT: ESPLANADE AT THE RANCH
 SHEET: C3
 DATE: 12/19/14

**EXISTING CONDITIONS,
 DEMOLITION, AND
 EROSION CONTROL PLAN**

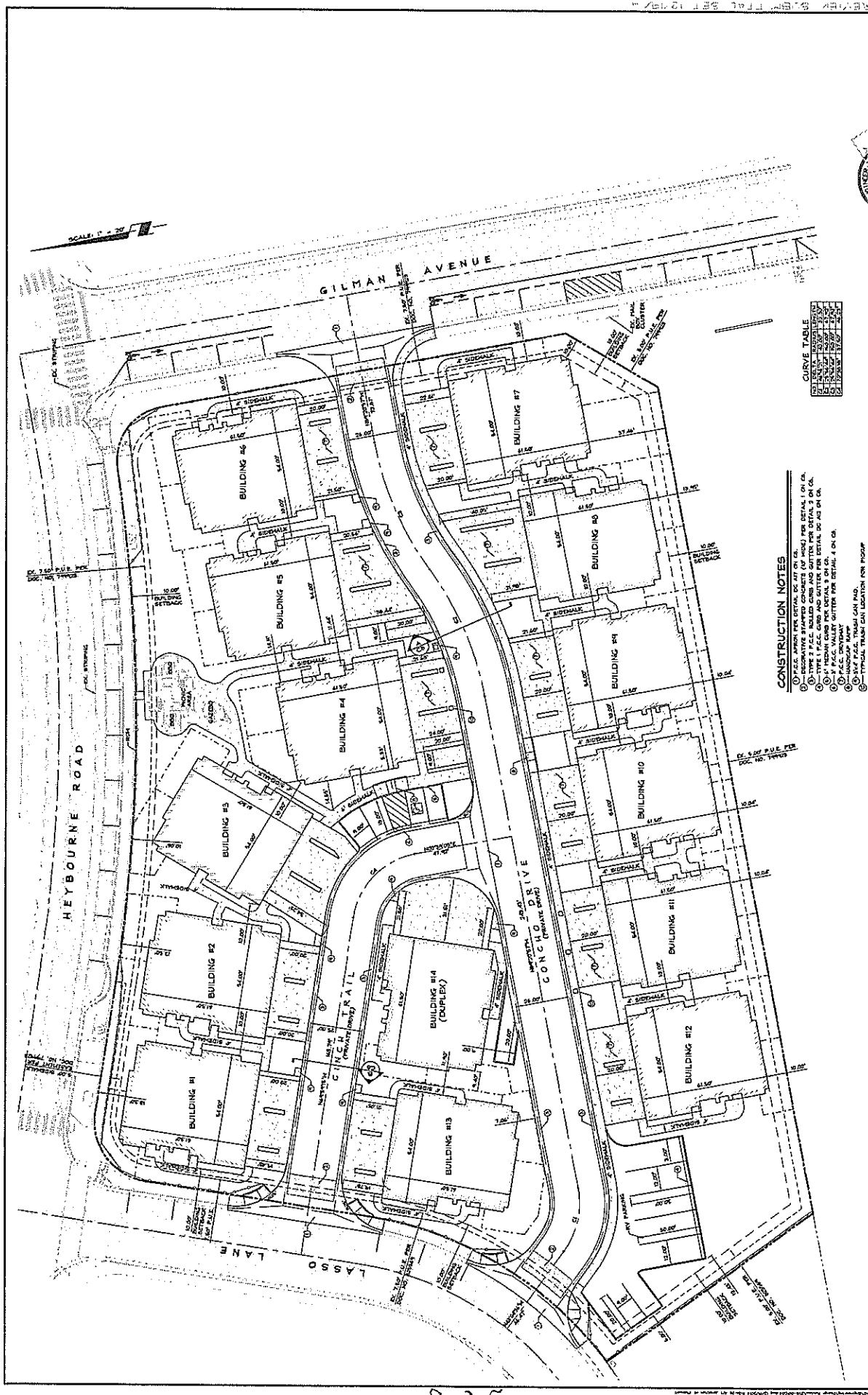
R/O Anderson
 ENGINEER
 12345 Main St.
 Bismarck, ND 58101
 (701) 555-1234



NO.	DATE	REVISION BLOCK	BY

CENTENNIAL EXCHANGE COMPANY LLC.
 APRN. 1520-33-010-649

8-24



NO.	DATE	REVISION	BLOCK

CONCEPTUAL SITE PLAN

ESPLANADE AT THE RANCH
JENUANE COMMUNITIES LLC

CONSTRUCTION NOTES

1. SEE SHEET FOR DETAILS OF THIS PLAN.
2. SEE SHEET FOR DETAILS OF THIS PLAN.
3. SEE SHEET FOR DETAILS OF THIS PLAN.
4. SEE SHEET FOR DETAILS OF THIS PLAN.
5. SEE SHEET FOR DETAILS OF THIS PLAN.
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17. SEE SHEET FOR DETAILS OF THIS PLAN.
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19. SEE SHEET FOR DETAILS OF THIS PLAN.
20. SEE SHEET FOR DETAILS OF THIS PLAN.

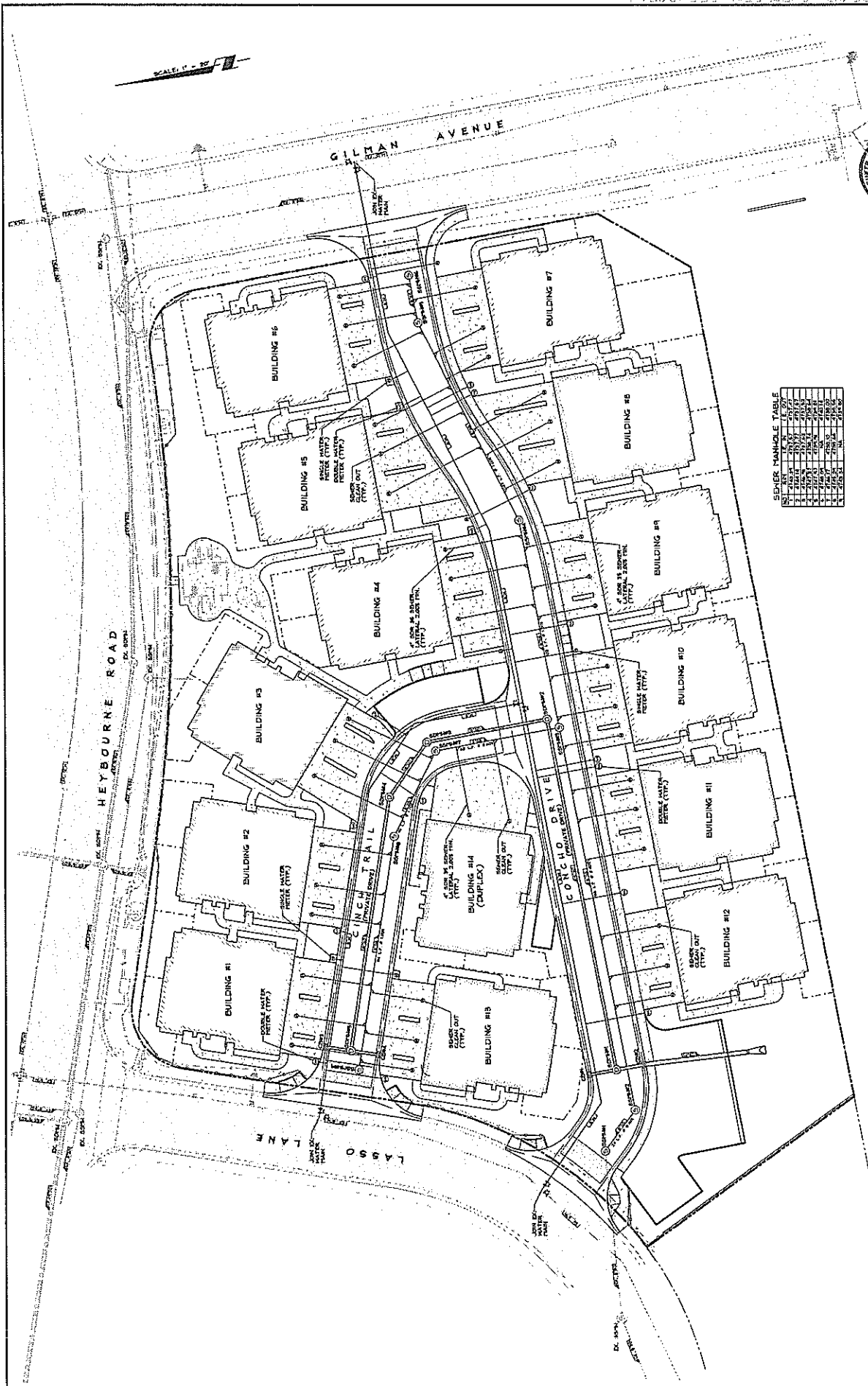
RI Anderson

REGISTERED ARCHITECT
CALIFORNIA
NO. 12345
1234 MAIN STREET
SAN FRANCISCO, CA 94102
TEL: 415-555-1234
WWW.RIANDERSON.COM

SCALE: 1" = 20'

NO.	DATE	REVISION	BLOCK

8-25



DRAWN: JPH
 2015-001
 ENGINEER: JHM
 SCALE: 1" = 20'
 DATE: 12/14/14
 SHEET: C5
 OF: 8 SHEETS

CONCEPTUAL UTILITY PLAN

ESPLANADE AT THE RANCH JENUANE COMMUNITIES LLC

RIAnderson
 10000 W. 34th Street, Suite 100
 Fort Worth, TX 76140
 Phone: 817.336.1111
 Fax: 817.336.1112
 Website: www.rianderson.com

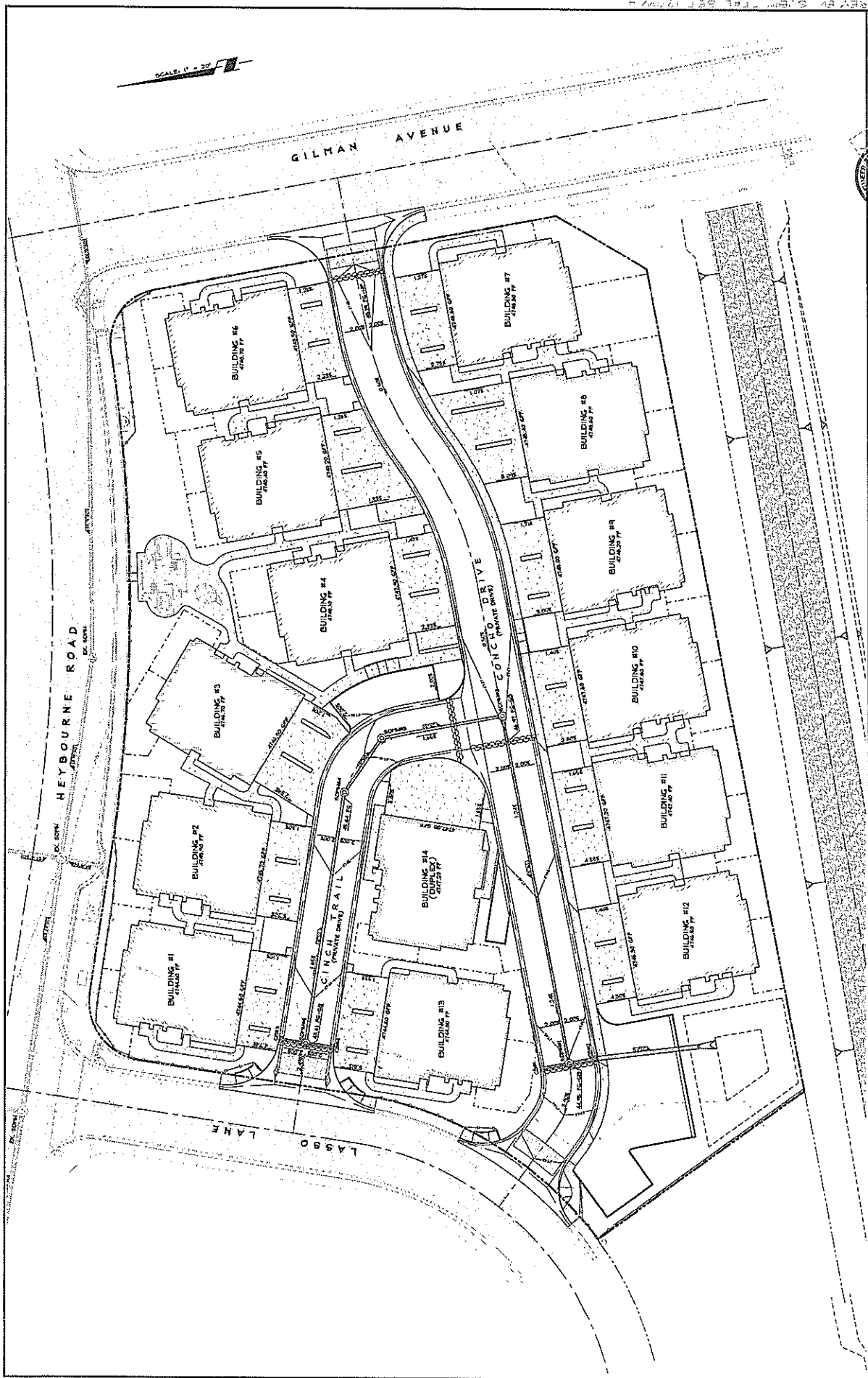
SCALE: 1" = 20'

NO.	DATE	REVISIONS/ISSUES

SERIES MANHOLE TABLE

NO.	TYPE	SIZE	DEPTH	LOCATION
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

8-26



DRAWN: JKD 2/18/20
 CHECKED: JKT 2/18/20
 ENGINEER: JJK 2/18/20
 SCALE: 1"=20'
 DATE: 2/18/20

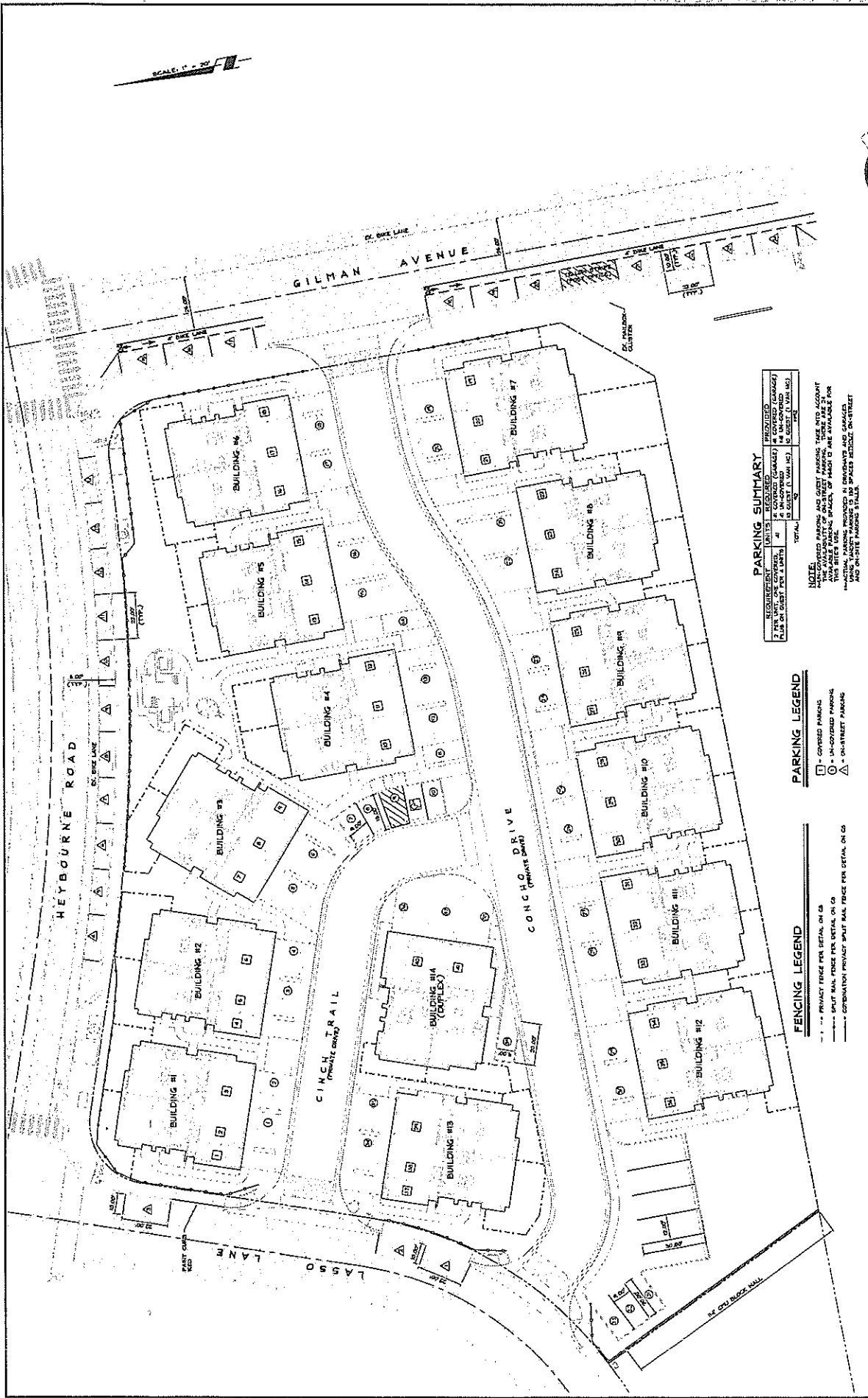
**CONCEPTUAL
 GRADING AND
 DRAINAGE PLAN**

ESPLANADE AT THE RANCH
 JENUANE COMMUNITIES LLC

R. Anderson
 CIVIL ENGINEER
 LICENSE NO. 10000
 STATE OF TEXAS

SCALE: 1" = 20'
 0 10 20 30 40

NO.	DATE	REVISIONS/CHANGES



SCALE: 1" = 20'

PARKING SUMMARY

UNITS	UNITS	UNITS	UNITS	UNITS	TOTAL
COVERED (GARAGE)	UNCOVERED (GARAGE)	UNCOVERED (STREET)	UNCOVERED (ALLEY)	UNCOVERED (SIDEWALK)	
14	14	14	14	14	56
TOTAL					56

NOTE:
 1. ALL COVERED PARKING AND GARAGE SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS ORDINANCE 131.02.
 2. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS ORDINANCE 131.02.
 3. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS ORDINANCE 131.02.
 4. ALL UNCOVERED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS ORDINANCE 131.02.

PARKING LEGEND

- COVERED PARKING
- UNCOVERED PARKING
- △ ON-STREET PARKING

FENCING LEGEND

- PRIVATE FENCE PER DETAIL ON G3
- SPLIT RAIL FENCE PER DETAIL ON G3
- COMBINATION PRIVATE SPLIT RAIL FENCE PER DETAIL ON G3

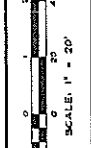
DRAWN: JH
 ENGINEER: JH
 SCALE: 1" = 20'
 DATE: 12/14/14
 SHEET: C7
 OF: 9 SHEETS



CONCEPTUAL FENCING AND PARKING PLAN

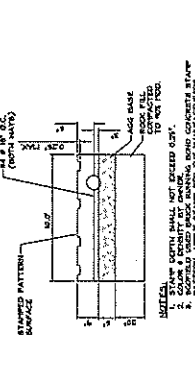
**ESPLANADE AT THE RANCH
 JENUANE COMMUNITIES LLC**

RIOAnderson
 ARCHITECTS
 301 Hennepin Avenue, Suite 200
 Minneapolis, MN 55402
 Tel: 612.338.7777
 Fax: 612.338.7778
 www.rioanderson.com

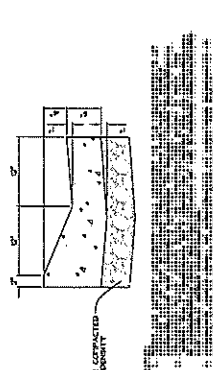


NO.	DATE	REVISION	BY

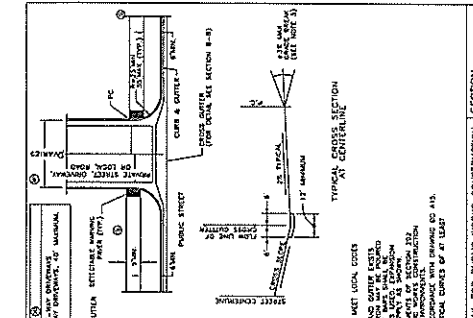
8-28



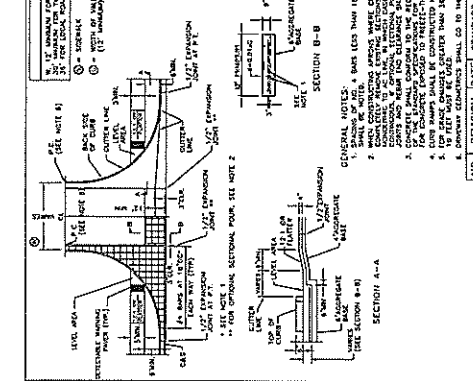
① DECORATIVE STAMPED CONCRETE DETAIL
NOT TO SCALE



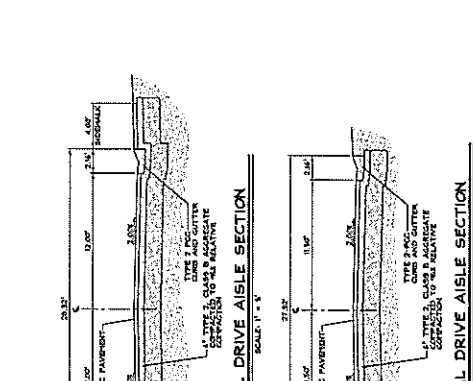
② TYPE 2 PCC CURB & GUTTER DETAIL
NOT TO SCALE



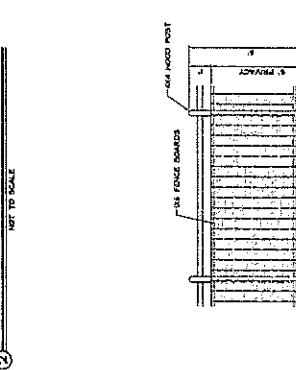
TYPICAL CROSS SECTION AT CENTERLINE



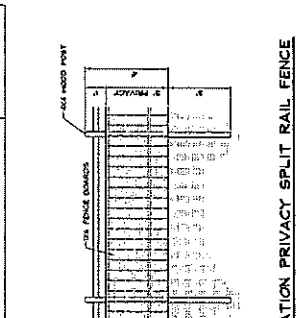
TYPICAL DRIVE AISLE SECTION
SCALE: 1" = 4'



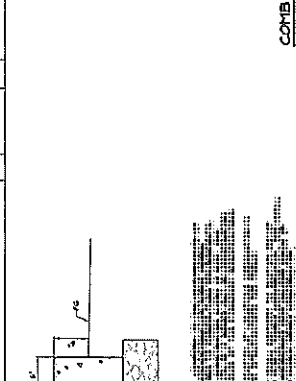
TYPICAL DRIVE AISLE SECTION
SCALE: 1" = 4'



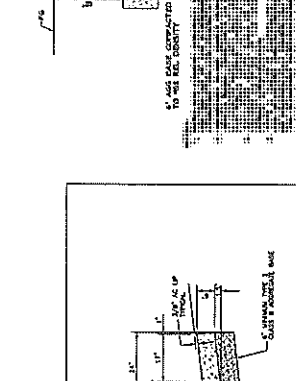
③ TYPE 2 PCC CURB & GUTTER DETAIL
NOT TO SCALE



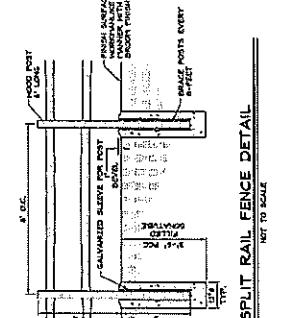
COMBINATION PRIVACY SPLIT RAIL FENCE
NOT TO SCALE



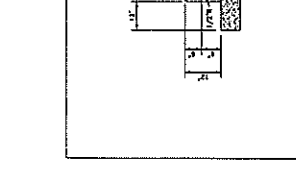
③ 6' MEDIAN CURB DETAIL
NOT TO SCALE



④ 3' PCC VALLEY GUTTER DETAIL
NOT TO SCALE



SPLIT RAIL FENCE DETAIL
NOT TO SCALE



TYPE 1 PCC CURB & GUTTER

NO.	REVISION	DATE	BY	CHKD.	SECTION
1	ISSUED	8/07/2007	JAH	JAH	SECTION C8

NO.	REVISION	DATE	BY	CHKD.	SECTION
1	ISSUED	8/07/2007	JAH	JAH	SECTION C8

DRAWN: JAH
 CHECKED: JAH
 SCALE: SEE FOOTNOTES
 SHEET: C8
 DATE: 8/7/07

R/O Anderson
 ENGINEERS
 1000 N. 10th St.
 Phoenix, AZ 85006
 TEL: 602.998.1100
 FAX: 602.998.1101
 WWW: ROANDERSON.COM

ESPLANADE AT THE RANCH
 JENUJANE COMMUNITIES LLC

DETAILS

SECTION: TYPE 1 PCC CURB & GUTTER
 DATE: 8/07/2007
 DWG: DC A12

Esplanade at The Ranch - Lasso Lane Perspective



8-30

Esplanade at The Ranch - Building Elevation 'E'

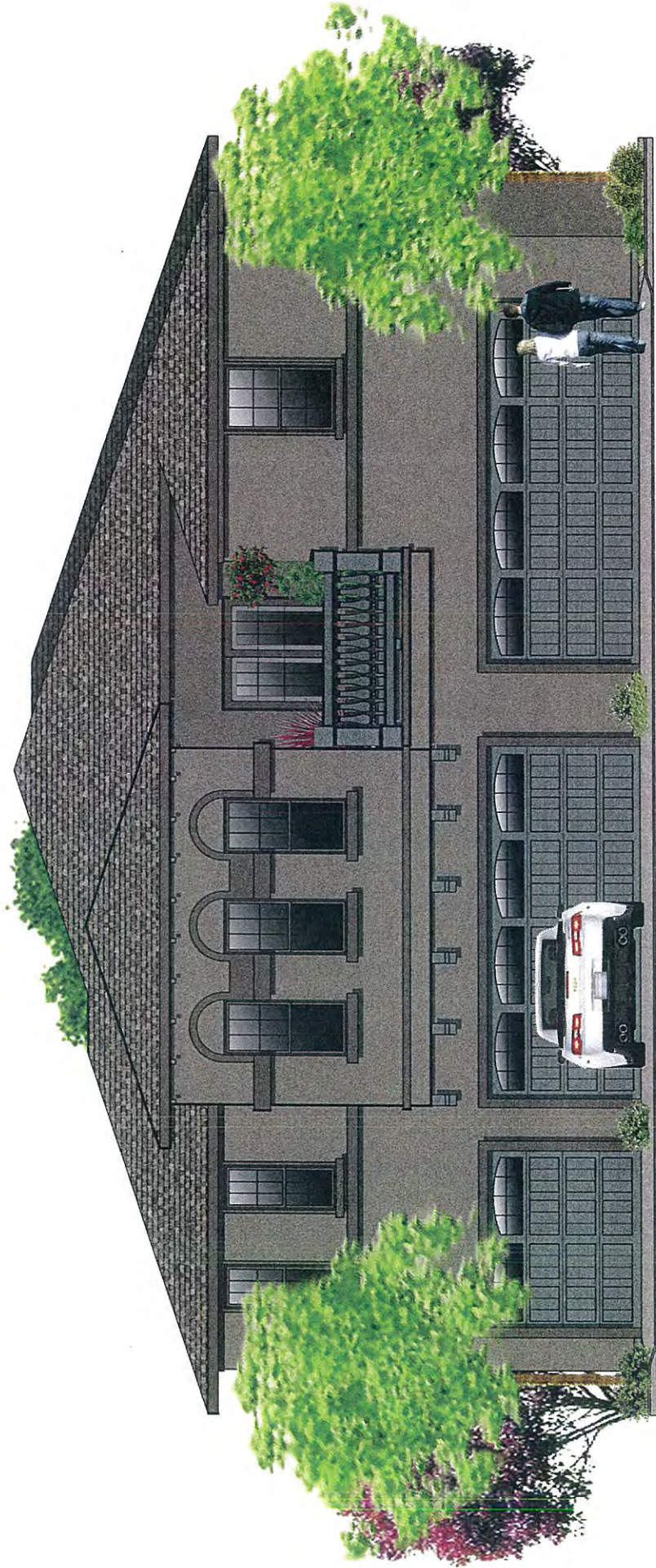


Esplanade at The Ranch - Building Elevation 'A'



8-32

Esplanade at The Ranch - Building Elevation 'B'



8-33

Esplanade at The Ranch - Building Elevation 'C'

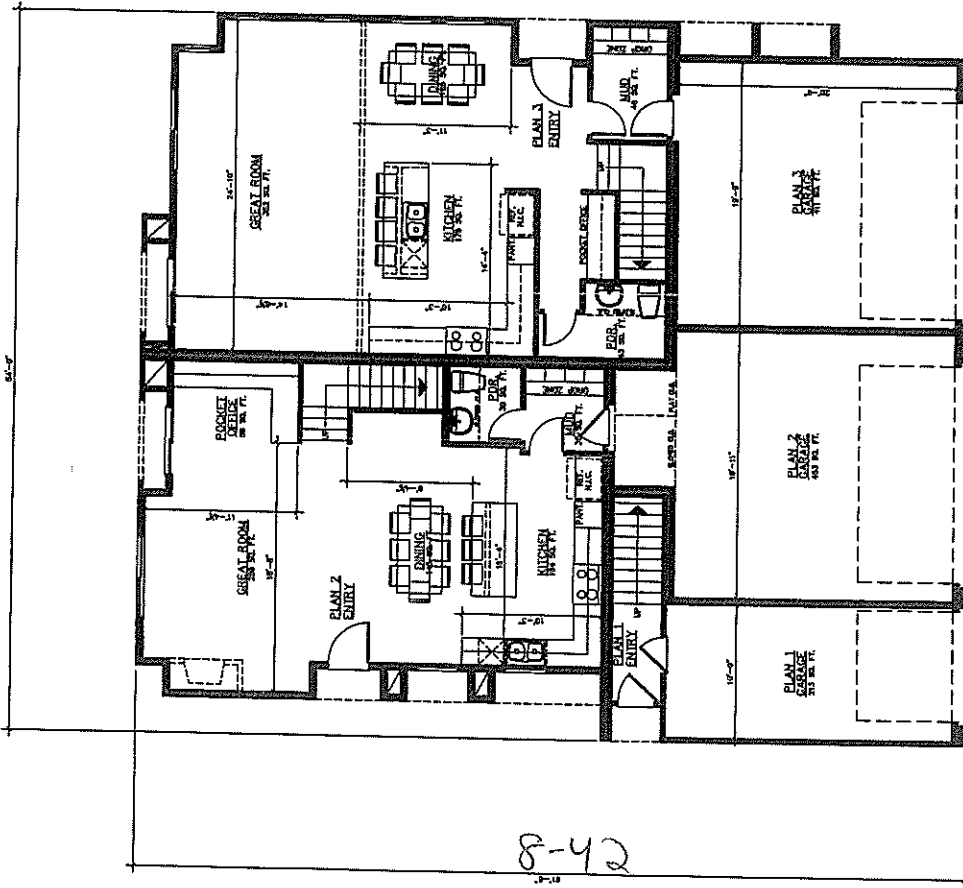


8-34

Esplanade at The Ranch - Building Elevation 'D'



8-35

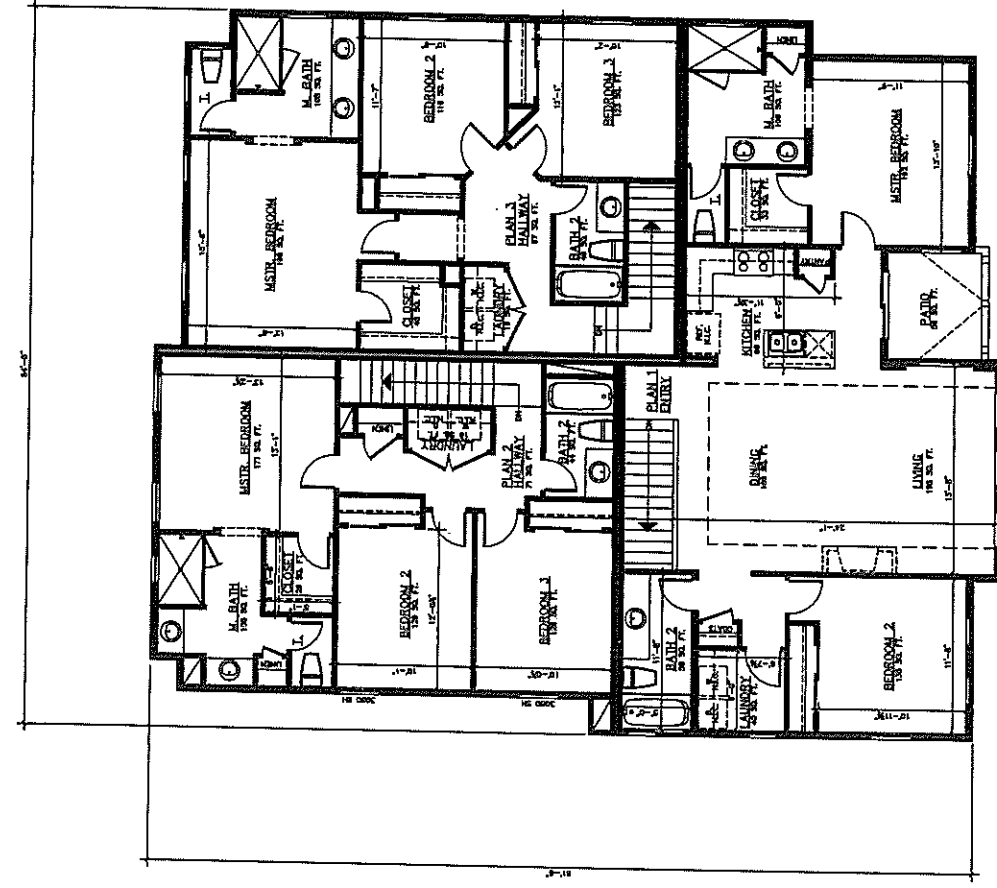


ESPLANADE AT THE RANCH
BUILDING TYPE A - MAIN FLOOR PLAN

PLAN 1 1ST FLOOR LIVING AREA - 67.82 SQ. FT.
PLAN 1 2ND FLOOR LIVING AREA - 1,223.39 SQ. FT.
PLAN 1 TOTAL LIVING AREA - 1,291.21 SQ. FT.

PLAN 2 1ST FLOOR LIVING AREA - 819.22 SQ. FT.
PLAN 2 2ND FLOOR LIVING AREA - 829.39 SQ. FT.
PLAN 2 TOTAL LIVING AREA - 1,648.61 SQ. FT.

PLAN 3 1ST FLOOR LIVING AREA - 832.88 SQ. FT.
PLAN 3 2ND FLOOR LIVING AREA - 858.26 SQ. FT.
PLAN 3 TOTAL LIVING AREA - 1,691.14 SQ. FT.



ESPLANADE AT THE RANCH
BUILDING TYPE A - UPPER FLOOR PLAN

8-42

PHASING SCHEDULE:

PHASE	SUB PHASE	No. OF LOTS/UNITS	RECORDED BY:	REGIONAL ROAD IMPROVEMENT
I		30	RECORD	GILMAN AVENUE EXTENSION; MARTIN SLOUGH CORRIDOR (PH. I) DEDICATION, TOWN OF HINDEN WELL SITE; AND, HETBOURNE ROAD, PH. I
II	II A	88	12/31/18	
	II B	22		HETBOURNE ROAD (THROUGH PH. II A); AND, EMERGENCY ACCESS ROAD (ALONG HETBOURNE ROAD TO ZEROLENE ROAD, THEN WEST ON ZEROLENE TO THE WESTERN BOUNDARY OF PHASE II C.)
	II C	15		
	II D	16		
	II E	16		
III	III A	81	12/31/24	
	III B	46		
	III C	16		
IV	IV A	47	12/31/27	
	IV B	24		HETBOURNE ROAD (THROUGH ZEROLENE ROAD); AND ZEROLENE ROAD (FROM HETBOURNE ROAD TO U.S. HIGHWAY 395)
	IV C	23		
V	V A	46	12/31/29	
	V B	99	12/31/33	
VI	VI A	21		
	VI B	16		
	VI C	24		
	VI D	16		CENTRAL PARK
	VI E	22		
VII	VII A	76	12/31/35	
	VII B	35		
VIII	VIII A	41		MULTI-FAMILY SITE
	VIII B	166	12/31/39	
IX	IX A	20		
	IX B	58		HETBOURNE ROAD (ROAD F' SOUTH TO ROAD M')
	IX C	21		
	IX D	40		
	IX E	14		HETBOURNE ROAD (ROAD 'S' SOUTH TO ZEROLENE ROAD)
	IX F	13		

RECORDED
 ** ASSUMES THE PENDING PINENUT CREEK FLOOD STUDY HAS BEEN APPROVED BY FEMA



NO.	DATE	REVISION BLOCK	BY
1	05/11/20	ISSUE FOR PERMIT REVIEW - CURRENT LOT LAYOUT	HW
2	05/11/20	ISSUE FOR PERMIT REVIEW - CURRENT LOT LAYOUT	HW
3	05/11/20	MODIFIED TO CORRECT LOT CHANGES	HW
4	07/27/20	MODIFIED PLAN PER LOCAL E-101 COMMENTS	HW
5	08/19/20	MODIFIED PLAN PER LOCAL E-101 COMMENTS	HW

R/O Anderson
 1000 S. GARDNERVILLE BLVD., SUITE 100
 GARDNERVILLE, NV 89423
 TEL: 775.784.1234
 FAX: 775.784.1235
 WWW: ROANDERSON.COM

THE RANCH AT GARDNERVILLE
 PLANNED DEVELOPMENT
 MODIFICATION
 PHASING PLAN

DRAWN: JH
 JOB: 2019-072
 ENGINEER: RGA
 CHECKED: JH
 SCALE: 1" = 300'
 DATE: 10/14/23
 SHEET 1 OF 1 SHEETS

2-43



8-44

territorial

ESPLANADE AT THE RANCH



8-45

spanish

ESPLANADE AT THE RANCH



8-46

tuscan

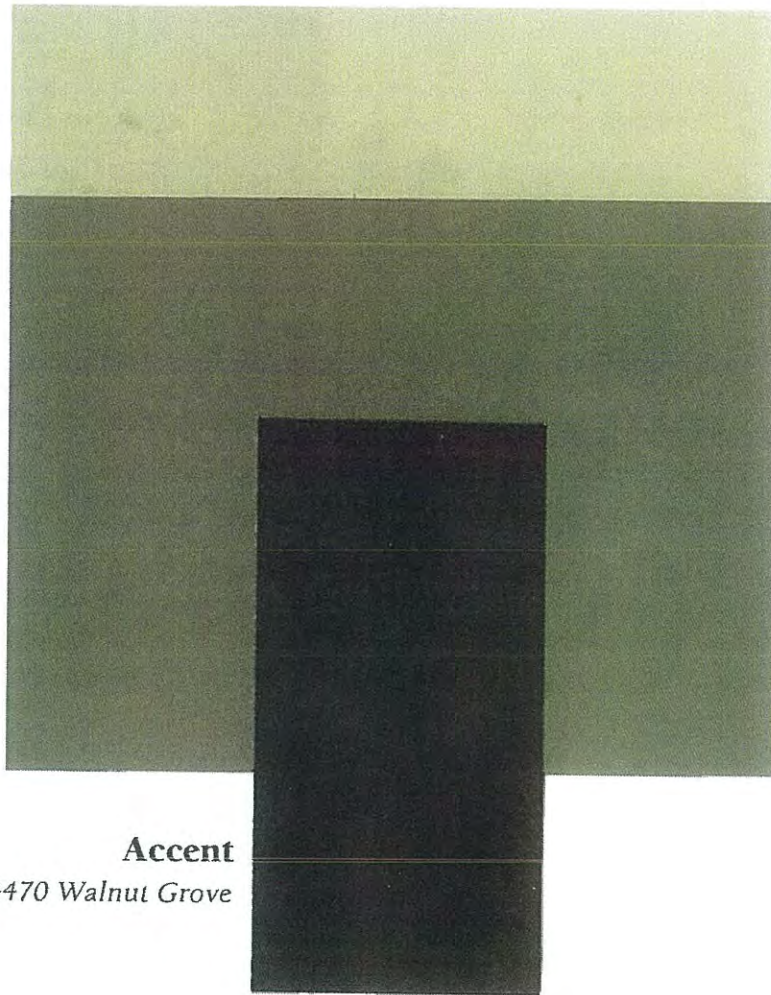
ESPLANADE AT THE RANCH

KDH BUILDERS
EXTERIOR COLOR SCHEMES
SCHEME Y

Trim
KM5704 Bluff Stone

Body
KM5708 Lover's Leap

Accent
KM4470 Walnut Grove

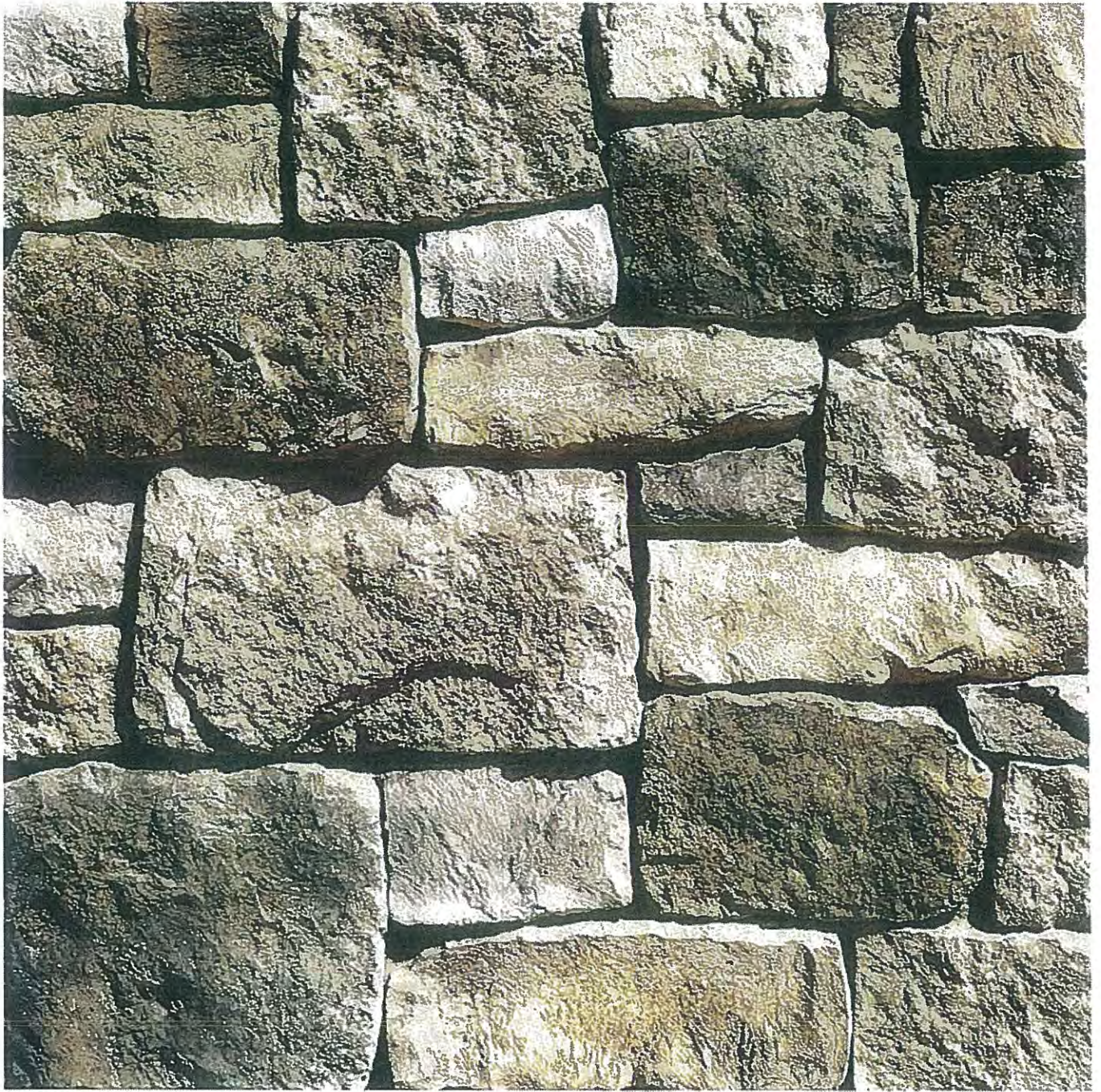


Color Display courtesy of
KELLY-MOORE COLORS STUDIO
209.577.1739



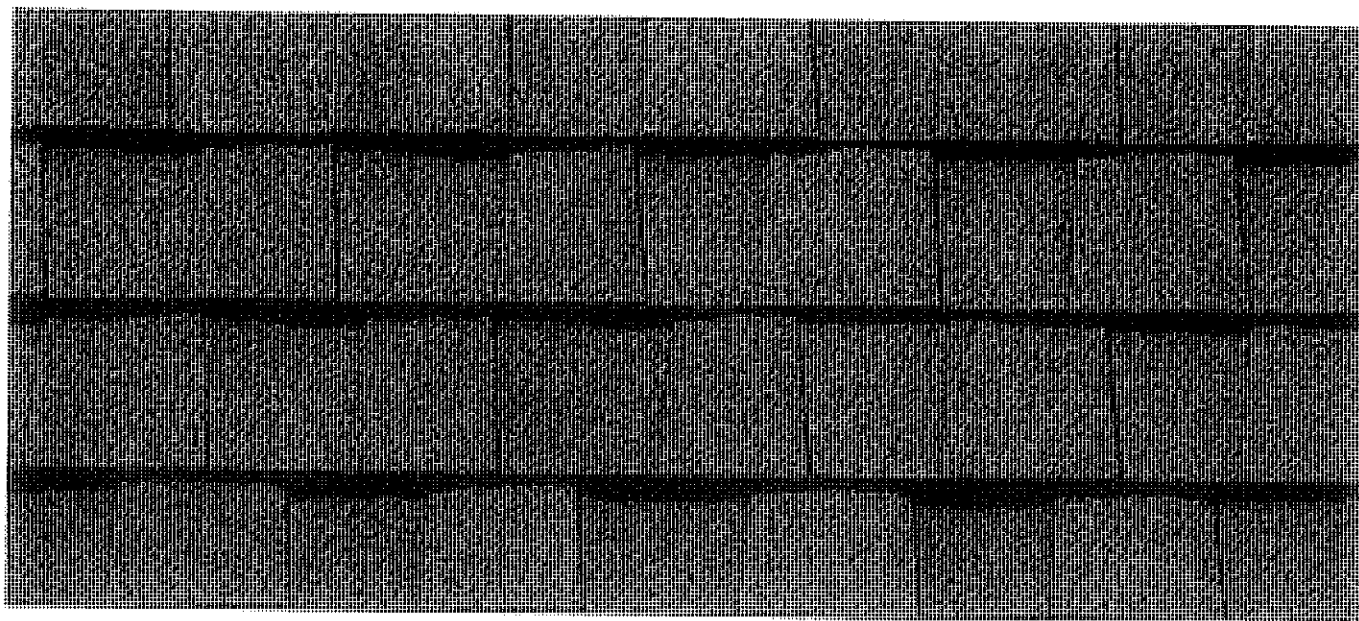
KELLY-MOORE
PAINTS™

8-47
Kelly-Moore paints are provided to match the color chip as accurately as possible. However, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.



8-48

RoughCut Autumn Leaf



Roof: f-49
Landmark Heather Blend

KDH Builders
EXTERIOR COLOR SCHEMES
SCHEME VV

Trim

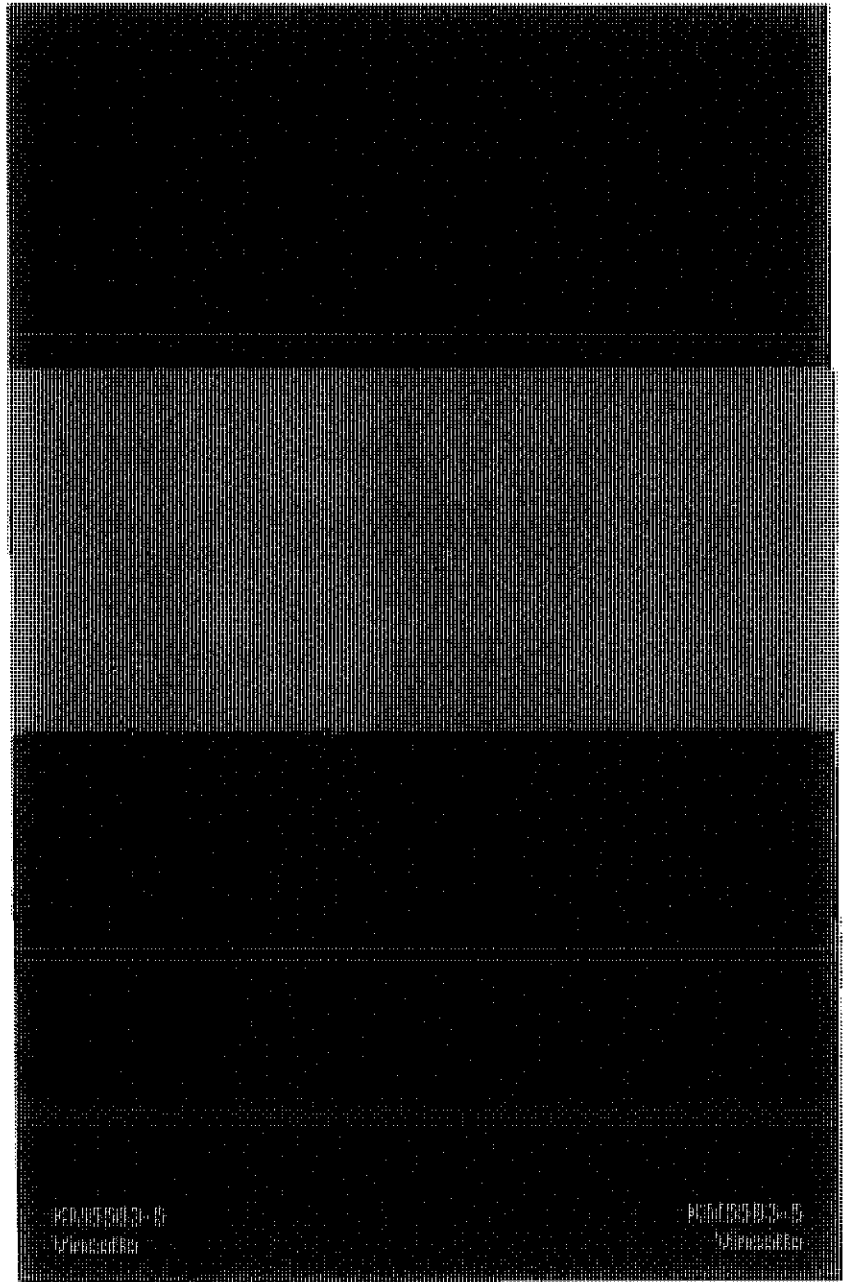
KMA77 Brown Bear

Body

KM5695 Towering Cliffs

Accent

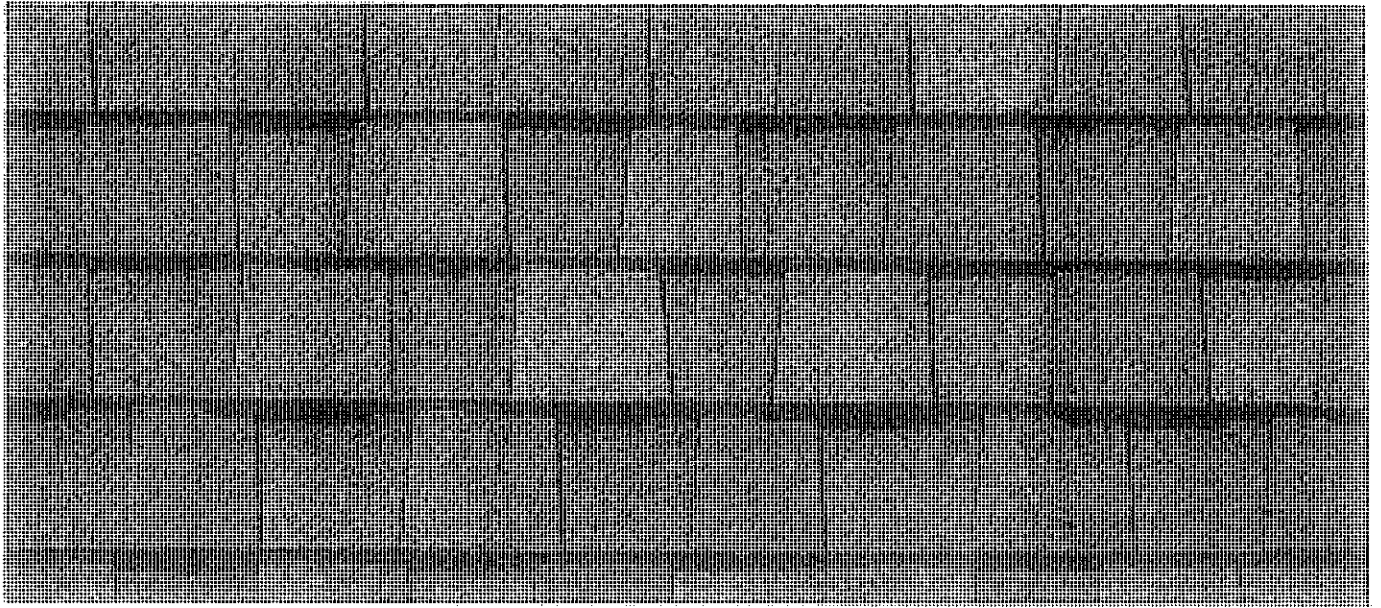
KM5583 Vincotto





8-51

Fieldledge Padova



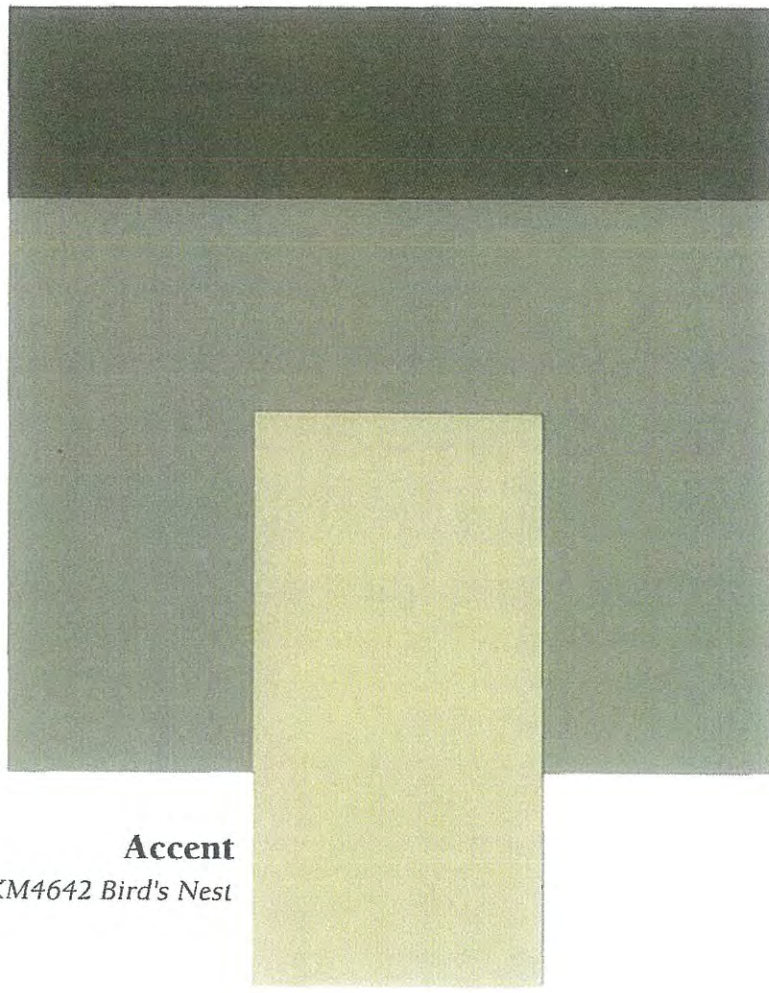
8-52
Roof :
Landmark Weathered Wood

KDH BUILDERS
EXTERIOR COLOR SCHEMES
SCHEME P

Trim
KM5695 Towering Cliffs

Body
KM5771 Apple Hill

Accent
KM4642 Bird's Nest

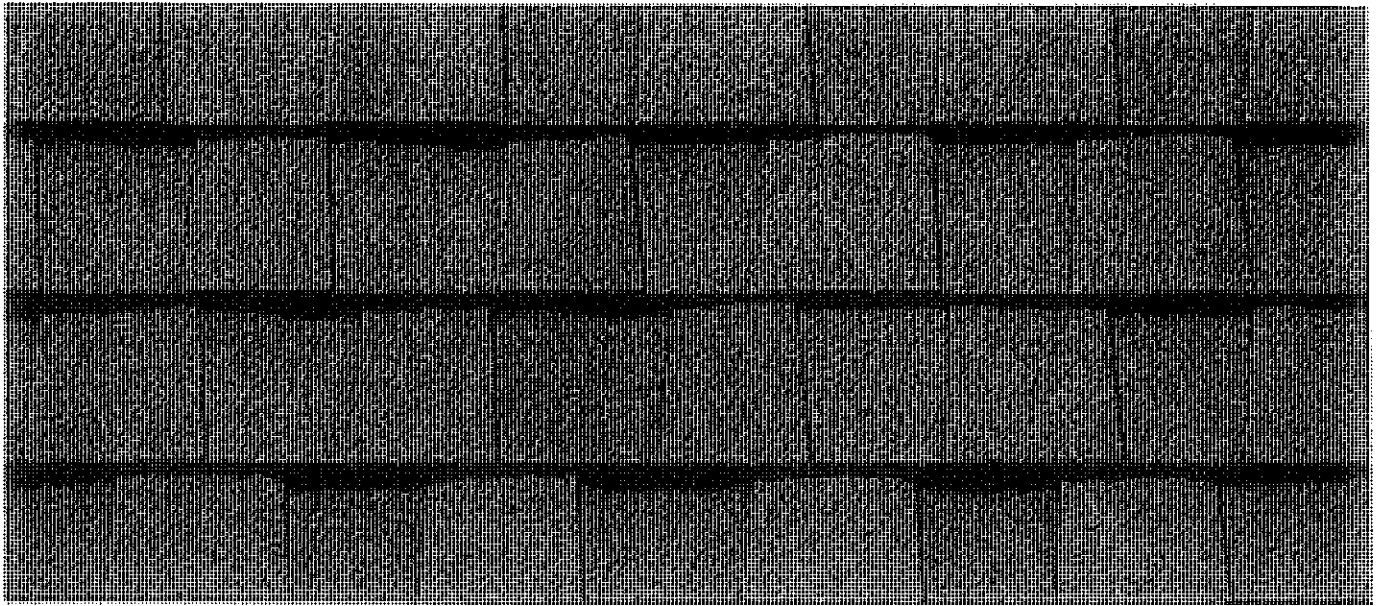


Color Display courtesy of
KELLY-MOORE COLORSTUDIO
209.577.1701



Kelly-Moore paints are produced to match the color chip as accurately as possible. However, variations in types of products, gloss, texture, lighting and solvent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.

8-53



Roof: 8-54
Landmark Heather Blend



F-55

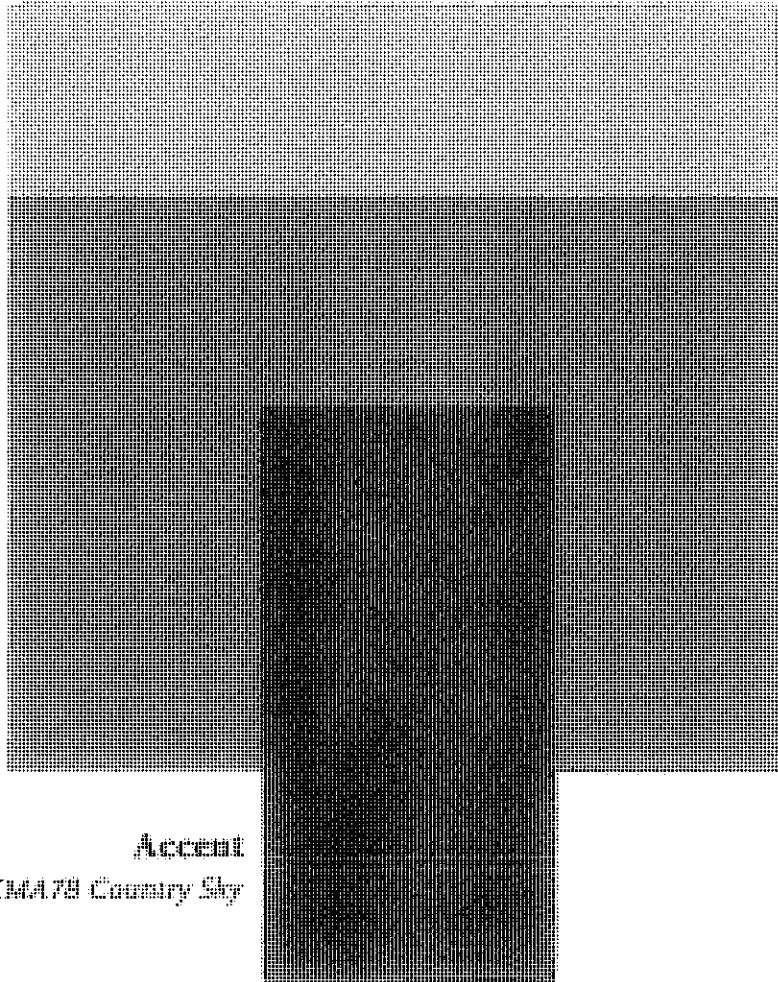
Castaway Stacked Stone

KDH BUILDERS
EXTERIOR COLOR SCHEMES
SCHEME S

Trim
KM4565 Sophistication

Body
KM4581 Bat Wing

Accent
KM478 Country Sky



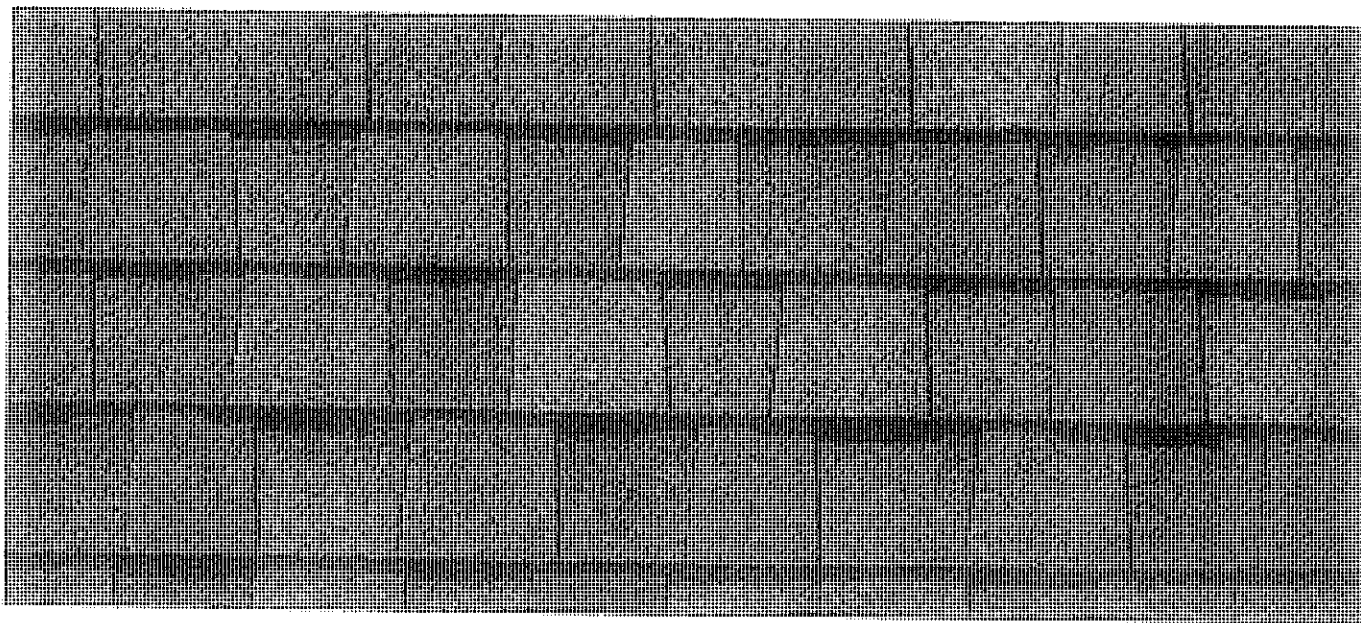
8-56

Color Display courtesy of
KELLY-MOORE COLORSTUDIO
409-577-1739



KELLY-MOORE
PAINTS™

Kelly Moore paints are produced to match the color chip as accurately as possible, however, variations in type of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.



Roof: 8-57
Landmark Weathered Wood



8-58

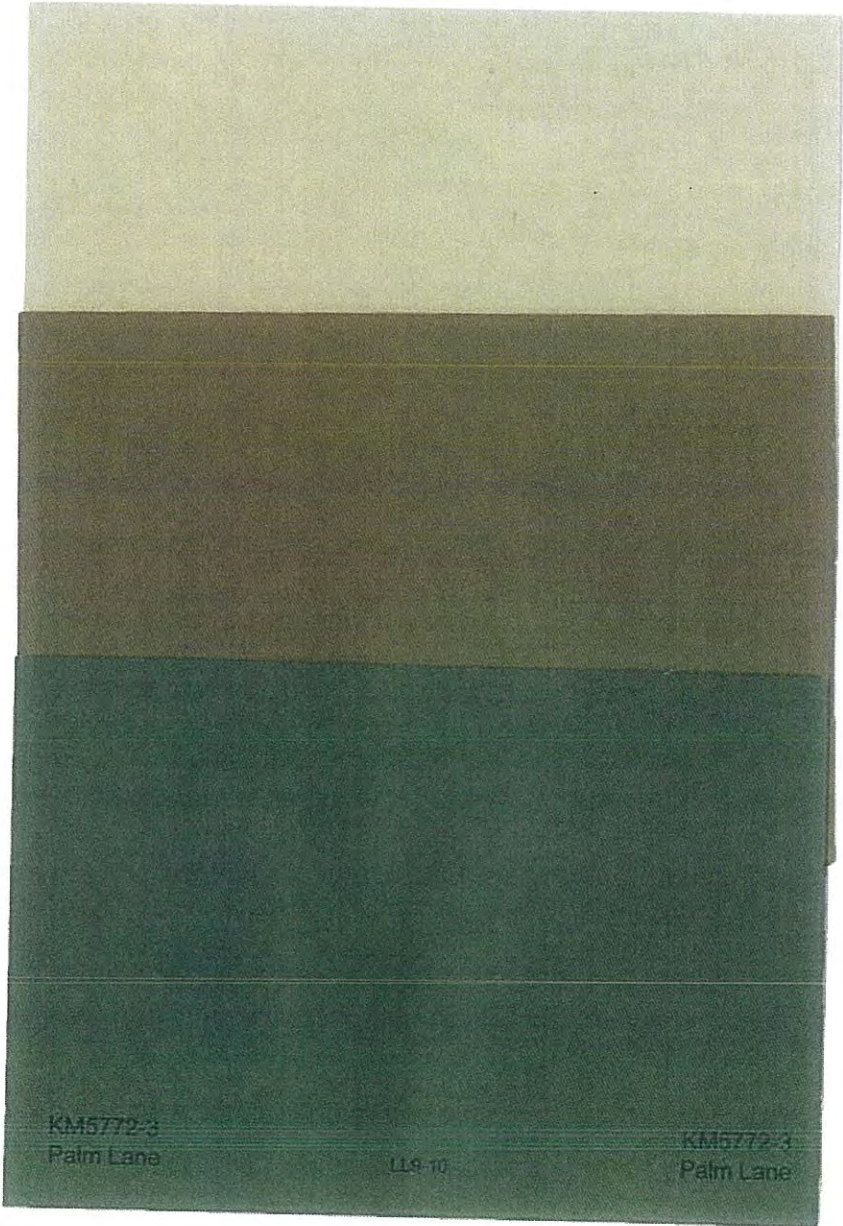
Bluffstone Mineret

KDH Builders
EXTERIOR COLOR SCHEMES
SCHEME UU

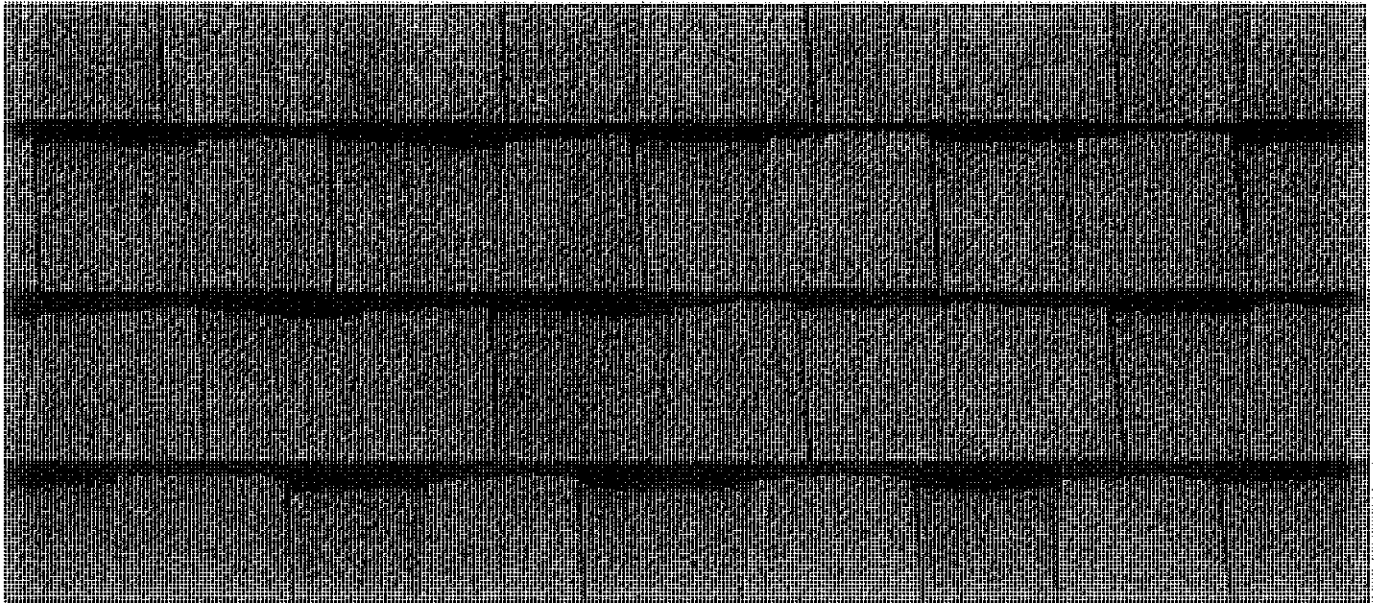
Trim
KM5692 Esplanade

Body
KM5702 Arrow Creek

Accent
KM5772 Palm Lane



8-59



P-60

Roof:

Landmark Heather Blend



8-61

Shadow Rock Bronze

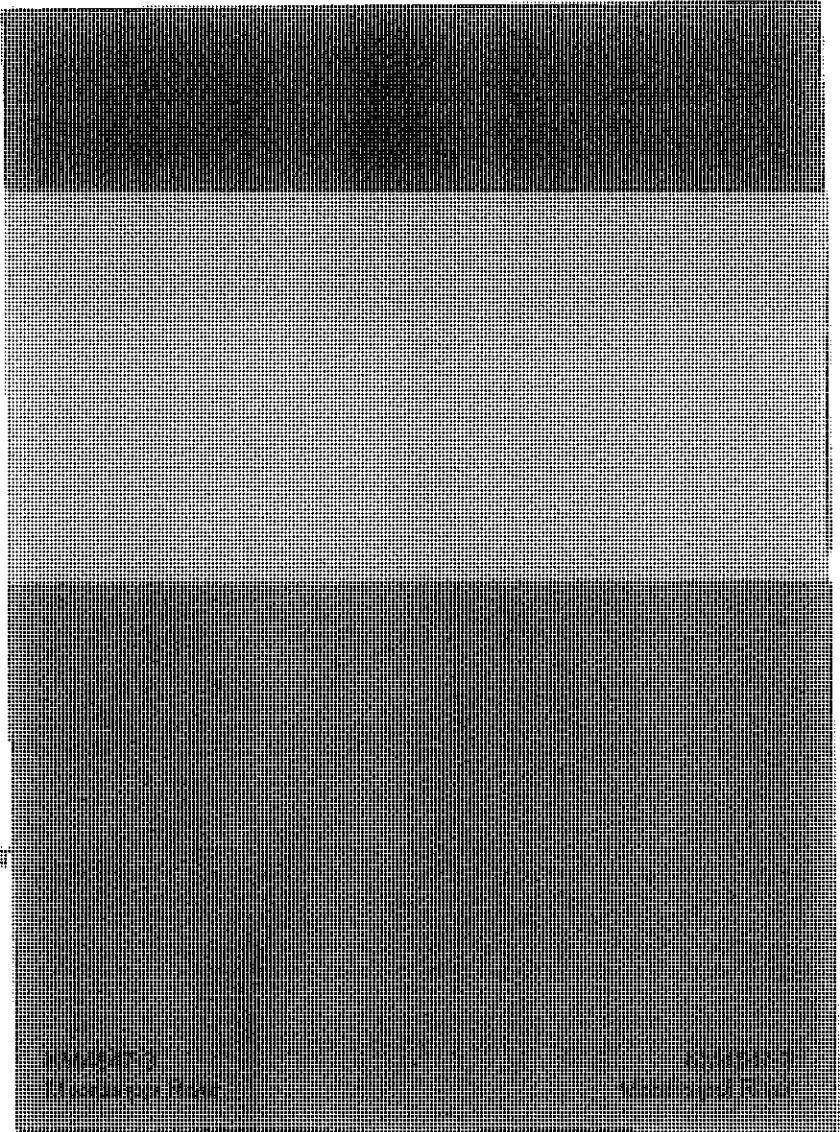
EXTERIOR COLOR SCHEMES

SCHEME TT

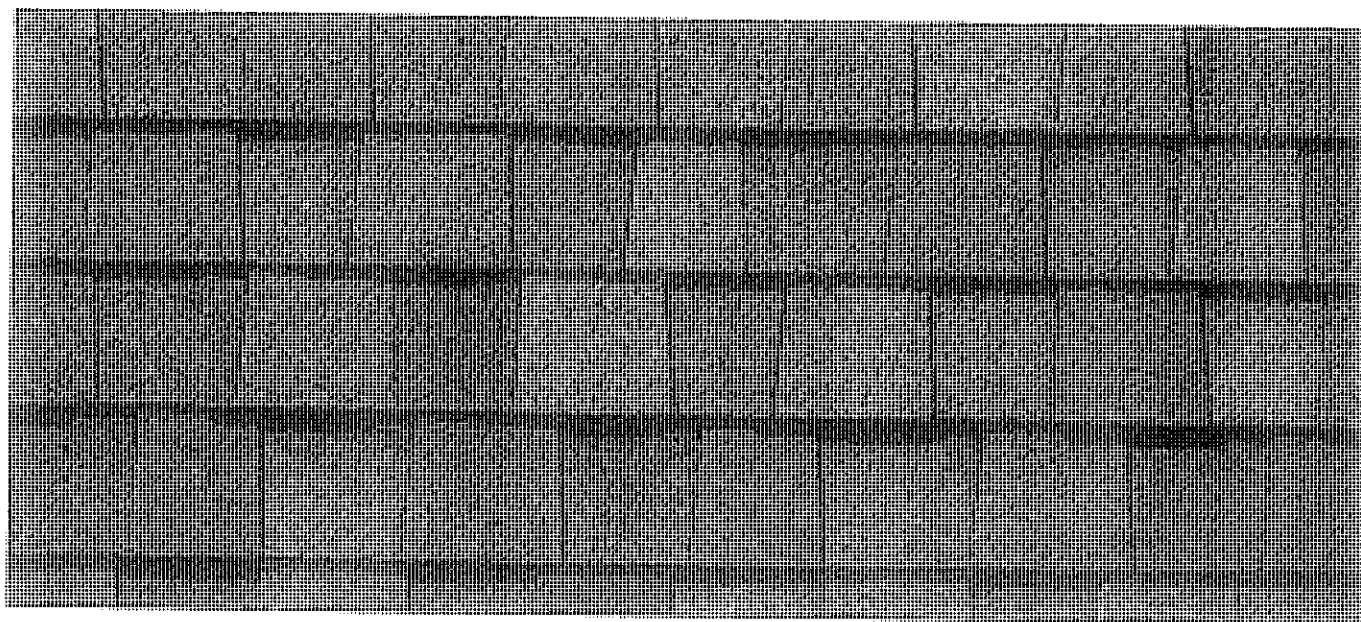
Trim
KM4918 Split Rock

Body
KM4929 Gray Flannel

Accent
KM4847 Mississippi River



F-62



8-63

Roof:

Landmark Weathered Wood



8-64

Shadow Rock Teton

Mr. Higuera thought the event is still growing. I would like to see it continue. How did we do with our partner? Did they come through with everything they said they were going to do?

Ms. Lochridge answered no. It was a juggling act for the American Cancer Society. They had some issues that came up that kind of affected them coming through on what they said they would.

Mr. Higuera asked if they had considered changing partners?


Ms. Lochridge thought it was something they could discuss.

Ms. Wenner likes the idea of getting the kids involved.

Ms. Lochridge talked to people after the race and they enjoyed it. They look forward to it next year.

No public comment.

Motion Higuera/Wenner to approve continuing the July 4 Freedom 5k Run/Walk event into 2015. Motion carried.

7.  **For Possible Action:** Discussion on a request by Ken Hendrix, Jenuane Communities the Ranch, LLC, to modify an existing Planned Development PD 04-008 to:
- a. Increase the number of residential units from 41 to 42 in the multi-family zoning portion of the project;
 - b. Request for approval of private roads without sidewalk;
 - c. Request a variance of improvement standards to reduce the width of the right-of-way from 60 feet to 32 feet;
 - d. Request to allow tandem parking for unit 1 in each of the proposed 14 buildings and;
 - e. Request a waiver of the recreational vehicle storage requirement, totaling 5 spaces.

The subject property is located at Heybourne Road and Gilman Avenue within the SFR-8000 PD/MFR (Single Family Residential and Multi-family residential) Zoning District within the Minden-Gardnerville Community plan (APN:1320-33-210-069); with public comment prior to Board action.

Chairman Slater would like to mention we do have a full house. If there is duplication of comments perhaps you can whisper and they can say it for you or if not try to limit your comments to three minutes to help expedite this.

Ms. Hicks, R.O. Anderson Engineering, passed out some information on the project. Mr. Hutchings is here, who is our director of engineering at R.O. Anderson. We are here on behalf of Jenuane Communities for the Esplanade at the Ranch project that's before you. Since we met with you we have worked extensively with county and town staff to resolve some of the issues that came up previously. Ms. Hicks will address each of those as she goes over the power point presentation. We request your approval of the project that is before you. We are available if you have any questions and would like an opportunity to respond to any of the public comment.

Mr. Miller asked if this is approved, when do they anticipate building.

Ms. Hicks answered as soon as possible. They would like to start right away.

Mr. Philips believed when this development came before the board, as I recall that particular area was zoned for more like apartment houses, which you could put in there.

Mr. Dallaire reviewed some of the background of the project and went over the town's concerns and staff conditions.

Ms. Wenner read the report and it didn't sound like the county wanted tandem parking at all.

Dirk Goering, Douglas County Planning, confirmed the code does prohibit tandem parking. One development in the Ranchos was approved with tandem parking.

8-66

Mr. Miller looked at the development he lives in and there are lengthy driveways. Many people crowd their garages with other items besides their cars and there is tandem parking in the driveways because of that. Some owners have three or four cars. If that doesn't work they park on the street. It may be against code but it is not something that is enforced. I have seen that the RV parking on this street is no longer there. The patrols have gone around and issued warnings and coming back two weeks later and giving them a ticket. This being up to the HOA, how would those fines be levied unless it would be a lien on the property?

Chairman Slater asked how you would have enforcement on a private road.

Ms. Yturbide does not know offhand. I don't know if it would have the same enforcement capabilities. They might have their own private remedies.

Mr. Dallaire has talked to Dirk and he will put a condition on this to make sure the HOA is governing that individual unit. That particular unit could not be filled. It has to be open for parking. It throws it back on the HOA to govern that. The trash can storage options are behind the fence, in their yard or in the garage. A lot of these issues will be worked out in the design review phase. On the RV parking there are some things that have to be required with the facility itself. This particular development requires 5.25 parking spaces for RV storage. Per code 20.622.010 there has to be a recreational vehicle storage area.

Chairman Slater believes if this zoning took place several years ago and this project is just now coming to us, would it not be subject to today's requirements.

Mr. Dallaire believed so.

Mr. Philips asked about the area to the west of building 14. Is that not big enough to put a couple of RV storage spaces?

Ms. Hicks has discussed it and we think it would be very difficult in that location because that is one of the main accesses into the development and there is no way to pull through. We think it would be difficult to make that work there.

Chairman Slater asked in today's standards and requirements, three items are not complying: sidewalks, RV spaces and tandem parking. Are there any additional ones with today's standards and zoning?

Mr. Dallaire added the road width. They are asking for a variance in road width and private roads. We got three letters via email that we want to address. One of the letters asked what is a private road and why is it being allowed in the future. If something happens to the HOA is the town going to end up maintaining it?

Ms. Hicks would like to comment about what items are not in compliance with county code today and that is why we are requesting the variances. County Code Section 20.676.070 for planned developments states that setbacks, building types, distances between buildings, lot coverage, building densities, parking requirements and landscaping requirements can be varied when the commission or the board finds that the variances in these standards compliment and assure the suitable integration of the Planned Unit Development in the neighborhood or area in which it is located. They may not be to the specific code but the code does allow for them to be different.

Mr. Miller clarified they are here before the board because we are an advisory board to the county commissioners on what they approve. It doesn't necessarily mean you will get your way with everything.

Mr. Dallaire received three letters. They are all similar in nature. The items they were asking for was; they don't desire to see any variance to the original approval. With that the proposed development wasn't really addressed under the first planning development. What we received was a floor plan and building elevations that looked like a large structure.

Mr. Philips mentioned the changes have been going on all along. The development looks nothing like it did when it came to the board to start with.

Mr. Dallaire continued reading the complaints from the letters received.
(Letters in board packet)

8-6-7

Chairman Slater expressed the board's appreciation for the public's comments. I want to make it clear that no matter what this board decides this will also go to the Board of County Commissioners. I would encourage each and every one of you to be there, voice your opinion and state your concerns so the Board of County Commissioners knows exactly what they are facing.

Chairman Slater opened public comment.

Mr. Franklin Harry Ernst prepared a written statement he read into the recording of the meeting.

Mr. Jon Keller loves the neighborhood. I am very disappointed with this. My concern is the amount of traffic that will come. There is only one way into the Ranch and that is Gilman. What's great about this neighborhood is that you can walk down Gilman to Heritage Park for the events and to the duck ponds. In the three years three of the neighbors have had kids. 150 more cars is just too much too soon. Great neighborhood. We need a stop sign at Chichester and Gilman.

Mr. Philips asked if he looked into that development when he bought his house?

Mr. Keller did look into it. The economy was still in the tank. We drove all over. At the time the sales rep did inform us there will be 600 homes gradually going up. Not once did that come up. We were never told. We were told at one time there was going to be a park there. 600 homes there has got to be a park. This is high desert. A lot of us have trucks. Where are they going to park if they can't fit?

Ms. Wenner lives on a cul-de-sac and the same thing happens in Chichester. Because people have trucks they don't have enough room at the end of the cul-de-sac so they park in front of my house. It is a never ending situation.

Mr. Keller's concern is the traffic and kids going up and down Gilman to go play with the ducks or walk to Heritage Park. Movies are a great idea. You've seen the amount of people at the park. Can you imagine 150 additional vehicles going up and down this street. There is one way into this location.

Mr. Dallaire mentioned there is a traffic study associated with this. We have that if you want to see it. They are going up through Phase 3c before they will connect to the Minden side. The truck traffic is waiting on Douglas County to take the portion away from Testa Motorsports so they can get the turning radius out of Zerolene onto northbound 395.

Mr. Keller still believes it is too much too soon. This gentleman says he wants to start it now. Get Heybourne connected to 395 then do something. That's all I am asking.

Mr. Mike Dang asked if the 150 trips, that's not daily trips. Is that a different type of count?

Jeremy Hutchings stated just because you have 150 parking spaces doesn't mean trips. You'd have to look at the traffic study.

Mr. Mike Dang is used to six to eight trips per day per home. So it would be much higher. My biggest concern is regarding waiving the sidewalk requirements and reducing the street width. Circulation through the sidewalk is critical. Please keep sidewalks in there. We will definitely have kids going through there and they need to be able to walk on the sidewalk. I would request the street widths be no lower than a foot over the minimum that the town would be willing to take over if they ended up having to take it over. I understand lowering the street widths, but I request keep it at a minimum in case they do have to take over the streets. If you are not going to do that, if you have private roads and a community public road, I would request you have a condition to have a sub association for the high density product and a separate sub HOA because the residents in the single family detached product don't want to have the pay the burden of what's going to be happening in the high density. Thank you.

Ms. Cassandra Jones believes there is one assumption that everyone assumes this is a multifamily zoning. It is not. The first thing that has to be approved is the zoning map amendment. Why can't it go the other way. Why can't the zoning map amendment be for single family residents. The assumption has been high density as a buffer zone. Yet there has been discussion of the town purchasing the land on the other side of the gardens and extending Heritage Park. The whole design of this is 10 to 12 years old and the thoughts we have had on the Plan For Prosperity, economic vitality, even the town's own management of its own resources have radically changed. The assumption this has to be multifamily zoning is inaccurate. We could extend the park and maintain the single family community.

8-68

Mr. Robert Simpson has three main concerns: 1. The increase in crime in that area; 2. Snow removal; and 3. The variances are pushing the town into the possibility of accepting a load we don't want to carry.

Mr. John Hoglund's concern is the private roads. If you put speed bumps in there so people can't come off of Heybourne and blast through that would be nice.

Ms. Lori Simpson is so proud of my neighbors to be here. We are planning to be very involved. We are watching. We are paying attention and we vote. We hope you realize we are the people and we take note of the decisions made here today. I agree with my neighbor who said he bought his house for certain reasons. The website provided Plan for Prosperity and Valley Vision, which is something I have researched extensively. I don't know how you can support this. It doesn't make sense. What was in the past if it hasn't worked out well why wouldn't we do something better. You vote and the people that you trust to run the government don't listen. We're paying attention to that now. Moving to Nevada I have never been so proud of the people I live next door to. Those people are actively involved in the community. In speaking with the sheriff's department he assured me Douglas County would never agree to squeezing in additional units. Why not go with the original plan. Why not do what we planned to do in the first place or do it better. The sheriff's department has all kinds of data that shows with HOA's the builder leaves and the association goes down. So addressing the taxes, the burden to the police department when they have to hire more policemen is not cost effective. I would really hope you would look at that. Family Support Council, whenever there are congested masses of people it cause problems and unrest. So I hope you listen to us today.

Christy Norberg mentioned an HOA keeps being addressed. Is it an HOA strictly for this area? In the Ranch we don't have an HOA.

Mr. Dallaire answered yes, it would be just for this particular development.

(Voice from the audience) What kind of price range are these units being sold for?

Ms. Hicks responded the units will start out in the \$200,000 price range. The intent is to bring a higher caliber upscale project to the area and not go with apartments.

Mr. Jonathan Bacon recently moved here from California. I am a law enforcement official in South Lake Tahoe. I previously worked in Oakland, California. I've worked both metro and rural. I've been shot at and seen my friend shot. That normally doesn't happen in small communities. When you put a lot of people in a small area people get mad. My first condo was a home turned into four units. The economy tanked and I had to police my own neighborhood because the HOA wouldn't back the residents up. The good thing was we had public roads so we had the police department there continuously. It also helped that I am a law enforcement official. When you start making this a private road you are walking into the responsibility issue. We keep talking about upscale. We're trying to sell Gardnerville. You start taking away sidewalks and making smaller roads, the first thing you are going to do is get people who are disinterested in being part of a community. No one is looking at the potential crime aspects. It takes a long time to train drivers to do anything. If you put a new stop sign in it takes two months for drivers to get it. We're asking to stay a community. Provide a sense of community. I want my son to grow up and have a sense of community. As far as these variances, my opinion, if you want to throw one other home in there, great. But put the community first. If you grow too fast, too quick, you will run into problems. I agree with getting proposed figures for what these units will sell for. This is the first time we've been able to see this. I moved in because I didn't want to live next to an apartment complex. No one told me. Enforce the roads. I would highly suggest doing some type of enforcement to stop people from parking on Heybourne. Keep that clear if we can.

Mr. Nick Brooks commented it is nice to see something proposed other than rumors. First letter you read you had no comments on peace and prosperity.

Mr. Dallaire is looking for input on the streets and design.

Mr. Brooks suggested coming down to the area, hang out and you'll find there is peace and prosperity. There's no worries. We can leave our doors unlocked. Where is the guarantee that it is going to be something better than low income family housing. Keep it as single not multi, or at least give us some more information on it being upscale.

Ms. Hicks would like to address some of the comments. The site itself, while there is a zoning issue that needs to be resolved, has been previously approved for 41 multi-family units. That's the direction the project is going. Assurances that it won't become a low income project are based on the fact that this project coming before you is

showing townhome units that allow for individual single ownership in a price range that will be higher than \$200,000 for the lowest model, instead of what could be an apartment complex or Section 8 housing apartment complex. That's what the approval of this project will prevent. There were some comments about we should include sidewalk. There have been a lot of revisions made to include sidewalk to all but one unit. Although we have to ask for the variance to sidewalks, it's not that we aren't putting any in. The other thing is discussions about crime and those sorts of things. I come from a law enforcement background. My degree is in criminal justice. There is a much higher rate of crime in apartment complex units than when you have individual single family owned units where they are vested in their property. It's not a rental or a transient type of project. That's what approval of this project will prevent. You can tell by the architectural features they are trying to put something in that is very nice. If we go back to some of the previous slides that show the different approved multi-family projects in the area, a lot of those have 25 foot drive aisles because they don't have roads. They have drive aisles like commercial parking lots with parking spaces and that's how they are trying to make this project different.

Ms. Wenner asked if it too late to decrease the density?

Ms. Hicks answered these are the numbers that worked for the developer. There is ultimately a cost to go forward with the project. They are asking for the additional unit because they are triplex units.

Mr. Bacon commented there are a lot of deer back in there. What will happen to them?

Ms. Hicks responded the ditch itself will stay and anything that is on the Town of Gardnerville property will remain.

Mr. Dallaire explained the ditch was supposed to be built in Phase 1. It's currently bonded. It is a requirement they finish that ditch and drainage channel. The willows on the Park property need to be cleaned out and this area will be improved to a 12 foot wide maintenance path along there.

Judy Link asked if it would it be possible for a party to come in and buy these condo units and rent them out?

Mr. Ken Hendrix answered yes.

Ms. Lori Simpson asked a question on the variances that have already been granted in our development. I invite you to go back and look at those variances and document whether or not the promises that were made were kept. Knock on any door in our neighborhood and see if promises were kept. It has been my experience that nobody knows what is going on. They squeezed in another house and forgot to connect the sewer line to the main sewer in the street. When you try to find out anything there is no accountability. We would all be supportive of a nice development as long it is done well. Squeezing as many people as you can does not represent the lifestyle that people want. I would like an answer to the previous variances.

Mr. Philips asked what we're looking at here is an upgrade compared to what possibly could go in there. Would you rather see one huge building with renters or something like this?

Ms. Simpson would like to see accountability. I think there are communities in Douglas County that are low income. There is senior housing, but they are done in good taste by accountable respectable builders that have integrity. I have yet to see that.

Mr. Philips has been here for 50 years and I've seen some poor ones. I can see where something really poor could go in there if we don't do something a little bit nicer.

Ms. Simpson felt what was done in the past isn't good enough today. We want something better. But this doesn't go in line with what the vision is. I'm asking you to be open minded.

Mr. Philips was here when this originally came in. Where you live looks nothing like the plan that came in then. What you have now is what we changed to.

Ms. Simpson noted when you go back to the future valley vision, it is a new day, we want something better. We want the developer to be happy. But have that enhance the vision that the town has put forward for us to believe is the longer term vision. You are not going to get tourists here by showing them an inner city building. That's my perspective, respectfully.

8-70

Chairman Slater stated the development that was proposed originally is a lot less than what this new proposal is. We hope everybody will keep an open mind and look at it that way. If this is not passed they could logically and most likely revert back to what their original plans were which wouldn't be what anybody would like. The whole thing comes down to what can and cannot be accepted. What is the basic standard?

Ms. Simpson asked if there isn't a way to marry it so everybody can be happy?

Chairman Slater thought sometimes it takes give and take on both sides. I have a list of things I don't like, but at the same time I have to say to myself what is the alternative? The developer has a right to put in what he wants as long as it meets the county standard.

Ms. Simpson stated you can't have something on your website saying this is what you're buying into and giving us something else. It's not ethical.

Chairman Slater asked to look at it from both sides.

Mr. Philips stated at the last meeting he didn't like the project at all. But in all fairness it is better than what could go in there.

Ms. Simpson asked if that isn't the state of America right now, we're willing to settle for less because we're so used to getting nothing.

Chairman Slater asked the audience to consider we are the advisory board to the Board of County Commissioners. So whatever decision we make tonight they will take that only into consideration. We may say absolutely not. They may turn right around at their next meeting and say absolutely we will.

Mr. Dallaire advised on the variances in the subdivision, that sewer line was most likely because of a change. The utilities were in after 2007 when the development was put in. All the utilities were built to the previous plan. They came back in and changed the plan from the back loaded alleys. The Ranch at Gardnerville is not actually located in the Plan for Prosperity. It does address all that. You could get a similar development to Crestmore Village Apartments where they drive into a parking lot and park with large structures around the outside. If they do come forward with that and drop this plan that's what we will be asking for is that they hide the parking.

Ms. Simpson's objection is not to the project itself. My objection is why squeeze so much into one. Is there another way to do it?

Mr. Dallaire tried to explain it is because of the variances that were made with the original development in 2010-2011.

Ms. Simpson thought if you want to be actively involved in the community you have to be able to get an answer when you talk to somebody in the county or the town. What happens here is nobody knows. There's no answers. There's no accountability. Once the green light is given there is no accountability. Nobody can tell you what changes were made. When there is something that goes wrong nobody can tell you who will fix it or when.

Mr. Dallaire has a list in the office I'm preparing. I have stacks of project approvals that have come to the town on this project so I can answer those questions.

Ms. Simpson stated when you ask somebody what's happened with the sewer on the new house and there are five houses where there were going to be four, and those houses have port-a-potties sitting in front of them and the sewer was never connected according to the engineer. Have they been connected to those houses yet or are they waiting? If they are waiting when are they going to do it? That's been our experience as a resident in the neighborhood.

Mr. Dallaire felt that should be answered by the sewer department.

Ms. Simpson was told by the sewer department that the town manager would have that information.

Mr. Dallaire doesn't control the sewer.

8-71

Ms. Simpson can't get a clear history. When someone says they're going to do something I expect them to do it. You represent us, the town. I expect you to do it to the best of your ability. I want answers to the questions when I call and say I want to know. Just like we didn't get the special meeting. We were told there would be a special meeting. Then when you call to get confirmation of that it was cancelled. So then we have very little notice. There's no notice to even go over the information. I feel like you should be working for we the people.

Mr. Dallaire asked if this is a better layout and design than the previous application.

Ms. Simpson did not think so, no. I don't know what the answer is. I know there has got to be a better answer than cramming more stuff into a small space, whatever that may be. It's hard to say yes we're on board with this when we never get a definitive answer to past questions. It's what's going on in Washington. People have given up on Washington and now they're focusing on local government and in small town America we're experiencing the same thing. It's not good enough anymore.

No further public comment.

Mr. Dirk Goering, Douglas County Planning, is here to listen to the town board and citizens. We will relay that information to the Planning Commission on Sept 9. The meeting starts at 1:00. You can submit comments to county staff, as well as show up at the planning commission meeting. As for the comment on the sewer and water, we went back to the building official and there are some issues with water and Town of Minden has provided comments to the developer trying to address some of the water issues that have come up. It is in the process of being resolved. The District Attorney's office is in discussions with the developer. I believe a lot of it has to do with the Town of Minden since they are the water provider for this development. I am available for any questions. October it will go to the commissioners. You can attend and speak or provide written comments. If you have any questions, this project is public information. There are plans at the county.

(Voice from the audience) You talk about Minden Water. Does it have anything to do with smell in the water?

Mr. Goering agreed the issue is the smell. And the way to resolve the smell is to have a loop system. The Town of Minden has provided comments to staff. If you want you can call the Town of Minden or call me. Town of Gardnerville has the contact information. They are aware of the problem.

No further public comment.

Mr. Miller commented our town staff has worked very hard on this project. They are very well qualified to do so. When you have zoning already present for multi-family dwellings you have to make compromises to get a better project. I came here 31 years ago and have lived in the same home. Behind me is Mill Creek subdivision. The original project planned for that land was multi-family housing. It wasn't zoned properly to do that. Fourteen of us went to the county commissioners, protested and it was not passed. But we have the zoning already. When you have 634 homes you are bound to see some multifamily within that project. So I'm trying to say we are trying to get the best out of this multifamily housing. That's why the compromises were made by town staff. It wasn't because they were working with RO Anderson. Our town staff does their job on these projects and they spend hours to do so. Some of the things about no sidewalks I do not like. I've seen what happens. I compared the last meeting to Raley's parking lot. Rob Anderson agreed with me that it would be like Raley's parking lot when cars are backing out. Those are my comments.

Mr. Higuera isn't a fan of this project. It may not be in the Plan for Prosperity, but it doesn't meet the spirit. There are too many variances from standard roadway improvements, limited sidewalks, the tandem parking the RV storage, increased density, the setbacks and added to that is the public comment. There is definitely a lack of support for this project from the public whom we represent. The increase in traffic will be horrendous. The ideal project would be for more single family homes. But they have this zoning in place and the alternative very well could be a big block of apartment buildings. We want to do the best we can do. Even though I'm not a fan of the project and it flies in the face of the Plan for Prosperity it may be the best thing we can get right now.

Ms. Wenner suggested getting rid of the two buildings in the middle, expand the roads and the sidewalks and put common area. I would think that would make it better. Less people, maybe get rid of the tandem parking too.

Chairman Slater is not a fan of this either. The private roads raise a lot of red flags to me. I'm like Lloyd, I worry about what would go in there if this is not approved. The Plan for Prosperity has sidewalks on both sides of the road. Streets are not wide enough. I find it difficult to support this project in its current state. If there was flexibility to lower

the density and spread it out it would be a cleaner, more acceptable project. In its current stage I don't feel I could support it.

Mr. Phillips would support it even though I don't care much for it, because I'm worried about what could go in. They don't even have to ask if they want to build an apartment. We need to get our input in and get the best we can get out of it. We'd be doing everybody a disservice just to say no and have them do what they want to do.

Chairman Slater asked no matter what we decide tonight, do not forget September 9th at 1:00 p.m. the planning commission will review the project again. After that it will go before the board of county commissioners. You have two more opportunities to voice your opinion. I would strongly recommend it. We are only the advisory board. I agree with Mike. I worry about what could go in. I've seen what was proposed originally and I've been here for 46, 47 years. I know some of the areas that the outcome has not been very well.

Ms. Wenner agreed with Lori, we are supposed to be expecting more from our community.

Mr. Dallaire mentioned we did make variances to the Ranch at Gardnerville, the subdivision itself. It would be similar to Arbor Gardens if we hadn't. There was a lot of variances provided in order to keep development moving. This one is way ahead of schedule.

Ms. Simpson believed Arbor Gardens is beautiful. They do have the compromises that you mentioned but they provided a beautiful park. That would make the difference.

Mr. Dallaire stated the Ranch gave up 27 acres of open space which is where the trail system is going that will allow us to build a trail from the Martin Slough ponds clear to Minden's Jake's Wetlands. That's the area behind this phase that is being built now. That was all donated to the town as open space in lieu of a developed park because of the relationship to Heritage Park.


Chairman Slater asked what is the pleasure of the board.

Vice-Chairman Higuera thought a motion to deny would send a message.

Mr. Miller believed it would be hard to tell where it would go if it was denied as far as multifamily dwellings.

Chairman Slater wouldn't want to compromise what our gut feeling is for something that may or may not occur. We're supposed to be taking steps forward not sideways or backward.

Motion Miller/Higuera to deny this application as presented to the Town Board. Motion carried.

8.  **For Possible Action:** Discussion on a request by Ken Hendrix, Jenuane Communities, the Ranch LLC, for a major design review for a 42 unit multi-family townhouse project. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential and SFR-8000/PD (Single Family residential – one-half acre minimum net parcel size) zoning district and within the Minden Gardnerville Community Plan (APN #1320-33-210-069; with public comment prior to Board action.

Ms. Hicks would let the record stand with the previous presentation and the comments that we have already made.

Chairman Slater called for public comment.


Mr. Franklin Harry Ernst spoke on the issue of variances a while ago. This time I will speak on the issue of design review. Would you repeat your decision on the prior agenda item? Did you deny the request for variances?

Chairman Slater repeated item #7 was denied.


Mr. Ernst thanked the board for the decision on item 7. Mr. Ernst talked about the design guidelines for the Plan for Prosperity. The engineers and town board are in way over your head on this one. It is my opinion they need to consult or a referral be made to an architectural firm that deals with these kinds of developments. You somehow make a requirement that if and when a referral is made, the architectural firm that specializes in these kinds of development

come back to you to review it. When you go to see your intern and you have a problem with your heart you wouldn't want your intern to do the open heart surgery. The same applies here. That's my comment.

No action taken due to the denial of Item 7.

9.  **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust for a Special Use Permit for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

(Continued to October by applicant.)

10.  **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust, for a design review for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

(Continued to October by applicant.)

11.  **For Possible Action:** Discussion on DRAFT Resolution 2014R-02 for the Gardnerville Health & Sanitation's proposed trash rate increase; with public comment prior to Board action.

Mr. Dallaire has a draft resolution prepared by town counsel. You heard from Geoff last month. I just wanted to make sure we are all on the same page on what we are changing. It shows in the new rate schedule we have here today. Tom went over the proposed rates, options and changes from last month. We are trying to come up with a five year plan. We need to analyze and keep records of how this business operates. The greenwaste is still free. We have to pay for staff time to go around.

Mr. Higuera asked if every one of our trash trucks has some kind of issue.

Mr. Dallaire reviewed the trucks, their problems and the replacement schedule. Sometime it will be required to do some sort of recycling program. Douglas County is meeting and exceeding the requirement in California for recycling. We are the highest recycler in the state of Nevada. People want recycling. Our citizen survey, the number one response was recycling. We have been talking with Douglas Disposal and the Town of Minden. The county has to take on the remodels out at the dump to facilitate the recycling demand. There has to be a sorting station. We need to have the dump expanded in order to do the recycling. We have been working with DDI and working through the issues with the county. I created a spreadsheet and I can load that up, but it is a future plan up to 2020 on what kinds of expenses we will have: increase in salaries, board compensation, employee benefits based on if we hire a new employee in 2016. Depends on what you want to cover and in February we will have a strategic planning session to update our goals. If recycling gets put on there we need to make it a priority and fund it. I know it's always been there. It will not take a lot of effort if it is single stream recycling.

Chairman Slater felt the service needs to pay for itself. We do need to plan for future replacements so the increases are going to be there.

Mr. Philips asked if we have customers that call when they want dumped?

Mr. Dallaire advised we do. We would replace the bin rental with a mandatory dump. My point is we are changing a lot of the processes in the office internally and out in the field with tracking each individual dumpster. Do you have any comments on the resolution?

Chairman Slater called for public comment.

Ms. Cassandra Jones understands the resolution would adopt only the option 4 column. You are not proposing that we actually adopt the cumulative increases for the next three years at this time?

Mr. Dallaire needed to know if they wanted to do that. It is an option. We can do that.

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Dallaire, Tom

From: Laurie Simpson <lauriesimpson960@yahoo.com>
Sent: Tuesday, November 25, 2014 11:17 AM
To: Dallaire, Tom
Subject: esplanade at the Ranch

Mr. Dallaire. I am concerned about the lack of site development plans for the project ? Who will be legally responsible for not following Douglas county design criteria and improvement standards ? Why do we have codes and laws if no one is expected to follow them ? Are we not a nation of laws? You represent us . Please protect our community from poor choices by people who have no regard for the long term problems resulting from lack of law and vision for our future . My great concern is the Drainage flood plain, I do not have faith in a builder that has no ethics regarding public health and safety . Who will enforce proper management if the flood plain drainage is not managed properly by the home owner association ? The vision for our town is held in the hands and hearts of all of us together . Lets approve a project that will make all of us proud . Lets all move forward in agreement . Does this project meet all the codes . I think not. Sincerely Laurie Simpson

RECEIVED
NOV 25 2014
BY:

November 25, 2014

From: Franklin "Harry" Ernst

[Architect (CA), Class I Building Inspector (Calif. Division of State Architect)]

1513 Lasso Lane, Gardnerville, NV 89410

email=harryernst@ao3news.cnc.net

To: Town of Gardnerville (elected) Board and Members

Ref.: Multi-Family Residences at the Ranch at Gardnerville

The proposed project is up for review again at the request of the Douglas County Board of (elected) Commissioners. Little has changed since it was last seen by the Town Board in September. It is my personal and professional opinion this plan should be denied.

The architect does not provide plans, elevations, sections of the project. Only a site plan is provided. The presentation is incomplete. My letter dated 9-23-2014 addressed to the Douglas County Board of Commissioners details my concerns then and still apply today.

The architect has drawn many of the same variances that were requested in September. They were denied by the Town Board then. They remain a part of this proposal under different claim.

The architect appears to be ignoring many aspects of the "Douglas County Design Criteria and Improvement Standards." I sent a letter to the Douglas County Board of Commissioners dated 9-25-2014 detailing many of the deficiencies.

New issues have become apparent: street parking, entry to units directly from the street, blind corners.

Old issues remain: tandem parking, few on-site sidewalks, bland/sameness of building form/massing which is contrary to the "Douglas County Design Criteria and Improvement Standards."

This letter is respectfully submitted by Franklin "Harry" Ernst.

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September 25, 2014

From: Franklin "Harry" Ernst

[Architect (CA), Class I Building Inspector (Calif. Division of State Architect)]

1513 Lasso Lane, Gardnerville, NV 89410

email=harryernst@ao3news.cnc.net

To: Douglas County Board of Commissioners

Ref.: Planned Development (PD) 04-008-7, Multi-Family Residential (Condominiums? / Apartments?)

I have reviewed the "Douglas County Design Criteria and Improvement Standards" for Multi-Family Residences. In my professional and personal opinion I have concluded the proposed project does not meet the County standards. My comments regarding the standards as they relate to this project are listed below.

It is unclear what the intent of the applicant is: to build a condominium project or to build an apartment complex. A Condominium Project requires multiple parcels and parcel numbers. An Apartment Project requires a rezoning to create one useable parcel. It has been rumored by parties in authority that the applicant may come back later to subdivide the parcel, thus going back to the original condominium concept which was rejected by the neighbors and Board of the Town of Gardnerville. By going for an apartment complex approval now, it seems the applicant is skirting the objections of the neighbors and Town Board. In any case we are dealing with a multi-family residential project, whether it is apartments or condominiums.

And it is not clear if the Douglas County Board of Commissioners will take responsibility for the merits of this project. Will they deny approval of the project? Will they approve the project? Will they merely deal with the zoning map issue and RV parking issue, and then turnover the design considerations to the Douglas County Planning staff to handle "administratively"? The Douglas County Planning Commission seemingly was forced into dealing only with the zoning map and RV parking issues, thus dodging scrutiny of the merits of the project as a whole.

The project being proposed is not in conformance with the "Douglas County Design Criteria and Improvement Standards." A copy of those standards are attached to this letter for your review.

My comments below, *in bold italics*, will follow the County Standard "in quotes."

"4. Multi-Family"

"The following design standards are intended to promote interesting and unique multi-family residential designs of duplexes and complexes of three or more units. When designing a multi-family project, it is

important to consider adjacent uses, topography, existing vegetation, solar and wind orientation and the overall neighborhood atmosphere."

The project as presented does not meet these criteria.

"4.1 Building Arrangement and Location"

"Arrangement and location of buildings often determine how the entire site will be planned and how it functions. The arrangement and location of a multi-family building or buildings can create open space areas, provide convenient accessibility, and create safe and desirable environments."

"4.1.1 Within multi-building complexes, buildings shall be clustered creating open spaces. Where clustering is impractical, a visual link between buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises, pedestrian walkways, or other similar designs."

The open spaces for this project are the driveways and corner bar-b-que area. There is no linkage between buildings: no arcade, no trellises, few walkways, etc., only ten feet between buildings in most cases.

"4.1.2 When the buildings are located along the street frontage, open space areas are to be provided between the buildings. The building setback and orientation is to be alternated to eliminate monotonous street frontage. (see Figure 3.12 [of the standards].")

The streets within project (private or whatever) will be lined with a monotonous series of identical buildings. When looking down these ("private") streets they will appear as tight canyons, appear as alleys. The building setbacks will not vary. They will be the same on the south side of the project. The single family residence setbacks are varied. Even though the County wants to not be responsible for these "private" streets, this clutter will be visible from Gilman Ave and Lasso Lane.

"4.1.2 The existing natural features on a site such as trees, sloughs, slopes and rock outcroppings are to be retained and incorporated into the site layout to create more interesting and unique designs."

The ditch on the south side of the site has been completely ignored. A separate plan is in place to clear out the natural vegetation for drainage purposes. Presently a lot of wildlife enjoys the cover of the bushes and trees: such as deer, quail, rabbits, other. Views of the slough and mountains from the individual living units is being ignored. The design does not take advantage of these natural features.

"4.1.3 The building location and orientation should give consideration to the sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian open space areas and walkways should be located on the south or west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be planted to provide shade in the summer months. Wind direction should be considered in the site design."

Apparently none of the above has been considered in the design. The 14 triplexes are identical in their floor plans. Privacy? There is very little to no privacy between adjacent triplex buildings. The entrances

in many cases are directly opposite each other, windows, too, ten feet apart in many cases. The three units per building do not consider sun orientation, wind exposures, noise from adjacent units and buildings, impacts to safety and privacy. Many of the buildings are ten feet apart, allowing minimal sunlight to penetrate the spaces between and allowing snow and ice to build up on the walkways and forming ice at roof edges directly over the common entry walkways below. This is clearly a hazard for pedestrian circulation. The winds in the area are ferocious and those winds will be intensified as they pass thru the narrow spaces between buildings and the driveways (streets?).

"4.1.4 Storage buildings and areas shall be located in the rear of the site. The storage areas and material shall be properly screened by the use of fences, decorative walls or other similar opaque screening fixtures consistent with Title 20."

Apparently no storage buildings or areas are contemplated for this project. My experience as an apartment manager years ago tells me that storage is required for such things as maintenance supplies, tools, lawn mowers and related landscaping tools. Relying on garage space is not reasonable. RV storage spaces should therefore be screened and preferably on the back side of the site, south side. ? If it is the intent to revert this apartment project to condominiums then who and how is the site going to be maintained? Office space for apartment manager and or HOA activities?

"4.1.5 Buildings must be arranged so that they do not create a 'blind corner' and/or impair traffic safety and site area. Specific consideration must be given to corner lots and instances where there are existing and adjoining driveways."

The unit at the corner of Heybourne Rd. and Lasso Lane is creating a "blind spot" for vehicular traffic. The building at this corner is scheduled to be setback of just eight feet (8'). Twenty feet is the standard setback. So going to eight feet is creating a dangerous situation for all: vehicular, pedestrians, and bicyclists. The inevitable landscaping there will make matters worse. A new single family home is scheduled to be on the opposite side of Lasso Lane at the corner with Heybourne, toa. So this complicates things even more. Please note Heybourne is a collector street and eventually will be carrying a lot of traffic. Blind spots have also been created at the Concho-Lasso, Cinch Trail-Lasso, Concho-Gilman intersections.

"4.2 Circulation and Parking"

"Circulation is the pattern of movement of pedestrians, vehicles and bicyclists on the site. Circulation patterns are critical in terms of public health, safety and convenience. Off-street parking is required for all projects and each project is expected to accommodate its tenants' (owners?) needs."

Little regard has been given for separating pedestrians, vehicles and bicyclists on the site. Circulation patterns are critical in terms of public health, safety and convenience. Shedding legal liability by posting (indemnification) signs at the driveway entrances of the project does not create a safe environment. And because of the density of the proposed project, 41 or 42 units (?), there will be a

minimum of 82-84 parking spaces required on site, plus visitor parking. Many multi-family households will probably have a third vehicle or more. And because of the convenience and orientation of the units to the streets off Lasso Lane, Heybourne Rd., and Gilman Ave., many of the vehicles will be parked on the main streets. There is just no getting around this fact.

Please note: no distinction is made between private driveways and street driveways, other. So trying to dodge the responsibility for enforcing these standards is probably illegal. See staff reports regarding driveways for this project.

"4.2.1 The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrian and vehicular traffic."

Pedestrian and vehicles will be sharing the same asphalt surfaces. A sidewalk is shown on the south side of Concho Lane, none on the north side. No driveway (street) sidewalks are shown Cinch Trail. Snow and ice will build up in the shadows of the 20-30 foot tall tri-plex buildings, thus making walking on the sidewalks dangerous. Pedestrians will probably opt to walk in the driveways that receive some sunlight during the winter. So much for safety concerns. Unit No. 4 creates a troubling condition: the building is four feet from the street gutter in a couple of places, on the south side and at the northeast corner. There is a walkway between the street gutter and building, no landscaping. Planters are proposed in the concrete parking aprons creating tripping hazards, drive-over likelihood, maintenance issues, and simple neglect potential.

"4.2.2 All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with Title 20 and Part II of this manual."

It will be difficult to drain certain areas of the site, in particular when unit entrances and gutters are in close proximity to each other, and where the buildings are so close to each other.

"4.2.3 Separate vehicular and pedestrian systems shall be provided connecting the site with the street and sidewalk system."

Separation does not exist in many places. Pedestrians will be required to use the driveways in many situations. ADA (Americans with Disabilities Act) requirements are not addressed at all, i.e. path of travel issues are ignored in most cases.

"4.2.4 Parking shall be distributed throughout the complex so that it is directly accessible from all dwellings. Parking areas along the street frontage shall be broken-up with open spaces to provide "windows" into the interior of the complex and break-up the monotony of long parking aisles. (see Figure 3.13)"

Evidently most of the parking will be on the concrete aprons provided at each building. Ten or so (?) spaces are provided at the driveways-streets; it is not clear if this is for RV's or standard vehicles. Each tri-plex has a unit over the garage space. This unit gets a one car garage only. The second vehicle will have to park on the concrete apron all the time. This variance issue remains. Question is, will staff administratively excuse this, too? Long parking aisles are proposed on Concho and Cinch. This will be

monotonous visually, especially with very small areas of potential open spaces between the concrete parking aprons. Inserting small landscape strips in the middle of the concrete parking aprons is a silly effort to break up the monotony of the parking aisles.

"4.2.5 Connection or joint use of driveways, parking areas, etc. with single-family, commercial, industrial or institutional uses is discouraged. Whenever the project is connected with adjacent multi-family residential site, the circulation must allow for similar direction of travel and parking to reduce conflict at points of connection."

Three entrances to the multi-family project from adjoining streets may pose a traffic hazard. Thru traffic, "a short-cut" from and to Gilman Avenue and Lasso Lane is likely. Has this potential been mitigated?

"4.2.6 In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle."

"4.2.7 The turning radii for drive aisles shall meet the AASHTO standards for turning movements."

What does AASHTO standards mean? The abbreviation stands for something. Do the driveways satisfy the requirements for garbage and emergency vehicle access?

"4.2.8 Parking spaces directly abutting structures are not permitted. In cases where parking spaces face residential buildings, a dense hedge, berming or a decorative wall/fence shall be provided to screen vehicular lights."

"4.2.9 Interior sidewalks must be a minimum of 4-feet in width. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet in width. If exterior stairways are used with the stairway landing on the sidewalk, the sidewalk shall be a minimum of 6-foot width."

"4.2.10 In cases where parking areas or drive aisles abut single-family uses or zoning designations, a 6-foot high solid masonry wall shall be provided."

"4.2.11 Interior drive aisles shall be designed to provide appropriate circulation and maneuverability for emergency vehicles."

In a letter from the East Fork Fire and Paramedic District dated July 31, 2014 they requested the sidewalk on Concho Dr. be located on the south side. I hope they realize that in the winter the shadows created by the tall buildings will not allow the snow and ice to melt for weeks on that sidewalk. Cinch Trail does not have sidewalks. What will emergency services do there?

"4.2.12 All parking spaces shall be consistent with the most current American with Disabilities Act (ADA) regulations and standards."

There may be a provision for this on Concho Dr. at the entrances to Gilman Dr. and Lasso Lane. Where are the handicap curb cuts? Path of travel?

"4.3 Vehicular Access"

"4.3.1 Access points shall be kept to a minimum; however, the number and location of driveway curbs shall be adequate to allow efficient traffic flow. Joint access between adjacent multi-family sites is to be utilized whenever possible to reduce traffic hazards and necessary curb cuts. Joint access with commercial, industrial or institutional uses is discouraged."

"4.3.2" ?

"4.3.3 Driveways are to be designed and located so that the vehicles have sufficient visibility and maneuverability. All driveways must meet the AASHTO standards for turning movements."

24-foot driveways is tight. Getting in and out of concrete parking aprons will be difficult in the snow. Visibility at the intersections at Gilman Ave and Lasso Lane is restricted due to the reduced setbacks of the buildings.

"4.3.4 The spacing between driveways and intersection corner clearances shall be consistent with the standards provided in Part II of this manual."

Clearances ?

"4.3.5 Pavers, stamped concrete or other similar treatment are to be used to denote driveway approaches."

"4.3.6 Buildings having direct driveway access from the street shall have a minimum driveway length of 20 feet so that vehicles parked within the driveway do not obstruct the sidewalk."

"4.4 Pedestrian Access"

"4.4.1 Pedestrian linkages between uses within the development such as swimming pools, recreation rooms and/or laundry rooms shall be provided. Design features such as walkways with enhanced paving, trellis structures, or landscaping/hardscaping treatments are to be provided."

The only access to the Gazebo, bar-b-que area is off the sidewalk to Building No. 5 and from Gilman Ave. No enhancements are indicated. Please note: no other amenities are provided in this project.

"4.4.2 A direct pedestrian access from the street to the project is required. Special consideration must be given to projects abutting neighborhood commercial uses such as grocery/convenience stores, restaurants, parks, schools, etc."

The only plausible continuous sidewalk is located on the south side of Concho Dr. In winter this will be in the shadows of the tall buildings, thus being covered by ice and snow. There are no sidewalks on

Cinch Trail. Possibly the sidewalk at the northeast area could be construed as fulfilling this requirement.

"4.4.3 A continuous on-site pedestrian walkway must be provided from the perimeter public sidewalk."

The only plausible continuous sidewalk is located on the south side of Concho Dr. In winter this will be in the shadows of the tall buildings, thus being covered by ice and snow. There are no sidewalks on Cinch Trail.

"4.4.4 All pedestrian areas shall be consistent with the most current Americans with Disabilities Act (ADA) regulations and standards."

The current project design makes it impossible to be in conformity with this law. Most pedestrian access is being forced into the vehicular driveways.

"4.5 Landscaping - General"

"Landscaping is a major factor in the image of an area. Plants can perform a number of functions to enhance the site. Landscaping can be used to screen unattractive views, create distinguished entry ways and exits, create pedestrian spaces, reduce heat and glare, mitigate soil erosion, provide buffering between incompatible land uses, soften architectural lines and mitigate noise. These issues should be considered when designing a landscape plan. All landscaping shall comply with the minimum standards provided in the Consolidated Development Code."

Concho Drive is mostly covered in asphalt and concrete. Little space remains for trees and bushes to mitigate the sun and glare. The canyon effect of Concho Drive and Cinch Trail will create a very noisy echo effect and apparently small planter areas will not grow big trees. The pine trees, when big, will tear up the concrete and asphalt paving (in time). Same with Cinch Trail. When landscaping is added at the blind corners at Concho Dr., Cinch Trail, Heybourne Rd.-Lasso Lane, and Concho Dr at Gilman Ave., traffic hazards will have been created, i.e. blind corners. This is exacerbated by the fact that the buildings are so close to the streets, i.e. the reduced setbacks. How and why are reduced setbacks being allowed? By "administratively handled" staff (committee) decisions? Excusing setback requirements set in County standards seems to give staff a lot of power. Who will be responsible for the injuries and deaths at the blind corners being created?

I have skipped 4.5.1 thru 4.5.7 . These issues should be addressed.

"4.6 Landscaping - Parking"

There is no parking lot per se, just the asphalt/concrete areas along both sides of Concho Drive and Cinch Trail.

"4.7 Landscaping - Site Perimeter"

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"4.8 Landscaping - Interior Open Space"

There is effectively no interior open space with this design. Concho Dr. and Cinch Trail are for all practical purposes covered with asphalt and concrete. Any spaces construed to be open are mainly at the corner of Heybourne Rd. and Gilman Ave. I believe this area will become a place for non-residents to hang out. It likely will not be supervised and later become a potential crime scene area. You don't want landscaping in a crime infested area.

"4.9 Landscaping - Detention/Retention Basin"

"4.10 Building Design - General"

"Building design is an integral part of multi-family development of any size. The building usually sets the tone of a multi-family project. Through various building designs and architectural ornamentation, desired tones and themes can be achieved. Multi-family complexes must be functional and provide adequate privacy for residents. Building design must comply with the standards provided in the Consolidated Development Code.

Any ornamentation must be applied per the current Fire Codes. Stucco covered styrofoam presents a major fire hazard when two buildings are located less than ten feet (10-feet) apart. Current plan shows many locations of 10-foot separation between buildings. Note that any applied ornamentation will reduce the building separation to less than 10-feet. As for privacy, many unit entrances and windows will be directly opposite each other.

"4.10.1 New buildings must be compatible with the surrounding buildings in size and utilize similar architectural styles. Special consideration must be given to projects next to properties used or designated as single-family residential. Building design shall incorporate similar architectural features (such as roof design, building materials, etc.) as the surrounding single-family buildings."

The proposed tri-plexes will not be compatible with surrounding buildings in size and will not utilize similar architectural styles. The single-family residences are an interesting mixture of forms, heights, front yards, massing and shapes. On the other hand the 14 identical two-story tri-plexes will be approximately 30-feet tall, square measuring 54'-0" x 64'-6", lined up in a line in most instances, having no variety of forms, heights, massing, shapes, and no variety of front yards (there are none, just concrete and asphalt with little landscape strips). A narrow echoing canyon effect is being creating at the multi-family residential complex.

The proposed architectural style is Spanish. The single-family residential style is predominantly western and is a mix of one and two-story structures. Note: when the applicant's consultant gave their power-point presentations at the Town of Gardnerville and Douglas County Planning Commission they were very careful not to show any images of the surrounding single-family residences. So how could they claim compatibility with nothing to compare? We saw a lot of images of other tri-plex projects though. There is a very attractive development next door to the County Library in Minden.

"4.10.2 Within multi-building projects, architectural consistency of all buildings shall be maintained. Buildings shall have consistent color schemes, building materials, wall textures and roof material."

The proposed project consists of 14 identical tri-plexes (maybe 13 triplexes and on a duplex ?) with a variety of exterior appearances which claims to be of Spanish style. When looking down Concho Dr. and Cinch Trail they will appear to be a row of square buildings lined up in a row. Creating a dark alley appearance.

"4.10.3 The use of roof top equipment should be avoided. Projects utilizing any roof top equipment (including satellite dishes) shall provide parapet walls and/or other architectural features to screen the equipment from all sides of the building. The texture and color of parapet walls shall be consistent with the texture and color of the building. Pop-through or wall mounted air conditioners are not permitted."

It is not clear on the site plan where air conditioning units will be located. Will they be screened from view? Will the AC units be located in noisy (echoing) spaces between buildings, of 10-foot separation? Since there is no cable service in the neighborhood yet, there are going to be a lot of satellite dishes and associated wires stuck on the sides of the buildings.

"4.10.4 Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to match the color of the building. Non-anodized and un-painted aluminum window frames are not permitted. All windows shall have a trim, a minimum of 4 inches in width or decorative shutters."

"4.10.5 The design of accessory buildings (i.e. recreational, storage, etc.) shall be consistent with the design of the primary building(s) by using similar types of exterior wall textures, building and roof materials."

"4.10.6 The roof line at the top of any structure should not run in a continuous plane for more than 50-feet without offsetting or jogging the roof line. Roofs must have at least one of the following features around the entire building: 1) parapets concealing flat roofs, 2) overhanging eaves, 3) sloped roof, and/or, 4) two or more roof slope planes."

The roof lines along Concho Dr and Cinch Trail appear to be varied, but without a roof plan this is difficult to verify.

"4.10.7 The height of the building is to be varied so that distinctive roof lines are created."

Each of the 14 tri-plexes (13 triplexes + 1 duplex ?) are identical except for ornamentation. The heights are exactly the same, nearly thirty feet 30-feet in height. There is no variety of building height among the numerous tri-plexes. It will be monotonous and out of character with the single-family residences in the surrounding neighborhood.

"4.10.8 The planes of exterior walls shall be varied in depth and/or direction. Building walls greater than 30-feet in length must incorporate recesses, a minimum depth of 5-feet, and projections, a minimum of

5-feet. (see Figure 3.14 [in the attached standards]. Balconies and porches may be utilized to meet this requirement."

The building elevations along Concho Dr. and Cinch Trail do not have recesses or projections of a depth of 5-feet or more. The back of the buildings do not either. The front and back elevations are 54'-0" in length. Only one side of the buildings have recesses or projections 5-feet or more. This is clearly not in conformance with the Douglas County Design Criteria and Improvement Standards.

"4.10.9" ?

"4.10.10 Parts of a building facade shall be articulated by the uses of color, fenestration, arrangement of facade elements, and/or change in material. Architectural detailing such as trellises, arcades, siding, stone, or brick at the ground level shall be incorporated to eliminate monotonous facades."

Does the use of fake bricks, fake stones, etc. satisfy this requirement? All of the ornamentation on the single-family residences with "plaster siding" is actually a system of styrofoam covered with a thin layer of plaster. This application is easily damaged, scratches off easily, leaving exposed styrofoam. It appears, from looking at the vague drawings, the fake ornamentation method will be used for the triplexes.

"4.10.11 Each building must have clearly placed and illuminated address and building identification."

This will be critical for this project since all of the buildings are identical and closely spaced together.

There are many more standards dealing with balconies and patios, stairs, garages and carports, identification signs, directory signs, lighting, screening, walls and fences, and postal mail boxes. Attached are the Douglas County Standards for Multi-Family Residences.

Respectfully Submitted this day September 25, 2014

Franklin "Harry" Ernst

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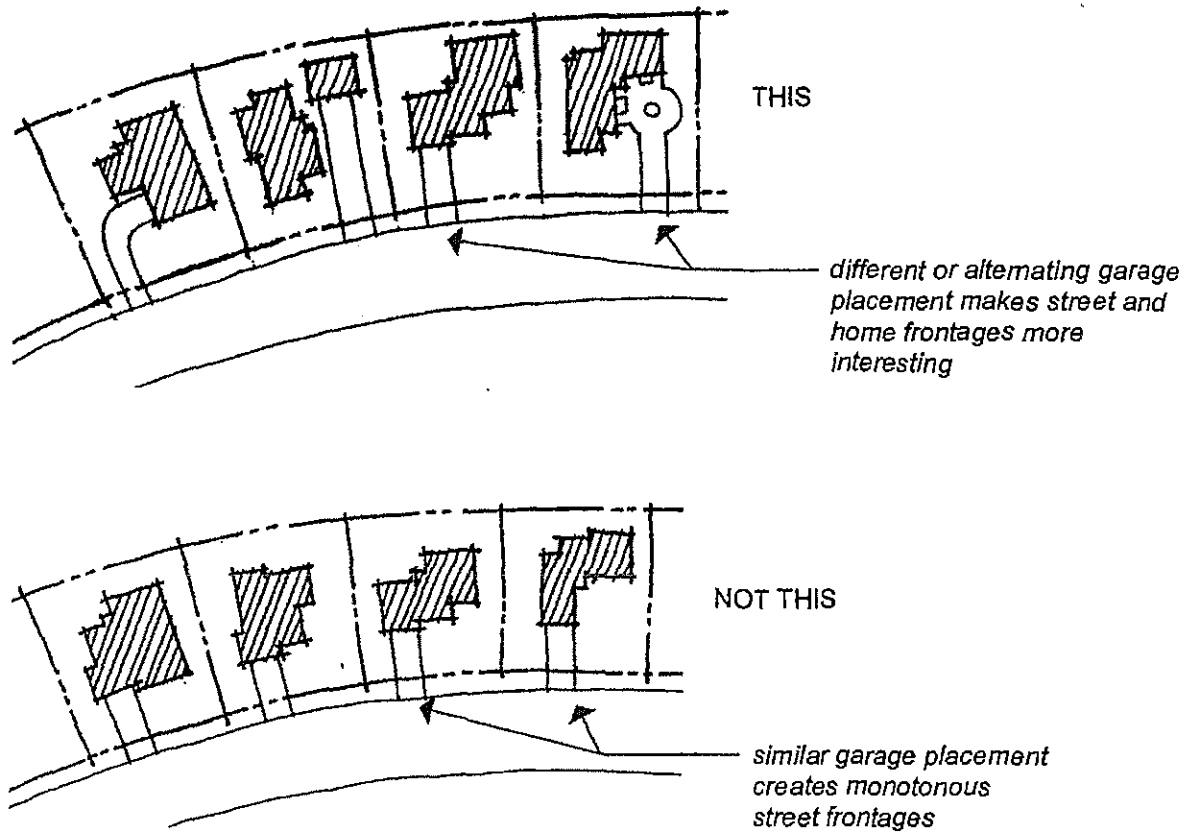


FIGURE 3.11

4. MULTI-FAMILY

The following design standards are intended to promote interesting and unique multi-family residential designs of duplexes and complexes of three or more units. When designing a multi-family project, it is important to consider adjacent uses, topography, existing vegetation, solar and wind orientation and the overall neighborhood atmosphere.

4.1 Building Arrangement and Location

Arrangement and location of buildings often determine how the entire site will be planned and how it functions. The arrangement and location of a multi-dwelling building or buildings can create open space areas, provide convenient accessibility, and create safe and desirable environments to live in.

- 4.1.1 Within multi-building complexes, buildings shall be clustered creating open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises, pedestrian walkways, or other similar designs.

- 4.1.2 When the buildings are located along the street frontage, open space areas are to be provided between the buildings. The building setback and orientation is to be alternated to eliminate monotonous street frontage. (see Figure 3.12)

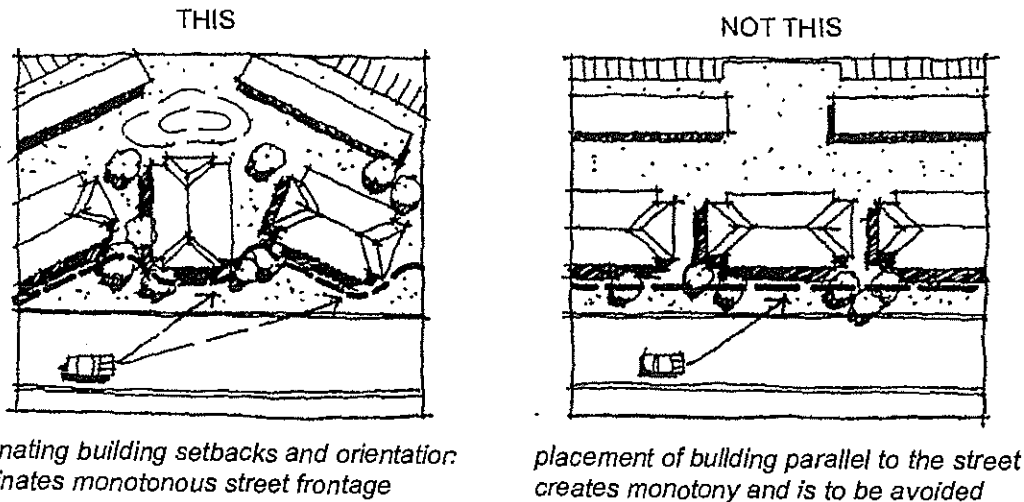


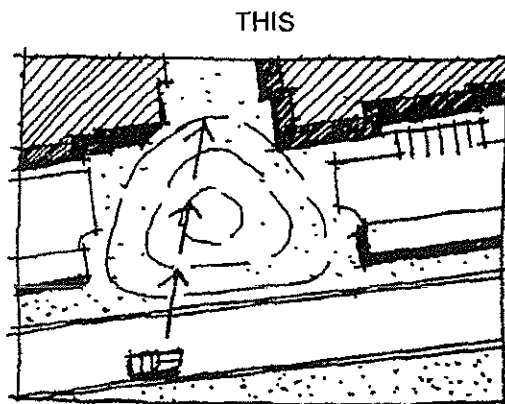
FIGURE 3.12

- 4.1.2 The existing natural features on a site such as trees, sloughs, slopes and rock outcroppings are to be retained and incorporated into the site layout to create more interesting and unique designs, to the extent possible.
- 4.1.3 The building location and orientation should give consideration to the sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian open space areas and walkways should be located on the south or the west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be planted to provide shade in the summer months. Wind direction should be considered in the site design.
- 4.1.4 Storage buildings and areas shall be located in the rear of the site. The storage areas and materials shall be properly screened by the use of fences, decorative walls or other similar opaque screening fixtures consistent with Title 20.
- 4.1.5 Buildings must be arranged so that they do not create a "blind corner" and/or impair traffic safety sight area. Specific consideration must be given to corner lots and instances where there are existing and adjoining driveways.

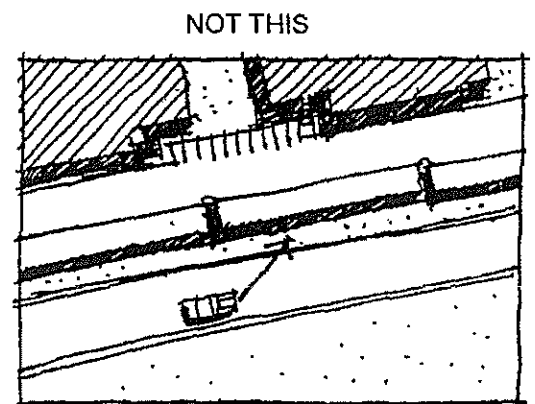
4.2 Circulation and Parking

Circulation is the pattern of movement of pedestrians, vehicles and bicyclists on the site. Circulation patterns are critical in terms of public health, safety and convenience. Off-street parking is required for all projects and each project is expected to accommodate its tenants' needs.

- 4.2.1 The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrian and vehicular traffic.
- 4.2.2 All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with Title 20 and Part II of this manual.
- 4.2.3 Separate vehicular and pedestrian systems shall be provided connecting the site with the street and sidewalk system.
- 4.2.4 Parking shall be distributed throughout the complex so that it is directly accessible from all dwellings. Parking areas along the street frontage shall be broken-up with open spaces to provide "windows" into the interior of the complex and break-up the monotony of long parking aisles. (see Figure 3.13)
- 4.2.5 Connection or joint use of driveways, parking areas, etc. with single-family, commercial, industrial or institutional uses is discouraged. Whenever the project is connected with adjacent multi-family residential site, the circulation must allow for similar direction of travel and parking to reduce conflict at points of connection.
- 4.2.6 In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.
- 4.2.7 The turning radii for drive aisles shall meet the AASHTO standards for turning movements.



parking area along the street frontage broken-up with open spaces



long parking areas along the street creates a monotonous street frontage that is to be avoided

FIGURE 3.13

- 4.2.8 Parking spaces directly abutting structures are not permitted. In cases where parking spaces face residential buildings, a dense hedge, berming or a decorative wall/fence shall be provided to screen vehicular lights.
- 4.2.9 Interior sidewalks must be a minimum of 4-feet in width. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet in width. If exterior stairways are used with the stairway landing on the sidewalk, the sidewalk shall be a minimum of 6-feet in width.
- 4.2.10 In cases where parking areas or drive aisles abut single-family uses or zoning designations, a 6-foot high solid masonry wall shall be provided.
- 4.2.11 Interior drive aisles shall be designed to provide appropriate circulation and maneuverability for emergency vehicles.
- 4.2.12 All parking spaces shall be consistent with the most current Americans with Disabilities Act (ADA) regulations and standards.

4.3 Vehicular Access

- 4.3.1 Access points shall be kept to a minimum; however, the number and location of driveway curbs shall be adequate to allow efficient traffic flow. Joint access between adjacent multi-family sites is to be utilized whenever possible to reduce traffic hazards and necessary curb cuts. Joint access with commercial, industrial or institutional uses is discouraged.
- 4.3.3 Driveways are to be designed and located so that the vehicles have sufficient visibility and maneuverability. All driveways must meet the AASHTO standards for turning movements.
- 4.3.4 The spacing between driveways and intersection corner clearance shall be consistent with the standards provided in Part II of this manual.
- 4.3.5 Pavers, stamped concrete or other similar treatment are to be used to denote driveway approaches.
- 4.3.6 Buildings having direct driveway access from the street shall have a minimum driveway length of 20 feet so that vehicles parked within the driveway do not obstruct the sidewalk.

4.4 Pedestrian Access

- 4.4.1 Pedestrian linkages between uses within the development such as swimming pools, recreation rooms and/or laundry rooms shall be provided. Design features such as walkways with enhanced paving, trellis structures, or special landscaping/hardscaping treatments are to be provided.
- 4.4.2 A direct pedestrian access from the street to the project is required. Special consideration must be given to projects abutting neighborhood commercial uses such as grocery/convenience stores, restaurants, parks, schools, etc.
- 4.4.3 A continuous on-site pedestrian walkway must be provided from the perimeter public sidewalk.

- 4.4.4 All pedestrian areas shall be consistent with the most current Americans with Disabilities Act (ADA) regulations and standards.

4.5 Landscaping - General

Landscaping is a major factor in the image of an area. Plants can perform a number of functions to enhance the site. Landscaping can be used to screen unattractive views, create distinguished entry ways and exits, create pedestrian spaces, reduce heat and glare, mitigate soil erosion, provide buffering between incompatible land uses, soften architectural lines and mitigate noise. These issues should be considered when designing a landscape plan. All landscaping shall comply with the minimum standards provided in the Consolidated Development Code.

- 4.5.1 Plants used in project landscaping shall be consistent with the recommended plant list contained in Appendix B in Part I of this manual.
- 4.5.2 Existing trees and natural features should be preserved and incorporated into the landscaping plan to the extent possible. Natural areas are not be disturbed during grading and construction activity.
- 4.5.3 Concrete mow strips, header boards or other similar materials shall be used to separate different ground covers.
- 4.5.4 Landscaping is to be used to define specific areas within a complex such as the entrance, transition between neighboring properties, and defining of open space and common areas.
- 4.5.5 Plants are to be in scale with adjacent structures and be of appropriate size to accomplish intended purposes.
- 4.5.6 Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.
- 4.5.7 Deciduous trees should be used in planter areas that are designated to provide shade such as open space areas. Evergreen trees are intended for screening and provide color in winter months.

4.6 Landscaping - Parking Lot

- 4.6.1 Parking areas abutting a public street and/or sidewalk shall provide a linear landscape planter a minimum width of 10-feet.
- 4.6.2 The landscape planter between the parking lot and the street should include a solid masonry wall, berm or hedge to screen vehicular lights or combination of elements.

4.7 Landscaping - Site Perimeter

- 4.7.1 Perimeter planters must use a combination of turf and plants such as shrubs, perennials and annuals.

- 4.7.2 Unless adjacent sites are integrated (shared parking, access, drive aisles, etc.) perimeter landscaping along all property lines is required. The landscaping planter area shall be minimum a of 6-feet in width. The landscape planters shall be separated from the adjacent properties by the use of a concrete curb or a redwood header board (minimum one inch thick).

4.8 Landscaping - Interior Open Space

- 4.8.1 Deciduous trees shall be used in areas where concentration of residents is anticipated (i.e. picnic tables, seating benches, etc.) in order to provide shading. Gazebos and other similar structures are highly recommended and may allow for reduction of trees within the areas.
- 4.8.2 Turf shall cover a minimum of 50% of the required open space area(s). Other ground covers (i.e. river rock, walk-on bark, shrubs) should be used to provide interesting landscape designs. Plants with thorny barks should be avoided.

4.9 Landscaping - Detention/Retention Basins

- 4.9.1 If the project proposes to utilize on-site retention/detention basins, the basins shall be landscaped. The landscaping shall include non-buoyant landscape materials such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.
- 4.9.2 The landscape design shall provide adequate access for maintenance of the basin.
- 4.9.3 Basins which are landscaped with turf, the ponds may be used as a open space area for the development.
- 4.9.4 Basins facing public rights-of-way shall be fenced by using wrought iron.

4.10 Building Design - General

Building design is an integral part of multi-family development of any size. The building usually sets the tone of a multi-family project. Through various building designs and architectural ornamentation, desired tones and themes can be achieved. Multi-family complexes must be functional and provide adequate privacy for residents. Building design must comply with the standards provided in the Consolidated Development Code.

- 4.10.1 New buildings must be compatible with the surrounding buildings in size and utilize similar architectural styles. Special consideration must be given to projects next to properties used or designated as single-family residential. Building design shall incorporate similar architectural features (such as roof design, building materials, etc.) as the surrounding single-family buildings.
- 4.10.2 Within multi-building projects, architectural consistency of all buildings shall be maintained. Buildings shall have consistent color schemes, building materials, wall textures and roof material.
- 4.10.3 The use of roof-top equipment should be avoided. Projects utilizing any roof-top equipment (including satellite dishes) shall provide parapet walls and/or other architectural features to

screen the equipment from all sides of the building. The texture and color of parapet walls shall be consistent with the texture and color of the building. Pop-through or wall mounted air conditioners are not permitted.

- 4.10.4 Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to match the color of the building. Non-anodized and unpainted aluminum window frames are not permitted. All windows shall have a trim, a minimum of 4 inches in width or decorative window shutters.
- 4.10.5 The design of accessory buildings (i.e. recreational, storage, etc.) shall be consistent with the design of the primary building(s) by using similar types of exterior wall textures, building and roof material, and color.
- 4.10.6 The roof line at the top of any structure should not run in a continuous plane for more than 50-feet without offsetting or jogging the roof plane. Roofs must have at least one of the following features around the entire building: 1) parapets concealing flat roofs, 2) overhanging eaves, 3) sloped roof, and/or 4) two or more roof slope planes.
- 4.10.7 The height of the building is to be varied so that distinctive roof lines are created.
- 4.10.8 The planes of exterior walls shall be varied in depth and/or direction. Building walls greater than 30-feet in length must incorporate recesses, a minimum depth of 5-feet, and projections, a minimum of 5-feet. (see Figure 3.14). Balconies and porches may be utilized to meet this requirement.
- 4.10.10 Parts of a building facade shall be articulated by the use of color, fenestration, arrangement of facade elements, and/or change in material. Architectural detailing such as trellises, arcades, siding, stone, or brick at the ground level shall be incorporated to eliminate monotonous facades.
- 4.10.11 Each building must have clearly placed and illuminated address and building identification.

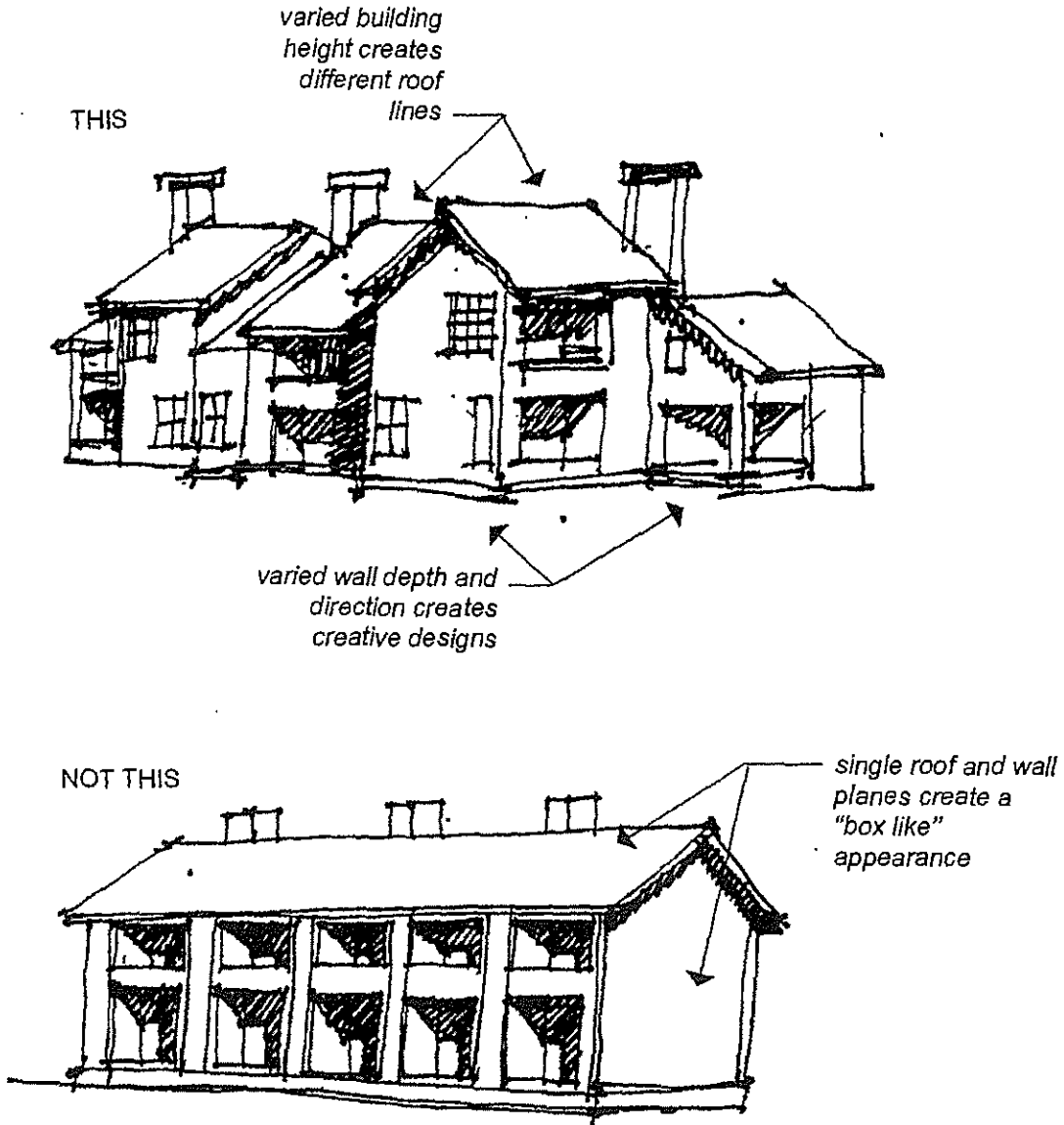


FIGURE 3.14

4.11 Building Design - Balconies and Patios

- 4.11.1 Private balconies or patios shall be screened with solid or near-solid fencing, railings or walls. The materials shall be of comparable quality and aesthetics to those used on the rest of the project. The color shall compliment the building.

- 4.11.2 The location of balconies shall consider the solar and wind exposures and be designed accordingly. Providing roof overhangs can effectively block wind and sun, and increase energy efficiency of the residences.
- 4.11.3 Unless roof eaves extend over the balcony/patio, rain gutters shall be provided in order to collect and convey the roof run-off from the roof.

4.12 Building Design - Stairs

- 4.12.1 The location of stairs should consider sun exposure in order to provide quicker thaw of snow and ice.
- 4.12.2 The stairs shall be architecturally treated by providing durable and aesthetic railings, and be compatible with the architectural design of the building.
- 4.12.3 Roof eaves over stairways shall contain rain gutters in order to collect and convey run-off from the roof.

4.13 Garages and Carports

- 4.13.1 All carports shall have roofs. The roof design and materials must be consistent with the roof design and material of the primary building(s). Sheet metal covered carports without architectural treatment are not permitted.
- 4.13.2 The design of detached garages shall be consistent with the primary building(s) by using similar exterior wall textures, roof pitches, roof material and colors.
- 4.13.3 Parking stall spaces within the carports/garages shall be consistent with the development code. Parking spaces next to posts or walls cannot be compact size and must be increased in width by 2 feet.

4.14 Identification Signs

- 4.14.1 An identification sign shall have a consistent theme with the complex by using compatible colors and materials.
- 4.14.2 Any freestanding signs shall be located so that they do not interfere with circulation, parking and line of sight.
- 4.14.3 Enhanced landscaping can be used effectively to create entry-ways to the site. The use of creative designs acting as identifiable nodes is highly encouraged.
- 4.14.4 The sign shall have indirect low-intensity lighting and cannot be internally illuminated or be neon.
- 4.14.5 Monument signs shall clearly display the street number sign. The number shall be illuminated.

4.15 Directory Signs

- 4.15.1 A directory sign can contain a list of all tenants and/or apartment numbers, and schematic of the complex. These signs shall be located in close proximity to each parking lot entrance for the use by emergency crews and visitors.
- 4.15.2 Complexes with more than 50 units are to provide a map of the complex at each entrance directory sign.
- 4.15.3 The materials and colors of directory signs shall compliment the project.

4.16 Lighting

- 4.16.1 Lighting should be used for security and safety of on-site parking and pedestrian walkways.
- 4.16.2 Lighting type and fixtures shall be consistent throughout the project.
- 4.16.3 Garages, carports and pedestrian walkways shall be properly illuminated by providing low-intensity recessed lighting. Light bulbs shall be completely recessed within the fixture or within the ceiling of a structure.
- 4.16.4 Parking and building light fixtures shall be strategically located so that excessive light is not produced. All fixtures must be cut-off luminaries with less than 90-degree candle luminance cut-off so that there is no excessive light spill-over and glare onto neighboring properties. All fixtures shall be of low intensity. (see Figure 3.15)

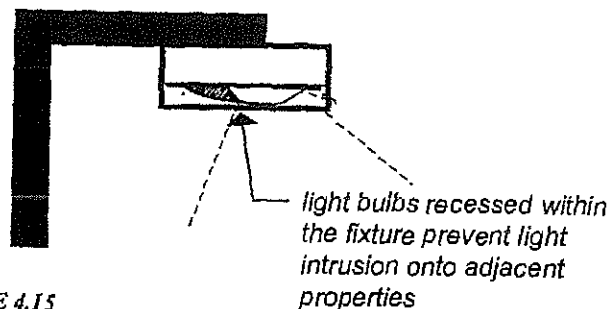


FIGURE 4.15

- 4.16.5 Shoe box, flood lights, or other similar light fixtures which illuminate horizontally are prohibited unless otherwise sufficiently screened to mitigate excessive light. Spot lights which illuminate upwards are prohibited.

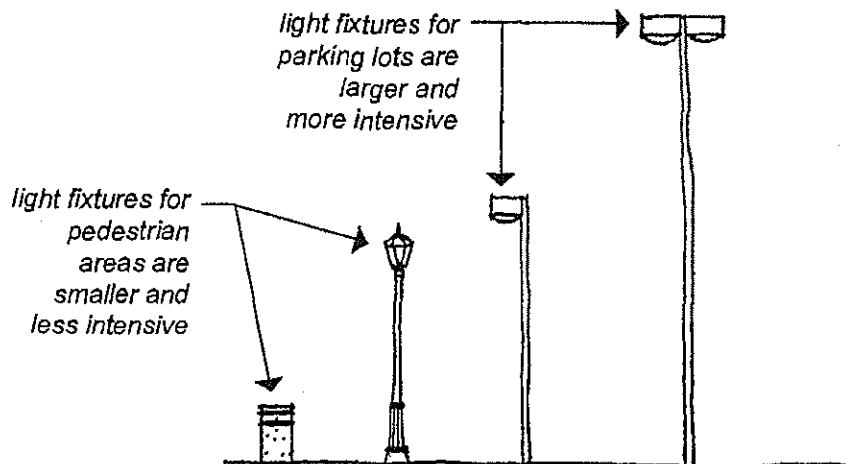


FIGURE 3.16

4.17 Screening

Screening can be achieved by using a variety of architectural features, landscaping, fencing and walls. Whichever method is used, it should be compatible with the site and not designed as an afterthought.

- 4.17.1 Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground must be appropriately screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, building color and materials, shape and size.
- 4.17.2 All roof-top equipment shall be screened from view as identified within the architectural guidelines of this manual.
- 4.17.3 Storage areas shall be screened from view by using concrete block walls or similar materials.
- 4.17.4 Trash enclosures shall be constructed of masonry block consistent in color and texture as the primary building(s). Steel gates are to be hung from individual steel posts imbedded in concrete. (see Appendix A) Trash enclosures shall be screened with landscaping including, but not limited to evergreen trees and/or columnar shrubs. (see Figure 3.17)
- 4.17.5 Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).

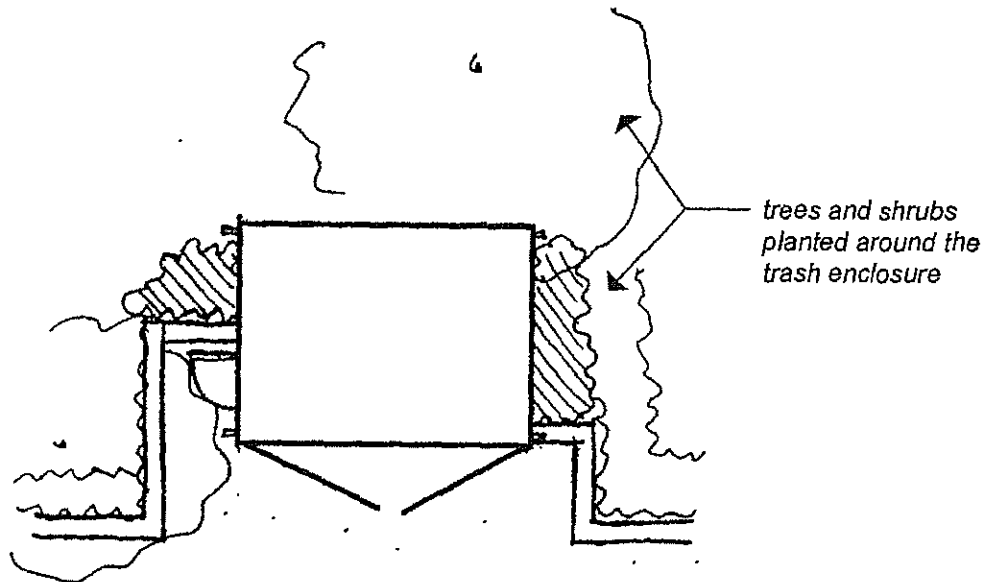


FIGURE 3.17

4.18 Walls and Fences

- 4.18.1 The perimeter of the multi-family projects adjacent to properties designated zoned or occupied by single-family residential uses shall be screened by using wrought-iron or redwood fence, masonry wall, or a combination thereof. Special consideration must be given to pedestrian accessibility particularly when projects are adjacent to neighborhood services such as parks, grocery stores, or schools. The use of chainlink fence (with or without slating) is not permitted.
- 4.18.2 Walls must be designed to blend in and be compatible with the site's architecture, color and building materials. Landscaping must be used to soften the wall elevations whenever possible.
- 4.18.3 Long wall surfaces must offset and be designed to prevent monotony. Alternating colors, concrete styles, fixtures, pilasters, etc. are to be incorporated in the design. (see Figure 3.18)
- 4.18.4 Screening of patios, swimming pools, etc. shall be executed by using materials which are compatible to the primary building(s) and the overall theme of the complex. Wrought iron fences embedded in concrete, brick or stone posts are highly recommended. Except for tennis courts, chain-link fences are not permitted.

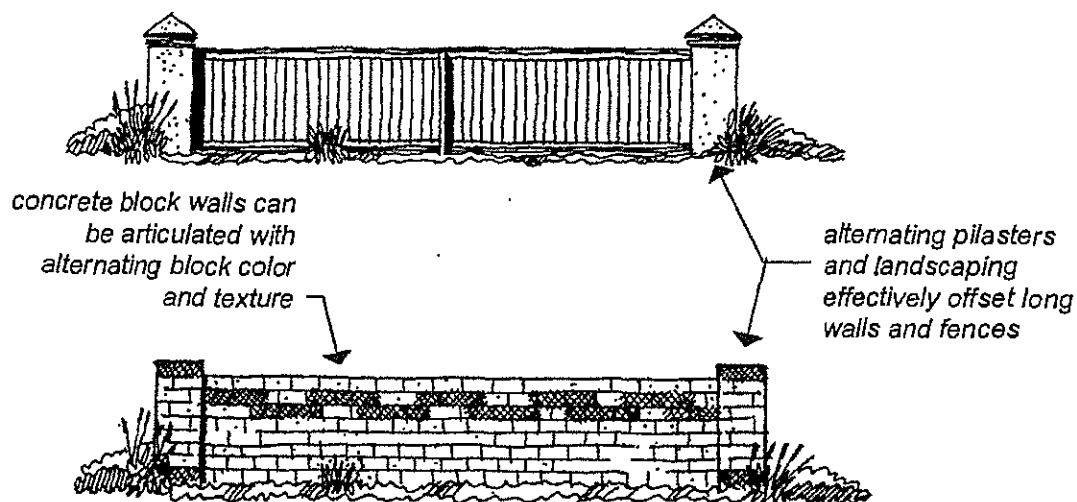


FIGURE 3.18

4.19 Postal Mail Boxes

- 4.19.1 Postal mail boxes shall be provided near site entrances/exits and are particularly encouraged to be located at the office or clubhouse facility. Sidewalks shall be provided from the residences to the mail boxes.
- 4.19.2 Area around the postal mail boxes shall be paved. The boxes shall be installed within a structure with a roof. The design, material and color of the structure shall be compatible with the primary building(s).
- 4.19.3 Within large projects (typically 50 units or more) which have multiple entries/exits, the mail boxes should be separated and placed at a convenient location which is accessible from the residences which they serve.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to recommend approval, continuance or denial of the request by Joe Pace on an appeal of a Minor design review (DA-14-011) a placement of a Wells Fargo Bank ATM unit at the existing Golden Gate Petroleum Gas Station located at APN:1220-10-111-001 (1485 Grant Ave); with public comment prior to board action.
2. **Recommended Motion:** Deny the request DA 14-011 to allow the Wells Fargo ATM unit, based on the colors of the ATM unit not matching the colors of the existing development, Golden Gate petroleum.

Funds Available: Yes N/A

3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** January 6, 2015 **Time Requested:**
6. **Agenda:** Consent Administrative

Background Information: Douglas County staff shared with Town staff the minor design review application to add an ATM machine within the Golden Gate Petroleum developed site. The location is on the Wal Mart side of the store located within the landscaping island towards Grant Ave. Staff was not concerned about the proposed location of the ATM unit. The solid color of bright yellow is the issue. The proposed color, bright yellow, is the branding color of Wells Fargo bank that can be found in the existing logo. This color does not go well with the tans and greens already within the development. Town staff is concerned about the bright yellow structure holding the ATM machine. The color simply does not fit well with the already developed site.

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



12/9/2014

Jason Parker
One Source Security
505 Watt Dr #5
Fairfield CA 94534

Planning Department
Douglas County
1594 Esmerelda Avenue
Minden, NV 89423



To whom it may concern,

We represent the leasee, Wells Fargo Bank, in the matter of appealing of the custom color request for the ATM kiosk project in question. We would like to respectfully request a variance to the condition of approval as stated in the design review letter presented. Condition 6, the existing colors of the site are light tan and green; please provide an earth tone color sample for the ATM prior to construction. Wells Fargo Bank would like to request a variance to this condition, for branding purposes. We would like to use our standard colors (red and yellow) for customer association purposes.

Please make a consideration for us in this request.

Sincerely,

Jason Parker
Project Manager

One Source Security
Phone (530) 314-1316

WELLS FARGO

"GARDNERVILLE OFFSITE"

HWY 395 & GRANT AVE
GARDNERVILLE, NV 89410

SCOPE: INSTALL WALK-UP ATM

NOV 06 2014

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT



WELLS FARGO BANK---ATM ADDITION

9-3

REVISED	BY
Δ	
Δ	
Δ	
Δ	
Δ	



JIMMY POWERS, RA
ARCHITECT
12035 COLWICK
SAN ANTONIO, TX 78216

WELLS FARGO ATM
HWY 395 & GRANT AVE
GARDNERVILLE, NV 89410
COVER SHEET

DATE: 10/08/2014
DRAWN BY: LAR
SCALE: AS NOTED
SHEET CV

Douglas County Community Development
Planning Division
1594 Esmeralda Avenue
Post Office Box 218
Minden, Nevada 89423
(775) 782-6217

RECEIVED
DEC 15 2014

FOR STAFF USE ONLY	
Appeal Number	Receipt Number
Received By	Date

APPEAL OF DECISION APPLICATION

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who wish to appeal a decision of the Douglas County Community Development Department or Planning Commission.

Those individuals having standing to appeal pursuant to Douglas County Code Chapter 20.28 are 1) any person with legal or equitable interest in the property affected by the final decision, or 2) any person with legal or equitable interest in property located within the noticing radius for the given project.

You must complete this form as prescribed and incorporate all requested information **within 10 working days of the decision** for the appeal to be accepted for processing by the Douglas County Community Development Department.

APPELLANT:

Contact Name: Jason Parker Company: One Source Security
 Address: 505 Watt Dr #5 City/State/Zip: Fairfield CA 94534
 Telephone No: (707) 864-9830 Fax No: (707) 864-9822
 E-mail: parker@os2s.com

PROJECT REFERENCE:

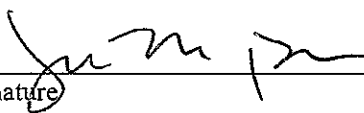
Project Number: DA 14-071 Date of Decision on Project: 11/25/2014
 Street Address/Location: 1485 Grant Avenue Gardnerville NV 89401
 Assessor's Parcel Number (APN): 12-10-511-001 1220-10-111-001
 Brief Description of Appeal: Appealing condition 6 of the planning department letter (Match existing colors) Wells Fargo Would like to use standard brand colors for the proposed ATM.(red and yellow)

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I am the person with standing to appeal the above reference decision and do hereby authorize the below representative to file and represent my interest in this appeal, and, also, so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this appeal is true and correct.

APPELLANT:

Jason Parker
Printed Name


Signature

12/09/2014
Date

I certify under penalty of perjury that I am the appellant's representative and that the foregoing statements and answers contained herein, and the information herein submitted, are in all respects true and correct.

APPELLANT'S REPRESENTATIVE:

Printed Name

Signature

Date

Staff to Check Off

APPEAL OF DECISION SUBMITTAL CHECKLIST

The following items must be completed and submitted with this appeal.

_____ **Appeal fee.** Checks are to be made out to Douglas County.

_____ **Three (3) copies of a written justification statement** containing the following:

1. The basis for the appellant's standing to appeal (i.e. applicant, property owner within public notice radius);
2. Statement as to whether the appeal is an appeal of a final decision or condition(s) of approval. If a condition, please note the condition number(s) and the specific wording of the condition(s).
3. Statement of the reasons why the final decision or condition was erroneous.

_____ **One copy of digital application material** – Each item must be a separate digital file and in pdf format no larger than 10 mega bites. The digital files must be submitted on a compact disc or another medium acceptable to the county.

_____ **Mailing List** - A copy of the current list of property owners, mailing addresses and Assessor's Parcel Numbers (APNs) for all owners of property within the required radius (*see below*) of any boundary of the subject parcel(s) as shown on the latest County assessment roll.

_____ **Mailing Envelopes** - A set of mailing envelopes containing the property owner's name, mailing address and assessor's parcel numbers for all properties within the required radius. The envelopes shall be stamped (not metered) and contain the County's return address (Douglas County Community Development, P.O. Box 218, Minden, NV 89423). Mailing labels, mailing lists and notification boundary maps may be purchased through the Douglas County GIS Department (*see the attached order form at the back of this application form*).

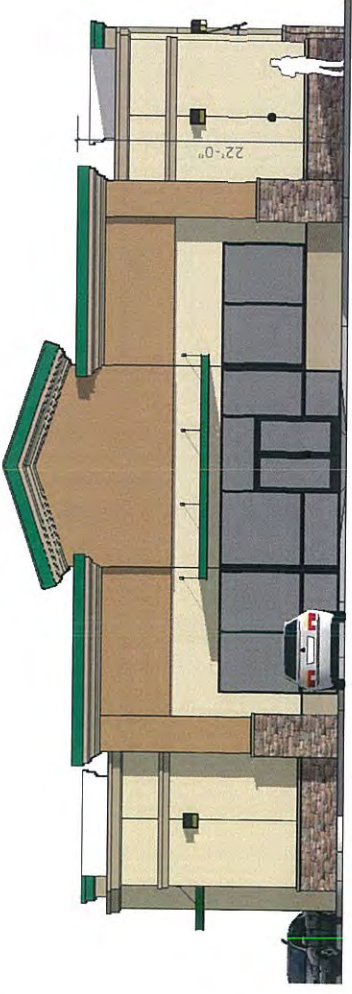
The notification radius shall be as follows (*see County Code Section 20.20.030*):

1. If the subject property is **one acre or less** in size, all properties within **300 feet** shall be notified.
2. If the subject property is **more than one acre and less than forty acres** in size, all properties within **600 feet** shall be notified.
3. If the subject property is **40 acres or larger**, each property owner within **1,320 feet** shall be notified.
4. **Or to each owner of at least the 30 parcels nearest to the project parcel**, as listed on the county assessor's records, if it is a greater number of parcels than required under 1, 2, or 3.
5. Where the appeal involves a zone change proposal within 300 feet of a mobile home park, each tenant of the mobile home park shall be notified.
6. Where the site contains any type of conveyance ditch or easement which required a hearing before the water conveyance advisory committee, notice shall be provided to any conveyance ditch user within Douglas County adjacent to or downstream of the proposed map as determined from the list of water rights owners compiled by the Federal Water Master's Office, or for those conveyance facilities not covered by the Alpine Decree from the list of water right owners maintained by the state engineer.

Note: All properties noticed with the original application shall be noticed of the appeal application.



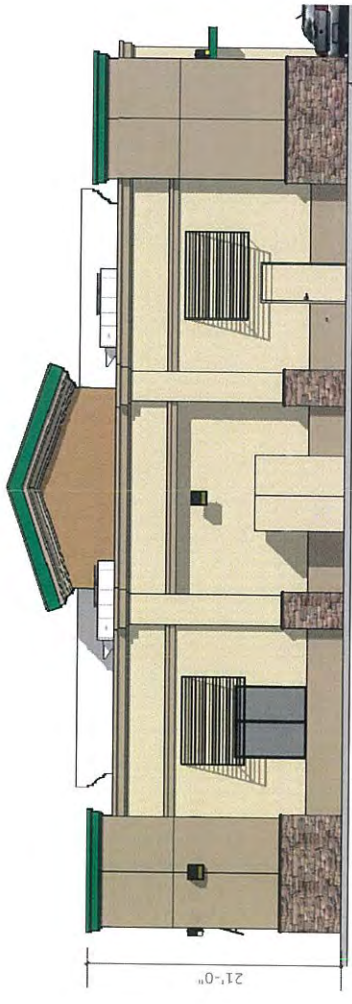
WEST ELEVATION



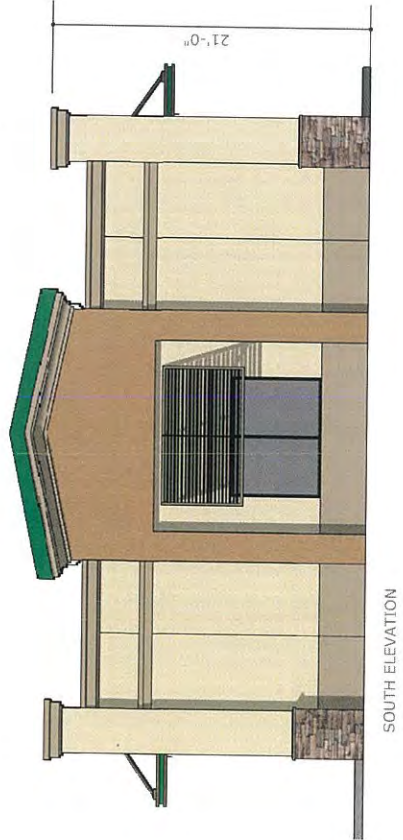
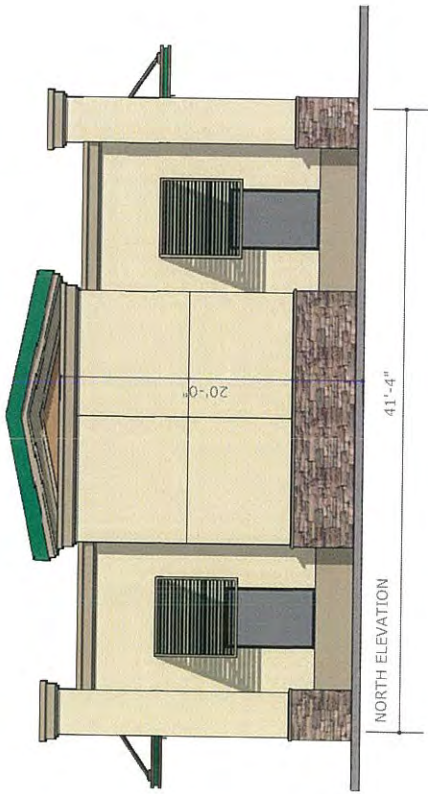
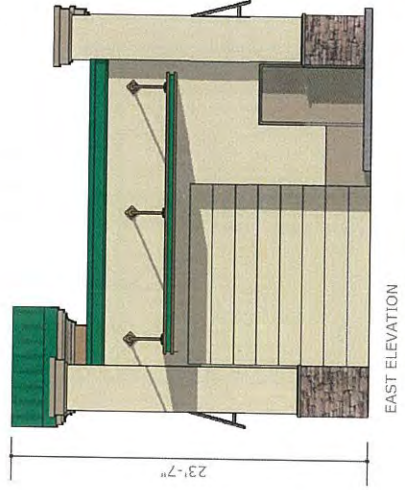
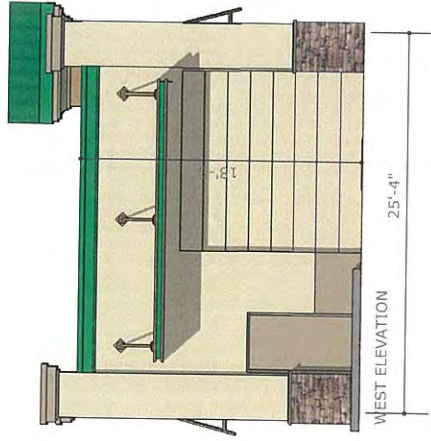
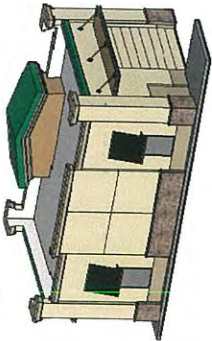
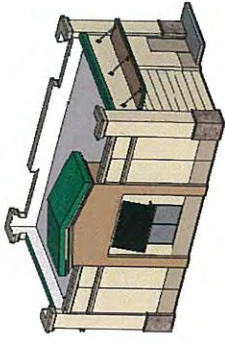
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, or deny a contract with NV Energy for the alteration of existing electrical facilities across APN 1320-33-402-080 & 1320-33-310-006, aka the Hellwinkel property and Chichester Detention pond, adding a new meter to provide future power to the Hellwinkel barns, authorizing the town manager to sign the contract; with public comment prior to Board action.
2. **Recommended Motion:** Approve the NV energy contract in the amount of

Funds Available: Yes N/A – Budgeted project for 2014

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** January 6, 2015 **Time Requested:** 15 minutes

6. **Agenda:** Consent Administrative

Background Information: This flood channel project on the Hellwinkel land has been going on since 2006. After the drainage study was completed and weighing the benefits the flood channel would have on a new storm drainage system extension to the Gardnerville station site at Mission Street and Highway 395 which provides the potential to reduce the effects of flooding on the "S" curve section of the highway, the Board elected to proceed with the project knowing these drainage improvements would come in the future one project at a time. None of these future projects could commence without the new flood channel. So improvement plans were prepared and we were able to get the power company involved in designing the undergrounding of the overhead lines and relocating a single power pole on Toler Lane. Construction plans, including these plans to underground the overhead wires from Gilman Avenue to Toler Lane, are part of the Hellwinkel project. NV Energy requires this contract and a payment up front to proceed with the undergrounding of the power lines and pole relocation project. This cost was identified in the project, and is part of the estimated \$612,000 which is funded in the Board designated item of the budget 610.563.900.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued



RECEIVED
NOV 26 2014

BY:

11/24/2014

TOWN OF GARDNERVILLE

1407 HWY 395 N
GARDNERVILLE, NV 89410

Dear THOMAS DELLAIRE,

RE : E-HELLWINKLE CHANNEL-COML-E-TOWN OF GARDNERVILLE

Project ID# : 3000696919

The enclosed documents specify costs and responsibilities to provide electric facilities to the above referenced project. Should you decide to proceed with this project, please sign and return an original copy of the enclosed document(s) to the address listed on the attached Memorandum Advanced Statement of Advance/Credit.

The Agreement constitutes a contract regarding installation costs for the requested service. As such, it requires the signature of a person legally authorized to enter into this Agreement. Please ensure that the name and title of the person signing the contract are clearly printed or typed on the lines immediately following the signature. Confusion regarding the authority of the person signing the contract may result in a delay to the installation of electric facilities. A copy of the executed agreement will be returned to you at the above address.

The Terms and Conditions of this proposal shall be firm for 90 days from the date of this letter, at which time the Agreement is no longer valid. After 90 days we may provide you with a new Agreement with revised costs and/or design changes. These changes could be a result of, but are not limited to, field condition changes, project work order connection point, proportionate share and attachment costs, contingent projects, and project labor, material, and tax cost increases. The project is subject to cancellation 180 days from the date of this letter. In the event of project cancellation, you must reimburse Utility for all costs expended on the project and the design in accordance with Rule 9, Section A.2.

In an effort to facilitate completion of this utility work, please submit an application for meterset upon assignment of address(es) from your government agency. This meterset information is required prior to receiving service.

Should you have any other questions regarding this Agreement, please contact me at (775)834-2903.

Sincerely,

Don French

UDA III

10-2



RULE 9

LINE EXTENSION AGREEMENT

Project ID: 3000696919
Project Title: E-HELLWINKLE CHANNEL-COML-E-TOWN OF GARDNERVILLE
Agreement No.: 24515

This Rule 9 Line Extension Agreement ("Agreement") is made and entered between Sierra Pacific Power Company, a Nevada Corporation, d/b/a NV Energy ("Utility") and TOWN OF GARDNERVILLE, a(n) Municipal corporation of the State of Nevada ("Applicant") (individually, a "Party" and collectively, the "Parties").

RECITALS

- A. Utility owns and operates electric transmission and distribution facilities and provides electric service within Nevada, in accordance with Tariff Schedules filed with and approved by the Commission.
- B. Applicant has requested an Alteration of Existing Facilities and/or Service to its Development.
- C. In accordance with Rule 9, other applicable provisions in its Tariff Schedules and this Agreement, Utility will complete the Project.
- D. Applicant acknowledges that it must follow Utility's procedures for identifying and resolving conflicts between its Development and the Electric System and that Utility will only waive or approve a particular conflict through Utility's standard use agreement signed by the property owner(s) and Utility, duly notarized, and recorded.

In consideration of the above recitals, mutual covenants, terms and conditions contained in this Agreement, the Parties agree as follows:

AGREEMENT

1. Summary of Costs and Contingencies

- 1.1 Project. In order to provide 6 KVA of Service to Applicant and/or perform an Alteration of Existing Facilities, Utility will modify the Electric System as shown on the Design titled E-HELLWINKLE CHANNEL-COML-E-TOWN OF GARDNERVILLE and attached as Exhibit A.
- 1.2 Estimated Total Costs. The Estimated Total Costs for the Project are **\$79,361.64**, as summarized on Exhibit B.
- 1.3 Estimated Advance. The estimated Advance is **\$113,868.00**, consisting of:
 - (A) CIAC. An estimated CIAC in the amount of **\$75,837.00** ("Estimated CIAC"). This amount includes a non-taxable, non-refundable cost of **\$2,375.00** and a taxable, non-refundable cost of **\$73,462.00**. If the Estimated CIAC exceeds \$40,000, it is subject to a Total Cost True-up.
 - (B) Advance Subject to Potential Refund. An Advance Subject to Potential Refund in the amount of **\$0.00**. This amount includes Applicant's responsibility for any Proportionate Share Allocation and any applicable Commission order in the amount of **\$0.00**.
 - (C) Tax Gross-Up. The estimated Tax Gross-up is:



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- (1) Advance Subject to Potential Refund. A Tax Gross-up relating to the Advance Subject to Potential Refund in the amount of **\$0.00**. This Tax Gross-up is subject to refund.
- (2) CIAC. A Tax Gross-up relating to CIAC in the amount of **\$23,581.00**. This Tax Gross-up is subject to adjustment in connection with any Total Cost True-Up.
- (3) Non-Cash Contributions. A Tax Gross-up relating to Applicant's non-cash contributions to Utility under Rule 9, Section A.12.a (such as trenching and substructures performed by Applicant, its contractors or its subcontractors) in the amount of **\$14,450.00**. This Tax Gross-up is not subject to refund.

- 1.4 Up-front Allowance. The Maximum Allowance is **\$6,523.00**. As shown on Exhibit C, the Up-front Allowance is **\$6,523.00**.
- 1.5 Payment. Applicant must pay Utility **\$109,868.00** ("**Initial Payment**") when Applicant delivers the signed Agreement to Utility. When calculating this payment, Utility applied any Up-front Allowance and, if applicable, a credit for any Utility Betterment.
- 1.6 Related Contracts.

- (A) Proportionate Share Contracts. If Applicant attaches to a Line Extension installed by a previous Applicant (defined in Rule 1), such as those identified in this Subsection, Applicant must pay a Proportionate Share Allocation(s):

PID	Contract No.	Dated	Expiration	Title
None	None	None	None	None

- (B) Master Planned Community Contracts. This Agreement is associated with the following master planned community contracts:

PID	Contract No.	Dated	Expiration	Title
None	None	None	None	None

2. Description and Design of the Project

- 2.1 Design for Project Amendment. The design for the Project, including any Betterments is attached to this Agreement as Exhibit A (the "**Design**"). Applicant approves the Design and acknowledges that Applicant is bound by and must comply with all notes on the Design. If any Contingent Facilities are identified on the Design and not installed, then the Design will change, and the Total Costs, may change. The Parties may revise the Design by amending this Agreement in accordance with Section 11.10.
- 2.2 Condition to Providing Service. Utility is not obligated to provide electric Service to the Development and may stop work on the Project until after Applicant meets its obligations under Section 4.4 to Utility's satisfaction. Applicant agrees that, if Utility



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provides Service to the Development or continues working on the Project even though conflicts remain, Applicant is responsible for resolving those conflicts at its Total Cost and to Utility's satisfaction and Applicant must (at its Total Cost) acquire and deliver to Utility all Property Rights Utility deems necessary.

- 2.3 Inaccurate Information and Field Conditions. Applicant understands that inaccurate, incomplete or outdated information and that surface and subsurface field conditions could delay Construction Complete and Service to the Development.
- 2.4 Sources of Power. The sources of power from the Electric System to the Development are subject to change, at Utility's discretion. Applicant understands that the Electric System configuration is dynamic and at the sole discretion of Utility and that interruptions of electric service to the Development, both on a scheduled and unscheduled basis, are inherent in the provision of service to the Development.
- 2.5 Providing Service to Applicant. Utility will provide Service to Applicant in accordance with this Agreement, applicable Laws and Utility's Tariff Schedules. However, if Applicant is not using the capacity Utility made available to Applicant in connection with this Agreement after the Agreement terminates, Utility (in its discretion) may reallocate the unused capacity to other Customers or Applicants.

3. Betterments; Refunds; True-Ups

3.1 Utility and Applicant Betterments.

- (A) Estimated Expense of Utility Betterment. The estimated expense for the Utility Betterment is, and Utility will credit and/or pay Applicant, **\$0.00** ("**Betterment Expense**") unless Utility sends Applicant a Stop Work Notice. Utility will credit Applicant **\$0.00** and, after Applicant delivers the lien releases required by Subsection (E) below, pay Applicant **\$0.00**.
- (B) Obligation to Install Utility Betterment. If the Design identifies a Utility Betterment, Applicant must install those facilities when it performs its work under Rule 9, Section A.12 in connection with the Project.
- (C) Utility Betterment Scope of Work. Applicant must perform (or cause to be performed) the following in association with the Utility Betterment: not applicable.
- (D) Utility's Option to Stop or Terminate Work on Utility Betterment. At any time, Utility may notify Applicant to terminate work on the Utility Betterment ("**Stop Work Notice**"). If Applicant receives a Stop Work Notice, Applicant must stop working on the Utility Betterment immediately and take action to mitigate expenses. Within thirty (30) days after terminating work, Applicant must submit a final invoice to Utility for work performed through the termination date on the Utility Betterment. Notwithstanding Section 3.1(A), if Utility issues a Stop Work Notice, Utility is only responsible for Applicant's actual expenses for the Utility Betterment (up to the amount of the Betterment Expense). If, after receiving a Stop Work Notice, Applicant's actual expenses are less than the Betterment Expense, Utility



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(in its discretion and notwithstanding Section 11.10) may revise Section 1 and Exhibit B and invoice Applicant.

- (E) Release of Lien or Claim for Utility Betterment. Utility cannot accept any facilities constructed and equipment installed by Applicant, including the Utility Betterment, and will not energize the Project until after Applicant furnishes to Utility a complete release of any lien or claim.
- (F) Ownership of Betterment. The Design identifies any Utility Betterment and any Applicant Betterment. All Betterments installed by Applicant and Utility under this Agreement are property owned, maintained, and controlled by Utility upon Utility's Acceptance.
- (G) Guarantee. The Section 6 guarantees also apply to any Betterment.

3.2 Limitation on Refunds. The Advance Subject to Potential Refund is the maximum possible Refund that Applicant may receive. The Refund may range from \$0 to the balance of the Advance Subject to Potential Refund.

3.3 Performance of True-Ups. Utility will perform any Allowance True-up if required and in accordance with Rule 9, Section A.31. Utility will perform any Total Cost True-up if required and in accordance with Rule 9, Section A.31. After Utility performs any required Allowance True-up and/or Total Cost True-up, Utility will either invoice Applicant or provide a Refund to Applicant. In accordance with Rule 9, Section A.31, Utility might perform more than one Allowance True-up and/or send Applicant an invoice(s) or Refund for Total Cost items that were finalized or became known after the original Total Cost True-up.

3.4 Multiple Applicants. [INTENTIONALLY OMITTED]

4. Applicant's Obligations

4.1 Responsibility for Total Costs. Applicant is responsible for the Total Costs, except for those Utility is specifically responsible for under Rule 9.

4.2 Payment of Advances. Applicant must pay all Advances based on the Estimated Total Costs identified initially in Exhibit B and those identified subsequently by Utility in accordance with Rule 9.

4.3 Obligation to Construct Facilities in Compliance with Laws. At its expense, Applicant and its contractors must construct and install Rule 9, Section A.12.a improvements as shown on the Design, in a manner consistent with the Property Rights for those improvements and in compliance with all Permits, applicable Laws, Utility's Standards, the Tariff Schedules and the National Electrical Safety Code.

4.4 Identification and Resolution of Conflicts: Costs Associated with Conflicts.

- (A) Identification of Conflicts. Applicant must identify, in writing and in a manner satisfactory to Utility, all conflicts between (1) the Development and the Electric System located within the Development, (2) the Development and the Electric System located within or adjacent to offsite improvements required for the Development, (3) the Development and the



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Electric System located adjacent to the Development, and (4) the Development and Utility's Property Rights within and adjacent to the Development.

- (B) Resolution of Conflicts with Utility's Facilities and Payment of Costs. If Applicant, its agents, its contractors, or its subcontractors damage, have damaged, render unsafe or have rendered unsafe the Electric System located within or adjacent to the Development or to the offsite improvements required for the Development, Applicant must (1) pay all costs to render those facilities safe, to relocate the facilities impacted, and to construct any new facilities needed and (2) provide or obtain Property Rights in Utility's name for the relocated facilities and/or new facilities, at no cost to Utility and in a location and form satisfactory to Utility (including but not limited to the type of Property Rights, the dimensions of the Property Rights area, and terms and conditions of the Property Rights).
 - (C) Resolution of Conflicts with Utility's Easements and Payment of Costs. If Applicant, its agents, its contractors, or its subcontractors interfered with Utility's Property Rights, Applicant must (1) pay all costs incurred by Utility that are associated with the interference and (2) either remove the interference and return the Property Rights area to a condition that is usable by Utility or provide or obtain replacement Property Rights in Utility's name, at no cost to Utility and in a location and form satisfactory to Utility (including but not limited to the type of Property Rights, the dimensions of the Property Rights area, and terms and conditions of the Property Rights).
- 4.5 Payment of Invoices; Work Stoppage and Service Delay for Non-Payment. In addition to providing Applicant with an invoice for the Initial Payment, Utility might periodically invoice Applicant in connection with this Agreement for new or increased Total Costs. Except for the invoice for the Initial Payment which is due when Applicant delivers the signed Agreement to Utility, Applicant must pay Utility's invoices within sixty (60) days of receipt. If mailed, Utility's invoices are deemed received by Applicant three (3) days after the invoice date. Applicant must reference PID 3000696919 on any payment. If Utility does not receive timely payment of its invoices, then Utility, without liability to Applicant, may stop work on the Project and/or not provide Service to the Development until after Utility receives payment in full. Any delay in payment might result in a delay in completion of the Project.
- 4.6 Interest. Any amount unpaid and due by Applicant under this Agreement will accrue interest at the then current per annum simple prime rate, as published in the Market Data section of the Wall Street Journal, plus one percent (1%), from the original due date through the date of receipt of payment by Utility. However, Utility will not pay Applicant any interest on the amount of any payment made in connection with this Agreement.
- 4.7 Information Provided by and Needed from Applicant. Applicant acknowledges that Utility relies on information provided by Applicant when performing Utility's obligations under this Agreement. Applicant acknowledges that it has a continuing obligation to provide the most current and accurate information concerning its Development to Utility and to notify Utility of any inconsistencies between the Design and facilities constructed (or being constructed) for the Project and/or the Property Rights for those facilities. Applicant also understands that Utility is not



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aware of and cannot know all surface and subsurface field conditions. Notwithstanding anything to the contrary in this Agreement, Applicant agrees to assume all responsibilities, liabilities, and Total Costs for repair, replacement, redesign, modification, relocation or other work to the facilities constructed, or being constructed, for the Project:

- (A) Resulting from or arising out of incomplete, inaccurate or outdated data and other information supplied to Utility by Applicant; or
- (B) Resulting from or arising out of changes affecting the accuracy or completeness of data or information after it is supplied to Utility by Applicant; or
- (C) Resulting from or arising out of surface or subsurface field conditions; or
- (D) That were installed outside the Property Rights intended for such facilities; or
- (E) That were installed based on surveys or staking provided by Applicant or Applicant's agents that are found to be located outside the Property Rights intended for such facilities.

4.8 Inspection of and Responsibility for Rule 9, Section A.12.a Improvements Installed by Applicant. For Rule 9, Section A.12.a improvements installed by Applicant, Applicant must:

- (A) Allow Utility to inspect the construction and installation of these improvements.
- (B) Maintain, repair, and (as Utility deems necessary) replace these improvements until Utility's Acceptance, in addition to providing the guarantees in Section 6. If Applicant must use conduit it installed or pre-existing conduit for Service to the Development, Applicant (in Utility's discretion and at Applicant's expense) must video inspect, re-mandrel, re-mule tape, and repair the conduit. If all or a portion the conduit cannot be repaired, Applicant (at its expense and to Utility's satisfaction) must replace the damaged conduit.

4.9 Obligation to Provide Information to Utility. In addition to providing the information required by Rule 9, Subsection A.2.c and within ten (10) days of Utility's written request, Applicant must provide information and documentation requested by Utility, including but not limited to absorption information, information and documentation relating to the amount(s) Applicant paid, if any, for third-party Property Rights, and information and documentation relating to the actual cost of Applicant's non-cash contributions to Utility under Rule 9, Section A.12.a.

5. Property Rights; Ownership and Lien Release(s)

5.1 Obligation to Acquire and Convey Property Rights. Applicant must, without cost to Utility, grant and convey, or obtain for Utility, all Property Rights that Utility deems it requires for the Utility facilities (or any portion thereof) affected under this Agreement. In Utility's discretion and at Applicant's Total Cost, Utility may obtain an appraisal(s) of the Property Rights.

5.2 Condition to Commencing Construction. Utility is not obligated to commence



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construction of any facilities until after the required Property Rights are permanently granted to Utility in a manner that is satisfactory to Utility as to both location and form (including but not limited to the type of Property Rights, dimensions of the Property Rights area and terms and conditions relating to the Property Rights).

- 5.3 Ownership of Facilities and Equipment. All facilities constructed and equipment installed by Applicant and Utility, including Betterments, under this Agreement are property owned, maintained, and controlled by Utility upon Utility's Acceptance. Utility (not Applicant) owns all material Utility orders for the Project for use on Utility's side of the Point of Delivery. Upon Utility's written request, Applicant will sign and deliver a bill of sale in a form acceptable to Utility that conveys all of Applicant's rights, title and interest in the Rule 9, Section A.12.a improvements to Utility and certifies that these improvements are free of liens and other encumbrances. Utility has the right to use, and allow other Customers to use, these improvements for any purpose. Utility may also allow designated telecommunications carriers and cable television companies to use these improvements if Utility is required to do so by the federal Telecommunications Act or other applicable Laws. If Applicant requests that spare conduit be installed in connection with this Agreement and pays the Total Costs associated with that conduit, Utility is not required to reserve that conduit for Applicant and may use it for other Customers and allow designated telecommunications carriers and cable television companies to use that conduit.
- 5.4 Release of Lien or Claim. Upon Utility's written request, Applicant must furnish to Utility a complete release of any lien or claim and receipts covering in full all labor, material, and equipment for which a lien could be filed in relation to the Rule 9, Section A.12.a improvements.

6. Guarantees

- 6.1 Guarantee Against Defects. Applicant guarantees, regardless of Utility's Acceptance, all work Applicant and its contractors/subcontractors perform and all material and equipment they furnish under this Agreement against defects in materials and workmanship for a period of two (2) year following completion of the Project. Applicant also guarantees any corrective work and replaced or repaired materials against defects for an additional two-year period following completion of the work.
- 6.2 Utility's Option to Remedy Defect. Utility may, at its option and Applicant's sole Total Cost, either itself remedy or require Applicant to remedy any defect in materials or workmanship provided by Applicant and its contractors/subcontractors that develop during the two-year period provided for in Section 6.1. The option and obligation to repair extend to any damage to facilities or work caused by the particular defect or repair of the defect. Applicant must remedy the defect(s) to Utility's satisfaction. Should Utility choose to remedy a defect, Applicant must pay Utility all amounts it incurred within sixty (60) days of receiving an invoice from Utility.
- 6.3 Modification or Relocation of Electric Facilities. If Applicant requests that the Line Extension or relocation be constructed prior to the establishment of final grade or the alignment of the roads, streets, or alleys and a conflict arises, Applicant is responsible for the Total Cost to relocate, modify and remove the electric facilities



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in accordance with Rule 9, Section A.10. Any replacement Property Rights Utility determines are needed must be granted to Utility in a manner that is satisfactory to Utility as to both location and form (including but not limited to the dimensions of the Property Rights area and terms and conditions relating to the Property Rights).

7. Default

- 7.1 Procedure. If a Party ("**Defaulting Party**") fails to comply with the terms and conditions of this Agreement, within ten (10) days of receiving written notice of such failure from the other Party ("**Non-Defaulting Party**"), the Defaulting Party and Non-Defaulting Party must meet and cooperate in good faith to expedite a solution of the breach. If no solution is reached and the failure continues for thirty (30) days after the meeting between the Defaulting Party and Non-Defaulting Party (or after this meeting was scheduled to occur), then the Non-Defaulting Party is entitled to declare the Defaulting Party in default and is entitled to all remedies authorized by law, with the exception that Utility's failure to achieve any scheduled date that is dependent on Applicant's or a third-party's performance is not an event of default.
- 7.2 Notice to Utility's Legal Department. In addition to sending written notice to Utility's Project Coordinator and to the Utility department identified in Section 13.2, Applicant must also send a copy of any notice required under Section 7 to Utility's Legal Department at the address specified in the "Notices" Section of the Agreement.

8. Confidentiality

- 8.1 Exchanging Information. Utility might provide Applicant with information to be used in complying with the Agreement. Some or all of this information, including, but not limited to, oral information, documents, supplier information, files, drawings, and data, might be confidential.
- 8.2 Labeling Information Confidential. If Utility wants information to be treated as confidential, Utility must label the written information as "CONFIDENTIAL" or inform Applicant that non-written information requires confidential treatment ("**Confidential Information**").
- 8.3 Protection of Confidential Information.
 - (A) Applicant's Obligation to Keep Information Strictly Confidential and Not Disclose It. Applicant must keep the Confidential Information strictly confidential and in a secure location. Applicant must also keep any discussion regarding Confidential Information strictly confidential. Applicant must not disclose any Confidential Information or a discussion regarding Confidential Information to any Person except as expressly provided in this "Confidentiality" Section or as otherwise approved in writing in advance by Utility.
 - (B) Additional Protection of Information. If Utility has failed to label or advise Applicant that certain information requires protection, the restrictions and limitations in this "Confidentiality" Section will also apply to the receipt of



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non-public information that Applicant should reasonably recognize as being confidential. But Applicant will not be in breach of its obligations under this "Confidentiality" Section if it reasonably fails to recognize as confidential any information Utility failed to label, or advise Applicant is, confidential.

- (C) Transmitting Information. If Applicant transmits any Confidential Information electronically or discusses the Confidential Information in an email, it must encrypt the email and all attachments to it and insert "[CONFIDENTIAL]" as the first word in the subject line of the email.
- 8.4 Return or Destruction of Confidential Information. Upon Utility's request, Applicant must promptly either return to Utility, or certify the destruction of, all Confidential Information that Applicant received, together with all copies, excerpts, notes and documents derived or generated from the Confidential Information.
- 8.5 Sharing Confidential Information. Applicant may disclose Confidential Information to its Affiliates, attorneys, consultants, contractors and subcontractors (individually, "Other Party" and collectively, "Other Parties"); provided, however, that (A) Utility approves disclosure to the Other Party in writing in advance and (B) the Other Party signs (and delivers to Utility) an agreement in a form acceptable to Utility in which the Other Party agrees (1) to be bound by the terms of this "Confidentiality" Section, (2) to submit to the jurisdiction of the District Court, Washoe County, Nevada, or any Nevada court in Washoe County with jurisdiction in or over that matter, for purposes of enforcement of that agreement and this "Confidentiality" Section, and any ancillary proceedings regarding interpretation, enforcement or effect of those agreements and (3) to such other terms and conditions Utility may reasonably require. Utility reserves the right to refuse to approve or agree to the disclosure of Confidential Information to any Person.
- 8.6 Request for Confidential Information Through Legal Process. Notwithstanding anything to the contrary in this "Confidentiality" Section, if Applicant is requested by a third party or might be legally compelled to disclose any Confidential Information, to disclose excerpts, notes or documents derived or generated from the Confidential Information, or to disclose discussions regarding the Confidential Information, it must provide Utility with immediate written notice after Applicant learns that a disclosure is requested or may be compelled, so that Utility may seek a protective order, injunction, or any other remedy. The written notice must identify with particularity the Confidential Information that is the subject of the request or for which disclosure may be compelled. If a protective order, injunction, or other remedy is not obtained, Applicant will furnish only that portion of the Confidential Information that Applicant is legally required to disclose. Applicant will cooperate with Utility's counsel, at Applicant's Total Cost, if Utility seeks to obtain a protective order, injunction, or other remedy or other reliable assurance that confidential treatment will be accorded the Confidential Information.
- 8.7 Rights and Limitations. Utility does not grant any right or license, by implication or otherwise, to Applicant as a result of Utility's disclosure or discussion of Confidential Information. Utility makes no representation or warranties regarding the accuracy or completeness of this information. Applicant expressly recognizes that this information is provided "AS IS, with all faults" and Utility makes NO WARRANTIES, EXPRESS OR IMPLIED STATUTORY OR OTHERWISE, WITH RESPECT TO THE CONFIDENTIAL INFORMATION AND EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES.



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9. Force Majeure

- 9.1 Notice of Force Majeure Event. If a Force Majeure Event occurs or is anticipated, the affected Party must promptly notify the other Party in writing of the Force Majeure Event. This notice must include a description, cause and estimated duration of the Force Majeure Event. Regardless of the cause, Applicant's failure or inability to pay some or all of the Total Costs is not a Force Majeure Event.
- 9.2 Duty to Mitigate Effects of Delay. The affected Party must exercise Commercially Reasonable Efforts to shorten, avoid, and mitigate the effects of the Force Majeure Event.
- 9.3 Notice of Resumption of Performance. The affected Party must promptly notify the other Party in writing when the Force Majeure Event has ended and when performance will resume.
- 9.4 Liability: Termination Option. Utility is not liable to Applicant for Total Costs incurred as a result of any delay or failure to perform as a result of a Force Majeure Event. In accordance with Rule 9, Section A.27.c.4 and with prior written notice to Applicant, Utility may terminate the Agreement without liability to Applicant provided Utility, in consultation with Applicant, first determines the Force Majeure Event renders Project performance impossible or impractical.
- 9.5 Notice to Utility's Legal Department. In addition to sending notices required under this "Force Majeure" Section to the Project Coordinator, Applicant must also send a copy of all required notices to Utility's Legal Department at the address specified in the "Notices" Section of this Agreement.

10. Representations

- 10.1 No Pending Actions, Suits or Proceedings. Applicant represents that to its knowledge as of the date of this Agreement, there are no actions, suits or proceedings pending or threatened against Applicant in any court or before any administrative agency that would prevent its performance under this Agreement.
- 10.2 Authority. Each Party has taken all actions as may be necessary or advisable and proper to authorize this Agreement, the execution and delivery of it, and the performance contemplated in it. The individuals executing this Agreement state and acknowledge that they are authorized and empowered to do so on behalf of the Party so designated.

11. Miscellaneous Provisions

- 11.1 Indemnity. Applicant will indemnify and hold harmless Utility and all of its affiliates and all of their respective directors, officers, employees, representatives and agents (collectively, "Indemnified Parties") from and against any and all third-party claims, demands and lawsuits, including those for personal injury, death and property damage, against one or more Indemnified Parties (and all associated judgments, damages, losses, liabilities, fines, penalties and attorney's fees and expenses) based in whole or in part on (1) any violation or breach of any Property Rights for the Project or any agreements or instruments creating or evidencing any



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Property Rights for the Project (collectively, "Property Rights Documents") by Applicant or any of its contractors or any of their respective subcontractors, directors, officers, employees, representatives or agents ("Responsible Parties"); (2) any requirement of or obligation imposed by any Property Rights or Property Rights Documents in connection with any Rule 9, Section A.12.a improvements or other work performed by one or more Responsible Parties in connection with this Agreement (the "Work"); or (3) any violation of applicable Law or of a Permit by one or more Responsible Parties in connection with the Work (all of the foregoing being collectively, "Indemnified Claims"). Additionally, at Utility's election, Applicant will defend an Indemnified Party(ies) against Indemnified Claims. This indemnity will be effective regardless of any negligence (whether active, passive, derivative, joint, concurrent or comparative) on the part of the Indemnified Parties. Applicant expressly waives all immunity given to Applicant under the workers' compensation or other employee benefits Laws of any state or jurisdiction that conflict with Applicant's obligations under this Section.

- 11.2 Utility's Tariff Schedules: Commission. This Agreement is made by the Parties pursuant to Utility's Tariff Schedules. Those Tariff Schedules apply to this Agreement, are binding on the Parties and supersede any portion of this Agreement should a conflict arise. However, Rule 9 is the version in effect on the Effective Date unless otherwise specified. Notwithstanding Section 11.10, this Agreement is, at all times, subject to such changes or modifications by the Commission as the Commission may from time to time direct in the exercise of its jurisdiction. This Section survives default, expiration, or termination of this Agreement or excuse of performance.
- 11.3 Integration. This Agreement, together with documents executed with the same formality as this Agreement, represent the entire and integrated agreement between Utility and Applicant and supersedes all prior and contemporaneous communications, representations, and agreements, whether oral or written, relating to the subject matter of this Agreement.
- 11.4 Assignment. This Agreement is binding upon the successors and assigns of Applicant effective upon receipt of written consent of Utility, such consent not to be unreasonably withheld. However, no assignment is effective until after the requirements in Rule 9, Section A.19 are complied with, including but not limited to (A) Applicant's successor or assignee agrees in writing to assume all obligations and liabilities under this Agreement and (B) Applicant (in Utility's discretion) agrees in writing to continuing liability in connection with certain obligations.
- 11.5 Limitation of Damages. Notwithstanding anything to the contrary, Utility is not liable to Applicant for any consequential, indirect, exemplary or incidental damages, including but not limited to damages based upon delay, lost revenues or profits. This Section survives default, expiration, or termination of this Agreement or excuse of performance.
- 11.6 Choice of Law and Venue. This Agreement is governed by and will be construed in accordance with the laws of the State of Nevada, without giving effect to its choice or conflicts of law provisions. All actions that are beyond the scope of the Commission's jurisdiction must be initiated in the courts of Washoe County, Nevada or the federal district court with jurisdiction over Washoe County, Nevada. The Parties agree they will not initiate an action against each other in any other jurisdiction.

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- 11.7 No Waiver. The failure of either Party to enforce any of the provisions of this Agreement at any time, or to require performance by the other Party of any of the provisions of this Agreement at any time, will not be a waiver of any provisions, nor in any way affect the validity of this Agreement, or the right of any Party to enforce each and every provision.
- 11.8 Independent Contractor. Neither Applicant nor Utility is, nor will they be deemed to be, for any purpose, the agent, representative, contractor, subcontractor or employee of the other by reason of this Agreement. Nothing in this Agreement or any contract or subcontract by Applicant will create any contractual relationship between Applicant's employee, agent, contractor or subcontractor and Utility.
- 11.9 Interpretation. Each Party to this Agreement acknowledges that it has carefully reviewed this Agreement and that each fully understands and has participated in drafting its provisions, and, accordingly, the normal rules of construction to the effect that any ambiguities are to be resolved against the drafting party are not to be employed or used in any interpretation of this Agreement.
- 11.10 Amendments. Any changes, modifications, or amendments to this Agreement are not enforceable unless consented to in writing by the Parties and executed with the same formality as this Agreement.
- 11.11 No Third-Party Beneficiaries. Nothing expressed or implied in this Agreement is intended, or should be construed, to confer upon or give any Person not a party to this Agreement, such as a Party's contractors, any third-party beneficiary rights, interests, or remedies under or by reason of any term, provision, condition, undertaking, warranty, representation, or agreement contained in this Agreement.
- 11.12 Remedies. All rights and remedies of a Party provided for in this Agreement will be cumulative and in addition to, and not in lieu of, any other remedies available to a Party at law, in equity, or otherwise.
- 11.13 Headings; Exhibits; Cross References. The headings or section titles contained in this Agreement are used solely for convenience and do not constitute a part of this Agreement, nor should they be used to aid in any manner in the construction of this Agreement. All exhibits attached to this Agreement are incorporated into this Agreement by reference. All references in this Agreement to Sections, Subsections, and Exhibits are to Sections, Subsections, and Exhibits of or to this Agreement, unless otherwise specified. And, unless the context otherwise requires, the singular includes the plural and the plural includes the singular and the neuter includes feminine and masculine.
- 11.14 Discretion. Reference in this Agreement to the "discretion" of a Party means the Party's sole and absolute discretion. Such discretion is not subject to any external standard, including but not limited to any standard of custom or reasonableness.
- 11.15 Severability. If any portion or provision of this Agreement is invalid, illegal, or unenforceable, or any event occurs that renders any portion or provision of this Agreement void, the other portions or provisions of this Agreement will remain valid and enforceable. Any void portion or provision will be deemed severed from this Agreement, and the balance of this Agreement will be construed and enforced as if this Agreement did not contain the particular portion or provision held to be void. The Parties further agree to amend the Agreement to replace any stricken portion



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or provision with a valid provision that comes as close as possible to the intent of the stricken portion or provision.

- 11.16 Counterparts. The Parties may execute this Agreement in counterparts. Each of these counterparts, when signed and delivered, is deemed an original and, taken together, constitutes one and the same instrument. A facsimile or email copy of a signature has the same legal effect as an originally-drawn signature.
- 11.17 Performance of Acts on Business Days. Any reference in this Agreement to time of day refers to local time in Nevada. All references to days in this Agreement refer to calendar days, unless stated otherwise. Any reference in this Agreement to a "business day" refers to a day that is not a Saturday, Sunday or legal holiday (or observed as a legal holiday) for Nevada state governmental offices under the Nevada Revised Statutes. If the final date for payment of any amount or performance of any act required by this Agreement falls on a Saturday, Sunday or legal holiday, that payment is required to be made or act is required to be performed on the next business day.
- 11.18 Joint and Several Liability. [INTENTIONALLY OMITTED]
- 11.19 Jury Trial Waiver. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

12. Term and Termination

- 12.1 Term of Agreement. This Agreement is effective on the Effective Date and will continue for a term of five (5) years unless terminated earlier under this Agreement.
- 12.2 Termination of Project by Applicant or Mutual Agreement. Applicant may terminate the Project with prior written notice to Utility. If Applicant terminates the Project, this Agreement will terminate thirty (30) days after Utility receives that termination notice. If the Parties mutually agree to terminate the Project, Utility will document that in a writing sent by Utility to Applicant; and, this Agreement will terminate thirty (30) days thereafter.
- 12.3 Termination of Project by Utility. Utility may terminate the Project in accordance with Rule 9, Section A.27.c. If Utility terminates the Project under Rule 9, Section A.27.c(2) or Rule 9, Section A.27(c)(3), this Agreement will terminate thirty (30) days after Utility provides Applicant with written confirmation that Utility met and conferred with Applicant, or made Commercially Reasonable Efforts to do so.
- 12.4 Surviving Obligations. Any default or termination of this Agreement or excuse of performance for a Force Majeure Event or otherwise does not release Applicant from any liability or obligation to Utility for:
 - (A) Obligations under Section 4.3;
 - (B) Obligations under Section 4.4;



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- (C) Obligations under Section 4.7;
- (D) Obligations under Section 5;
- (E) Obligations under Section 6;
- (F) Obligations under Section 8;
- (G) Obligations that arise under Section 11.1; and
- (H) Paying the Total Costs associated with this Agreement incurred before default or termination or excuse of performance and paying Total Costs that result from default, termination and excuse of performance.

The provisions of Section 4.5, Section 4.6, Section 11.2, Section 11.5, Section 11.6, Section 11.19 and Section 13 continue to apply to this Section.

13. Notices

- 13.1 Method of Delivery: Contacts. Each notice, consent, request, or other communication required or permitted under the Agreement must be in writing, delivered personally, sent by electronic mail or sent by certified mail (postage prepaid, return receipt requested) or by a recognized international courier, and addressed to the Party's Project Coordinator's as follows:

Utility:
 NV Energy
 French, Don
 Physical Address: 875 E. Long St, Carson City, NV 89706
 Mailing Address: P.O. Box 10100, Mail Code: R77CSE, Reno, NV 89520
 Telephone No.: 775/834-2903
 Email Address: DFrench@nvenergy.com

Applicant:
 TOWN OF GARDNERVILLE
 THOMAS DELLAIRE
 Physical Address: 1407 HWY 395 N, GARDNERVILLE, NV 89410
 Mailing Address: 1407 HWY 395 N, GARDNERVILLE, NV 89410
 Telephone No.: 775-999-9999
 Email Address: TDALLAIRE@CO.DOUGLAS.NV.US

- 13.2 Additional Notice to Utility. For any notice given by Applicant to Utility under Section 7, Section 8.6, Section 9, Section 12.2, Rule 9, Section A.28, Rule 9, Section A.32.b, Rule 9, Section A.32.d, to review certain CIAC True-up Support or to review certain Total Cost True-up Support, Applicant must also send a copy to:

NV Energy
 Attn.: Rule 9 Contract Administration
 7155 Lindell Rd M/S B90SD
 Las Vegas, NV 89118
 Email Address: Rule9department@nvenergy.com

- 13.3 Notice to Utility's Legal Department. For any notice given by Applicant to Utility



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under Section 7, Section 8.6, Section 9, Section 12.2 or Rule 9, Section A.28, Applicant must also send a copy to Utility's Legal Department. Notwithstanding Section 13.1, this notice is not effective if provided through electronic mail and may only be delivered to the following address:

NV Energy
Attn: Legal Department
6226 West Sahara Avenue, M/S 3A
Las Vegas, Nevada 89146

- 13.4 Receipt of Notice: Change of Information. Each notice, consent, request, or other communication required or permitted under this Agreement is deemed to have been received by the Party to whom it was addressed (A) when delivered if delivered personally; (B) on the third business day after the date of mailing if mailed by certified mail; (C) on the date the Party sends the electronic mail provided that Party does not receive a failed delivery notification; or (D) on the date officially recorded as delivered according to the record of delivery if delivered by courier. Each Party may change its Project Coordinator or contact information for purposes of the Agreement by giving written notice to the other Party in the manner set forth above.

14. Definitions

- 14.1 Terms Defined in Rule 1. As used in this Agreement, the following capitalized terms have the meanings ascribed to them in Rule 1: Commission; Contribution in Aid of Construction ("CIAC"); Customer; Maximum Demand; Line Extension; Service; Standards.

- 14.2 Terms Defined in Rule 9. As used in this Agreement, the following capitalized terms have the meanings ascribed to them in Rule 9: Advance; Advance Subject to Potential Refund; Affiliate; Allowance True-up; Alteration of Existing Facilities; Commercially Reasonable Efforts; Construction Complete; Contingent Facilities; Estimated Total Costs; Maximum Allowance; Person; Project; Property Rights; Proportionate Share Allocation; Refund; Tax Gross-up; Total Costs; Total Cost True-up; Total Cost True-up Support; Up-front Allowance.

- 14.3 Additional Definitions. In addition to the terms defined elsewhere in this Agreement, as used in this Agreement, the capitalized terms below will have the following definitions:

- (A) Acceptance: Utility's written acknowledgement that a particular component of applicable drawings or work is, to the best of its knowledge, compliant with applicable Utility Standards.
- (B) Betterment: Any deviation or upgrade to the Project made primarily for the benefit of and at a Party's voluntary election that involves:
 - (1) Facilities in excess of the Minimum Requirements necessary to meet the Applicant's requirements for Service or Utility's requirements for an Alteration of Existing Facilities; or
 - (2) An alternate route for the facilities as set forth in Rule 9, Section A.5.

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- (C) Development: Applicant's project for which Applicant has requested that Utility prepare the Design for new Service and/or an Alteration of Existing Facilities.
- (D) Effective Date: The date this Agreement is last signed below.
- (E) Electric System: Utility's underground and/or above-ground communication facilities and electric line systems for the distribution and transmission of electricity.
- (F) Force Majeure Event: An event or condition that is beyond the affected Party's control, occurs without the fault or negligence of the affected Party and renders Project performance impossible or impractical. Force Majeure may include, but is not limited to, government agency orders, war, riots, acts of terrorism, civil insurrection, fires, floods, earthquakes, epidemics, weather, strikes, lock-outs, work stoppages and other labor difficulties.
- (G) Law: Any federal, state, or local code, ordinance, rule, statute, enactment, regulation, or order. Any specific reference to a Law in this Agreement refers to the Law as amended from time to time unless otherwise specified.
- (H) Permit: Any applicable approval, permit, consent, waiver, exemption, variance, franchise, order, authorization, right, action, or license required from any federal, state, or local governmental authority, agency, court or other governmental body having jurisdiction over the matter in question which is necessary for the Parties to perform their obligations under this Agreement and under the applicable Laws. Any specific reference to a Permit in this Agreement refers to the Permit as amended from time to time unless otherwise specified.
- (I) Project Coordinator: The individual with authority to act on behalf of Utility or Applicant for purposes of the Agreement, as identified in Section 13.1.
- (J) Project ID or PID: The identification number Utility assigns to a Project.
- (K) Property: The premise(s) owned or controlled by Applicant commonly known as HELLWINKLE CHANNEL NEAR TOLER AVE and further described as being within Assessor's Parcel Number(s) (APN(s)) 1320-33-40-2080, 1320-33-310-006
- (L) Rule 1: Utility's Electric Service Rule No. 1, Definitions. Rule 1 is part of the Tariff Schedules.
- (M) Rule 9: Utility's Electric Service Rule No. 9, Electric Line Extensions. Rule 9 is part of the Tariff Schedules.
- (N) Tariff Schedules: The entire body of effective rates, charges, and rules, collectively, of Utility as set forth in its rate schedules and rules for electric Customers, as those rates, charges, and rules are amended from time to time.

[signature page follows]

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LINE EXTENSION AGREEMENT

UTILITY:

Sierra Pacific Power Company d/b/a NV Energy

By: _____

Printed Name: _____

Title: _____

Date: _____

APPLICANT:

TOWN OF GARDNERVILLE

By: _____

Printed Name: _____

Title: _____

Date: _____



RULE 9

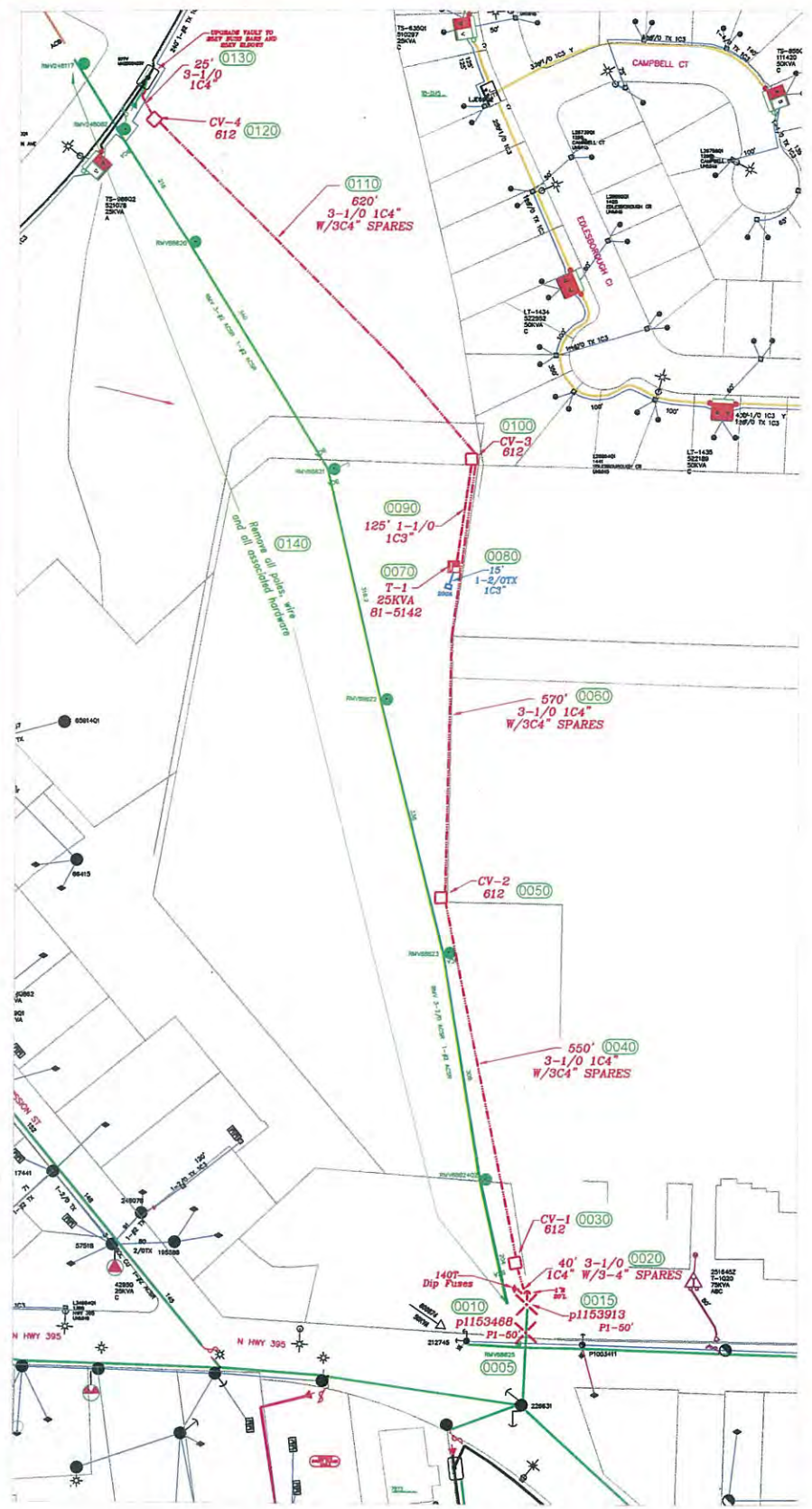
LINE EXTENSION AGREEMENT

Project ID: 3000696919
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Exhibit A

Design

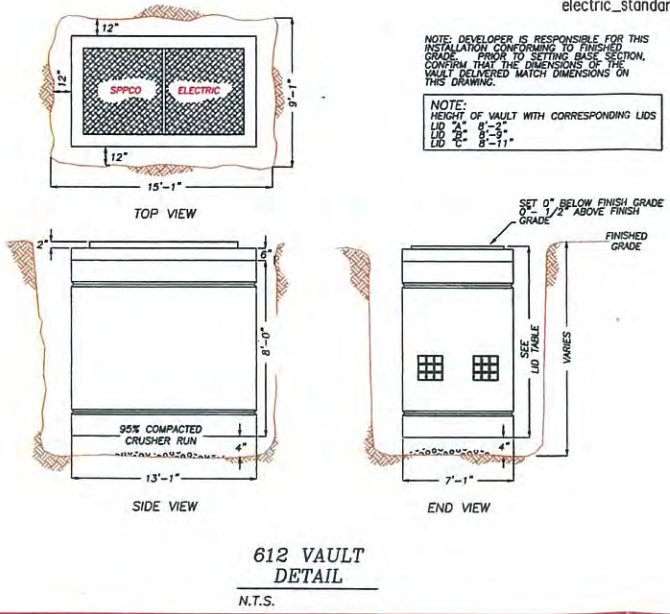
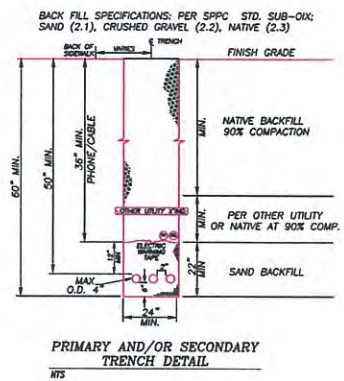
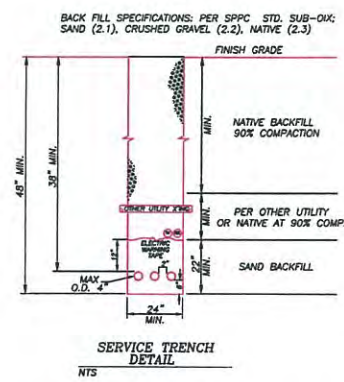
[Attached]



SCALE: 1"=100'

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
1-800-227-2600

NOTE:
Symbols are not to scale and do not necessarily represent the actual locations of NV Energy facilities.

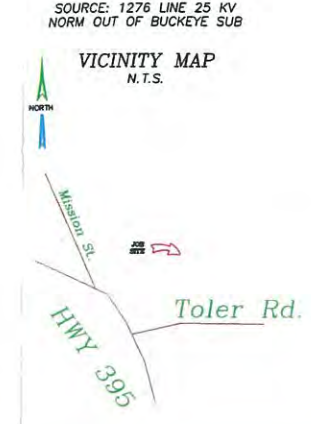


NOTE: DEVELOPER IS RESPONSIBLE FOR THIS INSTALLATION CONFORMING TO FINISHED GRADE. PRIOR TO SETTING BASE SECTION, CONFIRM THAT THE DIMENSIONS OF THE VAULT DELIVERED MATCH DIMENSIONS ON THIS DRAWING.

NOTE: HEIGHT OF VAULT WITH CORRESPONDING LIDS
LID 24" 8'-3"
LID 30" 9'-11"

SPPCO	13'
NEUT	4'
PHONE	26'

50 ft
POLE TREE



NV ENERGY TO FURNISH AND/OR INSTALL

- Approx. 1805 ckt. (6495 cbl ft) ft. of 25kv 3 phase u/g primary conductor c/o 3-1/0 in 1c4". (conduit by contractor)
- - - - - Approx. 125 ckt. ft. (137 cbl ft) of 25 kv 1 phase u/g primary conductor c/o 1-1/0 in 1c3". (conduit by contractor)
- Approx. 15 ckt. ft. (33 cbl ft) of u/g service cable to 1-200 amp pedestal c/o 1-2/0tx in 1c3". (conduit by contractor)
- One (1) 1 phase padmount loadbreak transformer(s), 12.5/7.2kv, 240/120v,
- One (1) 25 kva, stk.# 81-5142
- ✕ Two (2) 50 ft wood poles.
- ↖ One (1) anchor c/o 1" rod and 20' lead c/o 3/8" E.H.S down guys.

APPLICANT TO FURNISH AND/OR INSTALL

- One (1) 1 phase transformer pad 44"x48"x6" per NV Energy std. PE0001U.
- Four (4) 612 cable vaults 6'x12'x7' i.d. with lid "C" per NV Energy std. VB0025U.
- - - - - Approx. 5340 ft. 4" pvc conduit for future.

All conduits to use 3 ft radius sweeps, unless otherwise noted on the map or by the NV Energy inspector, DB120 pvc gray with 1/4" polyester pull line with sequential footage markings and a minimum breaking strength of 400 lbs. per NV Energy stds. CD0001U and CD0004. Customer is responsible for mandrilling conduit. Sweeps are not to be cut.

Pull line shall extend a min. of 3 ft from the conduit end at the service panel and 5 ft min. from the conduit at the secondary box.

All trenching and backfill per applicable NV Energy stds. TE0001, TE0003, TE0005, TE0020, and SUB01X. (Backfill per NV Energy std RU0005U.)

All staking requirements per NV Energy stds. G10001U/G/W and G10002U which includes trench centerline, pad, vault junction enclosure and secondary box locations and grade. This is to insure that the placement of all NV Energy facilities is within all necessary easements.

All street cut permits, pavement cutting and replacement as required.

- ◆ All primary riser material in non-traffic areas to c/o 4" sch 80 sweep, 10 ft of 4" sch 80 conduit, coupling adapter and 30 ft of sch 40 pvc conduit. NV Energy to provide stand-off brackets and lag screws. NV Energy only to install sch 40 conduit.

8' x 5/8" ground rods at transformer, switch, vault, junction enclosure and riser pole locations.

Contractor to stub service conduits 10 ft from transformer pads and 5 ft from secondary boxes at time of pad and box installation.

GENERAL COMMENTS

Call the Inspection Hotline (1-888-999-1556) 48 hours in advance for all trench inspections before covering trenches. Service cable will not be installed without service trench inspection.

All metering must meet NV Energy requirement per applicable NV Energy stds GM0001M, MC0001M, SB0001M and G10004U.

Transformer barrier posts may be required per NV Energy std. PE0009U.

Transformer retaining wall may be required for any slopes greater than 15% per NV Energy std. TE0040U.

All secondary boxes and/or primary vaults shall be set 2" above finish grade per NV Energy std. RU0005U.

Two (2) compaction tests required on all pads per NV Energy std. SUB01X.

All material shall be on the job site prior to the start of any work done by NV Energy. Refer to NV Energy std. (US0001M OS0001M CP0001M C10001M) for further clarification of details.

All work shall be accomplished in strict accordance with the specifications set forth in the Electric Distribution Guide, Vol. 17, as currently adopted by NV Energy. These standards can be viewed and downloaded from the NV Energy website at the following web address https://www.nvenergy.com/business/newconstruction/newconstructionNV/standards/electric_standards/vol_17.cfm

CONFIDENTIAL

NO. REVISION		DATE		DRAWN		REVIEWED		DESIGN CONTACT	
1	FINAL	6/2/2014		Utility		Designer		Design Contact: Don French	
2								Phone: 775-834-2803 Email: donfrench@nvenergy.com	
3									
4									
5									
6									
7									
8									
9									
10									
				Customer: Town of Gardnerville		Sr. Project Coordinator: Donk		Phone: 775-834-2800	
				Attn: Geoffrey Logsdon		Phone: 775-834-2800		775 E. Tang Street	
				Phone: 775-834-2800		Fax: 775-834-2800		Carson City, NV 89706	
				Phone: 775-834-2800		Fax: 775-834-2800		Town of Gardnerville	
				Phone: 775-834-2800		Fax: 775-834-2800		1320-33	
				Phone: 775-834-2800		Fax: 775-834-2800		1220-04	
				Phone: 775-834-2800		Fax: 775-834-2800		Hellwinkel Channel	
				Phone: 775-834-2800		Fax: 775-834-2800		Comm	
				Phone: 775-834-2800		Fax: 775-834-2800		Town of Gardnerville	
				Phone: 775-834-2800		Fax: 775-834-2800		1320-33	
				Phone: 775-834-2800		Fax: 775-834-2800		1220-04	
				Phone: 775-834-2800		Fax: 775-834-2800		Electric	
				Phone: 775-834-2800		Fax: 775-834-2800		1/1	
				Phone: 775-834-2800		Fax: 775-834-2800		WO# 3000696919	
				Phone: 775-834-2800		Fax: 775-834-2800		1381 Hwy 395	



RULE 9

LINE EXTENSION AGREEMENT

Project ID: 3000696919
Project Title: E-HELLWINKLE
CHANNEL-COML-E-
TOWN OF
GARDNERVILLE
Agreement No.: 24515

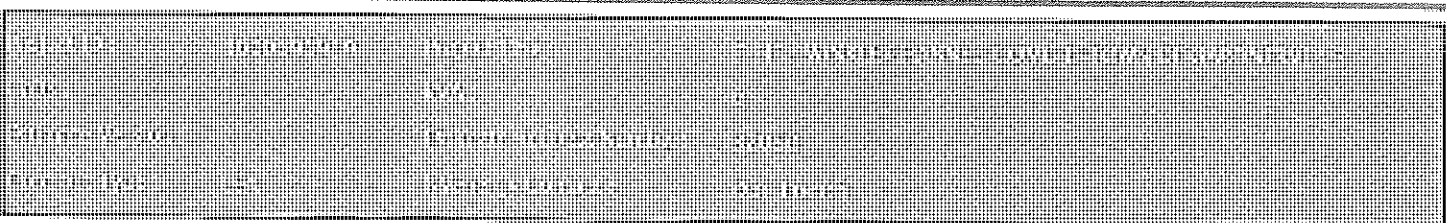
**Exhibit B
Cost Worksheet**

[Attached]

10-23



Cost Worksheet ("Exhibit - B")



Cost Estimate Summary

	Total Cost Estimate	Applicant Minimum	Applicant Non-Refundable	NVEnergy Responsibility
Labor & Overhead	42,676.83	42,676.83	41,913.63	0.00
Material & Overhead	36,684.81	36,684.81	33,923.12	0.00
DCA	0.00	0.00	0.00	0.00
Substructure	0.00	0.00	0.00	0.00
Permits & Vouchers	0.00	0.00	0.00	0.00
Applicant Installed Costs	0.00	0.00	0.00	0.00
Contingency Cost	0.00	0.00	0.00	0.00
Total Amount	79,362.00	79,362.00	75,837.00	0.00

Advance Certification

Refundable	Non-Refundable		North Street Light Non Refundable	
	A		C	
Total Customer Minimum Cost Subject to Refund	3,525.00	Total Customer Minimum NonRefundable 75,837.00 (Subject to Salvage Credit & Not Subject to Excess Allowance)	Total Street Light Customer Min Non Refundable cost	0.00
Proportionate Share	0.00	Salvage Credit to be applied	(Subject to Salvage Credit & Not subject To Street Light	
Proportionate Share	0.00	Excess Salvage Credit to be applied from B 0.00	Salvage Credit to be applied	
Refund Subject to Allowance & Excess Salvage	3,525.00	Applicant Non-Refundable Cost 75,837.00 (Not Subject to Street Light Allowance After applying Salvage	Excess Salvage Credit to be applied from D	0.00
Excess Salvage Credit from A & B to be applied to Refundable	0.00	B		Applicant Non-Refundable Cost 0.00 (Not Subject to Street Light Allowance After applying
Initial Allowance	6,523.00	Total Customer Minimum NonRefundable 0.00 (Subject to Salvage Credit & Initial Allowance)	D	
Total Refundable	0.00	Salvage Credit to be applied	Street Light Applicant Non-Refundable Cost	0.00
		Excess Salvage Credit to be applied from A 0.00	(Subject to Salvage Credit & Streetlight Allowance)	
		Total Customer Minimum NonRefundable 0.00 (Subject to Initial Allowance After applying Salvage Credit)	Salvage Credit to be applied	
		Excess Allowance 2,998.00	Excess Salvage Credit to be applied from C	0.00
		Total Customer Minimum NonRefundable 0.00 (After applying Excess Allowance and Salvage Credit)	Street Light Applicant Non Refundable Cost	0.00
		Total Non-Refundable 75,837.00	(Subject to Streetlight Allowance After applying Salvage	
		Removal Cost Without Salvage 2,375.00	Streetlight Allowance	0.00
		Rule 9 Removal of Existing Facilities 2,375.00	Street Light Applicant Non Refundable Cost	0.00
		Streetlight Removal of Existing Facilities 0.00	(After applying Streetlight Allowance and Salvage Credit)	
		Rule9 Total Taxable NonRefundable Cost 73,462.00		
		Streetlight Total Taxable NonRefundable Cost 0.00		
		Rule9 Total NonTaxable NonRefundable Cost 2,375.00		
		Streetlight Total NonTaxable 0.00		

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Cost Worksheet (Exhibit - B)

Advance Summary

Advance Subject to Refund			
Non-Taxable Advance	0.00	Current Tax Rate	32.10
Taxable Advance	0.00	Total Non-Taxable	2,375.00
Tax	0.00	Total Taxable (Less Tax)	73,462.00
Total Advance Subject to Refund	0.00	Total Tax	38,031.00
Non-Refundable Advance		Total Contract Amount	113,868.00
Non-Taxable Advance	2,375.00	(subject to credits)	
Taxable Advance	73,462.00	Customer Contributed facilities value	45,017.00
Tax	23,581.00		
Substructures Tax	14,450.00		
Streetlight Non-Refundable Advance			
Street Light Non-Taxable Advance	0.00		
Street Light Taxable Advance:	0.00	Street light Customer Contributed facilities	0.00
Street Light Tax	0.00		
Street Light Substructures Tax	0.00		
Total Non-Refundable Advance	113,868.00		
Total Contract Amount	113,868.00		
(subject to credits)			
Applicant Installed Conduit Credit	0.00		
Streetlight Conduit Credit	0.00		
Applicant Installed Oversized Facilities Credit	0.00		
Applicant Installed Gas Mains Credit	0.00		
Applicant Installed Service	0.00		
Reimbursement Credit			
Utility Betterment Expenses			
Retention Percentage	0.00		
Applicant Credit	0.00		
Retention Amount	0.00		
Design Advance	4,000.00		
Total Applicant Advance/Credit	109,868.00		

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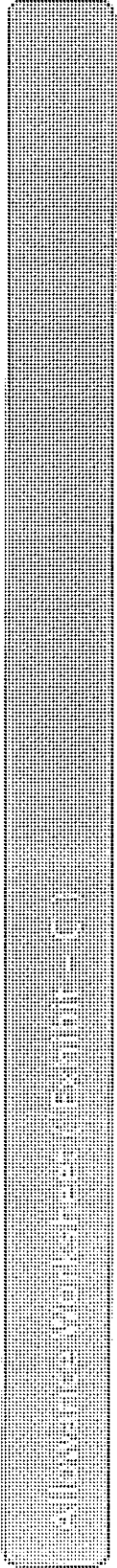
RULE 9

LINE EXTENSION AGREEMENT

Project ID: 3000696919
Project Title: E-HELLWINKLE
CHANNEL-COML-E-
TOWN OF
GARDNERVILLE
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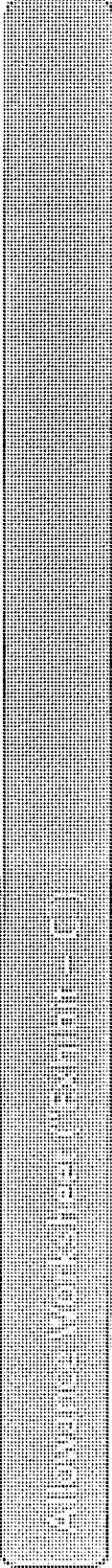
Exhibit C
Allowance Worksheet

[Attached]



Project ID : 3000696919		Project Title : E-HELLWINKLE CHANNEL-COML-E-TOWN OF GARDNERVILLE		Short Life Years : N/A					
Initial Allowance									
Existing Load	Rate Schedule	Primary or Secondary Svc	Estimated Demand	Meter Unit/kVA	Build out Factor	Allowance Mtr/Unit/kVA	Allowance Multiplier unit/meter/kVA	Short Life Adjustment	Initial Allowance
No	GS-1 Secondary (<4kV)	Secondary	1.00	Meter X	50.00%	= 1.00 X	\$ 6,523.00	X N/A	= \$ 6,523.00
						Total Proposed Allowance \$		6,523.00	
						Initial Allowance		\$ 6,523.00	
						Total Initial Allowance Given		\$ 6,523.00	
Potential Future Allowance									
Existing Load	Rate Schedule	Primary or Secondary Svc	Estimated Demand	Meter Unit/kVA	Build out Factor	Allowance Mtr/Unit/kVA	Allowance Multiplier unit/meter/kVA	Short Life Adjustment	Potential Future Allowance
No	GS-1 Secondary (<4kV)	Secondary	1.00	Meter X	50.00%	= 0.00 X	\$ 6,523.00	X N/A	= \$ 0.00
						Potential Future Allowance		\$ 0.00	
						Less Credit from Initial Allowance		\$	
						Total Potential Future Allowance		\$ 0.00	

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ELEPA: Estimated Line Extension Project Allowance

Initial Allowance

The credit for the Allowance that Utility provides Applicant on the Effective Date based on Applicant's representation and Utility's reasonable expectation that the supporting number of meters and/or Demand will be initiated within the 12-month period following the completion of construction of the line extension facilities. Initial Allowance = $ELEPA \times \text{Build-Out Factor}$

Build-Out Factor

A multiplier established by Utility to determine the percentage of ELEPA that shall be applied as Initial Allowance in accordance with Rule 9, Section B.3. The multiplier varies by service type and rate class.

10-28

HELLWINKEL CHANNEL & TRAIL IMPROVEMENTS

22-Dec-14

ITEM NO.	DESCRIPTION: EARTHWORK AT SITE	UNIT	UNIT PRICE	TOTAL
1	Excavation (Cut)	17560 CY	\$15.00	\$263,400.00
2	Embankment (Fill)	230 CY	\$12.00	\$2,760.00
	No Losses Included (Shrinkage, ect.)			

ITEM NO.	DESCRIPTION: Channel Improvements	UNIT	UNIT PRICE	TOTAL
1	CLASS 300 ROCK RIP RAP	436 CY	\$30.00	\$13,080.00
2	TYPE 2, CLASS B AGG. BASE (RIP RAP)	108 CY	\$30.00	\$3,240.00
3	CLASS 150 ROCK RIP RAP	66 CY	\$30.00	\$1,980.00
4	GEOTEXTILE FILTER FABRIC (RIP RAP)	1195 SF	\$3.00	\$3,585.00
5	EROSION CONTROL MAT (CHNL. BANK)	1340 SY	\$2.50	\$3,350.00
6	CHANNEL BANK HYDRO-SEED	1340 SY	\$0.50	\$670.00
	CHANNEL BOTTOM TURF SEED	8000 SF	\$0.48	\$3,840.00

ITEM NO.	DESCRIPTION: Tailwater Ditch	UNIT	UNIT PRICE	TOTAL
1	CLASS 150 ROCK RIP RAP	53 CY	\$30.00	\$1,590.00
2	GEOTEXTILE FILTER FABRIC (RIP RAP)	950 SF	\$3.00	\$2,850.00
3	18" DIAM. HDPE (CULVERT)	65 LF	\$100.00	\$6,500.00
4	TYPE 2, CLASS B AGG. BASE (HDPE)	2.5 CY	\$15.00	\$37.50

ITEM NO.	DESCRIPTION: Pedestrian Pathway	UNIT	UNIT PRICE	TOTAL
1	ASPHALT CONCRETE PAVEMENT	115 CY	\$250.00	\$28,750.00
2	TYPE 2, CLASS B AGG. BASE (PATH)	320 CY	\$15.00	\$4,800.00

ITEM NO.	DESCRIPTION: Driveway Apron & Ped	UNIT	UNIT PRICE	TOTAL
1	PCC DRIVEWAY APRON	1 EA	\$2,500.00	\$2,500.00
2	PCC SIDEWALK	191 SF	\$5.00	\$955.00
3	PCC PED RAMP	1 EA	\$2,500.00	\$2,500.00
4	PCC CURB & GUTTER	20 LF	\$12.00	\$240.00
6	TYPE 2, CLASS B AGG. BASE (CONC)	5 CY	\$8.50	\$42.50
7	REMOVABLE BOLLARD ASSEMBLY	2 EA	\$750.00	\$1,500.00
9	AC PAVEMENT PATCH	48 SF	\$5.00	\$240.00

ITEM NO.	DESCRIPTION: Channel Improvements	UNIT	UNIT PRICE	TOTAL
1	DISTURBED AREA NATIVE GRASS SEEDING	26699 SF	\$0.32	\$8,543.72
2	SILT FENCE (AS SHOWN ON EC1)	5328 LF	\$1.00	\$5,328.00
3	FIBER ROLE (AS SHOWN ON EC1)	3776 LF	\$5.00	\$18,880.00
4	CLASS 300 ROCK (CHECK DAM ON EC1)	34 CY	\$30.00	\$1,020.00
5	CLASS 150 ROCK (CHECK DAM ON EC1)	17 CY	\$30.00	\$510.00

ITEM NO.	DESCRIPTION: ENGINEER JUDGEMENT	UNIT	UNIT PRICE	TOTAL
1	6' CHAIN LINK FENCE	2000 LF	\$10.00	\$20,000.00
2	POWER SERVICE METER AND LINE - NV Energy	1 EA	\$109,000.00	\$109,000.00
3	BARN ELECTRIC CONNECTION	1 EA	\$8,000.00	\$8,000.00
4	FIBER OPTIC CONDUIT FOR FUTURE SERVICE	1 EA	\$15,000.00	\$15,000.00
5	REMOVE FENCE	1 EA	\$2,500.00	\$2,500.00

ESTIMATED TOTAL \$537,191.72

10-29

Engineer's Opinion of Probable Costs
Hellwinkel Channel Improvements
3/27/2014

Project Estimate

Estimated Cost	\$537,191.72
10% (Contingencies)	\$53,719.17
Construction Surveying, Inspection & Testing	\$20,000.00
Engineers Estimate to Completion	\$610,910.89
Funding Sources	
Funding from Q1 grant	-\$307,250.00
Douglas Couty School district (fiber line)	-\$10,000.00
Town of Gardnerville Budget Requirements:	\$293,660.89
The 610.563.900 (includes the Q1 grant funds)	\$ 735,788
Identified uses:	
The Hellwinkle Channel and trail project	\$ 612,288
Gilman ponds ammenities grant from state lands.	\$ 123,500

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for December 2014.
2. **Recommended Motion:** N/A
Funds Available: Yes N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** January 6, 2015 **Time Requested:** 5 minutes
5. **Agenda:** Consent Administrative
6. **Background Information:** Presented at meeting.
7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for December 2014.

2. Recommended Motion: None required.

Funds Available: Yes N/A

3. Department: Administration

4. Prepared by: Tom Dallaire

5. Meeting Date: January 6, 2015 Time Requested: 20 minutes

6. Agenda: Consent Administrative

Background Information: See attached report.

7. Other Agency Review of Action: Douglas County N/A

8. Board Action:

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Continued |



Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Ken Miller, Board Member
Cassandra Jones, Board Member
Mary Wenner, Board Member

Town Manager Monthly Report December 2014 Board Meeting

- A. Esplanade at the Ranch:** is on the agenda for this month. Bollards were installed last month. They continue to fill in house pads with more homes going up in the development. They are finishing up the Lasso Lane homes to Snaffle Bit.
- B. Gardnerville Station (former Eagle Gas):** Major Drilling completed the drilling and installation of 3 monitoring wells. The barrels were discharge of the drilling process and were disposed. Water testing was performed. Still waiting on the test results. Candice and I have a draft RFQ (request for qualifications) created that will solicit architectural firms for the building plans. We are in a 15 day waiting period from the state (normal procedure for them) that will be up on January 3rd. We are expecting to get the CDBG letter authorizing us to proceed after January 5th. The RFQ process will have a score sheet for each interested firm, and we are putting together a committee for the approval of the firm. **Is this something the board wants to hear in public or assign a board member to be part of the selection process?**
- C. 395 Crosswalks** – No news from NDOT on a contract. – we have plans to modify the sidewalk in front of Ron Cauley building for the Brower bench which we temporary installed. We have worked with Ron to get the concrete replaced and will be partnering with him due to the poor condition of the existing concrete within the public right of way. Also with the construction of Sharkey's we need to look at replacing the deteriorated sidewalk in front of Battle Born as well.
- D. Kingslane Sidewalk Project** – Coordinated with Three Castles on the channel design we need for the project. We are looking into an alternative to the existing Kingslane slump stone entry walls. **Does the board have any opinions or alternative they would like to see as this entrance gets rebuilt that we can present to the board as part of this project?**
- E. Hellwinkel Channel:** The plans are done, the engineers estimate is complete and in the board packet under the Nevada Energy contract. We are submitting to County, Army Corps, and SHPO next week.
- F. Office Items:**
- The Survey results are attached to this report on the 2nd annual customer service survey.
 - Approved a sign application to the county on adding Peet's coffee on the side of the Raley's shopping center.
 - Attended the breakfast meeting for the county Economic Vitality champion breakfast. Process continues on those programs and the future of the Carson Valley is exciting.
 - Attended the manager lunch meeting at Indian Hills.
 - Attended Lee Bonner's lunch with Ken Miller.
 - Reviewed issues with ducks and town staff.
 - Reviewed the site cleanup with a contractor at the Martin Slough ponds while they are dry.
 - Applied for a new rolling stock permit for the Martin Slough wetlands, open space and Cottonwood trail stream.
 - Drove the Parade of Light float. Thank you to Marie and her friends for singing and Main Street for decorating the trailer. The float looked great.
 - Attended the Chamber meeting and provided a report on the town and its activities.
 - Met with Troy at Battle Born and Carol Yparraguire, the owner of the property, about the plans as proposed by the adjacent property owner (Sharkey's development)
 - Town staff and I looked into the storm drain issues surrounding the parking lot improvements.



Constant Contact Survey Results

Survey Name: 2014 Town of Gardnerville Service Survey

Response Status: Partial & Completed

Filter: None

12/3/2014 1:53 PM PST

Which of the following are your primary sources of information about Town issues, services, and events?

Answer	0%	100%	Number of Response(s)	Response Ratio
Town Record (bi-annual newsletter)			12	19.0 %
Town website via home computer			11	17.4 %
Town website via mobile device			3	4.7 %
Record Courier (newspaper)			36	57.1 %
Carson Valley Times (on-line news magazine)			21	33.3 %
Social networking site (FaceBook, Twitter)			33	52.3 %
Word of mouth			15	23.8 %
Town emails/press releases			4	6.3 %
Public meetings			3	4.7 %
Other			2	3.1 %
		Totals	63	100%

For each of the following issues in DOWNTOWN GARDNERVILLE please rate your satisfaction on a scale of 1 to 5:

where 5 means "Very Satisfied" and 1 means "Very Dissatisfied"

1 = Very Satisfied, 2 = Satisfied, 3 = Average, 4 = Dissatisfied, 5 = Very Dissatisfied

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Cleanliness of downtown areas						64	1.6
Feeling of safety of downtown at night						64	1.7
Quality of public events held downtown						63	1.9
Landscaping and green space						64	1.7
Signage and way finding						64	1.7
Availability of public event space						64	2.1
Pedestrian accessibility						64	1.9
Parking availability						64	2.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Please rate your satisfaction of the Town maintained assets

on a scale of 1 to 5:

where 5 means "Very Satisfied" and 1 means "Very Dissatisfied"

1 = Very Satisfied, 2 = Satisfied, 3 = Average, 4 = Dissatisfied, 5 = Very Dissatisfied

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Maintenance of parks (Heritage, Gardner, Arbor Gardens)						64	1.5
Maintenance of walking trails / open space / wetlands (Martin Slough Nature Trail)						64	1.8
Maintenance of regional detention ponds (Stodick Ponds, Virginia Ranch Pond Two, Virginia Ranch Regional Pond)						64	1.9
Landscaping areas (Toler Lane, Waterloo Islands, Stodick Lineal)						64	1.8
Maintenance of streets						64	2.0
Maintenance of sidewalks						64	2.0
Maintenance of street signs						62	1.7
Cleanup of debris/litter in and near roadways						64	2.0
Maintenance of Town owned buildings (Maintenance Facility, Town Admin Office)						64	1.6
Street sweeping operations						64	1.9

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

12-3

Please rate your satisfaction of the Town's garbage collection services on a scale of 1 to 5:

where 5 means "Very Satisfied" and 1 means "Very Dissatisfied"
 1 = Very Satisfied, 2 = Satisfied, 3 = Average, 4 = Dissatisfied, 5 = Very Dissatisfied

Answer	1	2	3	4	5	Number of Response(s)	Rating Score*
Curbside residential garbage collection service						62	1.5
Curbside greenwaste collection service						60	2.2
Town's greenwaste drop-off location						59	2.2
Garbage collection billing / office staff customer service						62	1.7
Field staff customer service						60	1.8
Overall service						62	1.9

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

*What kinds of recycling would you like provided?

Answer	0%	100%	Number of Response(s)	Response Ratio
Curbside single stream (all recyclables in one container)			49	76.5 %
Drop off location (such as Gardnerville Elementary School)			7	10.9 %
Large trash drop off area at town maintenance yard			5	7.8 %
Greenwaste drop off at the town maintenance yard			2	3.1 %
No Response(s)			1	1.5 %
Totals			64	100%

While recycling will reduce the volume of waste in the landfill, recycling is labor intensive to dump, screen, sort and separate the types of recycling products. Would you be willing to pay for the additional collection service?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			34	53.1 %
No			29	45.3 %
No Response(s)			1	1.5 %
Totals			64	100%

12-4

If you answered yes to question 6, how much extra would you be willing to pay monthly for single stream (all recyclables in one container) curbside recycling?

Answer	0%	100%	Number of Response(s)	Response Ratio
\$2 - \$5			17	47.2 %
\$5 - \$8			11	30.5 %
\$8 - \$10			6	16.6 %
Totals			36	100%

Have you called or visited with Town staff with a question, problem, or complaint during the past year?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			16	25.0 %
No			47	73.4 %
Other			0	0.0 %
No Response(s)			1	1.5 %
Totals			64	100%

If your Answer was Yes to Number 8; How easy was it to contact the person you needed to reach?
 1 = Very Easy, 2 = Somewhat Easy, 3 = Normal, 4 = Difficult, 5 = Very Difficult

	1	2	3	4	5	Number of Response(s)	Rating Score*
						16	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

How would you rate your overall level of satisfaction of the services provided by the Town of Gardnerville?

Answer	0%	100%	Number of Response(s)	Response Ratio
Highly satisfied			36	56.2 %
Somewhat satisfied			17	26.5 %
Neutral			8	12.5 %
Somewhat dissatisfied			1	1.5 %
Highly dissatisfied			0	0.0 %
No Response(s)			2	3.1 %
Totals			64	100%

If you could change ONE thing about the Town of Gardnerville, what would it be?

44 Response(s)

This section provides staff information to analyze and document the results based on those individuals who have participated in the Town's Customer Service Survey.

What is your gender?

Answer	0%	100%	Number of Response(s)	Response Ratio
Male			16	25.0 %
Female			44	68.7 %
Prefer not to answer			0	0.0 %
No Response(s)			4	6.2 %
Totals			64	100%

What is your age?

Answer	0%	100%	Number of Response(s)	Response Ratio
Younger than 18			0	0.0 %
18 - 34			10	15.6 %
35 - 44			16	25.0 %
45 - 54			14	21.8 %
55 - 64			13	20.3 %
65+			7	10.9 %
No Response(s)			4	6.2 %
Totals			64	100%

12-6

Where do you live within the Town of Gardnerville

Answer	0%	100%	Number of Response(s)	Response Ratio
Arbor Gardens			3	4.6 %
Carson Valley Estates			0	0.0 %
Stodick Estates			5	7.8 %
Chichester Estates			12	18.7 %
The Ranch at Gardnerville			5	7.8 %
Sunset (North Hampton Wilson Cir)			0	0.0 %
Old Town (Hussman, Circle, Douglas, High School streets)			2	3.1 %
Other			32	50.0 %
No Response(s)			5	7.8 %
		Totals	64	100%

Do you own or rent your current residence?

Answer	0%	100%	Number of Response(s)	Response Ratio
Own			44	68.7 %
Rent			15	23.4 %
Prefer not to answer			1	1.5 %
No Response(s)			4	6.2 %
		Totals	64	100%

Approximately how many years have you lived in the Town of Gardnerville?

Answer	0%	100%	Number of Response(s)	Response Ratio
3 or less			22	34.3 %
4 - 5			5	7.8 %
6 - 10			7	10.9 %
11 - 20			10	15.6 %
21 - 30			8	12.5 %
31 +			7	10.9 %
No Response(s)			5	7.8 %
		Totals	64	100%

12-7




TextBlock:

Thank you for participating in the Town of Gardnerville's 2014 Customer Service Survey.

We will contact you by e-mail if you win the year of free trash service for one single family home or one office residential customer.

Additionally, we would like to e-mail you information that will keep our residents informed about what is happening in Gardnerville by providing news on Town events and programs offered throughout the year.

*Would you like the Town to email you information about Town events? Your Contact information will not be released to any other entities.

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes - I would like to be notified of Town events			48	75.0 %
No - I do NOT want to be Notified about Town events			11	17.1 %
No Response(s)			5	7.8 %
		Totals	64	100%

*Please enter the information indicated below.

Address 1 = Your physical street address where trash service is provided

Answers	Number of Response(s)
First Name	56
Last Name	56
Email Address	56
Address 1	56

RALEY'S 109
GARDNERVILLE, NV
PEET'S COFFEE & TEA
EXTERIOR WALL SIGN

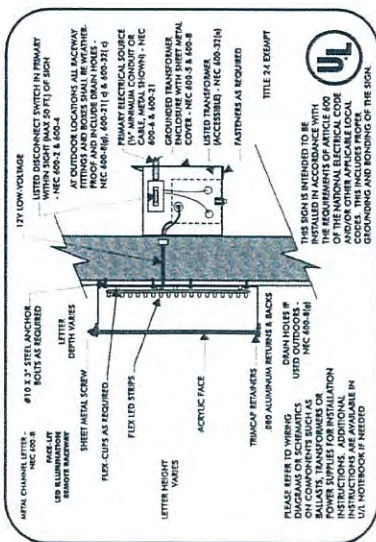
12' - 4"

Peet's Coffee & Tea

25 1/2"

26.3 sf

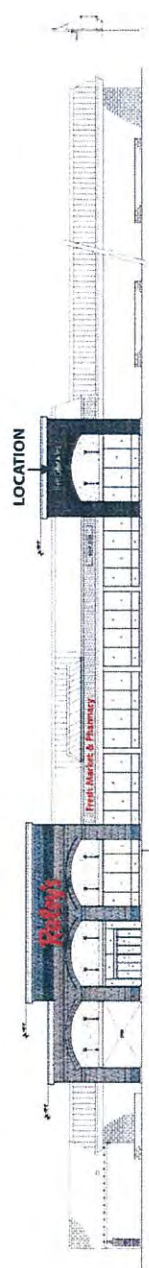
SCALE 3/4" = 1'



ATTACHMENT SPECIFICATIONS	FASTENER	BUILDING CONSTRUCTION TYPE
#10 x 3" - HEX WASHERHEAD STEEL ANCHOR SCREW	#10 x 3" - HEX WASHERHEAD STEEL ANCHOR SCREW W/ 1/2" PLASTIC SHIELDS	METAL, WOOD
1/2" REDHEADS/WEDGE ANCHORS	1/2" REDHEADS/WEDGE ANCHORS	CONCRETE, BLOCK
ALL FASTENERS TO PENETRATE THROUGH ANY COATINGS OR STUCCO AND ATTACH TO BUILDING STRUCTURE		FIRE CLAY BRICK, MASONRY

PEET'S DARK BROWN	PEET'S GOLD	PEET'S CREAM	PEET'S BURGUNDY
60C / 60M / 100T / 80K	60C / 20M / 100T / 80K	60C / 10M / 80T / 60K	60C / 10M / 100T / 70K
1000 / 1000 / 1000	1000 / 1000 / 1000	1000 / 1000 / 1000	1000 / 1000 / 1000
300-1000-1000	300-1000-1000	300-1000-1000	300-1000-1000
300-1000-1000	300-1000-1000	300-1000-1000	300-1000-1000

"PEET'S COFFEE & TEA" FACE-ILLUMINATED CHANNEL LETTERS
RETURNS: 5"
FACES: ACRYLIC WITH VINYL OVERLAYS TO MATCH PEET'S COLORS
ILLUMINATION: LED ILLUMINATION



WESTERN SIGN COMPANY
SINCE 1959

6221 ENTERPRISE DRIVE, DIAMOND SPRINGS, CA 95619
Phone 916.933-3765 • 530.623-1420 Fax 530.622-9367
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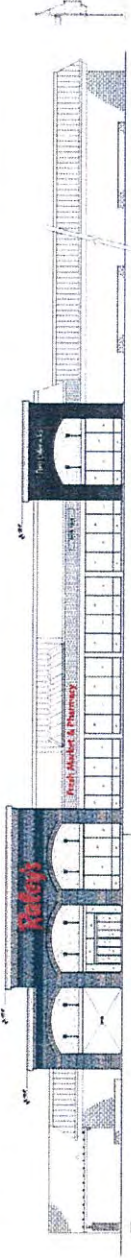
SALESPERSON: Keith Willis
ILLUSTRATION: Perry Wilson
LOCATION: Gardnersville, NV
DATE: 10/23/14
REVISED: 12/01/14

CUSTOMER APPROVAL: _____ DATE: _____
LANDSCAPE APPROVAL: _____ DATE: 12-4-14
SALESPERSON SIGNOFF: _____

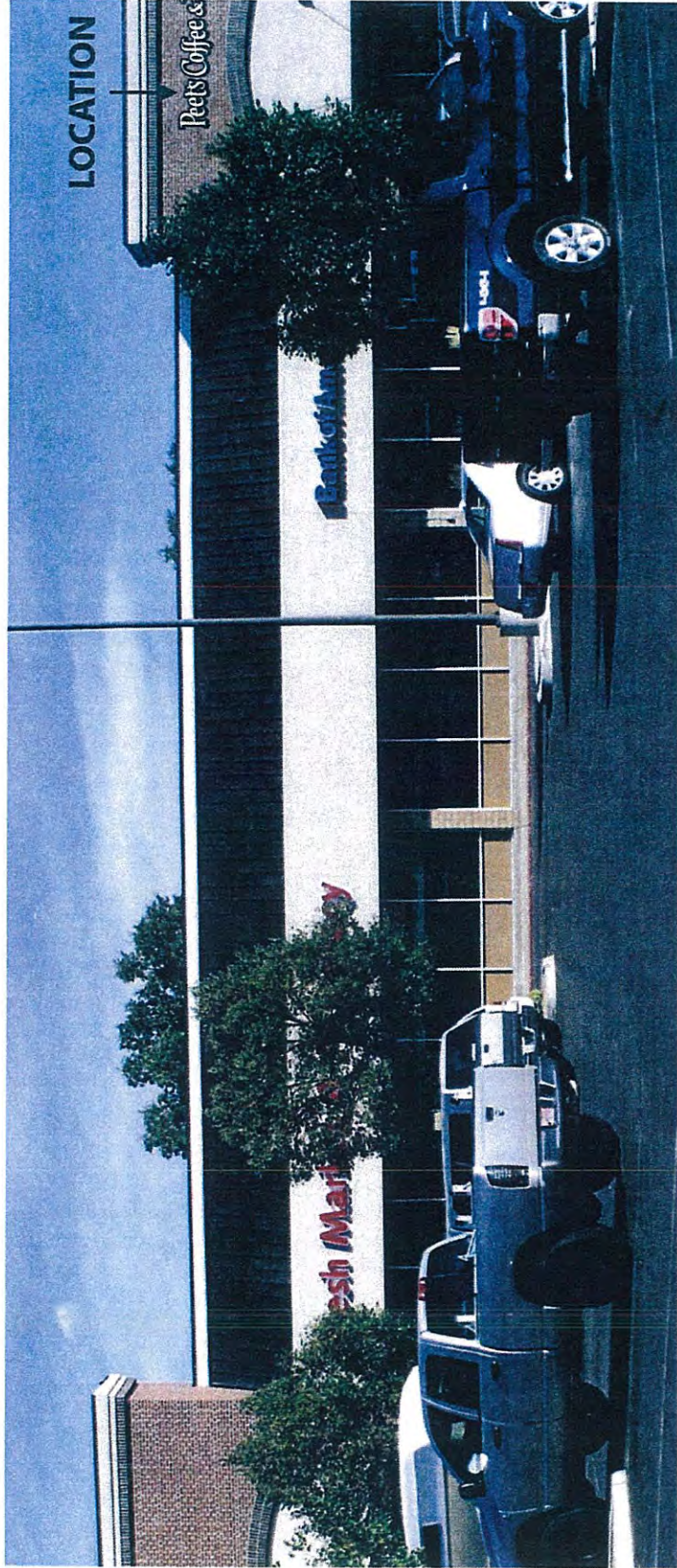


12-9

RALEY'S 109
GARDNERVILLE, NV
PEET'S COFFEE & TEA
EXTERIOR WALL SIGN



SCALE 1/32" = 1'



LOCATION



**WESTERN
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SALESPERSON
ILLUSTRATION
LOCATION
DATE
REVISED

Keith Willis
Perry Wilson
Gardnerville, NV
10/23/14
12/01/14

CUSTOMER APPROVAL

THIS SIGN AND THE ILLUSTRATION ARE THE PROPERTY OF WESTERN SIGN COMPANY. APPROVAL OF THE ILLUSTRATION DOES NOT CONSTITUTE AN ENDORSEMENT OR ASSOCIATION WITH THE ILLUSTRATED BUSINESS. WESTERN SIGN COMPANY HAS PREPARED THIS ILLUSTRATION USING STANDARD DIMENSIONAL ILLUSTRATION CONVENTIONS. ALL ELEMENTS ARE CONCEPTUAL, AND TO APPROXIMATE SCALE ONLY. THEY ARE NOT TO BE CONSIDERED AN EXACT IMAGE OF HOW THE FINISHED SIGN WILL APPEAR. THIS IS AN ILLUSTRATION ONLY AND NOT A CONTRACT. ANY REVISIONS TO THIS ILLUSTRATION MUST BE APPROVED BY WESTERN SIGN COMPANY. THIS ILLUSTRATION IS NOT TO BE REPRODUCED, COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF WESTERN SIGN COMPANY.

DATE

12-4-14

DATE

LANDLORD APPROVAL

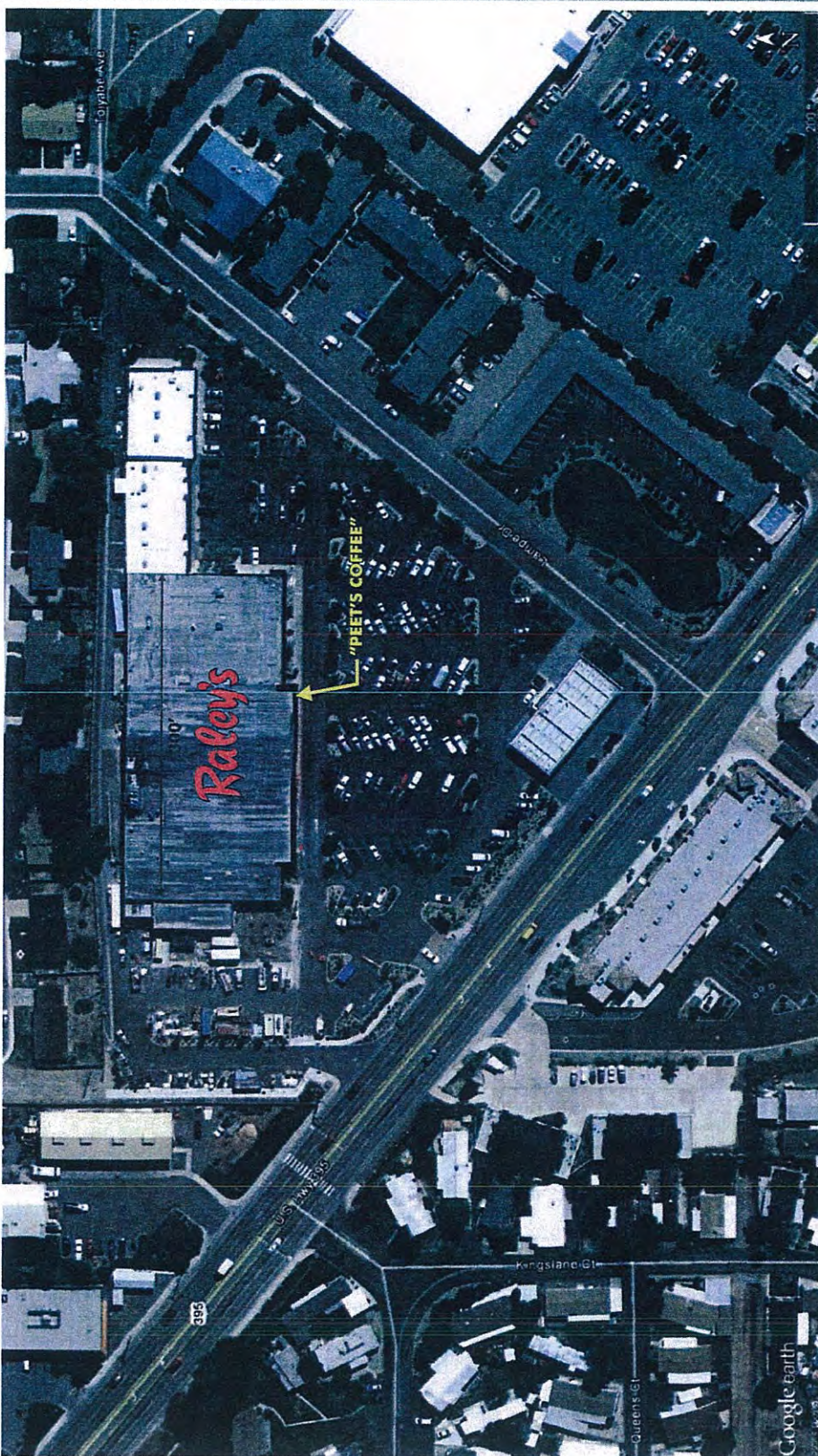
DATE

SALESPERSON SIGNOFF



12-10

RALEY'S 109
GARDNERVILLE, NV
PEET'S COFFEE & TEA
EXTERIOR WALL SIGN



**WESTERN
SIGN COMPANY**
SINCE 1959

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Phone 916.933.3765 • 530.622.1420 Fax 530.622.9367
E-Mail design@westernsign.com Website www.westernsign.com

SALESPERSON
ILLUSTRATION
LOCATION
DATE
REVISED

Keith Willis
Perry Wilson
Gardnerville, NV
10/23/14
12/01/14

CUSTOMER APPROVAL _____ DATE _____
COLOURS ON THIS PRINTOUT MAY VARY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN CALLOUT. WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS. ILLUSTRATIONS SHOWING BLUE LINES OR DIMENSIONS ARE NOT TO BE CONSIDERED AS PART OF THE APPROVAL. THIS ILLUSTRATION IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION UNLESS A WRITTEN PERMISSION IS OBTAINED FROM WESTERN SIGN COMPANY, INC. IT IS SUBJECT TO YOUR APPROVAL. IT IS NOT TO BE REPRODUCED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WESTERN SIGN COMPANY, INC.

LANDLORD APPROVAL _____ DATE _____
 SALESPERSON SIGNOFF _____ DATE _____

Samuel Dault 12-4-14



12-11

Progress Indicators for Douglas County

**ECONOMIC DEVELOPMENT
ANNUAL PERFORMANCE MEASURES REPORT
2014**



Date of Report – October 15, 2014

**Presented to the Board of County Commissioners
December 4, 2014**

12-13

FIGURES

		PAGE
Figure 1	Douglas County Employment, 2006-2013	2
Figure 2	Douglas County Jobs by Industry, 2013	3
Figure 3	Douglas County Employees by Industry, 2009-2013	4
Figure 4	Number of Douglas County Employees in Manufacturing Industry, 2003-2013	5
Figure 5	Douglas County Manufacturing Worksites, First Quarters, 2011-2014	5
Figure 6	Douglas County Average Annual Wages by Industry	6
Figure 7	Douglas County Annual Average Wages, All Industries vs. Manufacturing	7
Figure 8	Net New Businesses in Main Street Gardnerville, 2009-2013	9
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Figure 10	Building Permits in Douglas County, 2004-2013	12
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Figure 14	Single Family Sales in Douglas County from January to September, 2013 vs. 2014	15
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Figure 16	Douglas County and State of Nevada Graduation Rates, 2011-2013	17

used services, permits and applications in one location. New webpages were also added for small business counseling, and to answer questions about business expansion and relocation.

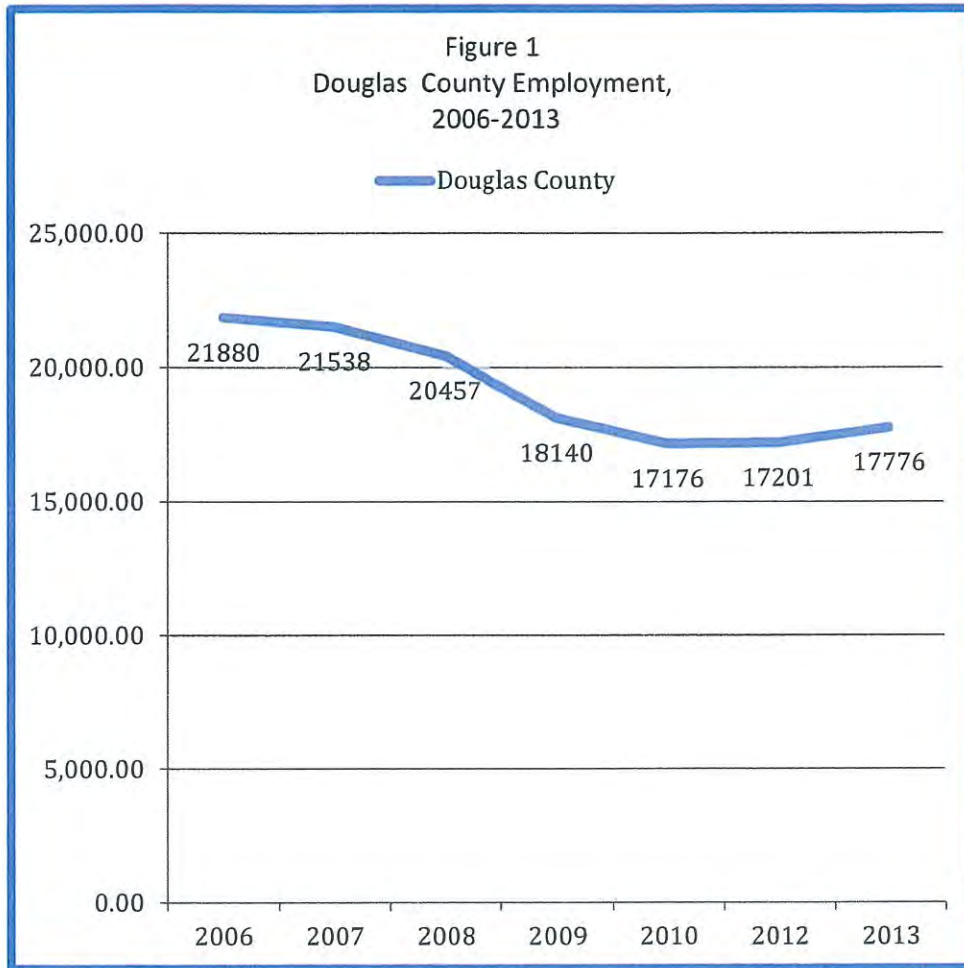
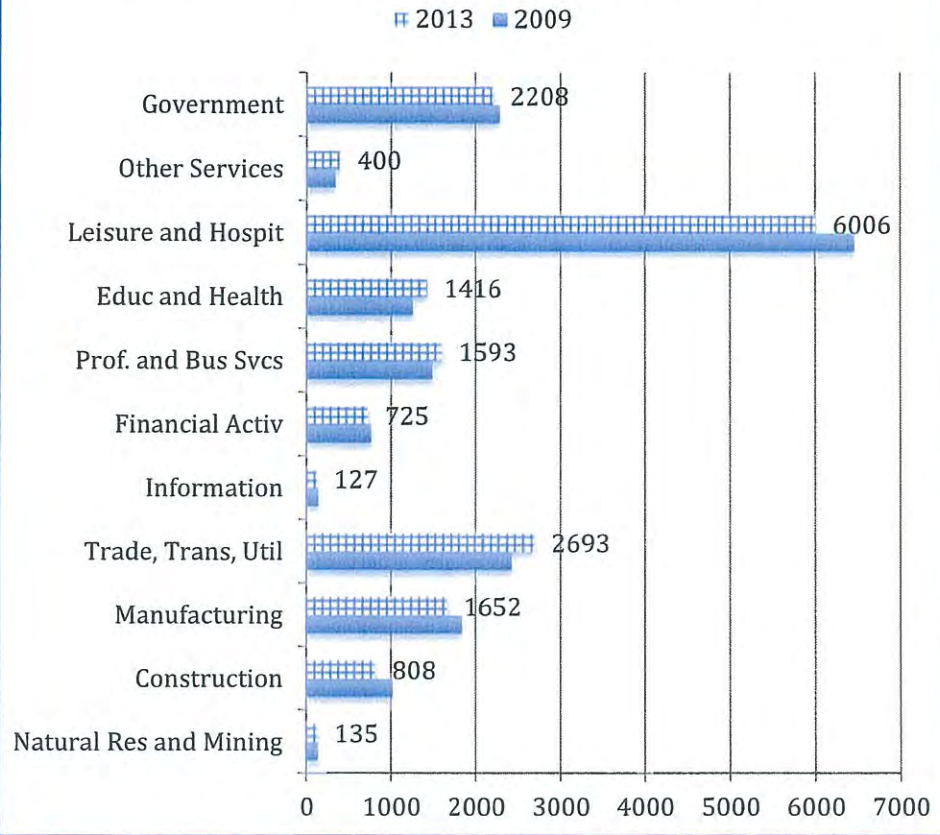


Figure 2 depicts the percentage of jobs in each industry sector for 2013. The largest employment sectors in Douglas County continue to be leisure and hospitality at 34%, Trade, Transportation, and Utilities at 15%, and Government at 12%.

Figure 3 compares the annual average number of employees by industry sector working in 2009 and 2013. Between 2009 and 2013, there have been increases in four industry sectors: 1) Education and Health; 2) Professional and Business Services; 3) Trade, Transportation, and Utilities; and 4) Other Services.

Figure 3
Douglas County Employees by Industry, 2009 vs. 2013



12-19

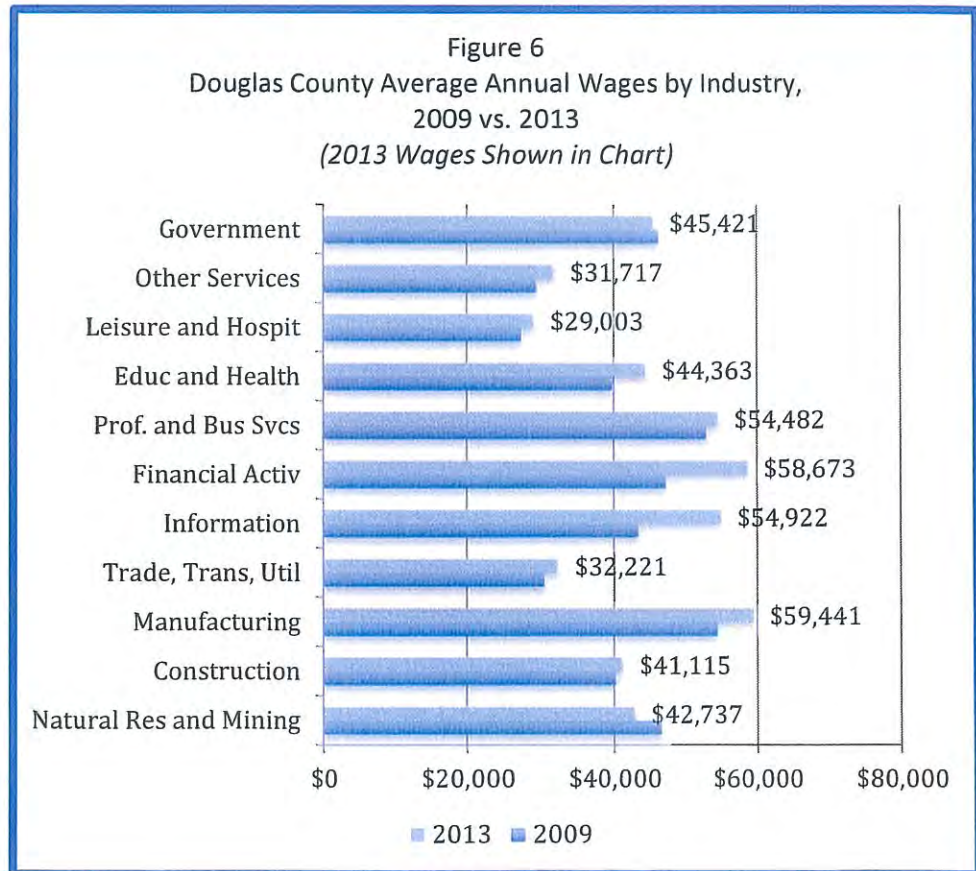
Figure 5
Douglas County Manufacturing Worksites,
First Quarters, 2011-2014

	First Quarter, 2011	First Quarter, 2012	First Quarter, 2013	First Quarter, 2014
Manufacturing Worksites	72	70	77	81

Source: DETR

In 2011, Douglas County contracted with the Northern Nevada Development Authority (NNDa) for the marketing and attraction of manufacturing businesses to the county. Although employment numbers have remained flat, there was a 12.5% increase in the number of manufacturing businesses. Most of the companies recently recruited by NNDa are planning to add additional employees during the next 2-3 years.

Figures 6 and 7 compare the averages wages for each industry in 2009 and 2013 as well as the historical comparison of the average wage for the manufacturing industry with the average wage for all industries in Douglas County.

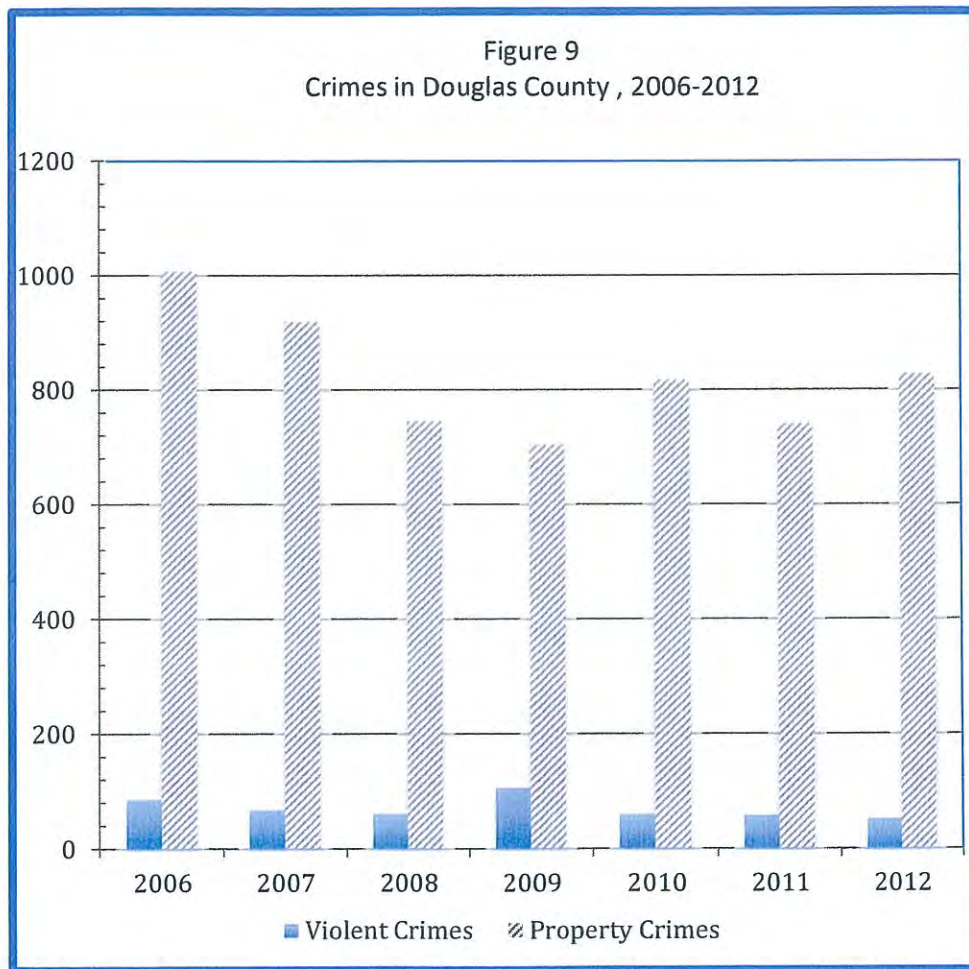


QUALITY OF LIFE



Some of the measures of quality of life include public safety, availability of community services and parks and recreation, and access to health care. Overall, the measures of quality of life are positive for this year's report.

In relation to public safety, Figure 9 depicts the number of violent and property crimes in the County between 2006 and 2012. There were 107 violent crimes in Douglas County in 2009 but the comparable figure for calendar year 2012 is 53, based on the Uniform Crime Reports from the Department of Justice. Property crimes totaled 1,007 in 2006 but decreased to 829 for 2012.



Access to health care and opportunities for healthy living are important quality of life measures. According to the 2014 County Health Rankings Report, Douglas County is ranked number one in health factors and number three in health outcomes compared to other counties in the State of Nevada. Health outcomes rank how healthy a county is in Nevada while health factors are based on the factors that influence health, such as air quality, tobacco use and access to care. The Health Rankings Report

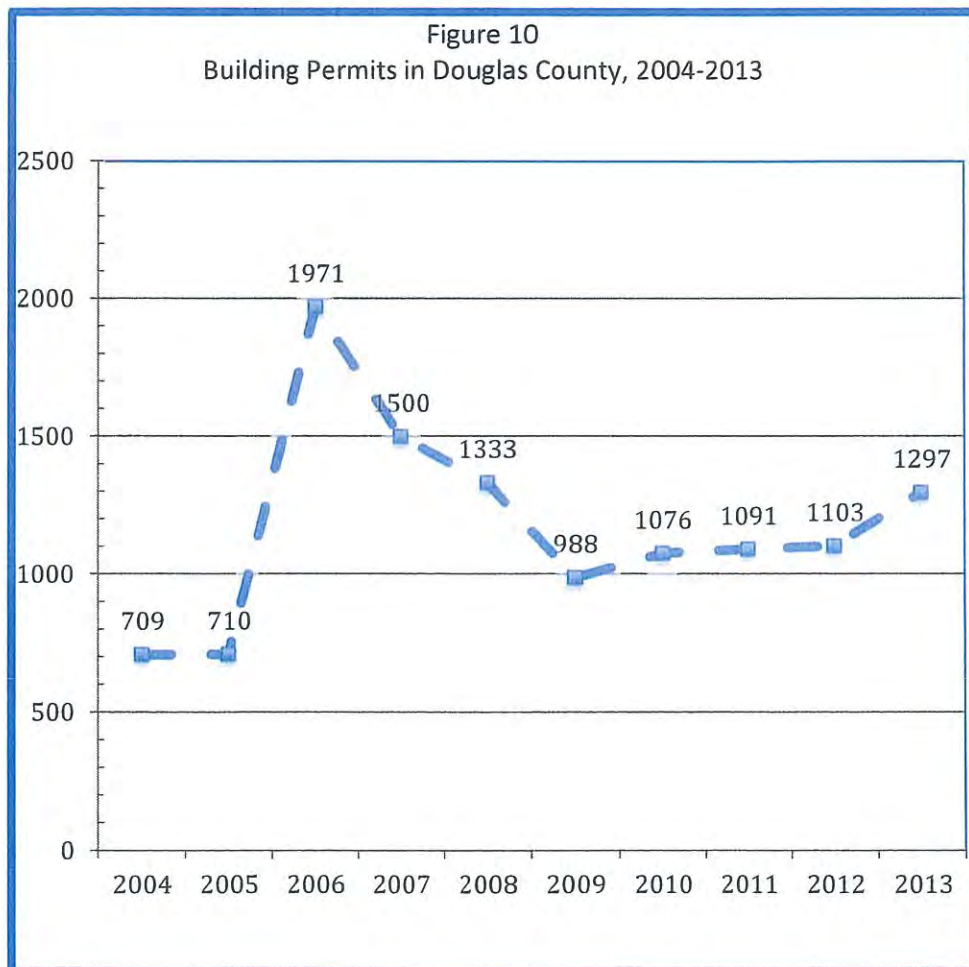
COMMUNITY INVESTMENT/CONSUMER SPENDING

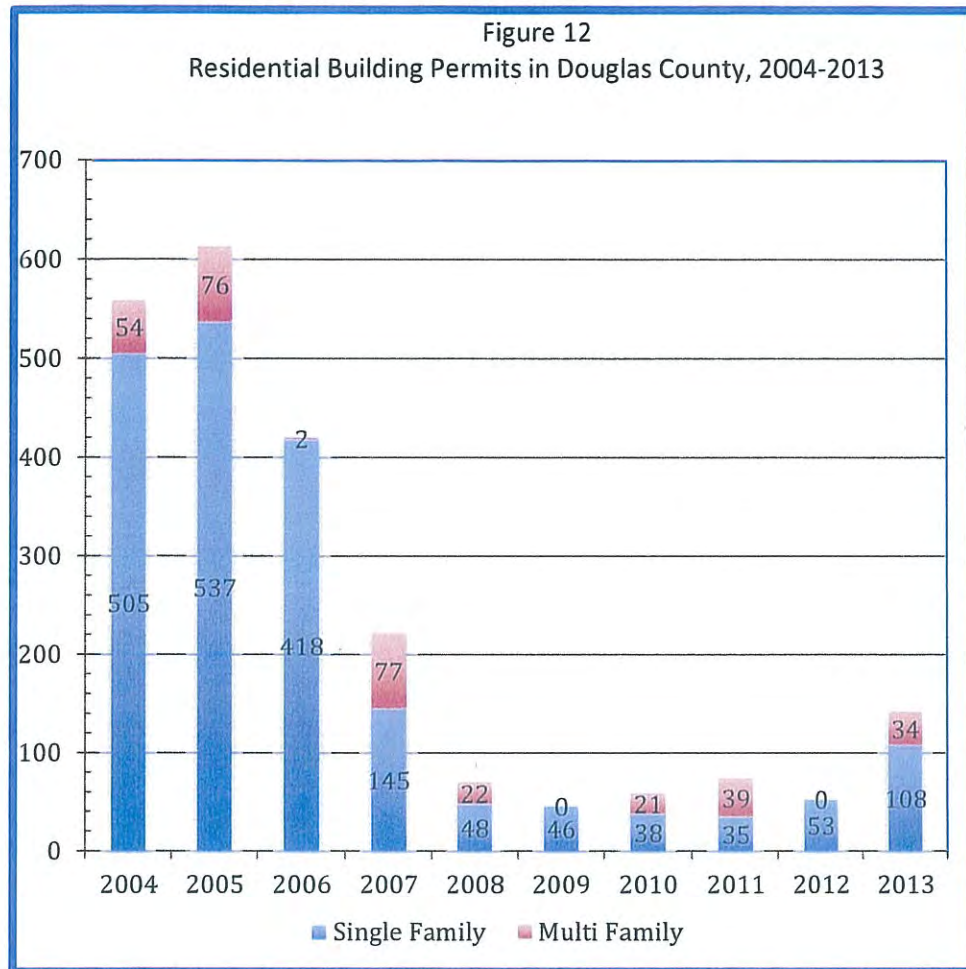


The measures of community investment and consumer spending include taxable sales revenues, building permit activity, and home sales. For 2013 and the first half of 2014, Douglas County is seeing significant improvements in these measures.

According to the Nevada Department of Taxation, the taxable sales for Douglas County increased from \$592,823,014 in Fiscal Year 2012-2013 to \$599,622,888 in Fiscal Year 2013-2014, an increase of 1.1%.

The volume of building permits continues to increase. As shown in Figure 10, building permits increased from 1,103 in calendar year 2012 to 1,297 permits in calendar year 2013. The value of all building permits in 2013 was \$75.48 million, which is the first time that permits have exceeded the value of building permits issued in 2008, as shown in Figure 11.





During 2013, Douglas County issued 108 single family permits and two multi-family permits for 34 units. The value of new single family permits was \$38,094,761 in 2013 compared to \$16,042,805 in 2012, as shown in Figure 13.

The new multi-family units included the 30 unit Parkway Vista affordable senior housing development in the Town of Gardnerville, which opened in early 2014. The total value of the 2013 multi-family permits was \$3,765,620.



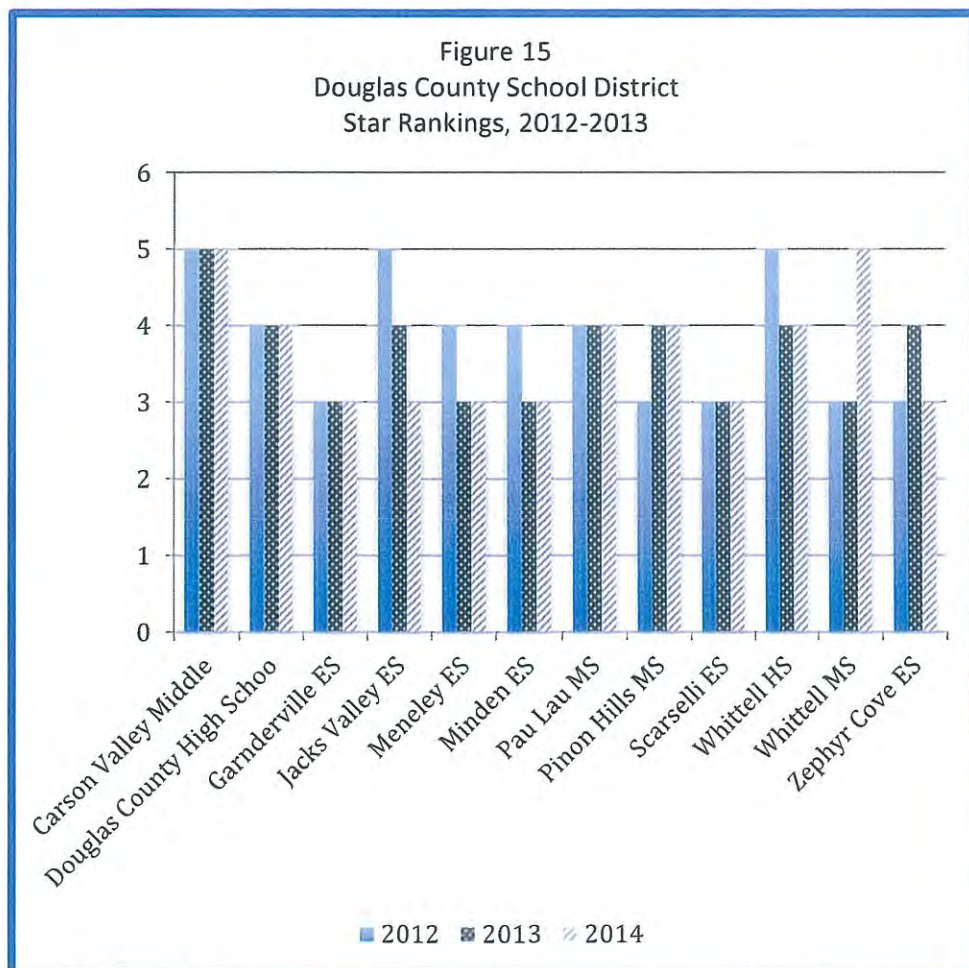
EDUCATION



The quality of the K-12 education system in Douglas County is a key component of the Economic Vitality Plan and the Economic Development Element of the Master Plan. Schools in the State of Nevada are evaluated based on the Nevada School Performance Framework (NSPF), also known as Star Rankings, as well as the school accountability reports.

With NSPF, each school receives a maximum of five stars based on an index score. The index score is based on student proficiency and student growth on math and reading assessments as well as reductions in achievement gaps. Schools with an index score at or above 50, for example, receive three stars. Schools with an index score at or above 68 and below 77 receive four stars. Schools with an index score at or above 77 receive five stars.

Figure 15 depicts the star rankings for every school in the Douglas County School District between 2012 and 2014. Alternative schools, such as Aspire High School, were not ranked until 2014 and are not included in Figure 15. All of the schools in the District are ranked at three stars or above. Carson Valley Middle School has achieved a five star ranking for three consecutive years.



Douglas County, Nevada
Economic Development Performance Indicators

Aspect	Indicator/Measure	Source	Frequency	Historical	2010	2011	2012	2013	2014
Workforce, Industry & Innovation	Unemployment rate	DETR	Annually	5.4% (2006)	14.5%	14.4%	12.0%	11%	-
	# of Employment Training participants who are unemployed and obtain a job	Social Services	Annually (FY)	new program in FY 10	29	59	72	77	96
	% of Employment Training participants who are unemployed and obtained a job	Social Services	Annually (FY)	new program in FY 10	37.6%	51.3%	49.6%	52%	51%
	Median family income	HUD	Annually	\$65,800 (2006)	\$73,000	\$75,900	\$76,900	\$78,200	\$74,102
	# of construction jobs	DETR	Annually	1015 (2009)	775	767	752	808	-
	# of manufacturing jobs	DETR	Annually	1835 (2009)	1673	1694	1786	1652	-
	# of leisure and hospitality jobs	DETR	Annually	6523 (2009)	6056	6148	5904	6006	-
	Avg. annual wage	DETR	Annually	\$37,710 (2009)	\$38,270	\$39,033	\$39,564	\$40,011	-
	Avg. annual manufacturing wage	DETR	Annually	\$54,371 (2009)	\$56,152	\$57,321	\$57,634	\$59,441	-
	Number of worksites	DETR	Annually	1874 (2009)	1767	1753	1775	1829	-
	# of total jobs, all industries	DETR	Annually	18,140 (2009)	17176	17270	17201	17776	-
	# of companies relocated through NNDAs	Northern Nevada Development Authority	Annually (FY)		1	2	3	9	2
	# of companies expanded through NNDAs	NNDAs	Annually (FY)		2	0	1	2	4
	# of new jobs resulting from relocations handled by NNDAs	NNDAs	Annually (FY)		22	45	20	280	10
	# of new jobs resulting from expansions handled by NNDAs	NNDAs	Annually (FY)		40	17	38	97	73
	Number of commercial building permits issued in business parks	Community Development	Annually		2	0	0	4	-
	Value of commercial improvements in industrial parks	Community Development	Annually		\$2,816,848	0	0	\$341,500	-
Value of commercial personal property assessments (machinery, equip., fixtures)	Assessor	Annually (FY)	\$75,759,224 (2006)	\$69,384,370	\$65,066,659	\$59,888,398	\$57,610,702	\$62,240,578	
# of entrepreneurs (clients) that receive small business counseling	NSBDC -UNJR	Annually (FY)		36	24	27	21	19	
# of new clients that received small business counseling	NSBDC -UNJR	Annually (FY)		10	12	22	15	13	
Number of net new businesses in Genoa	Gillmor Coons Real Estate	Annually (FY)			4	4	-3	-	
Commercial occupancy rate in Genoa	Gillmor Coons Real Estate	Annually			94.79%	97.28%	87.03%	-	
Number of net new businesses in the Main Street Gardnerville District (MSG)	Main Street Gardnerville	Annually	5 (2009)	11	16	5	6	-	
# of MSG businesses that made investments/improvements in their properties	Main Street Gardnerville	Annually	0 (2009)	4	17	14	16	-	
Number of commercial building permits issued in towns & downtowns (Genoa, Minden, Gardnerville, Stateline)	Community Development	Annually		1	0	3	19	-	
Value of commercial improvements in the towns & downtowns	Community Development	Annually		\$140,040	0	\$5,026,148	\$5,034,392	-	
Room tax occupancy rate - Lake	Finance Department	Annually (FY)	70.58% (2006)	61.21%	59.37%	56.72%	58.20%	58.03%	
Room tax occupancy rate - Valley	Finance Department	Annually (FY)	54.25% (2006)	43.36%	45.97%	46.11%	48.40%	45.35%	

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Douglas County, Nevada
Economic Development Performance Indicators

Aspect	Indicator/Measure	Source	Frequency	Historical	2010	2011	2012	2013	2014
Education	Percent of public high school students who graduate in four years	Douglas County School Dist. (DCSD)	Annually	84.6% (Class of 2008)	87.8%	86.9%	80.4%	85.0%	-
	who graduate in five year (adjusted graduation rate)		Annually			87.6%	N/A	-	-
	who took the SAT	DCSD	Annually	41% (2008)	41.0%	48.8%	46.1%	50.7%	53.3%
	who took to ACT	DCSD	Annually	46% (2008)	41.0%	46.0%	45.9%	43.7%	51.4%
	with college-ready ACT score - Eng. (Composition)	DCSD	Annually	83% (2008)	79.0%	78.0%	78.0%	75.0%	79.0%
	with college-ready ACT score - Math (Algebra)	DCSD	Annually	55% (2008)	55.0%	62.0%	53.0%	50.0%	70.0%
	with college-ready ACT score - Science (Biology)	DCSD	Annually	36% (2008)	32.0%	40.0%	35.0%	46.0%	59.0%
	Population 25 and older								
	High school graduate or higher	ACS	3-Year estimates		91.8%	93.2%	93.4%	-	-
	Some college, no degree	ACS	3-Year estimates		30.3%	30.0%	29.4%	-	-
	Associates degree	ACS	3-Year estimates		10.7%	10.8%	10.7%	-	-
	Bachelors degree	ACS	3-Year estimates		14.6%	17.0%	17.6%	-	-
	Graduate, professional or doctorate degree	ACS	3-Year estimates		8.7%	8.9%	9.0%	-	-

12-35

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on Town Board member appointments to represent the Town of Gardnerville and to be the Town Board liaison for the following boards:
 - a. Main Street Gardnerville Board of Directors
 - b. Carson Valley Arts Council
 - c. Nevada League of Cities,with public comment prior to Board action.

2. **Recommended Motion:** Based on Board discussion.
Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** January 6, 2015 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information: Each year the board determines who will represent the town on the aforementioned boards.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Continued |