

GARDNERVILLE TOWN BOARD

Meeting Agenda

Cassandra Jones, Chairman Linda Slater, Vice Chairman Lloyd Higuera, Board Member Ken Miller, Board Member Mary Wenner, Board Member 1407 Highway 395 N. Gardnerville, Nevada 89410 (p)775-782-7134 (f): 775-782-7135 https://www.townofgardnerville.com

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

Tuesday, October 2, 2018

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

"The Town of Gardnerville provides high quality services based on community needs in a cost effective and efficient manner. We will strive to protect the community's quality of life while proactively preparing for the future. We will be accessible and fully accountable to our community."
Copies of the finalized agenda were posted on September 27, 2018 on or before the third day prior to the meeting date, by Marie
Nicholson, Office Specialist Signed: M Muholson : in accordance with NRS Chapter 241 at following
locations; Carson Valley Chamber of Commerce, 1477 Hwy 395 N. Gardnerville NV 89410 at 8: 23 A.M.
Carson valley chamber of commerce, 1117 they could be an amount of the second
Douglas County Historic Courthouse, 1616 8th Street, Minden NV 89423, at S: 30 A.M.
Gardnerville Post Office, 1267 US Hwy 395 #L, Gardnerville NV 89410 at S: 40 A.M.
Gardnerville Town Offices, 1407 Hwy 395 N, Gardnerville NV 89410 at 8:50 A.M. and on the Internet at
https://www.townofgardnerville.com/
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Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Gardnerville Town Offices in writing at 1407 Highway 395, Gardnerville NV 894l0, or by calling (775) 782-7134 at least 24 hours in advance.

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

Notice: Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. All items shall include discussion and possible action to approve, modify, deny, or continue.

Notice: "Any invocation that may be offered before the official start of the Board meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Board. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Board and do not necessarily represent the religious beliefs or views of the Board in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Board. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the Town Board of Gardnerville"

INVOCATION – Eddie Sims, Associate Pastor at Valley Christian Fellowship

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

PLEDGE OF ALLEGIANCE - Ken Miller

PUBLIC INTEREST COMMENTS (No Action)

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

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

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

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

A. September 4, 2018 Regular Board meeting; with public comment prior to Board action.



GARDNERVILLE TOWN BOARD MEETING AGENDA - CONT'D

CONSENT CALENDAR FOR POSSIBLE ACTION

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

1. For Possible Action: Correspondence.

2. For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities.

3. For Possible Action: Approve September 2018 claims.

- 4. For Possible Action: Retroactively approve a Gardnerville Special Event Application for the Annual Austin's House Poker Run Fundraiser scheduled for September 22, 2018 from 8:00 5:00 p.m. in Heritage Park.
- 5. <u>For Possible Action:</u> Approve Resolution 2018R-01, a continuing resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville

6. For Possible Action: Approve the Southwest Gas agreement for the Kingslane project and authorize the

town manager to sign the agreement.

7. For Possible Action: Approve a Gardnerville Special Event Application for the Main Street Fall Fest fundraiser by Main Street Gardnerville scheduled for October 6, 2018, 7:00 a.m. to 5:00 p.m. in Heritage Park.

ADMINISTRATIVE AGENDA

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

- 8. For Possible Action: Discussion to approve, approve with modifications or deny a request by Martin & Ludimilla Stahl for design review for Main Street Apartments, a 15-unit apartment complex, and a 8,326 square foot commercial building. The parcel that is the subject of the application is located on a 1.66-acre parcel located north of Kingslane, west of US Highway 395 (APN 1220-04-101-029); with public comment prior to board action. (approx. 30 minutes)
- 9. For Possible Action: Discussion to approve, approve with modifications or deny, a request by BP holdings for design review for a 4,071 square foot commercial building, with restricted gaming, on 0.9 acres of a 5.46-acre parcel, including a minor variance to allow an from 51 to 47 (8 percent) reduction in required parking. The subject parcel is located north of Charlotte Drive, west of Larson Way, and south of the Walmart parking lot on a portion of APN 1220-10-511-001; with public comment prior to board action. (approx. 30 minutes)
- 10. <u>For Possible Action</u>: Discussion to approve Resolution 2018R-049 augmenting the Town of Gardnerville FY 18/19 budget with public comment prior to board action. (approx. 5 minutes)
- 11. <u>For Possible Action</u>: Discussion to approve, approve with modifications or deny the updated town building use policy 16.22; with public comment prior to board action. (approx. 10 minutes)
- 12. Not for Possible Action: Discussion on the Town Attorney's Monthly Report of activities for September 2018. (approx. 5 minutes)
- 13. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for September 2018. (approx. 5 minutes)
- 14. Not For Possible Action: Discussion on the Board members activities and liaison committee reports including but not limited to: Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville, Community Foundation of Douglas County. (approx. 10 minutes)

2nd PUBLIC INTEREST COMMENTS period (No action will be taken)

Adjourn
Main Street Fall Fest, Heritage Park, October 6, 2018
Next monthly meeting November 6, 2018



GARDNERVILLE TOWN BOARD

Meeting Agenda

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

1407 Highway 395 N. Gardnerville, Nevada 89410 (p)775-782-7134 (f): 775-782-7135 https://www.townofgardnerville.com

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

Tuesday, September 4, 2018

4:30 p.m.

Gardnerville Town Hall



INVOCATION - Pastor Matt Wetzell

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

PRESENT:

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

Jennifer Yturbide, Town Counsel Tom Dallaire, Town Manager Geoff LaCost, Superintendent Public Works Carol Louthan, Administrative Services Manager



PLEDGE OF ALLEGIANCE - Mary Wenner led the flag salute.



PUBLIC INTEREST COMMENTS (No Action)

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

Robert Stiles stated Geoff LaCost came to the Chichester Estates HOA meeting in 2017 and spoke to members about the road being substandard. There are 18 wheelers going up and down Chichester Drive from the Ranch. Why would you allow 18 wheelers on a road that will disintegrate sooner than later. Consider putting a sign up that doesn't allow trucks. Consider rerouting the trucks out Gilman to 395 and then to Waterloo. 2nd comment, I wanted to find out about an issue. There was a lawsuit between Chichester and the Town. Who would we talk to regarding the issue that one of the lots on Gilman is within Chichester boundaries. The town owns four of those lots. We'd like to see if we can figure something out to remove the 7 lots from the CC&R's.

Chairman Jones suggested he write a letter addressed to the chairman. We would need time to research the problem and then it would need to be agendized to take any action. In order to take any action it needs to be in a public meeting. We need to understand what the problem is and I can follow up with you.

Mr. Stiles wanted to bring it to the board's attention and hopefully peacefully resolve the situation.

Mike Henningsen was here last month and mentioned about Boy Scout Troop 495 getting a permit to paint street numbers. I took the form that Tom sent and went to the sheriff's office. They said as long as we are a nonprofit organization and can prove it, there is no charge for the permit. So they took my information and said have fun. Just so you know.

Mr. Jerry Turner read into the record from the book Behind the Green Mask on Agenda 21.

No further public comment.

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

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

Motion Higuera/Slater to approve the agenda.

No public comment.

Upon call for the vote, motion carried unanimously,



FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

A. August 7, 2018 Regular Board meeting; with public comment prior to Board action.

Motion Wenner/Higuera to approve the minutes.

No public comment.

Upon call for the vote, motion carried unanimously.

CONSENT CALENDAR FOR POSSIBLE ACTION

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

- 1. <u>For Possible Action</u>: Correspondence. Read and noted.
- 2. <u>For Possible Action</u>: Health and Sanitation & Public Works Departments Monthly Report of activities. Approved.
- 3. <u>For Possible Action</u>: Approve August 2018 claims. Approved.
- 4. <u>For Possible Action</u>: Approve contributing \$780 to the Cottonwood Slough Water Users Association for the repair and replacement of rip rap installed in 2015, that has shifted during the 2017 season of high river flows.

 Approved.

Motion Higuera/Wenner to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried unanimously.

ADMINISTRATIVE AGENDA

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

- 5. For Possible Action: Discussion to recommend approval, approval with modifications or denial of requests DP 18-0066 and DP 18-0067. Applicant Allan Sapp, Allan/Day III, LLC. requests the following:
 - 1. (DP 18-0067) Master Plan Amendment to change the land use from Receiving Area to Multi-Family Residential:
 - 2. (DP18-0068) Planned Development Overlay zone with MFR zoning proposing 81 market-rate apartments, including two (2) variances to allow a reduction to the number of on-site RV parking stalls from 10 to 5 and tandem parking in front of 20 units with garages.

The subject property is 5.08 acres and is located within the Gardnerville Community Plan, approximately 400 feet east of Highway 395, 325 feet south of Stodick Parkway and west of Crestmore Drive. (APN 1220-03-301-002)

Mr. Dallaire corrected to the DP number for item 2 to DP18-0066 rather than DP18-068. The applicant was asked to make their presentation.

Angela Fuss, Lumos & Associates, gave a power point presentation on the project and a history of the parcel. The property owner is available if you have specific questions about the project.

Mr. Dallaire has conditions in the staff report. The one consideration is the master plan amendment, being changed from receiving to multifamily. If that doesn't get approved then they will have to go back to the drawing board. The last TDR's were used in 2009. Mr. Dallaire explained TDR's in more detail. This project is not being subsidized. The property is already zoned multifamily. The flood plain is in a 500 year. They propose several different building types.

Vice-Chairman Slater asked about on street or guest parking and the shorter slope of the roof.

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Mr. Dallaire advised there is no on street parking for the development. They have parking stalls inside the development. It meets Douglas County requirements. The parking is on site off the drive aisle.

Louis Cariola, Douglas County Planner explained it requires 2 parking stalls for each unit. In addition, there is a requirement for a parking stall for every 4 units. They have met the county requirement and provided an additional 20 parking stalls in the surrounding parking areas. The roof will have engineering calcs to deal with snow loads but the benefit of a lower pitched roof is we have a shorter structure. The roof meets Douglas County standards.

Chairman Jones called for public comment.

Kathy Hussman, resident in the county, loves the idea of multifamily, but is totally against removing the receiving area. The receiving areas were put in place to save the irrigated agricultural land in Douglas County. David and I have participated in the TDR program. Our development rights are being used in an area that Douglas County designated where they wanted building. We preserved 260 acres of irrigated agricultural land in exchange for that. We were paid, but I really can't express enough how much changing that receiving area is detrimental. If people with green space don't get paid not to develop then it will go away. I feel that the owner of the property knew about the receiving area when he paid for it and it should have been part of his expenses rather than asking for it to be taken away.

Mr. Louis Cariola, Douglas County Planning, in the county staff report, illustrated while receiving area does require transfer of development rights, another part of the code allows the property owner to provide 50% of the density in restricted income housing agreements. The Oakwood specific plan, which was originally 50 acres, currently includes Crestmore Village Phases 1 & 2, Parkway Vista and Arbor Gardens. All of those developments took advantage of that code section. They did not certify TDR's. There are other options for property owners that own receiving area. I just want to make you aware TDR's are not the only option. The other option is to continue to bring in more affordable options. At this point within the Oakwood specific plan, none of the developments utilized TDR's because they have affordable housing agreements.

Mr. Miller asked if once the receiving area is given up if it just goes away.

Mr. Cariola answered correct.

Chairman Jones asked if we could approve the overlay zone without approving the master plan amendment.

Mr. Cariola supposed they could. I have not discussed anything with Mr. Sapp in regard to affordable housing.

Mr. Allan Sapp and my partner Mike Day are long term residents in the valley. We're trying to serve a very specific market niche, people that have jobs that want to live here in the valley. The county's development guidelines are a one-size fits all. We did not know about the receiving area when we bought this. If we have to buy TDR's we couldn't get financing. So in all likelihood this won't get built.

Mr. Dallaire has the five items in the back of the staff report with the conditions. I talked to Angela about the pedestrian access connection. There are two applications before you, the master plan amendment and the planned development overlay.

Ms. Wenner commented even if we approved everything today, if he had to pay the TDR's it won't get built.

Mr. Dallaire explained the idea was they would be able to purchase the rights of the development off the ranches to keep them open. It's a great concept, but the Arbor Gardens issue we're having today, who is monitoring the deed restrictions.

Attorney Yturbide advised the first request is an amendment from receiving area to multifamily residential. In the event the board is inclined to do that there would be no further requirement for TDR's. Then after that you would consider the other items.

Mr. Miller appreciates what the Hussmans have done, but I have to disagree. It will not take away from the green area. The receiving area just goes away. It's already been approved out of the green area.

Chairman Jones felt this is a perfect spot to center the urban development in order to preserve the outlying area. I'm struggling with if we approve the first application we are giving up a requirement of 76 TDR's being transferred out.

Gardnerville Town Board Meeting September 4, 2018 – 4:30 p.m. Page 4

If we approve Number 1 then there are 76 TDR's that are still out there and that land is not preserved and protected. So I think it's a perfect project but I'm struggling to say it can be done without TDR's being transferred from the outside in the agricultural zone. This is how you end up preserving our agricultural and rural community.

Board members were concerned about a second access into the development and the tandem parking.

Ms. Fuss addressed the access. Douglas County engineering's preference was to have the secondary access left open. It would be nice if we could gate that off. Right now when you develop in the receiving area you have to go on the open market and purchase TDR's from the private sector. At this point we are having a hard time finding anyone that has them for sale and if they have them what they are willing to sell them for. So there are some challenges.

Mr. Higuera thought it was a good project but I share the concern about the TDR's. It's a needed project.

Motion Miller/Slater to approve DP18-067 master plan amendment approving the change of land use from receiving area to multifamily residential use and approve request SP18-066 zoning map amendment to reestablish the expired planned development overlay zone of multifamily residential subject to our staff recommendations.

Chairman Jones asked to add the additional requirement that pedestrian access be added to our requirements.

Miller/Slater added to the motion the pedestrian access requirement. Motion carried unanimously.

6. <u>For Possible Action</u>: Discussion to recommend approval or denial of Douglas County Ordinance 2018-1515 Consolidated Development Code 20.622 regarding Vacation Home Rentals; with public comment prior to Board action.

Ms. Lucille Rao, Community Development, went over the vacation rental program and the recommendations from the planning commission. We have a workshop coming up on September 20th at CVIC from 5 -7. It's basically to discuss whether the ordinance should change to allow valley vacation rentals, just in Tahoe, or do away with it all together.

Chairman Jones asked what funding source has the county identified.

Ms. Rao answered they have increased fees: application \$400, renewal \$250, in the process of hiring another code enforcement officer, fines for parking and not following rules, hire a company called Host Compliance to monitor illegal vacation rentals and rentals not paying transient occupancy tax.

Vice-Chairman Slater asked what the schedule for the code enforcement officers would be.

Ms. Rao did not know.

Ms. Jones asked if someone overstays their three day vacation rental, does the same eviction process apply to them as it does to a normal rental.

Ms. Rao has not heard of any issues like that.

Mr. Miller asked about home swapping.

Ms. Rao did not know. Vacation rentals are 28 days or less. Anything more than 28 days is considered a long term rental.

Chairman Jones called for public comment.

John Moriello lives in Chichester. Why do you want to bring the problems of Lake Tahoe down to our community? You make it sound like it's a Hallmark card. Live next door to a vacation rental and you will understand why I am here having this discussion. It is not as good as it appears to be.

Robert Stiles moved here from South Lake Tahoe to get away from vacation rentals. If you read the paper just look at how neighbors are fighting neighbors. I love this community and you will destroy the feel of the community.

Gardnerville Town Board Meeting September 4, 2018 – 4:30 p.m. Page 5

Sounds like you will have a shortage of rental properties. The rents at South Lake Tahoe due to the short term rentals have increased 25 to 35 percent. It will drain the current resources.

Beth Hojnacke, resident of Chichester, attended some of the previous meetings and witnessed some of the testimony. I have a couple concerns. The county wants to do this across the board. So even though there are separate towns, we would no longer have control over our communities. We would all be stuck in the same boat. If they want to have these communities remain in existence you can't do it by uniformly doing everything across the board. There are also concerns about safety and law enforcement. They've raised the fines, but if there is a problem it's going to happen after the fact and the neighbors are the ones that will suffer.

Don Wikey, in La Costa, asked is a vacation rental renting out a full time house with an absentee landowner? In my case I have a nice in-law quarters. I wouldn't mind at all having weekend visitors. I'm not seeing the problems that I can see renting out a full house with a nonresident landowner. I would appreciate the ability to rent out my mother-in-law quarters.

Ms. Rao answered currently people are doing both. They are renting rooms out of their house or they are renting out the entire house. So basically we're asking what their recommendation is to the board as far as what would they prefer to see: in the valley, not at all?

No further public comment.

Chairman Jones thanked the public for their comments. The loss of control, the county imposing something on the towns, the safety concerns, the drain on law enforcement code officers; we can't even enforce the codes we have. It only grows over time. I have not found a single person who likes the idea of expanding down to the valley floor.

Mr. Higuera felt the best comment made was why import the Tahoe problem down here. It has really ruined neighborhoods. I would like to see it stay illegal.

Vice-Chairman Slater echoed the same sentiments as Cassandra and Lloyd. We have been up in Tahoe various times of the year and have seen a friend's house with vehicles parked on his lot and there is nothing he can do about it. I think this ordinance is well intended. I see flaws in the ordinance as written. You're not addressing the code enforcement issue. I wouldn't be able to support this.

Mr. Miller commented I am on the board of directors for Welcome All Veterans Everywhere. We have relocated at least 10 veterans from Lake Tahoe because they can't find housing that they can afford. This other project is just what we need as far as housing. We don't have a code enforcement officer available on the weekend. I cannot see justifying this through more revenue for the county. I am definitely against having it in the valley.

Motion Slater/Wenner to deny the Douglas County Ordinance 2018-1515 consolidated development code 20.622 regarding vacation rentals. Motion carried unanimously.

7. For Possible Action: Discussion and provide direction to staff in supporting an Eagle Project and allowing up to two official sized Bocce Ball Courts to be installed on the south side of Heritage Park, located south of Gilman Ave, west of Ezell and east of Courthouse Street (APN: 1320-33-402-011).

Mr. Dallaire went over the project. I am meeting with the scout on Thursday.

No public comment.

No action taken.

8. Not for Possible Action: Discussion on the Town Attorney's Monthly Report of activities for August

Attorney Yturbide spent time working on the Mountain West Construction agreement, removal of the dirt and leveling. We also had the special agendas for the CAC, the planning commission, quorum notices and the special meeting. There has been correspondence dealing with the 20-30 insurance issue and compliance. I reviewed the September draft agenda. I reviewed a few items on the agenda and the Borda easement. There was also some correspondence regarding GPS units, which Tom will cover. That is it, other than attending the meeting and answering regular correspondence.

9. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for August 2018.

Mr. Dallaire reported on the GPS policy from the county. I questioned Ron Roman on it and right now it's up to the individual departments or towns. If we do put them in, this policy would prevail. It's mainly a protection mechanism. They are not mandating it.

Vice-Chairman Slater inquired if we installed these in future, is there a cost allocation.

Mr. Dallaire advised it would be on each of us to get our own. We would sign up with the provider.

Simerson has requested October 1 as the finish date for the Gardnerville Station. He is leery about when all the glass will be installed. There are two things holding up the project: glass and the hanging units for the acoustic tiles. Now that there is glass around the entire door, the contractor wants to put a new door in. The floor is in. They were supposed to be working on lighting and glass. They did finish the painting but still have more touch up to do. I have sent them an email to see if we can use it for the wine walk. I think the occupancy is only 48 people. We can try using it.

Vice-Chairman Slater would like to wait until it's totally done. I have a question on Item F, the 395 sidewalk and the French. You took down the trees out front. My concern is the stumps. What is the plan for removing the stumps?

Mr. LaCost left the stumps so it was noticeable. Our concern was the farther we went into the tree the more we were finding beer bottles and metal. We left it a little high so when we replace the storm drainage and sidewalk the tree roots are more than likely wrapped around the storm drain. If we try to remove the tree roots we have will have serious issues with the storm drain. We can put in some rods around it to make it stand out and make it waist high.

Mr. Dallaire reported the Main Street design committee is looking into design options for the alley. I am hoping to get Rob Anderson on those plans as soon as he gets me the information I need on the gas station.

10. Not For Possible Action: Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville, Community Foundation of Douglas County.

Mr. Miller reported on Welcome All Veterans Everywhere. We are looking at October 6 at noon for the dedication. Pieces of granite should be here by the end of September. The monument is probably around 16 to 18 feet long and six foot high. We have all the plaques that go on the front in place by the manufacturer of the granite in Utah. Nova Tile & Stone will install it. They will also be engraving the bricks. To date we have sold around 75 bricks to go around the monument. We have 3500 to sell. The county has been very cooperative. The monument cost is around \$60,000 total cost. WAVE has raised 50 percent of the money in the past year and the other half is coming from the county. It is not tax dollars that are paying for the monument. It is from the room tax that is used for that type of purpose.

Vice-Chairman Slater attended the NV League of Cities Board of Directors meeting on the 20th of August. The primary discussion was on the BDR list proposal. You should have those proposals in the packet to review. One proposal amends Chapter 268. This will be further be amended to include the towns and general improvement districts. I am not quite sure how it will affect the town.

Mr. Dallaire explained the BDR will allow an entity to place or replace curb ramps within a public utility easement without the utility charging a fee to them to be in their easement for access.

Vice-Chairman Slater continued her report. The other bill is to clarify and define compensation as salary and wages only, not to include benefits. This is primarily clarification. The cap on the salaries has not been raised since 1977. It is simply raising the cap from the current \$6,000 to \$9,000. For entities with responsibility for three or more utilities it will raise from \$9,000 to \$12,000.

Mr. Dallaire clarified the board's compensation is reviewed by the BOCC and sets that by resolution. I do not believe we have a cap.

Gardnerville Town Board Meeting September 4, 2018 - 4:30 p.m.Page 7

> Vice-Chairman Slater stated the League BDR proposals are included on marijuana establishments. The last proposal is to include the unincorporated towns and GID's in the ability to have a community choice aggregation, to negotiate with any unregulated utility and enter into a pricing agreement for the provisions of unregulated utility services. This will help us understand question 3 on the ballot. We had a presentation by the Reno law firm that gave us potential impacts on Question 3. The League has moved into their new location. It gives them a better lease price and more room. There is an office upstairs that they will be renting out. The budget does not allow the League to purchase a building of their own. We have the upcoming League conference September 13 through 15 in Winnemucca.

> Mr. Higuera reported Main Street won a media award from the Nevada Economic Development Conference for their main street video. There is a Main Street policy in the packet on campaigning. They don't allow campaigning at their Main Street events. The smoke hurt the wine walk last month. There were only 270 people. The net proceeds were down by \$756. They had good participation from the merchants. The 10th anniversary celebration is coming up on Thursday, September 20th. It will follow the wine walk at 7:30 p.m. in Heritage Park. They will have a food truck and entertainment. Everybody is invited to attend.

> Ms. Wenner reported the Carson Valley Arts Council had a presentation by assistant county manager, Jenifer Davidson. She advised us she has been thinking of a fundraiser for the last two years. One of the things she wants to do to raise money to bring in art is to do a karaoke presentation and have Brian Fitzgerald and Tom Dallaire lip sync. She is planning on having it at the CVIC Hall. It would be sometime in October. The money raised would buy a statue to put someplace in town. The statue would move around. Hopefully the citizens of the area or the town or a business would either buy it or adopt it. It would get more statues in town and more people would get involved in the arts council.



2nd PUBLIC INTEREST COMMENTS period (No action will be taken)

Mr. Jerry Turner again read from the book Behind the Green Mask Agenda 21.

No further public comment.

Meeting adjourned at 6:37 p.m.

Respectfully Submitted.

Cassandra Jones, Chairman	Tom Dallaire, Town Manager

Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action: Correspondence
2.	Recommended Motion: Receive and file Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: October 2, 2018 Time Requested: N/A
5.	Agenda: ☐ Administrative
6.	Background Information: See attached.
7.	Other Agency Review of Action: □ Douglas County □ N/A
8.	Board Action:
	☐ Approved ☐ Approved with Modifications ☐ Continued

For immediate press release:

Chairwoman Jones and Vice Chairwoman Slater would like to provide an update as to what is going on in the Town of Gardnerville and provide an update on our projects and others.

The Gardnerville station is on track to finish up the building remodel the first week of October. The contractor will hand over the building to the town. we will begin the installation of 1st phase of the underground Stormwater storage/ drainage facility that will be on site and install the welcome sign and add some minor site improvements for the immediate use of the property. Then final phase will be to install a solar canopy and finish up the site improvements and re-alignment of curb gutter and sidewalk along highway 395.

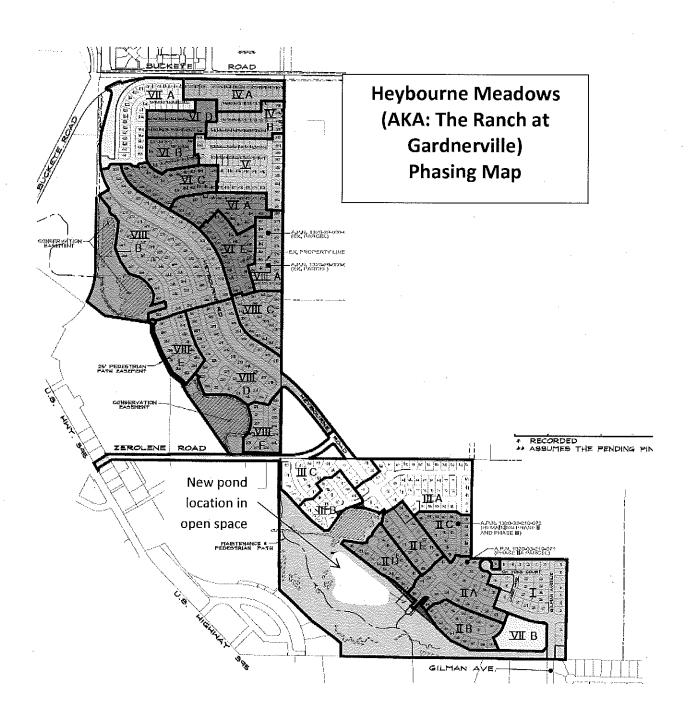
Some of you may have seen some excavators out on the towns open space between Heybourne Meadows development (formally known as the ranch at Gardnerville and the Carson valley middle school. The town owns the open space along the martin slough corridor. The development has the right to create 10 acres of wet land area to replace wetland area in future phases of the development that will be removed. The pond will be around 20 to 25' deep and the material they are generating is being used for fill on Heybourne Meadows phases 4A and 4B adjacent to Buckeye Road. The material is being hauled by larger haul pack trucks. This effort is keeping the truck traffic off our local roads on Waterloo Lane, and Chichester Drive during the fill operations of the next phase. Phase IIIA-IIIC is being skipped while the developer finishes building out Phase II.

The parcel across from Heritage park that just had the large mound of dirt removed is being hydroseeded this week and we will be watering the seed to get it established and growing before the winter months set in. There was not cost to the town for the dirt removal and hydro-seed. This material was used for the haul road that is being used to fill in phase 4. This site is the future home to the town hall.

The town road work after saving up for a few years, replaced the pavement on Southgate. We appreciate the patience of the businesses and their customers in the industrial area while we replace those damaged roads. Additionally, the southerly road of industrial Way was replaced as well.

Town staff is installing the landscaping in front of the town maintenance yard and new perimeter wall. This wall maximized the yard space at the town yard and allowed for a back entrance so the bob cat and other town equipment did not need to access Highway 395 to get to the open space areas.

The Westerner Motel was bought out by Chase Bank and will be demolished. A new Chase bank will be constructed on the site with better connectivity and site visibility from Lampe and 395 to and from the Smith's parking lot.



Louthan, Carol

From:

Kurt Hildebrand < khildebrand@recordcourier.com>

Sent:

Monday, September 24, 2018 11:01 AM

To:

Lochridge, Paula

Cc:

Louthan, Carol; Dallaire, Tom

Subject:

Re: Letter to the Editor-Gardnerville Town Projects

Paula,

I generally don't accept letters from someone other than the writer.

That said, both Cassandra and Linda are running for office, which means a candidates they only get one letter.

If I ran this, it would be the letter.

I'm happy to use the information in it for the story I'm already working on for Thursday.

I do appreciate the update on things and it's my intention to follow up on each of the items included.

And that map is fantastic.

Thanks so much,

Kurt

From: "Lochridge, Paula" < PLochridge@douglasnv.us>

Date: Monday, September 24, 2018 at 9:55 AM

To: Kurt Hildebrand < khildebrand@recordcourier.com >

Cc: "Louthan, Carol" < CLouthan@douglasnv.us >, "Dallaire, Tom" < tdallaire@douglasnv.us >

Subject: Letter to the Editor-Gardnerville Town Projects

Hello Kurt,

Please find attached a letter to the editor, sent to you on behalf of TOG Chairwoman Cassandra Jones and Vice Chairwoman Linda Slater, providing an update on town projects. I've also attached a jpg version of the Heyborne Meadows development project in case you'd like to include that with it.

Please let us know if you have any questions.

Thank you so much. Have a great week!

Paula Lochridge Town of Gardnerville Office Assistant 1407 Hwy 395 N

Gardnerville, NV 89410

Email: plochridge@douglasnv.us

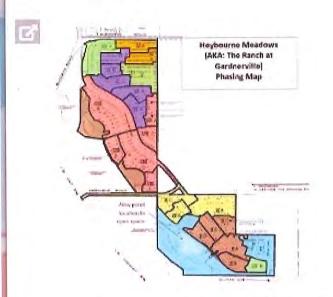
Website: www.TownofGardnerville.com

Office: 775-782-7134 Fax: 775-782-7135

OFFICE HOURS: Monday - Friday, 8 am - 5 pm(closed from 12 noon - 1 pm for lunch)

Buckeye dirtwork part of 633-home project

Kurt Hildebrand September 23, 2018



Lochridge, Paula

< PREV

3 of 3 images

NEXT >

Zerolene from Highway 395 to Heybourne.

f Share (22) V Tweet D Comments (5)

Earthwork across Buckeye Road from Winhaven is part of the 633-home project formerly known as the Ranch at Gardnerville.

Renamed Heybourne Meadows, the project off Buckeye is the northern tip of the project that stretches a mile along the northern boundary of Minden and Gardnerville.

Construction on the southern portion of the project has been underway for the past six years, and can be seen from Buckeye Road.

When completed, the project will have constructed Heybourne Road from Gilman Lane and Buckeye Road. Developers are also required to complete

Physical and financial issues have delayed work on the northern portion of the project.

The property was subject to a trustee's sale in 2016, which was resolved.

More daunting is that the land ended up in the floodplain when FEMA revised maps of Carson Valley.

According to a February notice, developers are using natural fill to bring the lots out of the flood plain. There will also be flood diversion channels built to reroute offsite flows to Martin Slough. The revision will also affect Buckeye Creek.

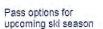
RECOMMENDED STORIES FOR YOU



Minden library explores virtual reality

McQueen too much for Douglas High Homes have been under construction in the southern portion since 2012. A pond associated with that part of the project has been expanded from three to five acres to provide additional fill for the project.







Everyone talks about the weather ...

The pond will be around 20-25-feet deep and the material is being used for fill at Heybourne Meadows Phases 4A and 4B adjacent to Buckeye Road. Trucks are hauling the material from the southern portion of the project to Buckeye, according to a letter written by Town Board Chairwoman Cassandra Jones and Vice Chairwoman Linda Slater.

"This effort is keeping the truck traffic off our local roads on Waterloo Lane, and Chichester Drive during the fill operations of the next phase," the town officers said.

The pond isn't the only source of fill dirt from Gardnerville that's headed to the Minden project.

A large pile on one of the town's lots across Gillman Avenue from Heritage Park is being used for Heybourne Meadows' fourth phase, Jones and Slater said.

The town has hydroseeded the parcel and is watering it before winter arrives.

The entire project includes a requirement for up to 10 acres of wetlands, mostly along the future Martin Slough Trail.

Douglas County has issued around 160 single-family building permits since the beginning of the year, according to its web site.

That building activity has prompted the county to put on additional help in the Community Development Department in order to improve the turnaround time for permits.

Gardnerville Town Board

AGENDA ACTION SHEET



1. <u>For Possible Action:</u> Approve Health and Sanitation & Public Works Departments Monthly Report of activities

2. Recommended Motion: Approve as submitted

Funds Available: ☐ Yes ☐ N/A

3. Department: Administration Prepared by: Carol Louthan

4. Meeting Date: October 2, 2018

5. Time Requested: N/A

6. Agenda:

Consent

Administrative

7. Background Information:

Trash (August landfill figures)

Credit Cards & Echecks (August figures)

Residential Accounts	1823
Commercial Accounts	229
Green Waste Accounts	1404
Recycling Accounts	0
Cleanup Dumpsters	12
X cans	335
# of new residential accounts	5 new accts on Cinch, Lasso & Snaffle Bit - 13 accts transferred
# of new commercial accounts	0
Minimum User Accounts	27
Total tons of trash	403.78
Total tons of Greenwaste	48.11

Total Amount	\$9,	253.43
Total transactions		83
Visa	60	\$ 5,456.81
Mastercard	5	\$ 760.58
Am Ex & Discvr	1	\$ 59.46
Terminal	1	\$ 872.08
E checks	16	\$ 2,104.50

8.	Other Agency	Review of Action:	□ Douglas County	₩ N/A
0	Doned Actions			

9. Board Action:

☐ Approved ☐ Approved with Modifications

Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action: Approve September 2018 claims.
2.	Recommended Motion: Approve as submitted Funds Available: ☐ Yes ☑ N/A
3.	Department: Administration
	Prepared by: Carol Louthan
4.	Meeting Date: October 2, 2018 Time Requested: N/A
5.	Agenda: ☐ Consent ☐ Administrative
ŝ.	Background Information: See attached.
7.	Other Agency Review of Action: □ Douglas County □ N/A
	Board Action: Approved

- General Compensation Post of Vision 1971 Paid by Check 08/30/2018 09/07/2018 09/07/2018 09/07/2018 9yd W Highers 9/18 BOARD 07/LLE F 681864 08/30/2018 09/07/2018 09/07/2018 09/07/2018 3/28 BOARD 9/18 BOARD 07/LLE F 681864 08/30/2018 09/07/2018 09/07/2018 09/07/2018 4 Connect Miller 9/18 BOARD 07/LLE F 681864 08/30/2018 09/07/2018 09/07/2018 09/07/2018 Account 511,201 - PEBS-Ret Medical 7 VAMO P 5418 DOARD 7 VAMO P 5418 DOARD 7 VAMO P 5418 DOARD 7 VAMO 7	Vendor	Invoice No.	Invoice Description	Status Hel	Held Reason Invo	Invoice Date	Due Date	G/L Date	Received Date Payment Date	Payment Date	Invoice Amount
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2969 - Linda Slater	9/13/18-	TRAVEL/MEALS	Paid by Check # 682489		09/17/2018	09/17/2018 09/21/2018 09/21/2018	09/21/2018	09/21/2018	303.45
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25 - Gardiner ville water Company	07/0 1 70:000	10000	# 682117		8100/04/00	00/14/2018	09/14/2018	09/14/2018	76.26
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Account 520.092 - Meating 3021 - Southwest Gas (SWG)	0015779022 8-	2410015779022	Paid by Check		08/15/2018	08/31/2018	08/31/2018	08/31/2018	14,42
3021 - Southwest Gas (SWG)	1072224004 8-	2411072224004	Paid by Check		08/15/2018	08/31/2018	08/31/2018	08/31/2018	15,07
3021 - Southwest Gas (SWG)	188600002 8-	2411188600002	# 681/26 Paid by Check		08/15/2018	08/31/2018	08/31/2018	08/31/2018	7,54
3021 - Southwest Gas (SWG)	18 0015779022 9-	2410015779022	# 681/26 Paid by Check		09/14/2018	09/28/2018	09/28/2018	09/28/2018	14,42
3021 - Southwest Gas (SWG)	1072224004 9-	2411072224004	# 682800 Paid by Check # 602000		09/14/2018	09/28/2018	09/28/2018	09/28/2018	15.07
3021 - Southwest Gas (SWG)	1188600002 9-	1188600002 9- 2411188600002	Paid by Check		09/14/2018	09/28/2018	09/28/2018	09/28/2018	7.54
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Account 520.097 - Maint B&G 726 - Central Systems Electric Inc	&G 208931	TOWNGA	Paid by Check		07/19/2018	08/31/2018	08/31/2018	08/31/2018	66'6
726 - Central Systems Electric Inc	208934	TOWNGA	Paid by Check		07/19/2018	08/31/2018	08/31/2018	08/31/2018	66.6
2478 - Overhead Door Co. of Sierra	12481	TOWN OF GARDNERVILLE	# 0513/7 Paid by Check # 681897	3-	08/22/2018	09/07/2018	09/07/2018	09/07/2018	1,811.00
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Page 3 of 17

Vendor	Invoice No.	Invoice Description	Status Held	Held Reason	Invoice Date	Due Date	G/L Date Received I	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town									
Department 921 - Gardnerville Admin	(
Account 5.20,097 - Maint Beets 15836 - Summit Plumbing Co., LLC 67	යේ 67109	TOWN OF	Paid by Check		08/14/2018	09/07/2018	09/07/2018	09/07/2018	2,379.98
5358 - ABC Fire Extinguisher Co Inc	IN00121069	GARDNERVILLE 4386	# 681936 Paid by Check		08/24/2018	09/14/2018	09/14/2018	09/14/2018	503.73
20845 - Clark Plumbing & Heating Co Inc	837752	0007133	# 682035 Paid by Check		08/09/2018	09/14/2018	09/14/2018	09/14/2018	149.00
18821 - Fastenal Industrial	NVMIN73407	NVMIN0011	# 682078 Paid by Check		08/17/2018	09/14/2018	09/14/2018	09/14/2018	9,47
670 - Carson Valley Lions Club	FLAG 18-19	GVILLE	# 682107 Paid by Check		09/13/2018	09/21/2018	09/21/2018	09/21/2018	20.00
			# 682334	Account 52	Account 520,097 - Maint B&G Totals	t B&G Totals	Invoice Transactions 8	tions 8	\$4,923.16
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4753 - Ricoh USA Inc	5054351718	16769392	# 681699 Paid by Check		09/01/2018	09/21/2018	09/21/2018	09/21/2018	84.27
4753 - Ricoh USA Inc	101099571	1481234-3433221	# 6824/1 Paid by Check		09/12/2018	09/28/2018	09/28/2018	09/28/2018	165.41
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Account 520,187 - Internet Expense	et Expense	TOWN OF	Paid by Check		08/27/2018	09/21/2018	09/21/2018	09/21/2018	200.00
Program 2005 - Sportrum Business	NICHOLSON	NICHOLSON GARDNERVILLE	# 682364 Paid by Check		09/02/2018	09/21/2018	09/21/2018	09/21/2018	67.49
		200000000000000000000000000000000000000	# 682500		0100700700	9100/16/00	8106/16/60	8106/16/60	49 99
32036 - Spectrum Business	0298044082818	0.598044082818 8.55411008059044	# 682501	6	00/20/2010	0102/12/60	1-1-1-1		4217 40
			Accoun	121.0791	Account 520,16/ - Internet Expense Totals	pense rorais	THYOICE ITAIISACIOUS		OL: /Toe
Account 521,130 - Legal Services 12372 - Jennifer Yturbide Law PC Corp 854	ervices 854	GVILLE	Paid by Check		09/06/2018	09/21/2018	09/21/2018	09/21/2018	3,100.00
				ount 521.1	Account 521.130 - Legal Services Totals	rivices Totals	Invoice Transactions 1	tions 1	\$3,100.00
Account 532.056 - Subscriptions 1113 - Douglas County Community ACCE	iptions ACCELA G 18	GVILLE	Paid by Check		08/20/2018	08/31/2018	08/31/2018	08/31/2018	1,069.20
Development 31463 - SeamlessDocs Inc	2447	TOWN OF	# 061399 Paid by Check # 681018	3-	08/06/2018	09/07/2018	09/07/2018	09/07/2018	300.00

Vendor	Invoice No.	Invoice Description	Status Hel	Held Reason Invoice Date Due Date	Due Date	G/L Date Received Day	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town								
Department 921 - Gardnerville Admin								
Account 552,056 - Subscriptions	ripcions		:		00001 50100	0,000,000	01001100	01 607
12997 - Douglas County Procurement	8-18 DALLAIRE GVILLE	GVILLE	Paid by Check	08/7//2018	09/21/2018	09/21/2018	09/21/2018	05.521
			37.	Account 532.056 - Subscriptions Totals	iptions Totals	Invoice Transactions	Ins 3	\$1,492.70
Account 533,800 - Office Supplies	Supplies			200				6
726 - Central Systems Electric Inc	208746	TOWNGA	Paid by Check	07/05/2018	08/31/2018	08/31/2018	08/31/2018	20.49
33221 - Community Office Solutions	22130	TOWN OF	Paid by Check	08/07/2018	09/07/2018	09/07/2018	09/07/2018	33.78
33221 - Community Office Solutions	22265	GARDNERVILLE TOWN OF	# 681804 Paid by Check	08/16/2018	09/07/2018	09/07/2018	09/07/2018	90'9
201014 Gold and State Office College	22431	GARDNERVILLE	# 681804 Paid by Chack	8102/86/90	09/07/2018	09/02/2018	8102/2018	30.25
ZZI - Collinging Office Soldanis	76177	GARDNERVILLE	# 681804	0107 (07 (00	2007/10/60			
2549 - Dallaire Tom-Petty Cash	8-18 GVILLE 3	PETTY CASH	Paid by Check	08/30/2018	09/07/2018	09/07/2018	09/07/2018	43.70
16529 - Carol Louthan	COSTCO 8/18	REIMBURSE	Paid by Check	08/25/2018	09/07/2018	09/07/2018	09/07/2018	7.99
8479 - Tahoe Supply Company	707395	TOWNGV	Paid by Check	08/30/2018	09/14/2018	09/14/2018	09/14/2018	35,30
16634 - ABE Printing & Copy	15812	GVILLE	# 082230 Paid by Check # 682294	09/03/2018	09/21/2018	09/21/2018	09/21/2018	39,99
2549 - Dallaire Tom-Petty Cash	9-18 GVILLE	PETTY CASH	# 052274 Paid by Check # 687357	09/13/2018	09/21/2018	09/21/2018	09/21/2018	75.46
12997 - Douglas County Procurement	8-18 LACOST	GVILLE	# 68233/ Paid by Check # 682364	08/27/2018	09/21/2018	09/21/2018	09/21/2018	67,65
7406 - Nevada Blue Ltd	16805	TOWN OF	Paid by Check # 682448	08/27/2018	09/21/2018	09/21/2018	09/21/2018	39.50
				Account 533,800 - Office Supplies Totals	upplies Totals	Invoice Transactions 11	ns 11	\$400.19
Account 533,806 - Software	are	20007177	7	0100731700	0100/10/00	0100,150,00	00/31/2018	15 00
4/53 - Ricoh USA Inc	10//442696	16/69392	# 681700	08/10/2018	00/31/2010	06/31/2010	06/31/2016	00.01
16648 - E Squared C Inc	44441	GVILLE	Paid by Check # 682371	09/01/2018	09/21/2018	09/21/2018	09/21/2018	37.50
				Account 533,806 - Software Totals	ftware Totals	Invoice Transactions 2	ins 2	\$52.50
Account 550,001 - Miscellaneous Expenses	llaneous Expenses	***				700000		1
2549 - Dallaire Tom-Petty Cash	8-18 GVILLE 2	PETTY CASH	Paid by Check # 681586	08/23/2018	08/31/2018	08/31/2018	08/31/2018	27.45
27757 - Lochridge Paula	RALEYS 8/18	REIMBURSE	Paid by Check # 681653	08/17/2018	08/31/2018	08/31/2018	08/31/2018	08.09
3684 - Carson Valley Arts Council	18-19 FRIENDSHIP	GVILLE	Paid by Check # 682066	08/07/2018	09/14/2018	09/14/2018	09/14/2018	150.00
			Account 550.0	Account 550,001 - Miscellaneous Expenses Totals	penses Totals	Invoice Transactions 3	ns 3	\$238.25
				3-				



Fund 610 - Gardnerville Town

Status

Held Reason Invoice Date Due Date

Department 921 - Gardnerville Admin Totals

G/L Date Received Date Payment Date Invoice Amount

Invoice Transactions 64

\$15,291.66

3-6



Vendor Invoice No. Invoice Description Fund 610 - Gardnerville Town Invoice Description Department 923 - Parks & Recreation Account 520.084 - Replacement & Repair 2297 - ASJ Small Engines Inc 2572248 2297 - ASJ Small Engines Inc 2572326 1268 - Ewing Irrigation Products 5835544 30447 1268 - Ewing Irrigation Products 5961033 1268 - Ewing Irrigation Products 6013824 2510 - Parts House (The) 818987 4170 11985 - Ace Hardware 127259 13485 - Ahern Rentals 19416154-1 13485 - Ahern Rentals 19416154-1	Status Held Reason	Invoice Date	Due Date	G/L Date Received D	Received Date Payment Date	Invoice Amount
- Replacement & Repair 2572248 2572248 2572326 5835544 5961033 6013824 818987 127259 19408256-1						
- Replacement & Repair 2572248 2572248 257236 5835544 5961033 6013824 818987 127259 19406154-1						
2572248 2572326 5835544 5961033 6013824 818987 127259 19408256-1						
2572326 5835544 5961033 6013824 818987 127259 19406154-1	Paid by Check	08/14/2018	08/31/2018	08/31/2018	08/31/2018	170.05
Products 5835544 Products 5961033 Products 6013824 ie) 818987 127259 19408256-1 19416154-1	# 061555 Paid by Check # 691555	08/15/2018	08/31/2018	08/31/2018	08/31/2018	106.31
5961033 6013824 818987 127259 19408256-1	Paid by Check	07/21/2018	08/31/2018	08/31/2018	08/31/2018	289,85
6013824 818987 127259 19408256-1	# 681604 Paid by Check	08/09/2018	08/31/2018	08/31/2018	08/31/2018	130,15
818987 127259 19408256-1 19416154-1	# 681604 Paid by Check	08/17/2018	08/31/2018	08/31/2018	08/31/2018	358,45
127259 19408256-1 19416154-1	# 681604 Paid by Check	08/22/2018	09/07/2018	09/07/2018	09/07/2018	44.24
19408256-1 19416154-1	# below Paid by Check	08/17/2018	09/14/2018	09/14/2018	09/14/2018	2.58
19416154-1	# oozuso Paid by Check	08/14/2018	09/14/2018	09/14/2018	09/14/2018	2.39
1 10456001	# 682043 Paid by Check # 683643	08/15/2018	09/14/2018	09/14/2018	09/14/2018	15,98
	# 002045 Paid by Check	08/24/2018	09/14/2018	09/14/2018	09/14/2018	38,99
32367 - Comstock Seed, LLC 26686 GVILLE	# 682043 Paid by Check # 692063	08/28/2018	09/14/2018	09/14/2018	09/14/2018	1,042.08
2121 - Meeks Lumber 1114192 06G1570	# 002002 Paid by Check	08/13/2018	09/14/2018	09/14/2018	09/14/2018	49.87
726 - Central Systems Electric Inc 209298 TOWNGA	# 682157 Paid by Check	08/17/2018	09/21/2018	09/21/2018	09/21/2018	88.00
12997 - Douglas County Procurement 8-18 LACOST GVILLE	# 682340 Paid by Check # 682364	08/27/2018	09/21/2018	09/21/2018	09/21/2018	357.41
Program	Account 520.084 - Replacement & Repair Totals	eplacement &	Repair Totals	Invoice Transactions 14	ions 14	\$2,696.35
Account 520,089 - Power 791804 8-18 1000079180404757010	7010 Paid by Check # 681886	08/24/2018	09/07/2018	09/07/2018	09/07/2018	484.38
		Account 520,089 - Power Totals	Power Totals	Invoice Transactions 1	ions 1	\$484.38
Account 520,090 - Watter 1429 - Gardnerville Water Company 1302.01 7-8/18 1302.01	Paid by Check	09/04/2018	09/14/2018	09/14/2018	09/14/2018	2,142.87
1429 - Gardnerville Water Company 1321.01 7-8/18 1321.01	# 00211/ Paid by Check # 693117	09/04/2018	09/14/2018	09/14/2018	09/14/2018	108.91
1429 - Gardnerville Water Company 1340.01 7-8/18 1340.01	# 00211/ Paid by Check # 602117	09/04/2018	09/14/2018	09/14/2018	09/14/2018	69,20
1429 - Gardnerville Water Company 1348.01 7-8/18 1348.01	# 002117 Paid by Check	09/04/2018	09/14/2018	09/14/2018	09/14/2018	1,707.15



Part State Company	CALAT MODEL . GOTTO PERCES									
### 1375.01 7-8/18 1373.01 ### 200-04/2018 09/14/2018	Vendor	Invoice No.	Invoice Description		Reason	Invoice Date	Due Date		sceived Date Payment Date	Invoice Amount
1795.01 7-8/18 1795.01 Paid Py Check 09/04/2018 09/14/2018	Tund 610 - Gardnerville Town Department 923 - Parks & Recreation	E .								
1745.01 7-8/18 1745.01 Pad by Check 09/04/2018 09/14/2018	1429 - Gardnerville Water Company		1373.01	Paid by Check		09/04/2018	09/14/2018	09/14/2018	09/14/2018	144,81
2130.01 7-8/18 2130.01 Fald by Check C9/04/2018 O9/14/2018	1429 - Gardnerville Water Company	1745.01 7-8/18	1745.01	# 00211/ Paid by Check # 682117		09/04/2018	09/14/2018	09/14/2018	09/14/2018	289.69
2140.01 7-8/18 2140.01 Pald by Check C9/04/2018 C9/14/2018	1429 - Gardnerville Water Company	2139.01 7-8/18	2139.01	Paid by Check		09/04/2018	09/14/2018	09/14/2018	09/14/2018	136.53
2255.01 7-8/18 225.01	1429 - Gardnerville Water Company	2140.01 7-8/18	2140.01	Paid by Check		09/04/2018	09/14/2018	09/14/2018	09/14/2018	203.68
2.297.01 7-8/18 237.01 Faid by Check C9/04/2018 O9/14/2018 O9/	1429 - Gardnerville Water Company	2226.01 7-8/18	2226.01	# wzıı) Paid by Check # 682117		09/04/2018	09/14/2018	09/14/2018	09/14/2018	1,134.52
243.01 7-8/18 243.01 Pad by Check 09/04/2018 09/14/2018 09	1429 - Gardnerville Water Company	2297.01 7-8/18	2297.01	# OCIII Paid by Check # 682117		09/04/2018	09/14/2018	09/14/2018	09/14/2018	1,165.22
2593.01 7-8/18 12593.01	1429 - Gardnerville Water Company	2431.01 7-8/18	2431.01	# 90211/ Paid by Check # 692117		09/04/2018	09/14/2018	09/14/2018	09/14/2018	409.88
2624,01 7-8/18 2624,01	1429 - Gardnerville Water Company	2593.01 7-8/18	2593.01	# 002117 Paid by Check # 682117		09/04/2018	09/14/2018	09/14/2018	09/14/2018	409.25
125.01 8/18 2641.02 Paid by Check 09/04/2018 09/14/2018 09	1429 - Gardnerville Water Company	2624.01 7-8/18	2624.01	Paid by Check		09/04/2018	09/14/2018	09/14/2018	09/14/2018	212.33
125.01 7-8/18 125.01 Paid by Check 09/04/2018 09/14/2018 0	1429 - Gardnerville Water Company	2641.02 7-8/18	2641.02	Paid by Check		09/04/2018	09/14/2018	09/14/2018	09/14/2018	446.00
1862.01 8/18 1862.01 Paid by Check Pai	1429 - Gardnerville Water Company	125.01 7-8/18		# 002117 Paid by Check # 692117		09/04/2018	09/14/2018	09/14/2018	09/14/2018	39.24
TOWN OF	2153 - Minden Town of	1862,01 8/18	1862,01	# 002117 Paid by Check # 602160		08/28/2018	09/14/2018	09/14/2018	09/14/2018	31.55
Account 520.090 - Water Totals Invoice Transactions 17 \$88 837752 0007133 Paid by Check 08/09/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018	7445 - Office of the Water Master	000649 2018	TOWN OF GARDNERVILLE/APN#2			08/30/2018	09/14/2018	09/14/2018	09/14/2018	40.84
# 682078			2.775.10		Accoun	nt 520,090 - 1	Water Totals	Invoice	Transactions 17	\$8,691.67
- Gas & Oil CFS1657631 8308	Account 520.097 - Maint 20845 - Clark Plumbing & Heating Co Inc	09	0007133	eck		08/09/2018	09/14/2018	09/14/2018	09/14/2018	950.00
CFS1657631 8308 Paid by Check 08/15/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 09/21/2018 09/	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6				Account 52	0.097 - Main	c Beeg I otals	Invoice	Fansactions 1	00.0004
CFS1666730 8308 Paid by Check Paid by Check 82389 Account 532,003 - Gas & Oil Totals Invoice Transactions 3 - Small Projects CFS1649268* 8308 Paid by Check 682389 - Small Projects - Small Projects CA - Small Projects - Sm	Account 532,003 - Gas & 3814 - Hyers Energy LLC	CFS1657631	8308	Paid by Check		08/15/2018	08/31/2018	08/31/2018	08/31/2018	341.52
CFS1649268* 8308	3814 - Hyers Energy LLC	CFS1666730	8308	# oototo Paid by Check # coppose		08/31/2018	09/21/2018	09/21/2018	09/21/2018	145.86
Account 532.003 - Gas & Oil Totals Invoice Transactions 3 \$4 - Small Projects 6013824 30447 Paid by Check (08/17/2018 08/31/2018 08/31/2018	3814 - Flyers Energy LLC	CFS1649268*	8308	# 662369 Paid by Check # 682389		07/31/2018	09/21/2018	09/21/2018	09/21/2018	156.38
- Small Projects 6013824 30447 Paid by Check (08/17/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018					Account 5	32,003 - Gas	& Oil Totals	Invoice	Transactions 3	\$643,76
	Account 533,817 - Small 1268 - Ewing Irrigation Products	Projects 6013824	30447	Paid by Check # 681604	3-8	08/17/2018	08/31/2018	08/31/2018	08/31/2018	326.29

Vendor	Invoice No.	Invoice No. Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Held Reason Invoice Date Due Date G/L Date Received Date Payment Date Invoice Amount	Invoice Amount
Fund 610 - Gardnerville Town									
Department 923 - Parks & Recreation	=								
Account 533.817 - Small Projects	Projects								
21673 - Dallaire Tom	6/20/18	REIMBURSE	Paid by Check		06/20/2018	09/07/2018 09/07/2018	09/07/2018	09/07/2018	487.17
	MYCABLE		# 681809						
12997 - Douglas County Procurement	8-18 LACOST	GVILLE	Paid by Check		08/27/2018	09/21/2018	09/21/2018	09/21/2018	27.92
Program			# 682364						
12997 - Douglas County Procurement	8-18 DALLAIRE GVILLE	GVILLE	Paid by Check		08/27/2018	09/21/2018	09/21/2018	09/21/2018	(82.00)
Program			# 682364						
74 - Jay Aldrich Photographer	3549	GVILLE	Paid by Check		09/10/2018	09/21/2018	09/21/2018	09/21/2018	397.50
			# 682415						
				Account 533.817 - Small Projects Totals	17 - Small Pro	ojects Totals	Invo	Invoice Transactions 5	\$1,153.88
Account 562,000 - Capital Projects	al Projects								
3314 - V & C Construction Inc	9005	TOWN OF	Paid by Check		09/18/2018 09/28/2018	09/28/2018	09/28/2018	09/28/2018	1,200,00
		GARDNERVILLE-	# 682825						
			A	Account 562,000 - Capital Projects Totals	0 - Capital Pro	jects Totals	Invo	Invoice Transactions 1	\$1,200.00
			Dep	Department 923 - Parks & Recreation Totals	Parks & Recre	ation Totals	Invo	Invoice Transactions 42	\$15,820,04

Figure 1 (1997)	Vendor	Invoice No.	Invoice Description	Status Held	Held Reason	Invoice Date	Due Date	G/L Date F	Received Date Payment Date	Invoice Amount
100892 Fall by Check 68/17/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 68/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 68/32/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 68/32/2018 69/31/2018 68/32/304 69/31/2018 69/31/2018 69/31/2018 69/31/2018 69/31/2018 68/32/304 69/31/2018 69	10 - Ga	بد	1							
Omes Services 5942 100892 Fail PyChicketh 08/47/2018 09/17/201	1697 - Blue Ribbon Personnel Services	5798	100892	Paid by Check		08/17/2018	08/31/2018	08/31/2018	08/31/2018	399.60
omed Services 6078 100892 Field by Check 09/14/2018	1697 - Blue Ribbon Personnel Services	5942	100892	# 001301 Paid by Check # 681780		08/24/2018	09/07/2018	09/07/2018	09/07/2018	413.48
omed Services 6208 100892 Paid by Check 09/07/2018 09/14/2018<	1697 - Blue Ribbon Personnel Services	8/09	100892	Paid by Check		08/31/2018	09/14/2018	09/14/2018	09/14/2018	396.83
omel Services 6328 100892 Paid by Check 09/14/2018 09/28/2018 100892 Paid by Check 08/12/201 09/28/2018 100/2018 11	1697 - Blue Ribbon Personnel Services	6208	100892	# 05233/ Paid by Check # 682320		09/07/2018	09/21/2018	09/21/2018	09/21/2018	344.10
Account 516,120 - Contract Salaries Totals Invoice Transactions 5 \$1,500	1697 - Blue Ribbon Personnel Services	6328	100892	# 682638		09/14/2018	09/28/2018	09/28/2018	09/28/2018	349,65
817365 4170 Paid by Check 08/13/2018 09/07/2018 <td>Account 520,084 - Remisc</td> <td>ement & Renair</td> <td></td> <td></td> <td>516,120</td> <td>- Contract Sa</td> <td>Maries Totals</td> <td>Invoice</td> <td>e Transactions 5</td> <td>\$1,903,66</td>	Account 520,084 - Remisc	ement & Renair			516,120	- Contract Sa	Maries Totals	Invoice	e Transactions 5	\$1,903,66
817899 4170 Paid by Check (8/15/2018) 69/07/2018 69/07/2018 69/07/2018 69/07/2018 69/07/2018 69/07/2018 69/07/2018 69/07/2018 6818535 4170 Paid by Check (8/20/2018) 69/07/2018	510 - Parts House (The)	817365		Paid by Check		08/13/2018	09/07/2018	09/07/2018	09/07/2018	19.77
818535 4170 Paid by Check 08/20/2018 09/07/2018 09/07/2018 09/07/2018 818618 4170 Paid by Check 08/20/2018 09/07/2018 09/07/2018 09/07/2018 126971 1236 Paid by Check 08/20/2018 09/14/2018 09/14/2018 09/14/2018 127267 1236 Paid by Check 08/12/2018 09/14/2018 09/14/2018 09/14/2018 1940282-1 205304 Paid by Check 08/12/2018 09/14/2018 09/14/2018 09/14/2018 1940282-1 205304 Paid by Check 08/12/2018 09/14/2018 09/14/2018 09/14/2018 1940282-1 205304 Paid by Check 08/12/2018 09/14/2018 09/14/2018 1940282-1 205304 Paid by Check 08/12/2018 09/14/2018 09/14/2018 1940282-1 205304 Paid by Check 08/15/2018 09/14/2018 09/14/2018 194028-1 10705502 Paid by Check 08/15/2018 09/14/2018 09/14/2018 194028-2 <t< td=""><td>510 - Parts House (The)</td><td>817899</td><td>4170</td><td># Strong Paid by Check # 681900</td><td></td><td>08/15/2018</td><td>09/07/2018</td><td>09/07/2018</td><td>09/07/2018</td><td>186,98</td></t<>	510 - Parts House (The)	817899	4170	# Strong Paid by Check # 681900		08/15/2018	09/07/2018	09/07/2018	09/07/2018	186,98
818618 4170 Paid by Check plan 08/20/2018 09/07/2018 09/07/2018 09/07/2018 09/07/2018 09/07/2018 09/07/2018 09/07/2018 09/07/2018 09/14/201	510 - Parts House (The)	818535	4170	Paid by Check # 681900		08/20/2018	09/07/2018	09/07/2018	09/07/2018	71.21
126971 1236 Paid by Check 08/06/2018 09/14/2018 09/14/2018 09/14/2018 127118 1236 # 682038 08/13/2018 09/14/2018 09/14/2018 09/14/2018 127267 1236 # 682038 08/13/2018 09/14/2018 09/14/2018 09/14/2018 137267 1236 Paid by Check 08/13/2018 09/14/2018 09/14/2018 09/14/2018 19402828-1 2.05304 Paid by Check 08/13/2018 09/14/2018 09/14/2018 19402828-1 2.05304 Paid by Check 08/13/2018 09/14/2018 09/14/2018 19402832-2 1075650 Paid by Check 08/15/2018 09/14/2018 09/14/2018 3530-205528 1075650 Paid by Check 08/03/2018 09/14/2018 09/14/2018 3530-205528 1075650 Paid by Check 08/03/2018 09/14/2018 09/14/2018 3530-205628 1075650 Paid by Check 08/03/2018 09/14/2018 09/14/2018 3530-205897 1075650 Paid by Check	510 - Parts House (The)	818618	4170	Paid by Check # 681900		08/20/2018	09/07/2018	09/07/2018	09/07/2018	9.83
127118 1236 Paid by Check # 682038 08/13/2018 09/14/2018 09/14/2018 09/14/2018 127267 1236 Paid by Check # 682038 08/17/2018 09/14/2018 09/14/2018 09/14/2018 19364260-1 205304 Paid by Check # 682043 08/13/2018 09/14/2018 09/14/2018 09/14/2018 19402828-1 205304 Paid by Check # 682043 08/13/2018 09/14/2018 09/14/2018 09/14/2018 19476772-1 205304 Paid by Check # 682043 08/13/2018 09/14/2018 09/14/2018 09/14/2018 71700243228 A17-14675 Paid by Check # 682130 08/13/2018 09/14/2018 09/14/2018 09/14/2018 3530-205597 1075650 Paid by Check # 682130 08/03/2018 09/14/2018 09/14/2018 09/14/2018 3530-205628 1075650 Paid by Check # 682130 08/03/2018 09/14/2018 09/14/2018 09/14/2018 4 682130 8 682130 Baid by Check # 682130 08/14/2018 09/14/2018 09/14/2018 5 6 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1985 - Ace Hardware	126971	1236	Paid by Check # 682038		08/06/2018	09/14/2018	09/14/2018	09/14/2018	1.41
127267 1236 Paid by Check # 682038 08/17/2018 09/14	1985 - Ace Hardware	127118	1236	Paid by Check # 682038		08/13/2018	09/14/2018	09/14/2018	09/14/2018	2.52
19364260-1 205304 Paid by Check # 682043 08/02/2018 09/14/2018 09/14/2018 09/14/2018 19402828-1 205304 Paid by Check # 682043 08/13/2018 09/14/2018 09/14/2018 09/14/2018 19476772-1 205304 Paid by Check # 682043 08/13/2018 08/13/2018 09/14/2018 09/14/2018 71700243228 A17-14675 Paid by Check # 682154 08/15/2018 09/14/2018 09/14/2018 3530-205597 1075650 Paid by Check # 682190 08/03/2018 09/14/2018 09/14/2018 3530-205628 1075650 Paid by Check # 682190 08/03/2018 09/14/2018 09/14/2018 4 682190 Paid by Check # 682190 08/03/2018 09/14/2018 09/14/2018 09/14/2018 5330-206528 1075650 Paid by Check # 682190 Q8/03/2018 09/14/2018 09/14/2018 4 682190 Paid by Check # 682190 Q8/03/2018 09/14/2018 09/14/2018 09/14/2018 5 868190 A 682190 Q8/14/2018 Q9/14/2018 Q9/14/2018 Q9/14/2018	1985 - Ace Hardware	127267	1236	Paid by Check # 682038		08/17/2018	09/14/2018	09/14/2018	09/14/2018	22,98
19402828-1 205304 Paid by Check # 682043 08/13/2018 09/14/2018 09/14/2018 09/14/2018 1947572-1 205304 Paid by Check # 682043 08/29/2018 09/14/2018 09/14/2018 09/14/2018 71700243228 A17-14675 Paid by Check # 682043 08/15/2018 09/14/2018 09/14/2018 09/14/2018 3530-205597 1075650 Paid by Check # 682190 08/03/2018 09/14/2018 09/14/2018 09/14/2018 3530-205628 1075650 Paid by Check # 682190 08/03/2018 09/14/2018 09/14/2018 09/14/2018 3530-205628 1075650 Paid by Check # 682190 08/09/2018 09/14/2018 09/14/2018 09/14/2018 3530-205628 1075650 Paid by Check # 682190 08/09/2018 09/14/2018 09/14/2018 09/14/2018 4 682190 Faid by Check # 682190 08/09/2018 09/14/2018 09/14/2018 09/14/2018 4 682190 Faid by Check # 682190 08/09/2018 09/14/2018 09/14/2018	3485 - Ahern Rentals	19364260-1	205304	Paid by Check # 682043		08/02/2018	09/14/2018	09/14/2018	09/14/2018	12,99
19476772-1 205304 Paid by Check # 682043 71700243228 A17-14675 Paid by Check # 682190 3530-205597 1075650 Paid by Check # 682190 3530-205628 1075650 Paid by Check # 682190 3530-207857 1075650 Paid by Check # 682190	3485 - Ahern Rentals	19402828-1	205304	Paid by Check # 682043		08/13/2018	09/14/2018	09/14/2018	09/14/2018	1.76
71700243228 A17-14675 Paid by Check # 682154 3530-205597 1075650 Paid by Check Paid by Check # 682190 3530-205628 1075650 Paid by Check # 682190 3530-206948 1075650 Paid by Check # 682190 3530-207857 1075650 Paid by Check # 682190	3485 - Ahern Rentals	19476772-1	205304	Paid by Check # 682043		08/29/2018	09/14/2018	09/14/2018	09/14/2018	16,99
3530-205597 1075650 Paid by Check # 682190 3530-205628 1075650 Paid by Check # 682190 3530-205628 1075650 Paid by Check # 682190 3530-206948 1075650 Paid by Check # 682190 3530-207857 1075650 Paid by Check # 682190	943 - Mark Smith Tire Center Inc	71700243228	A17-14675	Paid by Check # 682154		08/15/2018	09/14/2018	09/14/2018	09/14/2018	20.00
3530-205628 1075650 Paid by Check # 682190 3530-206948 1075650 Paid by Check # 682190 3530-207857 1075650 Paid by Check # 682190	198 - O'Reilly Automotive Inc	3530-205597	1075650	Paid by Check # 682190		08/03/2018	09/14/2018	09/14/2018	09/14/2018	179.99
3530-206948 1075650 Paid by Check (08/09/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018	198 - O'Reilly Automotive Inc	3530-205628	1075650	Paid by Check # 682190		08/03/2018	09/14/2018	09/14/2018	09/14/2018	45.96
3530-207857 1075650 Paid by Check CO 08/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018	2198 - O'Reilly Automotive Inc	3530-206948	1075650	Paid by Check # 682190		08/09/2018	09/14/2018	09/14/2018	09/14/2018	208.28
	2198 - O'Reilly Automotive Inc	3530-207857	1075650	Paid by Check # 682190	3-10	08/14/2018	09/14/2018	09/14/2018	09/14/2018	14.38

reviile Workstand Stage	Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date Payment Date		Invoice Amount
- Totale Public Works John and Sales John an	Fund 610 - Gardnerville Town										
lipment Sales 00043010 CL0112 Padd PrOcket 08/03/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 11/14/2018 09/14/2018	Department 926 - Other Public Work	s cement & Repair									
Digital Series 0.0043036 C10112 Factor Factor C10112 C10112 Factor	28602 - Owen Equipment Sales	00043010	C10112	Paid by Check		08/03/2018	09/14/2018	09/14/2018	09/14/20	118	149.56
Paris Pari	28602 - Owen Equipment Sales	00043036	C10112	# 682197 Paid by Check		08/07/2018	09/14/2018	09/14/2018	09/14/20	810	1,066.15
Paid by Clear	28602 - Owen Equipment Sales	00043107	C10112	# 682197 Paid by Check		08/13/2018	09/14/2018	09/14/2018	09/14/20	18	1,106.15
December Secretary Secre	602 - Owen Equipment Sales	00043156	C10112	# 682197 Paid by Check		08/17/2018	09/14/2018	09/14/2018	09/14/20	118	458,63
Substitute Substit	1997 - Douglas County Procurement	8-18 LACOST	GVILLE	# 682197 Paid by Check # 682364		08/27/2018	09/21/2018	09/21/2018	09/21/20	118	503.02
SSCALORS - Street Lights Contract Lights Contract Lights Contract Lights Contract Lights Contract States C				Account 5	520.084 - Rep	lacement & F	Lepair Totals	Invoic	ce Transactions 20	l	\$4,128.56
127507 1236	Account 520.095 - Street 2924 - NV Energy	Lights 2856036 8-18	1000285603607757800			08/24/2018	09/07/2018	09/07/2018	09/07/20	118	6,283.01
127507 1236 Paid by Check 08/10/2018 09/14/2018					Account 520.	.095 - Street	ights Totals	Invoit	ce Transactions 1	l	\$6,283.01
127087 1236	Account 520,103 - Maint	Road									
127507 1236	11985 - Ace Hardware	127087	1236	Paid by Check		08/10/2018	09/14/2018	09/14/2018	09/14/20	- 810	11.96
19364260-1 205304 Paid by Check 208/02/2018 09/14/2018 09/	11985 - Ace Hardware	127507	1236	Paid by Check	1	08/30/2018	09/14/2018	09/14/2018	09/14/20	18	30.93
111876 06G1570 Paid by Check 08/01/2018 09/14/2	13485 - Ahern Rentals	19364260-1	205304	Paid by Check		08/02/2018	09/14/2018	09/14/2018	09/14/20	118	46.56
209368 TOWNGA # 682340 8-18 LACOST GVILLE # 682340 100898* TOWN OF Paid by Check # 682364 100898* TOWN OF Paid by Check # 682797 Account 520.103 - Maint Road Totals Invoice Transactions 7 CFS1657631 8308 Paid by Check 8308 Paid by Check 682389 CFS1649268* 8308 Paid by Check 707/31/2018 09/21/2018 14 682389 CFS1649268* 8308 Paid by Check 707/31/2018 09/21/2018 17 Invoice Transactions 3 \$\circle{\circle	2121 - Meeks Lumber	1111876	06G1570	Paid by Check		08/01/2018	09/14/2018	09/14/2018	09/14/20	118	11,28
8-18 LACOST GVILLE # 682364 100898* TOWN OF Paid by Check 08/02/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/21/2018	726 - Central Systems Electric Inc	209368	TOWNGA	Paid by Check		08/23/2018	09/21/2018	09/21/2018	09/21/20	118	43.98
3.003 - Gas & Oil TOWN OF GARDNERVILLE # 682797 Account 520.103 - Maint Road Totals 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/28/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 09/21/2018 4/21/2018 09/21/2018 09/21/2018 09/21/2018 4/21/2018 09/21/2018 <	1997 - Douglas County Procurement	8-18 LACOST	GVILLE	Paid by Check		08/27/2018	09/21/2018	09/21/2018	09/21/20	118	27.46
Account 520.103 - Gas & Oil CFS1657631 8308 Paid by Check # 681513 CFS16649268* 8308 Paid by Check # 682389 CFS1649268* 8308 Paid by Check # 682389 CFS1649268* 8308 Paid by Check # 682389 CFS1649268* 8308 Paid by Check # 682389 Account 532.003 - Gas & Oil Totals Invoice Transactions 3 \$1.1	992 - Silver State Barricade & Sign	100898*	TOWN OF GARDNERVILLE	# 682797 # 682797		08/02/2018	09/28/2018	09/28/2018	09/28/20	118	67.00
CFS1657631 8308 Paid by Check	A section of the sect				Account 52	0.103 - Maint	Road Totals	Invoit	ce Transactions 7		\$239.1
CFS1666730 8308 Paid by Check	3814 - Flyers Energy LLC		8308	Paid by Check		08/15/2018	08/31/2018	08/31/2018	08/31/20	18	501.03
CFS1649268* 8308 # 082389 07/31/2018 09/21/2018 09/21/2018 09/21/2018 # 682389 Account 532.003 - Gas & Oil Totals Invoice Transactions 3 \$1	114 - Flyers Energy LLC	CFS1666730	8308	# 681613 Paid by Check		08/31/2018	09/21/2018	09/21/2018	09/21/20	118	478.42
Account 532,003 - Gas & Oil Totals Invoice Transactions 3	114 - Flyers Energy LLC	CFS1649268*	8308	# 682389 Paid by Check # 682389		07/31/2018	09/21/2018	09/21/2018	09/21/20	810	377.91
3-1				100000	Account !	532,003 - Gas	& Oil Totals	Invoic	ce Transactions 3	1	\$1,357,36
					3-1						

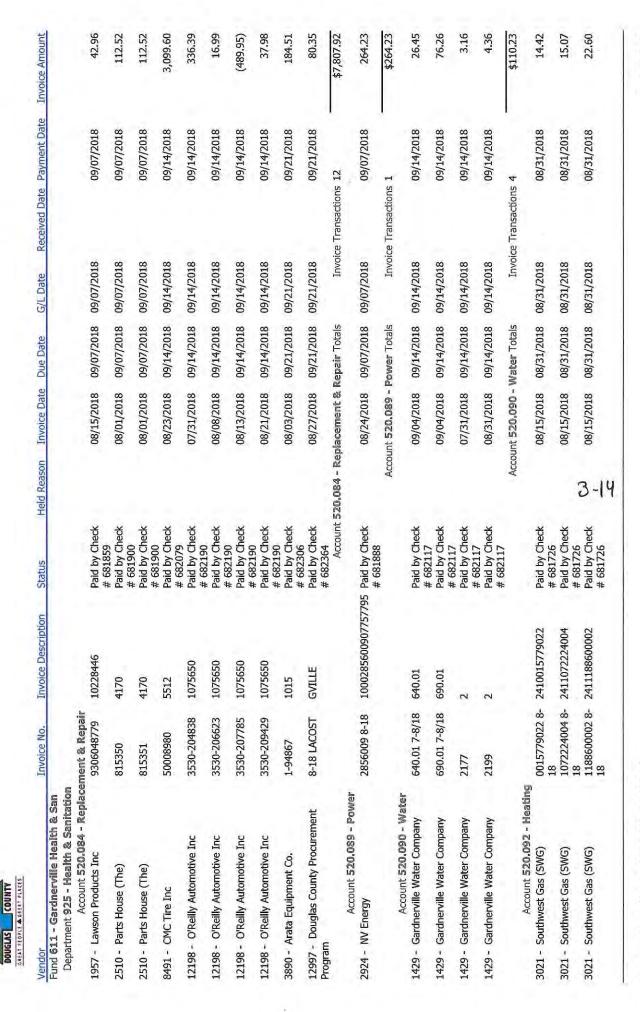
Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date Due Date	Due Date	G/L Date	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works									
Account 532,019 - Storm Drain Maintenance	rain Maintenan	90							
889 - Cottonwood Slough Association	BLDR REPAIR	TOWN OF GARDNERVILLE	Paid by Check # 682086		08/14/2018	09/14/2018	09/14/2018	09/14/2018	780.00
			Account 532.	.019 - Storm	Account 532,019 - Storm Drain Maintenance Totals	nance Totals	Invo	Invoice Transactions 1	\$780.00
Account 532,028 - Uniforms	S)								
10314 - Work World Inc	60579-109	109-103	Paid by Check # 681760		08/17/2018	08/31/2018	08/31/2018	08/31/2018	174.95
5785 - Alsco Inc	LREN1390834	000330	Paid by Check # 681771		08/07/2018	09/07/2018	09/07/2018	09/07/2018	4.39
5785 - Alsco Inc	LREN1393097	000330	Paid by Check # 681771		08/14/2018	09/07/2018	09/07/2018	09/07/2018	4.39
5785 - Alsco Inc	LREN1397437	000330	Paid by Check # 681771		08/28/2018	09/07/2018	09/07/2018	09/07/2018	4.39
32985 - James McGoldrick	8-18 PANTS	GVILLE	Paid by Check # 681868		08/26/2018	09/07/2018	09/07/2018	09/07/2018	100.00
STATE OF STA	9			Account	Account 532,028 - Uniforms Totals	orms Totals	Invo	Invoice Transactions 5	\$288.12
ACCOUNT SOZIONO - CAPITAIN	rojects				-			1000	4.040
21673 - Dallaire Tom	8/25/18 BESTBUY	REIMBURSE	Paid by Check # 681809		08/25/2018	09/07/2018	09/07/2018	09/07/2018	1,497.99
32975 - Simerson Construction LLC	PAYMENT #3	TOWN OF GARDNERVILLE/GARD NERVILLE STATION	Paid by Check # 682243		08/31/2018	09/14/2018 * 09/14/2018	. 09/14/2018	09/14/2018	180,775.30
8514 - Colbre Grading & Paving Inc	2583	SOUTHGATE	Paid by Check # 682345		09/12/2018	09/21/2018 * 09/21/2018	09/21/2018	09/21/2018	30,127.00
12997 - Douglas County Procurement Program	8-18 LACOST	GVILLE	Paid by Check # 682364		08/27/2018	09/21/2018	09/21/2018	09/21/2018	31.87
12997 - Douglas County Procurement Program	8-18 DALLAIRE	GVILLE	Paid by Check # 682364		08/27/2018	09/21/2018	09/21/2018	09/21/2018	5,223.58
			Ac Depa	count 562.000 rtment 926 - 0 Fund 610 -	Account 562,000 - Capital Projects Totals Department 926 - Other Public Works Totals Find 610 - Cardinarvilla Town Totals	vjects Totals Vorks Totals	Invo OvnI	Invoice Transactions 5 Invoice Transactions 47 Invoice Transactions 153	\$217,655.74 \$232,635.62 \$763,747,37

3-12

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date Rece	Received Date Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San									
Department 925 - Mealth & Sanitation Account 510.150 - Board Compensation	ompensation								4
4288 - Lloyd W Higuera	9/18 BOARD	GVILLE	Paid by Check # 681846		08/30/2018	09/07/2018	09/07/2018	09/07/2018	250.00
24008 - Cassandra Esq Jones	9/18 BOARD	GVILLE	Paid by Check # 681854		08/30/2018	09/07/2018	09/07/2018	09/07/2018	275.00
28960 - Kenneth Miller	9/18 BOARD	GVILLE	Paid by Check		08/30/2018	09/07/2018	09/07/2018	09/07/2018	250.00
2969 - Línda Slater	9-18 BOARD	TOWN OF GARDNERVILLE	# 0818/1 Paid by Check # 681931		08/30/2018	09/07/2018	09/07/2018	09/07/2018	250.00
8364 - Mary Wenner	9-18 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 681963		08/30/2018	09/07/2018	09/07/2018	09/07/2018	250.00
6 V			Account	Account 510,150 - B	- Board Compensation Totals	sation Totals	Invoice Transactions	insactions 5	\$1,275.00
Account 510,120 - Condact Salarnes 21697 - Blue Ribbon Personnel Services 5798	5798	100892	Paid by Check # 681561		08/17/2018	08/31/2018	08/31/2018	08/31/2018	266.40
21697 - Blue Ribbon Personnel Services	5942	100892	Paid by Check # 681780		08/24/2018	09/07/2018	09/07/2018	09/07/2018	275.65
21697 - Blue Ribbon Personnel Services	8209	100892	Paid by Check # 682057		08/31/2018	09/14/2018	09/14/2018	09/14/2018	264.55
21697 - Blue Ribbon Personnel Services	6208	100892	Paid by Check # 682320		09/07/2018	09/21/2018	09/21/2018	09/21/2018	229.40
21697 - Blue Ribbon Personnel Services	6328	100892	Paid by Check # 682638		09/14/2018	09/28/2018	09/28/2018	09/28/2018	233.10
			Acc	ount 516,120	Account 516,120 - Contract Salaries Totals	Maries Totals	Invoice Transactions	insactions 5	\$1,269.10
Account 520,055 - Telephone Expense	ne Expense	The state of the s	Total Control of the		40.000			7.000	100
29103 - Frontier	782-7134 8/18	775-782-7134-050279-	Paid by Check # 681622		08/16/2018	08/31/2018	08/31/2018	08/31/2018	116.69
29103 - Frontier	782-3856 8/18	775-782-3856-080802-	Paid by Check		08/16/2018	08/31/2018	08/31/2018	08/31/2018	26.50
13097 - Verizon Wireless	9813825722	842011146-00001	Paid by Check # 682550		09/01/2018	09/21/2018	09/21/2018	09/21/2018	475.68
				Account 520,055 - 7	- Telephone Expense Totals	pense Totals	Invoice Transactions	insactions 3	\$648.87
Account 520,060 - Postage/Po Box Rent 25003 - 11 C Postal Samiro (CMPS-ED) 30465 9-18	/Po Box Rent 30465 9-18	TOWN OF	Paid by Chack		8100/00/90	8100/10/10	09/21/2018	09/21/2018	750 00
Jacon Costal Service (Chinastry)	ot cotor	GARDNERVILLE	# 682535		02/20/2010	02/22/2010	02/27/2010	03/27/2010	00.00
3286 - US Postmaster - Gardnerville	9-18 BULK MAIL	TOWN OF GARDNERVILLE	Paid by Check # 682545	14	09/13/2018	09/21/2018	09/21/2018	09/21/2018	1,500.00
Account 520,084 - Replacement & Repair	ment & Repair		Account	520,060 - Po	Account 5.20.060 - Postage/Po Box Rent otals	Rent lotals	Invoice i ra	Invoice Transactions 2	\$2,250.00
138 - Guided Truck & Equipment	G11946	GVILLE	Paid by Check		08/03/2018	09/07/2018	09/07/2018	09/07/2018	2,759.60
138 - Guided Truck & Equipment	611998	GVILLE	# 5213 H Paid by Check # 681841	3-10	08/23/2018	09/07/2018	09/07/2018	09/07/2018	1,514.45

Accounts Payable by G/L Distribution Report

G/L Date Range 08/31/18 - 09/30/18





0157759022 9- 2411075234004 Paid by Check G9/14/2018 G9/28/2018 G9	Vendor	Invoice No.	Invoice Description	Status Held Reason	ason Invoice Date	Due Date	G/L Date Received	Received Date Payment Date	Invoice Amount
## Seathing	Fund 611 - Gardnerville Health & San								
188600002 - Attion 198600002 - Attinseed 19860002 - Attinseed 19	Department 925 - Health & Sanitation								
1875/7002 P- ATIONSTONE Part No. Part	ACCOUNT 320.032 - MEACHING				07001	0.000			
107224004 9 - 241107224004 Paid by Check 09/14/2018 09/28/2018	21 - Southwest Gas (SWG)	0015779022 9- 18		Paid by Check # 682800	09/14/2018	09/28/2018	09/28/2018	09/28/2018	14.42
1188600002 9- 3411188600002 Paid by Check 09/14/2018 09/28/201	21 - Southwest Gas (SWG)	1072224004 9-		Paid by Check # 682800	09/14/2018	09/28/2018	09/28/2018	09/28/2018	15.07
Part	21 - Southwest Gas (SWG)	1188600002 9- 18		Paid by Check # 682800	09/14/2018	09/28/2018	09/28/2018	09/28/2018	22,60
The count Figure	20 000 DC3 trucco	C.			ccount 520,092 - H	eating Totals	Invoice Transa	actions 6	\$104.18
Sierra 12481 TOWNIGA	6 - Central Systems Electric Inc	208931	TOWNGA	Paid by Check	07/19/2018	08/31/2018	08/31/2018	08/31/2018	66.6
Siera 12481 TOWN OF Faid by Check 08/21/2018 09/07/2018	6 - Central Systems Electric Inc	208934	TOWNGA	# 6815/5 Paid by Check # 681575	07/19/2018	08/31/2018	08/31/2018	08/31/2018	10.00
Co Inc	78 - Overhead Door Co. of Sierra	12481	TOWN OF GARDNERVILLE	Paid by Check # 681897	08/22/2018	09/07/2018	09/07/2018	09/07/2018	1,811.00
Co Inc IN00121069 4386 Paid by Check 08/24/2018 09/14/2018	836 - Summit Plumbing Co., LLC	67109	TOWN OF GARDNERVILLE	Paid by Check # 681936	08/14/2018	09/07/2018	09/07/2018	09/07/2018	2,379.99
ating Co Inc 837752 0007133 Paid by Check 08/09/2018 09/14/2018 09	358 - ABC Fire Extinguisher Co Inc	IN00121069	4386	Paid by Check # 682035	08/24/2018	09/14/2018	09/14/2018	09/14/2018	503.72
NVMIN73407 NVMIN0011 Paid by Check 08/17/2018 09/14/2018 0	1845 - Clark Plumbing & Heating Co Inc	837752	0007133	Paid by Check	08/09/2018	09/14/2018	09/14/2018	09/14/2018	149.00
FlAG 18-19 GVILLE	821 - Fastenal Industrial	NVMIN73407	NVMIN0011	# 052078 Paid by Check # 682107	08/17/2018	09/14/2018	09/14/2018	09/14/2018	9.47
Paid by Check 09/18/2018 09/28/2018	0 - Carson Valley Lions Club	FLAG 18-19	GVILLE	# 02210) Paid by Check # 682334	09/13/2018	09/21/2018	09/21/2018	09/21/2018	20.00
98 - Janitorial Services TOGO818 GVILLE					unt 520,097 - Main	it B&G Totals	Invoice Transa	ictions 8	\$4,923.17
TOG0818 GVILLE	Account 520,098 - Janitoria 347 - A+ Janitorial Service	al Services TOG0718	GVILLE	Paid by Check	09/18/2018	09/28/2018	09/28/2018	09/28/2018	150,00
520.107 - Maint Equip abricators Corp 193468 TOWN01 Paid by Check 250.136 - Rents & Leases Equipment 520.136 - Rents & Leases Equipment 101099571 1481234-3433221 Account 520.136 - Rents & Leases Equipment 69/21/2018 74/2018 75/21/20	347 - A+ Janitorial Service	TOG0818	GVILLE	# 682608 Paid by Check	09/18/2018	09/28/2018	09/28/2018	09/28/2018	100,00
520.107 - Maint Equip abricators Corp 193468 TOWN01 Paid by Check 68/2085 \$\frac{4}{682085}\$ Account \$\frac{520,107}{8}\$ O9/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 \$\frac{6}{682085}\$ Account \$\frac{520,136}{8}\$ - Rents & Leases Equipment Totals				-	.098 - Janitorial Se	rvices Totals	Invoice Transa	ctions 2	\$250,00
# 682085	Account 520.107 - Maint Eq	dinib				0.000			
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520,136 - Rents & Leases Equipment Totals Invoice Transactions 2 Co	53 - Ricoh USA Inc	101099571	1481234-3433221	# 052471 Paid by Check # 682783	09/12/2018	09/28/2018	09/28/2018	09/28/2018	165.41
-1				Account 520,136 - Re	ents & Leases Equi	oment Totals	Invoice Transa	ctions 2	\$215.11
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Department 925 - Health & Sanitation Account 520.187 - Internet Expense 12997 - Douglas County Procurement Program NICHOLS 32036 - Spectrum Business 0012509								
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curement	0.000	TOWN OF	Lead of the state	0100170100		0100/10/00	910011000	00 000
	8-2018 NICHOLSON	GARDNERVILLE	# 682364	08/27/2018	09/21/2018	09/21/2018	09/21/2018	200.00
	0012509090218	0012509090218 8354110060012509	Paid by Check # 682500	09/02/2018	09/21/2018	09/21/2018	09/21/2018	67.49
	0598044082818	0598044082818 8354110060598044	Paid by Check # 682501	08/28/2018	09/21/2018	09/21/2018	09/21/2018	49,99
A STATE OF THE PROPERTY AND A	9		Account 52	Account 520,187 - Internet Expense Totals	xpense Totals	Invoice Transactions	sactions 3	\$317.48
15853 - Carson City Landfill	228079 8-18	228079	Paid by Check # 682329	09/04/2018	09/21/2018	09/21/2018	09/21/2018	21,137.52
1132 - Douglas Disposal Inc	40990612 8/18	40990612	Paid by Check # 682369	09/01/2018	09/21/2018	09/21/2018	09/21/2018	4,330.21
6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6				Account 520,197 - Landfill Expense Totals	xpense Totals	Invoice Transactions 2	nsactions 2	\$25,467.73
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15443 - Benuy Kanch	156502	GVILLE	# 682316	08/31/2018	09/21/2018	09/21/2018	09/21/2018	/39.00
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12372 - Jennifer Yturbide Law PC Corp	854	GVILLE	Paid by Check # 687416	09/06/2018	09/21/2018	09/21/2018	09/21/2018	200.00
Account 532,003 - Gas & Oil				Account 521.130 - Legal Services Totals	services Totals	Invoice Transactions 1	- sactions 1	\$200,00
3814 - Hyers Energy LLC	CFS1657631	8308	Paid by Check # 681613	08/15/2018	08/31/2018	08/31/2018	08/31/2018	1,590.63
12198 - O'Reilly Automotive Inc	3530-209629	1075650	Paid by Check # 682190	08/22/2018	09/14/2018	09/14/2018	09/14/2018	35.00
12198 - O'Reilly Automotive Inc	3530-210880	1075650	Paid by Check # 682190	08/28/2018	09/14/2018	09/14/2018	09/14/2018	283,99
3814 - Hyers Energy LLC	CFS1666730	8308	Paid by Check # 682389	08/31/2018	09/21/2018	09/21/2018	09/21/2018	1,751.29
3814 - Flyers Energy LLC	CFS1649268*	8308	Paid by Check # 682389	07/31/2018	09/21/2018	09/21/2018	09/21/2018	1,663.13
Account 532,028 - Uniforms	(e)		A	Account 532.003 - Gas & Oil Totals	as & Oil Totals	Invoice Transactions 5	sactions 5	\$5,324.04
10314 - Work World Inc	60279-109	109-103	Paid by Check # 681760	08/17/2018	08/31/2018	08/31/2018	08/31/2018	174.97
5785 - Alsco Inc	LREN1390834	000330	eck	08/07/2018	09/07/2018	09/07/2018	09/07/2018	4.39
5785 - Alsco Inc	LREN1393097	000330	# 681771	08/14/2018	09/07/2018	09/07/2018	09/07/2018	4.39



Paid by Check Paid by Chec	Vendor	Invoice No.	Invoice Description	Status	Held Redsoll Thyonce Date	2	O'L DOLL		THANKS WILLIAM
	und 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 532,028 - Unifon	(1)							
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### Subscriptions Paid by Check O8/06/2018 O8/07/2018 O8/07/20	2985 - James McGoldrick	8-18 PANTS	GVILLE	# 001//1 Paid by Check # 681868	08/26/2018		09/07/2018	09/07/2018	100.00
ent 2430 brothers Paid by Check 08/06/2018 09/07/20	Section 2				Account 532,028 - U	niforms Totals	Invoice Trans	actions 5	\$288,14
## 8-18 DALLAIRE GYILE Paid by Check 08/27/2018 09/21/2018 09/	Account 352,456 - Supsct 1463 - SeamlessDocs Inc	ripuons 2447	TOWN OF	Paid by Check	08/06/2018		09/07/2018	09/07/2018	300,00
Office Supplies TOWNICA Paid by Check Account \$32,056 - Subscriptions Totals Invoice Transactions 2 \$4 15 22130 TOWNICA Paid by Check 08/07/2018 09/07/2018	2997 - Douglas County Procurement	8-18 DALLAIRE		# 001910 Paid by Check # 603264	08/27/2018		09/21/2018	09/21/2018	123.50
Discrete Supplies Convocation Convocat					count 532,056 - Sulbsc	riptions Totals	Invoice Trans	actions 2	\$423,50
22130 TOWN OF Faid by Check 08/07/2018 09/07/2018 00/07/2018 09/07/2018 09/07/2018 00/07/2018 09/07/2018 00/07/2018 09/07	Account 533,800 - Offlice 726 - Central Systems Electric Inc	Supplies 208746	TOWNGA	Paid by Check # 681575	07/05/2018		08/31/2018	08/31/2018	20.49
Solutions 22265 TOWN OF TOWN	3221 - Community Office Solutions	22130	TOWN OF	Paid by Check # 681804	08/07/2018		09/07/2018	09/07/2018	33.79
Solutions 22431 TOWNY OF TAXABLE Paid by Check (ARDNERVILLE Paid by Check (BARDNERVILLE PAID by Check (BARDNERVIL	3221 - Community Office Solutions	22265	TOWN OF	Paid by Check # 681804	08/16/2018		09/07/2018	09/07/2018	80.9
126971 1236	3221 - Community Office Solutions	22431	TOWN OF	Paid by Check # 681804	08/28/2018		09/07/2018	09/07/2018	30.24
Total Projects Townsor Paid by Check P	1985 - Ace Hardware	126971	1236	Paid by Check	08/06/2018		09/14/2018	09/14/2018	66.6
26451 GYILLE Paid by Check 8-18 LACOST GA1021/TOWN OF Paid by Check GARDANERVILLE ROBATION OF Paid by Check 1077442696 16769392 Paid by Check 1077442696 16769392 Paid by Check 1077442696 16769302 SS3 Paid by Check 109701/2018 09/21	479 - Tahoe Supply Company	707395	TOWNGV	# 052535 Paid by Check # 682258	08/30/2018		09/14/2018	09/14/2018	35.30
Substitive Substitive Substitive Paid by Check Paid	2667 - Cutting Image LLC	26451	GVILLE	Paid by Check # 682355	08/24/2018		09/21/2018	09/21/2018	2,142.05
Solid Paid by Check Paid	2997 - Douglas County Procurement	8-18 LACOST	GVILLE	Paid by Check	08/27/2018		09/21/2018	09/21/2018	27.66
# 68257 Account 533.806 - Office Supplies Totals Invoice Transactions 9 \$2,8 \$2,8 \$2,6 \$2,0 \$2,0 \$2,0 \$2,0 \$2,0 \$2,0 \$2,0 \$2,0	rögram 656 - Silver State Industries	01-06027276	GA1021/TOWN OF GARDNERVILLE	# 682364 Paid by Check # 682798	09/10/2018		09/28/2018	09/28/2018	476.88
1077442696 16769392 Paid by Check 08/16/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 08/31/2018 09/2018 09/21/2018 09	Account to the second	6			ount 533.800 - Office S	upplies Totals	Invoice Trans	actions 9	\$2,812.48
# 0000 - Capital Projects 99400802 353	753 - Ricoh USA Inc	1077442696	16769392	Paid by Check	08/16/2018		08/31/2018	08/31/2018	15.00
89A00802 353 # 682577 # 682557 # Account 533,806 - Software Totals	6648 - E Squared C Inc	44441	GVILLE	# 001700 Paid by Check	09/01/2018		09/21/2018	09/21/2018	37.50
S62,000 - Capital Projects 19438205-1 205304 Paid by Check 08/22/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018	3590 - WAM Software Inc	89A00802	353	# 6825/1 Paid by Check # 682557	09/10/2018		09/21/2018	09/21/2018	900,00
562, ubu - Lapital Projects 19438205-1 205304 Paid by Check (2) 08/22/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018 09/14/2018		6			Account 533,806 - Si	oftware Totals	Invoice Trans	actions 3	\$952.50
	Account Sezi, uou - Lapita 3485 - Ahem Rentals	19438205-1	205304				09/14/2018	09/14/2018	723.92

-1										
Trad Can Conducting Montelle O. Con	Invoice No.	Invoice Description	Status	Held Reason Invoice Date Due Date G/L Date	Invoice Date	Due Date		Received Date Payment Date Invoice Amount	Payment Date	Invoice Amount
Department 925 - Health & Sanitation										
Account 562,000 - Capital Projects	ojects									
13485 - Ahern Rentals	19444231-1	205304	Paid by Check # 682043		08/22/2018	09/14/2018	09/14/2018		09/14/2018	7,45
13485 - Ahern Rentals	19479697-1	205304	Paid by Check # 682043		08/30/2018	09/14/2018	09/14/2018		09/14/2018	3.56
1268 - Ewing Irrigation Products 6	6041931	30447	Paid by Check # 682103		08/22/2018	09/14/2018	09/14/2018		09/14/2018	314.23
1268 - Ewing Irrigation Products 6	6058507	30447	Paid by Check # 682103		08/24/2018	09/14/2018	09/14/2018		09/14/2018	34,30
2121 - Meeks Lumber 1	1116400	06G1570	Paid by Check # 682157		08/23/2018	09/14/2018	09/14/2018		09/14/2018	345.17
2121 - Meeks Lumber	1116401	06G1570	Paid by Check # 682157		08/23/2018	09/14/2018	09/14/2018		09/14/2018	9.49
2121 - Meeks Lumber 1	1117276	06G1570	Paid by Check # 682157		08/28/2018	09/14/2018	09/14/2018		09/14/2018	37.45
			Ac	Account 562,000 - Capital Projects Totals	0 - Capital Pro	ojects Totals	Invo	Invoice Transactions 8	8	\$1,475.57
			Depa	Department 925 - Health & Sanitation Totals	lealth & Sanii	tation Totals	Invo	Invoice Transactions 91	91	\$57,642.45
			Fund	Fund 611 - Gardnerville Health & San Totals	rville Health	& San Totals	Invo	Invoice Transactions 91	91	\$57,642.45
* = Prior Fiscal Year Activity						Grand Totals	Invo	Invoice Transactions 244	244	\$321,389.77

3-18

Gardnerville Town Board AGENDA ACTION SHEET



1. For Possible Action: Retroactively approve a Gardnerville Special Event Application for the Annual Austin's House Poker Run Fundraiser scheduled for September 22, 2018 from 8:00 - 5:00 p.m. in Heritage Park. 2. Recommended Motion: Approve on consent ☑ N/A Funds Available: \(\subseteq \text{Yes} \) 3. Department: Administration 4. Prepared by: **Carol Louthan** 5. Meeting Date: October 2, 2018 Time Requested: 6. Agenda: Consent ☐ Administrative Background Information: See attached. 7. Other Agency Review of Action: Douglas County ₩ N/A 8. Board Action: ☐ Approved with Modifications ☐ Approved

☐ Continued

□ Denied

Louthan, Carol

From:

Nicholson, Marie

Sent:

Thursday, September 27, 2018 10:57 AM

To:

Louthan, Carol

Subject:

FW: Austin's House Poker Run a huge success

From: Danny Villalobos [mailto:Danny.Villalobos@cbselectre.com]

Sent: Thursday, September 27, 2018 10:11 AM

To: Nicholson, Marie

Cc: Jennifer Villalobos; Patty Clark

Subject: Austin's House Poker Run a huge success

Hi Marie!!!

Please thank the board and those responsible for allowing us to use Heritage Park for our BBQ as we had yet another very successful fundraiser! We raised just over \$15,000 and more is still trickling in :-)

Thanks again and see you next year!



COLDWELL BANKER DRIVEN EXPENSENCED INNOVATIVE

Broker/Salesman BS.0143913

Coldwell Banker Select 1674 HWY 395 Minden, NV 89423 775-721-7111 Direct | 775-782-7165 Fax www.Danny.Villalobos.cbselectre.com





Park Use/Street Closure/Special Event Application
Reservation Form/Release of Liability/Indemnification Agreement
1407 US Highway 395 N - Gardnerville, Nevada 89410
(775) 782-7134 Phone (775) 782-7135 Fax

Date of Application (must be submitted 10 business days prior to	event):
Organization: AUSTINS HOUSE ANSTRU PUL	Corporation: YesNo
(If a corporation, a copy of the Articles of Incorporation must be	Machen
Contact Person: ALAM (VILLALOBOS en	nail: Many, Villalulos (d) CUSE(26)
Home/Cell Phone: 73 731 711 Business Phone: 73	1711(Fax: 16) 2165
Mailing Address: 1674 144 395 MINOUN N (If corporation, attach home or business phone and addresses of	president vice-president and secretary)
(If corporation, attach home or business phone and addresses of	presented, vice present and some
Requesting: Heritage Park Is request for exelusive use, describe which area of particles.	<u>clusive</u> use of park: YesNo k is being requested:
DANNY VILLALOBOS Broker Salesman roposing to b	a closed: A //A
CELL 775-721-7111	370 (8.1
DESK 775-783-7340 Danny, Villatobos@cbselectre.com	
COLDINGLE GOAD FOR COLUMN COLU	wy 395 require NDOT encroachment permit;
CELECT DEAL ESTATE	ty permission)
ocation of Eve	ent/Activities (if other than Heritage Park):
1674 HIGHWAY 395	
Esch Office is independently Owned and Operated. MINDEN, NV 89423 www.Danny.Villalobos.cbselectre.com 2nt is to be he	ld on private property)
Name and description of event, concessions, fund-raiser, etc.:	LUSTINS HOUSE POWE
Name and description of event, someone and the second seco	Assit Hires
KUN HUM PAR 16 1250ELII	TA A COURT
Event date(s):Event hours (include	ling set up & tear down): 2 M - 5 PM
This event is: Non-Profit: V For Profit: Closed to	Public: Open to Public:
(Non-profit organizations must submit IRS 501e letter with app	lication)
If non-profit event, describe who benefits from proceeds of eve	
A It AP CI To all Assault As	A ALL DOYLEDS GOTTO
HAZED RICHT EXAMINATION I	
1 of 3	revised 4/14

Number of patrons, customers, spectato	rs, participants, etc	expected to attend on each day	of the event:
(Douglas County Outdoor Festival Peri	nit is required if m	ore than 500 attendees expected (on any day of event)
Event Insurance Carrier: PHILATE (Certificate of Insurance must be utack additional insured, and date and location BROKER: JAMES DEGREE	n <mark>ed to this applicat</mark> on of the event - see	ion and must name the Town of C Special Event Policy for policy (Gardnerville as limits)
Is a fee charged to attend the event: Is food being served; Will alcohol be sold or served: Will there be band or amplified music: Will you have tents, canopies, bounce h If yes, specify quantity, dimensions, etc.	ouses, dance floors	, etc.? Yes No No	
LOCAC CHMPANY	SIPPLA 1	andi Pidec's	
(Stakes are not permitted for use in secumary be subject to additional security dependent of the control of the	ring tents, etc.; boi posits and/or insur- TE OF PASSA THE SET UP	ance houses, dance floors or tent. ance coverage) SEAR DOWN AND CUE 1 PURTAPORTES	WHERE TO NEW
(Groups of 50 or more are require to pa accommodate a maximum of 100 people	y a mminium of on , one port-a-potty i	e 8.25 dumpster service fee; park s required for every 100 people (restrooms over 100)
Water and Sanitation Plan if food sold or	r consumed during	event:	
ANTATION SEL ABOVE. (Town's water coupler is available if you	use hoses for wat	WATER BOTTES W	ac Real
Other Town services, if required:		Concerning to the second	<u>~</u>
LECALICITY (A) (AZER) (Electrical outlets, pavilion lighting, etc.,		APHONE & MUSIC	
Event Parking Area: Will US- (Event cannot block driveways of private is private property and may not be used.)		DEFING SPACE I park. Please note that dirt lot e	
Fire/Emergency Medical Services Plan:			
(Submit East Fork Fire Protection Distri	ict authorization an	d approval)	
Security Plan if overnight use of Town fi	acilities planned:		
NIA			
- 111	2 of 3		revised 4/14

USAGE FEE	WAI	red		à		
Park Deposit \$300 Dumpster \$25/each Additional Fees/Description	Paid S_ Paid S_ S	300 -	_ Date: _ Date:	6/26/18	CK#	2346
Deposit Refunded	Paid S_	1000	_Date:		Facility R	leviewed:
Street Closure: Application Fee \$100	Paid S_		Date:			
Scheduled for Town Board A Scheduled for Douglas Coun		issioner Age	enda:		pproved:_ pproved:_	

DUCE	₹	Summit Partners Insurance 1674 US Hwy 395N Suif Minden, NV 89423		27 THIS CERT ONLY AND HOLDER.	IFICATE IS ISSU CONFERS NO F THIS CERTIFICA	ED AS A MATTER OF I RIGHTS UPON THE CEN FE DOES NOT AMEND, FORDED BY THE POL	RTIFICATE EXTEND OR	
		License #: 83368		INSURERS A	AFFORDING COV	ERAGE	NAIC #	
IRED						nity insurance Company		
		Daniel Villalobos		INSURER B:				
		1172 Big Jake Ct		INSURER C:				
		Gardnerville, NV 89460	-7599	INSURER D:	INSURER D:			
	l			INSURER E;				
NY RI IAY PI OLICI	OLICI EQUI ERTA	ES OF INSURANCE LISTED BEL REMENT, TERM OR CONDITION AIN, THE INSURANCE AFFORDE	OW HAVE BEEN ISSUED TO THE I OF ANY CONTRACT OR OTHER D BY THE POLICIES DESCRIBED IY HAVE BEEN REDUCED BY PA	DOCUMENT WITH F HEREIN IS SUBJECT D CLAIMS.	RESPECT TO WHICH T TO ALL THE TERM	THIS CERTIFICATE MAY	BE ISSUED OR	
ADD'I		TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMIT	<u>s</u>	
_	GEN	IERAL LIABILITY		09/22/2018	09/23/2018	EACH OCCURRENCE	\$ 1,000,000	
	X	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurence)	\$	
		CLAIMS MADE X OCCUR				MED EXP (Any one person)	5 . (
						PERSONAL & ADV NJURY	s 1,000,000	
	/m	ACCRECATE HUMANDU ECONO				GENERAL AGGREGATE	s 3,000,000	
	X	POLICY PRO- LOC	•			PRODUCTS - COMPIOP AGG Rented To You Limit	\$ 3,000,000 100,000	
	┤╧═╌	OWOBIFE FINBIFILA				COMBINED SINGLE LIMIT (Es socident)	\$	
		ALL OWNED AUTOS SCHEDULED AUTOS				BODILY INJURY (Per person)	8	
		HIRED AUTOS MON-OWNED AUTOS				BODILY INJURY (Per accident)	\$	
				and the state of t		PROPERTY DAMAGE (Per accident)	s	
	GAS	RAGE LIABILITY		AND THE PROPERTY OF THE PARTY O		AUTO ONLY - EA ACCIDENT	s	
		ANY AUTO	The state of the s	- 1		OTHER THAN EA ACC	5	
┼	EVE					AGG	\$	
	EAC	CESS/UMBRELLA LIABILITY OCCUR CLAIMS MADE	A Section of the sect			EACH OCCURRENCE AGGREGATE	\$	
		dening made				<u> </u>	<u> </u>	
		DEDUCTIBLE					\$	
		RETENTION \$					\$	
		S COMPENSATION AND				WC STATU- OTH- TORY LIMITS ER		
ANY	PROF	rs' L'ability Prietorpartner/executive				E.L. EACH ACCIDENT	s	
OFF	CERM	MEMBER EXCLUDED? cribe under				E.L. DISEASE - EA EMPLOYEE	\$	
SPE	CIAL I	PROVISIONS below				E.L. DISEASE - POLICY LIMIT	\$	
отн	EK						·	
E: S 447 he (pec Cor Cert	cial Event for Austins I urthouse St, Gardnerv	Es/EXCLUSIONS ADDED BY ENDORS House Fundraiser to Be ille, NV 89410, to be he iditional Insured with a e above event.	enefit Austin's eld on Septem	House at Hei ber 22, 2018 (from 8:00 am to 5:0)0 pm.	
RTIF	ICA'	TE HOLDER		CANCELLA'	TION			
						BED POLICIES BE CANCELLED	BEFORE THE EXPIRATIO	
		TOWN OF GARDNERV 1407 US HIGHWAY 395 Gardnerville, NV 89410	5N	NOTICE TO THE	: Certificate Holdei Ligation or Liabilit	R WILL ENDEAVOR TO MAIL R NAMED TO THE LEFT, BUT FA Y OF ANY KIND UPON THE INSU	ILURE TO DO SO SHALL	
		•		AUTHORIZED RE		\ - 1/L		

Gardnerville Town Board AGENDA ACTION SHEET



1. For Possible Action: Approve Resolution 2018R-01, a continuing resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville 2. Recommended Motion: Approve on consent Funds Available: \(\subseteq \text{Yes} \) ☑ N/A 3. Department: Administration 4. Prepared by: **Carol Louthan** 5. Meeting Date: October 2, 2018 **Time Requested:** 6. Agenda: Consent ☐ Administrative Background Information: Board Member Miller first brought this item up in September 2015, when the board asked to see a resolution for approval. October 2015 the resolution was approved to start holding an invocation prior to the start of each board meeting and has been continued with another resolution in October of each year. Board Member Miller has been coordinating the invocations and it has not been a staff burden. 7. Other Agency Review of Action: Douglas County V N/A 8. Board Action: Approved with Modifications □ Approved ☐ Continued □ Denied

RESOLUTION 2018R-01

A RESOLUTION OF THE GARDNERVILLE TOWN BOARD ADOPTING POLICY REGARDING OPENING INVOCATIONS BEFORE MEETINGS OF THE TOWN BOARD OF GARDNERVILLE

WITNESSETH

WHEREAS, the Gardnerville Town Board ("Board") is a duly authorized town board pursuant to Nevada Revised Statutes ("NRS") Chapter 269 and Douglas County Code ("DCC") 18.06; and

WHEREAS, the Board wishes to solemnize its proceedings by allowing for an opening invocation before each regular and special meeting, for the benefit and blessing of the Board; and

WHEREAS, the Board now wishes to adopt this formal, written policy to clarify and codify its invocation practices; and

WHEREAS, the Founders of this country recognized that American citizens possess certain rights that cannot be awarded, surrendered, nor corrupted by human power, and the Founders explicitly attributed the origin of these, our inalienable rights, to a Creator. These rights ultimately ensure the self-government manifest in our deliberative bodies, upon which we desire to invoke divine guidance and blessing; and

WHEREAS, in Marsh v. Chambers, 463 U.S. 783 (1983), the United States Supreme Court concluded, "The opening of sessions of legislative and other deliberative public bodies with prayer is deeply embedded in the history and tradition of this country. From colonial times through the founding of the Republic and ever since, the practice of legislative prayer has coexisted with the principles of disestablishment and religious freedom." at 786; and

WHEREAS, the Board desires to adopt a policy consistent with the Supreme Court's recognition that it is constitutionally permissible for a public body to "invoke divine guidance" on its work. Id, at 792. Such invocation "is not, in these circumstances, an 'establishment' of religion or a step toward establishment; it is simply a tolerable acknowledgment of beliefs widely held among the people of this county." Id.; and

WHEREAS, the Supreme Court has determined, "The content of [such] prayer is not of concern to judges where...there is no indication that the prayer opportunity has been exploited to proselytize or advance any one, or to disparage any other, faith or belief." Marsh, 463 U.S. at 794-795; and

WHEREAS, this Board is not establishing a policy that defines the Constitutional limits for permissible public invocations but instead desires to adopt guidelines that are consistent with the guidance provided by the several courts that have considered the validity of public invocations, the most recent of which is the Town of Greece v. Galloway, 463 ______ U.S.,

WHEREAS, the Board intends to adopt a policy that does not proselytize or advance any particular faith, or show any purposeful preference of one religious view to the exclusion of others; and

WHEREAS, the Board intends to adopt a policy that will not show a purposeful preference to one religious view over another by not permitting the faith of the person offering the invocation to be considered when extending an invitation; and

WHEREAS, the Board accepts as binding the applicability of general principles of law and all the rights and obligations afforded under the United States and Nevada Constitutions and statutes.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of Gardnerville that the Board hereby adopts the following written policy regarding opening invocations before meetings of the Board, to wit:

- 1. It is the intent of the Board to allow a private citizen to solemnize the proceedings of the Gardnerville Town Board. It is the policy of the Board to allow for an invocation, which may include a prayer, a reflective moment of silence, or a short solemnizing message, to be offered before its meetings for the benefit of the Board.
- 2. Although the invocation may be listed in the program or schedule of events, it shall not be considered an agenda item for the meeting or part of the public business at any regular or special meeting which has been noticed for Board action.
- 3. No member or employee of the Town or any other person in attendance at any meeting shall be required to participate in any prayer that is offered and such decision shall have no impact on the ability of the person to actively participate in the business of the Board.
- 4. The invocation shall be voluntarily delivered by an eligible member of the clergy or appointed representative of an organization from the Board's Assemblies List. To ensure that such person (the "invocation speaker") is selected from among a wide pool of representatives, on a rotating basis, the invocation speaker shall be selected according to the following procedure:
- a. A member of the Board and Town counsel shall cause a database to be complied and maintained (the "Assemblies List") of the assemblies and organizations with an established presence in Gardnerville and Douglas County that regularly meet for the primary purpose of sharing a religious perspective or exist for the betterment of the Town or county and their inhabitants (hereinafter referred to as benevolent organizations).

- b. The Assemblies List shall be compiled from all available sources including the listing for "churches," 'congregations," other religious assemblies or nonreligious/ non-profit organizations that are devoted to the betterment of the Town and its inhabitants in databases maintained by the Town, suggestions from Board members, the annual phonebook distributed by Tahoe Telephone Directories, research from the Internet, and consultation with local neighborhood associations, All benevolent organizations with an established presence in the area are eligible to be included in the Assemblies List, and any such organization may request inclusion in the Assemblies List by written request to the Chairman of the Board.
- C. The policy is intended to be and shall be applied in a way that is all inclusive of every diverse religious assembly and benevolent organizations serving the citizens of Douglas County, irrespective of religious or irreligious affiliation. The Assemblies List is compiled and used for purposes of logistics, efficiency, and equal opportunity for all of the community's benevolent organizations, who may themselves choose whether to respond to the Board's invitation and participate. Should a question arise as to the authenticity of a benevolent organization, Town counsel shall refer to criteria used by the Internal Revenue Service in its determination of those organizations that would legitimately qualify for I.R.C. 501(c)(3) tax-exempt status.
- d. The Assemblies List shall also include the name and contact information of any chaplain who may serve one or more of the fire department, law enforcement agencies or military organizations within the County.
- e. The Assemblies List shall be updated, by reasonable efforts of the Town counsel, by December 15 of each calendar year.
- f. Within thirty (30) days of the effective date of this policy, and on or about December 31 of each calendar year thereafter, the Board shall publish a notice in a newspaper of general circulation in Douglas County, shall post a notice in the Town Board's chambers, and on the Town's website which shall read:

TOWNBOARD OF GARDNERVILLE'S TNVOCATION POLICY

The Town Board of Gardnerville makes it a policy to invite members of the clergy, religious representatives and representatives of other benevolent organizations in Gardnerville and Douglas County to voluntarily offer an invocation before the beginning of its regular and special meetings at which the Board may take action, for the benefit, blessing, wisdom and guidance of the Board. Any leader of a religious congregation or representative of a benevolent organization with an established presence in the local community, any chaplain for one of the local fire department, law enforcement agency or military units, are eligible to offer this important service at an upcoming meeting of the Board*

Any organization or individual willing to assist the Board in this regard, please send a written request at your earliest convenience to the Town of Gardnerville at 1407 Hwy. 395, Gardnerville, Nevada. Persons delivering the invocation are scheduled on a first-come, first-serve basis. The dates of the Board's scheduled regular meetings for the upcoming year are established by policy and are listed on the Boards website. Special meetings, when called, will be posted on the Board's website as soon as the Board determines to conduct a special meeting. If you have a preference among the dates, please state that request in your written request.

This opportunity is voluntary, and you are free to offer the invocation according to the dictates of your own conscience. To maintain a spirit of respect and ecumenism, the Board requests only that the opportunity not be exploited as an effort to convert others to the particular faith of the invocation speaker, nor to disparage any faith or belief different than that of the invocation speaker, nor to disparage any person by name or by inference.

TOWN BOARD OF GARDNERVILLE CHAIRMAN

- g. As the invitation notice indicates, the respondents to the invitation shall be scheduled on a first-come, first-serve basis to deliver the invocation.
- h. In the event an eligible member of the clergy believes that the Board has not complied with the terms of this policy, the clergy member has the right to have the matter reviewed by the Board,
 - 5. No invocation speaker shall receive compensation for his or her service.
 - 6. No invocation shall exceed ninety (90) seconds in length.
- 7. The invocation shall be positive and uplifting and respectful of the diverse religions and spiritual makeup of Douglas County and the Town.
- 8. The invocation need not be religious in form but may be a thought, reading or moment of silence. The invocation speaker shall not ask members of the Board or audience to stand, bow their head, pray or other gesture. An invocation speaker may use a phrase such as "please join me".
- 9. The invocation shall not address any agenda item in a way to attempt to influence the Board's decision or mention anyone by name or by inference.

- 10. The invocation speaker shall not solicit membership or donations to a church or organization.
- 11. An invocation speaker who fails to follow this policy will not be invited to speak another invocation.
- 12. Should a scheduled invocatin speaker fail to attend a meeting when scheduled, the Board will observe a moment of silence.
- 13. No guidelines or limitations shall be issued regarding an invocation's content, except that the Board shall request by the language of this policy that no invocation should proselytize or advance any faith, or disparage the religious faith or non-religious views of others.
- 14. The Board shall make every reasonable effort to ensure that a variety of eligible invocation speakers are scheduled for the Board regular and special meetings. In any event, no invocation speaker shall be scheduled to offer an invocation at consecutive meetings of the Board, or at more than three (3) Board meetings in any calendar year. Should there be no requests or not enough sufficient requests to give the invocation at any of the monthly meetings of the Board, the Board shall cause persons to be invited on a random basis,
- 15. The Board shall not engage in any prior inquiry, review of, or involvement in, the content of any invocation to be offered by an invocation speaker.
- 16. To clarify the Board's intentions, as stated hereinabove, the following disclaimer shall be included in at least ten (10) point font at the top of any printed agenda published by the Board and shall be read aloud prior to the introduction of the invocation speaker:

"Any invocation that may be offered before the official start of the Board meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Board. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Board and do not necessarily represent the religious beliefs or views of the Board in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Board. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon mitten request submitted to the Town Board of Gardnerville.

17. Shortly after the opening gavel that officially begins the regular or special meeting and the agenda/business of the public, the Chairperson of the Board shall introduce the invocation speaker and the person selected to recite the Pledge of Allegiance following the invocation, and invite only those who wish to show respect for the traditional observances and/or the Board to stand.

- 18. This policy is not intended, and shall not be implemented or construed in any way, to affiliate the Board with, nor express the Boards preference for, any faith or religious denomination. Rather, this policy is intended to acknowledge and express the Board's respect for the diversity of religious denominations and faiths represented and practiced among the citizens in Gardnerville and Douglas County. This policy shall in no way govern the statements or comments authorized by the Board's procedure for any member of the general public on any agenda item; this segment of the Board's agenda is intended to afford any member of the general public to make any statements protected by the First Amendment of the United States Constitution.
- 19. This Resolution shall be automatically renewed at the October general meeting of the Board as an item for possible action under the October Consent Calendar unless a member of the Board requests that this Resolution be scheduled for possible action under the October Administrative Agenda.

RESOLUTION PASSED this 2nd day of October, 2018.

•	•	
AYES:	NAY	S:
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ABSENT:		
ATTEST:		
TOM DALLAIRE, TOW TOWN OF GARDNERV		CASSANDRA JONES, CHAIRMAN GARDNERVILLE TOWN BOARD
APPROVED AS TO FO	RM AND CONTI	ENT:
		•
JENNIFER YTURBIDE	E, ESQ.	
YTURBIDE LAW PC		
TOWN COUNSEL		

Gardnerville Town Board AGENDA ACTION SHEET



1.	<u>For Possible Action</u> : For Possible Action: Approve the Southwest Gas agreement for the Kingslane project and authorize the town manager to sign the agreement.
2.	Recommended Motion: Approve on consent
	Funds Available: ✓ Yes ✓ N/A - Part of the project budget.
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: October 2, 2018 Time Requested: N/A
6.	Agenda: ☐ Consent ☐ Administrative
The the Ga	ceived plans from Lumos, which again show the reconstruction of the entrance to Kingslane is work triggers the need to have a utility agreement with Southwest Gas for the lowering of eir gas line and valve cover adjustment. NDOT is requiring this agreement with Southwest is. We need to issue a check for \$4,868.40 for the lowering of the gas line. The board needs review and approve the agreement. Town staff and council have already reviewed the cument.
7.	Other Agency Review of Action: ▽NDOT ▽N/A
8.	Board Action:
	Approved

NDOT Project No: SPF-395-1(030)

NDOT E.A.: 73809

ACOE: SPK-2016-00504, Martin Slough, NMP 3

AGREEMENT FOR THE ADJUSTMENT OF UTILITY FACILITIES

THIS AGREEMENT, made and entered into thisday of	, 20
by and between the DOUGLAS COUNTY c/o Town of Gardnerville ("TOWN"), hereinafter refe	erred to as
TOWN, and SOUTHWEST GAS CORP, whose mailing address is PO BOX 1190, CARSON (CITY, NV. 89702,
hereinafter referred to as COMPANY.	

WHEREAS, in the course of construction of Project SPF-395-1(030), E.A. 73809, certain adjustments will have to be made to utility facilities owned by COMPANY; specifically, COMPANY shall adjust and/or relocate the service utility gas line in cooperation with the TOWN's contractor during the work and excavation of the part of the project located along route Highway 395 right offset of 38.57 feet to 58.57 feet of Highway Engineer's Station 364+73.79. Adjustments in the service line will be performed by COMPANY in cooperation with the Town's contractor in accordance with COMPANY's plans and specifications as provided to the TOWN for approval and attached hereto as EXHIBIT "C", and made a part hereof; and,

WHEREAS, COMPANY has established its compensable interests in and to the facilities needing adjustment as set forth in the document attached hereto as EXHIBIT "A", and made a part hereof; and,

WHEREAS, Town will provide an encroachment permit and record drawings of the project that will be filed with the TOWN, the State of Nevada Department of Transportation and the COMPANY, for their records;

NOW, THEREFORE, TOWN and COMPANY hereby agree as follows:

- 1. When COMPANY has been authorized, in writing, by TOWN to proceed with the adjustments and COMPANY has notified TOWN's designated inspector, as required in Paragraph 10 hereof, COMPANY shall cause the necessary adjustments to be performed in accordance with the drawings attached hereto as said Exhibit "C". Said adjustments will be performed in accordance with the provisions of 23 CFR Part 645 Subpart A of the U.S. Department of Transportation, Federal Highway Administration, hereinafter referred to as 23 CFR Part 645 Subpart A, said federal regulations being incorporated by reference, and Nevada law. Adjustments shall be completed during the TOWN's contractor field construction operations with the provided notice from the contractor within 48 hours of the work commencing, provided the COMPANY is able to schedule any necessary outages on its utility system to fit within the construction schedule and meet the adjustment deadline. COMPANY is not obligated to commence any adjustment activities until after COMPANY receives the required Schedule and attend the pre-construction conference onsite with the TOWN's Contractor.
- 2. The adjustments to COMPANY's facilities will be performed by COMPANY using either its own construction and/or maintenance personnel at its standard wages and working conditions and hours in accordance with the agreements COMPANY has with its employees or an outside contractor engaged by COMPANY for the purpose of completing the adjustments to COMPANY'S facilities. The excavation and backfill work for the COMPANY's lowering of the gas service line will be provided by the TOWN's contractor.
- 3. During construction of the adjustments to COMPANY's facilities, COMPANY shall maintain an amount of self-insured retention for liability and property damage insurance of not less than \$1,000,000 included for the TOWN's benefit. Prior to the commencement of work, including but not limited to the excavation, construction and or installation activities, COMPANY shall provide to TOWN a Letter of Self-Insurance.

4. Should COMPANY elect to utilize an outside contractor to perform any or all of the adjustments necessary within the work-site, COMPANY shall require said contractor to maintain, at its own or COMPANY's expense, worker's compensation and general liability insurance with a single limit of One Million and No/100 Dollars (\$1,000,000.00) naming the TOWN as an additional insured and to maintain such insurance for the entire period during which the contractor occupies and or conducts excavation, construction and or installation activities within STATE's or TOWN's right-of-way under this Agreement.

The insurance policies shall include a provision requiring a thirty (30) calendar day advance written notice of any modification or cancellation of said policies. All insurance shall be with a company having an A.M. Best and Company, Inc. policyholder rating of A or better. The insurance provider, COMPANY's insurance broker, or COMPANY shall furnish the TOWN with insurance policy endorsements, declarations page and certificates of insurance, evidencing such insurance before commencement of work, excavation, construction, installation and or occupancy of said right-of-way

5. The total estimated cost for performing the adjustments is Four Thousand Eight Hundred Sixty Eight Dollars and Forty Cents (\$4,868.40), of which 100 percent is eligible for reimbursement. Details of the estimated costs are set forth in Exhibit "B" attached hereto and made a part hereof. Actual Costs might exceed this estimate amount.

The TOWN shall pay COMPANY's invoices in accordance with Paragraph 7 below. Under this Agreement, cost or costs include without limitation those items provided for in NRS 408.407, NAC 408.303 through 408.379, inclusive, and 23 CFR § 645.117

- 6. The parties designate that the method of developing the adjustment costs shall be actual direct and related indirect costs to be accumulated in accordance with an approved work order accounting system or procedure prescribed by the applicable Federal or State regulatory body in accordance with the provisions of 23 CFR Part 645 Subpart A.
- 7. COMPANY shall submit to TOWN the original plus one (1) copy of a detailed, itemized statement showing all the costs for which COMPANY is claiming reimbursement in connection with a final billing or progress billing.
- 8. The accounts and records of COMPANY pertaining to the adjustments shall be subject to audit by representatives of TOWN for a period of three (3) years after COMPANY has received final payment. COMPANY shall retain the financial records relating to the adjustments and shall make the records available for inspection by representatives of TOWN upon request during the course of the adjustments and for a period of not less than three (3) years after COMPANY has received final payment.
- 9. COMPANY shall not proceed with the adjustments until it has received a "Notice to Proceed", in writing, from TOWN and until COMPANY has notified TOWN's designated inspector of the commencement date for the adjustments and/or relocation. COMPANY will not be reimbursed for any otherwise eligible costs which accrue in advance of its receipt of the written "Notice to Proceed" from TOWN, nor for any costs incurred in the absence of the required notice to TOWN's inspector.

10. All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other Party at the address set forth below:

FOR TOWN:

DOUGLAS COUNTY c/o TOWN OF GARDNERVILLE

Thomas A. Dallaire, P.E. 1407 Highway 395 North Minden, NV 89423 Phone: (775) 782-7134 Fax: (775) 782-7135

E-mail: tdallaire@douglasnv.us

FOR COMPANY:

SOUTHWEST GAS Amanda Marcucci PO Box 1190

Carson City NV 89702 Office 775-887-2871 Mobile 775-430-0723

SWG Emergency 1-800-772-4555 amanda.marcucci@swgas.com

- 11. This Agreement and the rights and obligations of the Parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The Parties consent to the exclusive jurisdiction of the Nevada state district courts for enforcement of this Agreement.
- 12. It is specifically agreed between the Parties executing this Agreement that it is not intended by any of the provisions of any part of this Agreement to create in the public or any member thereof a third-party beneficiary status hereunder, or to authorize anyone not a Party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.
- 13. The Parties hereto represent and warrant that the person executing this Agreement on behalf of each Party has full power and authority to enter into this Agreement and that the Parties are authorized by law to perform the services set forth herein.
- 14. This Agreement constitutes the entire agreement of the Parties and such is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Agreement specifically displays a mutual intent to amend a particular part of this Agreement, general conflicts in language between any such attachment and this Agreement shall be construed consistent with the terms of this Agreement. Unless otherwise expressly authorized by the terms of this Agreement, no modification or amendment to this Agreement shall be binding upon the Parties unless the same is in writing and signed by the respective Parties hereto and approved as to the legality and form by the Attorney General.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their officials, thereunto duly authorized, on the date first above written.

SOUTHWEST GAS CORP	REVIEWED AND RECOMMENDED BY:		
By: Amanda Marcucci, P.E., Supervisor/Engineering	Thomas Dallaire, P.E. Town Manager		
APPROVED AS TO LEGALITY AND FORM:			
STATE OF NEVADA)) SS. COUNTY OF DOUGLAS)	STATE OF NEVADA) SS: COUNTY OF)		
On the day of, 20 , Tom Dallaire, Gardnerville Town Manager, personally appeared before me, and acknowledged to me that, in conformance with the direction of the Gardnerville Town Boards' meeting of November 7, 2017 he executed the above instrument on behalf of the Town of Gardnerville, a political subdivision of the State of Nevada. WITNESS my hand and official seal.	On this		
Carol Louthan	Notary's Signature		
·			

EXHIBIT "A"

Document(s) Identifying COMPANY's Rights

(attached is the franchise agreement)



Exhibit 'A' OFFICE OF THE DISTRICT ATTORNEY **DOUGLAS COUNTY**

Mark B. Jackson District Attorney

May 19, 2015

MAY 2 6 2015 LEGAL AFFAIRS

Mailing Address P.O. Box 218 Minden, Nevada 89423

Carson Valley Office 1038 Buckeye Road Minden, Nevada 89423 775-782-9800 775-782-9807 (fax)

Lake Tahoe Office 175 U.S. Highway 50 Stateline, Nevada 89449 775-586-7215 775-586-7217 (fax)

Child Support P.O. Box 1240 Minden, Nevada 89423 775-782-9881 775-782-9880 (fax)

Douglas V. Ritchie Chief Civil Deputy

Thomas W. Gregory **Chief Criminal Deputy**

Steven D. Schultz **Chief Investigator**

Jan Budden Office Manager

Gina Reiboldt Child Support Coordinator

Carla Kolebeck Southwest Gas Corporation Mail Code LVA-110 5241 Spring Mountain Road Las Vegas, NV 89150

> Re: Southwest Gas Franchise Agreement

Agreement to Pay Annually 2% of Net Profits

Dear Ms. Kolebeck:

Enclosed is a copy of the fully executed and recorded Southwest Gas Franchise Agreement and Agreement to Pay Annually 2% of Net Profits approved by the Douglas County Board of Commissioners on April 16, 2015.

Sincere Regards,

MARK B. JACKSON **Douglas County District Attorney**

viley Frank, Legal Secretary II Civil Division

:jf Enclosures

We support a drug free community Assessor's Parcel Number: N/A

Date: MAY 13, 2015

Recording Requested By:

Name: JULEY FRANK, DA'S OFFICE

Address:

City/State/Zip:

Real Property Transfer Tax: \$ N/A

DC/DISTRICT ATTORNEY

00013689201508619450060062

KAREN ELLISON, RECORDER

DOUGLAS COUNTY, NV

This is a no fee document

NO FEE

2015-861945

05/14/2015 08:26 AM

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

FRANCHISE AGREEMENT #2015.099
(Title of Document)

FRANCHISE AGREEMENT
BETWEEN
SOUTHWEST GAS CORPORATION
AND
THE COUNTY OF DOUGLAS

FILED

40.2015.099

2015 MAY 12 PM 3: 59

DOUGLAS COUNTY

Section 1 - Grant of Franchise

The County of Douglas, Nevada ("County") hereby grants to Southwest Gas Corporation, a corporation organized and existing under and by virtue of the laws of the State of California ("Grantee"), its successors and assigns, the right and privilege to construct, install, maintain, use, operate, repair and replace its gas system and gas system facilities, as defined below, upon, over, along, across and under the present and future public rights-of-way (the "Franchise"). These public rights-of-way include, but are not limited to, present and future roads, streets, avenues, alleys, ways, highways, bridges, public utility easements and public places within the County; excluding, however, those areas that are within the boundaries of any then existing incorporated municipality ("Public Right(s)-of-Way"). Grantee's gas system is for the purpose of supplying natural gas and/or artificial gas, including gas manufactured by any method whatsoever, and/or gas containing a mixture of natural gas and such artificial gas (herein all types of gas will be collectively referred to as "gas") to the County, its successors, the inhabitants thereof, and all individuals and entities either within or beyond the limits thereof, for all purposes. Grantee's gas system includes a transmission and distribution system of mains, pipelines and conduits, together with all necessary or desirable appurtenances including, but not limited to, pipes, laterals, service lines, pumps, manholes, meters, gauges, valves, traps, fences, vaults, regulators, regulator stations, appliances, attachments and related equipment. facilities, appurtenances and/or property for the purpose of supplying gas (individually, and collectively, "Gas System Facilities"). Grantee shall have the right to install, maintain, construct, operate, use, repair or replace any or all of its Gas System Facilities from time to time as may be necessary or proper.

Section 2 - Term

The Effective Date of this Franchise shall be May 1, 2015 and shall continue and remain in full force and effect for a period of ten (10) years from the Effective Date. Unless terminated earlier by written agreement of the parties, this Franchise will expire on May 1, 2025.

Section 3 - Manner of Installation, Construction and Maintenance

- 3.1 Grantee shall install, construct and maintain its Gas System Facilities in a good and workmanlike manner. Before Grantee makes any installations in the Public Rights-of-Way(s), Grantee shall apply for and obtain from County such permit or permits as are required by County to be issued for similar construction or work in the Public Rights-of-Way(s), including all permit requirements under Douglas County Code Chapter 12.04; provided, however, Grantee shall have the right to undertake without delay such emergency activities necessary to provide for and maintain the reliability and safety of its Gas System Facilities. If such action is required, Grantee shall advise County of the work performed to maintain its system and apply for a permit as soon as is practicable.
- 3.2 Grantee shall keep installation records of the location of all facilities in the Public Rightsof-Way and public utility easements. Grantee's Gas System Facilities are defined as critical infrastructure by the Federal Government and as such, County agrees that records of the

location or design of natural gas facilities are proprietary to Grantee and County shall not release nor make available any records to any outside party without the express, written permission of Grantee. Reasonable use of Grantee's records submitted to the County may be internally used by County for permitting and design of County owned facilities.

Section 4 - Restoration of Public Rights-of-Way

If, in the construction, maintenance or operation of its gas system ("Gas System Activities"), Grantee damages or disturbs the surface or subsurface of any public road, then Grantee shall, at its expense, restore the surface or subsurface of the public road as required by County development standards in effect at that time. Grantee shall complete any such restoration within a reasonable time, but in no case later than thirty (30) days (weather permitting), or earlier if mutually agreed by the parties, after Grantee concludes its Gas System Activities. Grantee further agrees, for a period not to exceed one (1) year from the date of completion of the original restoration, to correct any restoration determined to be defective. Grantee shall correct any such defective restoration not later than thirty (30) days (weather permitting) after receipt of written notice thereof from County. Nothing in this Franchise Agreement shall be construed as constituting a contractual obligation on the part of Grantee that assumes jurisdiction over, or the obligation to maintain, such public road.

Section 5 - Franchise Fee

- 5.1 In lieu of any license fees or taxes (but excluding County permit fees, general ad valorem property taxes and utility operator license fees imposed under Chapter 3.60 of the Douglas County Code which must be paid by Grantee) being imposed on Grantee by County, Grantee shall pay to County a franchise fee ("Franchise Fee"). In no event, however, shall Grantee be subject to the payment of any fees, charges or taxes assessed or imposed by any town or General Improvement District within the County that arise from or relate to Grantee's rights under this Franchise. The amount of the Franchise Fee paid by Grantee shall be a sum equal to two percent (2%) of Grantee's gross revenue from the sale and/or delivery of gas by Grantee within the boundary of the County, but excluding any then existing incorporated areas therein, as shown by Grantee's billing records ("County Boundary"). Payment shall be due in quarterly installments not later than thirty (30) days following the end of each calendar quarter, with each installment based on the gross revenue for the quarter ending thirty (30) days prior to such payment. Accompanying each quarterly payment, Grantee shall provide County with a statement of gross revenue from the sale and/or delivery of gas by Grantee to customers within the County Boundary for the applicable quarter. On or before July 1st of each year, the County will deduct from the Franchise Fee two percent (2%) of the net profits from Grantee's sale and/or delivery of gas within the County Boundary and forward that amount to the County Treasurer for the benefit of the Douglas County School District Fund. Grantee shall file with the County Treasurer annually on or before March 1st an affidavit of gross receipts, expenses and net profits, if any, for the preceding year.
- 5.2 The County may, at a reasonable time and at County's cost, examine Grantee's applicable books and records for purposes of verifying gross revenue during the term of this Franchise. The examination shall be conducted in such a way not to disrupt Grantee's business operations, and shall not be required more than once during any 12-month period.
- 5.3 The County shall comply with NRS 354.59885(3) to the extent required by law.

Section 6 - Reserved

Section 7 - Relocation of Facilities

- 7.1 The County reserves its right to use the Public Rights-of-Way and County property, including the surface areas, for County governmental projects funded with County funds (including government or grant-sourced funds received by the County). To the extent that the County requests Grantee to relocate Gas System Facilities for a County governmental project funded with County funds, and Grantee's Gas System Facilities are in physical conflict with such County governmental project which conflict could not be avoided by the County after reasonable and diligent efforts, Grantee shall move such Gas System Facilities that are located in the Public Rights-of-Way, or on other County property, at Grantee's own cost, to such location as the County and Grantee agree. In the event the County governmental project is paid for in part with non-County funds, then the Grantee's costs of moving its Gas System Facilities shall be bome by the source of the non-County funds or the County in the same ratio as the non-County funds bear to the total project cost.
- 7.2 County will bear the reasonable cost of relocating any Gas System Facilities (a) that are not in physical conflict with any County governmental project (or are in physical conflict but such conflict could have been avoided by the County with reasonable and diligent efforts); or (b) the relocation of which is necessitated by the construction of improvements by or on behalf of County in furtherance of any project other than a governmental project funded with County funds.
- 7.3 If County requires Grantee to relocate any Gas System Facilities located in private easements, then the costs and expenditures associated with purchasing a new private easement and relocating Grantee's Gas System Facilities shall be borne by County.
- 7.4 If Grantee is required by the County to relocate any Gas System Facilities within one year of construction or relocation of such facilities paid for by Grantee, the costs of relocation shall be borne by County.
- 7.5 If relocation of any Gas System Facilities is required or requested to avoid conflict with the installation or relocation of other utility facilities, or due to the actions or inactions of any party other than the County, the third party shall be solely responsible for the cost of such relocation and Grantee shall not be required to commence such work until such time that the third party compensates Grantee for the relocation costs in cash or other manner acceptable to Grantee.
- 7.6 County will not exercise its right to require any of Grantee's Gas System Facilities to be relocated in an unreasonable or arbitrary manner, or to avoid its obligations under this Franchise.
- 7.7 Whenever the County requests Grantee to relocate Grantee's Gas System Facilities, County and Grantee will cooperate on the planning for the relocation and selection of a new location for any affected Gas System Facilities to minimize the cost of such relocation and/or disruption of Grantee's gas system operations. Grantee shall complete such relocation within one hundred eighty (180) days (weather permitting) after (i) County has provided written notice to Grantee approving the proposed location and design, and (ii) all required permits for the

relocation (including any amendments or modifications to permits) have been issued by permitting agencies.

7.8 Grantee's obligations under this Section 7 shall remain in effect only so long as the County retains jurisdiction over and the obligation to maintain such applicable Public Right-of-Way or County property.

Section 8 - Indemnification

County shall not be liable or responsible for any acts or damage that may occur in the construction, operation or maintenance by Grantee of its Gas System Facilities under this Franchise, and the acceptance of this Franchise shall be deemed an agreement on the part of Grantee, its successors and assigns, to indemnify County and hold it harmless against any and all liability, loss, cost, damage or expense which may accrue to County by reason of the negligence, default or misconduct of Grantee in the construction, operation, or maintenance of Grantee's Gas System Facilities hereunder; provided that such claims, expenses and/or losses are not the result of any willful or grossly negligent acts of County, and Grantee shall receive from County full, complete and prompt notice of any and all such claims or demands as are hereby indemnified.

Section 9 - Consent to Assignment

The rights, privileges and Franchise hereby granted may be assigned by Grantee in whole or in part to any person certified by the Public Utilities Commission of Nevada to assume the duties and obligations of Grantee under this Franchise.

Section 10 - Franchise; Non-Exclusive

This Franchise is not exclusive and nothing herein contained shall be construed to (i) prevent the County from granting similar rights or privileges to any other person, firm or corporation, or (ii) to deny or lessen the County's power and privileges granted by law.

[CONTINUED ON NEXT PAGE]

Section 11 - Independent Provisions

Zachary/J., Wadlé/Deput

If any section, paragraph, clause, phrase or provision of this Franchise Agreement shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Franchise Agreement as a whole or any part of the provisions hereof other than the part so adjudged to be invalid or unconstitutional.

The undersigned, Board of County Commissioners, Douglas County, Nevada, pass and adopt this Franchise Agreement this 16th day of April, 2015.

DOUGLAS COUNTY	SOUTHWEST GAS CORPORATION A California Corporation
By:	By: Bradford T. Harris VP Northern Nevada Division Dated: 4/2=/15
ATTEST: Kathy Lewis, Dougtas County Clerk/Treasurer	
APPROVED AS TO FORM:	

y District Attorney

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

Assessor's Parcel Number: N/A Date: MAY 13, 2015 KAREN ELLISON, RECORDER Recording Requested By: Name: <u>JULEY FRANK</u>, DA'S OFFICE Address: City/State/Zip: Real Property Transfer Tax: \$ N/A

> AGREEMENT #2015.100 (Title of Document)

05/14/2015 08:27 AM DC/DISTRICT ATTORNEY Pgs=3

2015-861948

DOUGLAS COUNTY, NV

This is a no fee document

NO FEE

2015 MAY 12 PM 3: 59

DOUGLAS COUNTY

Southwest Gas Corporation P.O. Box 98510-0002

RECORDING REQUESTED BY

AND WHEN RECORDED RETURN TO:

Las Vegas, Nevada 89193-8510 Attention: Legal Department

AGREEMENT TO PAY ANNUALLY 2% OF NET PROFITS FOR BENEFIT OF COUNTY SCHOOL DISTRICT FUND OF DOUGLAS COUNTY, STATE OF NEVADA

In accordance with the terms of the Franchise granted by the Board of County Commissioners of Douglas County, Nevada (the "County") in favor of Southwest Gas Corporation ("Southwest Gas") as of MAY 15T, 2015, and pursuant to Nevada Revised Statutes Section 709.110, Southwest Gas agrees that during the term of the Franchise two percent (2%) of the net profits derived by Southwest Gas from its operations in the unincorporated Douglas County shall be paid to the County for the benefit of the Douglas County School District ("School District Fee") as follows:

Pursuant to the Franchise, the Franchise Fee payable by Southwest Gas to the County is inclusive of the School District Fee, such that payment of the Franchise Fee by Southwest Gas to the County shall be deemed to satisfy its obligation for payment of the School District Fee. On or before July 1st of each year of the Franchise, the County shall deduct the School District Fee from the Franchise Fee paid by Southwest Gas, and forward such School District Fee to the County Treasurer for the benefit of the Douglas County School District.

Effective as of May 1, 2015.

SOUTHWEST GAS CORPORATION, a California corporation

Bradford T. Harris.

Vice President, Northern Nevada

Division

Approved and Agreed: DOUGLAS COUNTY

Name Title

. Johnson, Chairman

·	
STATE OF NEVADA	
COUNTY OF Douglas	
	, 2015, personally appeared before me, a notary , personally known (or proved) to me to be the e above instrument who acknowledged that he/she norized capacity.
DEBORAH BEAM Notary Public-State of Nevada APPT. NO. 85-0136-5 My App. Expires January 31, 2019	Notary Public
STATE OF NEVADA COUNTY OF COUSCON CLLY	MAGGIE ELLISON NOTARY PUBLIC STATE OF NEVADA No. 12-8493-3
	, 2015, personally appeared before me, a notary, personally known (or proved) to me to be the e above instrument who acknowledged that he/she norized capacity.
	Magai Clisin

Douglas County

Notary Public

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

By Carl



OFFICE OF THE DISTRICT ATTORNEY DOUGLAS COUNTY

Mark B. Jackson District Attorney

May 22, 2014

RECEIVED MAY 2 7 2014 LEGAL AFFAIRS

Mailing Address P.O. Box 218 Minden, Nevada 89423

Carson Valley Office 1038 Buckeye Road Minden, Nevada 89423 775-782-9800 775-782-9807 (fax)

Lake Tahoc Office 175 U.S. Highway 50 Stateline, Nevada 89449 775-586-7215 775-586-7217 (fax)

Child Support P.O. Box 1240 Minden, Nevada 89423 775-782-9881 775-782-9880 (fax)

Douglas V. Ritchie Chief Civil Deputy

Thomas W. Gregory Chief Criminal Deputy

Steven D. Schultz Chief Investigator

Jan Budden Office Manager

Gina Reiboldt Child Support Coordinator Carla Kolebeck Southwest Gas Corporation Mail Code LVA-110 5241 Spring Mountain Road Las Vegas, NV 89150

Re: Southwest Gas Franchise Extension Agreement

Dear Ms. Kolebeck:

Pursuant to instruction from Davis Flaten, enclosed is a copy of the fully executed and recorded Southwest Gas Franchise Extension Agreement approved by the Douglas County Board of Commissioners on May 1, 2014.

Sincere Regards,

MARK B. JACKSON
Douglas County District Attorney

By: <u>Wey + Mank</u>

Biley Frank, Legal Secretary II

Civil Division

:jf Enclosure

DRUG USE **
IS
IFE ABUSE
We support a
drug free community

Assessor's Parcel Number: N/A	05/15/2014 11:13 AM OFFICIAL RECORDS Requested By: DC/DISTRICT ATTORNEY
Date: <u>MAY 15, 2014</u>	DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder
Recording Requested By:	Page: 1 Of 3 Fee: \$ 0.00 Bk: 0514 Pg: 2935
Name: <u>JULEY FRANK, DA'S OFFICE</u>	Deputy: pk
Address:	-
City/State/Zip:	<u>-</u> _
Real Property Transfer Tax: \$ N/A	-
· · · · · · · · · · · · · · · · · · ·	
FRANCHISE EXTENSION AGREEM	ENT #2014.103
(Title of Docur	

Doc Number: 0842594

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

្រាវ	~EU	
40. 201	34)	73

SOUTHWEST GAS CORPORATION FRANCHISE EXTENSION AGREEMENT

2014 MAY 15 AM 9: 15

This Franchise Extension Agreement is entered into this day of May, 2014 by and between Douglas County, Nevada Board of County Commissioners (the "County") and Southwest Gas Corporation, a California corporation ("SWG").

RECITALS

- A. SWG is duly qualified and authorized to transact a public utility business within the State of Nevada and is engaged in the business of distributing natural gas to users within Douglas County.
- B. On May 8, 1964, the County awarded a franchise to SWG to construct, operate, maintain, repair and replace its gas system of mains, pipelines and conduits, together with all appurtenances and facilities, within all public highways, roads, streets and rights-of-way of Douglas County pursuant to that certain Franchise and Agreement dated May 8, 1964, as extended by an Agreement dated June 15, 1989 (collectively referred to herein as the "Franchise Agreement").
 - C. The term of the Franchise Agreement expires on May 8, 2014.
- D. The County and SWG desire to extend the Franchise Agreement for a period not to exceed six (6) months, under the same terms and conditions as the existing Franchise Agreement, to allow sufficient time to negotiate and finalize a new franchise agreement.

NOW THEREFORE, the parties agree as follows:

- 1. The term of the existing Franchise Agreement shall be extended beginning May 8, 2014 until November 8, 2014, or until a new franchise is granted SWG by the County, whichever first occurs ("Extension Period"), during which time the parties agree to work together to negotiate a new franchise agreement.
- 2. During the Extension Period, all terms and conditions set forth in the existing Franchise Agreement shall continue in full force and effect.

EXECUTED to be effective on the date specified above.

DOUGLAS COUNTY

SOUTHWEST GAS CORPORATION A California Corporation

Doug N. Johnson, Chairman

Douglas County Board of Commissioners

Dated: ____May 1, 2014

Julie (Williams

VP Northern Nevada Division

Dated:

42594 Page: 2 of 3

0K : 05 14 PG : 2937 5/ 15/20 14

State of Nevada County of Carson City

This instrument was acknowledged before me on

May of 2014 by Julie Williams

MAGGIE ELLISON
NOTARY PUBLIC
STATE OF NEVADA
NO. 12-8493-3
My Appl. Exp. Aug. 3, 2016

Notary Public

This acknowledgement is attached to a statement dated May 6, 2014.

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

EXHIBIT "B"

Estimated Costs

(attached is the cost estimate from SW Gas)

Exhibit 'B'

Agreement		
Work Request	WR 3712596	

SOUTHWEST GAS CORPORATION Exhibit 'B' Work Request WR 3' FACILITY RELOCATION AGREEMENT (Arizona/California/Nevada)

1.	AGR	EEMENT
	1.1	This is a Relocation of Gas Distribution Facilities Agreement ("Agreement") dated 9/25/2018 between Southwest Gas Corporation ("Southwest") located at 400 Eagle Station Lane, Carson City, NV 89701
		and Town of Gardnerville ("Requester")
		whose mailing address is 1407 Hwy 395 N., Gardnerville, NV 89410 .
	1.2	All communications concerning this Agreement shall be in writing and shall be delivered to each party at the address shown above or such other address as either party may hereafter specify in writing.
	1.3	This Agreement may not be amended except in writing and executed by all of the parties hereto.
	1.4	No assignment of this Agreement or of any refunds which may become due hereunder shall be binding upon Southwest without its written consent.
	1.5	The mutual promises made and obligations undertaken by the parties constitute the consideration for this Agreement.
2.		POSED SERVICE ADDRESSES OR LOCATIONS r the intersection of Kingslane Ct and US 395
3.	DESC	CRIPTION AND SKETCH OF THE REQUESTED FACILITIES
	3.1	Attached hereto as Exhibit A and made a part of this Agreement is a drawing or diagram of the gas distribution facilities ("Subject Facilities") Southwest proposes to install, relocate, and/or abandon pursuant to this Agreement.
1	DESC	CRIPTION OF REQUESTED RELOCATION WORK
т.	4.1	Description of the Subject Facilities to be installed, relocated, and/or abandoned as part of this Agreement: Southwest gas to relocate approximately 30 ft of 2" steel pipe to facilitate installation of new culvert facilities.
-	A CID	FEMENT CONDITIONS
Э.	5.1	EEMENT CONDITIONS The Requester is prohibited from building any type of structure over Subject Facilities. If this occurs, the Requester must contact Southwest to relocate the gas lines and/or meter at the Requester's expense.
	5.2	☐ Encroachment relocation (must be resolved by N/A , or service interruption may result).
	5.3	Southwest requires a minimum of 2 weeks to finalize the design, obtain permits, and schedule the work for construction. Please call Amanda Marcucci at 775-887-2871 to coordinate construction times and schedules.
	5.4	Southwest is not responsible for any damage that may occur to any other underground utilities, irrigation systems, etc., that are not properly marked by One Call, Blue Stake, and/or private facility owner.
6.	ESTII	MATED COSTS
	6.1	Southwest will relocate the Subject Facilities as described in attached Exhibit A at a total estimated cost of \$ 5,617.97 Estimated Cost \$ 4,834.08
	6.2	Southwest will review the final cost approximately ninety (90) days after the Subject Facilities is complete. If the estimated cost paid by Requester is less than the final cost, Requester hereby agrees to pay Southwest the difference of the final cost over the estimated cost within thirty (30) days of presentment of an invoice by Southwest. If the estimated cost is greater than the final cost, Southwest will refund the difference to Requester.
	6.3	This cost estimate is valid for ninety (90) days from the date of this Agreement.
7.	PAYN	MENT TERMS

7.1 Requester agrees to pay Southwest, at least five (5) days in advance of the estimated construction date specified in paragraph 8 hereof, the total estimated cost of the Subject Facilities, to which Requester may be entitled. Payment must be received in full before the Subject Facilities can be released for construction.

8. EST 8.1		will begin on approximately and will be Completion Date"). If, however, the actual Completion Date is etion specified above, the Completion Date shall be the date the			
8.2	Southwest makes no representations, warranties, or promises Date for the Subject Facilities.	either express or implied, with respect to any Completion			
8.3	Requester hereby acknowledges that the approximate date for dependent upon receipt of Requester payment set forth in para				
9. COP 9.1	Y OF AGREEMENT The Requester hereby acknowledges receipt of a copy of this A	Agreement.			
9.2	Requester, nor its respective affiliates, directors, officers, empl party, the terms and provisions of this Agreement without Sout Requester may make such disclosure as required by law, and Agreement to their consultants and attorneys.				
10. OW 10.1	NERSHIP AND EASEMENTS The Subject Facilities will at all times be owned by Southwest.				
10.2	The Requester agrees to grant or otherwise provide to Southwe are adequate, in the opinion of Southwest, for the location, inst	st, without cost to Southwest, easements and rights-of-way which tallation, operation, and maintenance of the Subject Facilities.			
11. RE 0	GULATORY CHANGES This Agreement is subject to the jurisdiction of the state Public	Utilities Commission ("Commission").			
11.2		xtent applicable and as they may be changed from time to time, or rules shall not increase the amount the Requester is obligated or.			
11.3	State law shall govern the interpretation of this Agreement.				
WHERE	FORE, the parties have executed this Agreement as of the day a	and year specified in paragraph 1 hereof.			
REQUE	STER	SOUTHWEST GAS CORPORATION Amanda Marcucci			
	Please print name	Please print name			
	Requester signature and date signed	Southwest representative signature and date signed Title Supervisor/Engineering			
	For Accounting	Use Only			
	ACCOUNTING COM	Amounts			
	CO (2) ORC (4) RD (4) FERC (5) Activity (4) C/E (4)	WO (12) Prog/Ref (4)			

ACCOUNTING CONTROL KEY								Amount \$
CO (2)	ORC (4)	RD (4)	FERC (5)	Activity (4)	C/E (4)	WO (12)	Prog/Ref (4)	Amount \$
						,		

Distribution: White - Originator Canary - Requester

EXHIBIT "C"

Drawings

(attached SW Gas drawing)

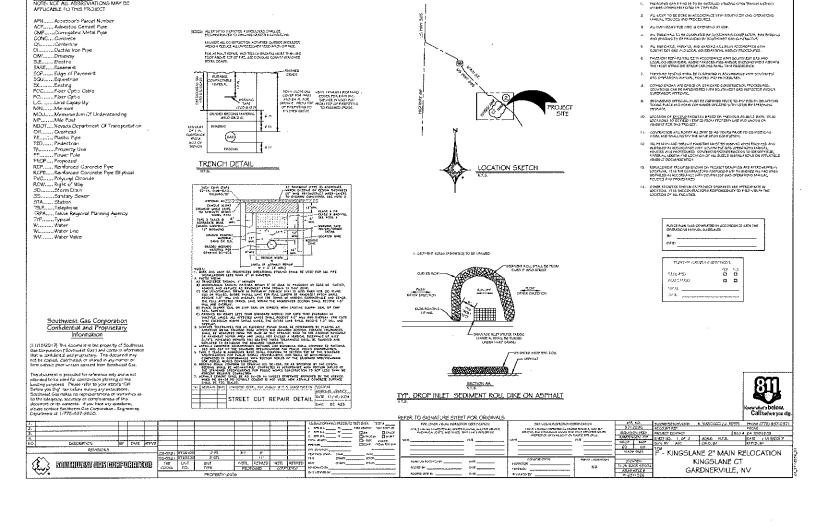
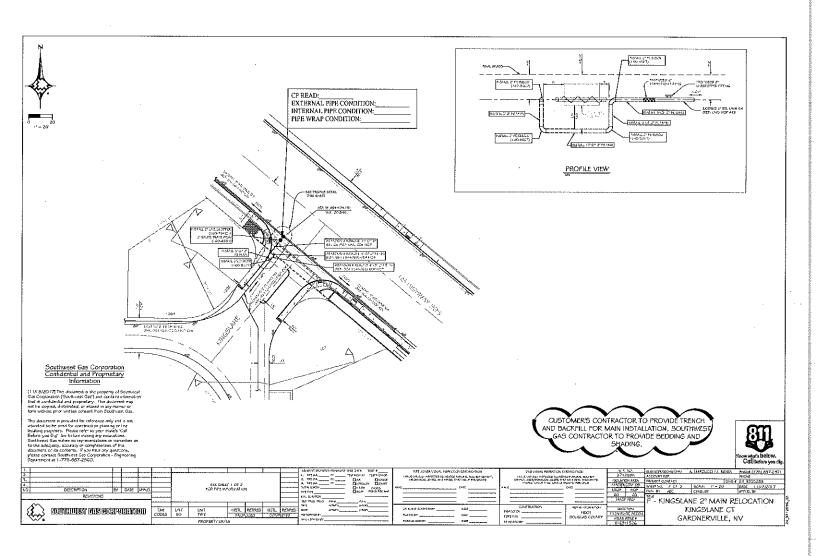


Exhibit "C"

APPROVIATIONS JEGEND NOTE: NOT ALL APPREVIATIONS MAY BE AFFLICABLE TO THIS PROJECT

SIVE NOTES AND CONDITIONS:

Problem (AAS RENIX IS TO BE HISTALD) (Plughas OFFILTBANCH INSTINCT)
 Problem Office (AFE) (AFE) (AFE)
 Problem OFFILTBANCH



Gardnerville Town Board AGENDA ACTION SHEET

□ Denied



1. For Possible Action: Approve a Gardnerville Special Event Application for the Main Street Fall Fest fundraiser by Main Street Gardnerville scheduled for October 6, 2018, 7:00 a.m. to 5:00 p.m. in Heritage Park. 2. Recommended Motion: Approve on consent Funds Available:
Yes ☑ N/A 3. Department: Administration 4. Prepared by: **Carol Louthan** 5. Meeting Date: October 2, 2018 Time Requested: N/A 6. Agenda:

☐ Consent ☐ Administrative **Background Information**: See attached. 7. Other Agency Review of Action: Douglas County ₩ N/A 8. Board Action: ☐ Approved Approved with Modifications

☐ Continued



Park Use/Street Closure/Special Event Application Reservation Form/Release of Liability/Indemnification Agreement 1407 US Highway 395 N - Gardnerville, Nevada 89410 (775) 782-7134 Phone (775) 782-7135 Fax

Date of Application (must be submitted 10 business days prior to event): 9/10/	/18		
Organization: Main Street Gardnerville	Corporation:	Yes	No
Organization: (If a corporation, a copy of the Articles of Incorporation must be attached)	Corporation	100,	
Debbi Lehr Contact Person:email: debbi@	mainstreetg	ardnerv	ille.org
Home/Cell Phone: 775-691-6357 Business Phone: 775-782-8027			
Mailing Address: 1407 US Hwy 395 N Gardnerville, NV 89410	•		
(If corporation, attach home or business phone and addresses of president, vi-	ce-president ar	nd secreta	ary)
Requesting: Heritage Park Is request for exclusive use of Heritage Park but not exclusive use, describe which area of park is being recommendation.	of park: Yesquested:	No _	
Already submitted application			
Requesting: Street Closure Street(s) proposing to be closed: Slau	ghterhouse l	ane an	d Ezell
(US Hwy 395, SR75, and streets closed at intersections of US Hwy 395 requir Waterloo, Toler, Elges, Grant, Stodick, and Muller require County permission		achment	permit;
Requesting: Other Location of Event/Activities	(if other than H	Heritage .	Park):
Slaughterhouse Lane and Ezell Street and HPG			
(Submit letter of property owner's permission if event is to be held on private	property)		
Name and description of event, concessions, fund-raiser, etc. Main Street Fa	ll Fest fundra	iser for	Main
Gardnerville (includes harvest festival, scarecrowfestival and coffin	races)		
Event date(s): October 6, 2018 Event hours (including set up & t	ear down):6an	n-5pm	
This event is: Non-Profit: For Profit: Closed to Public: (Non-profit organizations must submit IRS 501c letter with application)	Open to Publi	c:	
If non-profit event, describe who benefits from proceeds of event: Main Street Gardnerville			•
Number of patrons, customers, spectators, participants, etc. expected to attend 300	on each day o	f the eve	nt:
(Douglas County Outdoor Festival Permit is required if more than 500 attend-	ees expected or	any day	of event)
Event Insurance Carrier: Maury Donnelly & Parr	Phone:410		
(Certificate of Insurance must be attached to this application and must name additional insured, and date and location of the event - see Special Event Poli			le as
Town of Gardnerville Park Use & Street Closure Application Page 1		F	Revised May 2018

STREET CLOSURE REQUIREMENTS:

- 1. Submit Street Closure application to Town of Gardnerville for Town Manager's signature.

 Submit a copy of this approved application and your traffic plan to the government entities listed below.
- 2. Douglas County Sheriff @ 1038 Buckeye Rd., Minden, NV. 775-782-9900 Go to Jail Administration. Retain a copy of their signed approval.
- 3. <u>MUST CALL</u> Douglas County Sheriff Dispatch @ 775-782-5126 to remind them of your event <u>AT</u> LEAST 48 HOUR PRIOR TO STREET CLOSURE.
- 4. East Fork Fire District @ 1694 County Rd, Minden NV 775-782-9040 Retain a copy of their signed approval.

IN ADDITION, IF THE CLOSURE IS ON US HIGHWAY 395:

5. Nevada Highway Patrol Substation @ 1350 Curry Street, Carson City Nevada 775-684-7381 Retain a copy of their signed approval.

~YOU MUST HAVE A COPY OF ALL THESE SIGNED APPROVALS AT YOUR EVENT~

SOHARE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/11/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). CONTACT NAME: PRODUCER Maury, Donnelly & Parr PHONE (A/C, No, Ext): (410) 685-4625 FAX (A/C, No):(410) 685-3071 24 Commerce St. Baltimore, MD 21202 INSURER(S) AFFORDING COVERAGE NAIC# INSURER A: American Casualty Co. of Reading, PA 20427 INSURED Main Street Gardnerville Program Corp. INSURER C: 1407 Highway 395 Gardnerville, NV 89410 INSURER E INSURER F **COVERAGES** CERTIFICATE NUMBER: REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ADDL SUBR POLICY EFF POLICY EXP TYPE OF INSURANCE POLICY NUMBER Α Х COMMERCIAL GENERAL LIABILITY 1,000,000 EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence 300,000 CLAIMS-MADE | X | OCCUR 4030814727 07/01/2018 07/01/2019 X 10.000 MED EXP (Any one person) 1,000,000 PERSONAL & ADV INJURY 2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE X POLICY 2,000,000 PRODUCTS - COMP/OP AGG OTHER: COMBINED SINGLE LIMIT (Ea accident) AUTOMOBILE LIABILITY ANY AUTO BODILY INJURY (Per person) SCHEDULED AUTOS OWNED AUTOS ONLY BODILY (NJURY (Per accident) PROPERTY DAMAGE (Per accident) HIRED AUTOS ONLY NON-OWNED AUTOS ONLY UMBRELLA LIAB OCCUR EACH OCCURRENCE **EXCESS LIAB** CLAIMS-MADE AGGREGATE RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) E.L. EACH ACCIDENT N/A E.L. DISEASE - EA EMPLOYEE If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Town of Gardnerville is named as additional insured in regards to the Main Street Fall Fest on October 6th, 2018. CERTIFICATE HOLDER CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. Town of Gardnerville

ACORD 25 (2016/03)

1407 U.S. Hwy 395 N Gardnerville, NV 89410

7-6

AUTHORIZED REPRESENTATIVE

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Gardnerville Town Board AGENDA ACTION SHEET



- 1. For Possible Action: Discussion to approve, approve with modifications or deny a request by Martin & Ludimilla Stahl for a design review for the Main Street Apartments, a 15 unit apartment complex and future 8,326 square foot commercial building on a 1.66 acres parcel located north of Kingslane, west of US Highway 395, APN 1220-04-101-029; with public comment prior to Board action.
- 2. Recommended Motion: Recommend condition approval of the request by Martin & Ludimilla Stahl for a design review for the Main Street Apartments, a 15 unit apartment complex and future 8,326 square foot commercial building on a 1.66 acres parcel, (APN 1220-04-101-029)

	#####################################
	Funds Available: ☐ Yes
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: October 2, 2018 Time Requested: 30 minutes
6.	Agenda: ☐ Consent ☐ Administrative
	ackground Information: See the attached staff report for the town staff findings and plaview.
7.	Other Agency Review of Action: Douglas County N/A - Staff
8.	Board Action:
	Approved

Town of Gardnerville 1407 Highway 395 Gardnerville, Nevada 89410 775-782-7134 775-782-7135 fax www.gardnerville-nv.gov



STAFF REPORT

Date: September 27, 2018 - October 2, 2018 GTB Meeting

To: Gardnerville Town Board

From: Tom Dallaire, Town Manager

Subject: Discussion to approve, approve with modifications or deny a request by Martin & Ludimilla Stahl for design review for Main Street Apartments, a 15-unit apartment complex, and a 8,326 square foot commercial building. The parcel that is the subject of the application is located on a 1.66 acre parcel located north of Kingslane, west of US Highway 395 (APN 1220-04-101-029)

Background:

Parcel Size:

1.66 acres

Existing Master plan Designation:

Commercial

Existing Zoning Designation:

Mixed Use Commercial

Flood Zone Designation:

portion of the site is AE, AO2, AO1

Proposed Use:

15 unit Apartment Complex with future Commercial Building Pad 13 units at 1,480 square feet, 2 units at 924 square feet of living space per unit and 8.326 square foot

commercial building

November 1, 2016 Board approved a zoning map amendment (DA 16-03) to change the zoning district from neighborhood commercial to mixed use commercial. At this time the preliminary concept for the site would be 21 apartment units and a commercial building fronting Highway 395.

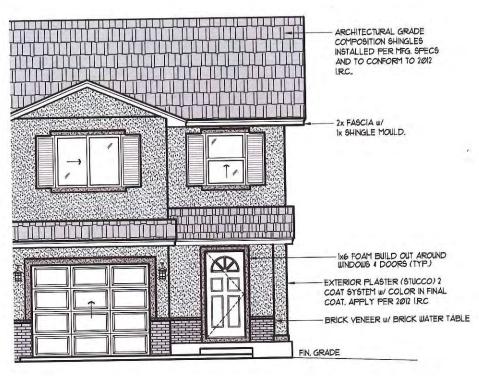
Staff has been to a couple pre-application meetings on this project, and now the board has the opportunity to review the design review development application on the project. The site is between Lucky Liquor and Lynne Cauley Real Estate. At the master plan amendments phase of the project, Mrs. Cauley was concerned about the vehicle turning movement into her property and using the alternate exit for that building. I have sent this to her for her past interest and will have her comments for you at the board meeting.



Overall developed area plan

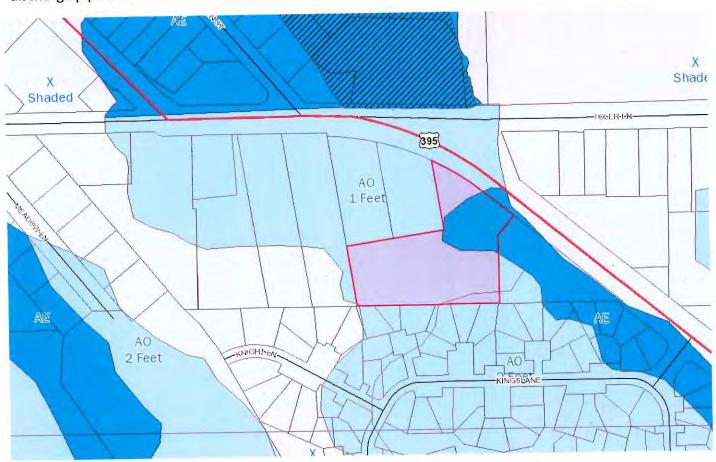
Discussion:

The request is for the mixed use development project per requirements within Title 20 of County Code 20.675. The proposed 15 unit apartment complex submittal shows the floor plan and elevations for the apartments and a floor plan for the future commercial building. Elevations are really what stand out on a project that represents the quality investment within the town. The proposed elevations do have some brick veneer and stucco. The trim is shaded for a different color. The plans are too small so I have a large view of the elevation below.



Flooding & Storm Drainage:

The site is located within the "AE", AO1, and AO2 flood zones. ROA is working on a flood impact study for the site. The hydrology report states the plan is to retain and infiltrate the runoff into the ground and they do show sand oil separators to be used for storm water treatment. There needs to be a maintenance plan associated with the onsite drainage system. Additionally the plan shows 2 connections to the irrigation ditch and with a manhole could connect both lines so there is only one discharge pipe into the ditch and not 2 of them. The ditch next to 395 needs to be cleaned out to



increase the flow capacity. The culvert under the entrance should be increased in size and the towns and NDOT may be able to partner on that portion of the project.

Refuse Collection:

The project proposes to provide 2 dumpster enclosures. The approval letter from the town previously called out needing 4-6 units per dumpster based on pick up schedule. We are in the area 2 days per week currently serving the neighboring parcel with a single dumpster serving 7 units. Staff would propose to add a dumpster in the next to the proposed unit close to the commercial building. The enclosure could be widened for when the commercial building is constructed or in full occupancy, if and when an additional bin is needed. Additionally, the trash enclosure on the set side of the parcel will need to have the trash truck back into the space it is located so far off the drive isle, that maybe

relocating the enclosure to the island and end of sidewalk across the access from its current location would be acceptable to town staff.

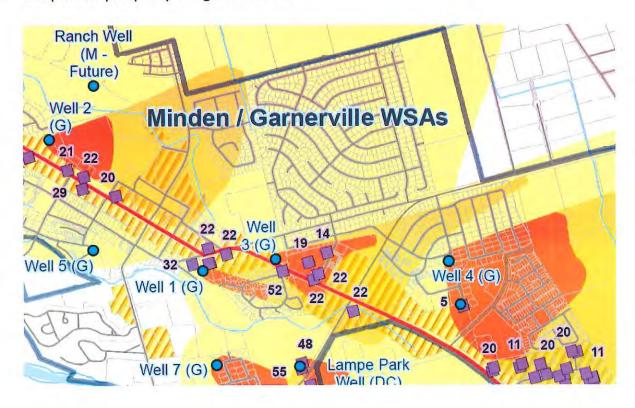
Traffic:

This study states that there would be a reduction of trips from what was previously submitted and approved for the master plan and zone map amendments. Both the access points to this parcel are on Highway 395 as currently proposed. The traffic letter is attached and shows a reduction in the number of trips due to the reduction in proposed units on the site.

Plan for Prosperity:

Objective 3 of the plan is to improve US 395's Image. The proposed development is a good fit with the character of Gardnerville with stucco and gable ends and brick veneer. Town staff believes to meet the intent of the guidelines; the gable end side of all stucco should be an alternative construction material that will compliment what is being proposed. Staff would suggest enlarging a couple of the forward facing gables or changing the gable material to break up the repetitive appearance of the longer proposed apartment complexes; or change the pitch of the gables to match the existing historic house (Frontier Antiques) house. The subject parcels and the adjoining parcels do not have a theme currently and represent different eras of construction. This development is setting the standard for the rest of the investment within the 'S' Curve area, and the town wants to see this project as a quality project and example for future projects within the area. Town staff recognizes the difficulty in hiding the parking and agrees the proposed plan is the best option for this site.

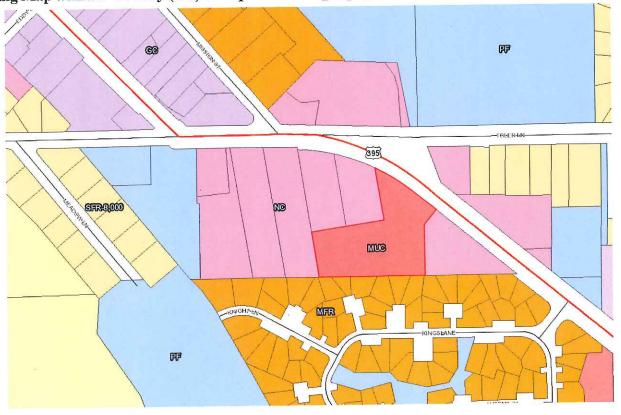
The plan for prosperity Design Guidelines



Well Head Protection plan - May 2012



Zoning Map with PD Overlay (red) VR Specific Plan (purple)



Design Review Findings

In accordance with Douglas County Municipal Code Section 20.614.040, town staff findings follow;

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

The proposed project could be tied to the following goals and policies of the 2011 Douglas County Master Plan;

MG Goal 1 To preserve and enhance the existing character of the Minden/Gardnerville Community.

MG Policy 1.2 The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed-use commercial, in a manner that is compatible with the Towns' existing character.

MG Policy 1.4 The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.

MG Policy 1.5 The County shall encourage all new development to complement and enhance the distinctive historic character of the Towns.

MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.

MG Policy 2.10 Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town.

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

The proposed project improves the character and integrity of the adjacent development of a mobile home park, an 1980's style apartment building, two commercial businesses front hwy 395, and a mixed use development with commercial building in front and trailers in the back.

Reducing the project from 21 units as presented during the master plan and zone change amendments to 15 units, reduced the traffic impact on the site from what was previously proposed.

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

A traffic letter was provided and with the proposed use as commercial and 15 unit apartments updating the previous study that was submitted to during the MPA and ZMA process.

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

Driveway improvements are being proposed, and the adjacent propose owner, Mrs. Cauley is aware of and has reviewed the plan and approves the concept as drawn. The site visibility leaving this site may need to relocate the existing monument sign for the project out of view of the traffic coming so a left turn movement can be made as safely as possible. With these driveway improvements would it be in the best interest to the community to increase the size of the culvert at this point in time. NDOT will need to be consulted on the proposed walkway alignment. NDOT is currently concerned for the pedestrian safety of the section of walkway that walks around the trees along the top of the ditch slope on Mrs. Cauley's property. Staff is concerned about the proposed sidewalk alignment, as if at a future time NDOT will be adding sidewalk at the curb, then the sidewalk as it exists today should remain.

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

The building has been designed consistent with the Douglas County Development Code and the Design Criteria and Improvement Standards handbook, which will include features to address visual impacts. A fence should be installed to screen the project from the adjacent existing commercial building.

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

The project is not located within an identified archaeological/cultural study area, as recognized by Douglas County.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100.

The proposed development complies with all additional standards imposed on it by the particular provisions of Douglas County Municipal Code Title 20 applicable to the proposed commercial use within the General Commercial base Land Use district, including the adequate

public facility policies of Chapter 20.100. Sewer main is located on property. Water main is being coordinated to provide a needed redundant loop in the public system.

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

The proposed will be a great project for the town and with the considerations made in the staff report will improve the "s" curve image by providing both additional commercial use building that faces highway 395 for the exposure and adding 15 more muchly needed residential dwelling units.

Attachments

Attachment 1: Plan for Prosperity & Design Guidelines.

Attachment 2: Applications & Vicinity Map

Attachment 3: Site & Grading plan

Attachment 4: Building Floor Plan and Elevations

Attachment 5: Material sample card

Attachment 6: Traffic Study summary

Attachment 7: Applicant's Statement of Justification and findings for Design review

Based on these finding town staff recommends to County Staff to conditionally approve the project based on the staff findings and the following conditions;

- 1. Revise the large blank wall space on the gables ends of the proposed Building elevations. Break up the repetitiveness of the front elevations with different building material varying sized gables or other options to follow the design guidelines recommendations.
- 2. A fence need to be proposed between the apartments and the adjacent commercial property of the Lynne Cauley's business.
- 3. Consider partnering with NDOT and possibly the Town on installing a new larger box culvert under the address drive over the slough to increase capacity of the channel.
- 4. Clean the channel located between the driveway and NDOT culvert.
- 5. Demonstrate that site visibility while leaving onto the easterly exit of the project onto 395 with the existing monument sign current location and size is in compliance with the county standards.
- 6. Provide Maintenance plans for the storm drain and level of service for landscape areas proposed for care by the development. This can be submitted with the construction plan review and will need to be reviewed and approved by the Town staff.
- 7. The applicant shall be responsible for all administrative, engineering, or legal fees incurred by the Town in conjunction with reviewing the project. These fees shall be reimbursed to the Town before the issuance of the final approval.

Main Street Apartments Design Review Application September 27, 2018

- 8. The following Standard Town Conditions of Approval shall apply:
 - a. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
 - b. Improvement plans shall be reviewed and approved by the Town's engineer.
 - c. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing Town storm drain systems will only be allowed upon written approval from the Town, and will be subject to discharge quality and storm drain cleaning requirements as set forth by the Town.

Please give us a call with any questions or concerns you may have regarding this project.

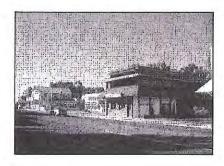
Sincerely,

Tom Dallaire, P.E. Gardnerville Town Manager

CC: File

Steve Mason, DC Planning

Notes from the Board meeting



Above:

There are important investment opportunities along Main Street including infill development sites and historic buildings that can be renovated.

Below Left and Right:

The Ezell Mansion and historic storefront buildings in Old Town reflect the traditional craftsmanship and scale desired in new infill development. Traffic should be calmed and directed to make shopping in Gardnerville comfortable and safe.

1.3 Goals and Policies

The community identified goals and policies for various segments of the US 395 corridor. These included policies for land use, circulation and design for each segment.

Old Town

There is an opportunity to revitalize Gardnerville's traditional Main Street area with a vibrant mixed-use commercial district using preserved historic buildings and compatible news new structures, friendly and comfortable places to walk, and parking that supports economic objectives. Old Town should become a cultural destination that draws visitors.

GOAL 1: Revitalize Old Town
To revitalize Old Town
Gardnerville as a mixed-use community center serving residents

and visitors.

Policy 1.1: Old Town Land Use
Old Town should include a variety
of civic, commercial and residential uses that support the creation
of a lively Carson Valley destination and a central place for
Gardnerville.

Policy 1.2: Old Town Circulation
Public and private investment in
Old Town should enhance pedestrian access, calm and slow traffic,
providing convenient parking,

Policy 1.3: Old Town Urban Design

New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential and mixed-use buildings.

The 'S' Curve

The community views the curve in US 395, where historic Main Street met Douglas Road, as an area with



Gardnerville Plan for Prosperity

opportunities for reinvestment. Commercial uses including retail, office, and hotels were identified as most desirable. New landscaping and architecture that resembles Gardnerville's older buildings was recommended.

GOAL 2: Create a New 'S' Curve To redevelop the 'S' Curve as a visually pleasing mixed-use project.

Policy 2.1: 'S' Curve Land Use
Redevelop the 'S' Curve as a
mixed-use extension and entry for
Old Town with visitor, commercial,
and residential uses.

Policy 2.2: 'S' Curve Circulation

New investment should resolve
the roadway safety of the curve
and enhance pedestrian connections to adjacent neighborhoods
and Old Town.

Policy 2.3: 'S' Curve Urban Design New development should incorporate historic buildings, hide parking and make an esthetic thematic connection to Old Town. Millerville/North Town Commercial

The strip commercial area between Minden and Gardnerville is an area that can be improved as a commercial address. There is an opportunity to create a more seamless connection to Minden with quality commercial that caters to both locals and visitors on US 395.

GOAL 3: Improve Relationship to Minden

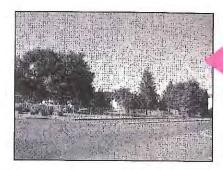
To improve the esthetic and land use continuity for Gardnerville's northern entry along US 395.

Policy 3.1: Millerville Land Use Gardnerville's northern entry should include commercial and institutional uses that take advantage of US 395 regional visibility.

Policy 3.1: Millerville Circulation New investment should reduce the number of pedestrian and auto conflicts.

Policy 3.3: Millerville Urban Design

Site planning and building design should reflect the traditional character of Gardnerville's adjacent commercial and residential areas.

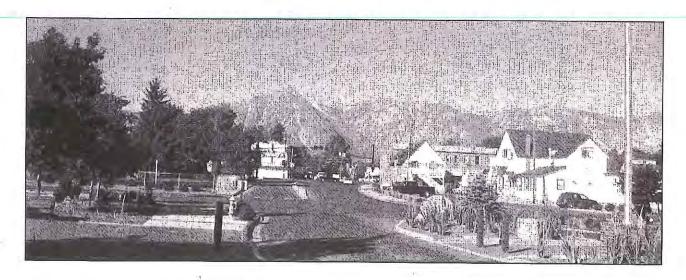


Above:

Heritage park represents a significant investment by the Town to create a civic space that can be programmed and act as a catalyst for new investment. There are several important infill sites that edge the park. Development of these sites should activate and shape the parks edges with pedestrian-friendly projects.

Below:

Gilman Street is and important civic street passing through Heritage Park. It creates Old Town's "number one" corner on Main Street.



Gardnerville Plan for Prosperity

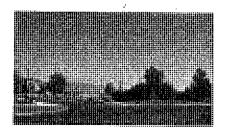
2.2 Old Town/'S' Curve Development Area Concepts

The Old Town and 'S' Curve area is the historic center for Gardnerville. The urban design concept for this area emphasizes creating continuity of street and open space edges that frame and activate it as a pedestrian-friendly 24-hour district. It provides storefront commercial uses along Main Street, Gilman and side streets. Commercial and residential

uses frame and activate Heritage Park and provide a well-defined walking edge. Compatible scale infill projects are to blend in with existing buildings and hide parking.

Old Town Land Use Concept

Old Town is a traditional mixed-use district. It has always included residential uses next to and above commercial uses. It has served as the symbolic center for Gardnerville and



Above: This is an important opportunity site located on Gilman facing the park.

Left: Key Opportunity Sites

- Parcels on the south side of Heritage Park that are to become vertical mixed-use developments;
- The Main Street and Mission Street at the 'S' Curve is to be developed as a mixed-use commercial development, possibly as a hotel;
- Parcels south of the 'S' Curve are to developed as a horizontal mixed-use project with commercial uses facing Main Street and townhouse density residential behind; and
- Scattered sites facing Main Street that are to continue the traditional pattern of vertical mixed-use buildings.

Old Town Development Program Summary

Opportunity Site

Institutional

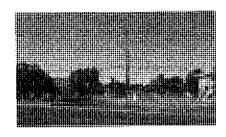
👺 Open Space

Historic Resource

1						
	Zoлe 1: Main Street	Site Area_	MP Density	Proposed FAR/Use	Program	Parking Demand
Zono I, Maii da	- Ham edeal	9.58 a	0.25-0.50 FAR	0.50 FAR commercial	208,652 SF	87 spaces/acre
Zone 2: Gilman Avenue						
	7 A. (O) (O	17.91 a	0,25-0.50 FAR	12 du/a residential storefront retail	215 du's 10,000 SF	29 spaces/acre
'	Zone 3; '8' Curve	6,00 a	0.25-0.50 FAR	12 du/a residential	72 du's 10,000 SF	34 spaces/acre
: }	Zone 4: Hellwinkel Ran-	ch		Material Coldi	10,000 01	
		12.07 a	5 to 12 du/a	8 du/a residential open space	96 du's creek trail	16 spaces/acre
٠	TOTAL	45.56 acres				

Left:

- 1. Hellwinkel Ranch
- 2. Ezell Mansion
- 3. Gardnerville Elm. School
- 4. Carson Valley Middle School
- 5. Wetlands Open Space
- 6. Park
- 7. Sharkeys
- 8. East Fork Hotel Site
- 9. Opportunity Site(s)
- 10. Opportunity Site
- 11. Opportunity Site



Above: Opportunity site at the 'S' Curve

the land use concept continues to emphasize the pedestrian scale and street-oriented design found in historic storefront and residential buildings. Commercial frontage is envisioned along Main Street and Heritage Park. Visitor uses, such as restaurants and hotels, are also to be concentrated in Old Town. Residential uses are to be located above commercial uses in the Main

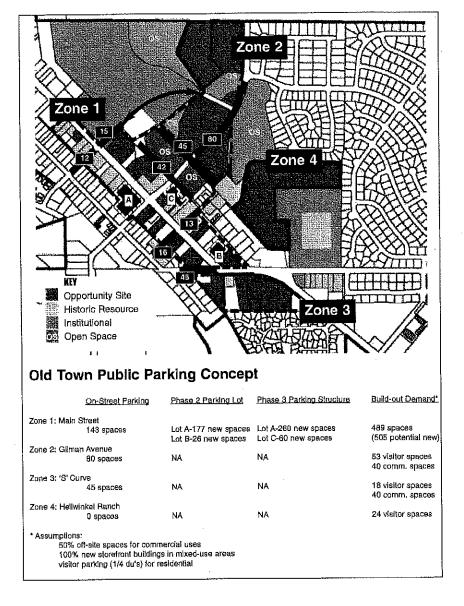
Street area and in townhouse densities north of Heritage Park and adjacent to commercial frontage at the 'S' Curve.

Old Town Circulation Concept

Old Town has always been focused around Main Street/US 395. As the highway has been widened, it has displaced on-street parking and narrowed sidewalks. An important poli-

Right:

The parking concept identifies existing and future on-street inventory of 270 spaces and potential off-street lots and structures with up to 600 spaces. This will support an additional 225,000 SF of commercial uses (at four spaces per 1,000 SF of development) and visitor parking for 380 units of housing (at one space per four units).



Gardnerville Plan for Prosperity

cy in the Gardnerville Plan for Prosperity is to calm traffic and improve the comfort and safety of pedestrians. Gilman Street is an important cross street and connection to Heritage Park and the Chichester Neighborhood north of Old Town. This street also provides access to side streets and parking. Local side streets have traditionally provided access to residential neighborhoods and parking located in the rear of commercial parcels. The circulation concept reinforces this access pattern and discourages curb cuts that interrupt traffic flow and sidewalks.

One of the most important features in the planning for Old Town is the formation of a parking district. The land use concept requires creating a pool of on-street and eventually offstreet public parking. An in-lieu fee program would be developed to support the management and capital improvements necessary to sustain a parking district. The parking concept identifies existing and future onstreet inventory of 270 spaces and potential off-street lots and structures with up to 600 spaces.

Old Town Urban Design Concept
Central to the urban design concept
for Old Town is building on the traditional scale and character of historic
buildings and streets. The urban
design concept enhances four
important places in Old Town.

Storefront District: Enhancing Gardnerville's Traditional Main Street

Main Street's walking edges and continuity is patched and enhanced by new investment. Transparent storefronts edge the street and commercial uses provide interest.

Heritage Park: Activating Edges
Heritage Park's south side is activated with mixed-use development that enjoys views of the park and mountains. The other side would also be mixed-use development at the Gilman/Ezell edges. These residents will provide "eyes-on-the-park" security and spatially enclose it as originally envisioned.

Gilman Gateway: Reinforcing Gardnerville's "Number One Corner"

There are parcels at Gilman and Main Street that can be redeveloped into larger mixed-use projects, possibly including hotels, a use traditionally found at this intersection. A combination of renovation and new development would provide a three-story street facade and ground floor uses that activate the pedestrian edge.

'S' Curve Gateway: Changing the Image of the Curve

New investment facing the 'S' Curve would reflect the scale and massing of the existing historic house. Two-story commercial and residential uses would be designed to activate the Main Street edge and also include internal courtyards.





Above: Mixed-use infill is envisioned along main Street that has ground floor commercial with residential or office above



Above: Horizontal mixed-use development is envisioned for the park edges. This includes commercial uses at the corners and townhouse residential uses that create a walkable neighborhood.

Section Three

'S' Curve Guidelines

DESIGN GOAL: New investment in the 'S' Curve should reinforce its role as an important point of arrival in Old Town.

Site Connections

- Building entries should be located facing streets.
- Public streets and open spaces should be the primary means of visually and functionally connecting various buildings and development in the future,

Building Alignments and Orientation

- As an extension of Old Town, commercial buildings should be aligned and orientated towards public streets.
- The ground floors of new buildings should match existing traditional commercial and mixed-use buildings where transparent storefronts contribute to pedestrian edges and connections.
- Building and landscape setbacks along Main Street should provide an interconnected sidewalk system.
 Commercial buildings should have storefronts and be located along the sidewalk.
- Residential development should have front yards and porches and be oriented towards the street.
- Housing should be oriented towards streets and open spaces. Rear yard fence conditions along public streets should not be permitted.

Streetscape and Landscape Design

The US 395 traffic calming and streetscape concepts

for the area should remove the concrete wall in the road and extend Main Street's lighting and landscaping.

Roadway and Parking Lot Design

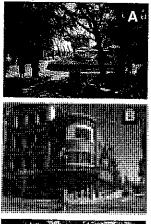
- Parking lots and driveways should be accessed by mid-block alleys rather than by individual curb cuts.
- Parking lots should be located in the middle of Main Street blocks, hidden behind buildings.

Response to Architectural Context

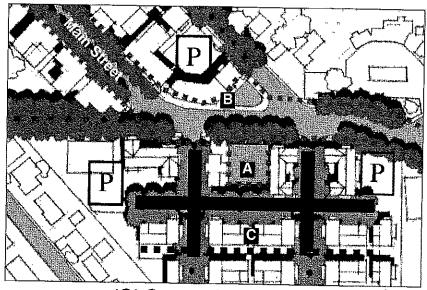
- New projects should feel as thought they are part of Old Town.
- On the north of Main Street storefront buildings should be brick with strong cornice lines and punched window openings. Commercial buildings should have flat roofs or gable roofs hidden behind a parapet.
- On the south side, residential architecture should have gable roofs with an emphasis on porches facing the street with parking at the rear of the site.

Signage Design

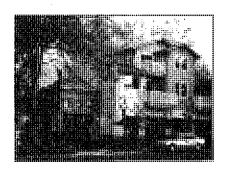
- Signs in the 'S' Curve area should be similar to Old Town. They should be mounted on buildings and work at the modest scale of the historic state highway (rather than possess large auto-oriented signs) as well as part of the pedestrian experience.
- Window signs should be part of the overall graphic concept for the business and part of the pedestrian signage tradition.







'S' Curve Guidelines





Above:

These mixed-use buildings have contemporary designs that reflect the scale, storefront continuity and architectural context that makes them contribute to a successful shopping and living district.

Right:

This illustration shows the type of mixed-use developments resulting from applying the design guidelines.

- Uses face public streets and open spaces making them more social.
- Parking and driveways are shared providing safer sidewalks.
- It is easy to walk between commercial buildings because they become part of the same business address.

1.2 Architecture Principles and Guidelines

PRINCIPLE: Each project's design should contribute to implementation of the Plan for Prosperity's urban design policies.

Building Form and Massing
DESIGN GOAL: Massing and orientation for residential, commercial and mixed-use projects should have a pleasing composition while reinforce the Town's design, economic and social objectives.

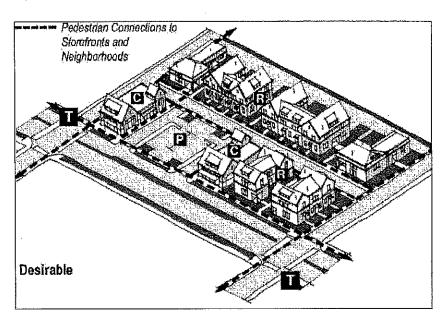
- Building form and design should have a deliberate street and street corner orientation in the mixeduse overlay districts.
- Upper levels of residential mixeduse projects should have expressive design features, such as balconies and bay windows, which give the building a rhythm and residential scale.
- Roof forms should reflect the project's architectural context. In a

commercial context, such as in Old Town, the roof may be flat or have a strong horizontal cornice element. In a residential neighborhood context, roof forms should include hip or gable forms.

- Roof-mounted equipment should be concealed by enclosures that are consistent in design with the building roof.
- The massing concepts of multistory development should transition in scale between commercial streets and single-family residential streets.

Design concepts may include:

- Stepping down the scale and mass and increasing side or rear yard setbacks of taller buildings where they adjacent to existing single family areas;
- Use residential roof forms on residential streets;
- Orienting units towards public streets and commons rather than neighboring backyards;
- Enclosing parking to reduce the impact on adjacent houses; and/or
- Interfacing residential and com-



mercial development with streets or open spaces rather than sharing a property line.

Architectural Features

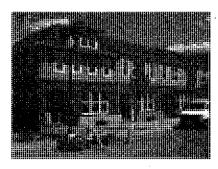
DESIGN GOAL: Architectural features should reinforce massing and design concepts and express the mixed-use nature of Gardnerville's mixed-use overlay.

- Commercial and residential buildings in mixed-use villages should contribute to overall planning and design objectives, while providing architectural variety.
- Each residential block face should have at least three plan and archi-

tectural variations.

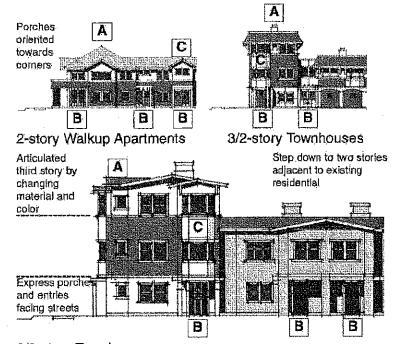
- Residential and commercial buildings should express their function and purpose. Commercial storefront buildings should be designed to create a successful shopping experience. Transparent storefronts, bay spacing and details should reflect the pedestrian scale and pace of storefront retailing.
- Storefront edges should be transparent with a maximum 18" kickplate, minimum 7' high storefront, and minimum 12' high transom window.
- Residential design features should enhance the expression of individual units and houses. This





Above:

These residential townhouses reflect regional architectural traditions and designed to be compatible adjacent to single family development. The lower example is built close to the sidewalk and includes live-work spaces along the street.

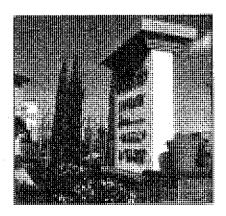


3/2-story Townhouses

- A. Roof forms that break down the massing of the buildings in modules that reflect a residential neighborhood.
- B. Unit entries that face public spaces and streets that are expressed as a design feature.
- C. Window and balcony elements that express add interest and variety to the units and buildings.

Left:

These illustrations show three types of townhouses and flats. Each example breaks down the overall mass of the buildings, uses materials and colors to add interest to the shape and proportions of the building, and presents a social orientation towards streets and common spaces.





Above:

The Guidelines require projects to have an overall signage concept. This includes signage that is appropriate scale for the location (considering both roadside and pedestrian pace), has a quality graphic design, and is integrated into site and architectural design concepts. includes balconies, bay window elements, roof design, entries and porches, and window patterns.

Materials and Colors

DESIGN GOAL: Selection of materials and finishes should support architectural and massing concepts for projects.

- Commercial frontage portions of projects should utilize materials and colors that support retailing and image objectives for shopping environments.
- Portions of mixed-use projects with residential frontage should use colors and materials that enhance the project's architectural concepts and are compatible with adjacent residential streets.
- Architecture within each mixeduse project should use a palette of materials that convey an image of quality and durability. Certain materials have an inherently inexpensive or insubstantial quality. These materials should not be used in new construction or renovation.

Examples of undesirable materials include:

- Roofs: glazed or painted tiles, highly reflective metal or sheet materials, fake shingles made from metal or plastic materials
- Walls: vinyl, metal, plywood, T-111 siding, masonite or other sheet materials

Examples of improperty installed materials include:

- Wood or hardboard siding, if used, should be shiplap or board-andbatten.
- Shiplap should be installed so there are no visible joints.
- Board-and-batten should be installed so there are no visible joints in the underlying "board" material.

 Painted surfaces should use colors that reinforce architectural concepts and are compatible with other natural materials, such as brick or stone.

Lighting

DESIGN GOAL: Lighting concepts should be an integral part of the overall design concepts anticipating the needs of pedestrian and automobile circulation, open spaces, storefront shopping, and residents.

- Lighting on commercial elevations of projects should support overall objectives for the street and storefront design.
- Elevations with residential front porches should have individual lights that illuminate entries and walkways.
- Lighting in service or common areas should be shielded from adjacent residential units.

Walls and Fences

DESIGN GOAL: Screen walls are generally regarded as mitigation for poor site planning. However, when walls or fences are required, they should be designed as an extension of architectural and landscape design concepts.

Service Areas

DESIGN GOAL: Service and loading dock areas should be placed in locations that are not visually prominent and screened from view.

- Loading areas should be located to rear or inside side yards.
 Loading areas should not be visible from public streets or adjacent buildings.
- Trash bins and compactors, utility meters, transformers, and other service elements should be enclosed or otherwise completely concealed from view. Screening

should be designed as an integral element of the project's architecture.

1.3 Signage

PRINCIPLE: Signage should help define the mixed-use overlay and town's identity at a pedestrian's pace and scale.

<u>District Image and Wayfinding</u> <u>Signage</u>

DESIGN GOAL: Projects in the mixed-use overlay district should have overall graphic identity concepts that guide site and building signage design.

- Image and design themes should be reflected in each project signage plan. The plan should include a "family" of signage that supports the merchandising needs of tenants, wayfinding, and graphic identity objectives for the development and adjacent neighborhood.
- For large developments, identity and wayfinding signage should be designed and located as part of an overall project signage plan.
- Placement and maintenance of signage must be coordinated with the Town.

Multi-tenant Project Signage

DESIGN GOAL: Buildings in the mixed-use overlay district should have graphic standards and schedule for building, tenant and wayfinding signage that reinforce pedestrian scale and pace of the district.

- Multi-tenant buildings in the overlay district should have an overall signage concept plan.
- Commercial projects' signage plan

should have designs for know tenants and future unknown tenants.

- Large, garish signs unnecessary to the commercial use of a project are discouraged.
- Cumulative area of all affixed signs should conform to the Douglas County Development Standards.
- Affixed signs should be placed only on vertical surfaces below the eaves or parapet line. Rooftop signs are discouraged.

Storefront Signage

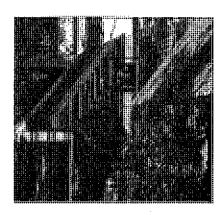
DESIGN GOAL: Storefront signage should reinforce the pedestrian orientation of projects in the mixed-use overlay district.

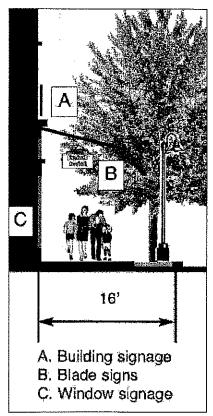
- Awning signs are allowed with graphics and signage limited to vertical surfaces. Awning signs should count against cumulative areas for affixed signs.
- Suspended blade signs are allowed under awning or canoples. Suspended and window signage should conform to the Douglas County Development Standards.

Temporary Signage

DESIGN GOAL: Temporary signage for commercial developments should be designed to a high graphic and construction quality.

Temporary signage, such as A-frame signs, should be designed to reflect the same high graphic and artistic standards as permanent affixed signs. Douglas County has specific standards for A-frame signs (2'x3' maximum size) and requires a "temporary sign permit".





Above:

New development, renovation, and sign permits need to contribute to the desire to make shopping districts more friendly for pedestrians. Window and blade signs that are sized and designed to support a walking environment should be included in commercial projects.

ATTACHMENT 2



DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue Post Office Box 218 Minden, Nevada 89423 TEL (775) 782-6217 FAX (775) 782-9007 www.douglascountynv.gov

RECEIVED

AUG 2 9 2018

DOUGLAS COUNTY COMMUNITY DEVELOPMENT

DEVELOPMENT APPLICATION

FOR STAFF USE ONLY				
DP 18-0191		CTZ	8(79/18	
File Number Receipt Number		Received By	Date	
Town:	Floodplain Zone:		Zoning:	
Master Plan Land Use:	FIRM # & Date:		Case Planner: 514	
Regional/Community Plan:	Wellhead Protection Area (s):			
INSTRUCTIONS TO APPLICANT				
County. As an applicant, you must complet by the submittal requirements, before the a **Note: Projects located within a town boundary A. Application for (check all that apply)	pplication is acc must be reviewed b	epted by the Community by the town before approval.	y Development Department.	
□ Abandonment □ Annexation □ Design Review, Major □ Design Review, Minor □ Design Review, Accessory Dwelling Unit □ Agreement (Development/Reim./Affordal □ Master Plan Map Amendment □ Master Plan Text Amendment ************************************	ble Housing)	□ Special Use Permit □ Variance, Major □ Variance, Minor □ SFD Design Standard □ Zoning Map Amendm □ Zoning Text Amendm □ Minor Modification to	nent eent	
B. Project Location				
Street Address (if available): 1378		395, GA	RANEUVILLE, NU	
Assessor's Parcel Number(s): 122	LO - OA -	101-029		
Approximately 200	Feet North or S	outh of Toil		
Approximately	Feet East or W			
********	******	*******	********	
C. Project Description		A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	garage and the second	
The applicant requests: DEVELOP			AND COMMERICA	
List any previous applications that have be **PLEASE CALL 775-782-9	een filed for this	site: DAIL	037/PRE 17-052	

APPLICANT:			
Contact Name: MAPTIN L	STAIHL Company:		
Address: 287 SHADOW MO	u NT Wordy/State/Zip: SARDA	DERVILLE, NV 8946	U
Telephone No: (775) 690 -	5965 Fax No: (195)	782 -2721	
E-mail Address: MARTINGS	STAHL (ADL, COM		
OWNER:			
Contact Name: MARTIN 2	Z , STAILL Company:		
Address: 287 54100W MOUN	OTION City/State/Zip: SARDNE	RUILLE, NV 89460	
Telephone No: (775) 690 -			
E-mail Address: MAPTINA			
ENGINEER/REPRESENTATIVE:			
Contact Name: R.S.I. KE Address: 3Ao N. Minness	LIF GARCIA Company:	R.CI	
Address: 340 N. Minnesc	City/State/Zip: Carcor	CHUNU 89703	
Telephone No: (775) 301-4	4206 Fax No: ()		
E-mail Address: KELLY O			
********	******	*******	
considered under this application and do l my/our interest in this application.	of said property; have read the foreg certify (or declare) under penalty o	ntative to file and represent going Letter of Authorization and f perjury under the laws of the	
OWNER(s) of RECORD: (Include extra	a sheets if necessary)		
MARTIN L. STAHL Printed Name	2//2/11	XELS 1-22-20,	18
Printed Name	Signature	Date	_
•			
Printed Name	Signature	Date	
Note: For permits requiring a public hear corporation, all stockholders and officers I certify under penalty of perjury that I ar herein and the information herein submitted, submittal requirements are in accordance with to a standard engineering scale (e.g., 1"=10', and identify all of the required information.	(Douglas County Code 20.04.010), in the applicant and that the foregoing are in all respects true and correct. I all the Nevada Revised Statutes and Douglas in the Nevada Revised Statutes In the Nevada Revised	statements and answers contained lso certify that all plans and uglas County Code, have been drawn	
APPLICANT/APPLICANT'S REPRES	SENTATIVE:		
21.07.1 /	Morte J.	0+111 1 32 3=18	
MARTIN L. STAILL Printed Name	Signature Signature	Stell 1-72-2018	
W WATER T INSTITUTE	- 191mmn A	Date	

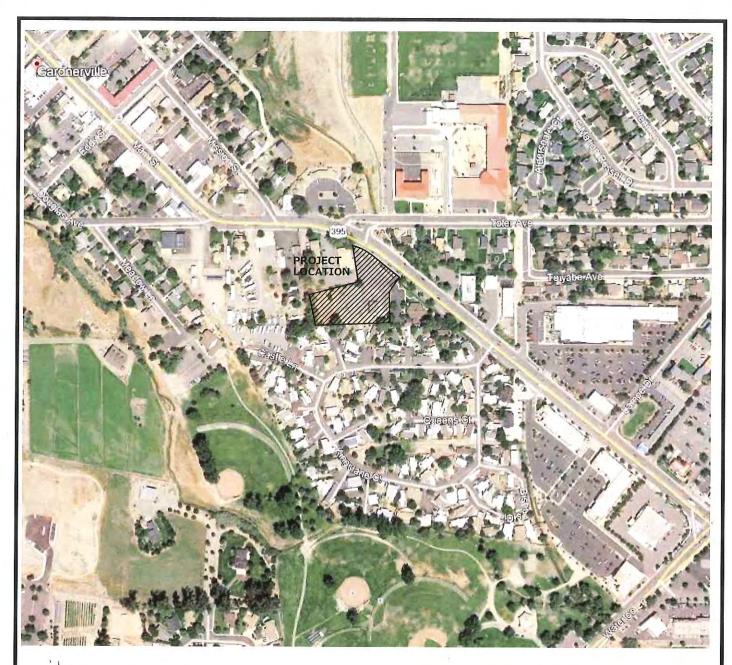
Town of Gardnerville 1407 Highway 395 North Gardnerville, Nevada 89410 (775) 782-7134 (775) 782-7135 facsimile www.gardnerville-nv.gov



PROJECT REVIEW APPLICATION Location Street Address: 1378 N. HWY 395 Assessor's Parcel Number: 1220 - 04 - 101 - 029 Current Zoning Designation: MIXED COMMERCIAL	AUG 3 1 2018 \$ 75.00 CK 1859
Project Description PROPOSAL OF 17 APARTMENT U COMMERCIAL BUILDING MAIN STREET APTS	wits/
Applicant: Name: MARTIN L. STAHL Address: 287 SHADOW MOUNTAIN RD, GARDW Telephone Number: 779 690 - 5965 Fax Number: 775 7	FRUILLE, NV 89460 82-2721
Owner: Name: MARTIN AND LUYDA STAHL Address: 287 SHADOW MOUNTAIN RD, GARDWERL Telephone Number: (775 690 - 5965 Fax Number: (775 78	VILLE, NV 89460 2-2721
Engineer: Name: THREE CASTLE ENGINEERING Address: 1540 HWY 395 STE 6 Telephone Number: 775 783-1058 Fax Number: 775 77	73-9259
By signing this application, the applicant agrees to reimburse the Town reasonably incurred by the town in the process of reviewing the application, including, legal expenses. A \$75 application fee must be submitted with this application. (Check of	out not limited to, engineering and
Applicant or Applicant's Representative: MARTIN L STAHL Printed Name Signature	8/31/18 Date

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

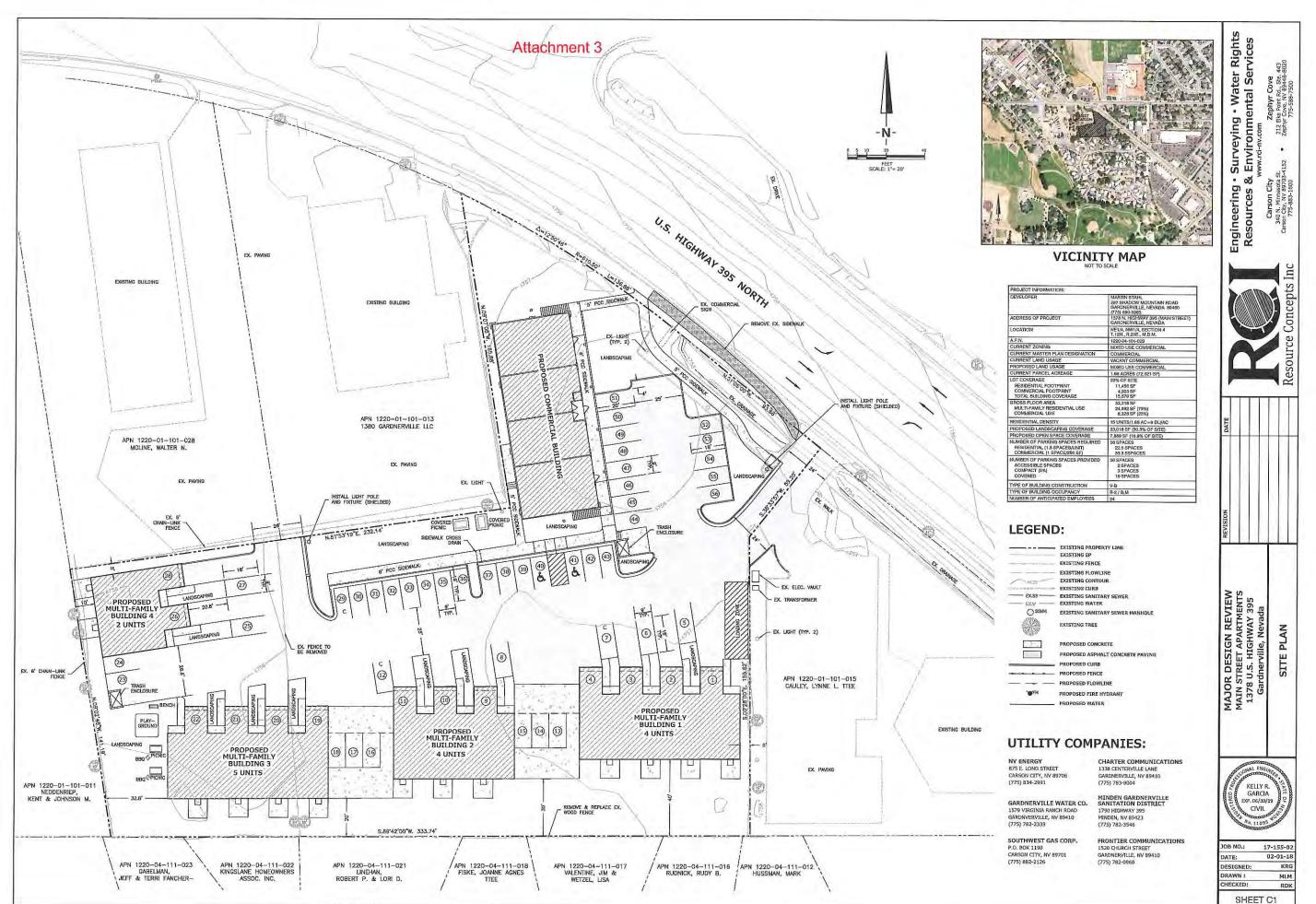
(Application and all materials related to the project review need to be submitted to the Town office two weeks before the Gardnerville Town Board agenda is posted. Town board meetings are held the first Tuesday of each month)



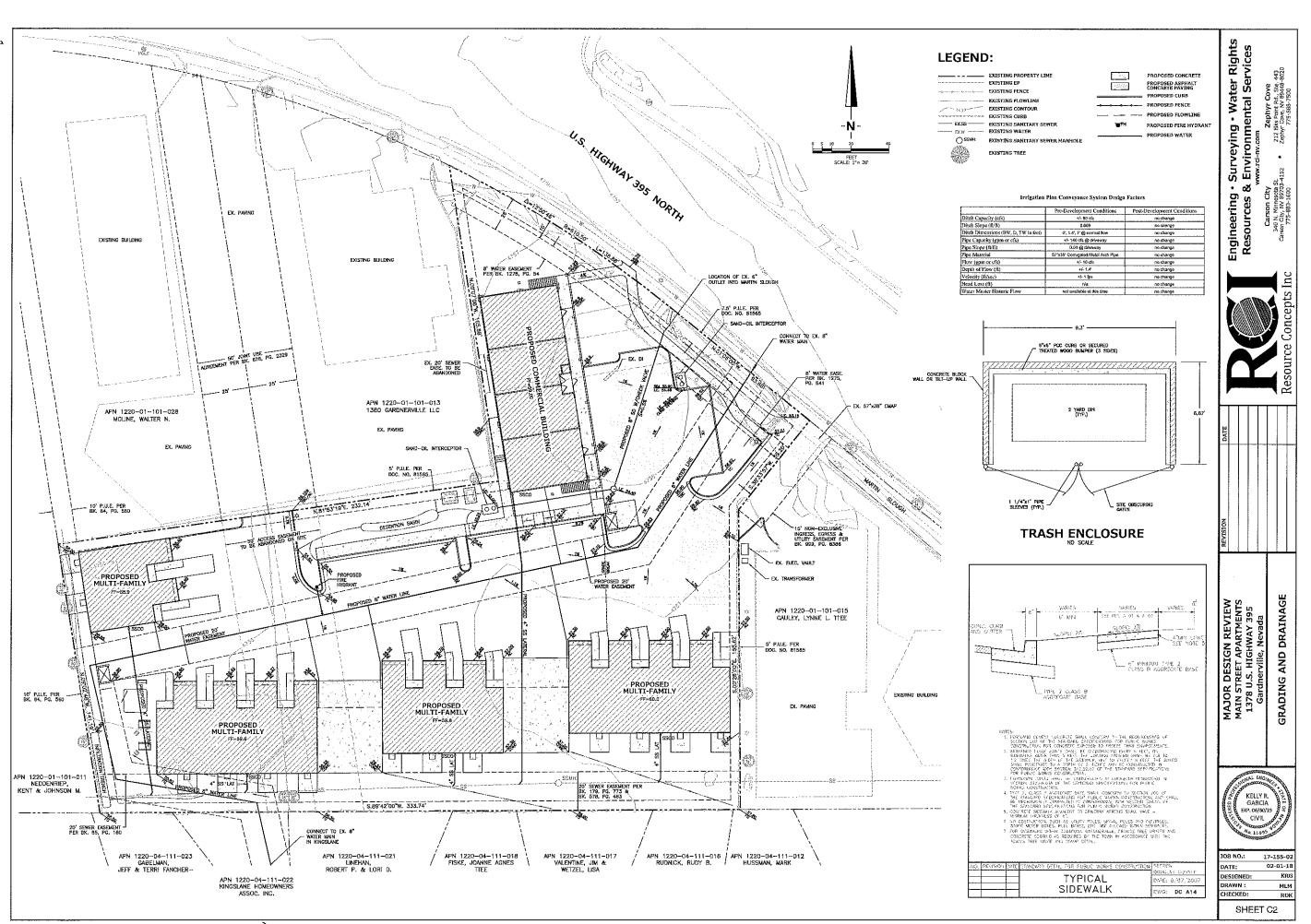


VICINITY MAP MAIN STREET APARTMENTS





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6-26



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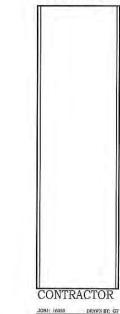
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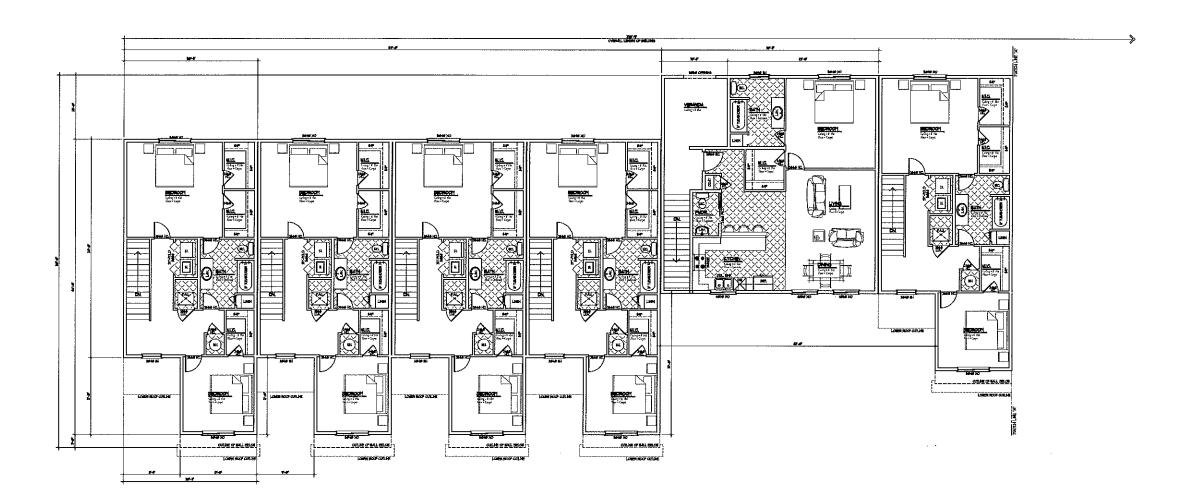
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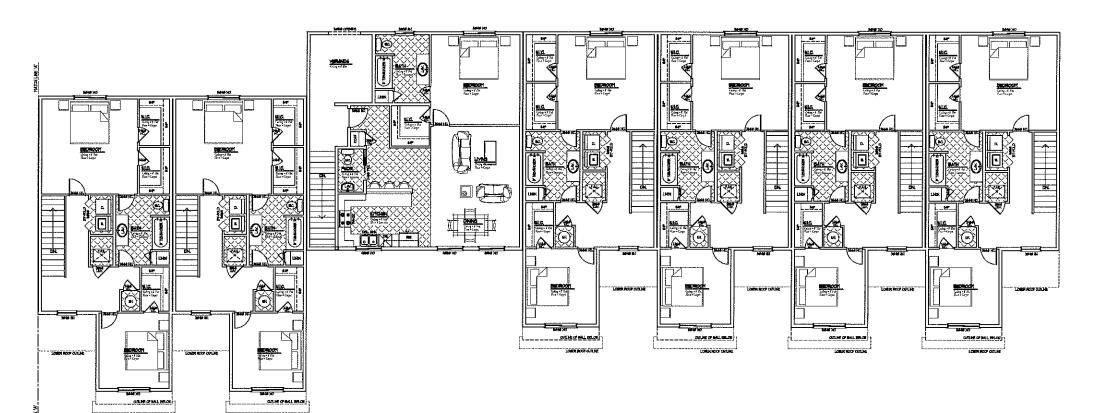
PROPOSED APARTIMENT COMPLEX AND COMMERCIAL BUILDING
OWNERS: MARTIN & LUDIMILA STAFL
1378 N. HWY. 395
GARDNERVILE, NV.
A.P.N. 1220-04-101-029

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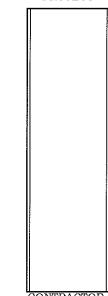


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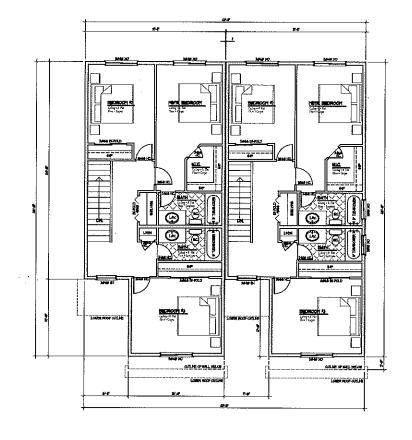
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OWNERS: MARTIN & LUDIMILIA STAHL
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GARDNERVILLE, NV.
A.P.N. 1220-04-101-029

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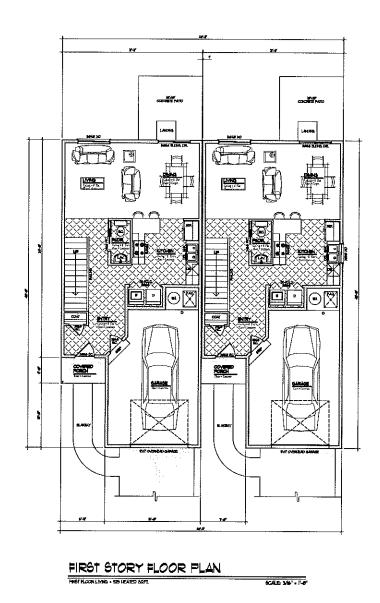


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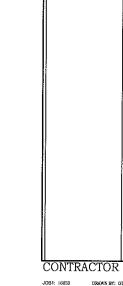
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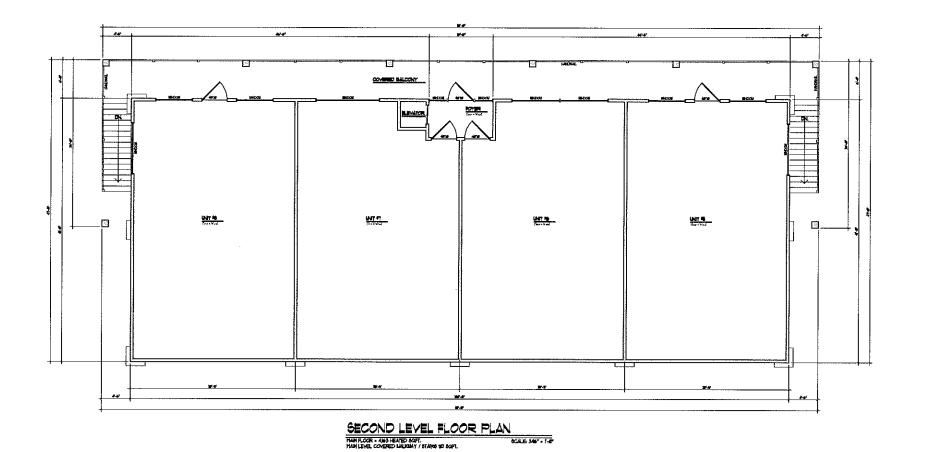
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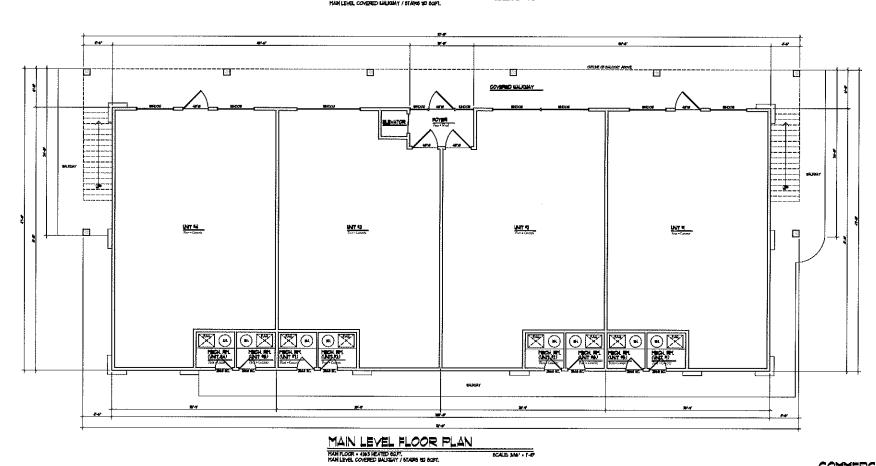
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1378 N. HWY. 395
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A.P.N. 1220-04-101-029

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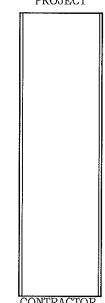


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1378 N HWY, 395
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A.P.N. 1220-04-101-029

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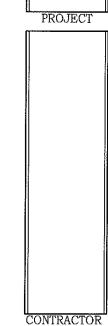
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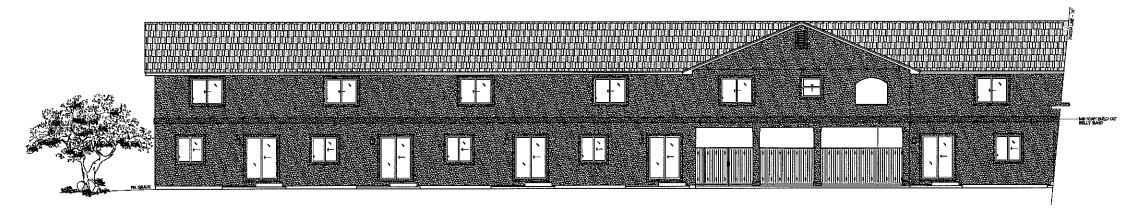
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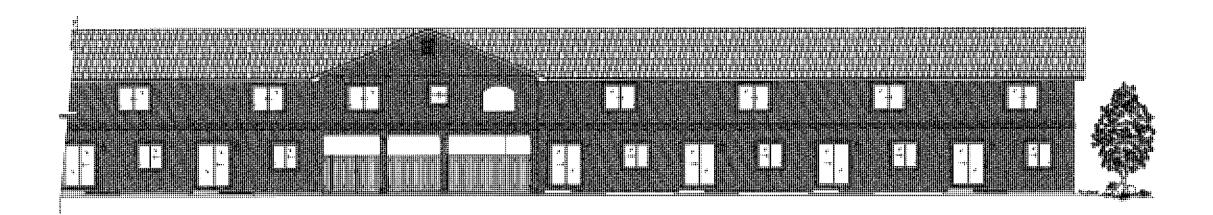
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GARDNERVILLE, NV.
A.P.N. 1220-04-101-029



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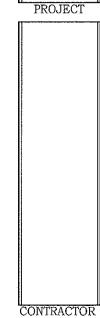


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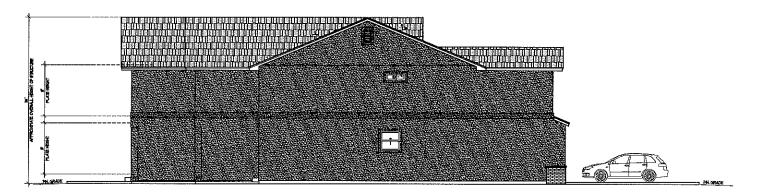
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1378 N. HWY. 395
GARDNERVILLE, NV.
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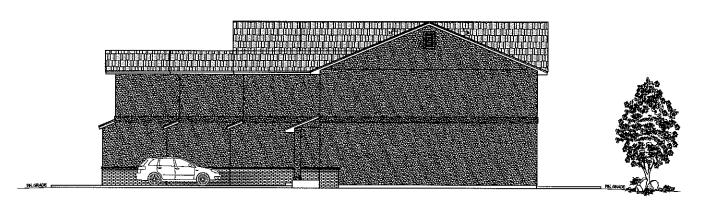


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SIDE (WEST) ELEVATION



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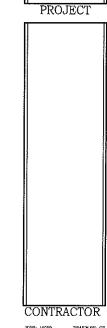


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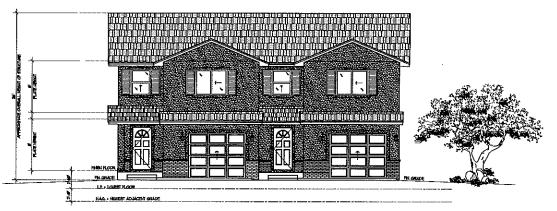
REVISION

PROPOSED APARTMENT COMPLEX AND COMMERCIAL BUILDING

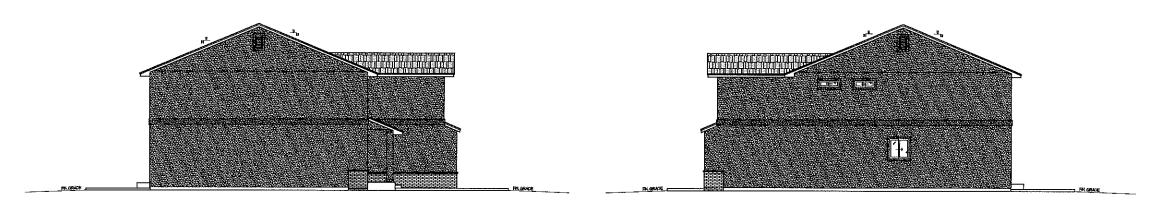
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1378 N. HWY. 395
GARDNERVILE, NV.
A.P.N. 1220-04-101-029



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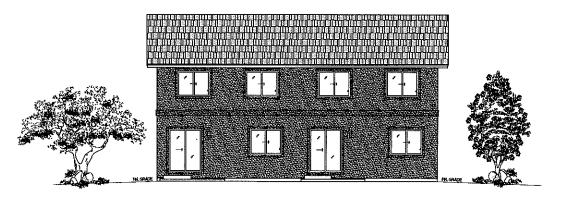


FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION





REAR (WEST) ELEVATION

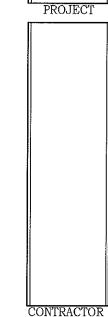


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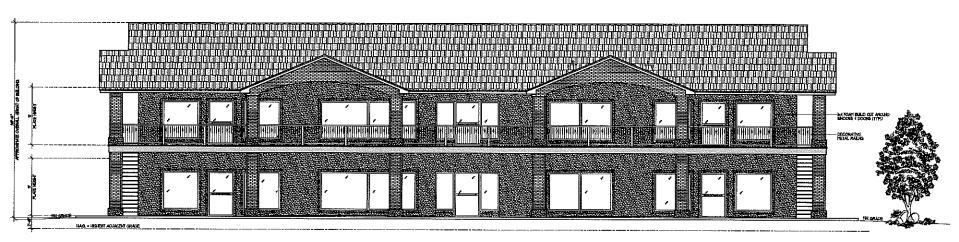


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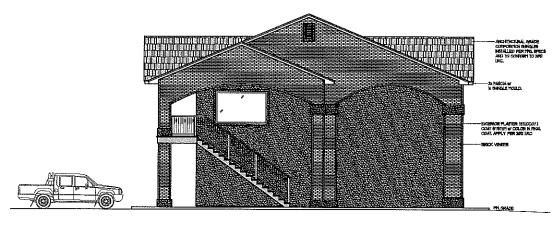
PROPOSED APARTMENT COMPLEX AND COMMERCIAL BUILDING
OWNERS: MARTIN & LUDIMILIA STAFL
1378 N. HWY. 395
GARDNERVILE, NY.



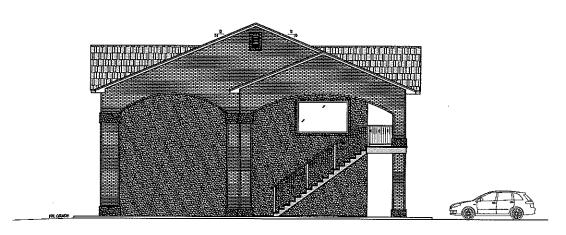
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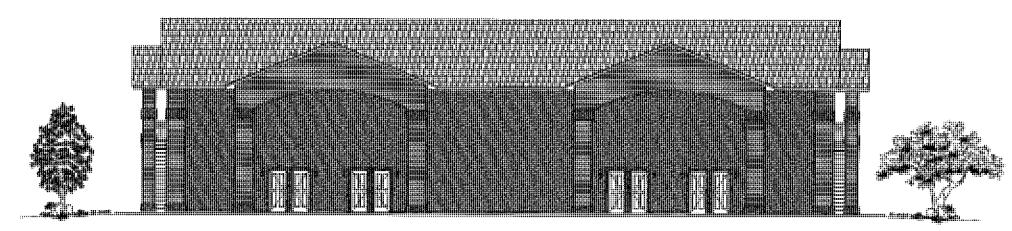
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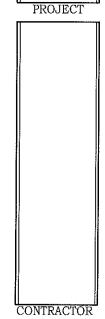
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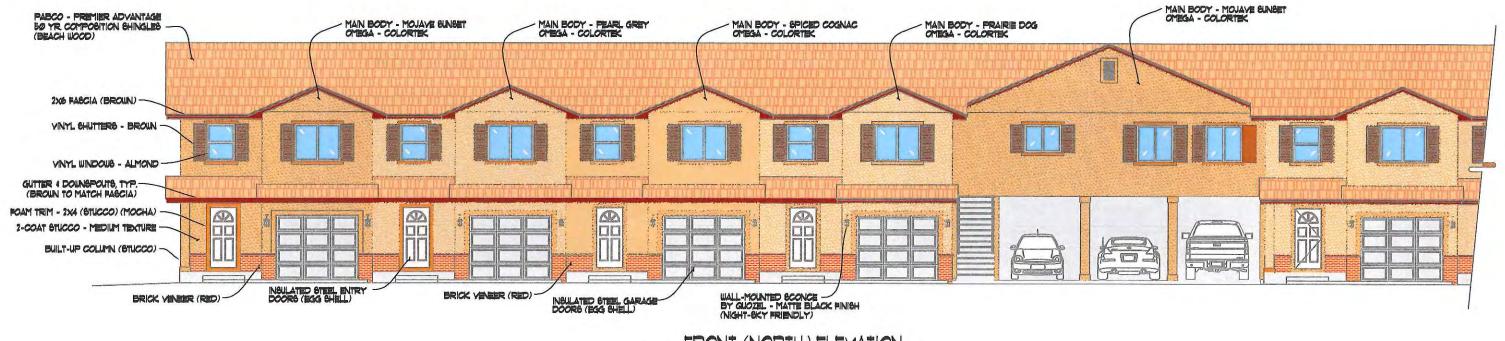
ORIGIN DATE: 01/31/18

REVISION

PROPOSED APARTMENT COMPLEX AND COMMERCIAL BUILDING
OWNERS: MARTIN & LUDIMILA STAHL
1378 N. HWY. 395
GARDNERVILLE, NV.
A.P.N. 1220-04-101-029



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FRONT (NORTH) ELEVATION



Attachment 6



January 29, 2018

Ms. Heather Ferris, Planning Director Douglas County Community Development Post Office Box 218 Minden, Nevada 89423

Subject: Main Street Apartments, 1378 N. Hwy 395

Traffic Analysis

Dear Heather:

This letter will serve as an update to the traffic analysis prepared by Solaegui Engineers which was previously submitted on this project as part of the Zoning Map Amendment process in 2016. As with the original study, the project falls well below the projected traffic thresholds provided in the Douglas County Design Criteria and Improvement Standards (DCDCIS) of 80 trips in the peak hour and 500 daily trips. Therefore, no additional traffic analysis has been performed.

Since the original analysis, the number of residential units has been reduced from 21 units to 15 and the commercial space has increased from 3,500 sf to 8,300 sf. For calculation purposes, we have assumed a mid-range traffic generator (medical/dental office) for the commercial use. A summary of the projected traffic based upon Institute of Transportation Engineers trip generation rates is as follows:

EVENING PEAK HOUR		Quanity	Rate	Trips
	Multi Family Apt	15 units	0.67 / unit	10.05
	Commercial/Office	8.3 ksf	4.27 / ksf	35.44
			TOTAL	45 TRIPS
DAILY				
	Multi Family Apt	15 units	6.65 / unit	99.75
	Commercial/Office	8.3 ksf	36.13 / ksf	299.88
			TOTAL	400 TRIPS

The previous study recommends use of both the western access easement and eastern highway encroachment as shown on the plans and notes the "Traffic generated by the proposed Mixed-Use Commercial Project will have little impact on the adjacent street network."

Regards,

Kelly Garcia, P.E.

Sr. Engineer

CARSON CITY

340 North Minnesota St.

Carson City, NV 89703-4152

Engineering • Surveying • Water Rights Resources & Environmental Services

www.rci-nv.com

276 Kingsbury Grade, Ste. 206, Stateline, NV PO Box 11796, Zephyr Cove, NV 89448-3796 (775) 588-7500 - fax: (775) 589-6333

MIXED-USE COMMERCIAL PROJECT TRAFFIC ANALYSIS

INTRODUCTION AND SUMMARY

Purpose of Report and Study Objectives

The purpose of this traffic study is to address the impacts of developing the Mixed-Use Commercial Project on the adjacent street network. The result of this traffic analysis is to provide recommendations to mitigate project traffic impacts.

Executive Summary

The proposed Mixed-Use Commercial Project will be located in Douglas County, Nevada. The project site is located on the southwest side of US-395 (Main Street) southeast of Toler Avenue and northwest of Waterloo Lane. The site contains an existing restaurant building that will be demolished with development of the project.

The purpose of this study is to address the project's impact upon the adjacent street network. Two driveways on US-395 have been identified for AM and PM peak hour intersection capacity analysis for the existing, existing plus project, 2036 base, and 2036 base plus project scenarios.

The proposed Mixed-Use Commercial Project will include the construction of three apartment buildings containing a total of 21 dwelling units and a 3,500 square feet medical-dental office building. Access will be provided from two driveways on US-395. The Mixed-Use Commercial Project is anticipated to generate 266 average weekday trips with 19 trips occurring during the AM peak hour and 25 trips occurring during the PM peak hour.

Traffic generated by the proposed Mixed-Use Commercial Project will have little impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Douglas County and Nevada Department of Transportation requirements.

It is recommended that project access be provided from the existing west driveway and from a single east driveway that is shared with the adjacent real estate parcel. The shared east driveway shall contain single ingress and egress lanes. It is recommended that the driveways continue to allow full turning movements if sight distance can be maintained.

SOLAEGUI ENGINEERS





DETAILED PROJECT DESCRIPTION AND JUSTIFICATION

PROJECT DESCRIPTION

Location: The project is located at 1378 North Highway 395, Gardnerville, Nevada, and carries Assessor Parcel Number 1220-04-101-029. The parcel fronts US Highway 365 at the area known as the "S" curve in the Gardnerville Community Area.

Land Use / Zoning: This parcel recently underwent a zone change from Neighborhood Commercial to Mixed Use Commercial (MUC). Aside from the Multi-Family Residential zoning with a Manufactured . Housing overlay to the south, the property is surrounded by parcels zoned as Neighborhood Commercial. A Master Plan designation of Commercial is found on this parcel and, with exception of the Multi-Family land use to the South, surrounding parcels also carry a Commercial Land Use designation. A summary of the adjacent land uses, and zoning follows:

Relation to Parcel	Land Use Designation	Zoning Classification	<u>Current Use</u>
South	Multi-Family Residential	Multi-Family Residential/Manf. Housing Overlay	Kingslane Mobile Home Subdivision
West	Commercial	Neighborhood Commercial	Retail Building w/Residential
North (adjacent)	Commercial	Neighborhood Commercial	Multi-Family Apartments
North (adjacent)	Commercial	Neighborhood Commercial	Funeral Home
Northeast (across US 395)	Commercial	Neighborhood Commercial	Preschool/ Park Strip
East (adjacent)	Commercial	Neighborhood Commercial	Real Estate Office

Existing Site: Currently, the site is covered mostly with deteriorating asphalt paving and compacted soil. A building (approximately 1,600 sf) was recently removed from the site. In the past, the parcel has been used for various commercial endeavors, including a used-car lot and a restaurant. An open ditch, which drains northerly under the highway and to the Martin Slough, runs along the property frontage and storm drainage from the site is currently piped to this location. An existing commercial sign is located at the site frontage and will be utilized for the proposed development

CARSON CITY 340 North Minnesota St. Carson City, NV 89703-4152 (775) 883-1600 • fax: (775) 883-1656

Engineering • Surveying • Water Rights Resources & Environmental Services

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LAKE TAHOE 276 Kingsbury Grade, Ste. 206, Stateline, NV PO Box 11796, Zephyr Cove, NV 89448-3796 (775) 588-7500 · fax: (775) 589-6333 **Proposed Project**: The project consists of four multi-family apartment buildings including thirteen two-story units with two bedrooms and single car garages (1740 sf). In an effort to pass flood flows across the property, two upper-floor (single bedroom, 1153 sf) units are proposed, under which covered parking will be provided. The gross square footage of the proposed residential space (exterior wall, including garages) is 24,892 sf.

In addition, a two-story commercial building is proposed at the highway frontage of the parcel. In compliance with MUC zoning, the commercial building has a gross square footage of 8,326 sf, which is 25 percent of the total proposed gross floor area.

This site is accessed by an existing encroachment onto US Highway 395 which provides single-lane ingress and egress onto the highway. The access is controlled by a stop sign and there are no restricted movements. Channelization has been provided at the entrance to discourage vehicles from travelling through the adjacent real estate office parking area to a highway encroachment located further south. As a secondary access, a 50-foot-wide access easement is in place between the apartment building and mortuary building north of the site. This easement provides a through movement of traffic across the site to an existing encroachment on US Highway 395.

A total of 56 parking spaces are required and 56 are provided, including 13 single-car garages, six additional covered spaces, two handicap spaces, and three compact car spaces. A 12' x 40' truck loading zone has been included in the site layout. Pedestrian walkways are provided to each dwelling unit, in front of and alongside the commercial building, and at the street frontage. While there is an existing sidewalk at the highway, it has been relocated to align with the sidewalk at the adjacent real estate office and meet accessibility standards. Existing commercial signage will be utilized.

In accordance with Douglas County Code 20.664.125, approximately 7,889 sf of open space will be provided, which is 10.9% of the total parcel area. Three recreation amenities; play equipment, picnic shelters, and a barbeque area will be provided. Landscaping will consist of turf, trees, and shrubs with mulch. A landscaping and irrigation plan will be developed as part of the site improvement plans. Shielded lighting will be provided at each site access and building exits.

Sewer service will be provided by Minden Gardnerville Sanitation District via a 15" sewer main located in a 20-foot easement at the southern property boundary. Water will be provided by the Gardnerville Water Company via an 8" water main loop to be constructed through the property connecting the existing water main at the highway frontage with the water main at Knight's Lane in Kingslane Mobile Home Subdivision. A waterline easement will be granted across the site and an easement will be requested from the Kingslane Mobile Home Subdivision. Will serve letters for both water and sewer service are attached with this submittal. The site is currently served by electric and communications utilities and applications will be made for upgrading these existing services as the project progresses.

There are three special flood hazard areas designated on the site (AE, AO1, and AO2). In accordance with Douglas County Floodplain Regulations, the finish floor elevations of each building have been set at one foot above the base flood elevation. Otherwise, the existing drainage patterns and elevations will be maintained with the use of only nominal fill to support improvements. Drainage flows to the existing Martin Slough ditch will be maintained at the pre-development flow. As part of the zone change process, a flood analysis was performed to determine if any significant flood impacts could be anticipated at

adjoining properties as a result of development. While that report indicated flows would need to flow under the proposed buildings, the analysis has been updated with a configuration of buildings and flow paths that permits floodwaters to pass without significant impact to adjoining properties using conventional construction. A Conceptual Drainage Study is included with this submittal.

JUSTIFICATION

In compliance with Douglas County Code 20.614.040, the Director must evaluate the impact of the project and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development, and make the following findings:

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

Comment: The project is consistent with or supports the following goals and policies of the master plan and district regulations.

General Land Use (LU) Goals, Policies, and Actions

LU Policy 2.3 – In planning for growth of its rural and urban communities, Douglas County shall give first priority to development of vacant or underutilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community. The County's policies regarding public service provisions shall support these priorities.

LU Policy 5.6 – Douglas County shall provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. Mixed-Use Commercial projects, high density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.

LU Policy 7.1 – Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.

Minden/Gardnerville (MG) Community Plan Goals, Policies, and Actions

MG Policy 1.2 — The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed-use commercial, in a manner that is compatible with the Towns' existing character. Minden Gardnerville Policy 1.12: Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.

MG Policy 2.9 – Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.

MG Policy 2.10 – Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town.

MG Policy 3.2 – Douglas County shall use its zoning, project review process, and design guidelines for the County and each respective Town to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Towns and community.

MG Policy 18.1 – Redevelop the 'S' Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.

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

Comment: As a mixed-use development that incorporates multi-family uses and appropriate commercial uses, the proposed project provides an opportunity to develop a site that has been partially developed with marginal and defunct businesses in the past with a compatible mix of uses. The project provides consistency between the multi-family use to the south and the apartments to the north, while the commercial building completes the development along the highway frontage. Orientation and landscaping provide buffers to adjoining uses and the driveway provides a second entrance/exit to the apartments and mortuary uses to the north.

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

Comment: Trip generation from the project is anticipated to be a total of 45 evening peak hour trips and 400 daily trips. Most of these vehicles will utilize the main entrance at US 395 and not impact adjacent properties. As noted in the Traffic Analysis, the traffic generate by the proposed project will have little impact on the adjacent street network. No estimate of pedestrian traffic is available; however, due to the small size of the commercial building and the limited number of apartments, significant pedestrian traffic is not anticipated. Sidewalks are included adjacent to onsite parking to accommodate pedestrians.

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

Comment: Standard parking lot circulation and stall dimensions have been incorporated into the site. The access points on to US Hwy 395 will continue to be controlled via a stop sign. With a continuous left turn lane available in the center of the highway, turning movements into the site will not restrict

through traffic. As noted above, the project is anticipated to have little impact on the adjacent street network. In order to discourage any site traffic from accessing the highway through the adjacent real estate office, the curb has been realigned to make this movement less desirable.

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

Comment: The proposed development will improve the existing dilapidated condition of the site and provide landscaping and site amenities that will minimize adverse effects. While the apartments are two story, there is no second-story balconies or decks at the rear of the apartments that would look onto adjacent multi-family uses. The proposed commercial building backs up to the existing mortuary to the west and will not impact adjacent residential uses.

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

Comment: No archeological or cultural resources have been identified on the site.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100; and

Comment: The proposed project will be developed to the standards required by the Douglas County Code and the Douglas County Design Criteria and Improvement Standards. Adequate public facilities are available, or will be upgraded (water main) to serve the project.

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

Comment: Rather than be a detriment to other property in the vicinity, development of the site will remove an eyesore from Gardnerville's main street, along with the potential for misuse of the property by unauthorized individuals. It will improve the visual aspects of the neighborhood by installing attractive buildings with landscaping and amenities to serve the residents and employees. Development also has the potential to improve adjacent property values due to the dilapidated condition of the existing site.

Gardnerville Town Board AGENDA ACTION SHEET



- 1. For Possible Action: Discussion to approve, approve with modifications or deny, a request by BP holdings for design review for a 4,071 square foot commercial building, with restricted gaming, on 0.9 acres of a 5.46-acre parcel, including a minor variance to allow an from 51 to 47 (8 percent) reduction in required parking. The subject parcel is located north of Charlotte Drive, west of Larson Way, and south of the Walmart parking lot on a portion of APN 1220-10-511-001.
- 2. Recommended Motion: Recommend conditional approval of a request by BP holdings for design review for a 4,071 square foot commercial building, with restricted gaming, on 0.9 acres of a 5.46-acre parcel, including a minor variance to allow an from 51 to 47 (8 percent) reduction in required parking.

3. Department: Administration

4. Prepared by: Tom Dallaire

5. Meeting Date: October 2, 2018 Time Requested: 30 minutes

6. Agenda:

Consent

✓ Administrative

Background Information: This is a new application for the design review process. The proposed project is included with the Marketplace at Virginia Ranch. They provided a plan and building concept elevations that the town board approved on June 5, 2012. They are asking for a minor variance to the county parking standard. With Walmart parking and future complex development of the adjacent property, staff feels like there is adequate parking for the proposed building located within the existing driveways and roads and adjacent parking lot. The building matches the approved architecture of the proposed buildings within this parcel and will be the first one constructed. They plan on using more of a brick veneer than the previously approved rock. The proposed building elevations represent the design and intent of the original application of Virginia Ranch Marketplace back in early 2012.

See the attached staff report for more information.

7.	Other Agency R	eview of Action: Douglas County	™N/A
8.	Board Action:		
	Approved Denied	□ Approved with Modifications□ Continued	

Town of Gardnerville 1407 Highway 395 Gardnerville, Nevada 89410 775-782-7134 775-782-7135 fax www.gardnerville-nv.gov



STAFF REPORT

Date: September 26, 2018, October 2, 2018 GTB Meeting

To: Gardnerville Town Board

From: Tom Dallaire, Town Manager

Subject: Discussion to approve, approve with modifications or deny, a request by BP holdings for design review for a 4,071 square foot commercial building, with restricted gaming, on 0.9 acres of a 5.46-acre parcel, including a minor variance to allow an from 51 to 47 (8 percent) reduction in required parking. The subject parcel is located north of Charlotte Drive, west of Larson Way, and south of the Walmart parking lot on a portion of APN 1220-10-511-001

Background:

Parcel Size:

5.46 acres

Existing Master plan Designation:

Commercial

Existing Zoning Designation:

General Commercial

Flood Zone Designation:

portion of the site is X-shaded. Unshaded in the

vicinity of the building

Proposed Use:

Commercial – Tavern use with restricted gaming

Back in 2012 this parcel was discussed and brought to the board as The Marketplace at Virginia Ranch. The parcel would be divided up as they had interest in developing the site. The plan was a much larger building on this lot with after the drainage easement went through the parcel instead of around it, it reduced the size of the building that could be placed on this lot, that would be located between Larson Way and the drive isle to the Wal-Mart parking lot.

The following timeline is a condensed version timeline for this subject site:

April 5, 2006 the Town Board approved the PD-006, the first planned development under the Virginia Ranch Specific Plan.

April 7, 2009 the Town Board approved PD-09-001, this application changed the zoning designation to GC Zone and provided for the abandonment of a portion of Larson Way and the Jewel Commercial park drainage facility. The new regional drainage facility was proposed with the construction of Walmart and relocated the original drainage pond from behind Les Schwab to its current location north of Grant Ave. This application established a Planned Development overlay for the remaining property.

- 3

December 1, 2009, the Wal-mart design review application where a conceptual site plan was prepared and the Town Board had a split vote with Paul Lindsay absent. This application went on to the County and was approved. The PD Overlay modification was not caught at that time during the Wal-Mart review. The Tentative Subdivision Map application is based on that approved site plan.

On June 5, 2012, The town board held a lengthy discussion on the proposed Land Vision application, very concerned about the building and image from 395 and Grant Ave. The Planned Development overlay was modified to fit the existing improvements and just over 2 additional acres was added to the overlay. The board directs staff with the approval of the land division application, with all the questions and variables being proposed, town staff really needs to keep an eye on area.

Discussion:

The request is a title 20 allowed use of within the Commercial land use and zoning of General Commercial, The purpose of "GC" (General Commercial) is to provide areas of development for a broad range of commercial, business, wholesale, retail and service uses of a local and regional nature per table 20.658.020.110 (h) restaurant, and 20.2666.010, specific standards 250. Craft foods or alcoholic beverages (large and small) is and approved use within the General Commercial zone. The proposed a 4,017 sf commercial shell building with a restricted gaming license and bar area and dining area with a small kitchen. The title of the paperwork submitted is a use as a tavern. The proposed project is developing an infill area of the subject parcel with concrete driveway access to Walmart to the West, Charlotte Way to the south, Larson Way to the east, and Walmart parking lot to the north. There is a storm drainage easement for the town maintenance of the public storm water coming from the two catch basins located adjacent to the site within the Charlotte Way right of way draining to a main storm drain line running parallel to the northerly property line and the parking lot for Walmart. The storm drain easmenet and the drive isle is limiting this site for a building location.

Flooding & Storm Drainage:

The site is located within the "x" shaded flood zone with a majority of the site draining to the back of the lot into a curb which conveys storm water runoff to the existing storm drain, and into the regional pond.

The hydrology report for the project -

Refuse Collection:

The project proposes a single dumpster enclosure. To serve the tavern use. The location of the dumpsters will cause the trash truck to drive around the parking lot for every pickup. The towns preference would be to place it along the entrance from Larson Way and lose one more parking stall and allow for a back (3 foot) access into the enclosure from the building. Its closer

and with the variance in parking already being sought, one more stall would not make or break this application.

Traffic:

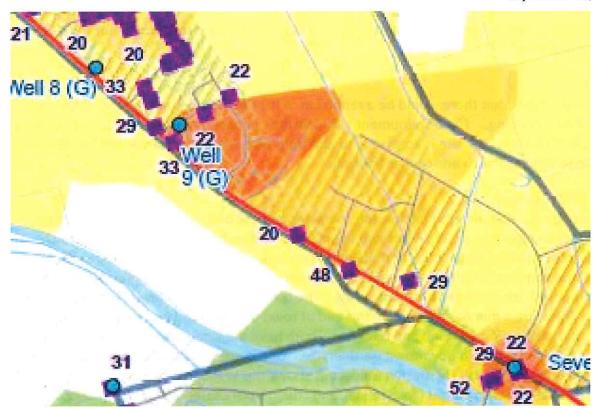
This study states that there would be a reduction of trips based on the retail use of the same square foot building. The development will have little impact on the existing street network at 84 peak trips hour. The site is accessible to and from Grant Ave and a street light at 395, also, Larson to Virginia Ranch and Muller Parkway.

Plan for Prosperity:

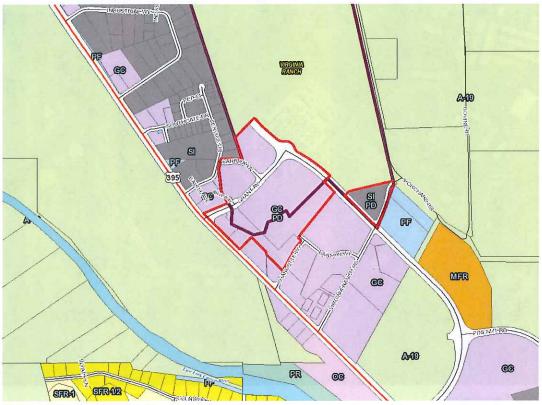
The proposed development matches the character and use of the area, with Dentist office, a tire shop, and gas station, Wal Mart and the medical and assisted living on Virginia Ranch. This is the area of the South gateway and the plan is proposing the adjacent parcels be proposed as mixed use commercial with residential and commercial spaces. Should more residents move in this proposed use could get a little more use. The use as a tavern, is allowed in the commercial zone. There are a number of them on this end of town that exist today. Wa She Shu Casino, is a bar and casino, Country Club and Ham Dogs, both have the video poker units at the bar. Further north the bars in downtown Gardnerville. One more could hurt business at all the other existing locations. The Design Guidelines shows this Walmart parcel versioned a mixed use development with homes, apartments, and commercial center, and 395 Frontage.



Overall developed area plan



Well Head Protection plan - May 2012



Zoning Map with PD Overlay (red) VR Specific Plan (purple)

Design Review Findings

In accordance with Douglas County Municipal Code Section 20.614.040, town staff findings follow;

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

The Douglas County Master Plan (Commercial designation) and General Commercial zoning designation allows for this type of use. The proposed tavern development is consistent with the intended commercial use based on the Douglas County Code title 20.658.020.110(B) Bar. The Virginia Ranch Specific Plan proposed pedestrian level businesses. The area in which this proposed development is being proposed has a service area and retail intent. There is a population base outside this immediate area that will be needed to support this type of business. The anchor store of Walmart, it is feasible to assume the customer base is there.

LU Policy 7.1 Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.

MG Policy 1.5 The County shall encourage all new development to complement and enhance the distinctive historic character of the Towns.

MG Policy 1.6 Douglas County shall use design guidelines and standards, and the Plan for Prosperity and Design Guidelines for each respective Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Minden-Gardnerville community.

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

The proposed project is the first of this concept presented in 2012. The gas station was modified to not look like the plan and it had proposed a large amount of blank solid walls, which was conditioned to what it is today. To be compatible with the specific plan, under desirable elements, (page IV-22) of the Virginia Ranch Specific Plan;

• Buildings should not look the same, but instead express respect and complement one another. Similar characteristics should include but not limited to: Design, style, material and color;

Staff believes to meet this requirement; fake windows and metal awnings could be added to enhance the image of the large blank walls that are being proposed on the east, west and north elevations. Adding architectural features like awnings will break up the empty walls currently proposed. Staff realized the size of the building show is 60'x70' long. There are no dimensions confirming the size of the tower, spacing between brick columns. This is the building that will set the tone for future investment in our community needs to set the example of what is to come for the adjacent commercial development

Virginia Ranch Specific Plan Design Guidelines Page IV-20 state;

Vertical Commercial-use:

- Commercial projects should be oriented to take advantage of foot traffic and visibility from the street.
- Project surface parking areas should be shaded and visually screened from the sidewalk with landscaping.

Horizontal Commercial-use:

- Adjacent commercial and multi-family residential uses should be designed to create and share public spaces and streets.
- Pedestrian connections between commercial and residential developments should be active and friendly.
- Commercial storefront uses should face public spaces and street edges.
- Large blank walls should not face streets or walkways.
- Projects shall not have blank walls

The north wall is facing the Larson Way and as a frontage road, the elevations need to be enhanced to meet the standards of the specific plan (as noted above) and or the plan for prosperity design guidelines. The design guidelines for Gardnerville plan for prosperity mentions embodies this area in section 3.6 starting on page 30. The concept is street oriented commercial buildings and with landscaped front areas that are street facing.

Along the Larson Way at the existing sidewalk terminus, align the proposed building walkway with the end of the sidewalk adjacent to the street end.

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

A traffic letter was provided and with the proposed use as a tavern has an overall effect of reduced traffic on this parcel. There was an increase to the PM peak hour but it going to affect the highway traffic at any of the intersections during the day. There is access from 395 along the sidewalk from Charlotte and access from Virginia Ranch along Larson. The existing crosswalk at Larson Way will access a sidewalk into the Walmart shopping center. There is an existing walkway on the internal driveway from the proposed project to Grant Ave and the towns trail and trail system.

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

No roadway improvements are being proposed. The proposed portion of this parcel is located on a much needed infill project. The project driveways, interior roadways, and parking areas are anticipated to provide effective access and circulation. Additional pedestrian access could be provided to the north and west of the proposed site, but considering the parking issues the existing walkway along Charlotte would suffice.

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

The building has been designed consistent with the Douglas County Development Code and the Design Criteria and Improvement Standards handbook, which will include features to address visual impacts.

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

The project is not located within an identified archaeological/cultural study area, as recognized by Douglas County.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100.

The proposed development complies with all additional standards imposed on it by the particular provisions of Douglas County Municipal Code Title 20 applicable to the proposed commercial use within the General Commercial base zoning district, including the adequate public facility policies of Chapter 20.100.

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

The proposed expansion will not be materially detrimental or result in material damage to other properties in the area because the site has been proposed as an pad within the The Market place at Virginia Ranch.

Minor Variance Findings

In accordance with Douglas County Municipal Code Section 20.606.010, this project has been designed to consider the following:

1. The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives embodied in the master plan;

Town staff does not believe granting this parking variance will not impact or impair the intent and purpose of the Douglas County Municipal Code Title 20 or the goals, policies, and objectives embodied in the Master Plan. There is plenty of parking in the adjacent area and the required number of parking stalls on street parking but per code are only allowed to use 50% of those proposed. They could add compact stalls but chose not to.

2. The variance is not requested exclusively on the basis of economic hardship to the applicant;

Town staff concurs with the applicant in this case and the ITE required stalls are met. I think Walmart has ample parking as Sharkey's provides parking for surrounding businesses.

3. The variance does not result in the establishment of a use (including lot size) which is not permitted within the specific zoning district.

The variance is just parking. The variance does not result in the establishment of a use that is not permitted within the specific zoning district.

Attachments

Attachment 1: Plan for Prosperity Design Guidelines.

Attachment 2: Site Plan and Elevations with redlines by Staff

Attachment 3: Conceptual plans approved by the board - Marketplace @ Virginia Ranch

Attachment 4: Applications & Marketplace @ Virginia Ranch Plan in the traffic Study.

Attachment 5: Material sample card & Building elevations proposed

Attachment 6: Vicinity Map and Site plan

Attachment 7: Traffic Study summary

Attachment 8: Applicant's Statement of Justification and findings for Design review and minor Variance.

Based on these finding town staff recommends to County Staff to conditionally approve the project based on the staff findings and the following conditions;

- 1. Provide more massing at the corner of the building of Larson and Charlotte Way as the focal point from the street, and additional false windows with covers or canopies as shown on other windows along the long open spaces areas of the 60' wide x 70' long building face. There is too much wall space.
- 2. Provide a catch basin with a pre treatment device for the storm water prior to entering the regional detention pond. The Wal Mart site used an insert in the catch basins. It is not clear on the plan on where the water is on this site or how the runoff flows across the site. Provide a storm drainage maintenance plan for the proposed basin and storm drainage improvements onsite. The town will not maintain the onsite storm drain system, but is maintaining and owns the storm drain system and the regional detention basin. No storm drain treatment devices were specified on the plan. An AutoCAD (dwg) file of the constructed location of the pipe connection to the town's storm drain network, pipe size and location labeled shall be provided to the town.
- 3. Provide concrete apron (4' minimum in front of the trash enclosure to align with the pavement traveled edge) and if county staff allows to relocated the trash enclosure to the main access of off Larson Way. One parking stall will be lost with this modification.
- 4. All improvements need to conform to the town's general improvement standards specifically the trash enclosure (a copy has been attached to this report). Town staff shall review and approve all future improvement plans.
- 5. Maintenance plans for the storm drain and level of service for landscape areas proposed for care by the development need to be filed with the town for review and approval by the Town staff.
- 6. The applicant shall be responsible for all administrative, engineering, or legal fees incurred by the Town in conjunction with reviewing the project. These fees shall be reimbursed to the Town before the issuance of the final approval.
- 7. The following Standard Town Conditions of Approval shall apply:
 - a. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
 - b. Improvement plans shall be reviewed and approved by the Town's engineer.
 - c. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing Town storm drain systems will only be allowed upon written approval from the Town, and will be subject to discharge quality and storm drain cleaning requirements as set forth by the Town.

Please give us a call with any questions or concerns you may have regarding this project.

Sincerely,

Tom Dallaire, P.E. Gardnerville Town Manager

CC: File

Steve Mason, DC Planning

Notes from the Board meeting

~12 6-11



Town of Gardnerville General Improvement Standards

The purpose of this document is to provide basic information on improvements and amenities that are required of all projects within or proposed for annexation to the Town of Gardnerville. While not all inclusive, persons may readily obtain detailed information by contacting the Town office. The Town has adopted Douglas County Design and Improvements Criteria, "Orange Book" standards, and the Town Policies and Procedures manual. Improvements within or impacting State rights-of-way shall comply with Nevada Department of Transportation (NDOT) standards. The Town will require additional improvements when deemed appropriate and necessary. All development shall comply with the Gardnerville "Plan for Prosperity and Design Guidelines" which are available at the Town offices.

Lighting

> Town Streets require Cyclone "Historia" style lights, 4000K LED (100W350MA-5-4k (options Type 5 or Type 3) black light head on black steel fluted poles (NV Energy standard). Lights shall be installed on all town maintained "Local Roads" that are to be dedicated to the Town for maintenance at ONLY the following locations; turning points, cul-de-sacs, and intersections. Coordinate design, meter location with NV Energy, or with an electrical contractor and/or engineer, the Town will approve the final plan.

> Street lighting on private streets will not be accepted by the Town for maintenance, and the Town will not be responsible for the monthly utility bill. Poles and fixtures are

encouraged to match the town standards.

> The Town will require additional lighting near parks, pedestrian malls, and other areas of

public interest. The Town shall approve the final design.

Parking lots and other privately maintained space available to the public are encouraged to use decorative lights and poles similar to the Town or NV Energy standard fixture with a fluted black steel pole.

Traffic Signal and Crosswalk Poles

➤ Poles and arms shall be black. Control equipment cabinets shall be white, unless previously approved in writing. The cabinets shall be addressed and marked with the town logo if the unit is going to be dedicated to the town for ownership and maintenance.

Traffic Control Sign Posts and Signage

➤ Regulatory stop signs, street name signs, posts, and ancillary equipment meeting Town standards shall be installed prior to acceptance of all off-site improvements for maintenance. For reference, typical installations shall consist of (1) FIN-B4 finial, (1) SP4X14 fluted sign pole, (2) TSS0936 sign trim, (1) TSS0909 logo trim, (4) 0936SS GB street sign blade, (1) TSTOP30 stop sign trim, and (1) SB-64 slip base. Contact Town offices for further supplier information.

Private Storm Drain Facilities

> 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 in the plan and approved by the town staff prior to approval of the project.



Landscape

- > 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 real property owned by the development's 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. The Town will not maintain landscape areas.
 - o Trees from the "Town Recommended Tree List" shall be used.
 - DG ground cover (red in color) or other mixture minimizing the use of Cobble Rock Mulch is highly encouraged in landscape strips and required within the town maintained areas.
 - Landscaping in the public right-of-way in commercial areas shall utilize Town standard tree grate and stamped concrete design. Contact Town for supplier and further information.
 - The Town shall approve all landscape plans.
 - The Town will not accept dedication of and/or maintenance of neighborhood monument signs and fences.

Town Maintained Storm Drain Facilities

- Detention basins need to be constructed for dual use as park space. Automatic irrigation and sod shall be installed, minimal landscaping in the pond area with a 3/4"+ DG ground cover.
- > Storm water treatment devices shall be required if the private storm water system overflows into the Town maintained drainage system or into a regional detention or retention pond, maintained by the Town.

Irrigation flows shall be incorporated into storm drain system designs. All storm drain and irrigation piping shall be reinforced concrete pipe with watertight joints, and placed within the public right-of-way

Tree Grates

➤ All improvement plans shall use Town standard tree grate (East Jordan Iron Works custom Gardnerville grate) or equal for trees located within the public right-of-way adjacent to parks and commercial areas. Contact Town offices for more information.

Solid Waste

- > Commercial projects will be reviewed for required dumpster quantities and enclosure locations. See Town standard enclosure sizes detail. See Douglas County Development Guidelines for enclosure sizes.
- ➤ Multi-family unit solid waste collection is five (5) dwelling units per dumpster maximum. Or a single tote can be provided to the individual condo units if storage is provided at each site and a location is identified within the street for collection.
- > Town trash service is required for all Commercial and Residential developments within the Town per Douglas County code.

Parks

Picnic Tables-Town standard Wausau Tile (model TF 3215 ground sand color), or equal. Minimum 6 tables with 1 ADA table, per acre.

> Benches- Shall be six (6) foot "Victor Stanley C-10 VS Green" used in all publicly

accessible areas (parks, shopping centers, etc), or equal, minimum 4 per acre.

➤ Litter Receptacles- Shall be Victor Stanley "Ironsites S or SD-42 VS -green, with "tapered formed lid" used in all town maintained parks, or approved equal, 1 litter receptacle per bench and table minimum.

Drinking fountain-Town standard MDF model 440 DB (green) or equal, minimum 1 per acre with drain connection to sanitary sewer, or building department approved leach line

and sump overflow.

> Restroom Buildings will be Town standard Romtec, or approved equivalent, building.

Coordinate design requirements through Town.

➤ Irrigation Systems will use Rainbird controllers, valves and Rainbird rotor sprinklers 6500, 6504, 5000, 4500 with #8 nozzle and 1800 popup 360 deg adjustable sprinklers or approved equal equipment only. Contact Town for detailed criteria.

> Park Play Equipment-Coordinate design with Town.

> Park Monument Signs-one Wausau Tile model TF 8002 (Sand color) or equal, patterned after the Heritage Park sign is required for every park dedicated to the Town.

Walkways-All walkways and paths shall be concrete.

> The Nature trail or pedestrian path within the town maintained open space areas shall be 3" of ac pavement or 4" PCC; path width at 10' with 2' of DG on either side of paved path.

Other Public Access Areas

➤ Litter Receptacles - Located within publicly accessible areas of the town and maintained by the town, shall be Sitescapes "CityView CV2-1000 - flat top" or approved equal. Pedestal mount or with side door options.

➤ Benches-Shall be six (6) foot "SiteScapes Avondale AV1-1010 Black" used in areas closer to public access areas and access points (trailheads, parks, shopping centers, etc).

➢ Benches-Shall be six (6) foot) "Enerfusion ASM-EB6B without arms Black feet Weathered slates" mounted to concrete pads, one bench for every 1000 feet of path, used in areas away from access points along trails, or in open spaces areas, or within floodways.

> Litter Receptacles- Shall be "Enerfusion ASM-R33 - Weathered slates with round cap"

used in trail areas, or approved equal, 1 litter receptacle per bench minimum.

➤ Bollards-Shall be placed to allow no more than a 6' clearance between large boulders or fence, and shall be Calpipe security 5" Sch. 40 black in color bollard (IBP05040). Removable bollards are required at all trail heads and pond access points.

Plans, drawings, and specifications

> Two copies of all plans, hydrology reports, traffic studies, geotechnical reports, specifications, and any other design information must be submitted to the Town for review and approval.

> One copy of paper as-built drawings, and one electronic format are required before final

acceptance of improvements.

> A digital CAD file (DWG format) indicating the amenities (streets, signs, lights, benches, and striping) that are being offered for dedication and maintenance by the Town of Gardnerville.



Town of Gardnerville General Improvement Standards

Standard Town Conditions of Approval

The following general Town conditions of approval are applied to every project in conjunction with any other requirements as set forth above.

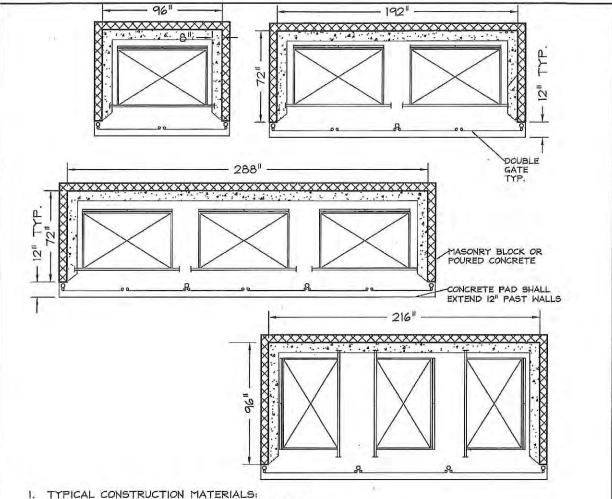
> All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town prior to the issuance of final approval.

> 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.
- > 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 engineer per the Town Policies and Procedures manual.
- Maintenance plans and level of service for landscaped areas proposed for care by a HOA 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.
- > One copy of record drawings both paper and electronic PDF format are required in addition to the AutoCAD (*.DWG) of all Town dedicated and maintained improvements, before final acceptance of improvements by the Town Board.

Projects shall comply with adopted County Master Plan as revised and approved by the Douglas County Board of Commissioners.

9-16



- TYPICAL CONSTRUCTION MATERIALS: MASONRY BLOCK OR POURED CONCRETE
- 2. GATES ARE REQUIRED FOR ALL INSTALLATIONS
 GATES SHALL BE MOUNTED ON METAL POSTS IMBEDDED
 IN CONCRETE AT CORNERS, NOT ATTACHED TO CORNERS
 METAL FRAMED WITH CHAINLINK AND COLORED SLATES
 GATES SHALL OPEN 170 DEGREES MINIMUM
 GATES SHALL LOCK IN EITHER OPEN OR CLOSED POSITIONS
- 3. SURFACE CONCRETE LEVEL CONCRETE MINIMUM THICKNESS OF 4" ON 4" AGGREGATE BASE SURROUNDING PAVED AREA LEVEL WITH ENCLOSURE
- 4. STOPS (MIN 12" TALL) TO PREVENT DUMPSTER FROM HITTING WALLS WHEN MOVING IN AND OUT SHALL BE PROVIDED.
- 5. SLOPE FROM THE FRONT OF THE TRASH ENCLOSURE SHALL BE A MINIMUM OF 2% AND MAXIMUM OF 4%.
- 6. ENCLOSURE HEIGHT SHALL BE 72 INCHES.
- 7. ANY REQUIRED DRAINAGE SHALL NOT INTERFERE WITH MOVEMENT OF THE DUMPSTER.
- 8. CLEAR ACCESS EQUAL TO THE SIZE OF THE ENCLOSURE, BUT NOT LESS THAN 8'X10' MUST BE MAINTAINED IN FRONT OF THE ENCLOSURE AT ALL TIMES.
- 9. ENCLOSURES ARE FOR THE EXPRESS USE OF CONTAINING DUMPSTER'S, NO OTHER USES ARE PERMITTED.

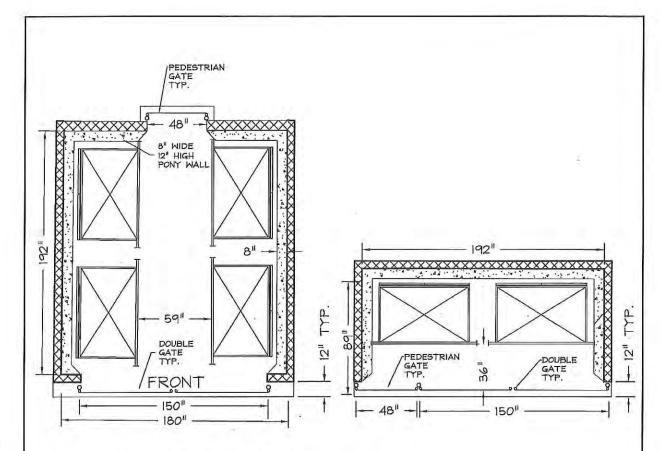


TOWN OF GARDNERVILLE

STANDARD DUMPSTER ENCLOSURE SECTION:

DATE: 3/17/2015

TOG-07-A



- I, TYPICAL CONSTRUCTION MATERIALS: MASONRY BLOCK OR POURED CONCRETE
- 2. GATES ARE REQUIRED FOR ALL INSTALLATIONS
 GATES SHALL BE MOUNTED ON METAL POSTS IMBEDDED
 IN CONCRETE AT CORNERS, NOT ATTACHED TO CORNERS
 METAL FRAMED WITH CHAINLINK AND COLORED SLATES
 GATES SHALL OPEN 170 DEGREES MINIMUM
 GATES SHALL LOCK IN EITHER OPEN OR CLOSED POSITIONS
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- 9. ENCLOSURES ARE FOR THE EXPRESS USE OF CONTAINING DUMPSTER'S, NO OTHER USES ARE PERMITTED.
- 10. ADDITIONAL VARIATIONS OF PEDSTRIAN FRIENDLY ENCLOSURES ARE WELCOMED AND NEED TO BE APPROVED BY TOWN OF GARDNERVILLE STAFF BEFORE CONSTRUCTION



TOWN OF GARDNERVILLE

PEDESTRIAN FRIENDLY DUMPSTER ENCLOSURE

SECTION:

DATE: 3/17/15

TOG-07-B

3.6 South Entry

Guiding Principle: New investment should create a gateway by clustering buildings and open spaces along US 395. Areas adjacent to US 395 should also have an internal system of open spaces framed by commercial and residential buildings.

South Gateway Urban Design Concepts

The South Gateway is to be more than a single point along the highway. It is a mixed-use district that may expand and grow over time. It is to be designed as a part of Gardnerville, not a separate suburban development. It is to be one of the Town's neighborhoods that welcomes you when arriving from the south.

Block and Lot Pattern

The South Gateway is to be developed in walkable and connected blocks with commercial uses located along the highway and residential and employment uses designed as pedestrian-oriented neighborhoods and campuses behind.

Gateways and Focal Points

The South Gateway is the entry to Gardnerville. Charlotte Way is the neighborhood entry for the Virginia Ranch Road development area. In the longer term, the Muller Parkway connection through the Virginia Ranch Specific Plan area and Matley Ranch (Receiving Area) will provide another opportunity to create a neighborhood entry and extend the South Gateway frontage along the highway. Anticipating this, the Plan for Prosperity identifies two future focal points with crosswalks and a traffic signal in the South Gateway. In addition, the Plan for Prosperity

includes internal focal points for new neighborhoods. Small parks will provide a physical and social feature.

Pedestrian Connections

As in the South-central area, connection along the highway frontage is important. In the South Gateway area, the development opportunity in contiguous Receiving Areas is quite large. The Plan stresses an internal street and pathway system for these areas that emphasizes pedestrian pace, scale and comfort. Smaller neighborhood park spaces should be compatible with a walking community and spaced within at least a 5 to 7 minute walk (approximately 6 blocks apart).

Vehicular Access

As in the Millerville, Commercial Quad, and South-Central areas, consolidating curb cuts and where possible using side streets for access is an important circulation concept. Internal streets should reflect the type of land use activities they support. Residential and neighborhood-serving commercial streets should be narrow with ample sidewalks.

South Entry Guidelines

DESIGN GOAL: New investment in the South Entry should set the tone for Gardnerville's image and travel experience.

Site Connections

- Existing and future planned developments comprised of multiple parcels in the South Gateway should be master planned to meet the design goals for the South Gateway.
- The medical center campus should be master planned with an integrated parking, transportation and a site plan solutions that connects buildings with pedestrian walkways and open spaces.

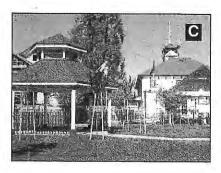
Below:

This example mixed-density infill project was developed on a former ranch. The historic farm buildings were integrated into the plan and used as an architectural reference for the new buildings.

- (A) Townhouse streets
- (B) Apartments frame site entry
- (C) Historic farm buildings used as community center an located in park







Below:

The South Entry will set the tone for Gardnerville's image and travel experience. The South Gateway has a medical center and vacant land. The frontage of US 395 is zoned for General Commercial and backs-up on the east by Receiving Areas. On the west side of the highway is a shallow parcels zoned for General Commercial uses.

The diagram below illustrates commercial frontage (D), apartments (B) and townhouses (A) designed as a mixed-use neighborhood. A transit stop is included at the neighborhood entry (T).

 Future development the Receiving Areas should be planned as part of a larger pedestrian-friendly neighborhood.

Building Alignments and Orientation

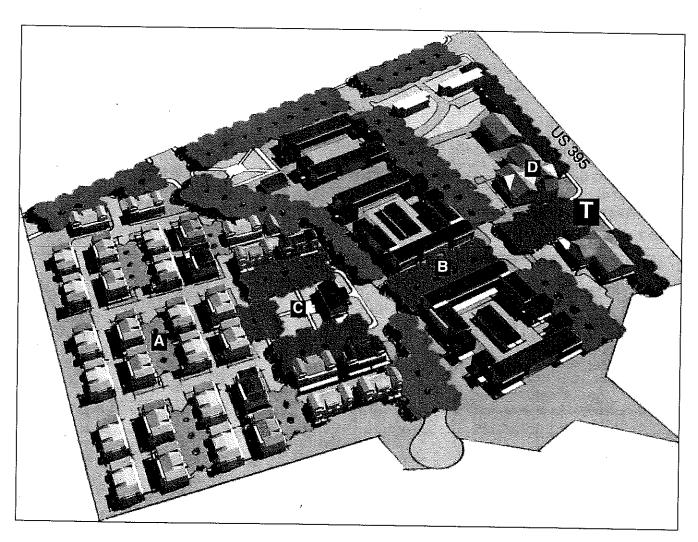
- Employment uses should be planned as a campus where buildings frame open spaces, orient towards views and cluster to enhance pedestrian movement between buildings and social interaction.
- Master planned projects should include street-oriented commercial buildings fronting US 395.
- Mixed-use neighborhoods and

campuses should have buildings that orient towards internal streets and open spaces providing a social and comfortable walking environment,

- Housing should be oriented towards streets and open spaces.
- Rear yard fence conditions along public streets should not be permitted.

Streetscape and Landscape Design

 The US 395 streetscape concepts for the South Gateway area should include a landscaped median, street trees and sidewalks.



- Streetscaping should increase pedestrian comfort and connections to adjacent areas.
- Landscaping should provide visual continuity along the highway and internal streets.

Roadway and Parking Lot Design

- Parking lots in the South Gateway should be accessed by internal streets rather than US 395.
- New investment should continue to be access from internal streets, consolidate curb cuts. and provide connected parking and sidewalk areas between parcels.

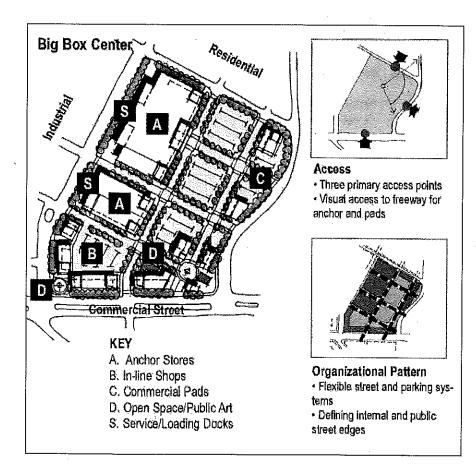
Response to Architectural Context

 Larger developments should include overall architectural concepts where each project contributes to creation of a mixed-use

- neighborhood.
- New building design should respond to views, solar access, climate and orient towards public spaces and streets.
- If older farm houses are located on the site, they should be incorporated into the site plan.

Signage Design

- New signs signage should provide a graphic identity and wayfinding system for a mixed-use community.
- Signage should work at a modest automotive scale on the US 395 frontage and a pedestrian scale in internal streets.
- Pole signs are not allowed.

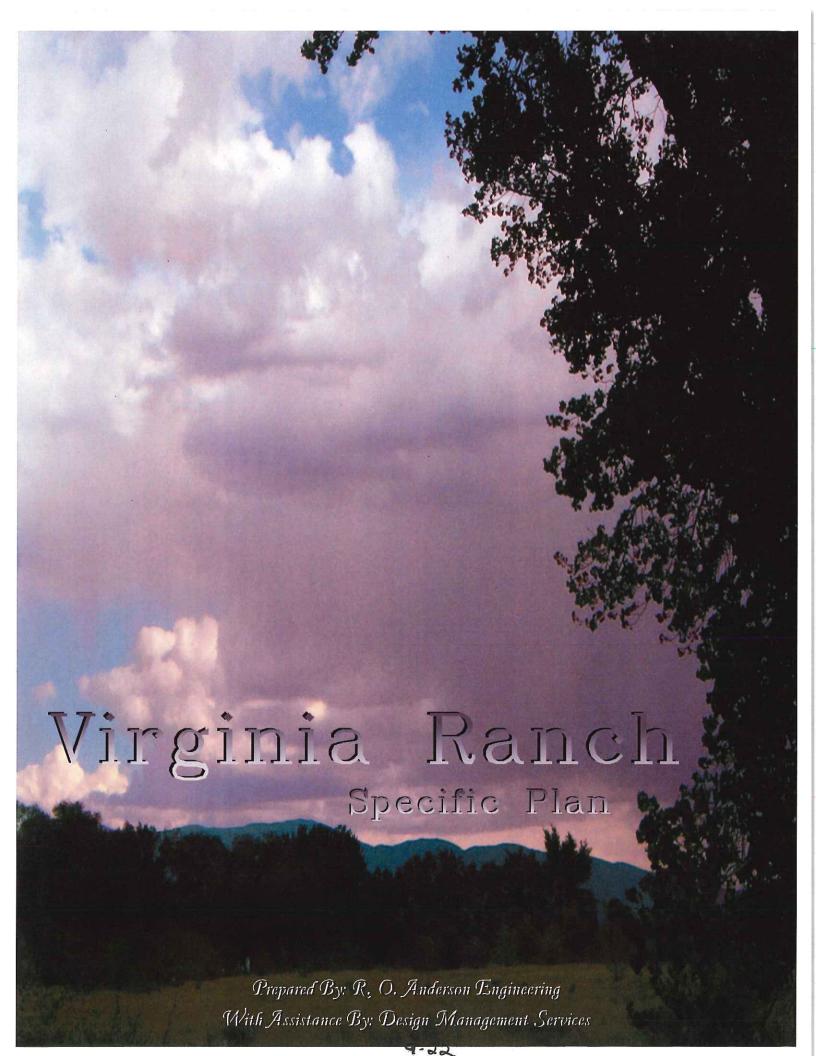


Left:

The Plan for Prosperity does not encourage large-scale commercial in the South Gateway. However, if a commercial center is located in the South Gateway, it should be planned and designed to fit into a residential neighborhood.

The Guidelines requires:

- Commercial uses located adjacent to non-residential land uses;
- The project be planned as part of the neighborhood street and block pattern;
- Development include deliberate pedestrian connections to the adjacent neighborhoods; and
- Pad and in-line shop buildings be located along the edges of the site.



Design Guidelines

D. Commercial Design Guidelines



Virginia Ranch Livable Community Design Guidelines provide criteria for development of commercial, retail and housing projects that make neighborhoods better and sustain their value. The Guidelines protect the desirable features of existing neighborhoods. They provide qualitative guidance for new projects and subdivisions that reflect what the community values in Gardnerville's traditional neighborhoods. Commercial development

should respect adjacent development and provide a pleasing pedestrian street orientation and comfortable shopping / dining environments.

a) Purpose:

The design criteria/guidelines and supporting documents (plans, perspectives, etc.) are intended to provide on conceptual sketches for the Commercial Planning Area. It is intended to assist in the visualization of the project's size, density, scale, orientation, and theming. The supporting documents are intended to provide possible solutions that support the project's mission and subsequent goals. The design criteria/guidelines and supporting documents are not intended to limit or mandate the final design, as continued investigation into a project's goals and needs often produces a more effective and coherent design.

b) Mission Statement:

To create a retail/commercial district that will strengthen the current recreational and shopping district of Gardnerville and give tourists and the residents of Douglas County an exciting place to shop and dine.

c) Goals:

- A village main street theme is envisioned to capitalize on the diversity of and interest in Gardnerville's history, culture and customs.
- The district will capitalize on the majestic Carson Valley views of the Sierras and will
 provide a plaza for street festivals, outdoor markets, and outdoor dining.
- A path system will be designed to encourage pedestrians to comfortably walk from one side of the development to the other and beyond.
- Multiple paths into the retail/restaurant village main street (including links from surrounding neighborhood, and parking) will increase foot traffic and year-round use.
- Landmarks and visual nodes will be integrated within the district to provide distinguishing elements, meeting places, assist in way finding, and encourage exploration.
- Retail shops and restaurants should be placed in close proximity to one another and linked with shared plazas, planters, and green spaces. Parking within the retail/

Design Guidelines

restaurant village should be minimized if not eliminated entirely and located as to not disrupt the streetscape.

 Future integration of professional offices at the district periphery or above retail would provide added diversity.

d) Site Planning

Commercial projects should be designed to create new and enhance existing pedestrian friendly streets that are effective social and economic centers for neighborhoods and the community.

i) Vertical Commercial-use:



- Commercial projects that utilize storefronts, should be designed to fit into the block reflecting the scale and rhythms found along the street edge.
- New areas should establish a patterns and design that provide for pedestrian-oriented businesses.
- Storefront edges should be set back at least 14' from the curb to accommodate outdoor eating or other anticipated activities and amenities.
- Commercial projects should be oriented to take advantage of foot traffic and visibility from the street.
- Storefront edges should be transparent with a maximum 18" kickplate, minimum 7' high storefront, and minimum 12' high transom window.
- Parking lots or structures for commercial tenants should not separate the project from the street edge if possible and applicable. Place parking to the side, rear or within a commercial project as to not interrupt the pedestrian orientation.
- Project surface parking areas should be shaded and visually screened from the sidewalk with landscaping.
- Access drives to parking should be located to minimize their impact on pedestrians.
- Projects should be set back to traditional front yard depth on residential streets.

ii) Horizontal Commercial-use:

- Adjacent commercial and multi-family residential uses should be designed to create and share public spaces and streets.
- Pedestrian connections between commercial and residential developments should be active and friendly.
- · Commercial storefront uses should face public spaces and street edges.
- Large blank walls should not face streets or walkways.

- Landscape concepts should enhance the linkages between residential and commercial uses.
- Signage, lighting and landscaping should provide a thematic identity for Commercial-use sites.
- Service areas for commercial uses should be located at the edge of the site and screened to reduce impacts on residents.
- Unnecessary tall concrete block sound walls should not separate commercial uses from residential uses.

iii) Ground Floor Activities:

Ground floor uses in Commercial projects should generally take advantage of visual and physical pedestrian access and support economic objectives for the neighborhood or district.

- Commercial projects in the neighborhood commercial areas need to satisfy economic and social objectives for storefront shopping and commercial services.
- When ground floor commercial uses are not possible, projects should include common amenities for projects, such as health clubs and meeting space.
- For lower foot traffic areas, ground floor uses can include barber shops, coffee shops, bakeries, professional offices, etc. that take advantage of walk-in access for clients.
- Portions of a project's edges facing residential streets should include front stoops, yards and entry porches.
- Projects shall not have blank walls or parking garages along public streets and sidewalks.



e) Architectural Design

The architectural design of Commercial projects should reflect the historic or traditional context utilizing design elements and forms that fit the neighborhood.

- A commercial building's form and design should have a deliberate street and street corner orientation.
- Upper levels should have expressive design features, such as balconies and bay windows, that give the building a rhythm and residential scale.
- Roof forms should reflect the project's architectural context.
 In a commercial context, the roof may be partially flat or have a strong horizontal cornice element. In a residential neighborhood edge or village context, roof forms should include hip or gable elements.
- The massing concepts of multi-story commercial development should transition in scale between commercial streets and smaller single family residential streets.

Design concepts may include:

- Stepping down the scale and mass and increasing side or rear yard setbacks of taller commercial projects where they adjacent to single family areas;
- Use residential roof forms on residential streets;
- Orienting units towards public streets and commons rather than neighboring backyards;
- Enclosing parking to reduce the impact on adjacent houses; and/or
- Interfacing single and mixed-use development with streets or open spaces.

f) Desirable Elements

The most desirable qualities and design elements for this project include:

- · Richness of surface and texture:
- Significant wall articulation (insets, canopies, arcades, colonnades, balconies):
- · Multiple height, pitched roofs;
- Pedestrian accessibility with parking to separate it from the road way;
- Articulated mass and bulk; articulated wall surfaces;
- · Courtyards and Plazas;
- Outside dining;
- Separation between pedestrians and automobiles;
- Buildings should not look the same, but instead express respect and complement one another. Similar characteristics should include but not limited to: Design, style, material and color:
- Places for the public to sit or stop. (Fountains, benches, obelisks, terraces, etc.);
- Visual complexity (street lamps, trees, lights, kiosks, signs, canopies and other landscaping).

g) Undesirable Elements

The elements to avoid or minimize include:

- Highly reflective surfaces;
- · Large blank, unarticulated wall surfaces;
- Unpainted concrete precision block walls;
- Reflective glass;
- Corrugated metal siding;
- · Plastic siding:
- Irregular, modernistic window shapes and rhythm;

- Square "boxlike" buildings;
- · Standing seam metal walls, and
- Mix of unrelated styles.

h) Height

Building heights should relate to open spaces to allow maximum sun and ventilation as well as provide protection from prevailing winds, and enhance public views of surrounding mountains. The height of the building should lend itself to a personal scale and enhance the pedestrian feeling to the plaza space as well as the street side of the buildings. Taller structures should be reserved for distinguishing landmarks and nodes. (i.e. clock towers, monuments, etc.)

i) Massing

Large buildings, which give the appearance of "square box" buildings are generally unattractive and detract from the overall scale and characteristic of the design. There are several ways to increase the visual complexity of the project and reduce the appearance of large buildings.

- Vary the planes of the exterior walls in depth and/or direction.
- Vary the height of the building so that is appears to be divided into distinct massing elements. Many buildings or appearance thereof add to the diversity.
- Articulate the different parts of a building's façade by arrangement of façade elements or a change in materials.
- Use landscaping and architectural detailing at the ground level to lessen the impact of an otherwise bulky building.
- Avoid blank walls at the ground floor level. Utilize windows, wall articulation, change in material or other features.

j) Scale

Scale, for purposes here, is the relationship between building size and the size of adjoining permanent structures. It is also how the proposed building's size relates to the size of a human being. Large scale building elements will appear imposing if they are situated in a visual environment of a smaller scale.

- Building scale can be reduced through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures and details.
- The scale of buildings should be carefully related to adjacent pedestrian areas, streets and buildings.
- Large dominating buildings should be broken up by:
 - (i) landscape materials;
 - (ii) adding awnings, eaves, windows or other architectural ornamentation;
 - (iii) creating horizontal emphasis; and
 - (vi) use of combinations of complementary colors.
- Utilize "infill" structures to create transitions in bulk and scale between large buildings and adjacent smaller buildings.

k) Materials and Color



Selection of materials and finishes should reflect the materials in the district and support overall image and massing concepts.

- Commercial frontage portions of projects should utilize materials and colors that support retailing and image objectives for shopping environments.
- Portions of commercial projects with residential frontage should use colors and materials that enhance the project's architectural concepts and are compatible with adjacent residential streets.
- Architecture within each commercial project should use a
 palette of materials that convey an image of quality and durability.
 Certain materials have an inherently inexpensive, insubstantial
 or garish quality. These materials should not be used in new
 construction or renovation. Examples include:
 - Roofs: glazed or painted tiles, highly reflective metal or sheet materials, fake shingles made from metal or plastic materials
 Walls: vinyl, metal, plywood, T-111 siding, masonite or other sheet materials
 - Wood or hardboard siding, if used, should be shiplap or board-and-batten
- Shiplap should be installed so there are no visible joints. Board-and-batten should be installed so there are no visible joints in the underlying "board" material.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone.



I) Color

- The palette of colors can be selected from those found in the natural environment.
- The dominant color of new buildings should relate to the inherent color of the primary building's finish materials.
- Large areas of bright white color should be avoided. While subdued colors usually work best as dominant overall color, a bright trim or awning color might be appropriate if it can be shown to enhance the nearby visual environment.
- The color palette chosen for a building should be compatible with the colors of adjacent buildings.
- Wherever possible, minimize the number of colors appearing on the building exterior. Small commercial buildings should use no more than four colors, except when the design warrant additional colors.
- Depending on the overall color scheme, accent colors may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color.

- Primary colors shall only be used to accent building elements, such as door and window frames and architectural details. Bright or intense colors (but not including fluorescent colors) can also be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.
- If the project is of a particular historical character or architectural style, and the exterior color should be in keeping with the buildings proposed character and style.
- Architectural detailing should complement the façade and tie in with adjacent buildings.
- Accent colors for trim should be used sparingly and be limited in number for each building. Accent colors on adjacent buildings should be chosen to complement one another.

The dominant color of new buildings should be similar to the inherent color of earth tones. The following colors are strongly discouraged as primary wall colors;

Aquamarine;

Bright or hunters orange;

Chartreuse:

Cherry or "fire engine" red;

Chrome yellow:

All day-glow colors;

Purple;

Turquoise; and

In general no bright colors should be used as a primary wall color.

The following soft earth tone colors are recommended as primary wall colors:

Brick;

Cobblestone

In general any earth tone or true material color should be used as a primary color.

Other colors within the above color scheme may also be acceptable.

m) Exterior Walls

Buildings shall be designed to avoid a simple "boxlike" structure. Horizontal or vertical wall articulation should be expressed through the use of full roofs, recesses, entries, awnings, second floor setbacks and/or covered arcades and balconies.

The following materials are not considered appropriate for primary exterior walls:

Standing seam metal walls; Plywood (painted or otherwise);

Corrugated fiberglass;

Asphalt shingles:

Illuminated sidings

Plastic laminate:

Unmilled, bare aluminum;

Painted white brick; and

Unpainted concrete block/precision block with smooth finish.

Freestanding buildings with walls at or less than 100 ft. from a curb line should not have continuous, visually unbroken walls. The front plans of the wall shall be a maximum 40 ft. in length, at which point horizontal or vertical articulation is required in order to be consistent with these guidelines. This articulation could be established through the use of varying front wall setbacks, multi-planed roofs, second floor setbacks, porches, arcades, awnings recessed entries, balconies, etc.

Retail commercial storefront construction should provide a minimum 60% open exposure to the street. This exposure can be achieved through the use of windows, glass doors or open facades. Storefronts employing more thank 40% solid, opaque walls are generally unacceptable. Retail windows need something behind them, not just blinds.

n) Roofs

The roofline shall not run a continuous plan for more than 90 ft. without offsetting or jogging the roof plan or the addition of architectural elements such as chimneys, dormers, etc.

Nearly vertical roofs will not meet the intent of these guidelines.



o) Awnings

General use of awnings along a row of alike buildings should be restricted to awnings of the same form and location. Color of the awnings should be consistent and a minimum eight-foot vertical clearance to the ground plane is required.

Signage painted on the awnings themselves will be restricted to the awnings's flap (valance) or to the end panels of angles, curved or boxed awnings. Internal illumination of awnings is prohibited.

p) Plazas

Plazas and town squares will play a crucial role in creating the vitality and character of a village main street. These spaces will provide places to stop and sit as well as encourage movement throughout the village.

- Landscaping should extend building themes through the use of color, material, and pattern.
- Signage, kiosks, and banners should be integrated to assist in way finding and add to the visual complexity and color of the plazas.
- Various forms of seating such as fountains, planters, benches, and steps should be incorporated through out the plazas. There should be ample opportunities to sit in both the sun and shade.
- Patterns in the plaza floors should be created with material, texture, and color.
- Street lamps should be consistent with overall theme and should provide adequate lighting for pedestrian safety and encourage night time use.
- Bicycle parking should be provided and integrated within landscape design.
- Plaza spaces should be flexible and versatile so they are able to accommodate outdoor dining, open markets, and pedestrian traffic in various modes and speeds.
- Planters of various sizes should be integrated to accommodate outdoor cafes, rest areas, and green spaces.

q) Colonnades

Colonnades and arcades are effective transitions from the plazas to the retail shops. Covered walkways provide shelter in inclement weather and shade in the summer months.

These areas especially need careful integrations and collaboration between architecture and landscape architecture.

- Flowers and plants in hanging baskets or pots should be integrated with colonnade structures.
- Raised walkways would help define arcades from the plaza and provide opportunities for terraces, platforms, and steps that create distinct entries and sitting spaces.
- Landscaping should be used conservatively in areas where views and connections to the plaza are sought after and in other conditions used to create more intimate walkways.
- Lighting fixtures should be consistent with overall theme and provide adequate lighting for security.

r) Lighting

Lighting should be an integral part of the planning and design of Commercial projects anticipating the needs of the shopping street, storefront businesses and residents.

- Lighting on commercial elevations of projects should support overall objectives for the street and storefront design.
- Lighting in service or common areas should be shielded from adjacent residential units.



6) Single Family Housing Design

The Virginia Ranch Livable Community Residential Design Guidelines provide criteria for development of housing projects that make neighborhoods better and sustain their value. The Guidelines protect the desirable features of existing neighborhoods. They provide qualitative guidance for new projects and subdivisions that reflect what the community values in Gardnerville's traditional neighborhoods

a) Mission Statement:

To establish Virginia Ranch as a master planned community that provides an attractive landscaped environment with an "open space and recreational lifestyle" appropriate to a residential community.

To provide a defined "sense of community: by creating unique major project entryways to Virginia Ranch that enhance the community appearance.

To create special streetscape and landscape features along all local streets and main drive isles in parking areas that provide a safe and aesthetically pleasing drive through and from Virginia Ranch.

To provide pedestrian and biking access that allows for the enjoyment of the open space setting and recreational theme of the Virginia Ranch community

To utilize landscaping and site planning techniques in a manner which respects environmental conditions.

b) General Design Principles

Good design contributes to the value and livability of neighborhoods. Durable and contextually-based solutions for new housing will enhance existing neighborhoods and create new ones that fit Gardnerville's climate and traditions. This Section provides guidelines for housing at various scales—from single family houses, Second Unit Design to multi-family. Regardless of the size and market niche, the Guidelines demand quality.

Understanding Residential Design in Gardnerville.

The Residential Design Guidelines provide criteria for developing new housing that is compatible with Gardnerville's architectural traditions and sustain the value of neighborhoods. The Guidelines protect the desirable features of existing neighborhoods and provide guidance for new projects and subdivisions.

c) Gardnerville's Architectural Traditions

New development should reflect the community's architectural and town planning traditions. Gardnerville's design traditions are rooted in historic styles, response to climate, and a rural and agricultural economy.

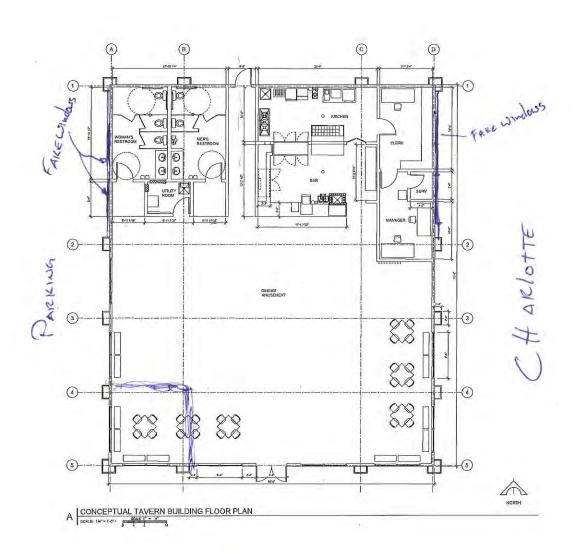
d) Historic Styles

Gardnerville is blessed with several historic commercial, mixed-use, multifamily and single family housing buildings. These buildings provide an important context for projects in traditional neighborhoods. They contain a rich texture of design elements that establish a walkable scale and visual variety. There are a variety of styles that can be found in Gardnerville.

The earliest were the shacks and shanties indicative of it's agricultural beginnings. These

ATTACHMENT Z

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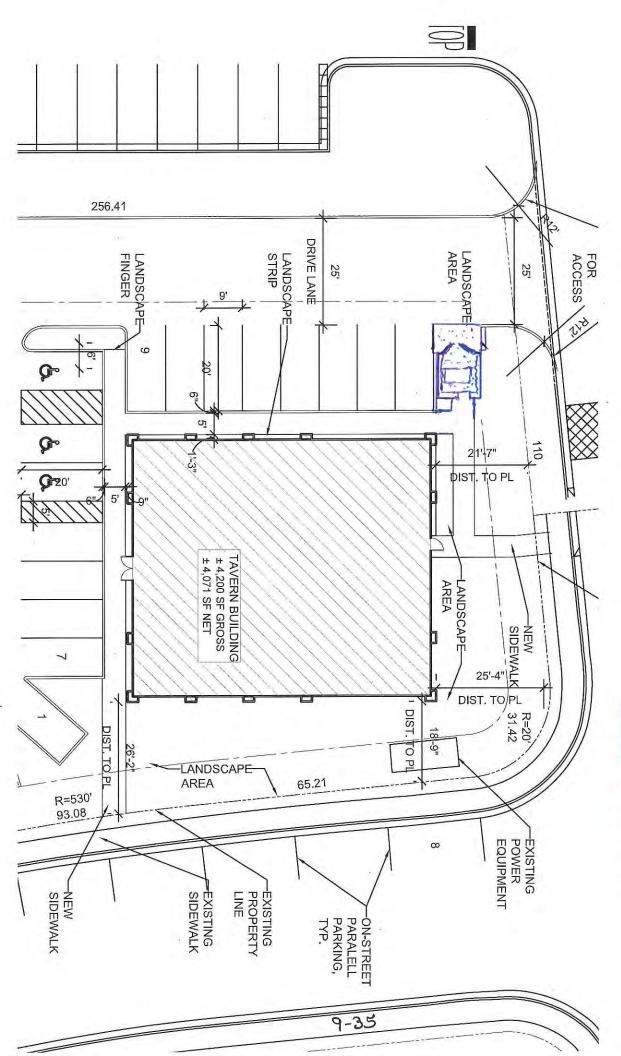
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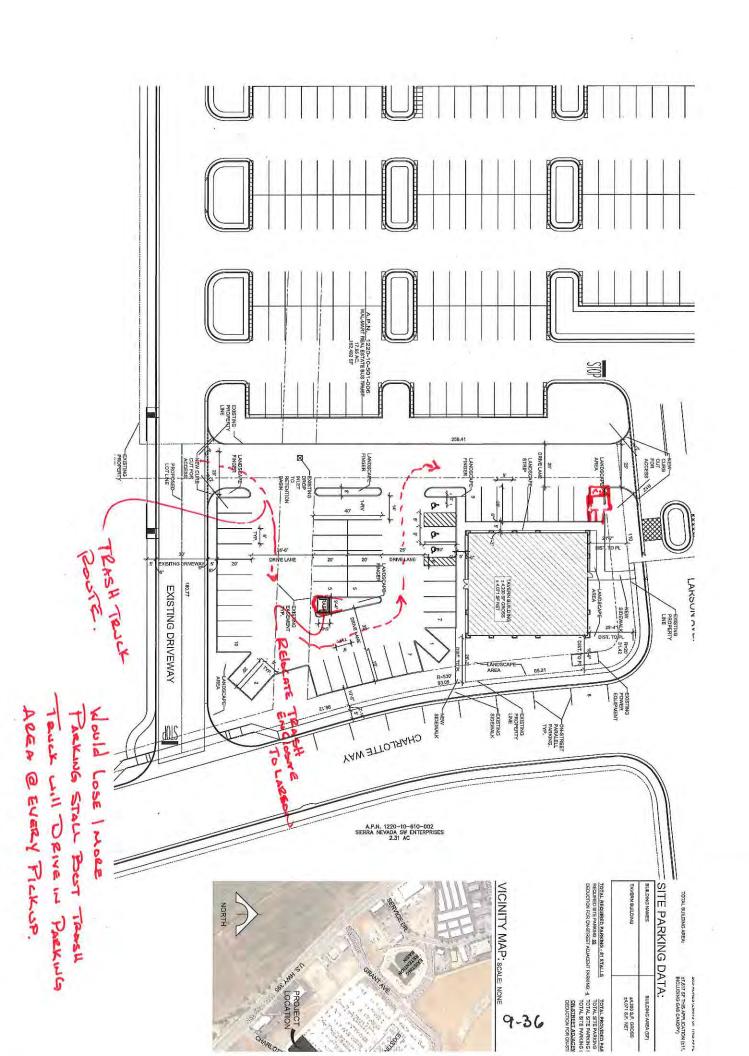
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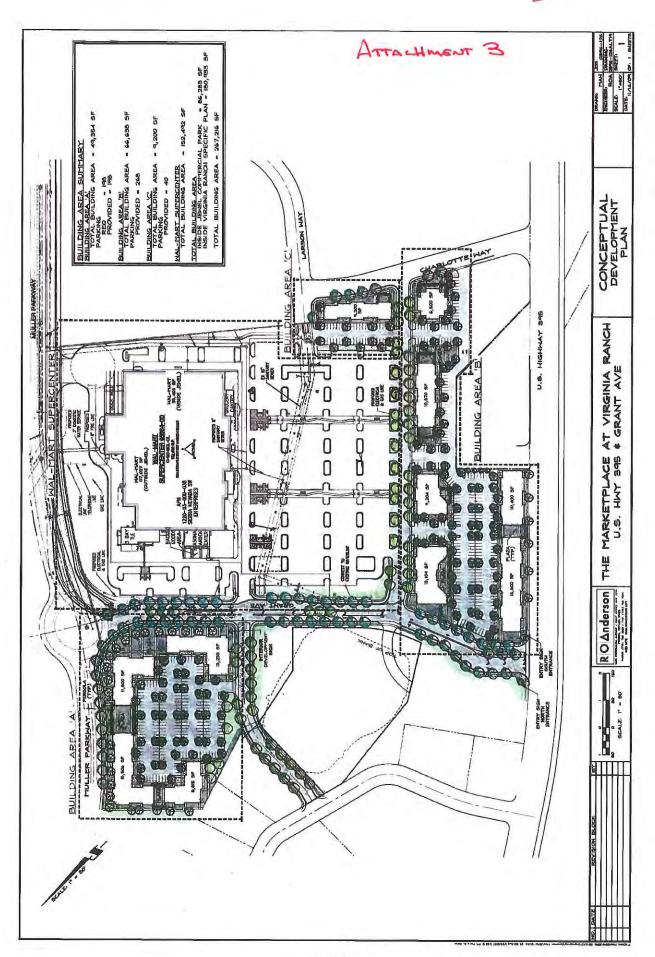
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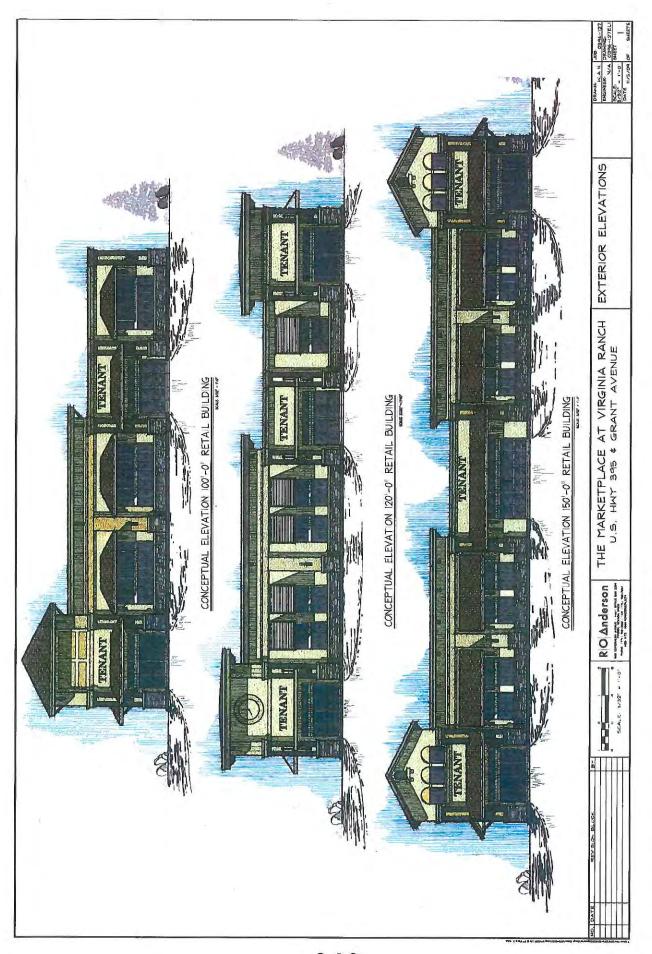




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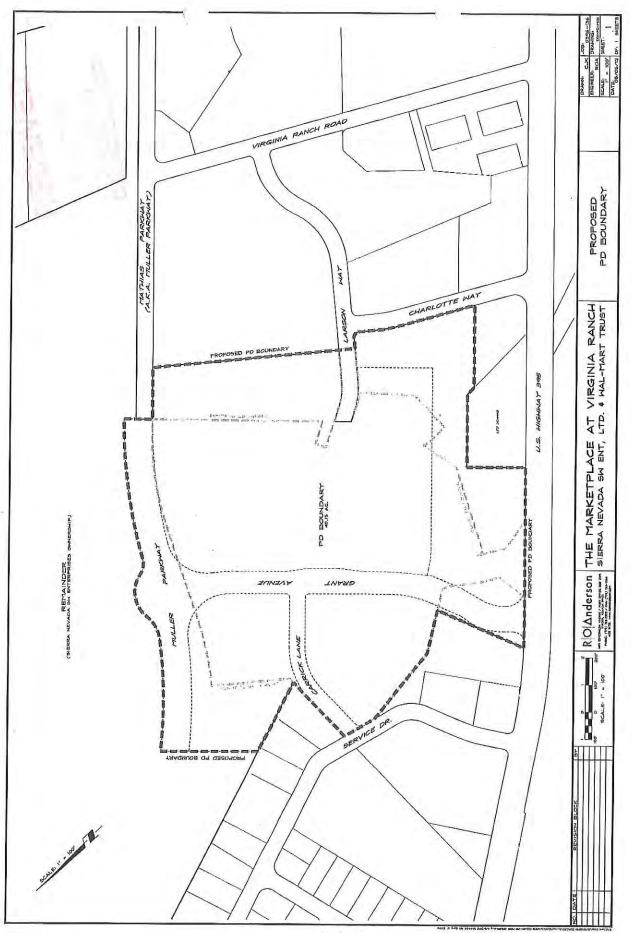






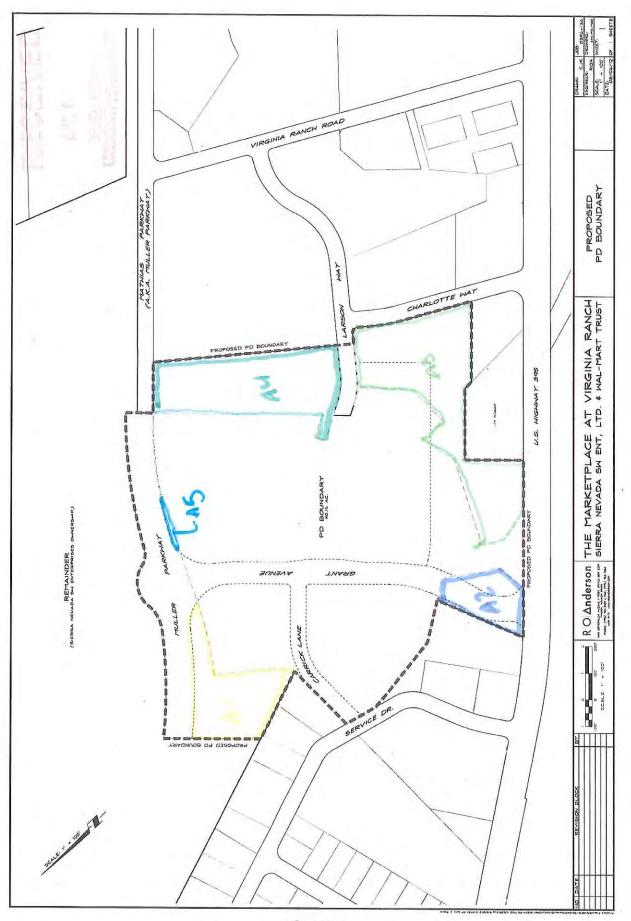






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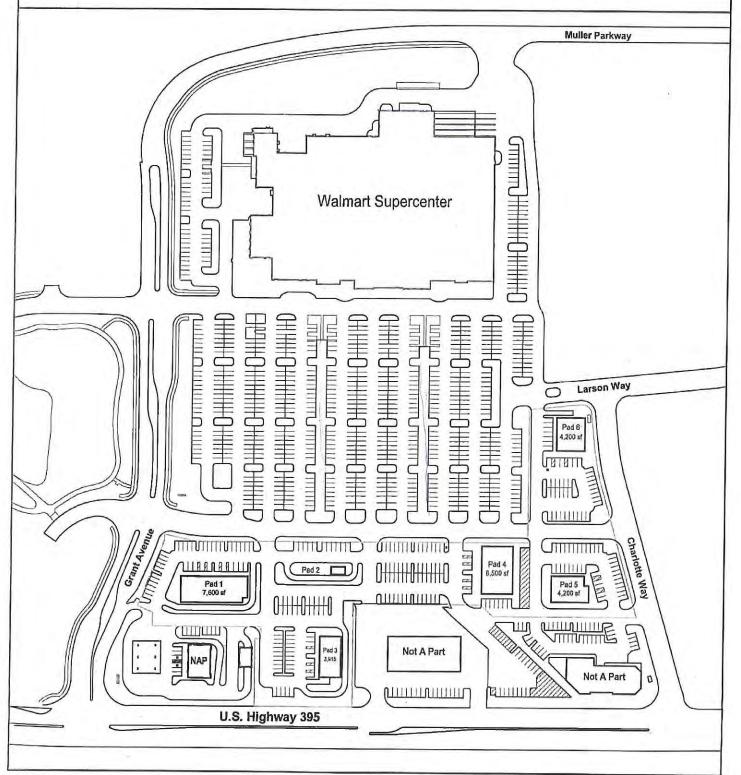




The Marketplace at Virginia Ranch

Walmart Supercenter Outparcels

SEC U.S. Highway 395 and Grant Avenue, Gardnerville, Nevada



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



(Application and ALL materials related to the project review are required to be submitted to the Town office by the Friday two weeks before the Board meeting.) The Gardnerville Town Board meets the first Tuesday of each month.

PROJECT REVIEW APPLICATION Location 1522 Charlette Way Cardon tills

Street Address: 1522 Charlotte W	ay, Gardnerville	
Assessor's Parcel Number:1220-10-	-511-001	
Current Zoning Designation: GC		
Current Zoning Designation.		
Project Description Design is for a +/-4,200 sf shell acres of the 5.46 acres.	building for a future tavern project	with restricted gaming on .9
Applicant:		
Name: BP Holdings (Joe Bonifatto)	
Address:11700 W Charleston Blvd	#170-32, Las Vegas, NV 89135	
Telephone Number: ()702-491-0	Fax Number: ()
Owner: Name: Sierra Nevada SW Enterpr	ises	
Address: P.O. Box 12448, Ogden,	UT 84412	
Telephone Number: ()775-690-6	Fax Number: ()
Engineer: Name: Pliris Design Studio (Archit	ect) -John J Carroll Jr.	
Address:1980 Festival Plaza Dr. S		
Telephone Number: ()702-806-6	Fax Number: ()
reasonably incurred by the town i	n the process of reviewing the appl 75 deposit is included with this applicat	Town of Gardnerville for all expenses ication, including, but not limited to, iton.
John J Carroll Jr.	K-sy: td0+1+lhitcl+135h+5/4+03871009949	07/20/2018
Printed Name	Signature	Date pd CC7/2

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

DOUGLAS COUNTY THAT PISTLE ACTUAL PLACES Experience III

DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue Post Office Box 218 Minden, Nevada 89423 TEL (775) 782-6217 FAX (775) 782-9007 www.douglascountyny.gov

DEVELOPMENT APPLICATION

FOR STAFF USE ONI	LY .				
File Number	Receipt Number	_	Rece	ived By	Date
Town:		Floodplain Zone:	***************************************		Zoning:
Master Plan Land Use:		FIRM # & Date:			Case Planner:
Regional/Community Plan;	······································	Wellhead Protecti	ion Are	a (s):	MANAGAMA AND AND AND AND AND AND AND AND AND AN
County. As an applicant, by the submittal requirer	n form is provided, you must complet nents, before the apthin a town boundary.	e this form and oplication is acc must be reviewed t	incor epted	porate <u>all</u> reque by the Commu	nt Application with Douglas sted information, as prescribed unity Development Department. val. Town may have additional fees **
□ Abandonment □ Annexation ■ Design Review, Majo □ Design Review, Mino □ Design Review, Acce □ Agreement (Develop: □ Master Plan Map An □ Master Plan Text An	or or ssory Dwelling Unit ment/Reim./Affordal nendment nendment	ole Housing)	□ V □ S □ Z □ D	Coning Map Amer Coning Text Amer Linor Modification	ard Variance, Minor adment
B. Project Location					
Street Address (if availa	ble): 1522 Charlot	te Way, Gardne	erville	, NV	
Assessor's Parcel Numb	er(s): 1220-10-511	-001			
Approximately 500]	Feet North or S	outh	$_{ m of}$ US Hwy 395	
Approximately 0		(Circle one) Feet East or W (Circle one)		(Street	Name)
*******	******	` ,	****	`	*********
C. Project Description The applicant requests: Minor Variance for 10% or less for	Design review for a +/- 4,20	00 square foot shell bu	uilding f	or a fulure tavern proj	ect with a Restricted Gaming License.
List any previous applic	ations that have be	en filed for this	s site:	AN APPI ICA	ΓΊΟΝ SUBMITTAL**

APPLICANT:				
Contact Name: Doug Mc			ny: Delta Commercia	al Group
Address: 163 Ultra Drive	City/	State/Zip; Hender	rson, NV 89074	
Telephone No: () 70)2-233-3232	Fax No: ()	
E-mail Address: doug@c	leltacommercial.net	1		
OWNER:				
Contact Name: Evan Bru	ce	Compa	nny: Sierra Nevada S	SW Enterprises
Address: PO Box 12488				
Telephone No: () 7		The second secon)	
E-mail Address: evanbru				
ENGINEER/REPRESENTA	TIVE:			
Contact Name: Mark Rot		Compa	any: Manhard Consu	Iting
Address: 3476 Executive Po			-	
Telephone No: () 7	The state of the s			
E-mail Address: kdowns			1-	
know the contents thereof; and State of Nevada that the inform OWNER(s) of RECORD: (In	nation contained in th	is application is to		ler the laws of the
EVAN BRUCE		hom	m	8/14/18
Printed Name	S	Signature		Date
Printed Name		Signature		Date
Note: For permits requiring a perpenditure of permits and the information herein submittal requirements are in acc to a standard engineering scale (e and identify all of the required in APPLICANT/APPLICANT?	nd officers (Douglas jury that I am the application in the application of the submitted, are in all responsible to the Nevacies, 1"=10", 1"=20", 1" formation.	County Code 20.0 cant and that the for espects true and corda Revised Statutes =30') that is appropriate the control of the co	04.010). regoing statements and rect. I also certify that and Douglas County	l answers contained t all plans and Code, have been draw
		F . ~		steet-
Karen Downs Printed Name		Signature	ny	8/14/18 Date
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TAVERN BUILDING

APN: 1220-10-511-001

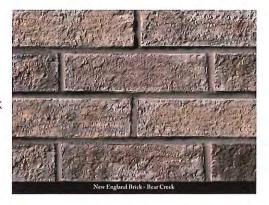
1522 CHARLOTTE WAY, GARDNERVILLE, NV PROJECT NUMBER: DP 18-0098

CEMENT PLASTER EXTERIOR FINISH
PPG PAINT
STORM'S COMING (PPG1008-2)

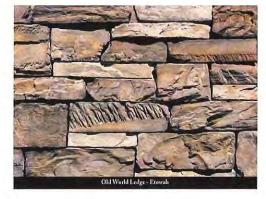
CEMENT PLASTER EXTERIOR FINISH
PPG PAINT
TUNDRA'S FROST (PPG1009-1)

CORONADO STONE

NEW ENGLAND BRICK-BEAR CREEK



CORONADO STONE
OLD WORLD LEDGE - ETOWAH







TAVERN BUILDING GARDENERVILLE, NV APN: 1220-10-511-001



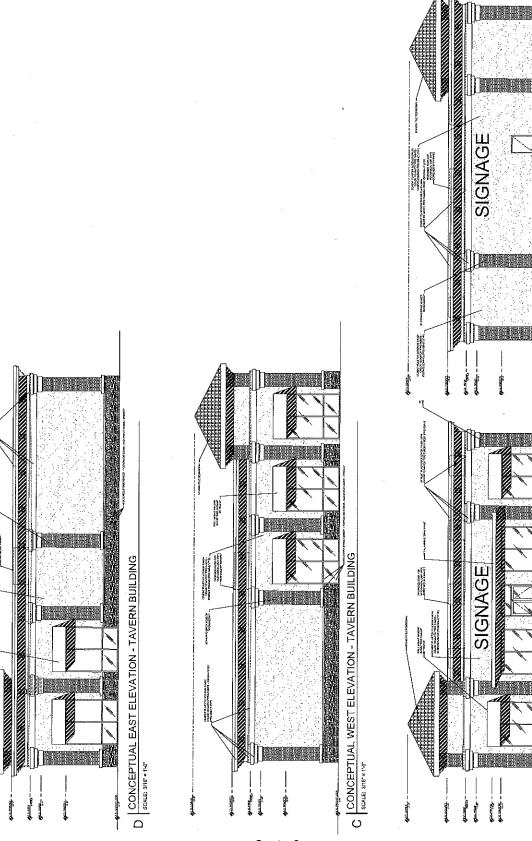
CONCEPTUAL NORTH ELEVATION - TAVERN BUILDING

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CONCEPTUAL SOUTH ELEVATION - TAVERN BUILDING some are 100

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SIGNAGE



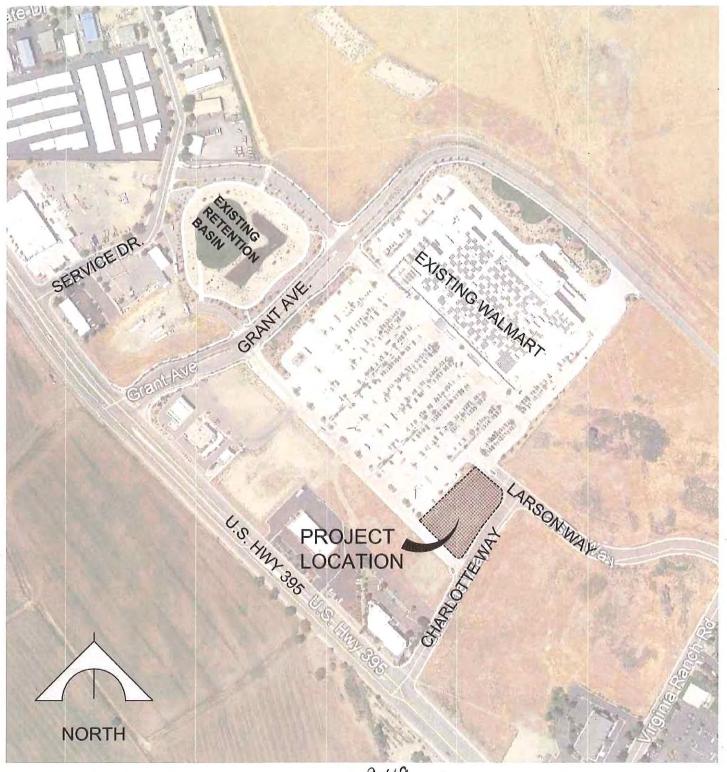
TAVERN BUILDING ATTACHMENT 6

APN: 1220-10-511-001

1522 CHARLOTTE WAY, GARDNERVILLE, NV

PROJECT NUMBER: DP 18-0098

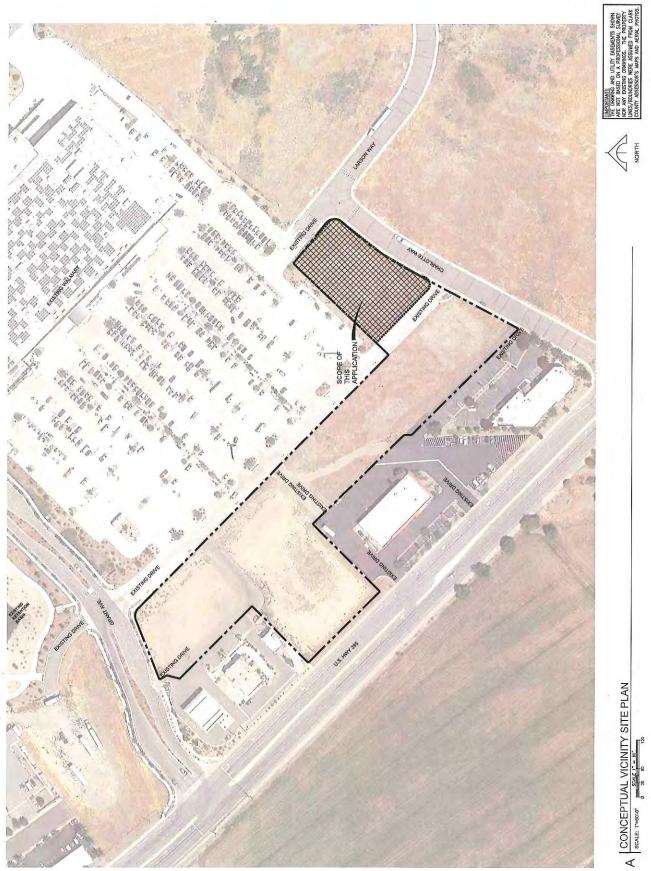
VICINITY MAP: SCALE: NONE

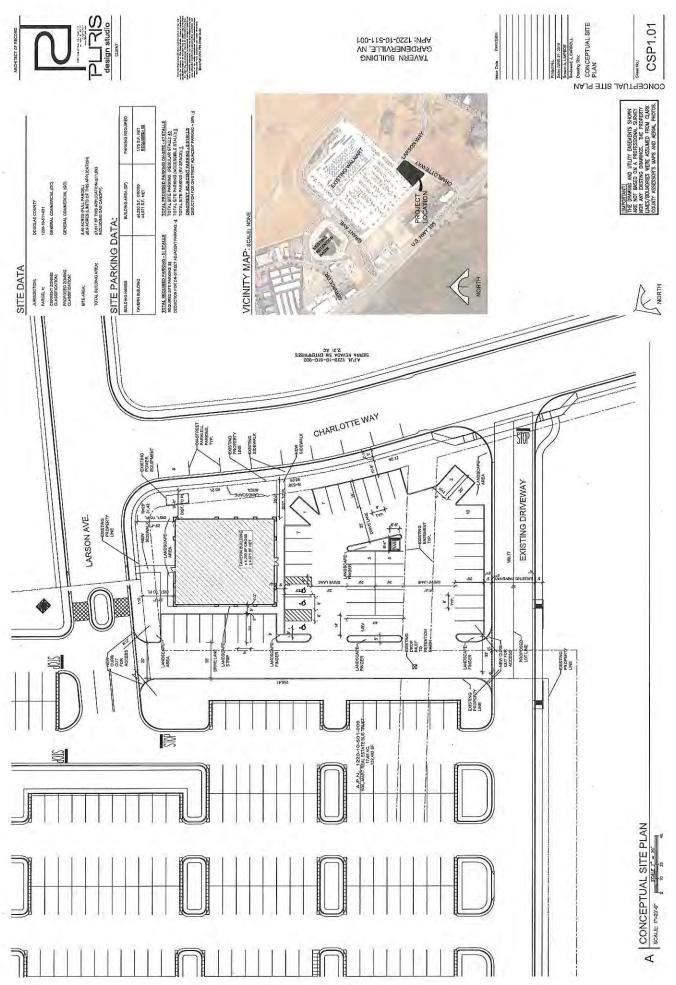




TAVERN BUILDING APN: 1220-10-511-001







August 29, 2018

Mr. Erik Nilssen Douglas County Engineering 1595 Esmeralda Minden, Nevada 89423

Re: Dotty's Walmart Out Parcel, Trip Generation Letter

Dear Erik:

This letter contains our trip generation calculations for the Dotty's, Walmart Out Parcel Plan. We did the original traffic study for the Walmart (Marketplace at Virginia Ranch). In that study the out parcels in the center we treated at the shopping center land use trip generation rate. There were more than 40,000 square feet of pads accounted for in that study. A 4,200 square feet Dotty's is now proposed for one of those pads. A copy of the site plan for the Dotty's plus an overall center site plan is attached. The Dotty's is anticipated to operate as a tavern. This letter provides a comparison of the former and currently proposed development plans.

Trip generation calculations for the Dotty's pad are taken from the Marketplace at Virginia Ranch Traffic Study. Trip generation calculations for the currently proposed Dotty's is based on the Tenth Edition of *ITE Trip Generation* (2017) manual. The calculation sheets are attached for ITE land use #925 Drinking Place and #820 Shopping Center. Table 1 shows the trip generation summary for the former and currently proposed development plans.

	TABLE 1
TRIP	GENERATION

LAND USE	ADT	AM PEAK HOUR <u>TOTAL</u>	PM PEAK HOUR TOTAL
Former Uses (Original Study)			
Shopping Center			
4,200 Square Feet	159	4	16
Proposed Dotty's			
Drinking Place			
4,200 Square Feet	65	0*	48
Comparison (new to old)	-94	-4	+32

* No AM peak hour volume reported in the ITE manual

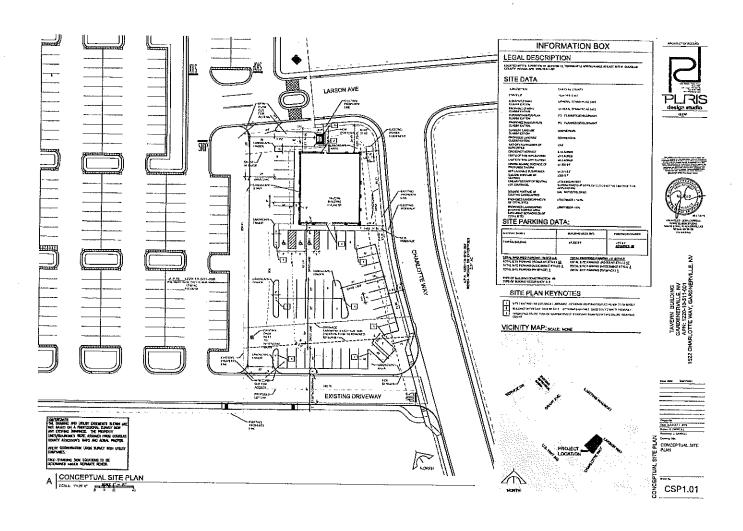
As shown in Table 1, the former proposed trip generation totals include 159 average daily trips with 4 AM peak hour trips and 16 PM peak hour trips. The new proposed Dotty's trip generation totals are 65, 0 and 48 respectively. The Dotty's construction results in 94 fewer daily trips with 4 fewer AM peak hour trips and 32 additional PM peak hour trips than the former shopping center land use plan. Trip generation for the Dotty's is lower for the AM peak hour and daily time periods. The PM peak hour volume increase is not large enough to trigger the need for a full update study.

We trust that this information will be adequate for your review. Please contact us if you have questions or comments.

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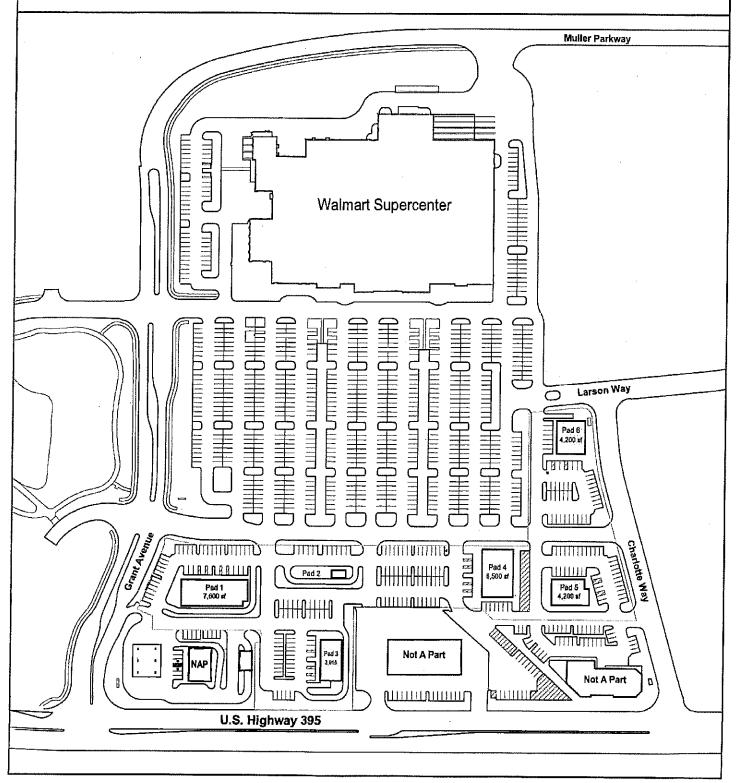
Enclosures
Letters/ Dottys Walmart Out Parcel Trip Generation Letter



The Marketplace at Virginia Ranch

Walmart Supercenter Outparcels

SEC U.S. Highway 395 and Grant Avenue, Gardnerville, Nevada



Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

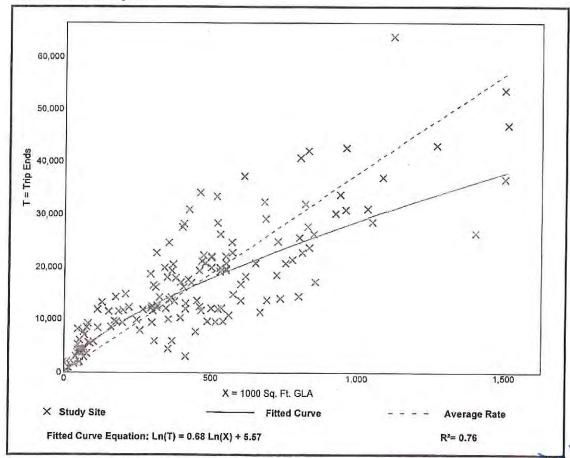
Number of Studies: 147 Avg 1000 Sq. Ft. GLA: 453

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates *	Standard Deviation
37.75	7 42 - 207 98	16.41

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

A.2(51.75) 159

Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

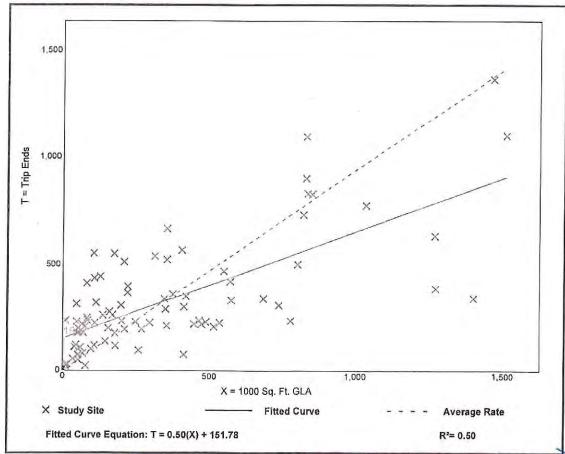
Number of Studies: Avg 1000 Sq. Ft GLA:

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0 18 - 23 74	0.87

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

A.210.9A)2A

Shopping Center

(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies:

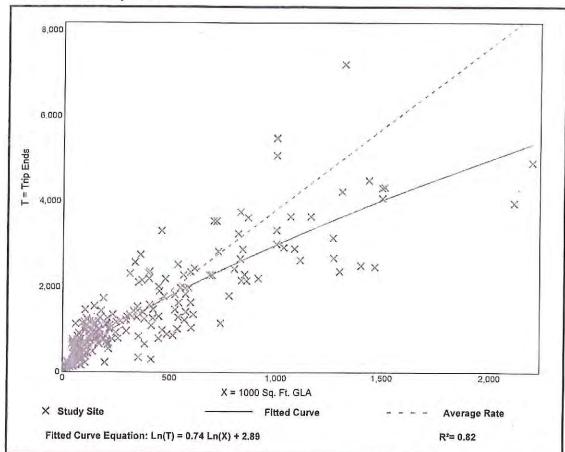
Avg. 1000 Sq Ft GLA: ,327

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0 74 - 18 69	2 04

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

A.2(3.81)=16

Drinking Place (925)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

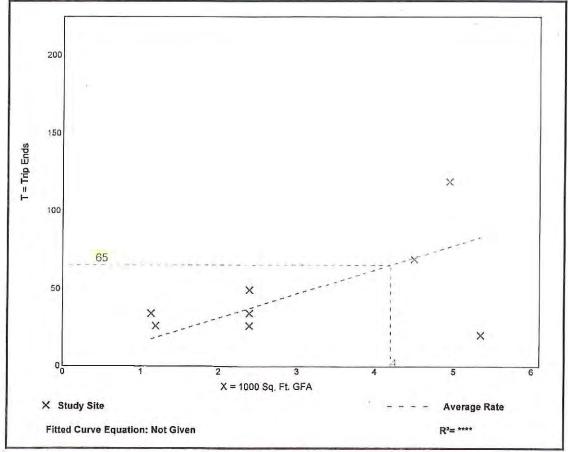
Number of Studies: Avg 1000 Sq. Ft GFA:

Directional Distribution: 68% entering, 32% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
15 53	3 74 - 30 09	8 42

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Drinking Place

(925)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

ation: General Urban/Suburban

Setting/Location: (

12

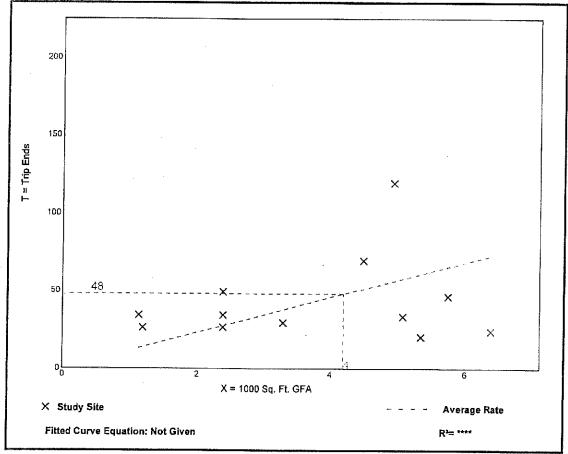
Number of Studies: 12 Avg. 1000 Sq. Ft GFA: 4

Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.36	3.74 - 30.09	7.81

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers





Note: In carear Management
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September 25, 2018 (originally submitted August 30, 2018)

Mr. Steve Mason, Associate Planner Douglas County Community Development Department 1594 Esmeralda St., Room 202 Minden, NV 89423

RE: WALMART OUTPARCEL- PAD #6 DESIGN REVIEW AND MINOR VARIANCE; APN 1220-10-511-001

Dear Mr. Mason:

On behalf of the applicant, Delta Commercial Group, Manhard Consulting is submitting the attached application for a Design Review and Minor Variance for a +/- 4,071 sq. ft. building for a future tavern project with a Restricted Gaming License.

APN 1220-10-511-001 is a 5.46 acre parcel located on the southwest corner of Larson Way and Charlotte Way, and is an "outparcel pad" adjacent to the existing Walmart commercial development. The proposed area of development, Pad #6 is a .9 acre portion of the parcel. Pad #6 has a Master Plan designation of Commercial and is zoned General Commercial (GC) PD. The proposed tavern use is an allowed use within the GC zoning designation with a Major Design Review pursuant to Section 20.614.040 and the Restricted Gaming License is to be processed by the Douglas County Sherriff's Department. Adjacent parcels are zoned General Commercial (GC) PD.

A Minor Variance is being requested pursuant to Section 20.606.050 for a reduction of required off-street parking from the required 51 spaces to 47 spaces. This would result in a 8% reduction in the required off-street parking, which may be considered pursuant to Section 20.606.010, Minor Variance.

The following attachments are included with this Design Review and Minor Variance Application:

- Application & Supporting Information
- Site Plan (REVISED)
- Floor Plan & Elevation Sheets
- Sample Card
- Will Serve Letters
- Vicinity Map (REVISED)
- Grading/Drainage Plan (REVISED)
- Conceptual Drainage Study
- Traffic Study

Design Review

The proposed development has been designed to be consistent with the surrounding properties and neighborhoods to ensure the appropriateness of the project, in accordance with Design Review findings. The building and proposed use is consistent with the surrounding commercial development and was initially contemplated as part of the overall commercial development, along with the adjacent Walmart and convenience store. The complementary scale, materials, and intended uses of the commercial development will not have any detrimental effects on the environment or public health, safety or welfare.

This proposed development is surrounded by other commercial uses and area available for future commercial development. There will not be an impact on surrounding residential neighborhoods as the project will utilize the existing off-site improvements to promote circulation by both pedestrians and vehicular traffic through this site and the adjacent parcels.

Traffic anticipated for this project is less than the originally planned traffic use for this portion of the parcel (see attached Trip Generation letter). Trip generation is reduced by 94 average daily trips, from the originally approved 159 ADT to 65 ADT with the proposed use.

Access to the proposed project is off the terminus of Larson Way at the Walmart parking lot and the existing cross access driveway to the Walmart parking lot off Charlotte Way. There will be no additional curb cuts onto the existing rights-of-way.

The site has also been designed to meet the Town of Gardnerville Design Guidelines and the Virginia Ranch Specific Plan (a portion of the adjacent Walmart site and a portion of the parcel, not including Pad #6, is within the Virginia Ranch Specific Plan Area).

Design Review Findings

In accordance with Douglas County Municipal Code Section 20.614.040, this project has been designed to consider the following:

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

The proposed tavern development consistent with the intended commercial use of the area outlined in the Douglas County Master Plan (Commercial designation) and General Commercial zoning designation.

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

The proposed project is compatible with the adjacent commercial development and was anticipated as part of the original project approval. The site is surrounded by parcels zoned for

General Commercial use, with developed commercial uses to the northwest and north (Walmart) and south (convenience store) of the proposed project. The project is consistent with Douglas County Municipal Code Title 20 regulations (except for parking, for which a Minor Variance has been requested), and the design criteria for commercial uses in the "Design Criteria and Improvement Standards" handbook.

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

A Traffic Study was prepared and approved for the Walmart (Marketplace at Virginia Ranch) project. In that study, this outparcel was included as a shopping center land use trip generation rate. Constructed improvements were based on this approved Traffic Study. A Trip Generation Letter has been provided that compares the former shopping center use with the proposed tavern use. The trip generation rates show a decrease in average daily traffic, from 159 ADT to 65 ADT, a reduction of 94 trips. The proposed development will generate less traffic than what was originally planned and therefore will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.

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

The proposed development is located within an established commercial development that has existing roadways and traffic control devices. This project fits into the circulation system and incorporates property drainage and access and has been designed to reduce or eliminate development impacts on the surrounding neighborhood. The surrounding area has been designed for this commercial use. The project driveways, interior roadways, and parking areas are anticipated to provide effective access and circulation.

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

The building has been designed consistent with the Douglas County Development Code and the Design Criteria and Improvement Standards handbook, which will include features to address visual impacts.

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

The project is not located within an identified archaeological/cultural study area, as recognized by Douglas County.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100.

The proposed development complies with all additional standards imposed on it by the particular provisions of Douglas County Municipal Code Title 20 applicable to the proposed commercial use within the General Commercial base zoning district, including the adequate public facility policies of Chapter 20.100.

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

The proposed expansion will not be materially detrimental or result in material damage to other properties in the area because the site has been designed as a commercial shopping center, and was originally approved with this outparcel pad.

Minor Variance

A Minor Variance is being requested pursuant to Section 20.606.050 for a reduction of required off-street parking from the required 51 spaces to 47 spaces. The tavern/bar use requires 55 parking spaces (Table 20.692.1.110; 1 parking space per 75 sq. ft.; 4,071 sq. ft. / 75 = 55) including 1 RV space. In addition, there are 8 on-street spaces available on the adjacent street frontage along Charlotte Way. In accordance with DCC Section 20.692.050(B)(3), this will provide a 4 space reduction to the required parking (50% of the available on-street parking spaces adjacent to the exterior boundaries of the property). The ultimate parking requirement is 51 parking spaces including 1 RV space.

The proposed parking lot configuration provides 47 spaces, including 1 RV space. This results in an 8% reduction in the required off-street parking, which may be considered pursuant to Section 20.606.010, Minor Variance.

Required Parking: 51 spaces

(55 spaces required for a Floor Area of 4,071 sq. ft. less the 4 space reduction

for the on-street parking available on Charlotte Way)

RV Required Parking..... 1 RV space

Provided Parking: 47, including 1 RV space

Requested Deviation: ... 8%

Justification of Minor Variance

The project site has been designed to ensure that there are no parking spaces over any public utility easements and to maximize the parking available, however the site configuration limits additional parking.

Adequate parking based on ITE Parking Generation data

The proposed parking demand based on Douglas County Code (Section 20.692) is 51 spaces (1 space per 75 sq. ft. for the 4,071 sq. ft. building with a 4 space reduction for adjacent on-street parking). This exceeds the 47 proposed parking spaces by 4, which is a reduction of 8%.

Figure 1 demonstrates that the proposed 47 parking spaces, based on ITE Parking Generation data, will mare than adequately accommodate the 4,071 sq. ft. building with a bar use. Please note that ITE Parking Generation data does not include a specific category for a bar or tavern. To determine an appropriate

code, we reviewed the available data to select a code that most closely conformed to the proposed use. ITE Code 931, Quality Restaurant was selected because it most adequately describes the parking activity at a bar/tavern; a typical customer will generally stay an extended period of time, likely an hour or longer, and the peak demand for parking is in the evening hours.

Figure 1: Proposed Parking Demand

Parking	Size	Parking Rate	Parking Demand
Douglas County Requirement (Bar Use)	4,071 sq. ft.	1 per 75 sq. ft. with reduction for adjacent on- street parking	51
Proposed Tavern Use (Site Plan)	4,071 sq. ft.	As shown	47
ITE Parking Demand ITE Code 931; Quality Restaurant	4,071 sq. ft.	10.6 per 1,000 sq. ft,	43
DIFFERENCE (Proposed versus ITE)	. Ac		+ 4

Proposed parking demand based on "ITE Parking Generation" data shows that the parking demand for a 4,071 sq. ft. bar use is 43 spaces. This is 4 spaces less than the parking provided on the site plan (47 spaces), which indicates a 9.3% surplus in parking. Based on this information, adequate off-street parking is proposed.

Parking will ultimately be configured to serve the entire outparcel

This is the first pad of the outparcel proposed to be developed, so the parking provided is for only this one use. Ultimately, a contiguous parking lot, with adequate parking for existing and future commercial uses, will be configured to serve the entire outparcel.

Parking is available in the adjacent parking lot

Pad #6 is located within the existing Walmart shopping center with surrounding commercial development and parking availability. There are also pads available for future commercial development.

In addition to adequate parking provided based on ITE Parking Generation data, there is parking available in the adjacent parking lot that could accommodate any unanticipated seasonal demand.

The commercial development is consistent with prior project approvals

The development of Pad #6 is consistent with prior project approvals. Approval of this minor variance will not impair the intent and purpose of commercial development in the area nor will it impact the existing GC zoning designation.

Minor Variance Findings

In accordance with Douglas County Municipal Code Section 20.606.010, this project has been designed to consider the following:

 The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives embodied in the master plan;

The granting this parking variance will not impact or impair the intent and purpose of the Douglas County Municipal Code Title 20 or the goals, policies, and objectives embodied in the Master Plan. The project has been designed in accordance with the Municipal Code and the Design Criteria and Improvement Standards, and is consistent with the original project approval for a commercial development.

2. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

Although the site was designed to maximize parking available and to ensure that no parking spaces are over the existing public utility easement, site configuration limits additional parking. The parking variance is requested based on ITE Parking Generation rates that show a 9.3% surplus of parking available and because there is available parking on the adjacent commercial parking lot to accommodate any unanticipated seasonal demand.

The variance does not result in the establishment of a use (including lot size) which is not permitted within the specific zoning district.

The proposed commercial use (tavern) is permitted within the General Commercial zoning designation with Design Review. The variance does not result in the establishment of a use that is not permitted within the specific zoning district.

Please contact me at 775-321-6538 or kdowns@manhard.com with any questions.

Sincerely,

MANHARD CONSULTING

Karen Downs Land Planner

Gardnerville Town Board AGENDA ACTION SHEET



- 1. <u>For Possible Action</u>: Discussion to approve Resolution 2018R-049 augmenting the Town of Gardnerville FY 18/19 budget; with public comment prior to board action.
- 2. Recommended Motion: Approve Resolution 2018R-049 augmenting the Town of Gardnerville FY 18/19 budget.

Funds Available: ☐ Yes

I N/A

3. Department: Administration

4. Prepared by:

Tom Dallaire/Carol Louthan

5. Meeting Date:

October 2, 2018

Time Requested: 5 i

5 minutes

6. Agenda:

☐ Consent

☑ Administrative

Background Information: The augmentation is bringing forward all the outstanding amounts on purchase orders from 2017/2018. The timing of some of the payments from the purchase orders was different than anticipated. The county pulled back some payments to last year so that made the balance on the PO's less. The PO for Race Studios was assumed to have been paid but there was still an amount on the PO that was not paid at the end of the year. That is why the augmentation changed from the original paperwork that was in the packet that went out on Friday. There is also a purchase order from RO Anderson that we have but there is a gap in the records at the county so we may have to augment that PO next month.

7.	Other Agency Re	eview of Action: Douglas County	™ N/A
8.	Board Action:		
	Approved Denied	□ Approved with Modifications□ Continued	

RESOLUTION NO. 2018R-049

RESOLUTION AUGMENTING THE TOWN OF GARDNERVILLE 2018-2019 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the 2018-2019 Budget as follows:

GENERAL FUND		
Revenue Opening Fu	nd Balance (Open PO's)	\$351,909 \$351,909
Expenditures		Ψ55 1,509
-	ects (Public Works) l Services	\$343,685 <u>\$ 8,224</u> \$351,909
ADOPTED THIS 2 nd day o	of October 2018.	
AYES		
NAYES		
	GARDNERVILLI DOUGLAS COU	E TOWN BOARD NTY, NEVADA
	Ву:	Ol. :
	Cassandra Jone	es, Chairman
ATTEST:		
Tom Dallaire, Cl	erk to the Board	

NOW THEREFORE BI is herein approved.	E IT RESOLVED that the	2018-2019 Fiscal Year Budget Augmentation
ADOPTED THIS	_day of,	2018 by the following vote:
AYES	COMMISSIONERS	
NAYS		
A D.GENE		
ABSENT		
	Ву:	
	Chair	man las County Board of Commissioners
ATTEST:		
Clerk to the Board		

Douglas County Comptroller's Office Budget Transfer/Augmentation Form Date of Request: 10/1/2018 Requested By: K Kaiser Gardnerville For Fiscal Year: 18/19 Fund/Department: DR CR CR DR Revenue Revenue Expend Expend Account Name Fund Dept Account Increase Decrease Increase Decrease 1 Opening Fund Balance 610 000 301 000 351,909 2 Capital Projects 610 923 562 000 14,300 926 329,385 3 Capital Projects 610 562 000 4 Professional Services 610 926 521 100 8,224 5 6 7 8 9 10 11 12 13 14 Totals 351,909 351,909 Net Change 351,909 351,909 Purpose: To adjust opening fund balance for carryover purchase orders from FY 18 2 - Dube' Group (Hellwinkel Barns) \$14,300 4 - Race Bruce \$8,224 3 - Colbre' (Southgate Reconstruct) \$45,879 Simerson (Gville Stn) \$282,417 RO Anderson (Gville Stn \$1,089 Department Head or Comptroller Signature: Comptroller's Office Use Only Approved By: Date: Journal

Gardnerville Town Board AGENDA ACTION SHEET



1.	<u>For Possible Action</u> : Discussion to approve, approve with modifications or deny the updated town building use policy 16.22; with public comment prior to board action.
2.	Recommended Motion: Motion to (approve, deny, approve with modifications as discussed) the updated town building use policy 16.22.
	Funds Available: ☐ Yes
3.	Department: Administration
4.	Prepared by: Carol Louthan
5.	Meeting Date: October 2, 2018 Time Requested: 10 minutes
6.	Agenda: □Consent □ Administrative
ma	ackground Information: Attached is the Building Use Policy for your review. We have ade the corrections the board suggested at the August meeting which are highlighted in llow.
7.	Other Agency Review of Action: □ Douglas County □ N/A
8.	Board Action:
Commence .	Approved



TOWN OF GARDNERVILLE

TOWN OPERATIONS MANUAL DIRECTIVES AND PROCEDURES

Number 16.22

SUBJECT: Building Use Policy

Issue Date

<u>Purpose:</u> Purpose: The purpose of this policy is to regulate the use of public buildings owned by the Town of Gardnerville ("Town"). The Gardnerville Town Board ("Board") has determined that observance of these guidelines promotes orderly use of the buildings and facilities of the Town, that confusion and disappointment are minimized, and building and facilities remain useful to the Town's citizens for a longer period by requiring each user of a Town building or facility to adhere to this policy.

<u>Responsibility</u>: The Board has the ultimate responsibility for the proper care, maintenance, and use of Town public buildings. The Board delegates the maintenance responsibility of Town public buildings to Town staff. If a person is aggrieved by the decisions or actions of the Town staff, the aggrieved person may request that the Board review the determinations or actions of Town staff after proper request is made, and the Board considers the matter at the next available Board meeting agenda.

Facilities Available

Maximum Occupancy

Gardnerville Station 1395 Hwy 395 N

46

Scheduling of reservations:

Reservations are accepted on a "first-come, first-served" basis. Applicants must sign a building use application and agree to be bound by its terms. Use must be scheduled through the Town of Gardnerville Administrative Office at 1407 Highway 395 N, by phone (775) 782-7134 or online at https://www.townofgardnerville.com/government/town-forms/ On occasion approval must be obtained from the Gardnerville Town Board. If board approval is needed, it will be scheduled for the next town board meeting. Board meetings are held on the first Tuesday of each month.

I. Fees:

Deposit \$300 Rate \$25/hr

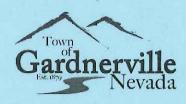
II. Insurance: As part of the application, each applicant shall supply proof of insurance. Comprehensive general liability insurance naming the Town as an additional insured and certificate holder will be required for any use with minimum limits of insurance of \$1 million for each occurrence and \$1 million annual aggregate. Insurance coverage must include premises, operations, products and completed operations, at a minimum.

III.

- III. <u>Keys</u>: Keys to the building will be furnished a day in advance of the event. Keys should be returned the next business day after the event. The Gardnerville Station meeting room does have equipment that requires security, and therefore the user shall be required to check out a key for the building and is prohibited from distributing the key to any other person. If the key is lost or requires replacement due to the user's actions, then the renter shall be responsible for reimbursing the Town for any related cost including but not limited to new keys, or re-keying of the building.
- IV. <u>Rules for Use</u>: Renter is responsible for securing the entire building after their event. The building should be left in a clean and orderly condition.
 - a. Use of tobacco or marijuana products is prohibited on Town property at any time.
 - b. The possession and/or use of alcoholic beverages are prohibited on town property at any time.
 - c. The possession and/or use of drugs, other than those prescribed by a medical doctor or licensed health care professional is prohibited on Town property or on any town property at any time.
 - d. Commercial use of a Town building, such as selling products or charging an admission fee is not allowed.
 - e. Pets or animals (other than guide animals) are prohibited in Town buildings.
 - f. Open flames of any kind are not allowed in or around Town buildings, including, without limitation, lighted candles, fires of any type and torches of any type.
 - g. The use of portable heaters is prohibited in town buildings.
 - h. Lights within a town building shall be turned off at the conclusion of use. If a user fails to turn off lights after use of a Town building or facility, a penalty may be imposed and he user precluded from use of Town buildings or facilities in the future.
 - i. Meetings and activities must be conducted in a manner that avoids damage to the building and furnishings. If damage occurs, the user <u>will lose their deposit and be billed for actual costs of labor and material damages.</u>
 - j. Alterations or modifications to buildings or equipment owned by the Town is prohibited.
 - k. Children attending meetings or activities must be supervised at all times by a responsible adult. Children should never be left unattended on the grounds or in the building.
 - 1. Parking is restricted to legal parking areas.
 - m. Events shall not exceed use more than 8 hours in any calendar day.
 - n. Posting or mounting materials on walls, ceilings, light fixtures, columns, doors or equipment is prohibited
 - o. Renters wishing to bring equipment must make arrangements at the time the building use application is signed.
 - p. No performance or any other event presented in a town building shall be broadcast by radio, television or by any other means (such as social media, cell phone, computer and the like) without written consent of the Gardnerville Town Board or Manager.
- V. <u>Food and Beverages:</u> Care should be taken to avoid spills of all food and beverages. Spills should be cleaned up immediately, and all waste material removed from the premises after use and deposited into an approved trash or garbage receptacle. Staining foods and drinks should be avoided and red push is not permitted inside any Town public building.
- VI. <u>Emergencies</u>: Should an emergency occur while using a building, users should alert everyone in the building and contact emergency services by dialing 911. The designated meeting place during an

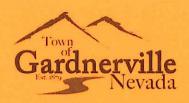
- emergency is the parking lot of the building being used. Avoid panic and contact the town as soon as possible.
- VII. <u>Trash</u>: All trash is the responsibility of the renter and <u>must be removed from the property at the conclusion of the event.</u> Do not allow cups or cans with liquid to go directly in the trash.
- VIII. <u>Cleaning</u>: All tables and chairs used where food or beverages were present must be cleaned, sanitized and put back in their original places prior to the end of the rental period. The floor where food or beverages were present must be swept and vacuumed prior to the end of the rental period. All moving of furniture must be done with care to avoid scratching the floors. Scratches caused by moving furniture will be considered damage and will be addressed as such.
- IX. <u>Cancellations</u>: Cancellations occurring less than 48 hours prior to an approved us with result in forfeiture of deposit fees unless cancellation occurs because of an unforeseen and/or uncontrolled event, including, without limitation, acts of God, strikes, war and civil unrest.
 - a. In the event the facility closes for a weather emergency a refund will be issued.
- X. Lost or Stolen Property: The town shall not be responsible for lost, stolen or damaged property.
- **XI.** Hours of Operation Building use is available only when it is not being used by the town and only between 8:00 a.m. 9:00 p.m. on weekdays and 8:00 a.m. 10:00 p.m. on weekends. Building use is subject to noise restrictions per Douglas County Code Section 20.690.030 and 20.702.180.

Gardnerville Town Board AGENDA ACTION SHEET



1.	Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for September 2018.
2.	Recommended Motion: N/A Funds Available: ☐ Yes
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: October 2, 2018 Time Requested: 5 minutes
6.	Agenda: □Consent ☑ Administrative
Ва	ackground Information: To be presented at meeting.
7.	Other Agency Review of Action: □ Douglas County
8.	Board Action:
	Approved

Gardnerville Town Board AGENDA ACTION SHEET



1.	Not For Possible Action: Discussion on the Town Manager I activities for September 2018.	Monthly Report o
2.	Recommended Motion: No action required. Funds Available: ☐ Yes ☐ N/A	
3.	Department: Administration	
4.	Prepared by: Tom Dallaire	
5.	Meeting Date: October 2, 2018 Time Requested:	5 minutes
6.	Agenda: □Consent □ Administrative	
Bā	ackground Information: See attached.	
7.	Other Agency Review of Action: Douglas County	™ N/A
8.	Board Action:	
	Approved	



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

Town Manager Monthly Report - October 2018 Board Meeting

A. Gardnerville Station (former Eagle Gas): Simerson Construction, LLC continues to be behind schedule. The building will be substantially complete on Wednesday this week. The acoustic panels arrived yesterday and are being installed over the weekend, which was holding up the install on the lights for the meeting room. We ordered the chairs and tables for the facility. I continue to wait on ROA for the drainage information on the S curve. I need to start the SIP plans for a permit. The contract has stated an October 1st turnover date. As of Friday it is not looking good. Lights need to be installed.

B. 395 Crosswalks: We have received a new amendment for review and comments for NDOT to

approve and hopefully have next month for board approval. We are getting close(r).

C. Kingslane Sidewalk Project: NDOT has now found an additional \$220,000 in funding for the project. Lumos has the plans for my review and comments prior to submitting to the NDOT District II office. NDOT staff is working on amendment #3 with the town for additional funding. Met with NDOT staff in the field on the project, what the changes are we have proposed and what we could see as future needs for pedestrian access along 395 from the Main Street apartment complex to match into the proposed improvements. Got the Southwest Gas agreement updated and sent to Jennifer for her review.

D. Borda Storm Drain Project: The project has been permitted and construction will start and

finish this month. The contractor is gearing up to get it built. Next week?

E. Heritage Park and Ezell Right-of-way: No new development. This is a complicated matter and I have not made it a priority to work on the issue with all that is going on right now.

F. 395 Sidewalk @ the French: Main Street design group is interested in taking on a project like this. I have a meeting with the adjacent property owners. I called the DA and they have not made any progress on releasing it to the town to do with what we need to. I do need to get the plans redlined for ROA and get this on the list of work to be done. Again, the town would be taking on a project where we are spending town funds on NDOT right-of-way improvements. I

was encouraged to seek safety funds for this project.

- G. Plan for Prosperity Update: Bruce provided a 1st rough draft of some text. I reviewed it, redlined it and provided to JD for his comments. We are working through some very complicated issues with the county and what our expectation is as an outcome of this new plan. The CAC, TAC, and SAC all will be invited to comment and turn back in the comments in writing. Consolidated and presented to both town boards. Still working on the planning commission and BOCC issue and what we are seeking from them on the plan. I have not seen anything on the press release on this topic. I should have the draft version of the plan to share with the board and public at the board meeting. Met with Louis on the process he sees the plan going through. He recommended a master plan map and text amendments. Still working through the issues on this one. I spent a lot of time summarizing the land use in Minden and Gardnerville to figure out numbers for the Plan for Prosperity. See attached. Matt, JD, Cassandra and I met to discuss the process and their expectations on the plan.
- H. Office Items:

1 Attended the planning commission meeting for the Sapp/Day project.

Need some time to review the sign with GIS so I can get the text re-scaled on their image and provide it to the sign shop. I reached out to the GIS department and have not received a reply yet.



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

- 3 Used Acella to review many of the applications coming up to the board for review. The project reviews are taking more time as they are complicated in nature. This month we had the tavern and Main Street Apartments.
- 4 Attended the League of Cities conference. I met the Winnemucca manager and City council member. See the attached info note I took at conference.
- 5 Attended a 2-day manager level county leadership training. We will go through the training and then make recommendations for the other county staff. They are trying to train within. There will an extended studies certificate at the end of the 4 sessions of training. It was a great class and working like that with the other leadership of DC County was invaluable.
- Met with the property owner of the Frontier Antiques property. He does not think the curve is the best visibility for commercial development. He wants to enhance the park that is there, make some improvements to the site and add some garages for the residents' storage and clean-up process, and expand into some tiny house units. They would own and rent out to work force people. It's a form of work force housing. Winnemucca has a great project at an RV park for mining housing.
- 7 Been watching the pond digging operation behind the ranch at the request of Cassandra and Linda wrote the press release of all that is going on in Gardnerville.
- 8 Coordinated the seeding on the town owned Gilman property. Geoff and staff installed the sprinklers for water. We will move the sprinklers around to get the grasses to grow and set prior to winter. We also picked up a lot of seed to reseed the Hellwinkel open space.
- 9 Volunteered at the candy dance.
- 10 Ordered signs for the chess storage box. Thank you to Vicki for measuring it up and drafting them out and to Paula for putting that together.
- 11 Attended the Agri Hood meeting. This is gaining traction. Jack Jacobs is presenting to the service clubs and at the chamber luncheon. Definitely need to be able to allow this type of development in the valley.
- 12 Met Nate at Heritage Park to come up with the list of things for his Eagle project on the Bocce Ball Courts. We will present something more definitive to the board for approval soon.
- 13 Did lots of research on the Chichester CCR's based on the phone calls and public comment from last month's meeting. We responded to Mr. Stiles. See attached.

	Minden						1,413,136		
Revenue	Ad V Prop	Ad Valorem Property tax	ប៊	C-tax Dist	Ğ	Gaming	Overall Revenue	Acres	Revenue per Acre
	↔	958,746	€9	383,763	8	70,627			
Vacant Land <199	3%	28,762					28,762	227	127
Residential 200-299	72%	690,297					690,297	406	1,700
Multi-Family 300-399	2%	19,175					19,175	10	1,993
Commercial 400-419 & 460-499	18%	172,574	75%	287,822			460,397	181.70	2,534
Tourist Commercial 420-459	4%	38,350	20%	76,753	100%	70,627	185,729	33	5,688
Industrial 500-599	1%	9,587	2%	19,188			28,776	13	2,260
Public Use 900-999							0	16	
	100%		100%		100%			886.21	
		Min	Minden				\$ 1,413,136		
Fund	Gener	eral Admin	Hwy	Hwy & Streets	Cultu	Cultural & Rec	Overall Cost	Acres	Cost per Acre
Exspense	€	296,273	\$	755,307	↔	361,556	\$ 1,413,136		
Vacant Land <199								227	8
Residential 200-299	%59	\$ 192,577	%58	\$ 642,011	%56	\$343,478	\$ 1,178,067	406	\$ 2,901
Multi-Family 300-399	%9	\$ 14,814			2%	\$ 18,078	\$ 32,891	10	\$ 3,419
Commercial 400-499	23%	\$ 68,143	15%	\$ 113,296			\$ 181,439	214	\$ 846
Industrial 500-599	2%	\$ 14,814					\$ 14,814	13	\$ 1,163
Public Use 900-999	2%	\$ 5,925					\$ 5,925	16	\$ 366
	100%		100%		100%			886.21	

	Gardnerville						\$1,348,079		
Revenue	Ad Valorem Property tax	orem y tax	C-tax Dist	Dist	Gaming	ng	Overall Revenue	Acres	Revenue per Acre
		\$ 1,033,332	6	290,470	€9	24,277			
Vacant Land <199	9 4%	41,333		0			\$ 41,333	483	86
Residential 200-299	%99	681,999					\$ 681,999	384	1,777
Multi-Family 300-399	%2 6	72,333					\$ 72,333	97	746
Commercial 400-419 & 460-499	13%	134,333	%52	217,853			\$ 352,186	201	1,753
Tourist Commercial 420-459	%9 6	62,000	10%	29,047	100%	\$ 24,277	\$ 115,324	2	22,050
Industrial 500-599	9 4%	41,333	15%	43,571			\$ 84,904	20	1,686
Public Use 900-999	0	0					-	62	0
	100%		100%		100%			1299.41	
	Gardnerville						\$1,348,079		
Fund	d Admin	in	Parks	ks	Public Works	Vorks	Overall Cost	Acres	Cost per Acre
Exspense	69	355,228	⇔	88,000	\$	904,851			
Vacant Land <199	0	0		0		0	\$	483	0
Residential 200-299	99 22%	195,375	%96	83,600	%08	723,881	\$1,002,856	384	2,613
Multi-Family 300-399	10%	35,523	%9	4,400	2%	45,243	\$ 85,165	26	878
Commercial 400-499	9 25%	88,807		0	2%	45,243	\$ 134,050	206	650
Industrial 500-599	10%	35,523		0	10%	90,485	\$ 126,008	20	2,502
Public Use 900-999	O	0		0		0	€	62	0
	400%		100%		100%			1299.41	

								:	
		Min	Minden				Gardnerville	ə	
ew Use Codes starting 1/2015	Assessed Value	Acres	Value	Value per acre	% of total acres	Assessed Value	Acres	Value per acre	% of total acres
Vacant Land <199	\$4,323,726	227	₩	125,433	25%	\$6,657,106	483	\$ 160,884	37%
Residential 200-299	\$116,013,757	406	\$	1,857,893	44%	\$118,283,303	384	\$ 2,470,787	78%
Multi-Family 300-399	\$3,316,582	10	\$	2,136,665	1%	\$13,282,790	97	\$ 2,309,821	%2
Tourist Commercial 420-459	\$9,229,369	29	₩	752,469	%9	\$1,628,219	5	\$ 917,733	1%
ommercial 400-419 & 460-499	\$25,395,356	185	\$	1,773,014	16%	\$29,398,988	201	\$ 1,010,460	16%
Industrial 500-599	\$1,924,133	13	↔	592,287	1%	\$1,924,133	13	\$ 592,287	4%
Agricultural 600-699									
Utilities 700-799	0\$	41	₩.	1	4%	\$151,358	15	\$ 12,937	1%
Mining 800-899									
Public Use 900-999	0\$	16	₩	1	2%	\$3,479,166	62	\$ 369,731	%9
Totals	\$160,202,923	927				\$174,805,063	1277		

	Net Assessed			Assessed	Assessed				% of total	
Town of Mindon - 540	Value	Acres	Value per Acre	Land	Improvement	Exempuons	Parcel	% of total acres	Assessed	
10001 Of Inflication Office Interitable	5	0	6	007 000 00	ç	6	r		Value	
120 - Vacant - Single Family Residential	\$1,655,500	135.53	812 245	\$1,667,050	G 5	\$11.550	o 8			
130- Vacant - Multi-Residential	\$501,375	13.56	\$36,975	\$501.375	0 S	C#) (C			
140 - Vacant - Commercial	\$2 149 700	6197	\$34 717	\$2 205 000	Q 65	\$55,300	, 5			
150 - Vacant - Industrial	\$17.150	0.41	\$41 525	\$17.150	9	¥	T			
190 - Vacant - Public Use Lands	9	13.32	050	\$78,435	₽	\$78,435	- 6			
Vacant Subtotal	\$4,323,726	227.23	\$125,433	\$10,305,479	\$0	\$145,321	70	25%	3%	
200 - Single Decidence	9440 000	90.000	900	A95 700 700	063 170 770	700 0778	100			
200 - Siligie Falliny Nestderlice 240 - Individual Residential Thit - Townhouse or Row House	\$3,919,070	253.00	81 337 567	\$1 198 750	\$2 721 640	\$47.207 \$1.320	2 6			
270 - Single Family Residential Common Area	08	79.77	D\$	\$137	\$0	\$137	8 6			
282 - Single Family Residential with Minor Improvements - No livable structures	\$57,784	0.33	\$173,526	\$54,250	\$3,534	0\$	8			
Single Family Subtotal	\$116,013,757	406.10	\$1,857,893	\$36,490,717	\$79,996,704	\$473,664	1517	44%	72%	
one of the contract of the con	000	7	0000	6 7 7	131 014	6	L			
300 - Ougley 310 - Two Single Esmily Unite	4305 458		\$109,247 \$170 75A	#1.0,000 #40.404.045	413,141	G 6	n e			
320 -Three to Four Units	\$1.852.151	1.47	\$1,259,967	\$694,750	\$1,157,401	S 69	5			
330 - Five or More Units - Low Rise	\$798,570	4.71	\$169,548	\$369,250	\$1,158,635	\$729,315	ო			
382 - Mutti-Family Residential with Minor Improvements - No livable structures	\$81,156	0.24	\$338,150	\$4,200	\$76,956	0 \$	12			
Multi Family Subtotal	\$3,316,582	9.62	\$2,136,665	\$1,307,915	\$2,737,982	\$729,315	38	1%	2%	
400 - General Commercial	\$17,215,394	118.28	\$145,544	\$6,523,545	\$26,757,606	\$16,066,739	79			
402 - Parking and/or Parking Structures	\$140,795	2,90	\$48,483	\$252,700	\$76,955	\$188,860	7			
404 - Convenience Stores	\$260,386	0.53	\$491,294	\$64,400	\$25,129	0\$	-			
410 - Offices, Professional and Business Services	\$6,775,004	45.25	\$149,721	\$2,109,100	\$10,233,427	\$5,567,650	4			
412 - Residence used as Commercial Business	\$263,047	1.20	\$218,478	\$124,950	\$138,097	Q	7			
420 - Casino or Hotel Casino	\$6,050,956	22,90	\$264,234	\$910,350	\$5,140,606	₩	m			
430 - Commercial Living Accommodations	\$3,178,413	6,51	\$488,235	\$630,000	\$2,548,413	80	4 -			
440 - Commercial Recreation	04	3.24	0\$	\$222,250	\$1,924,457	\$2,146,707	- 1			
400 - Commercial Comme	4542,3464	0.00 6.00	780,88¢	061,754¢	808,6814	\$28,664	~ <			
47.0 - Commercial with Minor Improvements	F447 407	1000	#07 YOU	#40.R 00.0.R	50 40 TC 10	† <i>Ç</i>	ተሞ			
490 - Mixed Use with Commercial as primary use	\$84.209	0.16	\$526,306	\$31,500	\$52,709	S S	· -			
Commercial Subtotal	\$34,624,725	214.35	\$2,525,483	\$11,410,949	\$47,040,434	\$23,998,624	157	23%	22%	
				•						
500 - General Industrial - light Industry, trucking and warehousing,	\$450,747	2.24	\$200,957	\$226,450	\$224,297	90	ı,			
510 - Commercial Industrial - retall of office use combined with 520 - Heavy Industrial	\$1,327,721	9.43 0.83	\$140,798 \$147.478	\$587,750 \$68,600	\$639,971 \$50 990	₽ ₽	.n. ←			
582 - Industrial with Minor Improvements - with structures insufficient	\$24.733	0.24	\$103,054	\$23,800	\$933) (S)				
Industrial Subtotal	\$1.924.133	12.73	\$592,287	\$1.006,600	\$917,533	- 05	. 01	7%	1%	
700 - Operating Communication. Transportation and Utility Property of an	- -	0.74		£6	OS.	. (41			
710 - Communication. Trensportation, and Utility Property of a Local	9,	40.17	9	\$234.535	\$13,500,647	\$13,735,182	· m			
Utility Subtotal	0\$	40.91	\$0\$	\$234,536	\$13,500,647	\$13,735,183	4	4%	%0	
900 - Special Purpose Common Area	0\$	16.18	\$0	\$309,855	\$406,965	\$716,820	o			
Public Use Subtotal	\$0	16.18	\$0	\$309,855	\$406,965	\$716,820	6	2%	%0	
MINDEN TOTAL	\$160,202,923	927.12	\$7,237,761	\$61,066,051	\$144,600,265	\$39,798,927	1805	100%	100%	
Developed Area		683.83	75%							

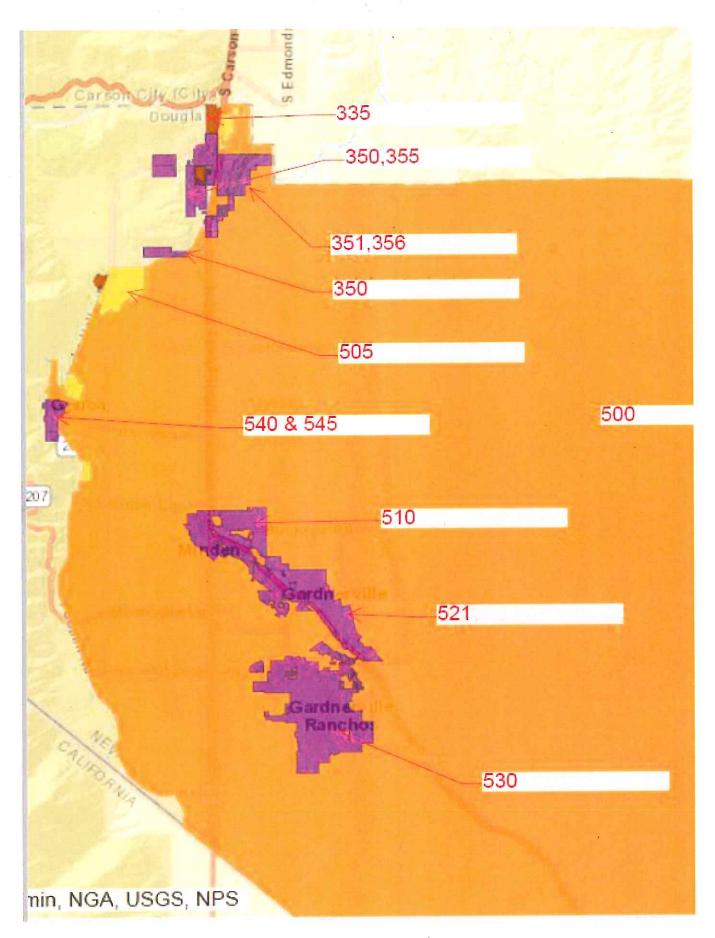
25%

227.23

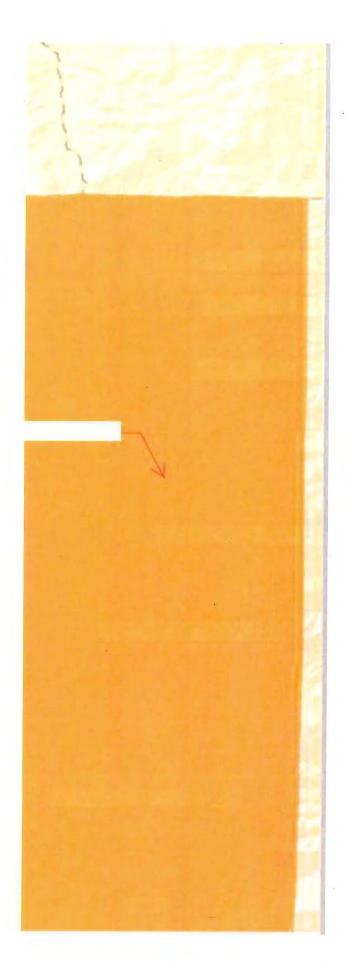
Vacant Land

Town of Gardnewille , 524	Net Assessed Value	Acres	Value per Acre	Assessed Land	Assessed Improvement	Exemptions	Parcel Count	% of total acres	% of total Assessed
110 - Vacant - Splinter and Other Unbuildable 120 - Vacant - Splinter and Other Unbuildable 130 - Vacant - Multi-Residential 130 - Vacant - Multi-Residential 140 - Vacant - Commercial 150 - Vacant - Industrial 160 - Vacant - Public Ise Jands	\$106 \$2,597,350 \$863,450 \$3,034,500 \$161,700	7.457 314.98 13.63 104.86 2.68 39.09	\$14.21 \$8,246.08 \$63,349,23 \$28,938.58 \$60,335.82 \$0.00	\$216 \$2,597,350 \$863,450 \$3,391,500 \$161,700 \$140	G G G G G	\$110 \$0 \$0 \$357,000 \$140	27 pp pp 26 pc 4		2 2 2 5
Vacant Subtotal	\$6,657,106	482.70	\$160,884	\$7,014,356	\$\$	\$357,250	29	37%	4%
200 - Single Family Residence 220 - Manufactured Home Converted to Real Property 230 - Personal Property Manufactured Home on the Unsecured Roll 236 - Personal Property Manufactured Home on the Unsecured 236 - Personal Residential Unit - Townhouse or Row House 270 - individual Residential Unit - Townhouse or Row House 270 - Single Family Residential common Area 280 - Single Family Residential with Minor Improvements 282 - Single Family Residential with Minor Improvements - No livable structures 290 - Mixed Use with Single Family Residential as primary use Single Family Residential With Minor Improvements	\$1136,301 \$1,336,772 \$52,426 \$1,114,400 \$3,526,550 \$102,781 \$120,741 \$138,332	328.624 5.44 0.28 6.75 2.5 2.6.562 1.65 9.03 3.01 383.85	\$340,484.26 \$245,730.15 \$187,235.71 \$165,096.30 \$1,410,620.00 \$62,291.52 \$13,371.10 \$45,987.48 \$2,470,787	\$ 37,063,950 \$ \$1,336,772 \$40,250 \$1,301,300 \$1,301,300 \$105 \$90,300 \$101,850 \$101,850	75,360,458 \$671,772 \$12,176 \$181,975 \$2,227,890 \$12,481 \$0,241 \$36,482 \$78,543,475	\$ 533,107 \$0 \$0 \$7,920 \$2,640 \$105 \$105 \$ \$0 \$543,772	1599 53 3 67 139 37 6 1 2 2	29%	9699
300 - Duplex 310 - Two Single Family Units 320 - Three to Four Units 320 - Three to More Units - Low Rise 330 - Five or More Units - Low Rise 350 - Manufactured Home Park - Ten or More Manufactured Home Units 360 - Multi-Family Residential Auditiary Area 370 - Multi-Family Residential Common Area 390 - Mixed Use with Multi-Family Residential as primary use	\$1,033,402 \$400,251 \$3,935,500 \$5,549,312 \$2,103,165 \$39,096 \$194,455	2.41 1.95 11.41 25.68 46.33 0.03 7.79 1.35	\$428,797.51 \$205,256.92 \$344,916.74 \$216,094.70 \$45,395.32 \$920,300.00 \$5,018.74	\$451,500 \$1,82,000 \$1,479,100 \$1,669,325 \$1,519,000 \$26,250 \$35,006 \$133,350	\$581,902 \$222,211 \$2,457,276 \$4,428,042 \$584,165 \$4,096 \$4,096 \$4,096	\$3,960 \$1,320 \$548,055 \$0 \$50 \$60 \$60 \$60	25 7 7 17 17 10	i	i
Multi Family Subtotal	\$13,282,790	96.95	\$2,309,821	\$5,495,531	\$8,340,156	\$553,341	103	%2	%2
400 - General Commercial 402 - Parking and/or Parking Structures 410 - Offices, Professional and Business Services 412 - Residence used as Commercial Business 420 - Casino or Hotel Casino 430 - Commercial Living Accommodations 460 - Commercial Living Accommodations 460 - Commercial Living Accommodations 470 - Commercial Common Area 470 - Commercial with Minor Improvements	\$23.191,877 \$213,736 \$5,274,989 \$135,670 \$689,335 \$938,884 \$137,552 \$037,251	1.72.843 1.786 0.83 0.99 4.24 1.61 1.61	\$134,178.86 \$121,440.91 \$295,352.13 \$163,457.83 \$696,297.88 \$221,434.91 \$86,970.00 \$49,222.89	\$8,993,565 \$1,542,310 \$1,542,310 \$81,900 \$99,750 \$140,000 \$145,550 \$10,900 \$10,900 \$10,900 \$10,900 \$10,900 \$10,900	\$25,658,706 \$53,086 \$4,451,922 \$53,770 \$589,575 \$589,585 \$589,14 \$29,612 \$73,501 \$135,414 \$135,414	\$11,473,323 \$719,243 \$0 \$0 \$0 \$32,060 \$32,060 \$0	50 m 20 4 m 4 m 4 m 4 m 4 m 4 m 4 m 4 m 4 m 4		
Commercial Subtotal	\$31,027,207	206.08	\$1,928,193	\$11,631,726	\$31,585,440	\$12,224,627	153	16%	17%
500 - General industrial - light industry, trucking and warehousing, 510 - Commercial Industrial - retail or office use combined with 570 - Industrial Common Area 580 - Industrial with Minor Improvements 620 - Open Space Industrial with Minor Improvements	\$6,046,326 \$1,210,967 \$1,383 \$95,383 \$0,352,677	39.589 8.481 0.735 1.2 0.35	\$152,727.42 \$142,785.87 \$1.36 \$79,485.83. \$0.00 \$375,000.49	\$ 1,567,720 \$ 373,065 \$ 91,350 \$ 35 \$ 2,032,171 \$	\$4,548,208 \$837,902 \$4,032 \$0 \$0 \$0	69,631 	67 49	4%	4%
700 - Operating Communication, Transportation, and Utility Property of an 710 - Communication, Transportation, and Utility Property of a Local Utility 5ubtot al	\$0 \$151,358 \$151,35 8	3.51 11.7 15.21	\$0.00 \$12,936.58 \$12,936.58	\$ 482,895 \$ 482,896 \$	\$0 \$1,425,430 1,4 25 ,43 0	\$ 1,756,967 \$ 1,756,968	- 12	7%	% 0

2%	100%	
%9	100%	
8 2 13 13	2319	
6,417,101 124,126 - 3,226 6,544,453	\$ 22,050,077	
\$5,658,931 \$ \$36,276 \$ \$3,014,716 \$ \$3,191 \$ \$8,713,114 \$	\$ 757,757 \$	
\$ 758,170 \$ 87,850 \$ 464,450 \$ 35 \$ 1,310,505 \$	\$ 68,809,962 \$	
\$0.00 \$0.00 \$369,730,71 \$0.00 \$369,730,71	\$7,627,352	63% 37%
58.25 10.22 9.41 1.6 79.48	1,315	831.92 482.70
\$0 \$0 \$3,479,166 \$3	\$180,233,607	
Public Use Subtotal	GARDNERVILLE TOTAL	Developed Area Vacant Land
900 - Parks for Public Use 910 - Cemeteries 922 - Skilled Nursing Homes 980 - Special Purpose with Minor Improvements		



13-66



Closing session

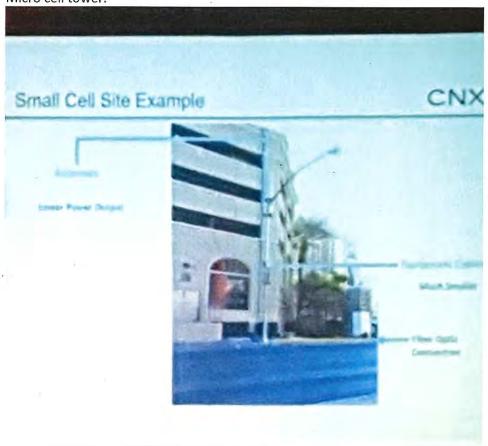
Saturday, September 15, 2018 10:30 AM

Henderson high school ranked 20th in nation Parks and recreation

Committees for national

Nv league of cities caucus. Serve on Committee Be involved in the league.

Smart works partners nationwide small cell legislation. - Anthony perez Micro cell tower.



State legislation and links to amount per light pole.

20 per pole year or 200 per year.

California my shut it down

Streamline s 3157 control on what the sites look like and charges per year.

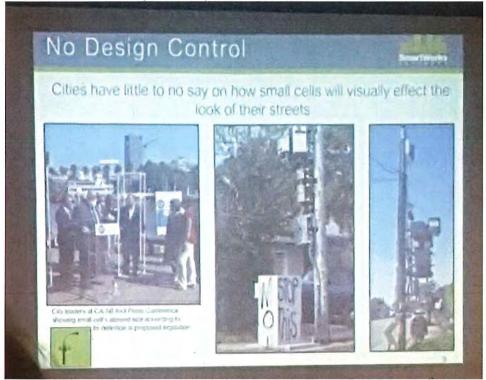
September 25th. Fcc will hear new rule

Application fee -\$ 500 each application.

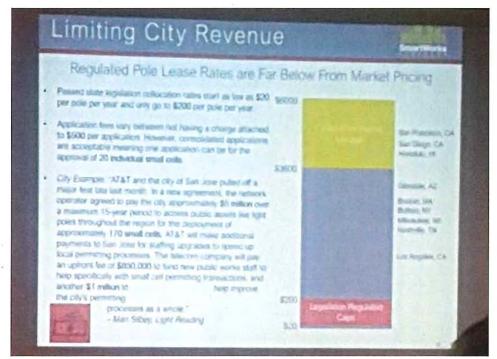
13-H5-1

Limits rent annually to \$270 per pole. Should be \$1000 annually

Aesthetics can install a pole if they want to0.



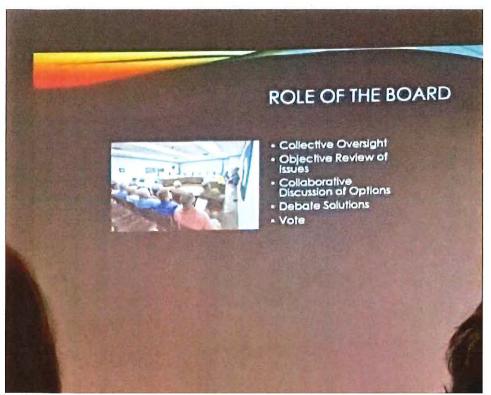
Sets shot clock. - time for review and approval.



Cost to maintain it.

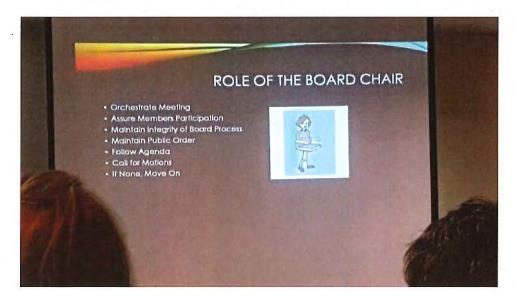
Federal legislator and stop fcc on this rule. September 4th. Info was released.

13-45-2



Collaborate because you want too. Debate solutions. And vote.

Chair to board. Orchestrate the meeting. Collaborate with members.



One at a time. - on to deliberate.

3 PRINCIPLES TO GUIDE BOARDS

 The person running the meeting is the servant of the group, and the group is the final authority.

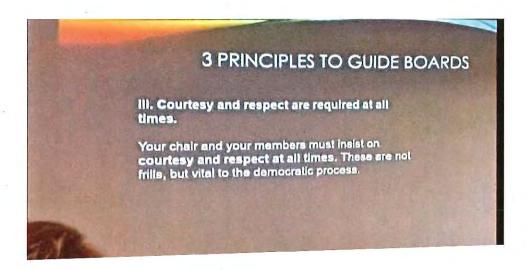
The group must decide what it wishes to do. It is the chair's duty to assist the group in this task. And the group has the ability to overturn any decision or ruling made by the chair.

3 PRINCIPLES TO GUIDE BOARDS

II. All members have equal rights, privileges and obligations. To ensure this, no one may speak a second time until everyone who wishes to do so has spoken once.

Every member of a board has an equal right to speak. If you adopt and apply the rule that no one may speak a second time until everyone who wishes to do so has spoken once, you will find that your meetings take on an antirely different nature – for the good!

13-45-4

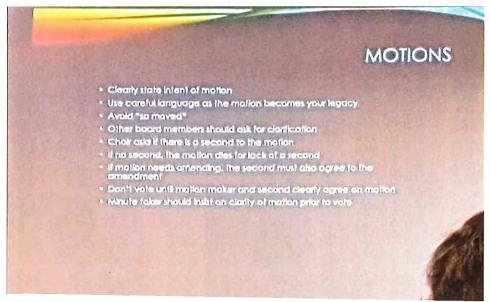


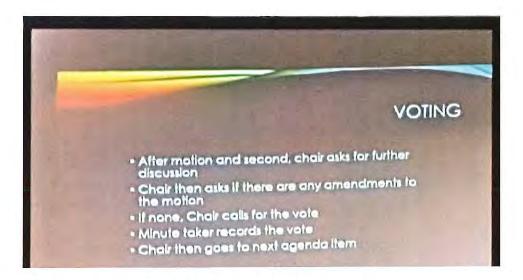
We can insist on that by modeling on what you want Ok to disagree but not ok to be un civil.



So moved is not clear.

Repeat the motion. What are we voting non and nis it clear.





Sjr14 - reset property tax to sale - needs to pass a second time.

Property tax increase - vs level out the paid services. Sell the voters to 2020 on this.

No 3. Framework for. What will happen to franchise fees

- How are we going to be able to license these new providers
- · What happens to net meter contracts.
- Is there an opportunity to assist and pool power needs to try to purchase power as a group.

3% business license incentive.

Home rule Fernley taking 0.05 on diesel tax.

We have to engage with our legislators and talk with those in the Legislation body

Housing homelessness

Saturday, September 15, 2018 9:20 AM

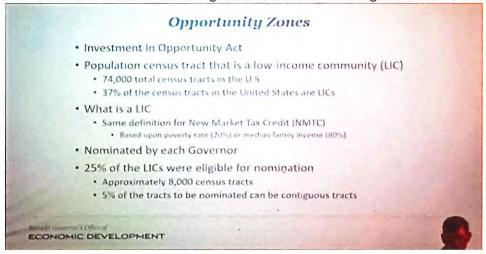
Henderson 120000 units

70% single family and 40% of that are rental homes 30% multi family homes.

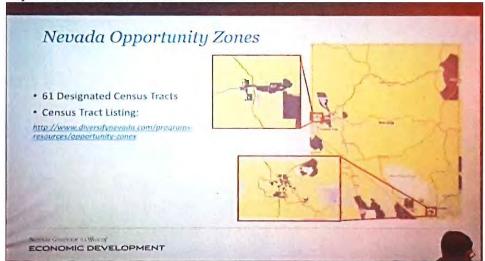
Crowell - need more imperical data and how do we address it.

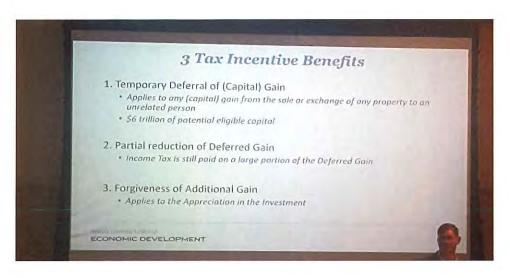
Matt Moore deputy director goed.

Lmi - cenus tract. 30% in us is designated as lmi. 80% 244 eligable tracts 25 zones were selected.



Adjacent tracts could be nominated.





Differ capital gains Reduces amount of taxes Forgivness on capital gain.

Example

- Investor sells stock for \$30M (\$20M of long term capital galn) on July 1, 2018
- Investor invests \$20M in an interest in an O-Fund on September 1, 2018.
 - . Does not need to invest the entire \$30M
- December 31, 2026:
 - . Investor's tax basis in the O-Fund was increased by S3M (15% of \$20M)
 - \$2M on September 1, 2023, and \$1M on September 1, 2025
 - · Investor has to pay tax on \$17M long-term capital gain
- September 2, 2028:
 - Investment in the O-Fund has appreciated from \$20M to \$60M (\$40M in potential gain)
 - If the investment in the O-Fund is sold, then there is no taxable gain on the \$40M of appreciation.

ECONOMIC DEVELOPMENT

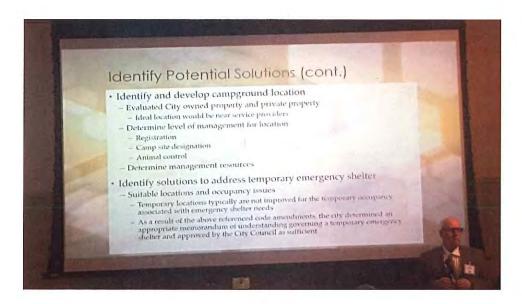
What is an Opportunity Fund (O-Fund)

- -Intermediary Between Investors and the Investments in the Opportunity Zone
- -Statutory Requirements:
- Organized as a Corporation or Partnership
- •An Investment vehicle organized for the purpose of investing in Opportunity Zone Property.
- *90% Requirement (Must hold at least 90% of assets in Opportunity Zone Property)
- -Certification Process
- -Penalty Imposed for Noncompliance

ECONOMIC DEVELOPMENT

Scott williams. Elko nv Re structure the city code. To address the Landuse for camping within the community.

13-H5-8



Humanitarian camp ground and how they managed that. Look at service providers city provided and campground and development and service providers managed camp ground.

Fish - registered people and could be assigned for the campground. County on the transit route.



Hsmi database. On the homeless issue.

Opening session

Friday, September 14, 2018 9:28 AM

Gateway community to public lands.

Share resources, personel and equipment, and budget resources.

Benifit of the taxes and reaources and how they work together on the boys and girls club

Census 2020 - federal funding issue, needs to be accurate.

Food trucks popular because cheaper than brick and morter.

Tiny houses isses and rv park. And getting in code to allow.



Business trainer. Magic performer.

Bodine.

Forward stepping in doingnwhat we currently do.

Generative creativity. - creating somthing you do not currently do now to make

Vision creates reality.

Where does the leverage come from? Situation and cuatomers. How do you bridge the gap.



Audio Rec...

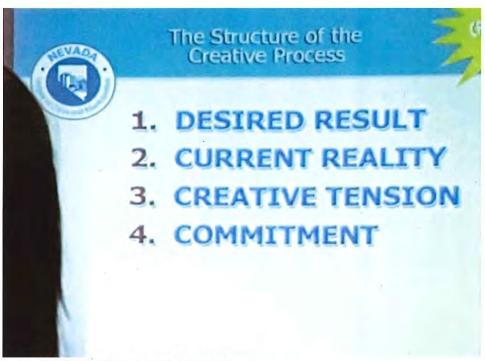


Audio Rec...

If you want follow through -



Audio Rec...



- 1. What is it that you want to create.
- 2. What do you care about so much that you wamt.to bring that into creation.

Get the team together and find out what we want to create.

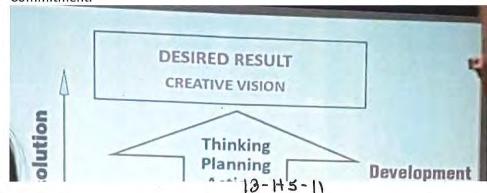
3. One point of reference. Goal setting is out. Goal restrucure is in - method of creating clear vision cirrentneercomustantces and current resousers to bring this desired result into. Creating descrponcy awareness.

Bowman pulls a arrow back and lets it go.

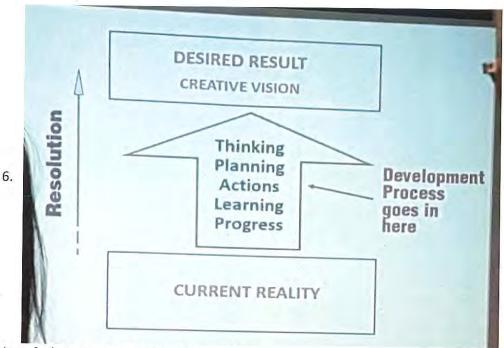
Can only resolve itself

Set the goal in thenground and pull us forwars to meet the goal. One good idea can release alotnof energy towards your

- 4. Passion. Engauge innwork that is meaningful and you feelnyour making progress.
- 5. Commitment. -



Ο.



Vision of what you want to do with your team

Is the glass half emty or full?

The gap is good. The wprd needed to get to tye end goal. The streaching of the rubber band.

People are the number one people. How many ideas did you get from them Wonder why - Moral is low and

Create a process on creating a situation to gather the ideas from staff.

Employee satifaction. If we cultivate those ideas there will be

Www.bodinebalsco.com/theleague.

For free \$97

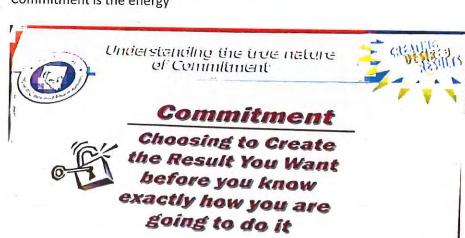
Try it 2 times.

In less than 30 minuites and evaluate the best ideas.

- 3 ideas they choose and we make them aware of how
- 2 weeks and we want to bring 2 ideas.



Choice to creatw what you want to create Commitment is the energy



Its not what the vision is - its whats the vision does. It may not be the intended outcome. Its what was created through that process.

We have resources in our environment that we do not kow we have.

Qualities of a Generative Leader

They know where they want to go. Desired Result.

- They know where they currently are. Current Reality.
- They deeply care about the end result.
- They are able to encourage others to join them in creating the desired result.
- They are able to help others focus on reality in relationship to the desired end result.
- They are able to <u>translate structural tension</u> into actions, that are designed to move from current reality to the desired outcome.



13-45-14



September 19, 2018

Robert Stiles Chichester Estates Property Owners Association, President.

Dear Mr. Stiles:

Thank you for your letter of September 11, 2018. I have reviewed it with Chairwoman Jones. Four of the seven lots you reference are owned by the Town of Gardnerville. Three of the lots, APNs 1320-33-310-006, (lot 132), 1320-33-310-005, (lot 125), and 1320-33-310-002, (lot127) were transferred as a condition of approval for the Chichester Estates Subdivision. The Deed executed by the Developer, Chichester Estates Joint Venture, did not restrict ownership to the CEPOA CC&Rs. These lots are designated wetlands parcels. They are not zoned for development. The remaining lot owned by the Town is APN 1320-33-310-005 (lot 131) which is a commercial property. The deed to the Town does not restrict this lot or subject it to the CC&Rs of the CEPOA either.

You inquired about the former litigation between the Town and Chichester Estates. The litigation did not involve the lots that you are referring to in your September 11, 2018 letter. Rather, it involved a strip of land between the Town's right of way and the Chichester Estates perimeter wall along Toler Road that was not being maintained by the private homeowners or the POA. During the litigation, it was resolved that the Town would obtain easements from the private owners for the strip of land and maintain the landscaping.

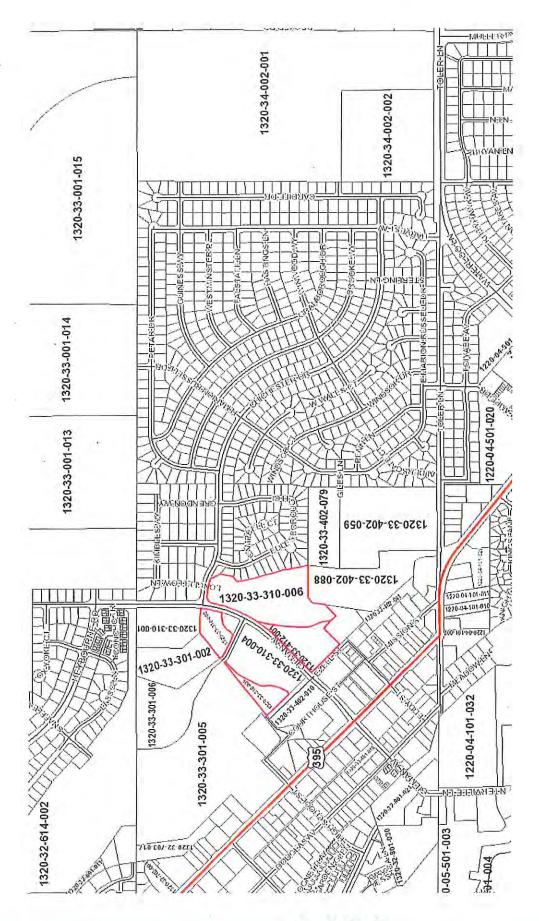
From the Town's point of view, its lots in question should not be viewed as part of the CEPOA. And, in response to your specific inquiry, the Town has no objection to efforts to formalize and confirm that the four lots referenced above were "removed" and not part of the association and CC&Rs. I do not believe the other three owners of the remaining seven lots referenced would object to removal either, but of course, I recommend you reach out to them individually.

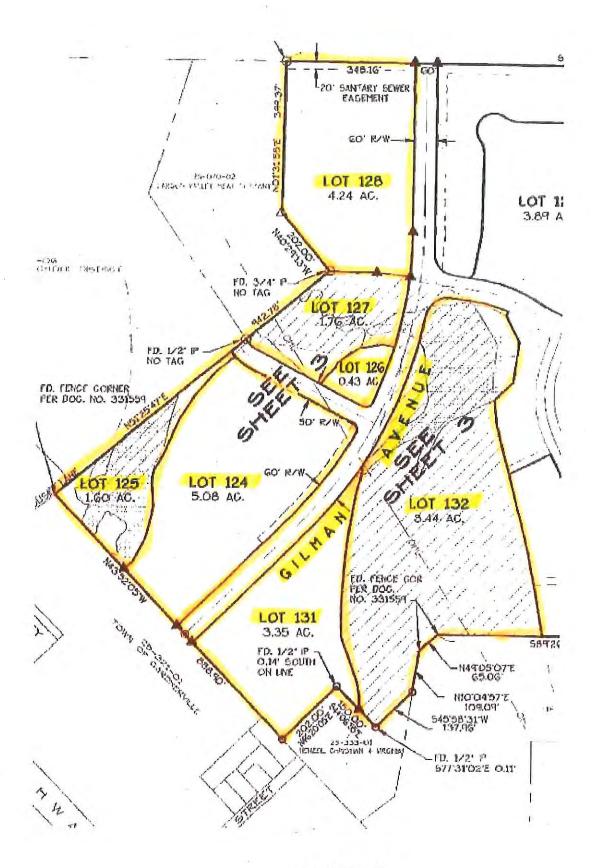
I apologize for the delay in responding to you, but your question required research and consideration of a couple of decades of documents and consultation with Town counsel. I was away from my office for the majority of July recovering from a significant automobile accident, and did not have an opportunity to return your original call before the September meeting. I hope this letter is helpful to you. Please let me know if you have any other questions or concerns about this matter.

Thank you.

Thomas Dallaire, P.E.

Gardnerville Town Manager





13-413-3

Dallaire, Tom

From:

Wednesday, September 19, 2018 3:21 PM Dallaire, Tom Sent:

'ROBERT STILES'

RE: Emailing: cepoa pres reply.pdf

Subject:

ö

drive over it. The street light issue could not be resolved. The county would not allow the contractor to use waterloo and access straight onto Gilman. I call BS I know there are issues with the truck traffic going through the development. The streets are built to handle truck traffic, but the concentrated amounts they contractor to put it back each working day they ended the hauling. Huge costs. I had them talked into lowering the median on Gilman at 395 so they could are running will take a toll on them. So you know, I have been trying to work with the developers on alternate routes since the ranch started back up its construction. The county has been difficult to deal with about this topic. If we make changes to the street light and loose a turn lane, they wanted the as the route is a states, but they did not want the trucks going next to Lampe park, yet down a residential road was ok.

The Zerolene once Contacted as part of phase 3, which has been turned over to KDH builders, will be the main construction route, but there are 395 right of acquisition issues at testa and PR Supply.

aware of the issue and the noise, but unfortunately we cannot do anything about the trucks using the road. The County staff will not support a not a truck route So we had them remove the dirt mound form the town commercial property, that the town was on the hook for hauling off over 20 years ago, and they reduced -the number of truck coming down Chichester. Now if you go the trail head at Snaffle Bit, you will see they are excavating a large hole there that will be a pond we will be able to fully develop out at some point in time. That material is being hauled up to Phase 4 to get the pad level high enough they can construct a construction access off of Buckeye and that pond excavation eliminated any trucks going through Chichester for the kick off of that work. So, we are quite designation. This is still something we have to run up the line to the County commission, and to get there staff needs to support it.

If I get wind of more development and deliveries of soil that needs to access through chichester, when they get the material from the pit out by ruienstroth, we can let you know so the email could be sent out that would be great. This last outfit from Reno did not even let me know. I have a great working relationship with John Carlson from Mountain West Construction and they always let me know when they are filling a road.

Thank you for your time.

Tom Dallaire

Gardnerville Town Manager Tom Dallaire

0 775-782-7134

From: ROBERT STILES [mailto:captrim99@hotmail.com]

Sent: Wednesday, September 19, 2018 11:26 AM

Subject: Re: Emailing: cepoa pres reply.pdf

we can then draft a document which will suffice for all parties involved. Thank you once again for your time. If the CEPOA can Thank you, Mr. Dallaire. I have forwarded your response to our board. We will contact the other lot owners for their approval and continue with our quest of obtaining enough homeowner votes for removal of the 7 lots from our CCRs. When all is done ever be of assistance to the ToG we want you to know the current board is here to help. We also want you to know that our current management company has the capability to send out mass phone/email messages to our homeowners in case you have information which would be of benefit to our residents. Thank you.

President, CEPOA Robert Stiles

From: Dallaire, Tom <<u>tdallaire@douglasnv.us</u>>
Esent: Wednesday, September 19, 2018 10:42 AM
To: 'ROBERT STILES'

Subject: Emailing: cepoa pres reply.pdf

Good Morning Mr. Stiles.

Please see the attached letter and maps for your response to the letter you issued on September 11.

Thank you

Tom Dallaire.

Gardnerville Town Manager Tom Dallaire

0 775-782-7134

C 775-690-8366

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Gardnerville Town Board AGENDA ACTION SHEET

□ Denied



1. Not For Possible Action: Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville, Community Foundation of **Douglas County.** 2. Recommended Motion: N/A Funds Available: ☐ Yes ☑ N/A 3. Department: Administration 4. Prepared by: **Tom Dallaire** October 2, 2018 5. Meeting Date: **Time Requested: 10 minutes ☑** Administrative 6. Agenda: Consent **Background Information**: To be presented at meeting. 7. Other Agency Review of Action: Douglas County ₩ N/A 8. Board Action: Board members report on the meetings they have attended. □ Approved with Modifications ☐ Approved

☐ Continued