

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the Fiscal Year 2013-2018 Tentative Capital Improvement Plan (CIP), with public comment prior to Board action.
2. **Recommended Motion:** Motion to approve the Tentative five-year Capital Improvement Plan for Fiscal Year 2013-2018 as presented (or with modifications per this evening's discussion).
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** April 2, 2013 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

Background Information: The Capital Improvement Plan has been revised to address the priorities that have been discussed and established with the revised Strategic Plan. The plan has also been changed to address the requested changes in staffing patterns.

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

7. **Board Action:**

Approved

Denied

Approved with Modifications

Continued

Table 1: Town of Gardnerville Capital Improvement Program, 2012-2018 - <Tentative Budget>

FISCAL YEAR	PUBLIC WORKS 610-926-562-000						PARKS & RECREATION/OPEN SPACE				FLEET/EQUIPMENT/FACILITIES/OTHER					
	CAPITAL		NON-CAPITAL		CAPITAL		NON-CAPITAL		CAPITAL		NON-CAPITAL					
	Description	Cost	Description	Cost	Description	Cost	Description	Cost	Description	Cost	Description	Cost				
2012-2013 558,532.84	FY 2013 TE NDOT Match - Crosswalks	\$ 15,000	Bank Hellwinkel Channel	\$ 49,246	Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 7,000	LWCF Trails Amenities Match	\$ 25,000			Debt Service-Series 2005	\$ 122,982	Small equipment replacements	\$ 2,500
					Chichester Microsurfacing (Gilman, Chichester, Portions of Marion Russell and Harvest)	\$ 123,003							613.730.564.500 Lawn Mower replacement	\$ 29,000		
					Sunset Park Microsurfacing (Wilson, Easton, North Hampton)	\$ 33,253							Town Server	\$ 10,549		
					Seal Coat Stodick Estates	\$ 31,000										
					Crack sealing	\$ 10,000										
					Patch repair in Chichester area	\$ 50,000										
	TOTAL	\$ 15,000	\$ 49,246		\$ 297,256	\$ 7,000		\$ 25,000		\$ 162,531		\$ 2,500				
2013-2014 405,057.00	Sidewalk Repair and ADA Ramp Upgrades	\$ 25,000	Bank Hellwinkel Channel	\$ 28,057	Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500	Raley's to Toler Sidewalk (Sidewalk Portion)	\$ 35,000	Repair Hellwinkel Shop	\$ 40,000	Debt Service-Series 2005	\$ 118,000	Small equipment replacements	\$ 2,500
			Kingslane NDOT Match	\$ 50,000	Crack sealing	\$ 15,000										
					Patch repair in Chichester area	\$ 33,000										
	TOTAL	\$ 25,000	\$ 78,057		\$ 98,000	\$ 8,500		\$ 35,000		\$ 40,000		\$ 118,000		\$ 2,500		
2014-2015 429,300.00	Sidewalk Repair and ADA Ramp Upgrades	\$ 25,000			Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500					Debt Service-Series 2005	\$ 118,000	Small equipment replacements	\$ 2,500
					Crack sealing	\$ 15,000										
					Cape Seal Industrial Way	\$ 174,000										
					Patch repair in Chichester area	\$ 36,300										
	TOTAL	\$ 25,000	\$ -		\$ 275,300	\$ 8,500		\$ -		\$ -		\$ 118,000		\$ 2,500		
2015-2016 499,430.00	Sidewalk Repair and ADA Ramp Upgrades	\$ 25,000			Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500	Waterloo Islands Water Saving Landscaping	\$ 12,000			Larger Crack Seal Unit	\$ 45,000	Small equipment replacements	\$ 2,500
	Main Street Gateway Demolition (Former Eagle Gas) Anticipating Grant Funding to Assist	\$ 55,000			Crack sealing	\$ 15,000										
	Main Street Gateway Construction (Former Eagle Gas)	\$ 112,000			Slurry Stodick Estates	\$ 78,500										
	Town Maintenance Facility Upgrades (Part of Raley's to Toler Sidewalk Plans)	\$ 56,000			Patch repair in Chichester area	\$ 39,930										
	TOTAL	\$ 248,000	\$ -		\$ 183,430	\$ 8,500		\$ 12,000		\$ -		\$ 45,000		\$ 2,500		
2016-2017 430,923.00	Sidewalk Repair and ADA Ramp Upgrades	\$ 25,000			Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500			Repair Hellwinkel Hay Barn	\$ 20,000	2 Equipment Trailers	\$ 12,000	Small equipment replacements	\$ 2,500
					Crack sealing	\$ 15,000	Storm Drain Replacement South of Cemetery	\$ 96,000								
					Slurry Arbor Gardens	\$ 158,000										
					Patch repair in Chichester area	\$ 43,923										
	TOTAL	\$ 25,000	\$ -		\$ 266,923	\$ 104,500		\$ -		\$ 20,000		\$ 12,000		\$ 2,500		
2017-2018 429,315.30	Sidewalk Repair and ADA Ramp Upgrades	\$ 25,000			Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500	Gilman Water Saving Landscaping	\$ 12,000			3 Yard Dump Truck	\$ 65,000	Small equipment replacements	\$ 2,500
	Ezell Ave Half Street Improvements - North	\$ 73,000			Crack sealing	\$ 15,000			"The Ranch" Trail	\$ 35,000						
					Cape Seal Southgate, Service Dr, Pep Cir	\$ 95,000										
					Patch repair in Chichester area	\$ 48,315										
	TOTAL	\$ 98,000	\$ -		\$ 208,315	\$ 8,500		\$ 47,000		\$ -		\$ 65,000		\$ 2,500		

13-2

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Public hearing to adopt the Tentative Budget for Fiscal Year 2013-2014, with public comment prior to Board action.

2. **Recommended Motion:** Motion to adopt the tentative budget for fiscal year 2013-2014 as presented or with modifications.
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** April 2, 2013 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

Background Information: See attached information.

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

7. **Board Action:**

 Approved Approved with Modifications
 Denied Continued

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	610	Gardnerville Town					
Revenue							
Department	000	Revenue					
Taxes							
311.100	Ad Valorem Current	\$962,686.00	\$982,823.00	\$911,762.55	\$941,010.59	\$975,041.47	\$1,030,506.63
311.120	Ad Valorem Delinquent	\$0.00	\$0.00	\$1,921.76	\$33,356.53	\$13,056.22	\$10,553.00
311.600	Ag Deferred Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
311.610	New Construction Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
311.700	Personal Property Current	\$0.00	\$0.00	\$45,417.07	\$43,626.47	\$48,484.94	\$49,761.84
311.800	Personal Property Delinq	\$0.00	\$0.00	\$650.06	\$1,374.54	\$153.06	\$1,428.43
Total: Taxes		\$962,686.00	\$982,823.00	\$959,751.44	\$1,019,368.13	\$1,036,735.69	\$1,092,249.90
Intergovernmental Revenue							
321.300	Gaming-NRS Co. Lic	\$25,000.00	\$25,000.00	\$16,335.00	\$26,482.50	\$24,637.50	\$28,935.00
331.010	St-Consolid.Tax Dist.	\$243,918.00	\$232,734.00	\$123,362.15	\$232,855.26	\$249,725.29	\$281,497.55
331.110	Grant-EDA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
331.185	Grant Match	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$0.00
331.280	Grant-FEMA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
331.286	Grant-Nonpoint Source	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
332.805	Grant-USDOT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
334.121	Grant In Aid-State(P)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
334.123	Grant-State Q1	\$0.00	\$0.00	\$0.00	\$200,000.00	\$0.00	\$0.00
334.230	Grant-Traffic Safety	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
334.801	Nv Div Of Forestry-State	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
335.402	Scort	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
337.100	State Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Intergovernmental Revenue		\$268,918.00	\$257,734.00	\$139,697.15	\$459,337.76	\$275,112.79	\$310,432.55
Charges For Service							
335.600	DMV 5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
335.602	Mv Priv.-Special	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
341.620	Professional Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

142

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	610	Gardnerville Town					
Department	000	Revenue					
341.625	Prof. Fees/ App. Req.	\$8,000.00	\$6,000.00	\$8,159.30	\$9,583.75	\$6,606.20	\$11,250.70
<u>Total: Charges For Service</u>		\$8,000.00	\$6,000.00	\$8,159.30	\$9,583.75	\$6,606.20	\$11,250.70
<u>Interest Revenue</u>							
361.200	Interest On Investment	\$5,000.00	\$5,000.00	\$1,675.43	\$5,964.73	\$6,811.21	\$9,450.71
361.205	Investment-FMV Adjust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total: Interest Revenue</u>		\$5,000.00	\$5,000.00	\$1,675.43	\$5,964.73	\$6,811.21	\$9,450.71
<u>Miscellaneous Revenue</u>							
360.100	Cash Overs/Shorts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.11	\$0.00
360.205	Downtown Vision Commit.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
360.210	Merchandise Sales	\$0.00	\$0.00	\$0.00	\$260.00	\$295.00	\$50.00
360.800	Miscellaneous	\$0.00	\$8,275.00	\$10,965.49	\$2,739.01	\$23,494.18	\$6,556.13
360.901	Reimbursements	\$0.00	\$0.00	\$2,354.27	\$12,088.80	\$0.00	\$24,478.51
362.100	Rent/Lease Income	\$0.00	\$0.00	\$190.00	(\$25.00)	\$1,350.00	(\$150.00)
367.102	Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total: Miscellaneous Revenue</u>		\$0.00	\$8,275.00	\$13,509.76	\$15,062.81	\$25,139.29	\$30,934.64
<u>Other Financing Sources</u>							
360.750	Loan Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
391.100	Sale Of Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
392.000	Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
393.100	Bond Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total: Other Financing Sources</u>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Req. Fund Bal./Reserves</u>							
301.000	Opening Fund Balance	\$70,459.00	\$202,527.00	\$0.00	\$0.00	\$0.00	\$0.00
301.100	Opening Fund Reserves	\$213,867.00	\$440,743.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total: Beg. Fund Bal./Reserves</u>		\$284,326.00	\$643,270.00	\$0.00	\$0.00	\$0.00	\$0.00
Department Total: Revenue		\$1,528,930.00	\$1,903,102.00	\$1,122,793.08	\$1,509,317.18	\$1,350,405.18	\$1,454,318.50
Revenue Totals		\$1,528,930.00	\$1,903,102.00	\$1,122,793.08	\$1,509,317.18	\$1,350,405.18	\$1,454,318.50

14-0

Town of Gardnerville < Tentative Budget >

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	610	Gardnerville Town					
Expenses							
Department	921	Gardnerville Admin					
<u>Salaries & Wages</u>							
510.000	Salaries & Wages	\$106,752.00	\$113,272.00	\$69,735.53	\$124,073.95	\$115,852.75	\$83,071.81
510.150	Board Compensation	\$13,770.00	\$14,500.00	\$10,327.50	\$13,550.00	\$14,786.23	\$14,586.90
511.166	Sick Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.167	Vacation Payout	\$0.00	\$0.00	\$122.93	\$0.00	\$0.00	\$0.00
511.168	Vacation Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.169	Comp Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.170	Overtime	\$600.00	\$500.00	\$578.70	\$2,215.05	\$1,361.74	\$467.08
511.171	Holidays	\$0.00	\$0.00	\$5,651.12	\$6,172.77	\$6,004.35	\$4,716.49
511.172	Comp Paid	\$0.00	\$0.00	\$39.46	\$0.00	\$0.00	\$0.00
511.173	Vacation	\$0.00	\$0.00	\$8,589.18	\$5,941.76	\$10,173.65	\$9,042.24
511.174	Sick	\$0.00	\$0.00	\$8,412.40	\$1,699.04	\$4,720.72	\$3,259.15
516.120	Contract Salaries	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,474.66
	Total: Salaries & Wages	\$121,122.00	\$128,272.00	\$103,456.82	\$153,652.57	\$152,899.44	\$116,618.33
	<u>Employee Benefits</u>						
511.180	Benefits	\$48,000.00	\$46,087.00	\$0.00	\$0.00	\$0.00	\$0.00
511.181	Retirement	\$0.00	\$0.00	\$22,519.44	\$32,725.56	\$31,418.70	\$20,417.78
511.182	Pact Workers Comp	\$0.00	\$0.00	\$1,842.48	\$2,904.77	\$2,946.30	\$1,865.34
511.183	Group Insurance	\$0.00	\$0.00	\$16,405.19	\$18,900.80	\$20,514.43	\$12,785.92
511.184	Unemployment	\$0.00	\$0.00	\$456.86	\$586.79	\$662.51	\$458.76
511.186	Medicare	\$0.00	\$0.00	\$1,256.21	\$1,911.27	\$2,045.09	\$1,406.42
511.187	Uniform Allowance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.188	Co. Dependent Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.190	Pact Other	\$800.00	\$800.00	\$228.32	\$280.67	\$617.43	\$938.71
511.195	Oasdi	\$0.00	\$0.00	\$95.72	\$133.92	\$0.00	\$0.00
511.201	PEBS-Ret.Medical	\$201.00	\$200.00	\$171.45	\$200.04	\$252.84	\$78.76
	Total: Employee Benefits	\$49,001.00	\$47,087.00	\$42,975.67	\$57,643.82	\$58,457.30	\$37,951.69

19
65

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	610	Gardnerville Town					
Department	921	Gardnerville Admin					
Services & Supplies							
520.055	Telephone Expense	\$3,600.00	\$3,600.00	\$1,934.98	\$3,071.55	\$3,320.80	\$4,067.39
520.060	Postage/Po Box Rent	\$3,500.00	\$3,500.00	\$1,721.99	\$1,706.30	\$2,087.29	\$2,475.44
520.064	Travel	\$3,000.00	\$3,000.00	\$2,669.62	\$2,406.15	\$252.57	\$1,405.65
520.072	Advertising	\$6,500.00	\$7,500.00	\$1,083.53	\$2,170.89	\$1,949.96	\$2,292.17
520.080	Insur.-Liability	\$8,900.00	\$8,900.00	\$8,859.79	\$7,996.14	\$7,818.79	\$7,995.57
520.084	Replacement & Repair	\$750.00	\$750.00	\$392.50	\$569.55	\$327.66	\$1,660.40
520.089	Power	\$2,600.00	\$2,600.00	\$1,464.97	\$1,980.19	\$1,991.06	\$2,449.10
520.090	Water	\$800.00	\$700.00	\$263.72	\$499.24	\$750.77	\$903.00
520.092	Heating	\$2,500.00	\$2,500.00	\$1,113.73	\$1,627.76	\$2,096.31	\$2,516.49
520.093	Utilities-Sewer	\$400.00	\$400.00	\$264.68	\$383.40	\$302.40	\$302.40
520.097	Maint B&G	\$1,500.00	\$1,500.00	\$545.21	\$7,880.46	\$1,132.80	\$1,811.13
520.098	Janitorial Services	\$1,100.00	\$1,000.00	\$712.47	\$1,062.50	\$977.50	\$1,020.00
520.107	Maint Equip	\$750.00	\$750.00	\$112.50	\$112.50	\$112.50	\$257.80
520.108	Maint Office Equip	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.123	Deductable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.130	Rents & Leases Bldgs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.136	Rents & Leases Equipment	\$2,100.00	\$2,100.00	\$1,779.07	\$2,480.66	\$1,855.49	\$1,586.51
520.169	EMRB Assessment	\$75.00	\$75.00	\$62.50	\$52.50	\$17.00	\$23.00
520.170	Memberships	\$3,500.00	\$3,500.00	\$2,932.56	\$2,611.56	\$2,817.56	\$2,914.68
520.187	Internet Expense	\$1,710.00	\$810.00	\$396.41	\$522.01	\$722.44	\$722.45
520.200	Training & Education	\$2,200.00	\$2,000.00	\$1,709.95	\$2,117.00	\$1,887.25	\$5,376.60
520.210	Election Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.415	PACT Agent Compensation	\$850.00	\$750.00	\$415.50	\$826.00	\$836.00	\$756.00
521.100	Professional Services	\$66,501.00	\$70,500.00	\$71,351.67	\$60,000.00	\$78,810.00	\$31,500.00
521.130	Legal Services	\$20,000.00	\$18,000.00	\$17,300.46	\$23,921.57	\$39,364.47	\$24,319.85
521.135	Legal-Collection Cost	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
521.160	Auditing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
521.404	Moving Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	610	Gardnerville Town					
Department	921	Gardnerville Admin					
521.500	Admin & Overhead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
530.101	96-97 Flood	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.001	Op.Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.055	Books & Periodicals	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$528.35
532.056	Subscriptions	\$4,100.00	\$7,100.00	\$3,480.84	\$26.00	\$26.00	\$26.00
532.109	Bottled Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00
533.800	Office Supplies	\$5,000.00	\$5,000.00	\$1,843.73	\$3,890.25	\$2,332.45	\$8,713.80
533.802	Small Equipment	\$500.00	\$500.00	\$1,651.66	\$6,111.62	\$339.50	\$0.00
533.806	Software	\$200.00	\$200.00	\$454.92	\$938.77	\$349.14	\$1,751.19
533.813	Office Products Program	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
533.817	Small Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,694.00
550.001	Miscellaneous Expenses	\$2,000.00	\$1,974.00	\$870.00	\$187.50	\$159.03	\$793.00
550.048	Downtown Vision Committ.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Services & Supplies	\$145,036.00	\$149,609.00	\$125,388.96	\$135,152.07	\$152,636.74	\$112,864.97
Debt Service							
521.300	Bond Issuance Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital Outlay/Projects						
562.000	Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.200	Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.500	Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
564.500	Machinery & Equipment	\$1,200.00	\$4,200.00	\$0.00	\$0.00	\$0.00	\$0.00
564.602	Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Capital Outlay/Projects	\$1,200.00	\$4,200.00	\$0.00	\$0.00	\$0.00	\$0.00
	Department Total: Gardnerville Admin	\$316,359.00	\$329,168.00	\$271,821.45	\$346,448.46	\$363,993.48	\$267,434.99
Department	923	Parks & Recreation					
	Salaries & Wages						
511.166	Sick Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.167	Vacation Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	610	Gardnerville Town					
Department	923	Parks & Recreation					
511.168	Vacation Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.169	Comp Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Salaries & Wages		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Services & Supplies							
520.037	Weed Spraying	\$2,500.00	\$2,500.00	\$442.73	\$2,254.00	\$474.41	\$1,087.50
520.084	Replacement & Repair	\$12,000.00	\$12,000.00	\$7,060.05	\$14,714.86	\$11,135.79	\$6,852.17
520.089	Power	\$4,500.00	\$3,500.00	\$3,109.20	\$4,663.53	\$3,999.53	\$4,307.35
520.090	Water	\$21,500.00	\$17,000.00	\$12,068.13	\$17,237.38	\$16,285.73	\$15,961.37
520.093	Utilities-Sewer	\$650.00	\$650.00	\$216.12	\$567.00	\$648.00	\$648.00
520.097	Maint B&G	\$2,500.00	\$1,500.00	\$510.00	\$1,495.00	\$1,722.64	\$134.25
520.107	Maint Equip	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$240.00	\$240.00
520.136	Rents & Leases Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.001	Op. Supplies	\$1,500.00	\$1,500.00	\$74.96	\$164.98	\$1,921.88	\$56.46
532.003	Gas & Oil	\$3,200.00	\$3,000.00	\$1,384.50	\$2,802.29	\$1,846.63	\$1,147.95
533.802	Small Equipment	\$1,500.00	\$2,500.00	\$419.95	\$995.00	\$0.00	\$396.00
533.817	Small Projects	\$14,700.00	\$38,975.00	\$58,069.34	\$11,447.33	\$14,451.94	\$9,828.57
Total: Services & Supplies		\$66,050.00	\$84,625.00	\$83,354.98	\$56,341.37	\$52,726.55	\$40,659.62
Capital Outlay/Projects							
561.100	Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.000	Capital Projects	\$75,000.00	\$0.00	\$0.00	\$450,470.50	\$0.00	\$0.00
562.200	Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.500	Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
563.300	Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
563.301	Park Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
564.500	Machinery & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Capital Outlay/Projects		\$75,000.00	\$0.00	\$0.00	\$467,073.28	\$0.00	\$0.00
Department Total: Parks & Recreation		\$141,050.00	\$84,625.00	\$83,354.98	\$523,414.65	\$52,726.55	\$40,659.62

1517

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund		Gardnerville Town					
		610					
		926					
Department		Other Public Works					
<u>Salaries & Wages</u>							
510.000	Salaries & Wages	\$213,651.00	\$177,680.00	\$103,843.26	\$161,402.64	\$105,861.42	\$171,492.31
510.125	Salaries-Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.166	Sick Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.167	Vacation Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.168	Vacation Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.169	Comp Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.170	Overtime	\$4,000.00	\$4,000.00	\$379.22	\$396.14	\$3,125.97	\$2,262.90
511.171	Holidays	\$0.00	\$0.00	\$6,327.00	\$6,800.89	\$4,981.77	\$9,144.79
511.172	Comp Paid	\$0.00	\$0.00	\$1,221.71	\$0.00	\$0.00	\$0.00
511.173	Vacation	\$0.00	\$0.00	\$4,522.46	\$8,432.10	\$13,329.51	\$10,007.32
511.174	Sick	\$0.00	\$0.00	\$5,344.93	\$5,510.44	\$10,579.22	\$5,454.38
	Total: Salaries & Wages	\$217,651.00	\$181,680.00	\$121,638.58	\$182,542.21	\$137,877.89	\$198,361.70
<u>Employee Benefits</u>							
511.180	Benefits	\$95,042.00	\$77,959.00	\$0.00	\$0.00	\$0.00	\$0.00
511.181	Retirement	\$0.00	\$0.00	\$25,789.55	\$39,239.62	\$23,729.73	\$39,314.81
511.182	Pact Workers Comp	\$0.00	\$0.00	\$3,571.35	\$5,470.43	\$2,850.68	\$4,665.81
511.183	Group Insurance	\$0.00	\$0.00	\$21,062.70	\$29,623.50	\$16,443.02	\$26,545.14
511.184	Unemployment	\$0.00	\$0.00	\$593.19	\$850.65	\$658.01	\$941.77
511.186	Medicare	\$0.00	\$0.00	\$1,622.46	\$2,537.70	\$1,639.12	\$2,319.73
511.187	Uniform Allowance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.188	Co. Dependent Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.195	Oasdi	\$0.00	\$0.00	\$701.20	\$951.18	\$987.37	\$767.51
	Total: Employee Benefits	\$95,042.00	\$77,959.00	\$53,340.45	\$78,673.08	\$46,317.93	\$74,554.77
<u>Services & Supplies</u>							
520.017	Snow Removal	\$1,500.00	\$1,500.00	\$0.00	\$102.34	\$53.97	\$405.44
520.037	Weed Spraying	\$2,200.00	\$2,000.00	\$442.73	\$2,140.03	\$601.16	\$1,733.75
520.060	Postage/Po Box Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.080	Insur.-Liability	\$8,900.00	\$8,900.00	\$8,795.78	\$7,996.14	\$7,818.80	\$7,495.57

14-8

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	610	Gardnerville Town					
Department	926	Other Public Works					
520.084	Replacement & Repair	\$9,500.00	\$9,500.00	\$4,613.41	\$18,124.30	\$6,122.79	\$20,897.35
520.089	Power	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.092	Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.093	Utilities-Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.095	Street Lights	\$71,000.00	\$70,000.00	\$46,793.39	\$69,903.49	\$67,026.80	\$74,387.55
520.103	Maint Road	\$83,000.00	\$140,000.00	\$151,880.33	\$35,418.47	\$42,905.84	\$35,202.25
520.107	Maint Equip	\$1,500.00	\$2,500.00	\$309.13	\$309.14	\$507.28	\$327.33
520.116	Veh. Maint-Co Shop	\$3,000.00	\$4,500.00	\$4,307.20	\$1,566.05	\$3,373.32	\$0.00
520.136	Rents & Leases Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.141	Other Rents/Leases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,600.00
520.155	Licensing	\$0.00	\$0.00	\$28.50	\$0.00	\$0.00	\$0.00
520.169	EMRB Assessment	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00
520.170	Memberships	\$0.00	\$0.00	\$0.00	\$995.00	\$0.00	\$0.00
520.200	Training & Education	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
521.100	Professional Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$291.00
521.200	Engineering	\$21,000.00	\$13,500.00	\$17,074.87	\$11,611.75	\$4,300.00	\$13,004.85
521.201	Engineering/Applicant Req	\$0.00	\$0.00	\$0.00	\$0.00	\$1,530.00	\$2,983.18
521.202	Engineering /Annex	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.001	Op. Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56.47
532.003	Gas & Oil	\$10,000.00	\$10,000.00	\$5,429.79	\$8,304.61	\$7,010.05	\$8,806.47
532.019	Storm Drain Maintenance	\$8,500.00	\$20,000.00	\$2,692.26	\$55,054.30	\$17,710.30	\$2,571.70
532.028	Uniforms	\$2,800.00	\$2,000.00	\$1,917.88	\$2,506.32	\$1,842.12	\$2,291.14
532.055	Books & Periodicals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.116	Crack Seal Maintenance	\$15,000.00	\$27,200.00	\$17,628.96	\$3,789.68	\$212.82	\$729.37
533.802	Small Equipment	\$500.00	\$0.00	\$0.00	\$2,434.48	\$0.00	\$0.00
533.806	Software	\$0.00	\$0.00	\$0.00	\$7,356.30	\$0.00	\$0.00
533.817	Small Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Services & Supplies		\$239,450.00	\$312,650.00	\$261,914.23	\$228,212.40	\$161,015.25	\$181,783.42

1419

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund		Gardnerville Town					
610							
Department	926	Other Public Works					
<u>Capital Outlay/Projects</u>							
562.000	Capital Projects	\$103,057.00	\$509,712.00	\$73,167.98	\$128,991.42	\$307,646.95	\$335,012.31
562.200	Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.500	Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
563.300	Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
563.900	Board Designated	\$200,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
564.500	Machinery & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Capital Outlay/Projects	\$303,957.00	\$509,712.00	\$73,167.98	\$128,991.42	\$307,646.95	\$335,012.31
<u>Other Financing Uses</u>							
618.700	Transfers Out	\$117,962.00	\$122,982.00	\$7,373.92	\$122,982.00	\$332,981.00	\$122,982.00
619.000	Contingency	\$27,000.00	\$25,467.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Other Financing Uses	\$144,962.00	\$148,449.00	\$7,373.92	\$122,982.00	\$332,981.00	\$122,982.00
	<u>Ending Fund Bal/Reserves</u>						
625.107	Improvements Reserve	\$0.00	\$188,400.00	\$0.00	\$0.00	\$0.00	\$0.00
625.140	Road Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
625.500	Buildings Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
699.000	Ending Fund Balance	\$70,459.00	\$70,459.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Ending Fund Bal/Reserves	\$70,459.00	\$258,859.00	\$0.00	\$0.00	\$0.00	\$0.00
	Department Total: Other Public Works	\$1,074,521.00	\$1,489,309.00	\$517,435.16	\$741,401.11	\$985,839.02	\$912,694.20
	Revenue Totals:	\$1,528,930.00	\$1,903,102.00	\$1,122,793.08	\$1,509,317.18	\$1,350,405.18	\$1,454,318.50
	Expense Totals	\$1,528,930.00	\$1,903,102.00	\$872,611.59	\$1,611,264.22	\$1,402,559.05	\$1,220,788.81
	Fund Total: Gardnerville Town	\$0.00	\$0.00	\$250,181.49	(\$101,947.04)	(\$52,153.87)	\$233,529.69

15
10

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	611	Gardnerville Health & San					
Revenue							
Department	000	Revenue					
<u>Charges For Service</u>							
344.300	Trash	\$505,000.00	\$490,000.00	\$352,466.74	\$502,764.24	\$497,382.88	\$499,010.85
344.301	Extra Pickup Surcharge	\$0.00	\$0.00	\$325.50	\$370.00	\$406.50	\$513.50
344.310	Landfill Fees	\$343,000.00	\$334,000.00	\$243,388.60	\$347,289.24	\$343,443.33	\$344,535.18
344.315	Dumpster Rental	\$0.00	\$30,000.00	\$23,839.17	\$34,872.51	\$34,398.63	\$33,983.55
344.316	Lock & Key Sales	\$0.00	\$0.00	\$76.00	\$137.00	\$61.00	\$190.00
344.317	Dumpster Replace Fee	\$0.00	\$0.00	\$245.00	\$2,190.75	\$340.00	\$167.00
360.810	Late Charges	\$5,000.00	\$5,000.00	\$5,277.56	\$7,240.27	\$6,243.82	\$7,032.86
	<u>Total Charges For Service</u>	\$853,000.00	\$859,000.00	\$625,618.57	\$894,864.01	\$882,276.16	\$885,432.94
<u>Interest Revenue</u>							
361.200	Interest On Investment	\$3,000.00	\$3,000.00	\$1,234.50	\$4,879.25	\$3,401.59	\$3,083.35
361.205	Investment-FMV Adjust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total Interest Revenue</u>	\$3,000.00	\$3,000.00	\$1,234.50	\$4,879.25	\$3,401.59	\$3,083.35
<u>Miscellaneous Revenue</u>							
360.800	Miscellaneous	\$0.00	\$0.00	\$209.26	\$1,564.55	\$0.00	\$150.00
360.820	Returned Check Fees	\$0.00	\$0.00	\$100.00	\$0.00	\$75.00	\$75.00
	<u>Total Miscellaneous Revenue</u>	\$0.00	\$0.00	\$309.26	\$1,564.55	\$75.00	\$225.00
<u>Contributed Capital</u>							
344.750	Assets Dedicated/Donated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total Contributed Capital</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Other Financing Sources</u>							
391.100	Sale Of Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
392.000	Transfers In	\$0.00	\$0.00	\$0.00	\$21,213.00	\$231,182.00	\$21,357.00
393.100	Bond Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
393.101	Bond Proceeds Offset	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total Other Financing Sources</u>	\$0.00	\$0.00	\$0.00	\$21,213.00	\$231,182.00	\$21,357.00

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Gardnerville Health & San							
Fund	611						
Department	000						
Revenue							
Depreciation/Amortization							
360.849	Amortization- Add Back	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
360.850	Depreciation Add-Back	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Depreciation/Amortization		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Beg. Fund Bal./Reserves							
301.200	Operating Res.-Beg.	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
301.250	Capital Res.-Beg.	\$476,544.00	\$532,946.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Beg. Fund Bal./Reserves		\$526,544.00	\$582,946.00	\$0.00	\$0.00	\$0.00	\$0.00
Department Total: Revenue		\$1,382,544.00	\$1,444,946.00	\$627,162.33	\$922,520.81	\$1,116,934.75	\$910,098.29
Revenue Totals		\$1,382,544.00	\$1,444,946.00	\$627,162.33	\$922,520.81	\$1,116,934.75	\$910,098.29
Expenses							
Department 925 Health & Sanitation							
Salaries & Wages							
510.000	Salaries & Wages	\$250,977.00	\$256,336.00	\$131,591.22	\$194,270.30	\$199,516.78	\$241,753.27
510.125	Salaries-Other	\$0.00	\$0.00	\$0.00	\$4,178.12	(\$10,170.21)	(\$1,909.76)
510.150	Board Compensation	\$14,201.00	\$14,500.00	\$10,327.50	\$13,550.00	\$14,786.27	\$14,586.84
511.167	Vacation Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.168	Vacation Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.169	Comp Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.170	Overtime	\$3,500.00	\$3,500.00	\$5,026.50	\$1,499.87	\$3,420.23	\$3,582.01
511.171	Holidays	\$0.00	\$0.00	\$10,105.99	\$8,608.17	\$12,852.82	\$16,357.27
511.172	Comp Paid	\$0.00	\$0.00	\$406.02	\$0.00	\$0.00	\$0.00
511.173	Vacation	\$0.00	\$0.00	\$12,665.26	\$8,947.03	\$13,337.77	\$23,273.73
511.174	Sick	\$0.00	\$0.00	\$7,941.12	\$2,837.77	\$10,567.73	\$10,943.08
511.176	Call Back	\$0.00	\$0.00	\$0.00	\$0.00	\$110.10	\$127.70
516.120	Contract Salaries	\$0.00	\$15,000.00	\$11,849.67	\$961.00	\$0.00	\$0.00
Total: Salaries & Wages		\$268,678.00	\$289,336.00	\$189,913.28	\$234,852.26	\$244,421.49	\$308,714.14

14-12

Town of Gardnerville < Tentative Budget >

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	611	Gardnerville Health & San					
Department	925	Health & Sanitation					
<u>Employee Benefits</u>							
511.180	Benefits	\$118,821.00	\$117,326.00	\$0.00	\$0.00	\$0.00	\$0.00
511.181	Retirement	\$0.00	\$0.00	\$38,038.08	\$50,471.33	\$48,962.98	\$61,729.81
511.182	Pact Workers Comp	\$0.00	\$0.00	\$4,614.06	\$6,506.93	\$5,916.74	\$6,779.35
511.183	Group Insurance	\$0.00	\$0.00	\$32,646.81	\$41,939.97	\$46,099.75	\$58,540.37
511.184	Unemployment	\$0.00	\$0.00	\$811.86	\$1,023.37	\$1,168.21	\$1,387.36
511.186	Medicare	\$0.00	\$0.00	\$2,281.55	\$2,901.41	\$2,959.93	\$3,641.90
511.187	Uniform Allowance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.188	Co. Dependent Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.190	Pact Other	\$0.00	\$0.00	\$212.05	\$328.79	\$617.43	\$908.38
511.195	Oasdi	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.202	OPEB Expense	\$0.00	\$0.00	\$0.00	\$1,001.00	\$2,696.00	\$0.00
	<u>Total Employee Benefits</u>	\$118,821.00	\$117,326.00	\$78,604.41	\$104,172.80	\$108,421.04	\$132,987.17
<u>Services & Supplies</u>							
520.055	Telephone Expense	\$3,500.00	\$3,600.00	\$1,934.99	\$3,085.54	\$3,320.80	\$4,067.33
520.060	Postage/Po Box Rent	\$4,200.00	\$4,000.00	\$3,711.84	\$3,260.89	\$3,054.75	\$2,964.33
520.064	Travel	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$383.71	\$0.00
520.072	Advertising	\$1,500.00	\$1,500.00	\$1,109.23	\$924.55	\$1,793.57	\$786.97
520.080	Insur.-Liability	\$8,900.00	\$8,900.00	\$8,859.79	\$7,996.14	\$7,818.80	\$8,995.57
520.084	Replacement & Repair	\$40,000.00	\$34,000.00	\$28,022.95	\$52,069.62	\$28,088.24	\$26,776.60
520.089	Power	\$2,600.00	\$2,500.00	\$1,875.43	\$2,575.91	\$2,409.93	\$2,890.29
520.090	Water	\$750.00	\$750.00	\$263.73	\$499.22	\$535.88	\$529.01
520.092	Heating	\$4,000.00	\$4,000.00	\$1,813.90	\$2,710.01	\$3,398.90	\$4,248.14
520.093	Utilities-Sewer	\$380.00	\$380.00	\$264.68	\$302.40	\$302.40	\$302.40
520.097	Maint B&G	\$12,000.00	\$5,000.00	\$1,089.32	\$8,247.33	\$1,210.31	\$1,792.55
520.098	Janitorial Services	\$1,350.00	\$1,350.00	\$712.48	\$1,062.50	\$977.50	\$935.00
520.107	Maint Equip	\$2,000.00	\$31,000.00	\$25,132.04	\$628.49	\$619.79	\$550.32
520.108	Maint Office Equip	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.110	Veh. Maint-Shop Parts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

1910

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	611	Gardnerville Health & San					
Department	925	Health & Sanitation					
520.116	Veh. Maint-Co Shop	\$3,500.00	\$2,000.00	\$2,699.18	\$1,918.11	\$1,631.62	\$1,615.18
520.123	Deductable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.130	Rents & Leases Bldgs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.136	Rents & Leases Equipment	\$2,100.00	\$2,100.00	\$1,779.10	\$2,480.67	\$1,855.52	\$1,586.50
520.155	Licensing	\$350.00	\$250.00	\$35.50	\$234.00	\$57.00	\$114.00
520.169	EMRB Assessment	\$50.00	\$50.00	\$0.00	\$0.00	\$29.75	\$40.25
520.170	Memberships	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.187	Internet Expense	\$2,010.00	\$810.00	\$396.40	\$522.04	\$722.44	\$722.43
520.195	Street Sweeping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520.197	Landfill Expense	\$250,000.00	\$240,000.00	\$147,394.54	\$221,560.29	\$219,332.42	\$277,610.66
520.200	Training & Education	\$2,000.00	\$2,000.00	\$97.50	\$25.00	\$0.00	\$26.25
521.100	Professional Services	\$4,000.00	\$3,800.00	\$3,351.67	\$0.00	\$3,647.50	\$3,600.00
521.130	Legal Services	\$2,000.00	\$1,500.00	\$377.50	\$1,027.50	\$1,748.25	\$881.25
521.135	Legal-Collection Cost	\$500.00	\$500.00	(\$80.64)	(\$74.03)	\$79.49	\$257.05
521.140	Physicals	\$800.00	\$800.00	\$150.00	\$300.00	\$300.00	\$600.00
521.151	Drug/Alcohol Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
521.160	Auditing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
521.404	Moving Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.001	Op. Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.003	Gas & Oil	\$48,000.00	\$45,000.00	\$27,969.87	\$43,820.63	\$37,519.60	\$27,987.59
532.028	Uniforms	\$3,200.00	\$3,200.00	\$1,766.50	\$2,463.08	\$1,842.16	\$2,291.09
532.055	Books & Periodicals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
532.056	Subscriptions	\$2,550.00	\$2,550.00	\$325.55	\$26.00	\$26.00	\$26.00
532.109	Bottled Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00
533.800	Office Supplies	\$3,000.00	\$3,000.00	\$1,973.72	\$2,836.14	\$2,743.73	\$4,013.77
533.802	Small Equipment	\$5,000.00	\$10,200.00	\$1,651.67	\$11,501.31	\$2,352.79	\$11,408.76
533.806	Software	\$5,400.00	\$5,400.00	\$3,470.80	\$2,106.00	\$2,455.14	\$2,852.19
533.813	Office Products Program	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
533.817	Small Projects	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

1915

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	611	Gardnerville Health & San					
Department	925	Health & Sanitation					
550.001	Miscellaneous Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.006	Fiscal Agent Charges	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00
550.203	Collection Loss	\$0.00	\$0.00	\$1,315.64	\$525.39	\$0.00	\$0.00
	<u>Total: Services & Supplies</u>	\$424,640.00	\$421,140.00	\$269,664.88	\$374,834.73	\$330,457.99	\$390,674.48
	<u>Debt Service</u>						
521.300	Bond Issuance Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
521.301	Bond Issue Cost Offset	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.003	Bond Principal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.004	Bond Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.021	Loan Principal	\$0.00	\$0.00	\$0.00	\$20,500.00	\$19,550.00	\$18,650.00
550.022	Loan Interest	\$0.00	\$0.00	\$0.00	\$713.43	\$1,631.54	\$2,507.31
550.990	Debt-Principal Offset	\$0.00	\$0.00	\$0.00	(\$20,500.00)	(\$19,550.00)	(\$18,650.00)
	<u>Total: Debt Service</u>	\$0.00	\$0.00	\$0.00	\$713.43	\$1,631.54	\$2,507.31
	<u>Capital Outlay/Projects</u>						
562.000	Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.200	Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.500	Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
563.990	Capital Project Offset	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
564.500	Machinery & Equipment	\$260,000.00	\$0.00	\$0.00	\$220,330.50	\$0.00	\$0.00
564.602	Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
564.609	Data Processing Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
564.990	Capital Outlay Offset	\$0.00	\$0.00	\$0.00	(\$220,930.50)	\$0.00	\$0.00
	<u>Total: Capital Outlay/Projects</u>	\$260,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Miscellaneous</u>						
550.060	Loss On Asset Disposition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total: Miscellaneous</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Other Financing Uses</u>						
618.700	Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total: Other Financing Uses</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

5515

Town of Gardnerville < Tentative Budget >

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	611	Gardnerville Health & San					
Department	925	Health & Sanitation					
Depreciation							
550.027	Depreciation	\$90,000.00	\$90,600.00	\$44,308.25	\$72,820.90	\$64,916.01	\$67,544.77
Total: Depreciation		\$90,000.00	\$90,600.00	\$44,308.25	\$72,820.90	\$64,916.01	\$67,544.77
Amortization							
550.026	Amort.-Bond Issue Costs	\$0.00	\$0.00	\$0.00	\$455.05	\$546.08	\$546.08
Total: Amortization		\$0.00	\$0.00	\$0.00	\$455.05	\$546.08	\$546.08
Ending Fund Bal/Reserves							
625.200	Operating Reserves	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
625.250	Capital Impr. Reserves	\$170,405.00	\$476,544.00	\$0.00	\$0.00	\$0.00	\$0.00
625.500	Buildings Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Ending Fund Bal/Reserves		\$220,405.00	\$526,544.00	\$0.00	\$0.00	\$0.00	\$0.00
Department Total: Health & Sanitation		\$1,382,544.00	\$1,444,946.00	\$582,490.82	\$787,849.17	\$750,394.15	\$902,973.95
Revenue Totals:		\$1,382,544.00	\$1,444,946.00	\$627,162.33	\$922,520.81	\$1,116,934.75	\$910,098.29
Expense Totals		\$1,382,544.00	\$1,444,946.00	\$582,490.82	\$787,849.17	\$750,394.15	\$902,973.95
Fund Total: Gardnerville Health & San		\$0.00	\$0.00	\$44,671.51	\$134,671.64	\$366,540.60	\$7,124.34

1416

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	613	Gardnerville Debt					
Revenue							
Department	000	Revenue					
<u>Interest Revenue</u>							
361.200	Interest On Investment	\$0.00	\$300.00	\$0.23	\$1.30	\$439.99	\$440.39
361.205	Investment-FMV Adjust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Interest Revenue		\$0.00	\$300.00	\$0.23	\$1.30	\$439.99	\$440.39
<u>Other Financing Sources</u>							
392.000	Transfers In	\$122,982.00	\$122,982.00	\$7,373.92	\$144,433.00	\$138,175.00	\$144,356.00
Total: Other Financing Sources		\$122,982.00	\$122,982.00	\$7,373.92	\$144,433.00	\$138,175.00	\$144,356.00
<u>Beg. Fund Bal./Reserves</u>							
301.000	Opening Fund Balance	\$605.00	\$306.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Beg. Fund Bal./Reserves		\$605.00	\$306.00	\$0.00	\$0.00	\$0.00	\$0.00
Department Total: Revenue		\$123,587.00	\$123,588.00	\$7,374.15	\$144,434.30	\$138,614.99	\$144,796.39
Revenue Totals		\$123,587.00	\$123,588.00	\$7,374.15	\$144,434.30	\$138,614.99	\$144,796.39
Expenses							
Department	922	Gardnerville Debt					
<u>Salaries & Wages</u>							
511.166	Sick Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.167	Vacation Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.168	Vacation Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.169	Comp Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Salaries & Wages		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Services & Supplies</u>							
550.006	Fiscal Agent Charges	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Total: Services & Supplies		\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

14-17

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund							
613							
Department							
922							
Debt Service							
550.003	Bond Principal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.004	Bond Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.021	Loan Principal	\$108,234.00	\$108,234.00	\$0.00	\$124,222.00	\$118,948.00	\$113,905.00
550.022	Loan Interest	\$14,748.00	\$14,748.00	\$7,361.39	\$20,210.96	\$25,441.89	\$30,450.84
550.025	Loan Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Debt Service		\$122,982.00	\$122,982.00	\$7,361.39	\$144,432.96	\$144,389.89	\$144,355.84
Ending Fund Bal/Reserves							
625.103	Appropriated Reserve	\$405.00	\$406.00	\$0.00	\$0.00	\$0.00	\$0.00
Total: Ending Fund Bal/Reserves		\$405.00	\$406.00	\$0.00	\$0.00	\$0.00	\$0.00
Department Total: Gardnerville Debt		\$123,587.00	\$123,588.00	\$7,561.39	\$144,632.96	\$144,589.89	\$144,555.84
Revenue Totals:		\$123,587.00	\$123,588.00	\$7,374.15	\$144,434.30	\$138,614.99	\$144,796.39
Expense Totals		\$123,587.00	\$123,588.00	\$7,561.39	\$144,632.96	\$144,589.89	\$144,555.84
Fund Total: Gardnerville Debt		\$0.00	\$0.00	(\$187.24)	(\$198.66)	(\$5,974.90)	\$240.55

14-18

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	614	G'ville Ad Val Cap Proj					
Revenue							
Department	000	Revenue					
	<u>Intergovernmental Revenue</u>						
331.135	Distr. from County	\$45,000.00	\$44,586.00	\$27,993.89	\$46,537.18	\$47,042.42	\$49,427.80
334.121	Grant In Aid-State(P)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
337.100	State Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total: Intergovernmental Revenue</u>	\$45,000.00	\$44,586.00	\$27,993.89	\$46,537.18	\$47,042.42	\$49,427.80
	<u>Interest Revenue</u>						
361.200	Interest On Investment	\$800.00	\$600.00	\$196.49	\$857.14	\$825.69	\$1,040.55
361.205	Investment-FMV Adjust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total: Interest Revenue</u>	\$800.00	\$600.00	\$196.49	\$857.14	\$825.69	\$1,040.55
	<u>Miscellaneous Revenue</u>						
360.800	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total: Miscellaneous Revenue</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Other Financing Sources</u>						
360.750	Loan Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
392.000	Transfers In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
393.100	Bond Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total: Other Financing Sources</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Beg.Fund Bal./Reserves</u>						
301.100	Opening Fund Reserves	\$111,068.00	\$111,748.00	\$0.00	\$0.00	\$0.00	\$0.00
	<u>Total: Beg.Fund Bal./Reserves</u>	\$111,068.00	\$111,748.00	\$0.00	\$0.00	\$0.00	\$0.00
	Department Total: Revenue	\$156,866.00	\$156,934.00	\$28,190.38	\$47,394.32	\$47,868.11	\$50,468.35
	Revenue Totals	\$156,866.00	\$156,934.00	\$28,190.38	\$47,394.32	\$47,868.11	\$50,468.35

14-19

Town of Gardnerville < Tentative Budget >

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	614	G'ville Ad Val Cap Proj					
Expenses							
Department	730	G'ville Ad Val Cap Proj					
<u>Salaries & Wages</u>							
511.166	Sick Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.167	Vacation Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.168	Vacation Buyback	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.169	Comp Payout	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Salaries & Wages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Services & Supplies</u>							
550.006	Fiscal Agent Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Services & Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Debt Service</u>							
521.300	Bond Issuance Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.021	Loan Principal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550.022	Loan Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Capital Outlay/Projects</u>							
562.000	Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.200	Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
562.500	Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
564.500	Machinery & Equipment	\$0.00	\$45,000.00	\$40,049.90	\$0.00	\$0.00	\$0.00
564.700	Motor Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Capital Outlay/Projects	\$0.00	\$45,000.00	\$40,049.90	\$0.00	\$0.00	\$0.00
<u>Other Financing Uses</u>							
618.700	Transfers Out	\$0.00	\$0.00	\$0.00	\$42,664.00	\$36,376.00	\$42,731.00
	Total: Other Financing Uses	\$0.00	\$0.00	\$0.00	\$42,664.00	\$36,376.00	\$42,731.00
<u>Ending Fund Bal/Reserves</u>							
625.103	Appropriated Reserve	\$156,868.00	\$111,934.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Ending Fund Bal/Reserves	\$156,868.00	\$111,934.00	\$0.00	\$0.00	\$0.00	\$0.00

14-20

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	614						
	G'ville Ad Val Cap Proj						
Department Total: G'ville Ad Val Cap Proj		\$156,868.00	\$156,934.00	\$40,049.90	\$42,664.00	\$36,376.00	\$42,731.00
Revenue Totals:		\$156,868.00	\$156,934.00	\$28,190.38	\$47,394.32	\$47,868.11	\$50,468.35
Expense Totals		\$156,868.00	\$156,934.00	\$40,049.90	\$42,664.00	\$36,376.00	\$42,731.00
Fund Total: G'ville Ad Val Cap Proj		\$0.00	\$0.00	(\$11,859.52)	\$4,730.32	\$11,492.11	\$7,737.35

14-21

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	811	Gardnerville Main Street					
Revenue							
Department	000	Revenue					
<u>Intergovernmental Revenue</u>							
331.120	NV Commission on Tourism	\$0.00	\$0.00	\$0.00	\$3,450.00	\$0.00	\$1,500.00
331.135	Dist. from County	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$50,000.00
331.138	Dist. from Town	\$64,000.00	\$68,000.00	\$68,000.00	\$60,000.00	\$75,000.00	\$25,000.00
331.140	Grant In Aid Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00
332.120	Grant-USDA	\$0.00	\$0.00	\$0.00	\$2,500.00	\$15,000.00	\$17,488.70
	Total Intergovernmental Revenue	\$64,000.00	\$68,000.00	\$78,000.00	\$75,950.00	\$90,000.00	\$100,488.70
<u>Interest Revenue</u>							
361.200	Interest On Investment	\$500.00	\$500.00	\$231.95	\$848.97	\$990.36	\$1,177.41
361.205	Investment-FMV Adjust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Interest Revenue	\$500.00	\$500.00	\$231.95	\$848.97	\$990.36	\$1,177.41
<u>Miscellaneous Revenue</u>							
360.210	Merchandise Sales	\$500.00	\$500.00	\$5,311.00	\$17,321.50	\$6,118.00	\$950.00
360.220	Memberships	\$3,000.00	\$3,500.00	\$841.10	\$3,910.00	\$5,995.00	\$5,245.00
360.221	Promotions	\$25,500.00	\$23,500.00	\$15,987.50	\$37,116.65	\$27,326.34	\$31,054.00
360.800	Miscellaneous	\$0.00	\$0.00	\$375.29	\$467.00	\$2.00	\$8,477.00
367.102	Donations	\$0.00	\$0.00	\$36.00	\$211.00	\$0.00	\$0.00
	Total Miscellaneous Revenue	\$29,000.00	\$27,500.00	\$22,550.89	\$59,026.15	\$39,441.34	\$45,726.00
<u>Req.Fund Bal./Reserves</u>							
301.000	Opening Fund Balance	\$32,440.00	\$32,440.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Req.Fund Bal./Reserves	\$32,440.00	\$32,440.00	\$0.00	\$0.00	\$0.00	\$0.00
	Department Total: Revenue	\$125,940.00	\$128,440.00	\$100,782.84	\$135,825.12	\$130,431.70	\$147,392.11
	Revenue Totals	\$125,940.00	\$128,440.00	\$100,782.84	\$135,825.12	\$130,431.70	\$147,392.11

14122

Town of Gardnerville < Tentative Budget >

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund	811	Gardnerville Main Street					
Expenses							
Department	960	Gardnerville Main Street					
<u>Salaries & Wages</u>							
510.000	Salaries & Wages	\$47,015.00	\$53,100.00	\$31,318.22	\$39,055.97	\$38,467.91	\$37,687.26
510.125	Salaries-Other	\$0.00	\$0.00	\$0.00	\$875.26	(\$41.94)	\$2,585.30
511.170	Overtime	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.171	Holidays	\$0.00	\$0.00	\$1,719.03	\$1,604.35	\$1,806.94	\$1,912.47
511.173	Vacation	\$0.00	\$0.00	\$1,839.20	\$836.00	\$1,972.88	\$0.00
511.174	Sick	\$0.00	\$0.00	\$1,442.10	\$2,173.60	\$624.03	\$1,232.69
	Total: Salaries & Wages	\$47,015.00	\$53,100.00	\$36,318.55	\$44,545.18	\$42,829.82	\$43,417.72
<u>Employee Benefits</u>							
511.180	Benefits	\$22,280.00	\$21,858.00	\$0.00	\$0.00	\$0.00	\$0.00
511.181	Retirement	\$0.00	\$0.00	\$7,357.52	\$10,310.73	\$9,217.51	\$8,751.22
511.182	Pact Workers Comp	\$0.00	\$0.00	\$1,095.38	\$1,281.55	\$1,146.78	\$1,255.27
511.183	Group Insurance	\$0.00	\$0.00	\$5,679.54	\$7,222.68	\$6,827.52	\$6,369.36
511.184	Unemployment	\$0.00	\$0.00	\$178.57	\$197.83	\$209.86	\$196.80
511.186	Medicare	\$0.00	\$0.00	\$526.28	\$632.79	\$621.17	\$592.92
511.190	Pact Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
511.195	Osadi	\$0.00	\$0.00	\$331.05	\$0.00	\$0.00	\$0.00
	Total: Employee Benefits	\$22,280.00	\$21,858.00	\$15,168.34	\$19,645.58	\$18,022.84	\$17,165.57
<u>Services & Supplies</u>							
520.055	Telephone Expense	\$1,200.00	\$1,200.00	\$458.62	\$241.79	\$0.00	\$0.00
520.060	Postage/Po Box Rent	\$300.00	\$300.00	\$0.00	\$0.00	\$44.00	\$0.00
520.064	Travel	\$4,750.00	\$2,100.00	\$0.00	\$4,588.18	\$2,819.04	\$4,155.65
520.072	Advertising	\$1,000.00	\$0.00	\$2,508.96	\$6,069.50	\$2,111.78	\$427.03
520.079	Insurance	\$2,300.00	\$1,500.00	\$2,244.00	\$249.00	\$2,710.20	\$599.80
520.169	EMRB Assessment	\$0.00	\$0.00	\$6.25	\$5.25	\$4.25	\$0.00
520.170	Memberships	\$500.00	\$500.00	\$400.00	\$400.00	\$400.00	\$400.00
520.200	Training & Education	\$2,750.00	\$7,500.00	\$1,015.00	\$3,121.45	\$860.00	\$1,953.94
521.100	Professional Services	\$3,000.00	\$3,000.00	\$0.00	\$4,773.70	\$113.00	\$19,201.66

14-20

Town of Gardnerville <Tenative Budget>

Account Number	Description	2014 Finance Officer	2013 Amended Budget	2013 Actual Amount	2012 Actual Amount	2011 Actual Amount	2010 Actual Amount
Fund							
811	Gardnerville Main Street						
Department							
960	Gardnerville Main Street						
532.055	Books & Periodicals	\$0.00	\$0.00	\$0.00	\$0.00	\$59.20	\$0.00
532.056	Subscriptions	\$120.00	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00
533.800	Office Supplies	\$400.00	\$416.00	\$0.00	\$0.00	\$0.00	\$0.00
533.806	Software	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,384.99
533.817	Small Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,922.88
541.001	Grants	\$750.00	\$750.00	\$0.00	\$0.00	\$0.00	\$0.00
550.001	Miscellaneous Expenses	\$0.00	\$0.00	\$752.42	\$1,097.80	\$4,353.48	\$791.78
550.235	Organization Committee	\$7,100.00	\$4,600.00	\$451.11	\$1,852.20	\$3.00	\$7,256.44
550.236	Design Committee	\$15,000.00	\$13,000.00	\$1,806.03	\$19,717.39	\$5,508.09	\$17,339.85
550.237	Promotion Committee	\$15,000.00	\$15,000.00	\$5,828.43	\$10,428.25	\$10,215.74	\$10,949.13
550.238	ER Committee	\$0.00	\$1,050.00	\$0.00	\$0.00	\$15,600.00	\$0.00
	Total: Services & Supplies	\$54,170.00	\$51,036.00	\$15,470.82	\$52,544.51	\$44,801.78	\$71,383.15
	Ending Fund Bal/Reserves						
699.000	Ending Fund Balance	\$2,475.00	\$2,446.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total: Ending Fund Bal/Reserves	\$2,475.00	\$2,446.00	\$0.00	\$0.00	\$0.00	\$0.00
	Department Total: Gardnerville Main Street	\$125,940.00	\$128,440.00	\$66,957.71	\$116,735.27	\$105,654.44	\$131,966.44
	Revenue Totals:	\$125,940.00	\$128,440.00	\$100,782.84	\$135,825.12	\$130,431.70	\$147,392.11
	Expense Totals	\$125,940.00	\$128,440.00	\$66,957.71	\$116,735.27	\$105,654.44	\$131,966.44
	Fund Total: Gardnerville Main Street	\$0.00	\$0.00	\$33,825.13	\$19,089.85	\$24,777.26	\$15,425.67
	Revenue Grand Totals:	\$3,317,869.00	\$3,757,010.00	\$1,886,302.78	\$2,759,491.73	\$2,784,254.73	\$2,707,073.64
	Expense Grand Totals:	\$3,317,869.00	\$3,757,010.00	\$1,569,671.41	\$2,703,145.62	\$2,439,573.53	\$2,443,016.04
	Net Grand Totals:	\$0.00	\$0.00	\$316,631.37	\$56,346.11	\$344,681.20	\$264,057.60

14124

Gardnerville Town Board

AGENDA ACTION SHEET



1. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for March 2013.

2. **Recommended Motion:** None required.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** April 2, 2013 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

Background Information: To be presented at meeting

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. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for March 2013.

2. **Recommended Motion:** None required.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** April 2, 2013 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

Background Information: See attached.

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

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued



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

Town Manager/Engineer's Monthly Report
March 5, 2013 Board Meeting

- A. Toler Lane Improvements:** – Complete and growing. The guys needs to clean up the area and will do that prior to sweeping this next week. We are now having issues with people pulling out the plans and throwing them around. So keeping them alive is going to be complicated.
- B. Walmart:** We are waiting on the punch list items to be completed. There are some issues with the installed improvements at the park not being the correct brand and broken pipes as we think they left the water on after the improvements were installed. They are working on those fixes now.
- C. New Beginnings Plan review:** The revised plans were just submitted. We will do our review of them this week. They are in a BIG hurry to get moving on this project.
- D. Minden Gardnerville Trail Plan:** NDOT's grant funding new Transportation Alternatives Program (TAP) was released this week.
- E. Hellwinkel Channel:** I plan on having a meeting with Denny this next month for an update and get a set of plans.
- F. Office Items:**
- **Strategic plan:** I thought this went well. I hope everyone thought it was useful.
 - Helped the County interview and select for the open Budget Analyst II positions.
 - Attended the Economic Development Committee.
 - Met with Daniel Gorlay on his Eagle Scout Project: He is going to work on cleaning out and around the barns and plant a couple trees.
 - Met with David Olges on his Eagle Scout project about setting 8 doggie pot stations. (4) on Toler and (4) at the Detention Pond at Walmart.
 - Attended the manager meeting. There is SB387 we are watching that will require entities wanting to bond for improvements to add a ballot question at a normal or special election and the vote needs to provide 2/3 vote of the electors to pass and approve the bond. Do you want to get our opposition to this bill out now or wait until it begins to go forward? I will bring this back to the Board if you should desire.
 - We are going to start looking at changing the agreement with the county and working through the issues and cost allocation so we have some form of agreement.
 - THE VALLEY VISION WORKSHOP IS APRIL 8-10. See the flyer and please participate in the workshop.

Town of Gardnerville

1407 Hwy 395 N
Gardnerville, NV 89410

Phone: 775-782-7134
Fax: 775-782-7135
Email: www.gardnerville-nv.gov



Gardnerville Town Board Meeting
April 2, 2013

Please Sign In

Tristan Futch

Robin Futch

CAROL SANDMEIER

Mike Olson

Leann & Nathan Cairns

Kim Kruse

Matthew Kruse

Zach Kruse

Jim Cavilla

VICKI JEWELL

Colby Trapp

Lee Jongma



Town of Gardnerville

1407 Hwy 395 N
Gardnerville, NV 89410

Phone: 775-782-7134
Fax: 775-782-7135
Email: www.gardnerville-nv.gov



**Gardnerville Town Board Meeting
April 2, 2013**

Please Sign In

Bob Anderson

Lined area for writing names.



Douglas County Capital Improvement Program Instruction Manual

TABLE OF CONTENTS

1 Procedure Purpose/Background 3

2 Capital Budget Policy..... 3

3 Assumptions Error! Bookmark not defined.

4 Critical Success Factors..... 5

5 Operating Budget Impact of Capital Projects 5

6 Procedure Overview 6

7 Procedures Detail..... 6

 7.1 Step 1: Annual Needs and Assessment.....6

 7.2 Step 2: Capital Project Request Submittal6

 7.3 Step 3: Capital Improvement Program Document.....6

 7.4 Step 4: Douglas County Board of Commissioner Meeting6

 7.5 Step 5: Submit CIP to State of Nevada.....6

 7.6 Current Year CIP Form.....7

8 Quality Assurance Checklist – Used by Finance Division 8

1 Procedure Purpose/Background

The Douglas County Capital Improvements Program (CIP) is an important planning tool used to link the County's physical development planning with fiscal planning. The CIP lists the improvements that need to be made for preserving the significant investment the County already has in infrastructure, as well as the improvements that are needed as the community grows. As part of the County's budget process Nevada Revised Statutes (NRS 354.5945) requires the annual submission of a 5-year capital improvement program. The preparation and adoption of the annual CIP meets this legislative requirement. The CIP is a planning and policy guide that is intended to support, but not replace future County budget decisions.

2 Capital Budget Policy

Capital Improvement Plan (CIP) will include capital projects for all funds and departments of Douglas County. While funding for capital projects is dependent upon identified funding by each department, the goal of the CIP is to begin the process of identifying and planning for long-range capital improvements that reflect the needs and benefits of capital investments throughout all County services. The timeline for the CIP will parallel the timeline for the development of the operating budget.

Following are the four policies that the Board of County Commissioners has adopted to guide Douglas County in the development of capital improvement projects:

1. Capital Improvement Program

- a. A five-year Capital Improvement Plan shall be developed and presented annually by staff to the Commissioners. This plan shall contain all capital improvements from all funds and departments of the county. The first year of the plan shall reflect the next year's capital budget.
- b. A high priority shall be placed on repair or replacement of capital assets when such items have deteriorated to the point of becoming hazardous, incur high maintenance costs, are negatively affecting property values, and/or are no longer functionally serving their intended purposes.
- c. Capital improvements constructed in the County shall be based on construction standards that minimize construction costs, while assuming that accepted useful life and minimum maintenance costs will result.

2. Intergovernmental Assistance

- a. Certain intergovernmental revenue (i.e. State and Federal grants), unless restricted for use to operating purposes by the granting agency, shall be used to finance only those capital improvements that are consistent with the capital improvement plan and local government priorities, and whose operations and maintenance costs have been included in operating budget forecasts.

3. Maintenance Goals
 - a. As a goal, standards of maintenance to adequately protect the County's capital investments shall be developed and periodically updated. The annual budget should be prepared to meet established maintenance schedules.
 - b. Future operating budget impacts for new capital facilities will be analyzed as part of considering a proposed capital project, in accordance with State law.
4. Financing
 - a. Within the limitation of existing law, various funding sources may be utilized for capital improvements. When capital projects are proposed for the annual capital budget, appropriate funding will be identified. If funding is not secured, departments may still submit projects to be included in the Capital Improvement Program but indicate plan for financing.
 - b. Upon completion of capital projects, the Finance Division shall certify any unspent funds from the project. The most restrictive project revenues shall be used first so that unused funds will have the fewest restrictions on future use. Unspent capital project funds, except bond funds, shall be returned to their original source. If there are unspent funds from the bond issue, those monies will be allocated according to stipulations in the bond indenture.
 - c. Interest earnings from capital improvements financing sources shall be separately accounted for within the capital construction fund and will be allocated to capital projects as a funding source through the CIP disposition process unless otherwise dictated by grant or bond requirements.

3 Project

The following project assumptions are the responsibility of each Elected Official and Department Director. The assumptions will be referred to during the needs assessment process. The needs assessment is a continual evaluation of facility/department improvements throughout the entire year.

- Projects have a useful life of longer than one year
- Projects have an estimated cost of \$5,000 or more
- Financing or funding sources have been identified
- Projects have been evaluated using adopted service policies and standards
- Citizen suggestions/input have been taken into consideration
- Projects meet one or more of the following criteria
 - Mandated
 - Health & Safety
 - Preventative Maintenance
 - Existing Deficiency
 - Projected Deficiency
 - Desirable
 - Available Funding

4 Critical Success Factors

A successful Capital Improvement Plan will encompass the following traits.

- Consistent with the County's Strategic Plan
- Consistent with the County's Master Plan
- Provides information on current and long-range infrastructure and equipment needs
- Is a useful guide in capital planning for growth management
- Is used in the development of the annual County budget.

5 Operating Budget Impact of Capital Projects

Most Capital Projects will directly impact operating budgets. This operating impact may be realized in the form of savings (i.e. decrease in repair or utility costs), added expenditure (i.e. personnel and equipment to maintain new park land), or new revenue (i.e. fees from a new utility system).

Determining the operating impact is not an exact process, as cost increases/decreases and savings can be particularly hard to estimate. Actual costs and savings will often be quite different than estimated as demands for service, project timing, project usage, changes in productivity, and other factors may be difficult to forecast and to quantify. The process is even more difficult when attempting to determine the operating impact of projects that are planned three years or more in advance. Despite the difficulty, reasonable estimates can be made that assist in the preparation of the Operating Budget and long-range financial planning. Examples include:

- The Facilities Operations Division may calculate operating costs per square foot of buildings.
- The Parks Department may calculate the operating cost per acre of park land.
- The Vehicle Maintenance Division may calculate the most cost-effective time to replace motor vehicles and large pieces of equipment.
- The Engineering Division may develop "lifecycles" for the repair and reconstruction of roads.
- The Utilities Division may maintain detailed operation and maintenance costs for each utility system.

Departments are responsible for the determination of operational costs associated with every Capital Improvement Project. The operating budget impact will become part of the planning process for the CIP and factored in the project rating process.

6 Procedure Overview

Elected Officials and Department Directors evaluate capital needs for their respective areas throughout the year. When a capital need is identified, a capital project request form is submitted to the County Manager's Office at the appropriate time. All project information will be presented in the CIP document. A presentation of the draft CIP document will be provided to the Board of County Commissioners for their comments. The Board must adopt a 5-year CIP each year. The CIP document must be submitted to the State of Nevada on August 1st of each year.

7 Procedures Detail

7.1 Step 1: Annual Needs and Assessment

Elected Officials and Department Directors are responsible for maintaining inventories of appropriate facilities and identifying those facilities needing repair and/or replacement, reviewing suggestions for capital improvement from residents, and projecting future capital needs.

On-Going

7.2 Step 2: Capital Project Request Submittal

Project information must be submitted to the County Manager's Office, identifying the need, cost estimates and proposed funding sources for all capital requests \$5,000 or more and have a useful life of more than a year. The County Manager's Office will email request forms and instructions to each department at least one month prior to the submittal date.

Due: March 22, 2013

7.3 Step 3: Capital Improvement Program Document

A draft CIP document will be developed by the Finance Division, including summary information, individual project requests, maps of community planning areas, estimated project costs and funding sources.

Process: March 22, 2013- May 8, 2013

7.4 Step 4: Douglas County Board of Commissioner Meeting

The Board of County Commissioners will review the final draft CIP and adopt the 5-year CIP on each year.

Tentative Presentation: May 8, 2013

7.5 Step 5: Submit CIP to State of Nevada

To comply with NRS 350.013 and 354.5945 the CIP must be sent to the Department of Taxation – Local Government Finance, as well as the Director of the Legislative Counsel Bureau prior to August 1. The Department of Taxation will send instructions for submittal of the annual CIP to all counties prior to the deadline.

Due: August 1, 2013

7.6 Current Year CIP Form

Enter Project Name Here

Complete all sections

Department:	Contact Name:
Type of Project:	Project Objective:
Project Location:	

Enter Project Name

Project Description: *In addition, does it meet a Strategic Goal? Which prior based program does it serve?*

Include in your description of project:

- What, if any county strategic goals this project is meeting.
- If it is enhancing a high priority program as defined in the Priority Based Budgeting Model

Benefits of Project: *In addition, please identify any other benefits.*

Project meets one or more of these criteria <i>Please mark all apply</i>	Mandated <input type="checkbox"/>	Health & Safety <input type="checkbox"/>	Preventative Maint. <input type="checkbox"/>	Existing Deficiency <input type="checkbox"/>	Projected Deficiency <input type="checkbox"/>	Desirable <input type="checkbox"/>
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Mark all that apply

Project Cost

Cost	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Project Financing

Source	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Developer Contributions)	-	-	-	-	-
Total	-	-	-	-	-

Has Project Financing been secured Yes No

If no, please indicate why:

NEW SECTION - Please indicate if financing has been secured

Estimated Operating Cost/Savings

Type of Cost/Savings	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

8 **Quality Assurance Checklist – Used by Finance Division**

- € Capital Project request sent to Elected Officials and Department Directors
- € Capital Project information received:
 - Airport
 - Community Development
 - Community Services
 - CSYC/APGF
 - DCSO
 - EFFPD
 - Gardnerville
 - Genoa
 - Minden
 - Public Works
 - Technology Services
 - _____
 - _____
- € Capital Improvement Program Document:
 - Cover
 - Table of contents
 - Maps of project areas by Master Plan Areas
 - Overview
 - Project Summary
 - Expenditures
 - Financing
 - Category (i.e. Airport, Building/Facility, Leisure/Community Enhancement)
 - Capital Outlay (under \$25,000)
 - Maps by Master Plan Areas
 - CIP program defined
 - CIP individual project forms
 - List unfunded projects
- € Debt Management Policy
- € Capital Expenditures:
 - Include actual numbers for four to five previous fiscal years
 - Highlight project expenditures carried from one year to the next
- € Douglas County Planning Commission Meeting
- € Douglas County Board of County Commissioner Meeting
- € Binding of CIP
- € Submit CIP to State of Nevada

/ Budgets / ~~2013/14~~
County forms!

Enter Project Name Here

Department:	Contact Name:
--------------------	----------------------

Type of Project:	Project Objective:
-------------------------	---------------------------

Project Location:

Project Description: *In addition, does it meet a Strategic Goal? Which prior based program does it serve?*

Benefits of Project: *In addition, please identify any additional revenue this project may produce.*

Project meets one or more of these criteria <i>Please mark all apply</i>	Mandated <input type="checkbox"/>	Health & Safety <input type="checkbox"/>	Preventative Maint. <input type="checkbox"/>	Existing Deficiency <input type="checkbox"/>	Projected Deficiency <input type="checkbox"/>	Desirable <input type="checkbox"/>
--	--------------------------------------	--	--	--	---	---------------------------------------

Project Cost

Cost	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)		-	-	-	-
Total	-	-	-	-	-

Project Financing

Source	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue		-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Developer Contributions)	-	-	-	-	-
Total	-	-	-	-	-

Has Project Financing been secured Yes No

If no, please indicate why:

Estimated Operating Cost/Savings

Type of Cost/Savings	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

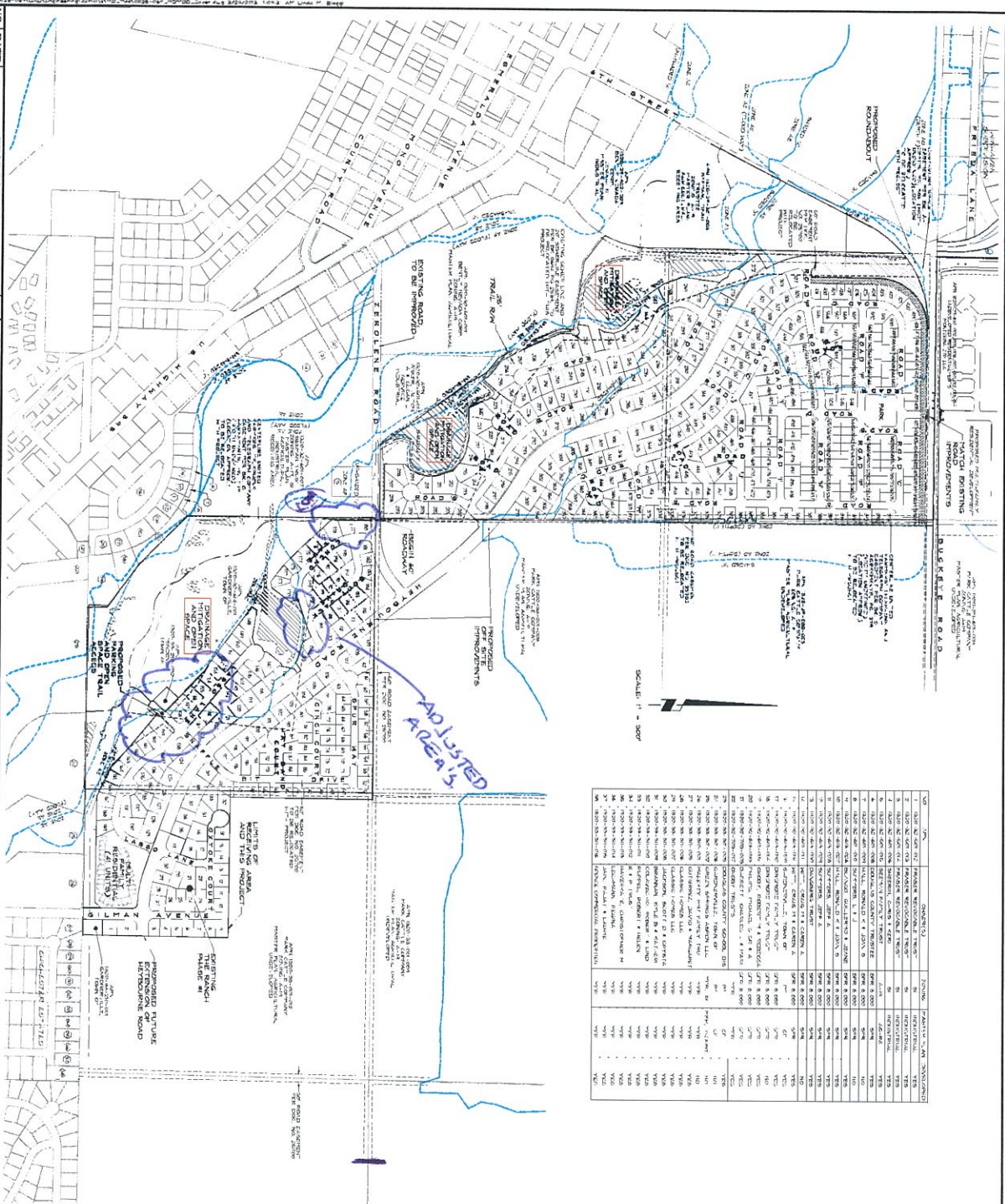
NO.	DATE	REVISIONS	BY
1	07/27/2018	REVISIONS PLAN PER DECISION & TOP COMMENTS	ETH

R O Anderson
 REGISTERED PROFESSIONAL ENGINEER
 No. 14347
 1000 S. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 PHONE: (754) 363-8888 FAX: (754) 363-8889

THE RANCH AT GARDNERVILLE

PLANNED DEVELOPMENT MODIFICATION COVER SHEET

PROJECT: ETH
 DRAWING: 00000-0000
 SCALE: 1" = 300'
 DATE: 08/27/12 OF 6 SHEETS



LOT	AREA	EXISTING ZONING	PROPOSED ZONING	PERMITTED USES
1	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
2	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
3	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
4	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
5	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
6	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
7	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
8	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
9	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
10	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
11	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
12	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
13	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
14	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
15	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
16	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
17	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
18	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
19	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
20	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
21	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
22	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
23	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
24	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
25	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
26	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
27	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
28	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
29	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
30	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
31	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
32	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
33	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
34	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
35	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
36	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
37	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
38	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
39	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
40	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
41	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
42	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
43	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
44	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
45	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
46	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
47	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
48	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
49	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL
50	1000 S. W. 10th St.	SR-6	SR-6	RESIDENTIAL

PROJECT SUMMARY

PROJECT LOCATION: THE RANCH AT GARDNERVILLE, GARDNERVILLE, FLORIDA

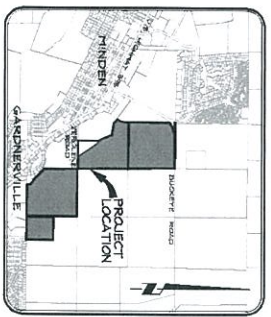
ENGINEER: R O ANDERSON ENGINEERING, INC.

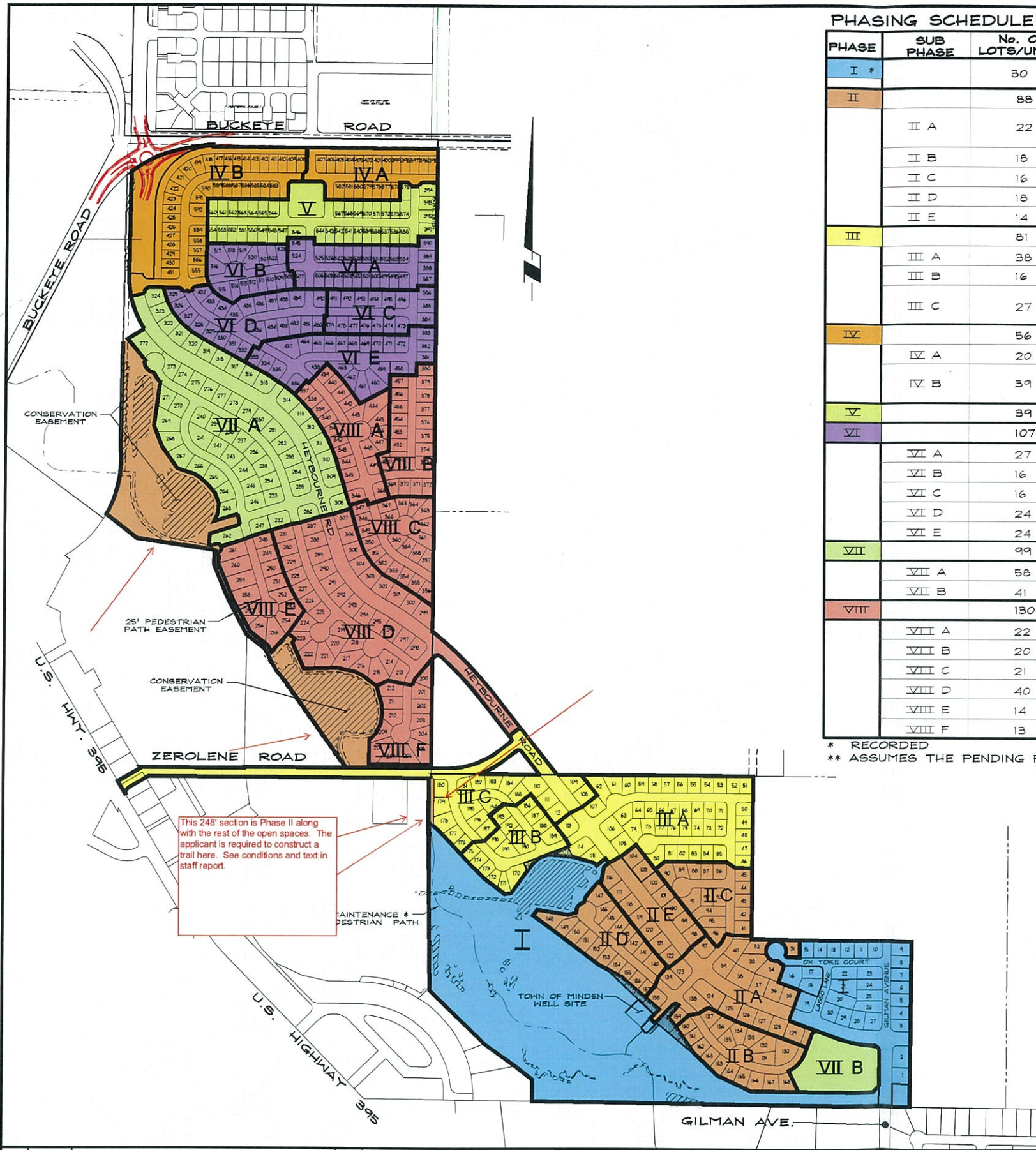
EXISTING ZONING: SR-6, GOV'D/HWY/IMPV AND A-1H

PROPOSED ZONING: SR-6, GOV'D/HWY/IMPV AND A-1H

PROPOSED LOTS: 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Handwritten note: intend R build front



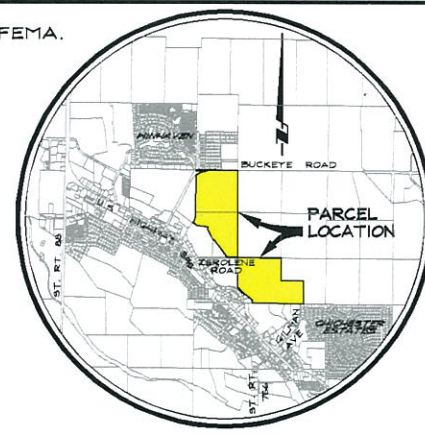


This 248' section is Phase II along with the rest of the open spaces. The applicant is required to construct a trail here. See conditions and text in staff report.

PHASING SCHEDULE:

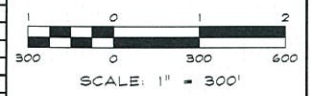
PHASE	SUB PHASE	No. OF LOTS/UNITS	RECORDED BY:	REGIONAL ROAD IMPROVEMENT
I *		30	RECORD	GILMAN AVENUE EXTENSION; MARTIN SLOUGH CORRIDOR (PH. I) DEDICATION; TOWN OF MINDEN WELL SITE; AND, HEYBOURNE ROAD, PH. I
II		88	12/31/18	
	II A	22		HEYBOURNE ROAD (THROUGH PH. IIA); AND, EMERGENCY ACCESS ROAD (ALONG HEYBOURNE ROAD ALIGNMENT TO ZEROLENE ROAD, THEN WEST ON ZEROLENE TO THE WESTERN BOUNDARY OF PHASE IIIC.)
	II B	18		
	II C	16		
	II D	18		
	II E	14		HEYBOURNE ROAD (THROUGH PH. IIE)
III		81	12/31/24	
	III A	38		
	III B	16		
	III C	27		HEYBOURNE ROAD (THROUGH ZEROLENE ROAD); AND ZEROLENE ROAD (FROM HEYBOURNE ROAD TO U.S. HIGHWAY 395)
IV		56	12/31/27	
	IV A	20		
	IV B	39		BUCKEYE ROAD FRONTAGE IMPROVEMENTS HEYBOURNE ROAD (BUCKEYE ROAD SOUTH TO 'ROAD F')
V		39	12/31/29	CENTRAL PARK
VI		107	12/31/33	
	VI A	27		
	VI B	16		
	VI C	16		
	VI D	24		
	VI E	24		
VII		99	12/31/35	
	VII A	58		HEYBOURNE ROAD ('ROAD F' SOUTH TO 'ROAD M')
	VII B	41		MULTI-FAMILY SITE
VIII		130	12/31/39	
	VIII A	22		
	VIII B	20		
	VIII C	21		
	VIII D	40		HEYBOURNE ROAD (ROAD 'S' SOUTH TO ZEROLENE ROAD)
	VIII E	14		
	VIII F	13		

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



VICINITY MAP
NO SCALE

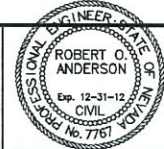
NO.	DATE	REVISION BLOCK	BY
1	07/16/12	MODIFIED PLAN PER DO.CO. # TOG COMMENTS	RSR
2	07/27/12	MODIFIED PLAN PER DO.CO. # TOM COMMENTS	RSR



RO Anderson
 1603 ESPERANZA AVENUE / POST OFFICE BOX 2224
 MINDEN, NEVADA 89423
 PHONE: (775) 752-3322 / FAX: (775) 752-7004
 WEB SITE: WWW.ROANDERSON.COM

THE RANCH AT GARDNERVILLE

**PLANNED DEVELOPMENT
 MODIFICATION
 PHASING PLAN**



DRAWN: RSR	JOB: 0028-069
ENGINEER: ROA	DRAWING: 0028-062EXH.E
SCALE: 1" = 300'	SHEET: 6
DATE: 07/16/2012	OF: 6 SHEETS



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201

FAX: 775-782-6297

website: www.douglascountynv.gov

Planning Division
Engineering Division
Building Division
Regional Transportation
Code Enforcement

March 29, 2012

Kristine Hansen, Project Manager
US ARMY CORPS OF ENGINEERS
SACRAMENTO DISTRICT
RENO FIELD OFFICE
300 Booth Street, Room 3060
Reno, Nevada 89509-1361

Subject: Request for Review under Clean Water Act, Rivers and Harbors Act, and Executive Order 11990 (Protection of Wetlands)

Dear Ms. Hansen:

Douglas County is pursuing a Transportation Enhancement Grant through the Nevada Department of Transportation (NDOT) in order to obtain funding for the design and construction of a pedestrian and bicycle path. If selected, NDOT and the FHWA will perform the required NEPA review. However, NDOT encourages applicants to consult with the U.S. Army Corps of Engineers prior to application submittal regarding the Clean Water Act, Rivers and Harbors Act, and Executive Order 11990 (Protection of Wetlands). The project is located generally along the alignment of the Martin Slough in Minden and Gardnerville, Nevada. In preparation of the grant application, we request review of the proposed project from your office.

Project Description

Douglas County proposes the construction of a 9,295-foot-long Class One multi-purpose path with a ten-foot wide paved section within a minimum 14-foot wide easement located generally along the alignment of the Martin Slough. The project also includes two box culverts to cross the slough. Enclosed along with this letter is a project exhibit for your use.

Please return your comments directly to me. Should you need any additional information, do not hesitate to contact me directly at (775) 782-6201.

Sincerely,

Mimi Moss, AICP
Community Development Director

cc: Stephanie Hicks, AICP, R.O. Anderson

Enclosure: Exhibit – Proposed Martin Slough Multimodal Trail



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201

FAX: 775-782-6297

website: www.douglascountynv.gov

Planning Division
Engineering Division
Building Division
Regional Transportation
Code Enforcement

March 29, 2012

Jeannie Stafford
U.S. Fish and Wildlife Service
Nevada Fish & Wildlife Office
1340 Financial Blvd., Suite 234
Reno, Nevada 89502

Subject: Request for Review under Endangered Species Act and Fish and Wildlife
Coordination Act

Dear Ms. Stafford:

Douglas County is pursuing a Transportation Enhancement Grant through the Nevada Department of Transportation (NDOT) in order to obtain funding for the design and construction of a pedestrian and bicycle path. If selected, NDOT and the FHWA will perform the required NEPA review. However, NDOT encourages applicants to consult with the U.S. Fish and Wildlife Service prior to application submittal regarding the Endangered Species Act and Fish and Wildlife Coordination Act. The project is located generally along the alignment of the Martin Slough in Minden and Gardnerville, Nevada. In preparation of the grant application, we request review of the proposed project from your office.

Project Description

Douglas County proposes the construction of a 9,295-foot-long Class One multi-purpose path with a ten-foot wide paved section within a minimum 14-foot wide easement located generally along the alignment of the Martin Slough. The project also includes two box culverts to cross the slough. Enclosed along with this letter is a project exhibit for your use.

Please return your comments directly to me. Should you need any additional information, do not hesitate to contact me directly at (775) 782-6201.

Sincerely,

Mimi Moss, AICP
Community Development Director

cc: Stephanie Hicks, AICP, R.O. Anderson

Enclosure: Exhibit – Proposed Martin Slough Multimodal Trail



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201

FAX: 775-782-6297

website: www.douglascountynv.gov

Planning Division
Engineering Division
Building Division
Regional Transportation
Code Enforcement

March 29, 2012

Mr. Ronald M. James
State Historic Preservation Office
100 N Stewart Street
Carson City, NV 89701

Subject: Request for Review for Historic Review

Dear Mr. James:

Douglas County is pursuing a Transportation Enhancement Grant through the Nevada Department of Transportation (NDOT) in order to obtain funding for the design and construction of a pedestrian and bicycle path. If selected, NDOT and the FHWA will perform the required NEPA review. However, NDOT encourages applicants to consult with the State Historic Preservation Officer prior to application submittal. We are unaware of any historic buildings in proximity to the project site. The project is located generally along the alignment of the Martin Slough in Minden and Gardnerville, Nevada. In preparation of the grant application, we request a historic review from your office.

Project Description

Douglas County proposes the construction of a 9,295-foot-long Class One multi-purpose path with a ten-foot wide paved section within a minimum 14-foot wide easement located generally along the alignment of the Martin Slough. The project also includes two box culverts to cross the slough. Enclosed along with this letter is a project exhibit for your use.

Please return your comments directly to me. Should you need any additional information, do not hesitate to contact me directly at (775) 782-6201.

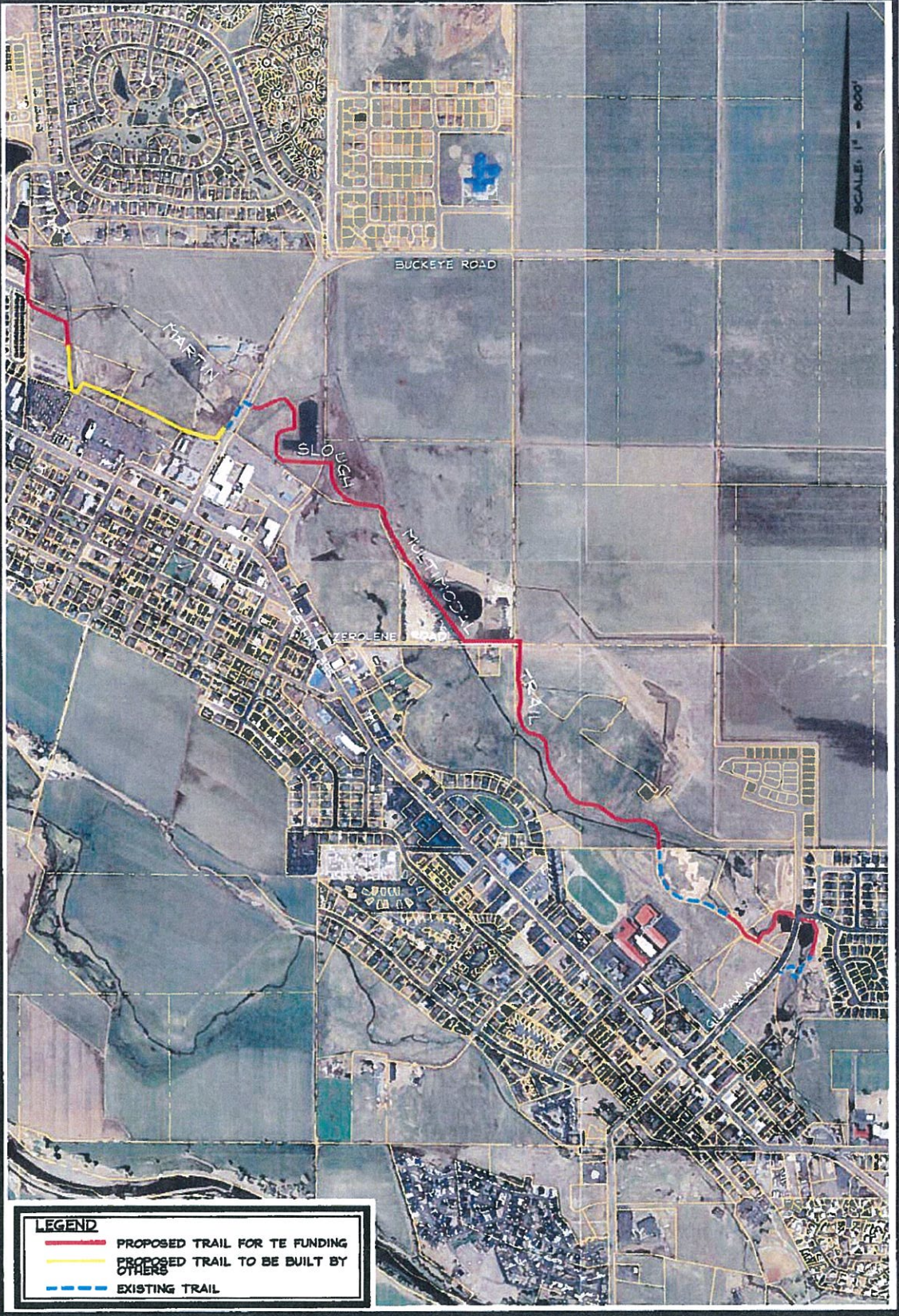
Sincerely,

Mimi Moss, AICP
Community Development Director

cc: Stephanie Hicks, AICP, R.O. Anderson

Enclosure: Exhibit – Proposed Martin Slough Multimodal Trail

Y:\Client_Files\0000\0000-RRR\CAD_Survey\Exhibits\MARTIN_SLOUGH TRAIL PLAN.dwg 3/26/2012 12:11:24 PM Stephanie Hicks



LEGEND

- PROPOSED TRAIL FOR TE FUNDING
- PROPOSED TRAIL TO BE BUILT BY OTHERS
- - - EXISTING TRAIL

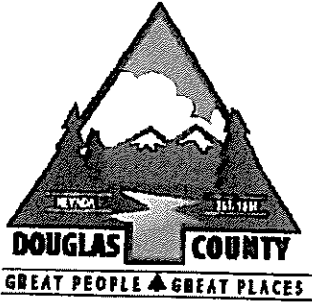
RO Anderson
 WWW.ROANDERSON.COM

NEVADA
 1608 Emeraldale Ave
 P.O. Box 2224
 Minden, NV 89423
 P 775.782.2322
 F 775.782.7064

CALIFORNIA
 545 Tahoe Keys Blvd
 Suite A-2
 South Lake Tahoe, CA 96150
 P 530.600.1660
 F 775.782.7064

**PROPOSED MARTIN SLOUGH
 MULTIMODAL TRAIL
 CONCEPTUAL ALIGNMENT**

03/26/12



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Mini Moss
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

November 5, 2012

MAIL DELIVERED

Carrie McAninch
Ranch at Gardnerville, LLC
1830 College Parkway STE 200
Carson City, NV 89706

Subject: PD 04-008-4 Modification to the Ranch at Gardnerville Planned Development (Phase II - VIII) for the Ranch at Gardnerville, LLC; Located south of Buckeye Road and north of Gilman Avenue, along Heybourne Road (extended), within the Minden/Gardnerville Community Plan Area (multiple APN's).

Dear Ms. McAninch:

On October 4, 2012, the Douglas County Board of Commissioners approved with conditions a Planned Development Modification (PD) 04-008-4 and on November 1, 2012, the Board of Commissioners adopted Ordinance No. 2012-1371, a Zoning Map Amendment for The Ranch at Gardnerville, LLC. The approvals modify the original 2004 conditions of approval (ref. PD 04-008) and include:

- a. The adoption of Ordinance No. 2012-1371, a Zoning Map Amendment modifying the 2004 planned development boundary (Ordinance No. 2004-1108) and changing the zoning on parcel 1320-32-501-017 from SI (Service Industrial) with a PD (Planned Development) Overlay to SI (Service Industrial);
- b. An extension and modification of the development schedule/phasing plan;
- c. The ability to maintain a maximum of 633 dwelling units but allow the applicant flexibility to increase the number of multi-family units for the 2.6 acre area currently designated as multi-family residential and decrease the number of single-family units proportionally, not to exceed MFR density standards at the time of design review approval; and
- d. Modification to the subdivision design and street standards, including variances to the Douglas County Design Manual.

The property is located south of Buckeye Road and east of U.S. Highway 395 along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) and MFR (Multi-Family Residential, 9,000 square foot minimum parcel size) zoning districts with a PD (Planned Development) Overlay, in the Minden-Gardnerville Community Plan Area (APNs: 1320-29-000-008,¹⁵ 014, 1320-33-210-063, & 1320-32-501-017).

The following conditions apply to the Planned Development Modification.

DEPUTY
TED THIRAN
CLERK

2012 NOV - 6 PM 2: 58

FILED

CONDITIONS TO BE MET PRIOR TO SUBMITTAL OF A FINAL MAP:

1. The applicant must certify adequate development rights for transfer in support of the PD. The certificate of transfer must be recorded prior to recordation of the final plan/map for the phase or phases in which they are to be used.
2. A final phasing plan must be submitted that identifies the timing of all the required improvements.
3. The applicant shall submit ten sets of final development plans, encompassing each phase being recorded, that comply with the standards in Chapter 20.676 *Planned Development (PD) Overlay Districts*, unless said standards were waived. Development plans must reflect applicable design changes required with the final conditions of approval for PD 04-008-4.
4. The applicant shall submit revised improvement plans to the Douglas County Community Development Department for review and approval. The improvement plans shall comply with Douglas County Code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) unless waived by this approval, and Site Improvement Permit or Building Permit application requirements.
 - a. Heybourne Road shall be constructed as an urban collector road with 75-feet of right-of-way, 5-foot bike lanes, and five-foot sidewalks as approved under DA 11-028. As an urban collector it shall be designed to meet all the requirements for design storm street capacity in Division 6.
 - b. The applicant shall dedicate an additional 5-feet of right-of-way on the north side of Zerolene Road along the property boundary within the proposed PD boundary. Zerolene Road shall be constructed as a minor arterial with 55-feet of right-of-way, and include curb, gutter and sidewalk. As a minor arterial it shall be designed to meet all the requirements for design storm street capacity in Division 6.
 - c. A roundabout shall be constructed at the intersection of Buckeye Road and Heybourne Road generally as per the plans dated 11-02-04. In the event the design is not acceptable to the Town of Minden and/or Douglas County, other gateway enhancement features may be considered at this intersection.
 - d. Buckeye Road improvements shall include a bike lane, curb, gutter, landscape strip, sidewalk and a perimeter fence with an open-work design, a minimum 4-foot in height. Pedestrian access only shall be provided from the interior parking courts to Buckeye Road. No vehicle access is allowed to Buckeye Road in these locations.
 - e. A 25-foot minimum transportation easement extending south of Buckeye Road that aligns with the transportation easement on the north side of Buckeye Road as shown on the modified plans date stamped July 27, 2012.

- f. After completion of the Phase III improvements including construction of Zerolene Road to county standards, and prior to or concurrent with submittal of improvement plans for phase IV-A, the applicant shall submit a Traffic Study for phases four through eight. The Traffic Study shall meet all the requirements of Division 2, Streets and Traffic, of the Douglas County Design Criteria and Improvement Standards, including recommendations for mitigation of project impacts, timing of improvements and schematic drawings for recommended mitigation. This may result in requirements for the applicant to construct or to participate financially in the construction of off-site improvements not identified on the Phasing Plan.
 - g. Local roads shall be constructed as an urban local road with 47-feet of right-of-way with 5-foot sidewalk adjacent to rolled curb as approved under DA 11-028.
 - i. Rolled curb shall be constructed on local streets with adjacent sidewalk, monolithic pour of curb, gutter, and sidewalk.
 - h. All phases of the Planned Development shall meet the design standards and code requirements in place at the time of a site improvement permit submittal and be able to stand alone;
 - i. The applicant must submit a final technical drainage report and plans for each Phase submitted for a Site Improvement Permit, meeting the requirements of Division 6 in its entirety, *Storm Drainage*, and Appendix D, *Storm Drainage Details*. The plans must show all necessary drainage easements and identify them as private.
 - j. Provide radii at all street intersections in conformance with Division 2.13.7 in the DCDCIS.
 - k. Residential driveway separation along Heybourne Road, between driveways and intersections shall meet the requirements of the Nevada Department of Transportation (NDOT) Access Management System and Standards and be spaced 150' (one hundred fifty feet) as shown on Figure 4.1 Clearances from said standard.
 - l. Heybourne Road shall be posted with 25 MPH speed limit throughout the planned development.
 - m. The applicant shall provide enhanced subdivision entrances designed with enhanced landscaping and interlocking pavers or stamped concrete.
 - n. All subdivision driveways must be a minimum of 20 feet in length, not including sidewalk width.
 - o. All sidewalks and pedestrian ramps must be ADA compliant.
 - p. All street lights must comply with the County's "night-sky friendly" policy.
5. The development will be served by a public water system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Water Will Serve" letter or other letter of intent to serve.
 - b. Water lines must meet the requirements of Division 4, *Water Systems*, and Appendix B, *Water System Details*, or standards from other applicable agencies.
 6. The development will be served by a public sewer system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Sewer Will Serve" letter or other letter of intent to serve.
 - b. Sewer lines must meet the requirements of Division 5 "Sewer Systems" and Appendix C "Sewer System Details" or standards from other applicable agencies.

7. The applicant shall submit a deed restriction, in the proper form to be recorded with the final map, stating the following:
“Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.”
8. Final landscape and irrigation plans stamped by a licensed architect, landscape architect, landscape contractor or civil engineer. The landscape and irrigation plans are to be consistent with the revised tentative map and Douglas County Code Section 20.694 and the design manual, including street trees, plans for the park site, plans for any retention or detention ponds, the Martin Slough where access is allowed, street entrances, front yards, and adjacent to the perimeter fence where landscaping is required.
 - a. The proposed detention basin shall be landscaped to include non-buoyant materials such as turf, cobble rock and low spreading ground cover. Access to the Martin Slough shall include improved parking areas, and pedestrian trails. Final locations to be determined at the time of site improvement permit submittal.
 - b. Per the letter dated April 12, 2012, the applicant shall dedicate a 25-foot wide right-of-way to accommodate the Martin Slough Multi-Modal Trail Project.
 - c. The pedestrian trail must be constructed to county standards, per the Douglas County Design Criteria and Improvement Standards, Detail AC 035.
 - d. Street trees must be planted in the front yards and all local streets 30 feet on center. And where lots back Heybourne Road, street trees are to be planted 25' on center with five feet of dense landscaping to screen the privacy fence.

CONDITION TO BE MET WITH THE SUBMITTAL OF THE NEXT FINAL MAP:

9. The applicant must submit a deed restriction, in the proper form, establishing the remaining 19.8 acres of open space conservation and drainage easement identified on the Tentative Subdivision Map as open space. The deed restriction must also identify that there are no associated development rights within the open space conservation and drainage easement area. The applicant must identify the open space area on the Final Map as a separate parcel or parcels.
 - a. The applicant must demonstrate that all open space areas have been accepted for maintenance by an assessment district, the appropriate town, or the county and all improvements have been completed or secured.

CONDITIONS TO BE MET WITH THE SUBMITTAL OF FINAL MAPS, IRRESPECTIVE OF PHASE:

10. The applicant shall provide documentation that the development rights to be transferred to support the residential uses have been certified and are eligible for transfer under section 20.500 of Douglas County Code.
11. In accordance with the March 28, 2011 letter from East Fork Fire and Paramedic District, Zerolene Road must be constructed to provide emergency access prior to recordation of Phase II-C, and full improvements to be constructed with Phase III-C. needs to be specified in the phasing plan
12. The applicant shall submit plans meeting the requirements of Division 2 "Streets and Traffic" and Appendix A "Street Improvement Details.
13. A paved pullout for new cluster mailbox location shall be provided. If a new cluster mailbox location is not required, then the applicant shall be responsible for providing documentation to that effect from the U.S. Postal Service.
14. The applicant shall submit a Flood Impact Analysis with a Floodplain Development Review form and associated fee. The Flood Impact Analysis shall meet the requirements of Chapter 20.50.100.A.2.B and D for all applicable parcels or roads and shall meet the requirements of Chapter 20.50 in Title 20 and Division 6.
 - a. If evident by an H&H Study that the proposed development impacts the Base Flood Elevation greater than one foot, the applicant shall submit a FEMA-approved Conditional Letter of Map Revision (CLOMR) for any parcels or roads located in a 100-year flood zone prior to any site improvement permit submittal and a Letter of Map Revision (LOMR) shall be submitted to the county prior to final map submittal. All CLOMR and LOMR applications shall be submitted to the county with a completed Floodplain Development Review form and associated fee.
15. The applicant shall submit a Letter of Map Revision (LOMR), to be submitted to FEMA, for the Zerolene Road structure crossing Martin Slough prior to final map submittal. The LOMR application shall be submitted to the county with a completed Floodplain Development Review form and associated fee.
16. The applicant shall meet all the requirements of the Water Conveyance Advisory Committee.
17. The applicant shall provide documentation that all required improvements are constructed or secured.
18. The applicant shall provide documentation that all utilities are installed or have been secured.
19. The applicant shall meet all conditions of approval recommended by both the Town of Minden and the Town of Gardnerville.

20. The applicant shall submit a deed restriction, in the proper form to be recorded with the final map, stating "No access from individual lots will be allowed onto Buckeye Road."
21. Approval of this map includes the abandonment of all road easements shown on the map necessary to serve the new lot design.
22. Approval of the PD includes 633 dwelling units. Multi-family residential areas must comply with land use density standards at the time of design review.
23. The applicant will dedicate rights-of-way for Buckeye and Heybourne Roads that are sufficient to meet county minimum standards and are sufficient for maintenance of the roadway and pedestrian improvements. Areas intended for open space or drainage conveyance should not be included in the road rights-of-way. Maintenance of the areas outside the rights-of-way will be the responsibility of the developer unless another party assumes responsibility.
24. The Final Map must show the following:
 - a. An easement for any new cluster mailbox location.
 - b. All access driveways along Heybourne Road, including access easements where applicable.
 - c. All driveways located on a corner lot at an intersection with Heybourne Road.
 - d. The applicant must separately identify and delineate all the following features that apply: special flood hazard areas, earthquake faults, and blue-line streams.
 - e. All existing easements as called out in the Title Report shall be shown on the final map.
 - f. For blue-line streams, a drainage easement extending landward 50-feet from both sides of the high water mark of the "blue-line" drainage courses as identified on the USGS 7.5-minute quadrangle map.
 - g. The following features must be identified as a "Restricted Use Area(s)" for development: earthquake faults and blue-line stream(s); [Note: floodways must be considered for Restricted Use Areas.]
 - h. Drainage easements as necessary for mitigating onsite, offsite, and cross-lot drainage impacts. All drainage easements must be shown as private.
 - i. A 25-foot minimum transportation easement extending south of Buckeye Road that aligns with the transportation easement on the north side of Buckeye Road, generally along the former alignment of the V&T Railroad.
25. The Final Map must provide notes that read as follows:
 - a. A seven and one-half (7.5) foot wide public utility easement along all residential road frontages and a five (5) foot public utility easement along the side and rear lot lines.
 - b. The Community Development Certificate must state the County rejects the offer of dedication for the public roads with the reservation to accept the offer at a later date.
 - c. The subject property lies within the "AE, AE (floodway), AO, and X-shaded" flood zone, per community FIRM Panel No's. 235 and 255, effective date January 20, 2010 and LOMR FEMA Case No. 12-09-1513P effective October 22, 2012.
 - d. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
 - e. All construction and development within the floodplain must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.

- f. Maintenance of all drainage facilities and easements must be the responsibility of the individual property owners, the developer, or other entity, including a homeowner's association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
- g. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.

- 26. The applicant shall provide evidence that the Douglas County Geographic Information Systems (GIS) Division has reviewed and approved the proposed street names shown on the final map.
- 27. The applicant shall submit documentation that all property taxes and any agricultural liens on the property being recorded have been paid in full for the current fiscal year.
- 28. The applicant shall submit receipts showing proof of water service from the Town of Minden.
- 29. The applicant shall submit receipts showing proof of sewer service from the Minden Gardnerville Sanitation District.

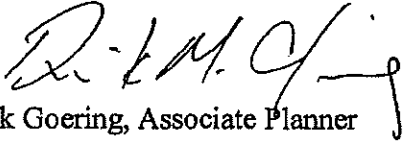
THE FOLLOWING CONDITIONS APPLY THROUGH OUT THE LIFE OF THE PROJECT:

- 30. The Single-Family Residential lots must meet the following reduced setback requirements:
Front Yard: 10' Rear Yard: 5' Side Yard: 5' Street-Side: 10'
- 31. Access to the Collector Roadway, Heybourne Road, will only be allowed for those lots which cannot gain access from a local street.
 - a. All lots taking access from Heybourne Road shall share a single common driveway with an adjacent lot to the extent possible given the proposed layout.
- 32. The Multi-Family Residential component of the planned development requires major design review approval.
- 33. All front yard landscaping must be completed prior to Certificate of Occupancy, according to approved landscape plans.
- 34. This is the final decision regarding your planned development and tentative subdivision map. This approval will expire if the final map for the next scheduled phase or respective phases is not recorded by the timelines established in the development schedule and phasing plan. Extensions of time may be granted in accordance with Douglas County Code, Chapter 20.676 *Planned Development (PD) Overlay*.

Per Nevada Revised Statutes (NRS) 278A.500, a Minute Order is attached.

This is the final decision regarding your Planned Development Modification. If you should have any questions, please contact me at (775) 782-6212.

Sincerely,



Dirk Goering, Associate Planner
Douglas County Community Development

Attachment

1.) Minute Order

cc:

Alton and Susan Anker
Rob Anderson, PE, R.O. Anderson Engineering
Barbra Resnik, PE, Civil Engineer II
Town of Gardnerville
Town of Minden
Candace Stowell, AICP
Douglas County Clerk
File: PD 04-008-4

ATTACHMENT 1

MINUTE ORDER THE RANCH AT GARDNERVILLE, LLC PLANNED DEVELOPMENT MODIFICATION (PD) 04-008-4

Applicant: The Ranch at Gardnerville, LLC
Board Meeting Date: November 1, 2012

The Board of Commissioners has granted tentative approval of the Planned Development Modification with conditions of approval and the findings pursuant to NRS 278A.500.1-7, which are made part of Douglas County Code Chapter 20.676.010, are as follows:

FINDINGS TO APPROVE A MODIFICATION TO A PLANNED DEVELOPMENT

Pursuant to Douglas County Code, Section 20.676.110, public hearings by the Planning Commission and Board are required before a revision to a planned development that includes changes in land use, expansion or intensification of the development, or changes in the standards of development may be approved. The findings for approval of a revision are the same as the original application (20.676.040):

1. The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.

Staff Response: The development code, Section 20.676.010, cites six different criteria that a planned development must comply with to satisfy the objective of the planned development chapter. Staff, at a minimum, has found that the proposed modification continues to meet criteria 1, 2, and 6. Criterion 6, which the planned development clearly meets, is the requirement that the project is located within a receiving area as designated in the master plan, and is utilizing the county's transfer of development rights program.

2. The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are deemed to be in the public interest.

Staff Response: As proposed and conditioned the planned development does depart from the typical regulations required of the SFR-8,000 zoning district. Staff has found the efficient design allowed under Chapter 20.676 *Planned Development (PD) Overlays District* and required amenities to be in the best interest of the public. Staff has found the roadway improvements, trail improvements, and open space dedication to provide significant benefits to the public.

3. The ratio of residential to non-residential use in the planned development is consistent with the master plan.

Staff Response: The planned development is all residential uses, there are no non-residential uses proposed.

4. The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.

Staff Response: The overall size of the project is roughly 200 acres. The applicant is offering approximately 49 acres of open space, equating to 24%. The planned development proposes 633 dwelling units on approximately 200 acres. This results in a project density of 3.15 units per acre, well below the maximum density of 5.45 units per acre for SFR-8,000 zoning. Furthermore, the applicant has increased the amount of open space being dedicated since the 2004 approval from 27 acres to 49 acres and is required to dedicate and construct a portion of the Martin Slough Trail Project. The Martin Slough Trail Project is identified in 2003 Trails Plan as a high priority off-street trail.

The Town of Gardnerville has already accepted maintenance responsibility and ownership for Phase I open space. The applicant is requesting the Town of Minden accept dedication and maintenance responsibilities for the open space north of Zerolene Road.

5. The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.

Staff Response: As conditioned, all public facilities requirements contained within the development code and design manual have been met with the proposed development, including adequate water, sewer, streets, drainage, and open space.

6. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

Staff Response: County staff has not identified any elements of the proposed development to be incompatible with adjacent development or neighborhoods. The proposed development is compatible with the underlying land use and surrounding zoning districts.

7. Any development-related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods, are mitigated by improvements or modifications either on-site or within the public right-of-way.

Staff Response: As conditioned, the proposed development will not cause significant impacts to the existing uses or conditions in the neighborhood. The receiving area master plan designation allows for higher density and intensity of land uses within urban service areas when impacts can be mitigated to insignificant levels.

8. Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.

Staff Response: All phases, sub phases, or individual final maps of the planned development shall meet the adopted design standards and development regulations in place at the time when a site improvement permit is submitted. This will ensure that each phase, sub phase, or final map has the ability to stand alone and does not rely on subsequent phases to meet adopted standards.

9. That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.

Staff Response: Yes, as conditioned, each individual unit or phase of the development can exist independently.

10. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

Staff Response: The uses proposed will not be detrimental to the present and proposed land uses. In fact, the developer is responsible for constructing portions of Heybourne Road, the Martin Slough Trail Project, Zerolene Road, and a round-about at the intersection of Buckeye Road and Heybourne Road, all of which will have a beneficial effect to the community.

11. Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.

Staff Response: The proposed development has numerous redeeming features much of which are regional in nature. Staff has found the deviations from county standards to be warranted by the additional amenities and regional benefits.

12. The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.

Staff Response: There has been no evidence filed with the county indicating the proposed project would diminish the value of surrounding properties, nor does staff believe the development will endanger the health, safety and welfare of the community.

13. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.

Staff Response: As conditioned, the final plan and all future development within the project area must comply with the requirements of NRS.

14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.

Staff Response: The proposed development meets this finding, in that the proposed density complies with the density permitted by the Master Plan designated Receiving Area and the SFR/PD and MFR/PD zoning district. The proposed density and lot sizes comply with the PD overlay standards. The applicant's request to increase the number of multi-family units in the 2.6 acre area currently designated as multi-family residential and to decrease the number of single-family units proportionally, is supported by staff. The applicant is required to obtain design review approval for all multi-family development. Compliance with density standards will be reviewed at this time.

15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

Staff Response: The applicant has requested three variances to the Douglas County Design Manual and Improvement Standards (See PC Attachment 3).

- To allow on-street parking.
- To allow driveway access onto Collector Roadways.
- To allow driveways to flare out from 24 feet to 30 feet after only five feet from the streets edge.

Variances to the standards and requirements of the Design Criteria and Improvement Standards may be requested only for the following reasons:

- A. Situations where strict compliance with the manual may not act to protect public health and safety:

Response: These variances will not act to endanger public health or safety. In fact, on-street parking has been shown to act as a viable traffic calming method by creating a narrower street width. Studies have shown that wider streets have a tendency to encourage speeding. In addition, on-street parking would create a physical buffer between vehicles traveling on Heybourne Road and pedestrians traveling on the sidewalk or families enjoying their front yard.

The Board of Commissioners' previous decision to reduce the speed limit for this section of Heybourne Road to 25 MPH allows the driveway access and intersection spacing to be lowered to 150 feet per NDOT's Access Management and Standards.

The variance to the minimum driveway width for the one foot behind the sidewalk will not act to endanger public health or safety. In fact, allowing the driveway to flare out immediately behind the sidewalk may create a safer situation between vehicles backing up and pedestrians on the sidewalk. This variance is conditioned to comply with ADA standards.

- B. Situations which require additional analysis outside the scope of this manual for which the additional analysis shows that strict compliance with the manual may not act to protect public health and safety:

Response: The variance is not being requested for this reason.

- C. Hydrologic and/or hydraulics conditions which cannot be adequately addressed by strict compliance with the manual:

Response: The variance is not being requested for this reason.

16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.

Staff Response: The project must transfer development rights to support the proposed density. The project has been conditioned to require recordation of the TDR's prior to, or in conjunction with, Final Map submittal. Development rights for Phase 1 have been dedicated.

17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.

Staff Response: Due to the regional improvements associated with this project, including Heybourne Road and the Martin Slough Trail Project, staff has found the modification to be a beneficial relationship to the neighborhood and the county.

ADDITIONAL FINDINGS

Pursuant to Douglas County Code, Section 20.676.020, an application for establishment of the planned development overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map amendment set forth in section 20.610.020, tentative subdivision map approval, as set forth in chapter 20.708, and special use permit, set forth in chapter 20.604:

The following findings must be made for approval of a Tentative Subdivision Map:

1. The property to be subdivided is zoned for the intended use and the density of the division conforms to the requirements of the zoning regulation contained in the development code.

Staff response: The proposed Amendment to the Final Subdivision Map will not alter the intended use or density of the originally approved planned development. Furthermore, all of the proposed amendments would conform to the requirements of the zoning regulations contained in County Code.

2. If a planned development is proposed, the tentative subdivision map conforms to density requirements, lot dimension standards and other regulations applicable to planned developments.

Staff response: The proposed development meets this finding, in that the proposed density complies with the density permitted by the Master Plan designated Receiving Area and the SFR/PD and MFR/PD zoning district. The proposed density and lot sizes comply with the PD overlay standards. The applicant's request to increase the number of multi-family units in the 2.6 acre area currently designated as multi-family residential and to decrease the number of single-family units proportionally, is supported by staff. The applicant is required to obtain design review approval for all multi-family development. Compliance with density standards will be reviewed at this time.

3. The proposed subdivision map conforms to public facilities and improvement standards contained in the Consolidated Development Code.

Staff response: The proposed modification coupled with the approved variance to setback requirements conform to the public facilities and improvement standards contained in the Douglas County Development Code. Staff has found that a practical difficulty would result from strict compliance with the setback requirements required in the development code. Staff has addressed the required finding further in this report.

4. The tentative subdivision map conforms to the improvement and design standards contained in the Development Code and adopted design criteria and improvement standards.

Staff response: This finding is found in the affirmative, see PD finding # 15.

5. If applicable, that a phasing plan has been submitted and is deemed acceptable.

Staff response: Yes, as conditioned, the application is deemed acceptable.

6. The approval contains terms that plan for the possibility of abandonment or termination of the project.

Staff response: Yes, as conditioned, each individual unit or phase of the development can exist independently.

7. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

Staff response: The property taxes have been paid current for the 2012-2013 fiscal year, as certified by the County Treasurer. When the Final Map is submitted, the applicant will be required to demonstrate that taxes for all the parcels have been paid in full.

8. 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.

Staff response: The property is not located within an identified archeological or cultural study area recognized by Douglas County.

The following findings must be made for approval of a Zoning Map Amendment:

1. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Staff Response: The modification is consistent with the policies embodied in the adopted master plan and the underlying land use designation. The 2011 Master Plan Update identifies this area as a Receiving Area. Receiving Area is identified as an ideal area to locate higher density development.

2. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Staff Response: The proposed modification does not alter provisions for adequate public facilities.

3. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff response: The modification is consistent with the policies embodied in the adopted master plan and the underlying land use designation. The 2011 Master Plan Update identifies this area as a Receiving Area. Receiving Area is identified as an ideal area to locate higher density development.

Pursuant to Nevada Revised Statutes (NRS) 278A.410 *Modification of plan by city or county*, the following findings must be met to modify a Planned Development Final Map:

- 1) No such modification, removal or release of the provisions of the plan by the city or county may affect the rights of the residents of the planned unit residential development to maintain and enforce those provisions.

Staff Response: At the time of this report, no evidence has been submitted to the county which would lead staff to believe that the rights of existing residents are being affected.

2) No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:

a. Is consistent with the efficient development and preservation of the entire planned unit development;

Staff Response: As discussed in the report, the variances to the design manual are not believed to be detrimental to the efficiency and preservation of the phases within this planned development.

b. Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and

Staff Response: The requested modifications are believed to be in the best interest of abutting land owners and the public interest due to the transportation and open space improvements.


c. Is not granted solely to confer a private benefit upon any person.

Staff Response: The request does not confer any private benefit. The modification will not alter the density or the type of use permitted. The landowners of the planned development are entitled to request modifications to the planned development if findings can be met.

TIME FOR FILING OF PLAN

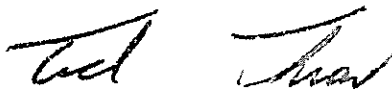
See Development Schedule below:

PHASE	SUB PHASE	No. OF LOTS/UNITS	RECORDED BY:	REGIONAL ROAD IMPROVEMENT
I		30	RECORD	GLYNN AVENUE EXTENSION, MARTIN SLOUGH CORRIDOR (PHASE 1) DEDICATED ON TOWN OF MINDEN WELL SITE; AND, HEYBOURNE ROAD, PHASE 1
II		88	12/31/8	HEYBOURNE ROAD, PHASE 2 (THROUGH PHASE 1A) AND EMERGENCY ACCESS ROAD (ALONG HEYBOURNE ROAD ALIGNMENT TO ZEROLENE ROAD)
	I A	22		
	II B	16		
	II C	16		
	II D	18		
	II E	14		HEYBOURNE ROAD, PHASE 3 (THROUGH PHASE 1E)
III		8	12/31/24	HEYBOURNE ROAD, PHASE 4 (THROUGH ZEROLENE ROAD) AND ZEROLENE ROAD (FROM HEYBOURNE ROAD TO U.S. HIGHWAY 395)
	III A	38		
	III B	6		
	III C	27		
IV		56	12/31/21	BUCKEYE ROAD FRONTAGE IMPROVEMENTS HEYBOURNE ROAD, PHASE 5 (BUCKEYE ROAD SOUTH TO ROAD F)
	IV A	20		
	IV B	36		
V		39	2/31/29	CENTRAL PARK
VI		107	2/3/33	
VII		27		HEYBOURNE ROAD PHASE 5 (ROAD F SOUTH TO ROAD M) MULTI-FAMILY SITE
	VII A	16		
	VII B	16		
	VII C	24		
	VII D	24		
	VII E	99	2/3/35	
VIII		58		HEYBOURNE ROAD PHASE 5 (ROAD F SOUTH TO ROAD M)
	VIII A	47		
	VIII B	11		
IX		30	12/3/39	HEYBOURNE ROAD PHASE 6 (ROAD 'G' SOUTH TO ZEROLENE ROAD)
	IX A	22		
	IX B	20		
	IX C	2		
	IX D	10		
	IX E	14		
	IX F	13		



 Lee Bonner, Chair
 Douglas County Board of Commissioners

ATTEST:



 Ted Thran, Clerk-Treasurer

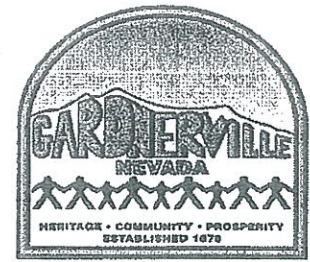
BY: 

 CLERK TO THE BOARD

MEMORANDUM

Town of Gardnerville

Paul Lindsay, Chairman
Tom Cook, Vice Chairman
Mike Philips, Board Member
Randy Slater, Board Member
Jerry Smith, Board Member



Jim Park
TOWN MANAGER

TO: Gardnerville Town Board
FROM: Jim Park, Town Manager
SUBJECT: PD 04-008, Park-Anker Planned Development Overlay and Tentative Subdivision Map
DATE: October 27, 2004

The requested Planned Development Overlay proposes approximately 208 single-family residences (SFR) and 30 Multi-Family Residential units (MFR) south of Zerolene Road (area within the future annexation of Gardnerville) with the balance of the proposed development north of Zerolene Road (future Minden).


The water conveyance advisory committee has reviewed the project and conditioned the proposal that any subsequent improvement plans will need to be reviewed by that committee in the future.

Key areas of review with this proposal other than general compliance with code and planning requirements include:

- Linkage of Gardnerville and Minden along the Martin Slough and access for maintenance operations and preservation of Martin Slough open space for drainage.
 - Staff comments: Development will need to provide linkage from the existing end of the Martin Slough Maintenance Road behind CVMS through to the new Town boundary. This can be accomplished by either a dedicated easement allowing the maintenance road to continue, or by preferably dedicating the remainder of the parcel (approx 27.12 acres) as open space and conveying interest to the Town of Gardnerville. Homes backing up to this area shall be constructed with fences to deter "free" access. Access to and through this area shall be provided by the continuance of the maintenance road.
- The proposed extension of Gilman Avenue.
 - Gilman is proposed to be constructed as a collector collector. County transportation plans show Ironwood as a future road in this area, and the Gilman extension should satisfy roadway planning as a replacement for Ironwood. Ironwood was shown on transportation maps to be constructed adjacent to Chichester to the north, eventually tying into Muller Parkway. A future stubout of this extension will be shown on the revised maps with a buffer zone between Chichester.
 - Landscaped traffic medians comparable to the medians between Heritage Park halves should be constructed near the end of the current Gilman section near Chichester to provide traffic calming and enhance safety for pedestrians using the Martin Slough Nature Trail and students crossing Gilman to and from CVMS.
 - Future development to the east of Chichester will undoubtedly generate additional school bus traffic. All efforts to provide an alternative school bus access to and from CVMS should be explored, including the extension of High School Street from Gilman to the campus. Cooperative measures for cost-sharing this extension should be explored and implemented.

- Compatibility with adjacent development.
 - Single-family residential (SFR) lots range from approximately 6500 SF to upwards of 13,000 SF-compatible with adjacent residential development.
 - Multi-family residential (MFR) zoning is compatible-adjacent parcel currently zoned MFR.

Staff recommends approval of the proposed portions generally south of Zerolene with the following conditions:

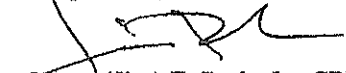
1. Development shall provide linkage from the existing end of the Martin Slough Maintenance Road behind CVMS through to the new Town boundary. Applicant shall dedicate approximately 27.12 acres as open space and convey interest to the Town of Gardnerville. Homes backing up to this area shall be constructed with fences to deter "free" access. The maintenance road shall be constructed from its current termination through the new parcel and terminate at the new Town boundary. An access trailhead with parking shall be constructed per the tentative map. A trail shall be constructed from the trailhead to the maintenance road.
2. The future stubout extension of the roadway to the east located north of Chichester (Ironwood) shall have a buffer of a minimum of 100' between the roadway and the north property line of Chichester parcels. The mailbox cluster units The Town will maintain this area
3. Landscaped traffic medians comparable to the medians between Heritage Park halves shall be constructed near the end of the current Gilman section near Chichester to provide traffic calming and enhance safety for pedestrians using the Martin Slough Nature Trail and students crossing Gilman to and from CVMS. The Town shall maintain these medians.
4.  Efforts to provide an alternative school bus access to and from CVMS should be explored, including the extension of High School Street from Gilman to the campus. Cooperative measures for cost-sharing this extension should be explored and implemented. The Town will participate in any proposed cost share to the extent possible. Douglas County is encouraged to participate as well.
5. Town Streets require "acorn" style lights on black steel fluted poles (SPPC standard). Lights shall be installed at turning points, cul-de-sacs, and intersections only. Coordinate design with SPPC, Town will approve final plan.
6. Street lighting on regional roads shall be the same as Town streets. The Town shall approve final design.
7. Traffic signposts and anchors shall be black.
8. The Town will not maintain landscape areas between curb and sidewalks. Perpetual maintenance of these areas is the responsibility of the adjacent property owner or homeowners association (HOA).
 - Automatic irrigation must be included. Irrigation system connected to adjacent property in residential areas. Standalone systems acceptable for commercial or in cases of an HOA.
 - Trees from the "Town Recommended Tree List" shall be used.
 - Cobble Rock Mulch with weed block is highly encouraged in landscape strips.
 - The Town shall approve all landscape plans.
 - The Town will not accept dedication of and maintenance of neighborhood monument signs and fences.
9. Multi-family units shall be served by 2-cubic yard dumpsters, one dumpster per four dwelling units.
10. The newly constructed Gilman section shall be maintained by Douglas County as a regional roadway.
11. All irrigation and/or storm water conveyance facilities shall be piped with the exception of the Martin Slough.
12. Storm drain facilities proposed or 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 Town maintained storm drain systems must have a maintenance and operations plan reviewed and approved by the Town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual

maintenance of such facilities must be demonstrated.

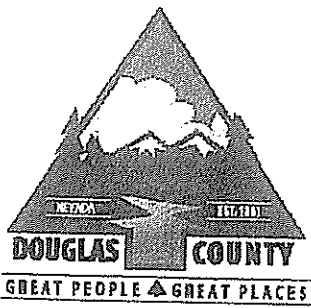
13. The following Standard Town Conditions of Approval shall apply:

- All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
- Improvement plans shall be reviewed and approved by the Town's engineer.
- Estimate of value for all offsite improvements dedicated to the Town is required before final acceptance of those improvements.
- Trash enclosures shall be constructed to Town standards and access for service vehicles shall be approved by Town staff.
- All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of way, *with the exception of the Martin Slough, which shall remain open in this project.*
- Construction runoff and dewatering practices shall be in accordance with 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 set forth by the Town.
- Maintenance plans and level of service for landscaped 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 to the Board of County Commissioners of the maintenance plan
- 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 a project shall be repaired or replaced by the developer.
- Annexation to the Town is required if development is located outside the current town boundary.
- Two copies of record drawings in both paper and electronic AutoCAD format are required before final acceptance of improvements.
- Projects shall comply with adopted County Master Plan as revised and approved by the Douglas County Board of Commissioners.

Respectfully submitted,


James (Jim) E. Park, Jr., CPM, CPO
Gardnerville Town Manager

0028-069



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Building Division
Engineering Division
Planning Division
Code Enforcement

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

November 5, 2012

MAIL DELIVERED

Carrie McAninch
Ranch at Gardnerville, LLC
1830 College Parkway STE 200
Carson City, NV 89706

Subject: PD 04-008-4 Modification to the Ranch at Gardnerville Planned Development (Phase II - VIII) for the Ranch at Gardnerville, LLC; Located south of Buckeye Road and north of Gilman Avenue, along Heybourne Road (extended), within the Minden/Gardnerville Community Plan Area (multiple APN's).

Dear Ms. McAninch:

On October 4, 2012, the Douglas County Board of Commissioners approved with conditions a Planned Development Modification (PD) 04-008-4 and on November 1, 2012, the Board of Commissioners adopted Ordinance No. 2012-1371, a Zoning Map Amendment for The Ranch at Gardnerville, LLC. The approvals modify the original 2004 conditions of approval (ref. PD 04-008) and include:

- a. The adoption of Ordinance No. 2012-1371, a Zoning Map Amendment modifying the 2004 planned development boundary (Ordinance No. 2004-1108) and changing the zoning on parcel 1320-32-501-017 from SI (Service Industrial) with a PD (Planned Development) Overlay to SI (Service Industrial);
- b. An extension and modification of the development schedule/phasing plan;
- c. The ability to maintain a maximum of 633 dwelling units but allow the applicant flexibility to increase the number of multi-family units for the 2.6 acre area currently designated as multi-family residential and decrease the number of single-family units proportionally, not to exceed MFR density standards at the time of design review approval; and
- d. Modification to the subdivision design and street standards, including variances to the Douglas County Design Manual.

The property is located south of Buckeye Road and east of U.S. Highway 395 along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) and MFR (Multi-Family Residential, 9,000 square foot minimum parcel size) zoning districts with a PD (Planned Development) Overlay, in the Minden-Gardnerville Community Plan Area (APNs: 1320-29-000-008, 014, 1320-33-210-063, & 1320-32-501-017).

The following conditions apply to the Planned Development Modification.

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TED THIRAN
CLERK
DEPUTY

CONDITIONS TO BE MET PRIOR TO SUBMITTAL OF A FINAL MAP:

1. The applicant must certify adequate development rights for transfer in support of the PD. The certificate of transfer must be recorded prior to recordation of the final plan/map for the phase or phases in which they are to be used.
2. A final phasing plan must be submitted that identifies the timing of all the required improvements.
3. The applicant shall submit ten sets of final development plans, encompassing each phase being recorded, that comply with the standards in Chapter 20.676 *Planned Development (PD) Overlay Districts*, unless said standards were waived. Development plans must reflect applicable design changes required with the final conditions of approval for PD 04-008-4.
4. The applicant shall submit revised improvement plans to the Douglas County Community Development Department for review and approval. The improvement plans shall comply with Douglas County Code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) unless waived by this approval, and Site Improvement Permit or Building Permit application requirements.
 - a. Heybourne Road shall be constructed as an urban collector road with 75-feet of right-of-way, 5-foot bike lanes, and five-foot sidewalks as approved under DA 11-028. As an urban collector it shall be designed to meet all the requirements for design storm street capacity in Division 6.
 - b. The applicant shall dedicate an additional 5-feet of right-of-way on the north side of Zerolene Road along the property boundary within the proposed PD boundary. Zerolene Road shall be constructed as a minor arterial with 55-feet of right-of-way, and include curb, gutter and sidewalk. As a minor arterial it shall be designed to meet all the requirements for design storm street capacity in Division 6.
 - c. A roundabout shall be constructed at the intersection of Buckeye Road and Heybourne Road generally as per the plans dated 11-02-04. In the event the design is not acceptable to the Town of Minden and/or Douglas County, other gateway enhancement features may be considered at this intersection.
 - d. Buckeye Road improvements shall include a bike lane, curb, gutter, landscape strip, sidewalk and a perimeter fence with an open-work design, a minimum 4-foot in height. Pedestrian access only shall be provided from the interior parking courts to Buckeye Road. No vehicle access is allowed to Buckeye Road in these locations.
 - e. A 25-foot minimum transportation easement extending south of Buckeye Road that aligns with the transportation easement on the north side of Buckeye Road as shown on the modified plans date stamped July 27, 2012.

- f. After completion of the Phase III improvements including construction of Zerolene Road to county standards, and prior to or concurrent with submittal of improvement plans for phase IV-A, the applicant shall submit a Traffic Study for phases four through eight. The Traffic Study shall meet all the requirements of Division 2, Streets and Traffic, of the Douglas County Design Criteria and Improvement Standards, including recommendations for mitigation of project impacts, timing of improvements and schematic drawings for recommended mitigation. This may result in requirements for the applicant to construct or to participate financially in the construction of off-site improvements not identified on the Phasing Plan.
 - g. Local roads shall be constructed as an urban local road with 47-feet of right-of-way with 5-foot sidewalk adjacent to rolled curb as approved under DA 11-028.
 - i. Rolled curb shall be constructed on local streets with adjacent sidewalk, monolithic pour of curb, gutter, and sidewalk.
 - h. All phases of the Planned Development shall meet the design standards and code requirements in place at the time of a site improvement permit submittal and be able to stand alone;
 - i. The applicant must submit a final technical drainage report and plans for each Phase submitted for a Site Improvement Permit, meeting the requirements of Division 6 in its entirety, *Storm Drainage*, and Appendix D, *Storm Drainage Details*. The plans must show all necessary drainage easements and identify them as private.
 - j. Provide radii at all street intersections in conformance with Division 2.13.7 in the DCDCIS.
 - k. Residential driveway separation along Heybourne Road, between driveways and intersections shall meet the requirements of the Nevada Department of Transportation (NDOT) Access Management System and Standards and be spaced 150' (one hundred fifty feet) as shown on Figure 4.1 Clearances from said standard.
 - l. Heybourne Road shall be posted with 25 MPH speed limit throughout the planned development.
 - m. The applicant shall provide enhanced subdivision entrances designed with enhanced landscaping and interlocking pavers or stamped concrete.
 - n. All subdivision driveways must be a minimum of 20 feet in length, not including sidewalk width.
 - o. All sidewalks and pedestrian ramps must be ADA compliant.
 - p. All street lights must comply with the County's "night-sky friendly" policy.
5. The development will be served by a public water system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Water Will Serve" letter or other letter of intent to serve.
 - b. Water lines must meet the requirements of Division 4, *Water Systems*, and Appendix B, *Water System Details*, or standards from other applicable agencies.
 6. The development will be served by a public sewer system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Sewer Will Serve" letter or other letter of intent to serve.
 - b. Sewer lines must meet the requirements of Division 5 "Sewer Systems" and Appendix C "Sewer System Details" or standards from other applicable agencies.

7. The applicant shall submit a deed restriction, in the proper form to be recorded with the final map, stating the following:
“Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.”
8. Final landscape and irrigation plans stamped by a licensed architect, landscape architect, landscape contractor or civil engineer. The landscape and irrigation plans are to be consistent with the revised tentative map and Douglas County Code Section 20.694 and the design manual, including street trees, plans for the park site, plans for any retention or detention ponds, the Martin Slough where access is allowed, street entrances, front yards, and adjacent to the perimeter fence where landscaping is required.
 - a. The proposed detention basin shall be landscaped to include non-buoyant materials such as turf, cobble rock and low spreading ground cover. Access to the Martin Slough shall include improved parking areas, and pedestrian trails. Final locations to be determined at the time of site improvement permit submittal.
 - b. Per the letter dated April 12, 2012, the applicant shall dedicate a 25-foot wide right-of-way to accommodate the Martin Slough Multi-Modal Trail Project.
 - c. The pedestrian trail must be constructed to county standards, per the Douglas County Design Criteria and Improvement Standards, Detail AC 035.
 - d. Street trees must be planted in the front yards and all local streets 30 feet on center. And where lots back Heybourne Road, street trees are to be planted 25' on center with five feet of dense landscaping to screen the privacy fence.

CONDITION TO BE MET WITH THE SUBMITTAL OF THE NEXT FINAL MAP:

9. The applicant must submit a deed restriction, in the proper form, establishing the remaining 19.8 acres of open space conservation and drainage easement identified on the Tentative Subdivision Map as open space. The deed restriction must also identify that there are no associated development rights within the open space conservation and drainage easement area. The applicant must identify the open space area on the Final Map as a separate parcel or parcels.
 - a. The applicant must demonstrate that all open space areas have been accepted for maintenance by an assessment district, the appropriate town, or the county and all improvements have been completed or secured.



April 12, 2012

Via Hand Delivery

Mimi Moss, AICP Director
DOUGLAS COUNTY COMMUNITY DEVELOPMENT
P.O. Box 218
Minden, NV 89423

Re: Martin Slough Multi-Modal Trail Project: Nevada Transportation Enhancement (TE) Grant Request - Offer of Dedication and Cost Participation

Dear Mimi:

I am advised that this community trail project was first envisioned and the planning started by the County in the mid-1980's. You are to be commended for continuing that vision and for your leadership in identifying available funding sources and developing community partnerships that can together help the community realize the completion of this project.

The Ranch at Gardnerville, LLC, as owner of the property through which a portion of this trail is planned, remains very supportive of the project as a whole and is prepared to participate with the County in a meaningful way. Please accept this letter as formal confirmation of our willingness to dedicate to Douglas County a 25-foot wide right-of-way through our property along the planned alignment as shown on your project exhibit dated March 26, 2012. In addition, upon the County being awarded the subject TE Grant, the Ranch at Gardnerville, LLC will make a \$100,000 cash contribution that can be used by the County as matching funds. Our cash contribution will be made in two annual installments of \$50,000 each; the first in late 2013 and the second \$50,000 installment in late 2014.

As you review this offer should you have any questions or wish to discuss it together please contact me at (775) 721-1168. Also, please keep me informed as to the status of your continuing efforts to make this trail a reality.

Sincerely,

RANCH AT GARDNERVILLE, LLC

Carrie McAninch, Member

cc: Chairman Lee Bonner
Stephanie Hicks, AICP

CONDITIONS TO BE MET WITH THE SUBMITTAL OF FINAL MAPS, IRRESPECTIVE OF PHASE:

10. The applicant shall provide documentation that the development rights to be transferred to support the residential uses have been certified and are eligible for transfer under section 20.500 of Douglas County Code.
11. In accordance with the March 28, 2011 letter from East Fork Fire and Paramedic District, Zerolene Road must be constructed to provide emergency access prior to recordation of Phase II-C, and full improvements to be constructed with Phase III-C. needs to be specified in the phasing plan
12. The applicant shall submit plans meeting the requirements of Division 2 "Streets and Traffic" and Appendix A "Street Improvement Details.
13. A paved pullout for new cluster mailbox location shall be provided. If a new cluster mailbox location is not required, then the applicant shall be responsible for providing documentation to that effect from the U.S. Postal Service.
14. The applicant shall submit a Flood Impact Analysis with a Floodplain Development Review form and associated fee. The Flood Impact Analysis shall meet the requirements of Chapter 20.50.100.A.2.B and D for all applicable parcels or roads and shall meet the requirements of Chapter 20.50 in Title 20 and Division 6.
 - a. If evident by an H&H Study that the proposed development impacts the Base Flood Elevation greater than one foot, the applicant shall submit a FEMA-approved Conditional Letter of Map Revision (CLOMR) for any parcels or roads located in a 100-year flood zone prior to any site improvement permit submittal and a Letter of Map Revision (LOMR) shall be submitted to the county prior to final map submittal. All CLOMR and LOMR applications shall be submitted to the county with a completed Floodplain Development Review form and associated fee.
15. The applicant shall submit a Letter of Map Revision (LOMR), to be submitted to FEMA, for the Zerolene Road structure crossing Martin Slough prior to final map submittal. The LOMR application shall be submitted to the county with a completed Floodplain Development Review form and associated fee.
16. The applicant shall meet all the requirements of the Water Conveyance Advisory Committee.
17. The applicant shall provide documentation that all required improvements are constructed or secured.
18. The applicant shall provide documentation that all utilities are installed or have been secured.
19. The applicant shall meet all conditions of approval recommended by both the Town of Minden and the Town of Gardnerville.

20. The applicant shall submit a deed restriction, in the proper form to be recorded with the final map, stating "No access from individual lots will be allowed onto Buckeye Road."
21. Approval of this map includes the abandonment of all road easements shown on the map necessary to serve the new lot design.
22. Approval of the PD includes 633 dwelling units. Multi-family residential areas must comply with land use density standards at the time of design review.
23. The applicant will dedicate rights-of-way for Buckeye and Heybourne Roads that are sufficient to meet county minimum standards and are sufficient for maintenance of the roadway and pedestrian improvements. Areas intended for open space or drainage conveyance should not be included in the road rights-of-way. Maintenance of the areas outside the rights-of-way will be the responsibility of the developer unless another party assumes responsibility.
24. The Final Map must show the following:
 - a. An easement for any new cluster mailbox location.
 - b. All access driveways along Heybourne Road, including access easements where applicable.
 - c. All driveways located on a corner lot at an intersection with Heybourne Road.
 - d. The applicant must separately identify and delineate all the following features that apply: special flood hazard areas, earthquake faults, and blue-line streams.
 - e. All existing easements as called out in the Title Report shall be shown on the final map.
 - f. For blue-line streams, a drainage easement extending landward 50-feet from both sides of the high water mark of the "blue-line" drainage courses as identified on the USGS 7.5-minute quadrangle map.
 - g. The following features must be identified as a "Restricted Use Area(s)" for development: earthquake faults and blue-line stream(s); [Note: floodways must be considered for Restricted Use Areas.]
 - h. Drainage easements as necessary for mitigating onsite, offsite, and cross-lot drainage impacts. All drainage easements must be shown as private.
 - i. A 25-foot minimum transportation easement extending south of Buckeye Road that aligns with the transportation easement on the north side of Buckeye Road, generally along the former alignment of the V&T Railroad.
25. The Final Map must provide notes that read as follows:
 - a. A seven and one-half (7.5) foot wide public utility easement along all residential road frontages and a five (5) foot public utility easement along the side and rear lot lines.
 - b. The Community Development Certificate must state the County rejects the offer of dedication for the public roads with the reservation to accept the offer at a later date.
 - c. The subject property lies within the "AE, AE (floodway), AO, and X-shaded" flood zone, per community FIRM Panel No's. 235 and 255, effective date January 20, 2010 and LOMR FEMA Case No. 12-09-1513P effective October 22, 2012.
 - d. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
 - e. All construction and development within the floodplain must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.

- f. Maintenance of all drainage facilities and easements must be the responsibility of the individual property owners, the developer, or other entity, including a homeowner's association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
 - g. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
26. The applicant shall provide evidence that the Douglas County Geographic Information Systems (GIS) Division has reviewed and approved the proposed street names shown on the final map.
27. The applicant shall submit documentation that all property taxes and any agricultural liens on the property being recorded have been paid in full for the current fiscal year.
28. The applicant shall submit receipts showing proof of water service from the Town of Minden.
29. The applicant shall submit receipts showing proof of sewer service from the Minden Gardnerville Sanitation District.

THE FOLLOWING CONDITIONS APPLY THROUGH OUT THE LIFE OF THE PROJECT:

30. The Single-Family Residential lots must meet the following reduced setback requirements:
Front Yard: 10' Rear Yard: 5' Side Yard: 5' Street-Side: 10'
31. Access to the Collector Roadway, Heybourne Road, will only be allowed for those lots which cannot gain access from a local street.
- a. All lots taking access from Heybourne Road shall share a single common driveway with an adjacent lot to the extent possible given the proposed layout.
32. The Multi-Family Residential component of the planned development requires major design review approval.
33. All front yard landscaping must be completed prior to Certificate of Occupancy, according to approved landscape plans.
34. This is the final decision regarding your planned development and tentative subdivision map. This approval will expire if the final map for the next scheduled phase or respective phases is not recorded by the timelines established in the development schedule and phasing plan. Extensions of time may be granted in accordance with Douglas County Code, Chapter 20.676 *Planned Development (PD) Overlay*.

Per Nevada Revised Statutes (NRS) 278A.500, a Minute Order is attached.

This is the final decision regarding your Planned Development Modification. If you should have any questions, please contact me at (775) 782-6212.

Sincerely,



Dirk Goering, Associate Planner
Douglas County Community Development

Attachment

1.) Minute Order

cc:

Alton and Susan Anker
Rob Anderson, PE, R.O. Anderson Engineering
Barbra Resnik, PE, Civil Engineer II
Town of Gardnerville
Town of Minden
Candace Stowell, AICP
Douglas County Clerk
File: PD 04-008-4

ATTACHMENT 1

MINUTE ORDER THE RANCH AT GARDNERVILLE, LLC PLANNED DEVELOPMENT MODIFICATION (PD) 04-008-4

Applicant: The Ranch at Gardnerville, LLC
Board Meeting Date: November 1, 2012

The Board of Commissioners has granted tentative approval of the Planned Development Modification with conditions of approval and the findings pursuant to NRS 278A.500.1-7, which are made part of Douglas County Code Chapter 20.676.010, are as follows:

FINDINGS TO APPROVE A MODIFICATION TO A PLANNED DEVELOPMENT

Pursuant to Douglas County Code, Section 20.676.110, public hearings by the Planning Commission and Board are required before a revision to a planned development that includes changes in land use, expansion or intensification of the development, or changes in the standards of development may be approved. The findings for approval of a revision are the same as the original application (20.676.040):

1. The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.

Staff Response: The development code, Section 20.676.010, cites six different criteria that a planned development must comply with to satisfy the objective of the planned development chapter. Staff, at a minimum, has found that the proposed modification continues to meet criteria 1, 2, and 6. Criterion 6, which the planned development clearly meets, is the requirement that the project is located within a receiving area as designated in the master plan, and is utilizing the county's transfer of development rights program.

2. The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are deemed to be in the public interest.

Staff Response: As proposed and conditioned the planned development does depart from the typical regulations required of the SFR-8,000 zoning district. Staff has found the efficient design allowed under Chapter 20.676 *Planned Development (PD) Overlays District* and required amenities to be in the best interest of the public. Staff has found the roadway improvements, trail improvements, and open space dedication to provide significant benefits to the public.

3. The ratio of residential to non-residential use in the planned development is consistent with the master plan.

Staff Response: The planned development is all residential uses, there are no non-residential uses proposed.

4. The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.

Staff Response: The overall size of the project is roughly 200 acres. The applicant is offering approximately 49 acres of open space, equating to 24%. The planned development proposes 633 dwelling units on approximately 200 acres. This results in a project density of 3.15 units per acre, well below the maximum density of 5.45 units per acre for SFR-8,000 zoning. Furthermore, the applicant has increased the amount of open space being dedicated since the 2004 approval from 27 acres to 49 acres and is required to dedicate and construct a portion of the Martin Slough Trail Project. The Martin Slough Trail Project is identified in 2003 Trails Plan as a high priority off-street trail.

The Town of Gardnerville has already accepted maintenance responsibility and ownership for Phase I open space. The applicant is requesting the Town of Minden accept dedication and maintenance responsibilities for the open space north of Zerolene Road.

5. The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.

Staff Response: As conditioned, all public facilities requirements contained within the development code and design manual have been met with the proposed development, including adequate water, sewer, streets, drainage, and open space.

6. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

Staff Response: County staff has not identified any elements of the proposed development to be incompatible with adjacent development or neighborhoods. The proposed development is compatible with the underlying land use and surrounding zoning districts.

7. Any development-related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods, are mitigated by improvements or modifications either on-site or within the public right-of-way.

Staff Response: As conditioned, the proposed development will not cause significant impacts to the existing uses or conditions in the neighborhood. The receiving area master plan designation allows for higher density and intensity of land uses within urban service areas when impacts can be mitigated to insignificant levels.

8. Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.

Staff Response: All phases, sub phases, or individual final maps of the planned development shall meet the adopted design standards and development regulations in place at the time when a site improvement permit is submitted. This will ensure that each phase, sub phase, or final map has the ability to stand alone and does not rely on subsequent phases to meet adopted standards.

9. That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.

Staff Response: Yes, as conditioned, each individual unit or phase of the development can exist independently.

10. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

Staff Response: The uses proposed will not be detrimental to the present and proposed land uses. In fact, the developer is responsible for constructing portions of Heybourne Road, the Martin Slough Trail Project, Zerolene Road, and a round-about at the intersection of Buckeye Road and Heybourne Road, all of which will have a beneficial effect to the community.

11. Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.

Staff Response: The proposed development has numerous redeeming features much of which are regional in nature. Staff has found the deviations from county standards to be warranted by the additional amenities and regional benefits.

12. The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.

Staff Response: There has been no evidence filed with the county indicating the proposed project would diminish the value of surrounding properties, nor does staff believe the development will endanger the health, safety and welfare of the community.

13. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.

Staff Response: As conditioned, the final plan and all future development within the project area must comply with the requirements of NRS.

14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.

Staff Response: The proposed development meets this finding, in that the proposed density complies with the density permitted by the Master Plan designated Receiving Area and the SFR/PD and MFR/PD zoning district. The proposed density and lot sizes comply with the PD overlay standards. The applicant's request to increase the number of multi-family units in the 2.6 acre area currently designated as multi-family residential and to decrease the number of single-family units proportionally, is supported by staff. The applicant is required to obtain design review approval for all multi-family development. Compliance with density standards will be reviewed at this time.

15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

Staff Response: The applicant has requested three variances to the Douglas County Design Manual and Improvement Standards (See PC Attachment 3).

- To allow on-street parking.
- To allow driveway access onto Collector Roadways.
- To allow driveways to flare out from 24 feet to 30 feet after only five feet from the streets edge.

Variances to the standards and requirements of the Design Criteria and Improvement Standards may be requested only for the following reasons:

- A. Situations where strict compliance with the manual may not act to protect public health and safety:

Response: These variances will not act to endanger public health or safety. In fact, on-street parking has been shown to act as a viable traffic calming method by creating a narrower street width. Studies have shown that wider streets have a tendency to encourage speeding. In addition, on-street parking would create a physical buffer between vehicles traveling on Heybourne Road and pedestrians traveling on the sidewalk or families enjoying their front yard.

The Board of Commissioners' previous decision to reduce the speed limit for this section of Heybourne Road to 25 MPH allows the driveway access and intersection spacing to be lowered to 150 feet per NDOT's Access Management and Standards.

The variance to the minimum driveway width for the one foot behind the sidewalk will not act to endanger public health or safety. In fact, allowing the driveway to flare out immediately behind the sidewalk may create a safer situation between vehicles backing up and pedestrians on the sidewalk. This variance is conditioned to comply with ADA standards.

- B. Situations which require additional analysis outside the scope of this manual for which the additional analysis shows that strict compliance with the manual may not act to protect public health and safety:

Response: The variance is not being requested for this reason.

- C. Hydrologic and/or hydraulics conditions which cannot be adequately addressed by strict compliance with the manual:

Response: The variance is not being requested for this reason.

16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development. . .

Staff Response: The project must transfer development rights to support the proposed density. The project has been conditioned to require recordation of the TDR's prior to, or in conjunction with, Final Map submittal. Development rights for Phase 1 have been dedicated.

17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.

Staff Response: Due to the regional improvements associated with this project, including Heybourne Road and the Martin Slough Trail Project, staff has found the modification to be a beneficial relationship to the neighborhood and the county.

ADDITIONAL FINDINGS

Pursuant to Douglas County Code, Section 20.676.020, an application for establishment of the planned development overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map amendment set forth in section 20.610.020, tentative subdivision map approval, as set forth in chapter 20.708, and special use permit, set forth in chapter 20.604:

The following findings must be made for approval of a Tentative Subdivision Map:

1. The property to be subdivided is zoned for the intended use and the density of the division conforms to the requirements of the zoning regulation contained in the development code.

Staff response: The proposed Amendment to the Final Subdivision Map will not alter the intended use or density of the originally approved planned development. Furthermore, all of the proposed amendments would conform to the requirements of the zoning regulations contained in County Code.

2. If a planned development is proposed, the tentative subdivision map conforms to density requirements, lot dimension standards and other regulations applicable to planned developments.

Staff response: The proposed development meets this finding, in that the proposed density complies with the density permitted by the Master Plan designated Receiving Area and the SFR/PD and MFR/PD zoning district. The proposed density and lot sizes comply with the PD overlay standards. The applicant's request to increase the number of multi-family units in the 2.6 acre area currently designated as multi-family residential and to decrease the number of single-family units proportionally, is supported by staff. The applicant is required to obtain design review approval for all multi-family development. Compliance with density standards will be reviewed at this time.

3. The proposed subdivision map conforms to public facilities and improvement standards contained in the Consolidated Development Code.

Staff response: The proposed modification coupled with the approved variance to setback requirements conform to the public facilities and improvement standards contained in the Douglas County Development Code. Staff has found that a practical difficulty would result from strict compliance with the setback requirements required in the development code. Staff has addressed the required finding further in this report.

4. The tentative subdivision map conforms to the improvement and design standards contained in the Development Code and adopted design criteria and improvement standards.

Staff response: This finding is found in the affirmative, see PD finding # 15.

5. If applicable, that a phasing plan has been submitted and is deemed acceptable.

Staff response: Yes, as conditioned, the application is deemed acceptable.

6. The approval contains terms that plan for the possibility of abandonment or termination of the project.

Staff response: Yes, as conditioned, each individual unit or phase of the development can exist independently.

7. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

Staff response: The property taxes have been paid current for the 2012-2013 fiscal year, as certified by the County Treasurer. When the Final Map is submitted, the applicant will be required to demonstrate that taxes for all the parcels have been paid in full.

8. 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.

Staff response: The property is not located within an identified archeological or cultural study area recognized by Douglas County.

The following findings must be made for approval of a Zoning Map Amendment:

1. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Staff Response: The modification is consistent with the policies embodied in the adopted master plan and the underlying land use designation. The 2011 Master Plan Update identifies this area as a Receiving Area. Receiving Area is identified as an ideal area to locate higher density development.

2. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Staff Response: The proposed modification does not alter provisions for adequate public facilities.

3. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff response: The modification is consistent with the policies embodied in the adopted master plan and the underlying land use designation. The 2011 Master Plan Update identifies this area as a Receiving Area. Receiving Area is identified as an ideal area to locate higher density development.

Pursuant to Nevada Revised Statutes (NRS) 278A.410 *Modification of plan by city or county*, the following findings must be met to modify a Planned Development Final Map:

- 1) No such modification, removal or release of the provisions of the plan by the city or county may affect the rights of the residents of the planned unit residential development to maintain and enforce those provisions.

Staff Response: At the time of this report, no evidence has been submitted to the county which would lead staff to believe that the rights of existing residents are being affected.

2) No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:

a. Is consistent with the efficient development and preservation of the entire planned unit development;

Staff Response: As discussed in the report, the variances to the design manual are not believed to be detrimental to the efficiency and preservation of the phases within this planned development.

b. Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and

Staff Response: The requested modifications are believed to be in the best interest of abutting land owners and the public interest due to the transportation and open space improvements.

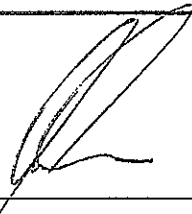
c. Is not granted solely to confer a private benefit upon any person.

Staff Response: The request does not confer any private benefit. The modification will not alter the density or the type of use permitted. The landowners of the planned development are entitled to request modifications to the planned development if findings can be met.

TIME FOR FILING OF PLAN

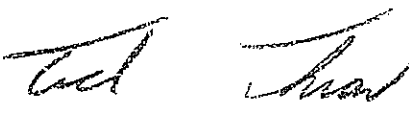
See Development Schedule below:

PHASE	SUB PHASE	No. OF LOTS/UNITS	RECORDED BY:	REGIONAL ROAD IMPROVEMENT
I		30	RECORD	GILMAN AVENUE EXTENSION; MARTIN SLOUGH CORRIDOR (PHASE 1) DEDICATION. TOWN OF MINDEN WELL SITE; AND, HEYBOURNE ROAD, PHASE 1
II		88	12/31/8	
	II A	22		HEYBOURNE ROAD, PHASE 2 (THROUGH PHASE 1A), AND, EMERGENCY ACCESS ROAD (ALONG HEYBOURNE ROAD ALIGNMENT TO ZEROLENE ROAD)
	II B	18		
	II C	16		
	II D	18		
	II E	14		HEYBOURNE ROAD, PHASE 3 (THROUGH PHASE 1E)
III		8	12/31/24	
	III A	36		
	III B	16		
	III C	27		HEYBOURNE ROAD, PHASE 4 (THROUGH ZEROLENE ROAD); AND ZEROLENE ROAD (FROM HEYBOURNE ROAD TO U.S. HIGHWAY 395)
IV		56	12/31/27	
	IV A	20		
	IV B	36		BUCKEYE ROAD FRONTAGE IMPROVEMENTS - HEYBOURNE ROAD, PHASE 5 (BUCKEYE ROAD SOUTH TO 'ROAD F')
V		39	12/31/29	CENTRAL PARK
VI		107	12/31/33	
	VI A	27		
	VI B	16		
	VI C	16		
	VI D	24		
	VI E	24		
VII		99	12/31/35	
	VII A	58		HEYBOURNE ROAD, PHASE 6 ('ROAD F' SOUTH TO 'ROAD M')
	VII B	41		MULTI-FAMILY SITE
VIII		130	12/31/39	
	VIII A	22		
	VIII B	20		
	VIII C	21		
	VIII D	40		HEYBOURNE ROAD, PHASE 6 (ROAD 'S' SOUTH TO ZEROLENE ROAD)
	VIII E	14		
	VIII F	13		



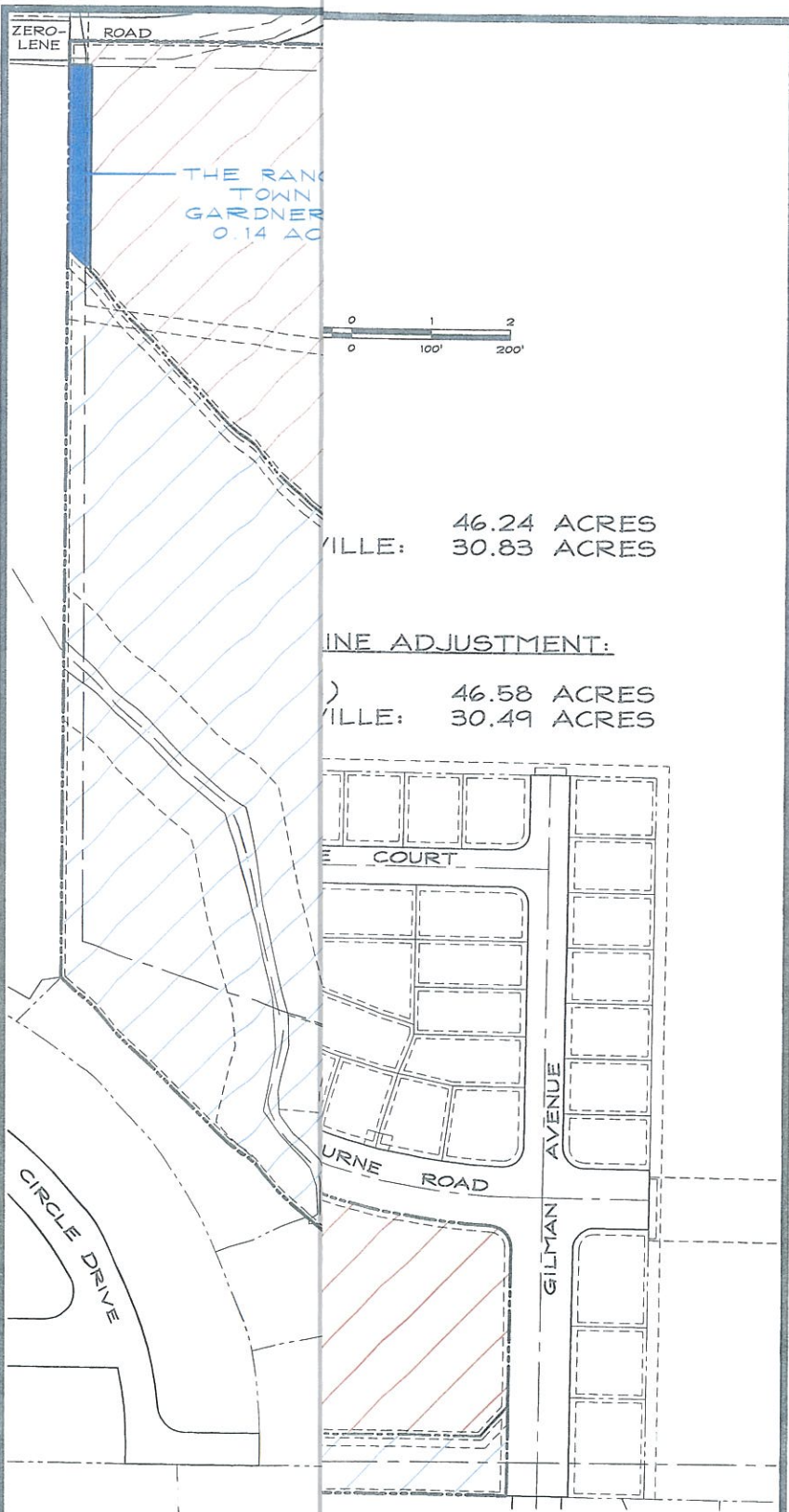
 Lee Bonner, Chair
 Douglas County Board of Commissioners

ATTEST:



 Ted Thran, Clerk-Treasurer

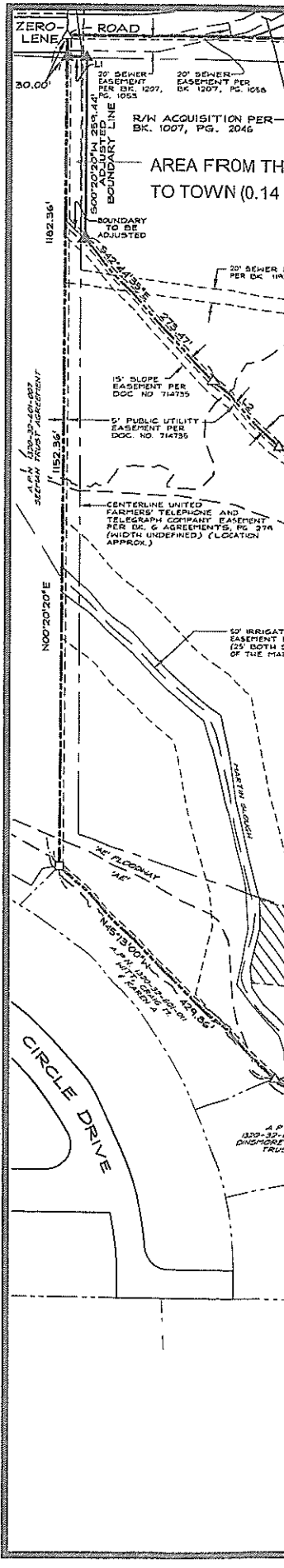
BY: 
 CLERK TO THE BOARD



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 04/01/13

RECORD OF SURVEY
 TO SUPPORT A
 BOUNDARY LINE ADJUSTMENT
 FOR
 THE RANCH AT GARDNERVILLE 1, LLC
 AND
 TOWN OF GARDNERVILLE

LOCATED WITHIN PORTIONS OF
 NE1/4 OF SECTION 32 AND NW1/4 OF SECTION 33,
 T.13N., R.20E., M.D.M.
 DOUGLAS COUNTY, NEVADA



CURVE TABLE

DELTA	RADIUS	LENGTH	TANGENT	CH. BRG.	CH. DIST.
61°32'07"	24.00'	25.78'	14.24'	S64°19'55"W	24.55'
31°30'49"	57.00'	31.35'	16.08'	S23°17'07"W	30.96'
64°20'23"	15.00'	16.84'	9.49'	S53°41'54"W	13.97'
77°24'55"	51.50'	69.58'	41.27'	S33°09'36"W	64.41'
87°49'52"	26.50'	40.62'	25.52'	S43°15'53"E	36.76'
17°19'34"	837.50'	251.31'	126.61'	S78°35'02"E	250.37'
33°07'08"	84.50'	34.39'	17.64'	N55°03'47"W	33.42'
58°02'04"	12.50'	12.64'	6.43'	S67°31'15"E	12.13'
256°04'07"	55.50'	286.74'	17.49'	S51°29'17"W	58.72'
108°52'47"	12.50'	23.75'	17.49'	N34°54'33"W	20.34'
107°35'37"	447.00'	59.24'	29.66'	S67°00'07"W	59.20'

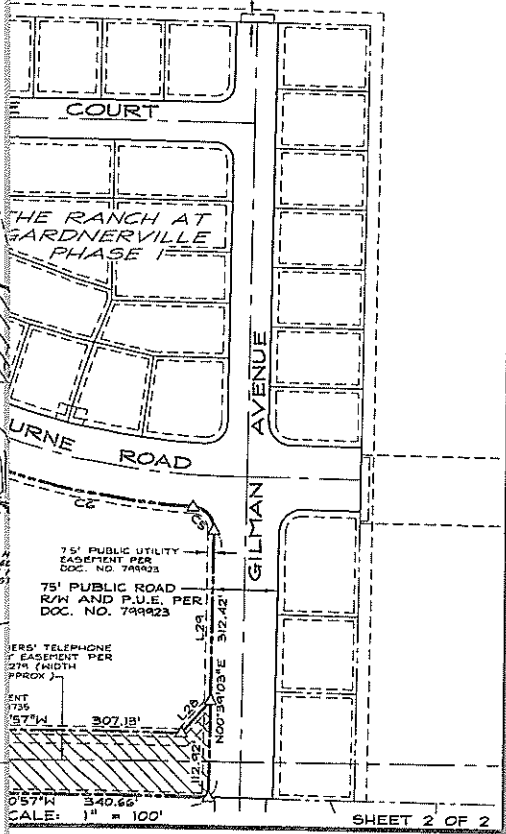
LINE TABLE

LINE	BEARING	LENGTH
L1	S89°42'55"E	25.00'
L2	S45°08'57"E	130.11'
L3	S53°16'33"E	131.78'
L4	N60°43'22"E	37.11'
L5	N35°30'58"E	147.19'
L6	N14°04'05"W	50.01'
L7	N70°33'55"E	194.46'
L8	S29°24'04"E	60.05'
L9	S73°34'53"E	123.75'
L10	S43°01'39"E	17.42'
L11	N51°48'58"E	60.37'
L12	S38°11'02"E	30.00'
L13	S51°40'58"W	33.80'
L14	S10°34'58"W	82.65'
L15	S39°02'31"W	100.00'
L16	S78°15'23"W	45.56'
L17	N60°57'39"W	172.21'
L18	S36°43'27"W	38.44'
L19	S61°51'07"E	41.78'
L20	S43°28'29"W	100.00'
L21	S46°31'31"E	20.00'
L22	S43°28'29"W	100.00'
L23	S46°31'31"E	42.00'
L24	S43°28'29"W	75.37'
L25	S50°24'30"E	302.49'
L26	S47°06'33"E	139.68'
L27	S64°39'55"E	203.37'
L28	N41°36'44"E	51.12'
L29	S00°38'03"W	188.50'
L30	S69°59'15"E	220.50'
L31	S20°00'45"W	179.00'
L32	S69°59'15"E	148.50'
L33	N16°22'34"E	48.63'
L34	S81°20'57"E	66.10'
L35	S00°59'03"W	95.00'

MAINDER' PARCEL AS SHOWN RANCH AT GARDNERVILLE, PHASE I, NO. 799923 AND LOT 'B' AS FOR THE RANCH AT GARDNERVILLE, PHASE I, NUMBER 13, 2007 AS DOCUMENT NO. 799923.

THE RANCH AT GARDNERVILLE, PHASE I, LOTS 1-100, ARE LIE WITHIN THE 'AE', 'AE' AREAS PURSUANT TO F.E.M.A. MAP NO. 12-09-1918P, EFFECTIVE DATE 12/15/2010, IN ACCORDANCE WITH SECTION 10704, TITLE 21, CHAPTER 21A, NEVADA REVISED STATUTES, EFFECTIVE JANUARY 20, 2010.

THE RANCH AT GARDNERVILLE, PHASE I, LOTS 1-100, ARE SUBJECT TO EASEMENT TO SIERRA PACIFIC UTILITIES AT LOCATIONS SHOWN ON RECORD AT TIME OF SURVEY. A STRIP OF LAND TEN FEET WIDE OF THE CENTERLINE OF SAID ROAD IS RECORDED IN BOOK 1208, AT PAGE 100.



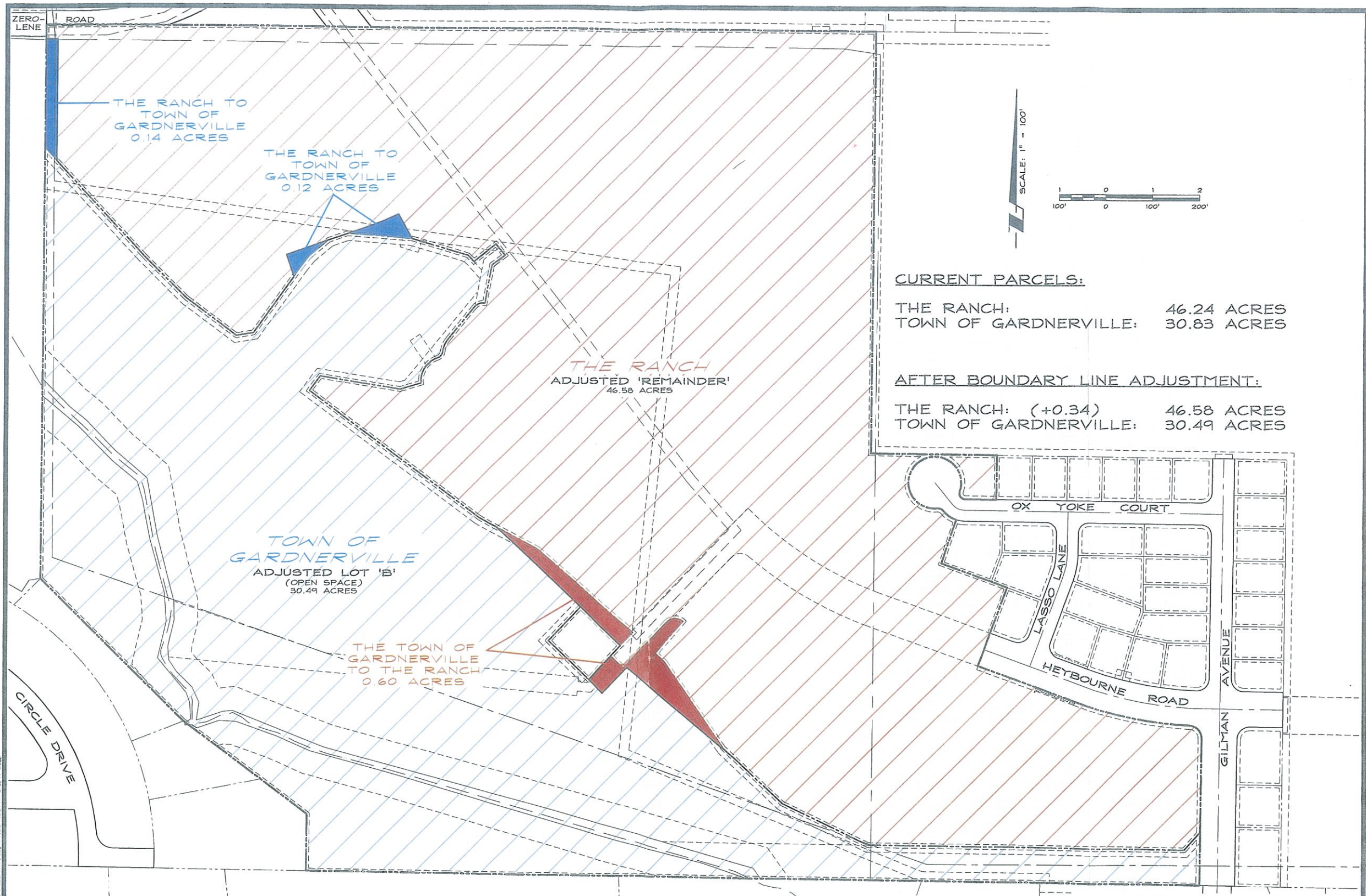
SHEET 2 OF 2

**RECORD OF SURVEY
TO SUPPORT A
BOUNDARY LINE ADJUSTMENT
FOR
THE RANCH AT GARDNERVILLE I, LLC
AND
TOWN OF GARDNERVILLE**

LOCATED WITHIN PORTIONS OF
NE1/4 OF SECTION 32 AND NW1/4 OF SECTION 33,
T.18N., R.20E., M.D.1.
DOUGLAS COUNTY, NEVADA

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CURRENT PARCELS:

THE RANCH: 46.24 ACRES
 TOWN OF GARDNERVILLE: 30.83 ACRES

AFTER BOUNDARY LINE ADJUSTMENT:

THE RANCH: (+0.34) 46.58 ACRES
 TOWN OF GARDNERVILLE: 30.49 ACRES

RECORD OF SURVEY
 TO SUPPORT A
 BOUNDARY LINE ADJUSTMENT
 FOR
 THE RANCH AT GARDNERVILLE I, LLC
 AND
 TOWN OF GARDNERVILLE

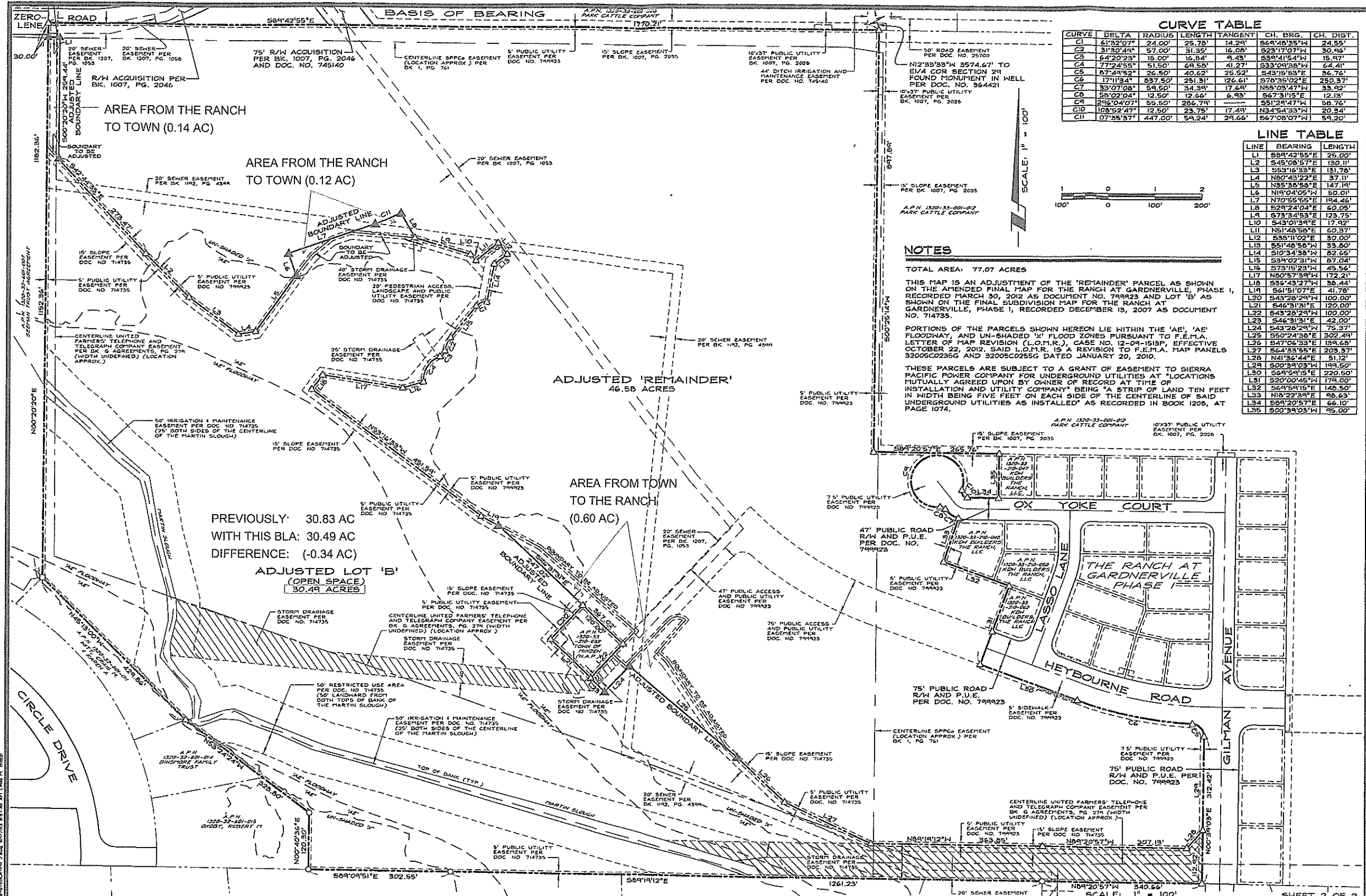
LOCATED WITHIN PORTIONS OF
 NE1/4 OF SECTION 32 AND NW1/4 OF SECTION 33,
 T.15N., R.20E., M.D.M.,
 DOUGLAS COUNTY, NEVADA

RO Anderson
 www.roanderson.com

NEVADA: 1223 Emerald Ave. P.O. Box 2274 Primm, NV 89423
 CALIFORNIA: 595 Tahoe Keys Blvd. Suite 4-2 South Lake Tahoe, CA 96150

0028-075
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH. BRG.	CH. DIST.
C1	61°32'07"	24.00'	25.78'	14.24'	S64°48'35\"W	24.55'
C2	31°30'48"	57.00'	31.35'	16.03'	S23°17'07\"N	30.46'
C3	64°20'23"	15.00'	16.84'	8.49'	S38°41'54\"N	15.87'
C4	77°24'55"	51.50'	69.55'	41.27'	S33°09'38\"N	64.41'
C5	87°49'52"	26.50'	40.62'	25.52'	S43°15'33\"E	36.76'
C6	17°11'34"	537.50'	251.31'	126.61'	S78°35'02\"E	250.37'
C7	33°07'08"	59.50'	34.35'	17.69'	N89°05'47\"N	35.02'
C8	58°02'04"	12.50'	12.66'	6.93'	S67°31'15\"E	12.13'
C9	24°04'07"	55.50'	266.74'	6.93'	S51°24'47\"N	58.76'
C10	108°52'47"	12.50'	23.75'	17.49'	N34°54'33\"N	20.34'
C11	07°35'37"	447.00'	59.24'	29.66'	S67°08'07\"N	59.20'

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°42'55\"E	25.00'
L2	S45°08'57\"E	130.11'
L3	S53°16'33\"E	131.78'
L4	N80°45'22\"E	37.11'
L5	N35°38'58\"E	147.19'
L6	N19°04'05\"N	50.01'
L7	N70°55'55\"E	194.46'
L8	S29°24'04\"E	60.05'
L9	S73°34'53\"E	123.75'
L10	S43°01'39\"E	17.92'
L11	N51°48'58\"E	60.37'
L12	S30°11'02\"E	30.00'
L13	S51°48'58\"N	35.80'
L14	S10°34'38\"N	82.65'
L15	S39°02'31\"N	87.04'
L16	S73°15'23\"N	45.56'
L17	N80°57'39\"N	172.21'
L18	S36°43'27\"N	38.44'
L19	S41°51'07\"E	41.78'
L20	S43°28'29\"N	100.00'
L21	S46°31'31\"E	120.00'
L22	S43°20'29\"N	100.00'
L23	S46°31'31\"E	42.00'
L24	S43°28'29\"N	75.37'
L25	S41°51'07\"E	302.49'
L26	S47°06'33\"E	159.68'
L27	S64°53'55\"E	208.37'
L28	N41°36'44\"E	51.12'
L29	S00°39'03\"N	148.50'
L30	S41°51'07\"E	270.50'
L31	S20°00'45\"N	178.00'
L32	S64°53'55\"E	148.50'
L33	N18°22'34\"E	98.63'
L34	S89°20'57\"E	66.10'
L35	S00°39'03\"N	95.00'

NOTES

TOTAL AREA: 77.07 ACRES

THIS MAP IS AN ADJUSTMENT OF THE 'REMAINDER' PARCEL AS SHOWN ON THE AMENDED FINAL MAP FOR THE RANCH AT GARDNERVILLE, PHASE I, RECORDED MARCH 30, 2012 AS DOCUMENT NO. 799923 AND LOT 'B' AS SHOWN ON THE FINAL SUBDIVISION MAP FOR THE RANCH AT GARDNERVILLE, PHASE I, RECORDED DECEMBER 13, 2007 AS DOCUMENT NO. 714735.

PORTIONS OF THE PARCELS SHOWN HEREON LIE WITHIN THE 'AE', 'AE' FLOODWAY, AND UN-SHADED 'F' FLOOD ZONES PURSUANT TO F.E.M.A. LETTER OF MAP REVISION (L.O.M.R.), CASE NO. 2-09-1515P, EFFECTIVE OCTOBER 22, 2012, SAID L.O.M.R. IS A REVISION TO F.E.M.A. MAP PANELS 32005C0235G AND 32005C0255G DATED JANUARY 20, 2010.

THESE PARCELS ARE SUBJECT TO A GRANT OF EASEMENT TO SIERRA PACIFIC POWER COMPANY FOR UNDERGROUND UTILITIES AT LOCATIONS MUTUALLY AGREED UPON BY OWNER OF RECORD AT TIME OF INSTALLATION AND UTILITY COMPANY* BEING "A STRIP OF LAND TEN FEET IN WIDTH BEING FIVE FEET ON EACH SIDE OF THE CENTERLINE OF SAID UNDERGROUND UTILITIES AS INSTALLED" AS RECORDED IN BOOK 1206, AT PAGE 1074.

BASIS OF BEARING

S89°42'55\"E - THE NORTH LINE OF THE REMAINDER PARCEL AS SHOWN ON THE AMENDED FINAL MAP FOR THE RANCH AT GARDNERVILLE, PHASE I, RECORDED MARCH 30, 2012 AS DOCUMENT NO. 799923.

- LEGEND**
- FOUND FENCE CORNER PER DOCUMENT NO. 678199
 - FOUND 5/8\" REBAR WITH PLASTIC CAP PLS 6899
 - △ FOUND 5/8\" REBAR WITH PLASTIC CAP PLS 11172
 - ▲ SET 5/8\" REBAR WITH PLASTIC CAP PLS 19808

RO Anderson
 REALTOR
 NEVADA
 1523 Cornerstone Ave
 P O Box 3229
 Henderson, NV 89123
 T 775.762.2552
 F 775.762.7054

CALIFORNIA
 595 Tahoe Keys Blvd
 South Lake Tahoe, CA 96150
 T 775.762.7054
 F 775.762.7054

RECORD OF SURVEY
 TO SUPPORT A
 BOUNDARY LINE ADJUSTMENT
 FOR
 THE RANCH AT GARDNERVILLE I, LLC
 AND
 TOWN OF GARDNERVILLE

LOCATED WITHIN PORTIONS OF
 NE1/4 OF SECTION 32 AND NW1/4 OF SECTION 33,
 T.13N., R.20E., N.D.M.,
 DOUGLAS COUNTY, NEVADA

0028-075
 0028-075BLA-PH2.dwg

04/01/13