



Storey County Community Development Planning Division

110 Toll Road, Virginia City, NV 89440
Phone: (775) 847-0966 Fax: (775) 847-0935
planning@storeycounty.org

Development Application

Submit this completed application and all attachments with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). Application fee is non-refundable. Please make checks payable to Storey County Community Development.

Land Owner: Thomas S. & Midge A. Taormina

All land owners must be listed on this application. TYPE OR PRINT LEGIBLY IN BLACK OR BLUE INK

Mailing Address: 370 Panamint Road

City: Virginia City Highlands State: NV Zip: 89521

Telephone (Home) (775) 847-7917 Business (775) 847-7929

Applicant: Thomas S. & Midge A. Taormina

All applicants must be listed on this application. TYPE OR PRINT LEGIBLY IN BLACK OR BLUE INK

Mailing Address: SAME

City: _____ State: _____ Zip: _____

Telephone (Home) (_____) _____ Business (_____) _____

Community

- Gold Hill Virginia City VC Highlands (1 acre) Highland Ranches (10 acres) Virginia Ranches (40 acres)
- Mark Twain Mustang Lockwood Painted Rock TRI Other County

Project Street Address: 370 Panamint Road

Assessor's Parcel Numbers (APN): 003-431-18

Lot: 37 Block: 37 Acreage: 10.1

Storey County Development Application

Please check application type for which you applying.

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Appeal to County Commissioners – Special Use Permit	\$250.00	<input type="checkbox"/> Appeal to County Commissioners - Variance	\$100.00
<input type="checkbox"/> Billboards	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00
<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee	<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00
<input type="checkbox"/> Master Plan Text Amendment	\$800.00	<input type="checkbox"/> Mining Exploration and Registration	\$65.00 per hour
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Reversion to Acreage	n/a	<input type="checkbox"/> *Special Use Permit – Minor	\$250.00
<input checked="" type="checkbox"/> *Special Use Permit - Routine	\$450.00	<input type="checkbox"/> *Special Use Permit – Major	\$750.00
<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant. _____ Applicant's Initials

*** If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List.**

Storey County Development Application

Project or Request Description (Please attached additional pages as necessary)

This is a request for a special use permit (SUP) under SCC 17.62.010.

Certain uses may be permitted by the board of county commissioners in zones in which they are not permitted by this title where such uses are deemed essential or desirable for the public convenience or welfare. The procedure for filing of applications, filing fees, public hearings, findings and appeals shall be the same as provided for variances in Chapter 17.60 of this title.

The Applicants seek reinstatement of Building Permit 8354, issued June 27, 2008, and a special use permit as more fully described in the supplement. Additional material is found in the Exhibits and a Needs Analysis.

The proposed use, as more fully discussed in the supplement, is desirable for the public convenience or welfare.

Storey County Development Application

Professional Consultant/Representative(s)

Name: Fred Hopengarten, Esq.
Address: Six Willarch Road
City: Lincoln State: MA Zip: 01773
Phone: 781.259.0088 Fax: _____ Cell: _____
Contact: _____ Email: fred@antennazoning.com

Other Person(s) to be Contacted

Name: Brian M. McMahon, Esq.
Address: 3715 Lakeside Drive, Ste. A
City: Reno State: NV Zip: 89509
Phone: 775.348.2701 Fax: 775.348.2702 Cell: 775.720.1818
Contact: _____ Email: brian@mcmahonlaw.org

Note: Please add additional pages if necessary.

Applicant's Affidavit:

I, Thomas S. Taormina, being duly sworn, depose and say that I am the applicant
(Printed name)

of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Community Development Department staff.

Signature of Applicant

Date

Subscribed and sworn to before me this _____ day of _____, _____

(Notary stamp)

Notary Public in and for said county.

State

Property Owner's Affidavit:

I, Thomas S. Taormina, being duly sworn, depose and say that I am an owner* in
(Printed name)

fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Community Development Department staff.
(*A separate Affidavit must be provided by each property owner)

Signature of Property Owner

Date

Subscribed and sworn to before me this _____ day of _____, _____

(Notary stamp)

Notary Public in and for said county.

State

**Storey County Development Application
Additional Property Owners or Applicants**

Property Owner's or Applicant's Affidavit:

I, Midge A. Taormina, being duly sworn, depose and say that I am an owner* in
(Printed name)

fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Community Development Department staff.

(*A separate Affidavit must be provided by each property owner)

Signature of Property Owner

Date

Subscribed and sworn to before me this _____ day of _____, _____

(Notary stamp)

Notary Public in and for said county and state.

Property Owner's or Applicant's Affidavit:

I, _____, being duly sworn, depose and say that I am an owner* in
(Printed name)

fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Community Development Department staff.

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Signature of Property Owner

Date

Subscribed and sworn to before me this _____ day of _____, _____

(Notary stamp)

Notary Public in and for said county and state.

Property Owner's or Applicant's Affidavit:

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(Printed name)

fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Community Development Department staff.

(*A separate Affidavit must be provided by each property owner)

Signature of Property Owner

Date

Subscribed and sworn to before me this _____ day of _____, _____

(Notary stamp)

Notary Public in and for said county and state.

**Storey County Development Application
DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS**

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Application Form	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Site Plan	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water rights	Reclamation Plan	Insurance	Bonding	Additional Information – Check with Planning Division	
<input type="checkbox"/>	Abandonment	X	X	X	X	X			X	X		X										X
<input type="checkbox"/>	Amended Map	X	X		X	X			X	X		X										X
<input type="checkbox"/>	Appeal to County Commissioners – Special Use Permit	X	X		X	X			X													X
<input type="checkbox"/>	Appeal to County Commissioners - Variance	X	X						X													X
<input type="checkbox"/>	Billboards	X	X																			X
<input type="checkbox"/>	Boundary Line Adjustment	X	X	X	X	X			X	X		X	X									X
<input type="checkbox"/>	Condition Amendment	X	X						X													X
<input type="checkbox"/>	Development Agreement (Requires Special Use Permit)	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<input type="checkbox"/>	Extension of Time Request (One Year Extension Only)	X	X	X					X													X
<input type="checkbox"/>	Master Plan Map Amendment	X	X		X	X			X	X												X
<input type="checkbox"/>	Master Plan Text Amendment	X	X																			X
<input type="checkbox"/>	Mining Exploration and Registration Review	X	X	X	X	X			X	X												X
<input type="checkbox"/>	Parcel Map – Record of Survey																					X
<input type="checkbox"/>	Parcel Map	X	X	X	X	X			X	X		X					X					X
<input type="checkbox"/>	Planned Unit Development, Tentative	X	X	X	X	X		X	X	X		X	X	X	X	X	X					X
<input type="checkbox"/>	Planned Unit Development, Final	X	X	X	X	X		X	X	X												X
<input type="checkbox"/>	Reversion to Acreage	X	X	X	X	X			X	X		X	X									X

Note: Additional information and materials may be required with the application.

Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Application Form	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Map (11 x 17)	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Site Plan	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Bonding	Insurance	Additional Information – Check with Planning Department	
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X	X												X
<input checked="" type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X	X												X
<input type="checkbox"/>	Special Use Permit – Major	X	X	X	X	X			X	X												X
<input type="checkbox"/>	Special Use Permit – Major Industrial	X	X	X	X	X			X	X												X
<input type="checkbox"/>	Street Name Request	X	X		X				X													X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X	X		X	X	X	X	X	X					X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X		X		X										X
<input type="checkbox"/>	Variance - Administrative	X	X						X	X												X
<input type="checkbox"/>	Variance	X	X	X					X	X												X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X	X		X										X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X	X		X										X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X			X										X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X																X
<input type="checkbox"/>	Other	X	X	X	X	X																X

Note: Additional information and materials may be required with the application.