

June 3rd, 2019

Steve and Elaine Miller
757 Linda Dr Apt B
Gardnerville, NV 89460
(775) 315-0285 / (775) 265-7051

In regards to property located at:

1951 Comstock Dr
Topaz Lake, NV 89410

To: Nevada State Board of Health (re: variance)

We purchased the property at 1951 Comstock Drive, Topaz Lake, NV with the intent to build a single family home. When we purchased this property it included 2 lots so that when combined, the lot size was buildable. We filed a variance in April of 2019 to support this requirement. As we proceeded to go forward with engineer plans and building permits, we were notified that the "Nevada State Board of Health" had to approve a septic tank for this property. When this property was purchased there was no discloser of this issue to build a home.

We have costs associated with this purchase of property and to build a home. The cost of \$199,000.00 for the property and an additional \$21,894.75 (please reference pages 2-7). We have also sold our home to have the funds for a down payment on this property. There are other neighboring properties that have built homes and some properties are smaller in size then our property (please reference page 8).

We ask that the board grants us permission to build our home. If we are unable to build and want to sell this property, we will now have to disclose that it is unbuildable. The likeliness of someone purchasing this property is slim to none. Due to all the issues, this is considered an extreme hardship.

Please take in consideration all the facts listed above.

Thank you for your time,

Steve and Elaine Miller

Elaine Miller
Steve Miller

(05/2018)	Lot Sale	=	\$199,000.00
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Additional Costs:

(03/22/19)	Meeks Cabinets	=	\$1,392.30
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(03/13/19)	Douglas County Building	=	\$1,244.92
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(03/13/19)	Crown Electric Budget	=	\$300.00
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	Nevada Blue LTD (blueprints)	=	\$105.55
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(02/20/19)	Dan Jenkins (perk test)	=	\$450.00
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(11/09/18)	Morris Res Design	=	\$2,538.00
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(11/19/18)	Clark Engineering Plans	=	\$1,500.00
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	Property Taxes (Paid to Date)	=	\$1,865.58
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(03/14/19)	2007 John Deere Gator Utility Cart	=	\$4,243.40
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(02/2018)	Mitsubishi 2201 AG Tractor 4WD SPD	=	\$8,255.00
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	Total for additional costs	=	\$21,894.75
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DOUGLAS COUNTY REAL PROPERTY AND SPECIAL TAXES FOR FISCAL YEAR

CORTAC

 PARCEL NUMBER: 1022-29-810-018
 TAX AREA: 600.0
 BILL NUMBER: 001597

Kathy Lewis, Clerk - Treasurer 2018 - 2019

PROPERTY DESCRIPTION

1951 COMSTOCK DR, TOPAZ

SEE REVERSE SIDE FOR IMPORTANT TAX INFORMATION

MAKE REMITTANCE PAYABLE TO:

 DOUGLAS COUNTY TREASURER
 PO BOX 3000
 MINDEN, NV 89423

JA-00353

 MILLER, STEVEN M & ELAINE C
 1403 JANE WY
 GARDNERVILLE, NV 89460

 YOUR CHECK IS YOUR RECEIPT. IF ADDITIONAL RECEIPT IS NEEDED, RETURN
 ENTIRE TAX BILL WITH PAYMENT AND SELF-STAMPED, ADDRESSED ENVELOPE

STATE, COUNTY AND SPECIAL TAXES FOR FISCAL YEAR JULY 1

TAXES BECOME DELINQUENT 10 DAYS AFTER DATE DUE.

FOR QUESTIONS REGARDING THIS BILL, CALL (775) 782-9018.

PAYMENTS ONLINE AND/OR E-MAIL REMINDERS - <https://cltr.douglasnv.us>

ALL PAYMENTS MUST BE IN U.S. DOLLARS THROUGH A U.S. BANK

Information concerning taxing authorization, rates and uses of taxes collected can be found at <https://cltr.douglasnv.us> or by calling (775) 782-9018

DESCRIPTION	VALUE	TAXING ENTITY	RATE	GROSS AD VALOREM TAX	ABATMENT	NET TAX DUE
Real Estate	63,000	D.C. SCHOOL	0.7500	\$472.50		\$472.50
		COUNTY GENRAL	0.8761	\$551.94		\$551.94
		AG EXTENSION	0.0100	\$6.30		\$6.30
		SOCIAL SVCS	0.0337	\$21.23		\$21.23
		ST MV ACCDET	0.0150	\$9.45		\$9.45
		SELF INS/RISK	0.0075	\$4.72		\$4.72
		STATE	0.1700	\$107.10		\$107.10
		ST MED ASSIST	0.0600	\$37.80		\$37.80
		CHINA SPRINGS	0.0039	\$2.46		\$2.46
		E911	0.0475	\$29.92		\$29.92
		CAPTL IMPRVMT	0.0500	\$31.50		\$31.50
		EF FIRE DIST	0.4874	\$307.07		\$307.07
		EF SWIM POOL	0.1300	\$81.90		\$81.90
		W NEV REG YTH	0.0080	\$5.04		\$5.04
		SCHOOL DEBT	0.1000	\$63.00		\$63.00
		Prev Road Mnt	0.0563	\$35.47		\$35.47
		Ad Valorem Totals	2.8054	\$1,767.40		\$1,767.40
NET ASSESSED	63,000					
			TOTAL			\$1,767.40

 IMPORTANT: SEE TAX INFORMATION ON REVERSE SIDE
 SPECIAL ASSESSMENTS ARE IN ADDITION TO YOUR TAX RATE

DOUGLAS COUNTY REAL PROPERTY AND SPECIAL TAXES FOR FISCAL YEAR

C011AC

PARCEL NUMBER:
1022-29-411-007TAX AREA:
600.0BILL NUMBER:
001632

Kathy Lewis, Clerk - Treasurer 2018 - 2019

PROPERTY DESCRIPTION

1974 DAYTON ST, TOPAZ

SEE REVERSE SIDE FOR IMPORTANT TAX INFORMATION

MADE RECEIPT PAYABLE TO:

DOUGLAS COUNTY TREASURER
PO BOX 3000
MINDEN, NV 89423

3A-0054

MILLER, STEVEN M & ELAINE C
1403 JANE WY
GARDNERVILLE, NV 89460YOUR CHECK IS YOUR RECEIPT. IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-STAMPED, ADDRESSED ENVELOPE

STATE, COUNTY AND SPECIAL TAXES FOR FISCAL YEAR JULY 1

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PAYMENTS ONLINE AND/OR E-MAIL REMINDERS - <https://dtr.douglasnv.com>

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DESCRIPTION	VALUE	TAXING ENTITY	RATE	GROSS AD VALOREM TAX	ABATEMENT	NET TAX DUE
Real Estate	1,750	D.C. SCHOOL	0.7500	\$13.13		\$13.13
		COUNTY GENRAL	0.8761	\$15.34		\$15.34
		AG EXTENSION	0.0100	\$1.17		\$1.17
		SOCIAL SERVCS	0.0337	\$5.90		\$5.90
		ST MV ACCIDET	0.0150	\$2.63		\$2.63
		SELF INS/RISK	0.0075	\$1.31		\$1.31
		STATE	0.1700	\$2.97		\$2.97
		ST MED ASSIST	0.0600	\$1.05		\$1.05
		CHINA SPRINGS	0.0039	\$0.68		\$0.68
		E911	0.0475	\$8.83		\$8.83
		CAPTL IMPRVMT	0.0500	\$8.87		\$8.87
		EF FIRE DIST	0.4874	\$8.53		\$8.53
		EF SWIM POOL	0.1300	\$2.27		\$2.27
		W NEV REG YTH	0.0080	\$1.40		\$1.40
		SCHOOL DEBT	0.1000	\$1.75		\$1.75
		Prev Road Mnt	0.0563	\$9.90		\$9.90
		Ad Valorem Totals	2.8054	\$49.09		\$49.09
NET ASSESSED	1,750					
			TOTAL			\$49.09

IMPORTANT: SEE TAX INFORMATION ON REVERSE SIDE
SPECIAL ASSESSMENTS ARE IN ADDITION TO YOUR TAX RATE

DOUGLAS COUNTY REAL PROPERTY AND SPECIAL TAXES FOR FISCAL YEAR

CORING

PARCEL NUMBER:
1022-29-411-004TAX AREA:
600.0BILL NUMBER:
001529

Kathy Lewis, Clerk - Treasurer 2018 - 2019

PROPERTY DESCRIPTION

, TOPAZ

SEE REVERSE SIDE FOR IMPORTANT TAX INFORMATION

MAJOR PERMITTEE PARABLE TO

DOUGLAS COUNTY TREASURER

PO BOX 3000

MINDEN, NV 89423

3A-00352

MILLER, STEVEN M & ELAINE C
1403 JANE WY
GARDNERVILLE, NV 89460YOUR CHECK IS YOUR RECEIPT. IF ADDITIONAL RECEIPT IS NEEDED, RETURN
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		COUNTY GENRAL	0.8761	\$15.34		\$15.34
		AG EXTENSION	0.0100	\$1.17		\$1.17
		SOCIAL SERVCS	0.0337	\$5.89		\$5.89
		ST MV ACCIDENT	0.0150	\$2.63		\$2.63
		SELF INS/RISK	0.0075	\$1.31		\$1.31
		STATE	0.1700	\$2.97		\$2.97
		ST MED ASSIST	0.0800	\$1.05		\$1.05
		CHINA SPRINGS	0.0039	\$0.69		\$0.69
		E911	0.0475	\$8.83		\$8.83
		CAPT L IMPRVMT	0.0500	\$8.87		\$8.87
		EF FIRE DIST	0.4874	\$8.53		\$8.53
		EF SWIM POOL	0.1300	\$2.27		\$2.27
		W NEV REG YTH	0.0080	\$1.40		\$1.40
		SCHOOL DEBT	0.1000	\$1.75		\$1.75
		Prev Road Mnt	0.0563	\$9.99		\$9.99
		Ad Valorem Totals	2.8054	\$49.09		\$49.09
NET ASSESSED	1,750					
			TOTAL			\$49.09

Print OK Cancel

2018/11/02 15:38

Debit Acct Number: 000253754032501
Amount (USD): 8,255.00
Send Date: 11/02/2018
Receiver: 325070760
JPMORGAN CHASE BK NA SEATTLE
SEATTLE, WA
Beneficiary: BIDADOO INC
475267576
Originator to Beneficiary Info: ELAINE MILLER
ITEM #163337008111
Originator: DONNA ELLER



Corporate Offices:
10013rd Ave S
Kent, WA 98032
Phone: 206-442-9000
Fax: 206-442-9020
auctionservices@bidadoo.com

EQUIPMENT PICKUP DETAILS
Mitsubishi MT 2201 Ag Tractor 4WD 3Spd Diesel PTO
Serial #50409

- This form is to provide pickup details of an auction item listed and sold by bidadoo Auctions, on behalf of bidadoo's consignor.
- Bring this form to the facility listed below to pick up the item.
- Please notify bidadoo via email at auctionservices@bidadoo.com or phone at 206-442-9000 at least 24 hours in advance with the date and time of pickup.
- Items must be picked up no later than 14 days from the auction date to avoid storage fees or transfer to a 3rd party location.
- Be sure you or your transport company verifies make, model and serial number at time of pickup.

Item

Description: Mitsubishi MT 2201 Ag Tractor 4WD 3Spd
Serial #: 50409
bidadoo ID: 650849
eBay Item #: 163337008111

Buyer

Name: Elaine Miller
Company:
Address: Gardnerville, NV 89480
User ID: sae222220

Origin / Pickup Location

Company: California Transload Services LLC - Wilmington, CA
Street Address: 2401 E Pacific Coast Hwy, Warehouse 13
City, State, Zip: Wilmington, CA 90744
Contact: 206-442-9000
Instructions: Call 24 hours in advance to setup an appointment for pickup; Loading Days: By appointment only; Loading Hours: 7AM - 1PM; Loading Available: Ramp or Dock; Forklift (Up to 5,000 lbs)

Dimension

166" L X 56" W
4'-6"
2

Wire Transfer Instructions at Bottom of Invoice
Auction Sale - 475 - Monthly Public Auction - Sacramento, CA



PAID IN FULL

Invoice#:	76399
Date:	3/12/2018
Page:	1

SOLD TO:

50850
Elaine Miller
1403 Jane Way
Gardnerville, NV 89460
United States
Phone: 775-265-7051

"PAID IN FULL"
GATE RELEASE
"ALL SALES FINAL"

Payment 3/14/18
E-Mailed on 3/12/2018 to sae22222@hotmail.com
E-Mailed on 3/13/2018 to sae22222@hotmail.com

Lot#	INVENTORY# - DESCRIPTION	UNIT PRICE	EXTENDED PRICE
376	203012 - 2007 John Deere Gator Utility Cart	3,500.00	3,500.00 . T
	S/N: X04X2XD012174		
	Gas		
	OROPS, Canopy, Tilt Bed, Tow Package, Differential Lock Hours:		
	0,185		
	Buyers Premium -		350.00 . T
	Internet Convenience Fee -		70.00 . T
	Total Extended Price:		3,500.00
	Buyers Premium:		350.00
	Internet Convenience Fee:		70.00
	Tax1 City of Sacramento:		0.00
	Tax2 Sacramento:		323.40
	Invoice Total:		\$4,243.40
	Cash \$3500 - KF - 3/14/2018 -		3,500.00
	CC - Visa KF **9635 Auth# 03067B (\$22.30) - 3/14/2018 -		765.70
	Remaining Invoice Balance:		\$0.00

Each item is being sold "As-Is, Where-Is" and that neither the auctioneers, sellers, or any member of their staff make any warranty, either expressed or implied, as to the condition or completeness of any item, to the authenticity, of any particular age, year, make, model, mileage, hours, condition, or defect of any lot or item being sold. No sale shall be invalidated; nor shall auctioneers be liable as a result of defects or inaccuracies of any lot. Buyer herein agrees all sales are final and "No Refunds or Exchanges Will Be Given".

An on-road heavy-duty diesel or alternative-diesel vehicle operated in California may be subject to the California Air Resources Board Regulation to Reduce Particulate Matter and Criteria Pollutant Emissions from In-Use Heavy-Duty Diesel Vehicles. It therefore could be subject to exhaust retrofit or accelerated turnover requirements to reduce emissions of air pollutants. For more information, please visit the California Air Resources Board website at <http://www.arb.ca.gov/dieseltruck>. When operated in California, any off-road diesel vehicle may be subject to the California Air Resources Board In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants. For more

DOUGLAS COUNTY, NEVADA

Approved: 07/01/16
Douglas County Assessor

Map Legend

- Parcel Boundary
- Subdivision Boundary
- Town Boundary
- Township/Range/Section
- Open Space/Conservation Easements

110	Parcel Number
110	Parcel Subseq Number
10 Ac	Parcel Acreage
21 S 1/4	Parcel Block Number
1	Parcel Lot Number
211	Parcel Address

T 10 N R 22 E

SEC. 29

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

S 1/2 SE 1/4

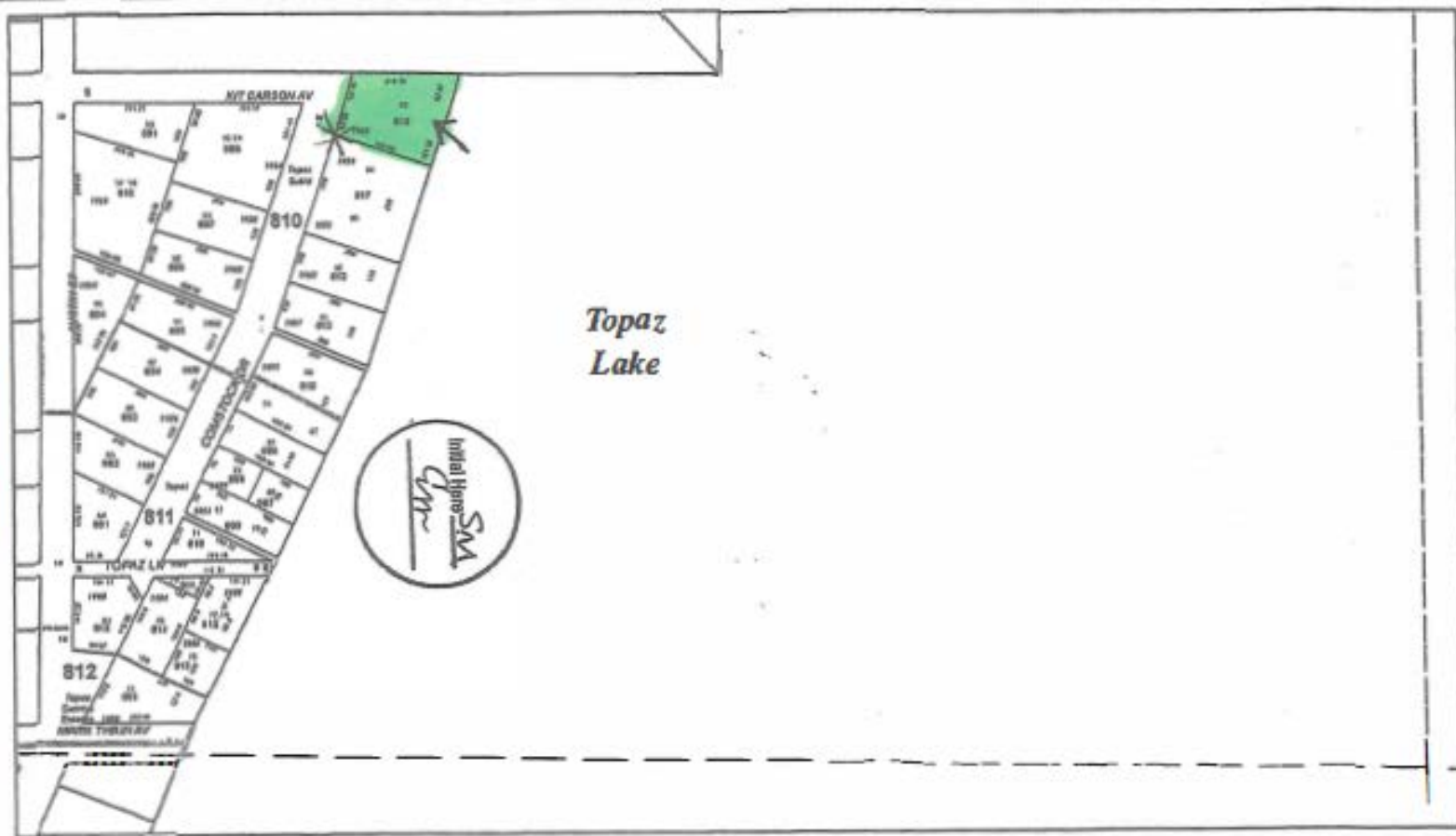
1	5
2	6
3	7
4	8

1022-29-8

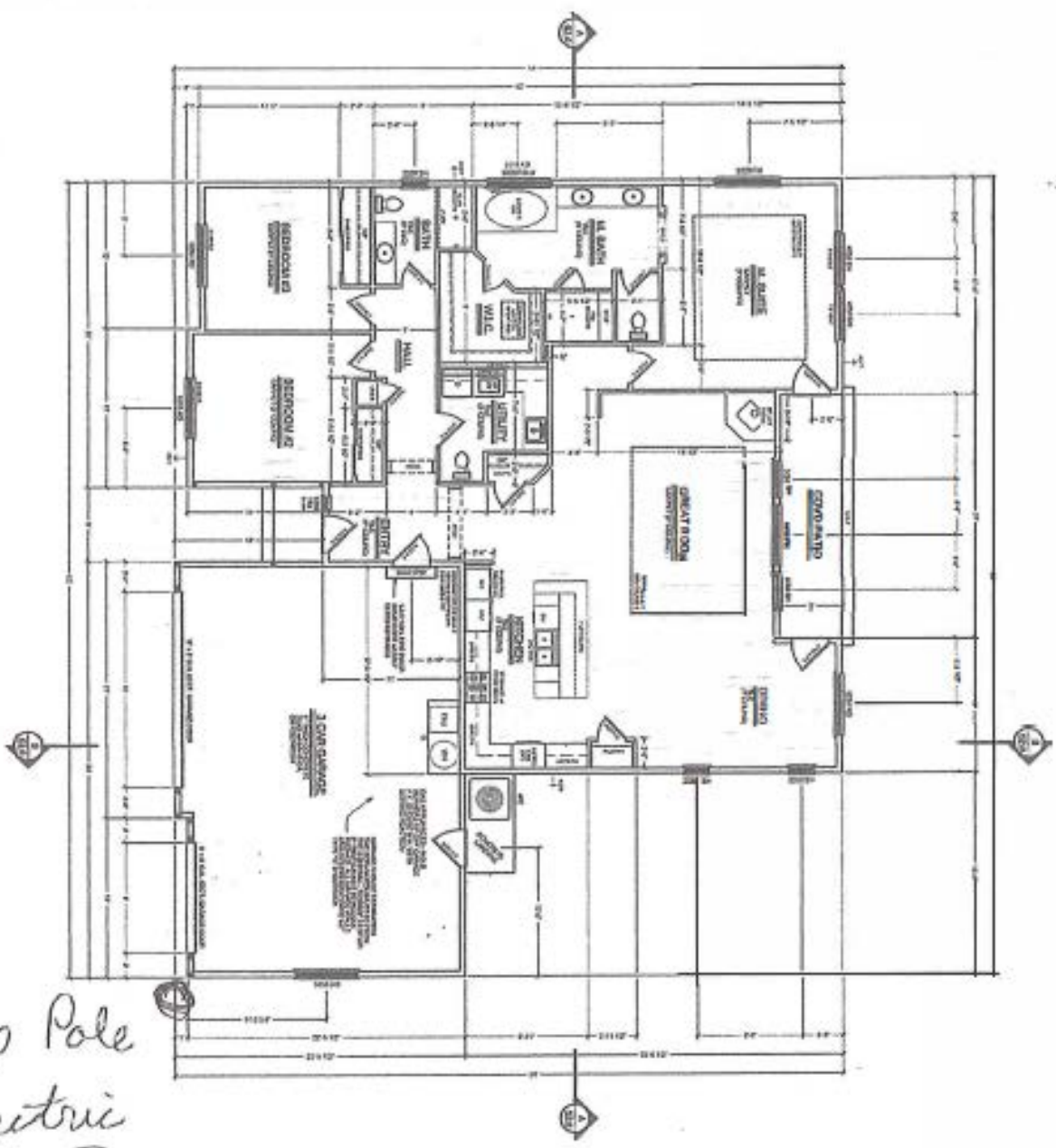
SCALE: 1" = 200'

REVSD: 2/21/2016

NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data depicted herein.



1951 Comstock Dr.
CARPENTRINE, NY 89416



Temp Pole
Electric

Aug 2014

MAIN FLOOR PLAN

Source	df	SS	MS	F	p-value
Between	3	10.000	3.333	1.000	.4091
Within	12	12.000	1.000		
Total	15	22.000			

MAIN
FLOOR PLAN

A1.0

GENERAL NOTES:

GENERAL NOTES:

[illegible][illegible]

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WILLER
PRESIDENCE
AND COUNTESS DORIS
COUNTESS DORIS
AFIL, INCORPORATED

