

Churchill County
Agenda Report

Agenda Item: NB-C

Date Submitted: 11/13/07

Agenda Date Requested: 11/21/07
Time Requested: New Business

To: Honorable County Commissioners

From: Eleanor Lockwood, Planning Director

Subject Title: Consideration and possible action re: Issuance of a Commitment to serve letter (aka: Will Serve letter) for water and sewer services for 15 residential units in the Sand Creek Phase 2 subdivision.

Type of Action Requested: () Formal Action/Motion

Does this action require a Business Impact Statement? () Yes (x) No

Recommended Board Action: Motion to approve the issuance of a Commitment to Serve/ Will Serve letter for water and sewer services for 15 residential units located in the Sand Creek Phase 2 subdivision and authorize Chair Washburn to sign the Commitment to Serve letter.

Discussion:

The developer for the Sand Creek subdivision has dedicated sufficient underground water rights to the County (Permit #s 54855, 54856, 62441, 62442, 67051 and 67052) at the State Engineer's approved consumption rate of 0.773 (State Engineer's decision in letter to Demar Dahl Co, LLC dated October 25, 2004) to satisfy the dedication requirements for Phase 2.

The Division of Water resources requires all Will Serve (Commitment to Serve) letters submitted to them be on letterhead with the Chair's signature.

Reviewed By: Eleanor Lockwood Date: 11-14-07
 (Department Head)

[Signature] Date: 14 Nov 07
 (County Manager)

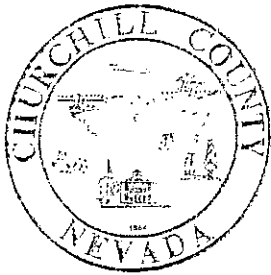
[Signature] Date: Nov. 14, 2007
 (Engineering & Capital Project Manager)

[Signature] Date: 11/14/07
 (District Attorney, as to legality and form only)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
 _____ 2) _____

(Vote Recorded By)



CHURCHILL COUNTY PLANNING

Planning Commission
Planning Department
GIS Department
Business License Dept.
Zoning Enforcement

November 21, 2007

Mr. Tom Gallagher, P.E.
Nevada Division of Water resources
901 S. Stewart; 2nd Floor
Carson City, NV 89701

Subject: Sandcreek subdivision. Final Map Phase II, 15 residential lots up to 11.6 afa

Dear Mr. Gallagher:

This letter will confirm the commitment of Churchill County to serve the proposed subdivision, Phase II submitted under the Sandcreek subdivision tentative map by Truckee River Ranch LLC. Churchill County has water rights and facilities to provide this service. The tentative map for the proposed subdivision was approved by the Board of County Commissioners on 6th June 2005.

This water commitment is made under Permits 54855, 54856, 62441, 62442, 67051 and 67052, which were recently conveyed to Churchill County. Rick Lisle is familiar with these permits, their history and prior will-serve allocations under these permits.

The commitment under this will serve is for a final map showing 15 single-family residential lots with an average size of 9,000 square feet. The commitment under this will serve is up to 11.60 afa, which is the equivalent of 15 lots at 0.773 acre-feet per lot dedication rate allocated by the State Engineer.¹

Sincerely,

Eleanor Lockwood
Planning Director

The Churchill County Commission Approved Will-Serve on _____, 20__.

Gwen Washburn,
Chair, Board of County Commissioners

¹Per State Engineer's decision in letter to Demar Dahl Co, LLC dated October 25, 2004