

Austin Osborne

From: Austin Osborne
Sent: Monday, October 23, 2017 4:09 PM
To: 'Morgan Anthony Matthew Lamb'; randelsr@encorecre.com; erica@encorecre.com
Cc: Pat Whitten; Kathy Canfield; Lance Personal
Subject: RE: Painted Rock - Emerald Business Center; PUD Documents; Pending Ordinance & Master Plan

Morgan,

It was good discussing this with you. Per our conversation, please see the following resources and short discussion.

1. Lee Bonner is our local liaison with the Nevada Department of Transportation (NDOT). Lee will help your group navigate through the USA Parkway (SR 439) encroachment permits and other requirements of the State. His contact is: 775.888.7122 and lbonner@dot.state.nv.us
2. The 2016 Storey County Master Plan is available at <https://www.storeycounty.org/292/Master-Plan> I recommend word-searching "Painted Rock" which will take you to the Painted Rock Plan planning area and "McCarran" which will take you to the McCarran (TRI) planning area. General goals and objectives for these areas and the county as a whole should be reviewed too. They discuss goals and objectives for various developments that may occur in the county.
3. The draft updates to Title 17 Zoning and Title 16 Subdivisions are available at <https://www.storeycounty.org/517/Updates> These updates streamline and better align with the Nevada Revised Statutes (NRS) for the process for PUDs, subdivisions, and other land use actions. These updates should be ready for board action by the beginning of December.
4. Per your request, we will also provide you updates of any planning actions occurring in the immediate area.
5. Please contact my cell anytime if you need immediate assistance.
6. We anticipate to engage in pre-application conferences with you before any application(s) is submitted. This will ensure that the parties are on the same page at the beginning of the process.

Thank you,
Austin

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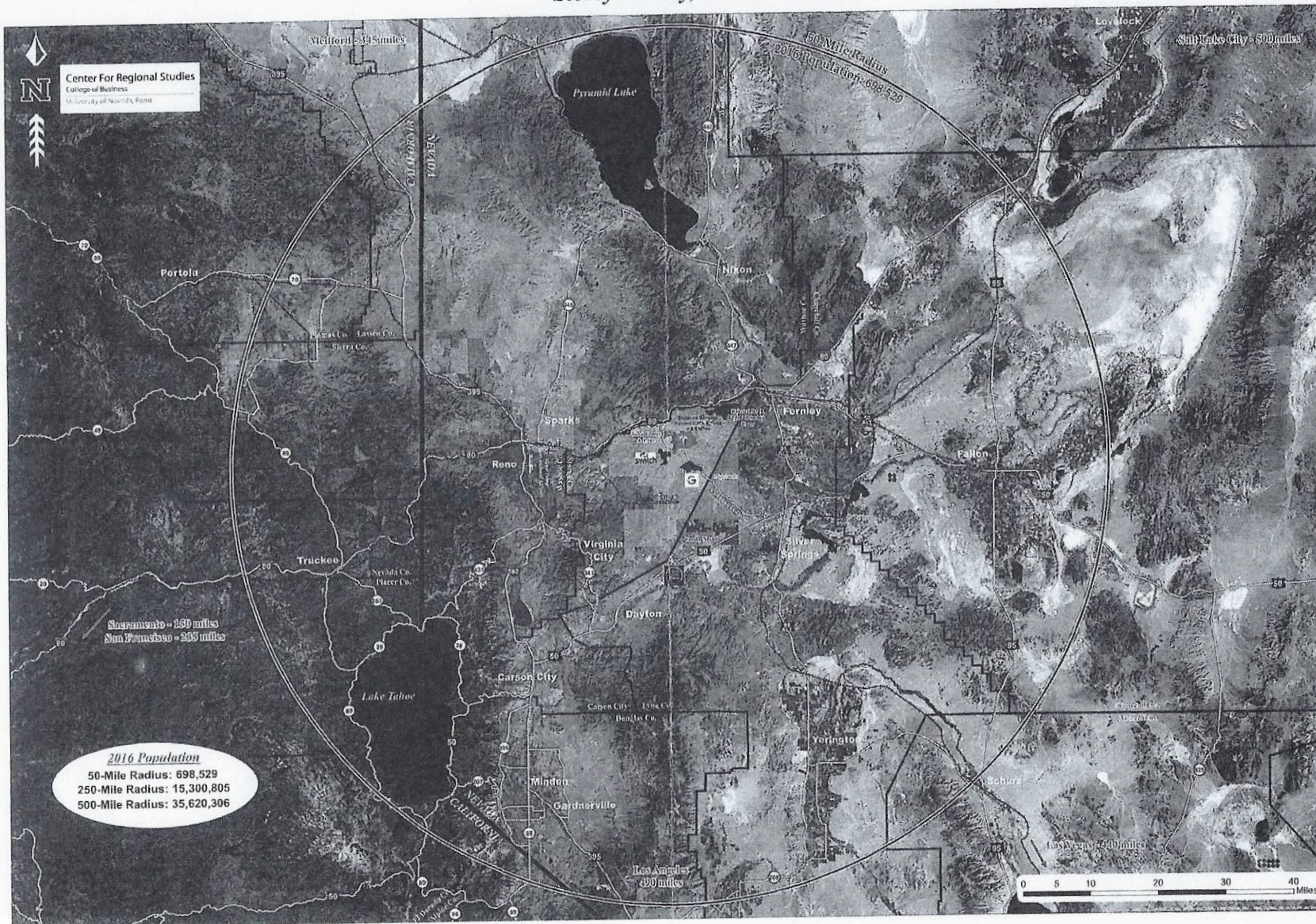
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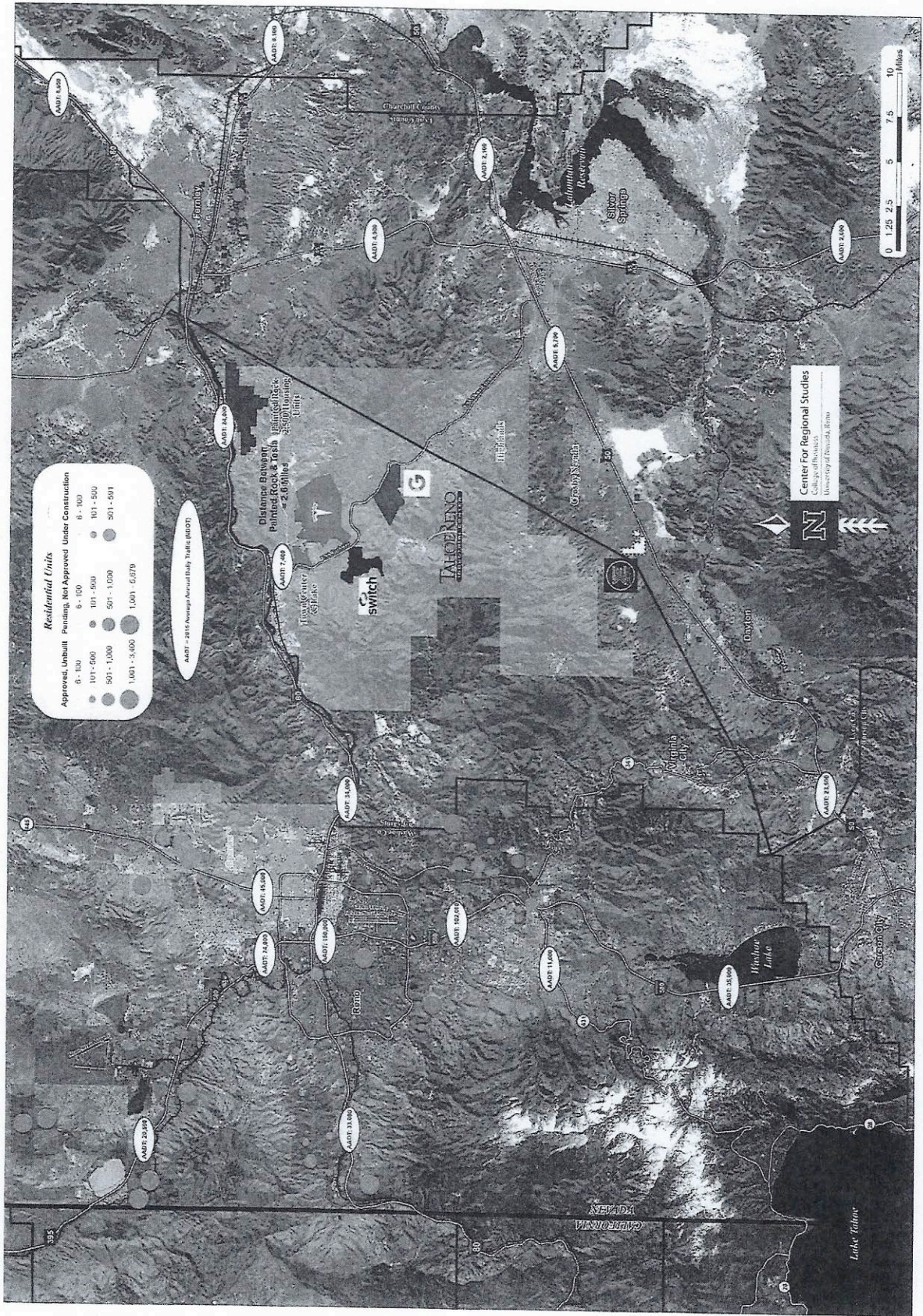


Tahoe Reno Industrial Center

Storey County, Nevada



Regional Residential Development & Traffic Counts



Randy

Town Center
06/29/17

Traffic management association - to
manage north-south traffic.

RTC: Dribling, McCarroll, Gibson.

See if student crossing violates QA. Does it say "no x"?

Pat: Med waste?

Landscaping association

Subdivision, ~~entire~~ entitlements.

Linked list group is read group to communicate w. UPRR

* Notice PC in. ~~Asst. Mgr.~~ memo.



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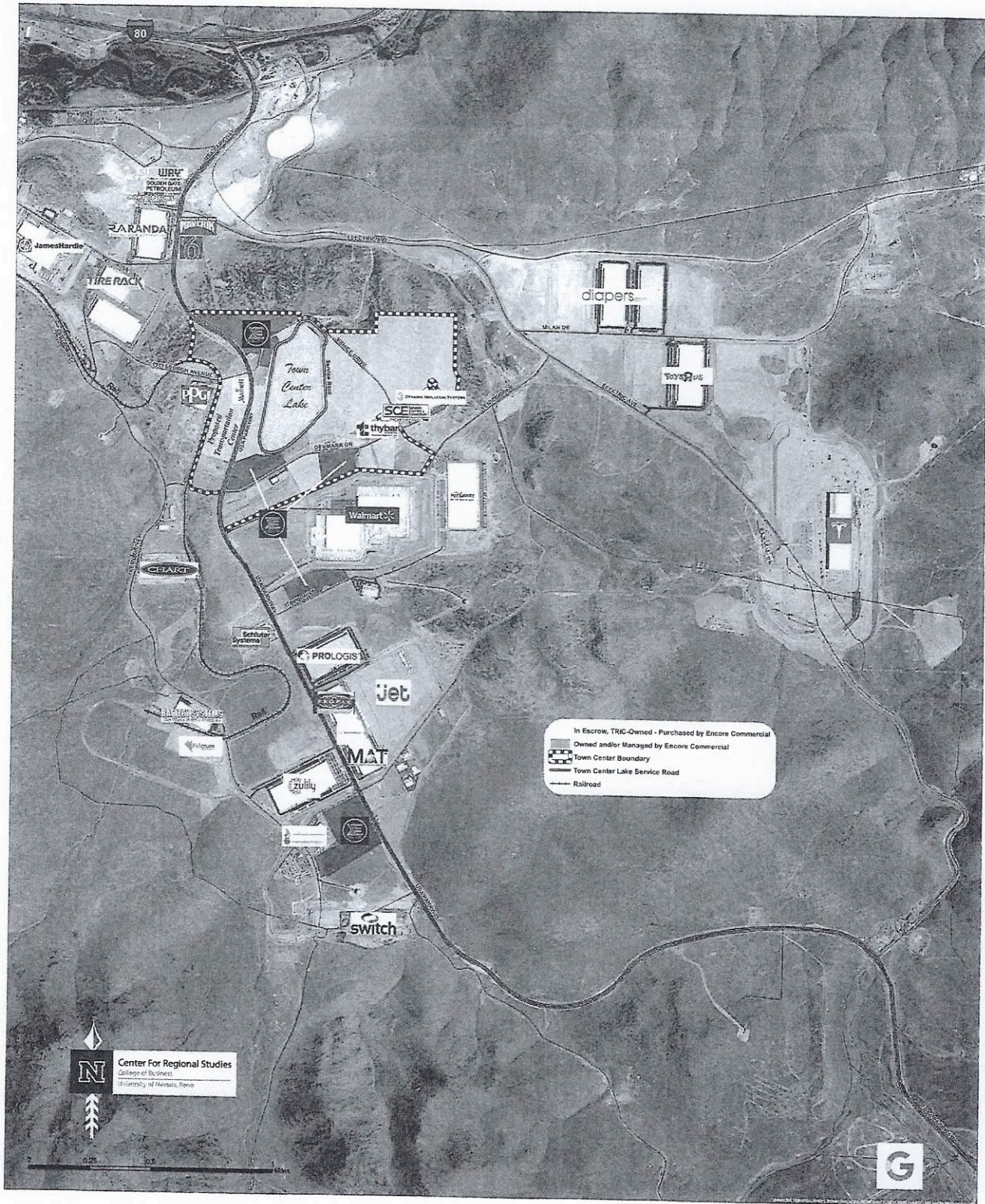
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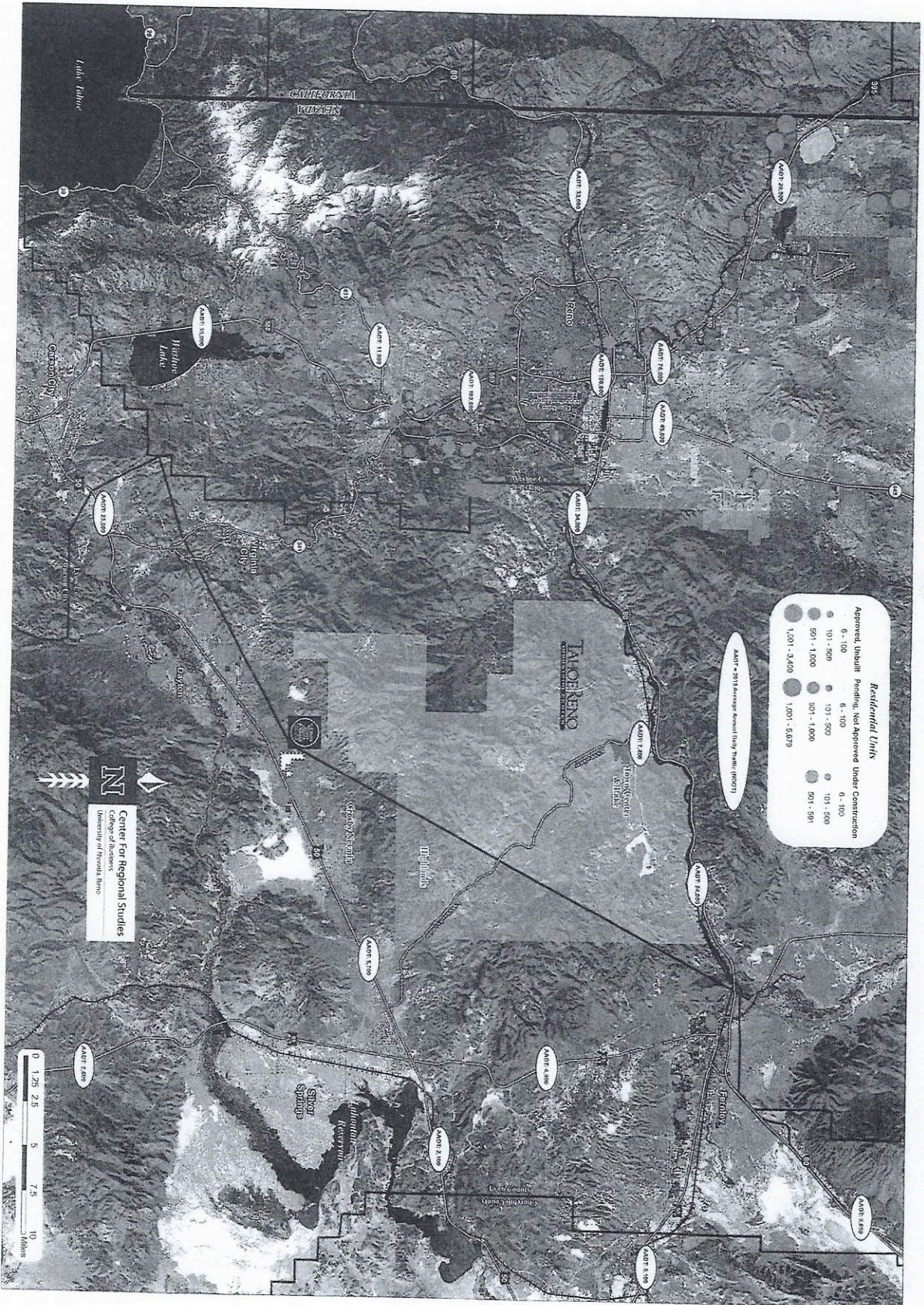
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Tahoe Reno Industrial Center

Town Center



Regional Residential Development & Traffic Counts



10/18/17
Tommy Carter
New Niles

- 2,209 ac. planted Rock. in escrow.
- 4000 +/- residential units total between PR + TRI.
- Request 25% of PR to be shifted to Tommy Carter.
- 1/3 of Tommy Carter to be R. use.

- * • Map shows 2 areas set to remain @ Walmart.
- 1,000 R units in ~~MP~~ T.C., remaining in P.P.
- 6 interchanges into US 6 Parkway.
- 1,000-2,000 employees for Block Chain.
- Possible 4,500 R units total.

- Total < 2 year project.
- FID to be separate.
- * • What happens if the efficient pipeline does not happen?
- Jobs will be dispersed and retrained to mitigate trade as we.
- Block Chain corporate hq. would be located here.
- 100 ac. total T.C.

- * • Oak Grove about around MP to allow x42 certain R units.
- Cost of main land is more about 1000 acres.
- Transit center would be located to west of US 6.
- Airport? Public/private.