

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING**

FEBRUARY 20, 2019

Mayor Edgington called the meeting to order at 5:00 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Ray Lacy, Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Sue Seidl, Councilwoman Fran McKay, City Manager Daphne Hooper, Assistant to the City Manager Colleen Unterbrink, City Attorney Brandi Jensen, Planning Director Tim Thompson, Public Director Dave Whalen, Redevelopment Attorney Doug Thornley, City Engineer Derek Starkey (late arrival), Deputy City Clerk Brenda Gosser.

1.2. Public Comment

Gloria Coates, North Fork Road resident spoke regarding excessive speeders on her street that go 40-50 mph, reported near hits and blind spots, requested that a 25 MPH sign be placed.

Delores Sybrant thanked City Council and City staff for the help they have provided regarding fundraisers for Wounded Warriors, she stated that the funds raised have been used to buy ramps, wheelchairs, food, artificial limbs, etc.

Edrie LaVoie, resident, asked for an update of the property agreement between the City and Lyon County for the senior center, she asked that the item be placed on next agenda.

1.3. Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilman Dan McCassie, Councilwoman Fran McKay, Councilwoman Sue Seidl.

2. CONSENT AGENDA:

2.1. (Possible Action) Approval of Voucher Report.

2.2. (Possible Action) Approval of Minutes from February 6, 2019.

2.3. (Possible Action) Approval of Business Licenses.

Motion: MOVE TO APPROVE CONSENT AGENDA, 2.2 AND ITEM 2.3, **Action:** Approve, **Moved by** Councilman Ray Lacy, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl.

Councilman Ray Lacy disclosed that he is a vendor listed on the Voucher Report, of item 2.1 and would abstain from voting.

Motion: MOVE TO APPROVE CONSENT AGENDA, ITEM 2.1, **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by**. **Vote:** Councilman Stan Lau. Motion carried (**summary:** Yes = 4, Abstention = 1). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Abstain:** Councilman Ray Lacy.

3. REPORTS This item is for various public entity representatives to provide general information to the Council and public. No action will be taken.

3.1. Reports by City Staff, City Council and the Mayor, including but not limited to monthly statistical reports by city departments.

City Manager Daphne Hooper reported that the Citizen's Academy would begin tomorrow at 6 pm at City Hall; that Coffee with the Mayor would happen on Saturday at 9 am at City Hall and that March 28 would be Local Government's Day of the legislature.

Councilwoman Fran McKay reminded the STEM festival would take place on Thursday 2/28 at the High School. Judging would take place on Wednesday at 6 pm and judge volunteers are needed.

Mayor Roy Edgington reported that he and Councilwoman McKay attended the rural caucus where they spoke to rural legislators Titus and Settlemeyer about issues affecting the City, such as minimum wages and water issues.

3.2. 2019 State of Nevada Legislative Update

This item was not heard due to the lobbyist being absent.

Recess at 5:20 pm.

City Engineer Derek Starkey arrived at the meeting at 5:35 pm.

Meeting started back at 5:40 pm.

4. PUBLIC HEARINGS

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

4.1. Public Hearing – Establishment of City of Fernley Redevelopment Project Area No. 1

Assistant to the City Manager Colleen Unterbrink presented this item and stated that the City had been through an extensive process, with many meetings, presentations and workshops over the last 20 months. She stated that the City had accepted the Preliminary Redevelopment Plan and the Preliminary Owner Participation Agreement (Planning

Commission 11/2018 and City Council 12/2018); proposed final Redevelopment Plan and LPA Rules (Planning Commission 12/2018); and the Business Impact Statement adopting the Redevelopment Plan and Establishing Fernley Redevelopment Project Area no. 1 (City Council 2/2019), thus far.

Mrs. Unterbrink stated that notices were sent to parcels within the proposed redevelopment area and legal notices were published to notify of the scheduled public hearing. Because of a concern brought forth to staff regarding the data used to issue the notices, staff recommended a continuance of this item until Thursday March 14th at 6 pm. Staff also recommended that the public hearing continue during this meeting to allow those present the opportunity to contribute if they chose to.

Councilwoman Sue Seidl asked about eminent domain and bonds associated with redevelopment. Redevelopment Attorney Doug Thornley explained how eminent domain works in the State of Nevada and how the bonds would be handled; discussion ensued.

Councilman Ray Lacy expressed concern with developers not completing projects and the City being liable for it. He also expressed concern with the 30-year time frame in the redevelopment. Mr. Thornley stated the City would not be liable for incomplete projects and gave specifics of how the redevelopment district would work. City Manager Daphne Hooper stated that growth takes time and briefly explained what could be expected over the next 30 years.

Mayor Roy Edgington stated that the current process has been in play for over 2 and a half years and that numerous meetings and workshops have been held. He also stated that the City is following NRS with the redevelopment district and that it is a tool that would allow the City to plan ahead and invest in itself.

Public Input

Cal Eilrich, developer and resident spoke in support of redevelopment.

Greg Evangelatos, professional City Planner, spoke in support of redevelopment.

James Johnson, resident, stated the redevelopment is vague and he has concerns regarding the residential/industrial area.

Curtis Fullenwider, resident, spoke against redevelopment.

Clarence Shields, resident, spoke against redevelopment.

Jim Cutler, resident, thanked Council and staff, spoke against redevelopment district as is, and asked for clarification since the project language seems vague.

Richard Bartholet, University of Nevada Reno redevelopment professional, spoke in support of redevelopment.

Jessica Gosetiner, resident, spoke against the redevelopment and expressed some concerns.

Scott Erwin, resident, stated concerns with the redevelopment district and blight.

Gary Nielsen expressed concerns over funding and asked who would pay for the wages on the redevelopment district staff.

Cody Wagner, resident, spoke in support of redevelopment and stated a concern regarding consolidated tax revenue.

William Shattuck, resident, spoke in support of redevelopment.

JP Smith stated that developers would be interested in investing in the City and spoke in support of redevelopment.

Marsha Davey, resident, stated concerns with the redevelopment district and what it will mean to the future.

Dave Sampson, spoke of being concern regarding the power that the redevelopment district will have.

Terry Smith, resident, stated concern regarding the rules in the redevelopment district.

Joe Busack, resident, concerned with the vague nature of redevelopment.

Debrah Moore, resident, stated that she was not notified of the redevelopment.

Joe Grisham, resident, spoke in support of redevelopment and stated concerns with his neighborhood.

Paul Mendoza, resident, requested that the City take time to take in to account historical buildings.

Kevin Standley, resident, spoke in support of redevelopment.

Assistant to City Manager Unterbrink entered 2 letters into the record, one from Union Pacific Rail Road and one from Merilyn Skender (attached).

Councilman Ray Lacy asked if mailings can be addressed differently to include OR CURRENT PROPERTY OWNER.

Motion: MOVE TO CONTINUE THE REDEVELOPMENT MEETING ON MARCH 14TH AT 5 PM., **ACTION:** APPROVE, **MOVED BY** Councilwoman Sue Seidl, **Seconded by** Councilman Ray Lacy. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl.

5. STAFF REPORTS

5.1. Discussion and Possible Action to Approve the City of Fernley's Maximum Allowed Operating Property Tax Rate to be Levied for Fiscal Year 2020 and for Submission to the Department of Taxation.

Finance Director Denise Lewis presented this item, noting that on February of each year the Department of Taxation establishes the preliminary maximum property tax rate for all agencies. The City of Fernley rate for 2020 will be 67.27 cent, which is up from 67.18 cents for 2019.

Motion: I MOVE TO APPROVE THE CITY OF FERNLEY'S MAXIMUM ALLOWED OPERATING PROPERTY TAX RATE TO BE LEVIED FOR FISCAL YEAR 2020 AND FOR SUBMISSION TO THE DEPARTMENT OF TAXATION TO 0.6727. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilman Dan McCassie, Councilwoman Sue Seidl.

6. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

6.1. Discussion and possible action regarding a future agenda item to revise the list of approved future agenda items. (Councilwoman Seidl's request)

Motion: MOVE TO BRING BACK A FUTURE AGENDA ITEM TO DISCUSS ALL OF THE AGENDA ITEMS THAT ARE PENDING AND DISCUSS WHETHER OR NOT TO PROCEED WITH THEM., **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilman Dan McCassie, Councilwoman Sue Seidl.

6.2. Discussion and possible action regarding a future agenda item to use the Excise Tax from marijuana to help Lyon County Human Services. (Mayor Edgington's request)

Mayor Roy Edgington presented this item.

Councilwoman Sue Seidl stated she would like to see the statistics and NRS associated with this future agenda item.

Councilman Ray Lacy asked for clarification on the numbers. City Manager Daphne Hooper will sit down with the Councilman Lacy to go into details.

Motion: MOVE TO BRING BACK ITEM FOR COUNCIL TO HEAR THIS AGENDA ITEM INCLUDING ALL THE STATISTICS AND INFORMATION AVAILABLE., **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilman Dan McCassie, Councilwoman Sue Seidl.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

There was none.

8. PUBLIC COMMENT

Cal Eilrich with Fernley Builders Association, stated the association will be running advertisement on TV featuring the City of Fernley.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:02 pm.

Approved by the Fernley City Council on March 6, 2019 by a vote of:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____



Mayor Roy Edgington

ATTEST: City Clerk Kim Swanson



BUILDING AMERICA®

February 19, 2019

Colleen Unterbrink
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408
Email: crunterbrink@cityoffernley.org

Re: Comments regarding application for a change in zoning from City of Fernley, for the Redevelopment Project Area No. 1 (the "Application")

Dear Ms. Unterbrink:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Application. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Nevada. UP's rail network is vital to the economic health of Nevada and the nation as a whole and its rail service to customers in the Lyon County area is crucial to the future success and growth of those customers.

The proposed location that is the subject of the Application, namely the Redevelopment Project Area No. 1 in the City of Fernley ("Location"), is adjacent to UP's operating property. Any land planning decisions should consider that train volumes near the Location may increase in the future. UP also asks that the City and the applicant keep in mind that this is a vital rail corridor and nearby land uses should be compatible with this continuing rail use.

Increased Traffic Impact and Safety Concerns

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. Any increase in traffic from the proposed change may render inadequate the current safety devices in place on any nearby at-grade crossings. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the area, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Application be approved, UP requests that the applicant, developer and the City examine any increase in vehicular and pedestrian traffic and the impacts on any nearby at-grade road crossings to see if any additional mitigation measures should be included.

Use of UP Right-of-Way

UP is concerned that any construction equipment used in this project at this Location will impede its right-of-way. UP objects to any use of its right-of-way that is not separately approved by the

UP real estate department. UP must maintain sufficient right-of-way for future railroad expansion or connection track. UP also requires its land be retained for maintenance purposes.

Trespassing

Any increase in pedestrian traffic may increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the City examine the impacts associated with the increased likelihood of trespassing in this Location and consider appropriate mitigation measures. For example, vandal resistant fencing at least 8 feet or taller (without impairing visibility), pavement markings and “no trespassing” signs designed to prevent individuals from trespassing onto the railroad tracks should be considered. Buffers and setbacks should also be required adjacent to the right-of-way.

Noise and Vibration Impact

UP’s 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic may result in additional horn use by railroad employees. As a mitigation measure, the City should consider and make the public aware of the daytime and nighttime noise levels naturally occurring with rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration. These disclosures should note that train volume may increase in the future. The Application’s development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

Drainage and Project Construction

UP requests the City ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP’s property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the City require the developer to mitigate all safety risks and the impacts of the railroad’s 24-hour operations during the construction of the Project, including contacting UP to arrange for flaggers for work performed within twenty-five feet (25’) of the nearest track.

UP appreciates the applicant and the City giving due consideration to the above concerns, as this proposed Application may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Application as follows:

Rick Harris – Real Estate Property Management
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690
Omaha, NE 68179
(402) 544-8588
rharris@up.com

Please do not hesitate to contact Rick Harris if you have any questions or concerns.

Sincerely,



Madeline E. Roebke
Senior General Attorney
Union Pacific Railroad Company

cc: Rick Harris
Nathan Anderson

Marilyn L. Skender

*A Professional Corporation
Attorney and Counsellor at Law*

6195 Ridgeview Court, Suite F
Reno, Nevada 89519

mskender@skenderlaw.com

Telephone 775.853.8100
Facsimile 775.853.8112

February 19, 2019

Via e-mail: cityclerk@cityoffernley.org

City of Fernley City Council
City of Fernley City Council / City of Fernley Redevelopment Agency
595 Silver Lace Blvd.
Fernley, NV 89408
Attention: Office of the City Clerk (Kimberly Swanson)

Re: Objection to City of Fernley Redevelopment Agency, Redevelopment Plan for
Redevelopment Project Area No. 1 – City of Fernley, Nevada (Redevelopment Plan) and
Owners Participation Agreement/Rules
Hearing date February 20, 2018

Dear Council Members:

I am the manager of Hocus Pocus Investments, LLC (HPI). HPI owns three (3) parcels of land located at 30, 50 & 60 East Main St., Fernley, NV having AP Nos. 020-021-05, 06 & 07. I enclose copies of the Lyon County Assessor's Parcel Detail for each of these parcels which clearly indicates that the mailing address is my address above. I relocated my office almost a year ago at the end of February 2018 and promptly notified the Lyon County Assessor of my change in mailing address.

NRS 279.580 states that the notice of hearing must be mailed to the last known owner of each parcel of land in the area designated in the redevelopment plan, at his or her last known address as shown by the records of the assessor for the community.

I just recently received a notice of hearing (which indicates that the date of the initial notice was January 12, 2019) addressed to Hocus Pocus Investment, LLC, Property Owner, APN 020-021-007, 5420 Kietzke LN STE 108, Reno, NV 8951. By chance this notice was forwarded by the post office to my new address even though my forwarding notice had expired. I received no notice of the hearing for AP Nos. 020-021-05 & 06. Notice was not sent to my last known address as listed with the Lyon County Assessor. Therefore, I object to approval of the Redevelopment Plan because of improper notice of the hearing per NRS 279.580.

I made inquiry of this mailing process with Colleen Unterbrink, Assistant to the City Manager, City of Fernley, by telephone today. She stated that this process started 20 months ago and the property owners' addresses from that 20 month old list were being used to send notices of the hearing. So, properties that were sold or owners who changed mailing addresses during

this 20 month period also would not have received notice by mail at his or her last known address as shown by the records of the assessor for the community, as required by NRS 279.580.

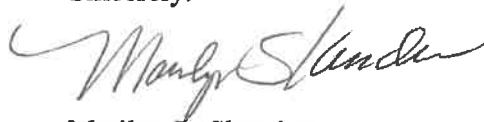
In addition to my above objection, I object to the scale and breathe of the Redevelopment Plan, 4,012 acres, 6.27 sq. miles. A Redevelopment Plan should be very focused in purpose and limited in area. It appears that large portions are vacant land. If one purpose of the plan is to remedy social and economic blight conditions, how does vacant land qualify as "blight."

I also object to the proposed Owners Participation Agreement/Rules which give the Agency "sole discretion" and "sole and absolute discretion" to make certain decisions. No governmental agency should be beyond review of its decisions. Further, discretion should be held to the "reasonable" standard, i.e., in "its reasonable discretion." With the existing language of "sole discretion" and "sole and absolute discretion," it leaves open the possibility that Owners' Participant Agreements could be forced upon an owner by an Agency over eager in its desire to make over a "blighted" area of the City.

Lastly, if the City/ Agency wants to make over an area, how are they going to get the first property owner to be the "first on one on the block." If an owner invests in improvements to a parcel in a blighted area and others do not, there will be no return on that investment in a future sale of the parcel because it may be the only improved parcel in an otherwise blighted area. I realize that the Plan has the usually language that everything has to meet all other applicable laws and regulations, etc. but I worry that is not going to protect property and business owners, who do want to make improvements to their properties, from having to make a larger investment than may be justified by the profitability of the business and the area to stay in business. I am personally aware of this issue because HPI is in the process of making improvements to its property on East Main St.

Please note my objections on the record at the February 20, 2019 hearing.

Sincerely,



Marilyn L. Skender
as Manager for Hocus Pocus Investments, LLC



595 Silver Lace Blvd.
Fernley, NV 89408

U.S. POSTAGE PAID
Presort First Class
City of Fernley
Permit #5
Fernley, NV

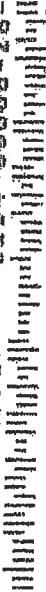
HOCUS POCUS INVESTMENT LLC
Property Owner APN 020-021-007
5420 KIEZKE LN STE 108
RENO, NV 89519

895 NFE 1 21210001/28/19
NOTIFY SENDER OF NEW ADDRESS
HOCUS POCUS INVESTMENTS LLC
6199 RIDGEVIEW CT STE F
RENO NV 89519-6341

9327000063574811

89519534178

89519534178 *0894-99868-28-49





[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 020-021-05

Location

Property Location 60 MAIN ST
 Town FERNLEY [Add'l Addresses](#)
 District 6.0 - City of Fernley [Assessor Maps](#)
 Subdivision MILLER & PRAY ADD Lot 4 Block 4 [Legal Description](#)
 Property Name

Remarks

Ownership

Assessed Owner Name HOCUS POCUS INVESTMENTS LLC
 Mailing Address 6195 RIDGEVIEW CT STE F RENO, NV 89519-0000 [Ownership History](#)
[Document History](#)
 Legal Owner Name HOCUS POCUS INVESTMENTS LLC
 Vesting Doc #, Date 524667 08/25/2014 Year / Book / Page
 Map Document #s

Description

Total Acres .160 Square Feet 7,000
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 0	Non-dwelling Units 0	Bedrooms / Baths 0 / .00
Single-family Attached 0	Mobile Home Hookups 0	Stories .0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 0	
	Residence Sq Ft 0	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

Appraisal Classifications

Current Land Use Code 480 [Code Table](#)

Zoning Code(s) C2

Re-appraisal Group 4 Re-appraisal Year 2017
 Original Construction Year 1988 Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	17,150	17,150	17,150
Improvements	1,045	1,035	1,060
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	18,195	18,185	18,210
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	49,000	49,000	49,000
Improvements	2,986	2,957	3,029
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	51,986	51,957	52,029
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

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[Assessor Home](#)
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[Sales Data](#)
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Parcel Detail for Parcel # 020-021-06

<p style="text-align: center;">Location</p> <p>Property Location 60 MAIN ST Town FERNLEY District 6.0 - City of Fernley Subdivision MILLER & PRAY ADD Lot 3 Block 4 Property Name</p> <p>Remarks</p>	<p style="text-align: center;">Ownership</p> <p>Assessed Owner Name HOCUS POCUS INVESTMENTS LLC Mailing Address 6195 RIDGEVIEW CT STE F RENO, NV 89519-0000 Legal Owner Name HOCUS POCUS INVESTMENTS LLC Vesting Doc #, Date 515880 12/10/2013 Year / Book / Page Map Document #s</p>
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Description

Total Acres .160 Square Feet 7,000
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 0	Non-dwelling Units 0	Bedrooms / Baths 0 / .00
Single-family Attached 0	Mobile Home Hookups 0	Stories .0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 0	
	Residence Sq Ft 0	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

Appraisal Classifications

Current Land Use Code 480 [Code Table](#)

Zoning Code(s) C2

Re-appraisal Group 4 Re-appraisal Year 2017
 Original Construction Year 1935 Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	17,150	17,150	17,150
Improvements	243	232	230
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	17,393	17,382	17,380
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	49,000	49,000	49,000
Improvements	694	663	657
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	49,694	49,663	49,657
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

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[Assessor Home](#)
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[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 020-021-07

Location

Property Location 30 MAIN ST
 Town FERNLEY
 District 6.0 - City of Fernley
 Subdivision MILLER & PRAY ADD Lot 1&2 Block 4
 Property Name

[Add Addresses](#)
[Assessor Maps](#)
[Legal Description](#)

Remarks

Ownership

Assessed Owner Name HOCUS POCUS INVESTMENT LLC
 Mailing Address 6195 RIDGEVIEW CT STE F RENO, NV 89519-0000

[Ownership History](#)
[Document History](#)

Legal Owner Name HOCUS POCUS INVESTMENT LLC
 Vesting Doc #, Date 439042 03/04/2009 Year / Book / Page
 Map Document #s

Description

Total Acres .320 Square Feet 14,000
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 0	Non-dwelling Units 1	Bedrooms / Baths 0 / .00
Single-family Attached 0	Mobile Home Hookups 0	Stories .0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 0	
	Residence Sq Ft 0	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

Appraisal Classifications

Current Land Use Code 400 [Code Table](#)

Zoning Code(s) C2
 Class 1.00
 Re-appraisal Group 4 Re-appraisal Year 2017
 Original Construction Year 1935 Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	34,300	34,300	34,300
Improvements	4,702	4,520	4,346
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	39,002	38,820	38,646

Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	98,000	98,000	98,000
Improvements	13,434	12,914	12,417
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	111,434	110,914	110,417

Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)