



METRO CAR WASH LLC **SEPT-20**

Page 1
 Account No. 01315134
 Billing Date 10/09/20
 Next Meter Read Date 11/06/20

Service Address:
 4991 LONGLEY LN
 RENO, NV 89502-5953

Previous Statement Balance	Payments	Balance Forward (=)	Additional Activity (+ or -)	New Water Charges (+)	NEW Charges Past Due On	New Balance (=)
\$3,157.67	\$3,157.67 CR	\$0.00	\$0.21 CR	\$3,154.20	11/02/20	\$3,153.99

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$3,157.67
Payments	Payment - THANK YOU	\$3,157.67 CR
	Total Payments	\$3,157.67 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,961.69
	Regional Water Mgmt Fee - 1.5%	\$44.43
	Right of Way Toll-Reno - 5%	\$148.08
	Total New Water Charges	\$3,154.20
	New Balance	\$3,153.99

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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TI0101009-9399-00000158

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!



Account No. 01315134 **Amount Due:** \$ _____
Past Due On: 11/02/20 **Amount Enclosed:** \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 11/02/20

004700 000000158



METRO CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207

Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



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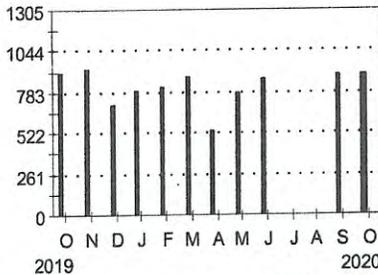


The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.

Every day is a good day to conserve water. As fall sets in, don't forget that your landscaping needs less water.

Water Charges

Avg Use per Month (1,000 gallons)



Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
32203420	GMW02	29	09/08	10/07	23837	24734	Actual	1	897
Customer Charge							2" Service		\$28.54
Tier 1 Water Usage Charge				50 THOUSAND GALLONS X 1.82000					\$91.00
Tier 2 Water Usage Charge				160 THOUSAND GALLONS X 2.95000					\$472.00
Tier 3 Water Usage Charge				687 THOUSAND GALLONS X 3.45000					\$2,370.15
TOTAL CURRENT CHARGES - Water Charges									\$2,961.69

USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	29	897,000	30,931	102.13
LAST MONTH	32	898,000	28,063	92.66
LAST YEAR	31	909,000	29,323	96.87

Sept -20

Aug -20

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you **MUST** complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.

PAY ONLINE AT WWW.RENO.GOV OR
MAKE CHECKS PAYABLE TO:



CITY OF RENO
SEWER SERVICE BILLING
PO BOX 49045
SAN JOSE, CA 95161-9045

Phone: (775) 334-2095
Hours: 9:00am - 4:00pm Mon-Fri

ACCOUNT NUMBER	904921-001
BILL TYPE	Commercial
SERVICE ADDRESS	4991 Longley Ln
BILLING PERIOD	10/01/2020 - 12/31/2020
TO AVOID PENALTY PAY BY	12/31/2020
TOTAL AMOUNT DUE UPON RECEIPT	\$ 20,556.60

Read Type
TMWA

Previous Read
116126

Current Read
119096

WATER CONSUMPTION (per 1,000 gallons used)
Billed Consumption: 2970
Total Consumption: 2970

SERVICE DATES

FROM: 07/01/2020 TO: 09/30/2020

TOTAL AMOUNT DUE

\$ 20,556.60

MESSAGE:

Transactions made to your account after September 30, 2020 may not be reflected on this bill. For payment online and/or to view and receive bill via email, go to www.reno.gov and follow the links under Pay Sewer Bill. If using an iPad or mobile device, be sure to select "Desktop View" at the bottom of the Home Page.

With your payment, you are authorizing the City of Reno to use the information on your check or credit card to make a one-time electronic debit from your account at the financial institution indicated on your payment instrument. If we cannot collect your electronic payment, we will charge back your sewer account for the uncollected amount and charge the applicable city fee (as per the fee schedule).

A 15% penalty will be charged against all delinquent accounts not postmarked by the due date. Any unpaid sewer fee charges and penalties accrued thereon shall constitute a lien being filed against the property serviced. Pursuant to RMC SEC 12.16.440.

[1/1]

**FOR UNDELIVERABLE MAIL
RETURN TO:**



CITY OF RENO
SEWER DIVISION
PO BOX 1900
RENO, NV 89505

PLEASE RETURN THIS STUB WITH YOUR PAYMENT.
DUE UPON RECEIPT. SEE REVERSE SIDE FOR ADDITIONAL INFORMATION.

ACCOUNT NUMBER	904921-001
BILL TYPE	Commercial
SERVICE ADDRESS	4991 Longley Ln
BILLING PERIOD	10/01/2020 - 12/31/2020
TO AVOID PENALTY PAY BY	12/31/2020
TOTAL AMOUNT DUE UPON RECEIPT	\$ 20,556.60

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED
INDICATE CHANGES ON THE BACK OF THIS STUB.

RN31016A 280 1 AV 0.389
7000002312 03.0001.0280 2072/1



METRO CARWASH LLC
3270 ROXBURY DR
RENO NV 89523-6207

AMOUNT ENCLOSED \$ _____



CITY OF RENO
SEWER USE FEES
PO BOX 49045
SAN JOSE, CA 95161-9045

0090492100100020556604

General Sales Report

Metro Carwash
Metro Carwash

Sat 08/01/2020 12:00:00am
Mon 08/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES							
WASH PACKAGES-				EXPRESS DETAIL SALES-			
Midtown Wash	2.75	8,908	24,497.00	TOTAL:		0	0.00
Uptown Wash	5.75	6,106	35,109.50	LESS EXP. DET. COUPONS-		0	0.00
Turtle Wax Ice Wash	7.75	3,681	28,527.75	TOTAL:			
Downtown Wash	7.75	3,657	28,341.75	NET EXP. DET. SALES:			0.00
Super Hard Shell Wsh	11.75	1,366	16,050.50	NET SITE SALES:			267,625.33
TOTAL:		23,718	132,526.50	ARM PLANS SOLD-			
WASH EXTRA SERVICES-				Unl. Midtown Sld	14.99	176	2,638.24
Triple Foam	1.00	5	5.00	Unl. SuperHard Sld	29.97	44	1,318.59
Tire Shine	2.00	2	4.00	Unl. TW Ice Sld	24.99	74	1,849.26
Super Hardshell Extr	4.00	8	32.00	Unl. Uptown Sld	19.99	108	2,158.92
TOTAL:		15	41.00	TOTAL:		402	7,965.01
OTHER WASH SERVICES-				ARM PLANS RECHARGED-			
Misc. Wash	9.84	289	2,843.00	Unl. Midtown Rchg	14.99	1,414	21,195.86
TOTAL:		289	2,843.00	Unl. SuperHard Rchg	29.99	98	2,939.02
GROSS WASH SALES-				Unl. TW Ice Rchg	24.99	547	13,669.53
			275,837.50	Unl. Uptown Rchg	19.99	797	15,932.03
LESS WASH DISCOUNTS-				TOTAL:		2,856	53,736.44
Winco 50%Off Downtwn	-3.50	1	-3.50	ARM PLANS REDEEMED-			
Rewash-TW Ice	-7.75	61	-472.75	Unl. Midtown Rdmd	-9.75	4,858	-47,365.50
Rewash-Downtown	-7.75	35	-271.25	Unl. SuperHard Rdmd	-18.75	620	-11,625.00
Winco 50%Off Uptown	-2.50	2	-5.00	Unl. TW Ice Rdmd	-14.75	2,003	-29,544.25
Rewash-Midtown	-2.75	24	-66.00	Unl. Uptown Rdmd	-12.75	2,640	-33,655.00
Winco 50%Off Up-base	-3.50	2	-7.00	TOTAL:		10,121	-122,189.75
Rewash-Base	-7.00	103	-721.00	ARM PLANS TERMINATED-			
Comp. Wash-Pkg	-6.40	96	-614.00	Discontinue ARM Plan	0.00	126	0.00
Comp Wash-Base	-7.00	96	-672.00	Switch ARM Plan	0.00	1	0.00
Rewash-Uptown	-5.75	18	-103.50	Terminate ARM Plan	0.00	63	0.00
Misc. Wash Discount	-9.61	13	-124.92	Unl. Midtown Rfnd	-1.22	27	-32.91
Reno PD HA Disc.	-2.00	52	-104.00	Unl. TW Ice Rfnd	-1.78	19	-33.87
Washoe Co. HA Disc.	-1.50	26	-39.00	Unl. Uptown Rfnd	0.00	18	0.00
TOTAL:		529	-3,203.92	WEB Discontinue ARM	0.00	11	0.00
LESS LOYALTY DISC-				TOTAL:		265	-66.78
7-DayRtrn-Midtown	-1.00	1	-1.00	PREPAIDS SOLD-			
Owner Wash-Base	-7.00	2	-14.00	Buy3 Get1 Dntown	23.25	261	6,068.25
Owner Wash-Extra	-11.75	2	-23.50	Buy3 Get1 SprHrdShll	56.97	4	227.88
Today's Midtown Dsc	-9.75	175	-1,706.25	Buy3Get1 Midtown	29.25	27	789.75
Today's TW Ice Dsc	-14.75	73	-1,076.75	Buy3Get1 TW Ice	44.25	17	752.25
Today's Uptown Dsc	-12.75	108	-1,377.00	Buy3Get1 Uptown	38.25	51	1,950.75
7-DayRtrn-base	-3.50	1	-3.50	Buy4 Get2 Dntown	31.00	4	124.00
Today's SHard Dsc	-18.75	43	-806.25	Buy4 Get2 SprHrdShll	75.96	3	227.88
TOTAL:		405	-5,008.25	TOTAL:		367	10,140.76
NET CARWASH SALES:				LESS PREPAIDS REDEEMED-			
			267,625.33	B4G2-SprHrdShll Rdmd	-18.75	38	-712.50
EXPRESS DETAIL SALES				TW Ice Wash Ppd Rdmd	-14.70	120	-1,764.00
				Midtown Ppd Rdmd	-9.74	385	-3,751.75
				B4G2-Uptown Rdmd	-12.75	159	-2,027.25

General Sales Report

Metro Carwash
Metro Carwash

Wed 07/01/2020 12:00:00am
Fri 07/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				Misc. Open Detail	1.50	2	3.00
				TOTAL:		2	3.00
WASH PACKAGES-				LESS EXP. DET. COUPONS-		0	0.00
Midtown Wash	2.75	9,422	25,910.50	TOTAL:			
Uptown Wash	5.75	6,508	37,421.00	NET EXP. DET. SALES:			3.00
Turtle Wax Ice Wash	7.75	3,955	30,651.25	NET SITE SALES:			280,059.93
Downtown Wash	7.75	3,959	30,682.25	ARM PLANS SOLD-			
Super Hard Shell Wsh	11.75	1,313	15,427.75	Unl. Midtown Sld	14.99	212	3,177.88
TOTAL:		25,157	140,092.75	Unl. SuperHard Sld	29.99	52	1,559.48
WASH EXTRA SERVICES-				Unl. TW Ice Sld	24.99	73	1,824.27
Triple Foam	1.00	2	2.00	Unl. Uptown Sld	19.88	140	2,783.27
Tire Shine	2.00	1	2.00	TOTAL:		477	9,344.90
Turtle Wax Ice Extr	3.00	1	3.00	ARM PLANS RECHARGED-			
Super Hardshell Extr	4.00	6	24.00	Unl. Midtown Rchg	14.99	1,325	19,861.75
TOTAL:		10	31.00	Unl. SuperHard Rchg	29.99	65	1,949.35
OTHER WASH SERVICES-				Unl. TW Ice Rchg	24.99	552	13,794.48
Misc. Wash	3.31	283	935.35	Unl. Uptown Rchg	19.99	743	14,852.57
TOTAL:		283	935.35	TOTAL:		2,685	50,458.15
GROSS WASH SALES-			289,445.10	ARM PLANS REDEEMED-			
LESS WASH DISCOUNTS-				Unl. Midtown Rdmd	-9.75	4,859	-47,373.25
Winco 50%Off Downtwn	-3.50	2	-7.00	Unl. SuperHard Rdmd	-18.75	449	-8,418.75
Rewash-TW Ice	-7.75	53	-410.75	Unl. TW Ice Rdmd	-14.75	2,117	-31,225.75
Rewash-Downtown	-7.75	49	-379.75	Unl. Uptown Rdmd	-12.75	2,715	-34,611.25
Winco 50%Off Uptown	-2.50	1	-2.50	TOTAL:		10,140	-121,629.00
Rewash-Midtown	-2.75	25	-68.75	ARM PLANS TERMINATED-			
Winco 50%Off Up-base	-3.50	1	-3.50	Discontinue ARM Plan	0.00	105	0.00
Rewash-Base	-7.00	94	-658.00	Switch ARM Plan	0.00	1	0.00
Comp. Wash-Pkg	-6.08	127	-772.25	Terminate ARM Plan	0.00	69	0.00
Comp Wash-Base	-7.00	127	-889.00	Unl. Midtown Rfnd	-1.13	33	-37.25
Rewash-Uptown	-5.75	16	-92.00	Unl. SuperHard Rfnd	0.00	2	0.00
Misc. Wash Discount	-11.24	8	-89.92	Unl. TW Ice Rfnd	0.00	14	0.00
Reno PD HA Disc.	-2.00	77	-154.00	Unl. Uptown Rfnd	-0.63	21	-13.30
Washoe Co. HA Disc.	-1.50	11	-16.50	WEB Discontinue ARM	0.00	18	0.00
TOTAL:		591	-3,543.92	TOTAL:		263	-50.55
LESS LOYALTY DISC-				PREPAIDS SOLD-			
Owner Wash-Base	-7.00	2	-14.00	Buy3 Get1 Downtown	23.25	289	6,719.25
Owner Wash-Extra	-11.75	2	-23.50	Buy3 Get1 SprHrdShll	56.97	9	512.73
Today's Midtown Dsc	-9.74	209	-2,035.75	Buy3Get1 Midtown	29.25	31	906.75
Today's TW Ice Dsc	-14.75	72	-1,062.00	Buy3Get1 TW Ice	44.25	22	973.50
Today's Uptown Dsc	-12.75	136	-1,734.00	Buy3Get1 Uptown	38.25	47	1,797.75
Today's SHard Dsc	-18.75	52	-975.00	TOTAL:		398	10,909.98
TOTAL:		473	-5,844.25	LESS PREPAIDS REDEEMED-			
NET CARWASH SALES:			280,056.93	B4G2-SprHrdShll Rdmd	-18.75	41	-768.75
EXPRESS DETAIL SALES				TW Ice Wash Ppd Rdmd	-14.75	168	-2,478.00
EXPRESS DETAIL SALES-				Midtown Ppd Rdmd	-9.75	411	-4,005.25
				B4G2-Uptown Rdmd	-12.75	195	-2,486.25
				Downtown Ppd Rdmd	-7.75	1,106	-8,571.50

RAIL CITY CARWASH-SPARKS DBA: METRO CARWASH

2401 Prater way Sparks, NV 89431

Year Built: 1987 Metro Established: 2008 Metro Sold: 2020

Q-2, 2020 Monthly Water Use Analysis:

	Cars Washed	TMWA	City of Sparks Sewer	Avg Daily Gallons	Gallons Per Vehicle	NOTES
June 1-30, 2020	17,108	811,000	792,000	25,344	47.4	TMWA Billing Cycle: 05/29 - 06/30, 2020: 32 Days
May 1-31, 2020	17,879	792,000	618,000	27,310	44.3	TMWA Billing Cycle: 04/30 - 05/29, 2020: 29 Days
Apr 1-30, 2020	<u>12,446</u>	<u>618000</u>	<u>506,000</u>	<u>20,600</u>	49.7	TMWA Billing Cycle: 03/31 - 04/30, 2020: 30 Days
Q2 2020 TOTALS	47,433	2,221,000	2,198,000	24,154	46.8	TMWA 2,221,000 / 47,433 Cars Washed = 46.8 GPV

See Attached Substantiation

General Sales Report

Metro Carwash
 Rail City Car Wash

Mon 06/01/2020 12:00:00am
 Tue 06/30/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET SITE SALES: 115,345.01			
WASH PACKAGES-				ARM PLANS SOLD-			
Midtown Wash	2.00	6,050	12,100.00	Unl. Midtown Sld	14.99	74	1,109.26
Downtown Wash	3.75	5,935	22,256.25	Unl. TW Ice Sld	24.99	22	549.78
Uptown Wash	6.00	2,696	16,176.00	Unl. Uptown Sld	19.99	23	459.77
Turtle Wax Ice Wash	9.00	2,413	21,717.00	TOTAL:		119	2,118.81
Super Hard Shell Wsh	12.00	14	168.00	ARM PLANS RECHARGED-			
TOTAL:		17,108	72,417.25	Unl. Midtown Rchg	14.99	364	5,456.36
WASH EXTRA SERVICES-				Unl. TW Ice Rchg	24.99	119	2,973.81
Triple Foam	1.00	429	429.00	Unl. Uptown Rchg	19.99	123	2,458.77
Tire Shine	2.00	10	20.00	TOTAL:		606	10,888.94
TOTAL:		439	449.00	ARM PLANS REDEEMED-			
OTHER WASH SERVICES-				Unl. Midtown Rdmd	-5.75	1,709	-9,826.75
Misc. Wash	7.33	385	2,822.01	Unl. SuperHard Rdmd	-15.75	12	-189.00
TOTAL:		385	2,822.01	Unl. TW Ice Rdmd	-12.75	588	-7,497.00
GROSS WASH SALES- 117,587.01				Unl. Uptown Rdmd	-9.75	589	-5,742.75
LESS WASH DISCOUNTS-				TOTAL:		2,898	-23,255.50
Rewash-TW Ice	-9.00	9	-81.00	ARM PLANS TERMINATED-			
Rewash-Downtown	-3.75	21	-78.75	Discontinue ARM Plan	0.00	26	0.00
Rewash-Midtown	-2.00	3	-6.00	Terminate ARM Plan	0.00	6	0.00
Rewash-Base	-3.75	14	-52.50	Unl. Midtown Rfnd	0.00	2	0.00
Comp. Wash-Pkg	-6.23	60	-374.00	Unl. TW Ice Rfnd	-9.16	2	-18.33
Comp Wash-Base	-3.75	61	-228.75	Unl. Uptown Rfnd	0.00	2	0.00
Rewash-Uptown	-6.00	2	-12.00	TOTAL:		38	-18.33
Misc. Wash Discount	-9.00	4	-36.00	PREPAIDS SOLD-			
Reno PD HA Disc.	-2.00	136	-272.00	Buy3Get1 Midtown	17.25	57	983.25
NDOT HA Disc.	-2.00	58	-116.00	Buy3Get1 TW Ice	37.50	10	375.00
Washoe Co. HA Disc.	-1.50	26	-39.00	Buy3Get1 Uptown	29.25	8	234.00
TOTAL:		394	-1,296.00	Buy4Get2 Midtown	23.00	2	46.00
LESS LOYALTY DISC-				Buy4Get2 TW Ice	50.00	1	50.00
Owner Wash-Base	-3.75	1	-3.75	TOTAL:		78	1,688.25
Owner Wash-Extra	-12.00	1	-12.00	LESS PREPAIDS REDEEMED-			
Today's Midtown Dsc	-5.75	74	-425.50	TW Ice Wash Ppd Rdmd	-12.75	46	-586.50
Today's TW Ice Dsc	-12.75	22	-280.50	Midtown Ppd Rdmd	-5.75	262	-1,506.50
Today's Uptown Dsc	-9.75	23	-224.25	B4G2-Uptown Rdmd	-9.75	12	-117.00
TOTAL:		121	-946.00	Downtown Ppd Rdmd	-4.08	6	-24.50
NET CARWASH SALES: 115,345.01				B3G1-TW Ice Rdmd	-12.75	7	-89.25
EXPRESS DETAIL SALES				B3G1-Uptown Rdmd	-9.75	42	-409.50
EXPRESS DETAIL SALES-				B3G1-Downtown Rdmd	-3.75	20	-75.00
TOTAL:		0	0.00	B3G1-Midtown Rdmd	-5.75	8	-46.00
LESS EXP. DET. COUPONS-				CARD-TW Ice Rdmd	-12.75	5	-63.75
TOTAL:		0	0.00	CARD-Uptown Rdmd	-9.75	1	-9.75
NET EXP. DET. SALES: 0.00				CARD-Downtown Rdmd	-3.75	9	-33.75
				CARD-Midtown Rdmd	-5.75	4	-23.00
				TOTAL:		422	-2,984.50
				LESS WEBSITE DISC/RDMD-			
				TOTAL:		0	0.00
				LESS WEBSITE DISC/RDMD-			

TRUCKEE MEADOWS WATER AUTHORITY

Service Address:
 2401 PRATER WAY
 SPARKS, NV 89431-8220

Previous Statement Balance	Payments	Balance Forward (=)	Additional Activity (+ or -)	New Water Charges (+)	NEW Charges Past Due On	New Balance (=)
\$2,768.19	\$2,768.19 CR	\$0.00	\$0.21 CR	\$2,838.21	07/23/20	\$2,838.00

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$2,768.19
Payments	Payment - THANK YOU	\$2,768.19 CR
	Total Payments	\$2,768.19 CR
Balance Forward		\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,664.99
	Regional Water Mgmt Fee - 1.5%	\$39.97
	Right of Way Toll-Sparks - 5%	\$133.25
	Total New Water Charges	\$2,838.21
	New Balance	\$2,838.00

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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TI0100702-10421-00000187

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!

TRUCKEE MEADOWS WATER AUTHORITY

Account No. 01855642 Amount Due:

Past Due On: 07/23/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

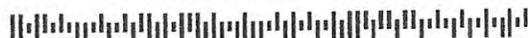
Your bank account will be drafted on 07/23/20

005211 000000187



RAIL CITY CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207

Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



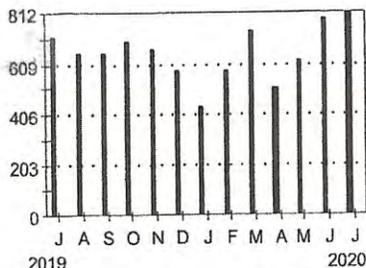
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The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.

Every month, our water quality scientists perform 1,000 tests and take up to 200 samples from locations throughout the community. That's how we ensure that your water consistently meets high-quality standards. Read more in our 2020 Water Quality Report: www.tmwa.com/waterquality2020.

Water Charges

Avg Use per Month (1,000 gallons)



Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34034294	GMW02	32	05/29	06/30	64994	65805	Actual	1	811

Customer Charge	June-20	2" Service	\$28.54
Tier 1 Water Usage Charge	50 THOUSAND GALLONS X 1.82000		\$91.00
Tier 2 Water Usage Charge	160 THOUSAND GALLONS X 2.95000		\$472.00
Tier 3 Water Usage Charge	601 THOUSAND GALLONS X 3.45000		\$2,073.45
TOTAL CURRENT CHARGES - Water Charges			\$2,664.99

USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	32	811,000	25,344	83.28
LAST MONTH	29	792,000	27,310	89.64
LAST YEAR	31	717,000	23,129	75.51

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you MUST complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.



Sewer Utility Statement

Account Number	Due Date
025003-000	8/18/2020
Service Period	Total Amount Due
6/1/2020 - 6/30/2020	\$5,187.60

Account Name	STEPHEN N PARKER LIVING TRUST
Service Address	2401 PRATER WY

Engage & Connect
@cityofsparks

ACCOUNT SUMMARY

Previous Balance	\$4,047.90
Payments	-\$4,047.90
Balance Forward	\$0.00

SUMMARY OF CHARGES

Commercial Sewer	\$3,682.80
Storm Commercial	\$815.76
Commercial Flood Fee	\$506.88
Carwash, Wand	\$182.16
Current Charges	\$5,187.60

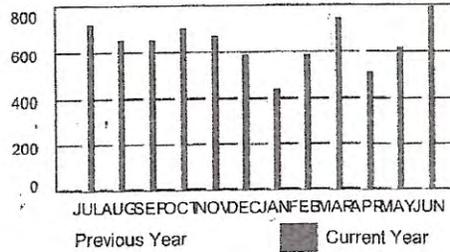
Total Amount Due	\$5,187.60
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Auto Pay - Please Do Not Pay

CONSUMPTION

CURRENT USAGE	
Meter 126189	
Consumption	792

Monthly Water Usage



QUESTIONS ABOUT YOUR BILL

Business Hours:

Office Hours 8:00 a.m. to 5:00 p.m. Monday-Friday
 Closed Weekends and Holidays
 (Drop box located by the west entrance of City Hall available for payments)
 Billing Information (775) 353-5555
 Email customerservice@cityofsparks.us

IMPORTANT MESSAGES

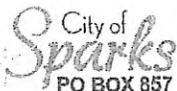
GO PAPERLESS!

Save paper and de-clutter your mailbox and switch to email. For details



An 8.33% penalty will be charged against unpaid balances existing after the due date on your billing statement.

Any unpaid sewer fee charges and penalties accrued thereon shall result in a lien being filed against the property serviced pursuant to SMC 13.27.040 and 13.27.070.



PO BOX 857
SPARKS NV 89432-0857



AUTOALL FOR AADC 894 4 AADC 120588CA23-A-1
717 1 AB 0-416

STEPHEN N PARKER LIVING TRUST
C/O ERNIE IONNO RAIL CITY CARWASH
3270 ROXBURY DR
RENO NV 89523-6207

Account Name	STEPHEN N PARKER LIVING TRUST	
Service Address	2401 PRATER WY	
Account Number	Amount Will Be Deducted on	Total Amount Due
025003-000	8/18/2020	\$5,187.60
Service Period	Amount Enclosed	
6/1/2020 - 6/30/2020	\$	

Auto Pay - Please Do Not Pay

CITY OF SPARKS
PO BOX 857
SPARKS NV 89432-0857

General Sales Report

Metro Carwash
Rail City Car Wash

Fri 05/01/2020 12:00:00am
Sun 05/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET SITE SALES: 117,656.62			
WASH PACKAGES-				ARM PLANS SOLD-			
Midtown Wash	2.00	5,846	11,692.00	Unl. Midtown Sld	14.99	95	1,424.05
Downtown Wash	3.75	6,479	24,296.25	Unl. TW Ice Sld	24.99	46	1,149.54
Uptown Wash	6.00	2,928	17,568.00	Unl. Uptown Sld	19.99	29	579.71
Turtle Wax Ice Wash	9.00	2,626	23,634.00	TOTAL:		170	3,153.30
TOTAL:		17,879	77,190.25	ARM PLANS RECHARGED-			
WASH EXTRA SERVICES-				ARM PLANS REDEEMED-			
Triple Foam	1.00	342	342.00	Unl. Midtown Rchg	14.99	308	4,616.92
Tire Shine	2.00	15	30.00	Unl. TW Ice Rchg	24.99	100	2,499.00
TOTAL:		357	372.00	Unl. Uptown Rchg	19.99	113	2,258.87
OTHER WASH SERVICES-				TOTAL:		521	9,374.79
Misc. Wash	1.62	378	610.75	ARM PLANS TERMINATED-			
TOTAL:		378	610.75	Discontinue ARM Plan	0.00	26	0.00
GROSS WASH SALES- 120,923.00				Terminate ARM Plan	0.00	5	0.00
LESS WASH DISCOUNTS-				Unl. Midtown Rfnd	-4.02	3	-12.06
Rewash-TW Ice	-9.00	18	-162.00	Unl. Uptown Rfnd	-18.63	2	-37.26
Rewash-Downtown	-3.75	45	-168.75	TOTAL:		36	-49.32
Rewash-Midtown	-2.00	20	-40.00	PREPAIDS SOLD-			
Rewash-Base	-3.75	50	-187.50	Buy3Get1 Midtown	17.25	48	828.00
Comp. Wash-Pkg	-6.19	80	-495.00	Buy3Get1 TW Ice	37.50	6	225.00
Comp Wash-Base	-3.75	81	-303.75	Buy3Get1 Uptown	29.25	8	234.00
Mgr. Spcl \$3.00 Off	-3.00	1	-3.00	TOTAL:		62	1,287.00
Rewash-Uptown	-6.00	12	-72.00	LESS PREPAIDS REDEEMED-			
Misc. Wash Discount	-12.48	12	-149.75	TW Ice Wash Ppd Rdmd	-12.75	49	-624.75
Reno PD HA Disc.	-2.00	110	-220.00	Midtown Ppd Rdmd	-5.74	215	-1,234.25
NDOT HA Disc.	-2.00	36	-72.00	B4G2-Uptown Rdmd	-9.75	18	-175.50
Washoe Co. HA Disc.	-1.50	21	-31.50	Downtown Ppd Rdmd	-3.75	9	-33.75
TOTAL:		486	-1,905.25	B3G1-TW Ice Rdmd	-12.75	46	-586.50
LESS LOYALTY DISC-				B3G1-Uptown Rdmd	-9.75	49	-477.75
7-DayRtrn-Midtown	-1.00	1	-1.00	B3G1-Downtown Rdmd	-3.75	13	-48.75
Today's Midtown Dsc	-5.75	90	-517.50	B3G1-Midtown Rdmd	-5.75	4	-23.00
Today's TW Ice Dsc	-12.68	44	-558.00	B2G1 Downtown Rdmd	-3.75	2	-7.50
Today's Uptown Dsc	-9.75	29	-282.75	CARD-Uptown Rdmd	-9.75	4	-39.00
7-DayRtrn-base	-1.88	1	-1.88	CARD-Downtown Rdmd	-3.94	17	-67.00
TOTAL:		165	-1,361.13	CARD-Midtown Rdmd	-5.75	4	-23.00
NET CARWASH SALES: 117,656.62				TOTAL:		430	-3,340.75
EXPRESS DETAIL SALES				LESS WEBSITE DISC/RDMD-			
EXPRESS DETAIL SALES-				LESS WEBSITE DISC/RDMD-			
TOTAL:		0	0.00	TOTAL:		0	0.00
LESS EXP. DET. COUPONS-				LESS PREPAIDS REDEEMED-			
TOTAL:		0	0.00	TOTAL:		0	0.00
NET EXP. DET. SALES: 0.00				LESS PAIDOUTS-			

TRUCKEE MEADOWS WATER AUTHORITY Service Address:
 2401 PRATER WAY
 SPARKS, NV 89431-8220

Previous Statement Balance	Payments	Balance Forward (=)	Additional Activity (+ or -)	New Water Charges (+)	NEW Charges Past Due On	New Balance (=)
\$2,128.88	\$2,128.88 CR	\$0.00	\$0.21 CR	\$2,768.40	06/23/20	\$2,768.19

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$2,128.88
Payments	Payment - THANK YOU	\$2,128.88 CR
	Total Payments	\$2,128.88 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,599.44
	Regional Water Mgmt Fee - 1.5%	\$38.99
	Right of Way Toll-Sparks - 5%	\$129.97
	Total New Water Charges	\$2,768.40
	New Balance	\$2,768.19

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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TI0100602-10403-00000189

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!

TRUCKEE MEADOWS WATER AUTHORITY

Account No. 01855642
 Past Due On: 06/23/20

Amount Due:

Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 06/23/20

005202 000000189



RAIL CITY CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207



Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



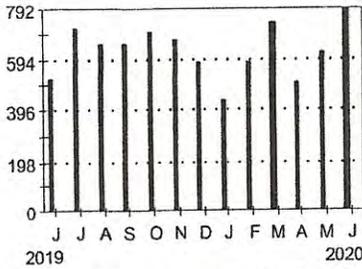
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Due to COVID-19, our lobby remains closed. Payments are limited to drop-boxes, mail-in, phone and online. Please visit tmwa.com/billing for additional information on payment options. Stay updated on TMWA's COVID response at tmwa.com/covid19-response.

Water Charges

Avg Use per Month (1,000 gallons)



USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	29	792,000	27,310	89.64
LAST MONTH	30	618,000	20,600	66.64
LAST YEAR	31	524,000	16,903	54.03

Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34034294	GMW02	29	04/30	05/29	64202	64994	Actual	1	792
					Customer Charge		2" Service	\$28.54	
					Tier 1 Water Usage Charge		50 THOUSAND GALLONS X 1.82000	\$91.00	
					Tier 2 Water Usage Charge		160 THOUSAND GALLONS X 2.95000	\$472.00	
					Tier 3 Water Usage Charge		582 THOUSAND GALLONS X 3.45000	\$2,007.90	
TOTAL CURRENT CHARGES - Water Charges									\$2,599.44

MAY-20

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

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Late Charges

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ARE YOU CHANGING YOUR MAILING ADDRESS?

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Please refer to your local post office branch office for details.

City of Sparks

Sewer Utility Statement

Account Number	Due Date
025003-000	7/17/2020
Service Period	Total Amount Due
5/1/2020 - 5/31/2020	\$4,047.90
Account Name	STEPHEN N PARKER LIVING TRUST
Service Address	2401 PRATER WY

Engage & Connect

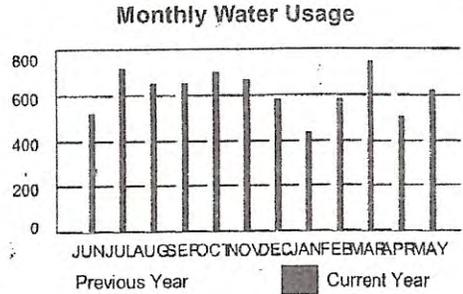
@cityofsparks






CONSUMPTION

CURRENT USAGE	
Meter 125194	
Consumption	618



ACCOUNT SUMMARY

Previous Balance	\$3,314.30
Payments	-\$3,314.30
Balance Forward	\$0.00

SUMMARY OF CHARGES

Commercial Sewer	\$2,873.70
Storm Commercial	\$636.54
Commercial Flood Fee	\$395.52
Carwash, Wand	\$142.14
Current Charges	\$4,047.90

Total Amount Due	\$4,047.90
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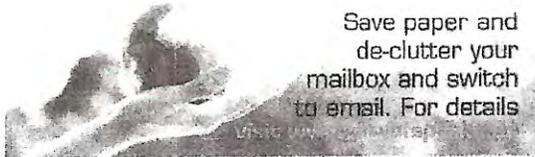
Auto Pay - Please Do Not Pay

QUESTIONS ABOUT YOUR BILL

Business Hours:
 Office Hours 8:00 a.m. to 5:00 p.m. Monday-Friday
 Closed Weekends and Holidays
 (Drop box located by the west entrance of City Hall available for payments)
 Billing Information (775) 353-5555
 Email customerservice@cityofsparks.us

IMPORTANT MESSAGES

GO PAPERLESS!



 An 8.33% penalty will be charged against unpaid balances existing after the due date on your billing statement.

Any unpaid sewer fee charges and penalties accrued thereon shall result in a lien being filed against the property serviced pursuant to SMC 13.27.040 and 13.27.070.

City of Sparks
 PO BOX 857
 SPARKS NV 89432-0857

Account Name	STEPHEN N PARKER LIVING TRUST	
Service Address	2401 PRATER WY	
Account Number	Amount Will Be Deducted on	Total Amount Due
025003-000	7/17/2020	\$4,047.90
Service Period	Amount Enclosed	
5/1/2020 - 5/31/2020	\$	

Auto Pay - Please Do Not Pay

AUTOALL FOR AADC 894 4 AADC 120103CA22-A-1
 919 1 AB 0-436

STEPHEN N PARKER LIVING TRUST
 C/O ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO NV 89523-6207

CITY OF SPARKS
 PO BOX 857
 SPARKS NV 89432-0857

General Sales Report

Metro Carwash
 Rail City Car Wash

Wed 04/01/2020 12:00:00am
 Thu 04/30/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET EXP. DET. SALES:			0.00
WASH PACKAGES-				NET SITE SALES:			82,083.27
Midtown Wash	1.96	3,933	7,704.00	ARM PLANS SOLD-			
Downtown Wash	3.75	4,857	18,213.75	Unl. Midtown Sld	14.99	72	1,079.28
Uptown Wash old	5.75	320	1,840.00	Unl. TW Ice Sld	24.99	21	524.79
Uptown Wash	6.00	1,712	10,270.00	Unl. Uptown Sld	19.99	15	299.85
Turtle Wax Ice Wash	8.96	1,622	14,532.25	TOTAL:		108	1,903.92
Super Hard Shell Wsh	12.00	2	24.00	ARM PLANS RECHARGED-			
TOTAL:		12,446	52,584.00	Unl. Midtown Rchg	14.99	276	4,137.24
WASH EXTRA SERVICES-				Unl. TW Ice Rchg	24.99	95	2,374.05
Triple Foam	1.00	160	160.00	Unl. Uptown Rchg	19.99	117	2,338.83
Tire Shine	2.00	5	10.00	TOTAL:		488	8,850.12
TOTAL:		165	170.00	ARM PLANS REDEEMED-			
OTHER WASH SERVICES-				Unl. Midtown Rdmd	-5.70	985	-5,616.75
Misc. Wash	2.95	1,055	3,107.02	Unl. TW Ice Rdmd	-12.69	388	-4,923.50
TOTAL:		1,055	3,107.02	Unl. Uptown Rdmd	-9.70	483	-4,683.25
GROSS WASH SALES-			84,319.77	TOTAL:		1,856	-15,223.50
LESS WASH DISCOUNTS-				ARM PLANS TERMINATED-			
Rewash-TW Ice	-8.98	16	-143.75	Discontinue ARM Plan	0.00	34	0.00
Rewash-Downtown	-3.75	27	-101.25	Terminate ARM Plan	0.00	10	0.00
Rewash-Midtown	-1.95	22	-43.00	Unl. Midtown Rfnd	-3.68	4	-14.73
Rewash-Base	-3.75	45	-168.75	Unl. TW Ice Rfnd	0.00	4	0.00
Comp. Wash-Pkg	-5.89	67	-394.75	Unl. Uptown Rfnd	0.00	2	0.00
Comp Wash-Base	-3.75	67	-251.25	TOTAL:		54	-14.73
Rewash-Uptown	-5.93	7	-41.50	PREPAIDS SOLD-			
Misc. Wash Discount	-4.71	6	-28.25	Buy3Get1 Midtown	17.03	41	698.25
Reno PD HA Disc.	-2.00	100	-200.00	Buy3Get1 TW Ice	37.50	7	262.50
NDOT HA Disc.	-2.00	31	-62.00	Buy3Get1 Uptown	28.88	2	57.75
Washoe Co. HA Disc.	-1.50	15	-22.50	TOTAL:		50	1,018.50
TOTAL:		403	-1,457.00	LESS PREPAIDS REDEEMED-			
LESS LOYALTY DISC-				TW Ice Wash Ppd Rdmd	-12.70	32	-406.50
Owner Wash-Base	-3.75	1	-3.75	Midtown Ppd Rdmd	-5.69	207	-1,178.75
Owner Wash-Extra	-12.00	1	-12.00	B4G2-Uptown Rdmd	-9.72	9	-87.50
Today's Midtown Dsc	-5.72	72	-412.00	Downtown Ppd Rdmd	-3.95	10	-39.50
Today's TW Ice Dsc	-12.71	17	-216.00	B3G1-TW Ice Rdmd	-12.75	1	-12.75
Today's Uptown Dsc	-9.70	14	-135.75	B3G1-Uptown Rdmd	-9.72	18	-175.00
TOTAL:		105	-779.50	B3G1-Downtown Rdmd	-3.75	9	-33.75
NET CARWASH SALES:			82,083.27	CARD-TW Ice Rdmd	-12.75	1	-12.75
EXPRESS DETAIL SALES				CARD-Uptown Rdmd	-9.75	1	-9.75
EXPRESS DETAIL SALES-				CARD-Downtown Rdmd	-3.75	8	-30.00
TOTAL:		0	0.00	CARD-Midtown Rdmd	-5.75	2	-11.50
LESS EXP. DET. COUPONS-				TOTAL:		298	-1,997.75
TOTAL:		0	0.00	LESS WEBSITE DISC/RDMD-			
				TOTAL:		0	0.00
				LESS WEBSITE DISC/RDMD-			
				LESS PREPAIDS REDEEMED-			
				TOTAL:		0	0.00

APR-20

TRUCKEE MEADOWS WATER AUTHORITY

Service Address:
 2401 PRATER WAY
 SPARKS, NV 89431-8220

Previous Statement Balance	Payments	Balance Forward (=)	Additional Activity (+ or -)	New Water Charges (+)	NEW Charges Past Due On	New Balance (=)
\$4,298.16	\$4,298.16 CR	\$0.00	\$0.21 CR	\$2,129.09	05/26/20	\$2,128.88

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$4,298.16
Payments	Payment - THANK YOU	\$4,298.16 CR
	Total Payments	\$4,298.16 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$1,999.14
	Regional Water Mgmt Fee - 1.5%	\$29.99
	Right of Way Toll-Sparks - 5%	\$99.96
	Total New Water Charges	\$2,129.09
	New Balance	\$2,128.88

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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TI0100504-10521-000000184

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!

TRUCKEE MEADOWS WATER AUTHORITY

Account No. 01855642 Amount Due:
 Past Due On: 05/26/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 05/26/20

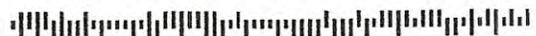
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RAIL CITY CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207



Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



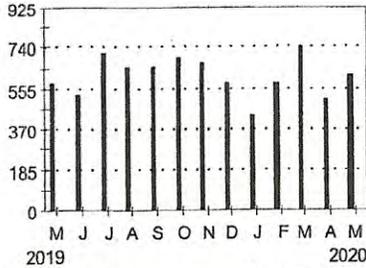
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Water Charges

Avg Use per Month (1,000 gallons)



Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34034294	GMW02	30	03/31	04/30	63584	64202	Actual	1	618
Customer Charge							2" Service		\$28.54
Tier 1 Water Usage Charge					50 THOUSAND GALLONS X 1.82000				\$91.00
Tier 2 Water Usage Charge					160 THOUSAND GALLONS X 2.95000				\$472.00
Tier 3 Water Usage Charge					408 THOUSAND GALLONS X 3.45000				\$1,407.60
TOTAL CURRENT CHARGES - Water Charges									\$1,999.14

APR-20

USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	30	618,000	20,600	66.64
LAST MONTH	29	506,000	17,448	55.61
LAST YEAR	29	582,000	20,069	64.65

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you MUST complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.



Sewer Utility Statement

Account Number	Due Date
025003-000	6/18/2020
Service Period	Total Amount Due
4/1/2020 - 4/30/2020	\$3,314.30
Account Name	STEPHEN N PARKER LIVING TRUST
Service Address	2401 PRATER WY

Engage & Connect
@cityofsparks

ACCOUNT SUMMARY

Previous Balance	\$4,853.55
Payments	-\$4,853.55
Balance Forward	\$0.00

SUMMARY OF CHARGES

Commercial Sewer	\$2,352.90
Storm Commercial	\$521.18
Commercial Flood Fee	\$323.84
Carwash, Wand	\$116.38

Current Charges \$3,314.30

Total Amount Due \$3,314.30

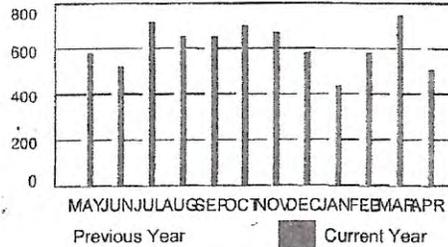
Auto Pay - Please Do Not Pay



CONSUMPTION

CURRENT USAGE	
Meter 125199	
Consumption	506

Monthly Water Usage



QUESTIONS ABOUT YOUR BILL

Business Hours:

Office Hours 8:00 a.m. to 5:00 p.m. Monday-Friday
 Closed Weekends and Holidays
 (Drop box located by the west entrance of City Hall available for payments)
 Billing Information (775) 353-5555
 Email customerservice@cityofsparks.us

IMPORTANT MESSAGES

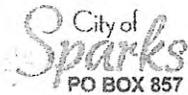
The City of Sparks is temporarily suspending sewer account late fees due to COVID-19 related hardship. If you have been financially impacted by COVID-19 or have general sewer account questions, please contact Sparks Customer Service at 775-353-5555. Please consider paying your account online by visiting www.cityofsparks.us/sewer. You can make a onetime payment or register to manage your account. Payments mailed in may experience delays in processing due to Covid-19 related safety protocols.

GO PAPERLESS!



An 8.33% penalty will be charged against unpaid balances existing after the due date on your billing statement.

Any unpaid sewer fee charges and penalties accrued thereon shall result in a lien being filed against the property serviced pursuant to SMC 13.27.040 and 13.27.070.



PO BOX 857
SPARKS NV 89432-0857

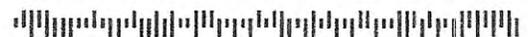


AUTOALL FOR AADC 894 4 AADC 119619CA21-A-1
924 1 AB 0.416

STEPHEN N PARKER LIVING TRUST
 C/O ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO NV 89523-6207

Account Name	STEPHEN N PARKER LIVING TRUST	
Service Address	2401 PRATER WY	
Account Number	Amount Will Be Deducted on	Total Amount Due
025003-000	6/18/2020	\$3,314.30
Service Period	Amount Enclosed	
4/1/2020 - 4/30/2020	\$	

Auto Pay - Please Do Not Pay



CITY OF SPARKS
 PO BOX 857
 SPARKS NV 89432-0857

WM

RAIL CITY CARWASH-SPARKS DBA: METRO CARWASH

2401 Prater way Sparks, NV 89431

Year Built: 1987 Metro Established: 2008 Metro Sold: 2020

Q-3, 2020 Monthly Water Use Analysis:

	Cars Washed	TMWA	City of Sparks Sewer	Avg Daily Gallons	Gallons Per Vehicle	NOTES
						**City of Sparks billed Monthly
Sept 1-30, 2020	16,299	615,000	634,000	20,500	37.7	TMWA Billing Cycle: 08/31 - 09/30, 2020: 30 Days
Aug 1-31, 2020	17,084	634,000	735,000	20,452	37.1	*TMWA "Sept bill, last month history detail" 31 days
July 1-31, 2020	<u>18,499</u>	<u>*</u>	<u>811,000</u>	<u>27,033</u>	<u>43.8</u>	
Q3 2020 TOTALS	51,882		2,180,000	23,696	42.0	

See Attached Substantiation

General Sales Report

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET SITE SALES: 111,217.25			
WASH PACKAGES-				ARM PLANS SOLD-			
Midtown Wash	2.00	5,392	10,784.00	Unl. Midtown Sld	14.99	59	884.41
Downtown Wash	3.75	6,064	22,740.00	Unl. SuperHard Sld	29.99	6	179.94
Uptown Wash	6.00	2,661	15,966.00	Unl. TW Ice Sld	24.99	15	374.85
Turtle Wax Ice Wash	9.00	1,350	12,150.00	Unl. Uptown Sld	19.99	21	419.79
Super Hard Shell Wsh	12.00	832	9,984.00	TOTAL:		101	1,858.99
TOTAL:		16,299	71,624.00	ARM PLANS RECHARGED-			
WASH EXTRA SERVICES-				Unl. Midtown Rchg	14.99	412	6,175.88
Triple Foam	1.00	44	44.00	Unl. SuperHard Rchg	29.99	3	89.97
Tire Shine	2.00	3	6.00	Unl. TW Ice Rchg	24.99	109	2,723.91
Turtle Wax Ice Extr	3.00	1	3.00	Unl. Uptown Rchg	19.99	140	2,798.60
TOTAL:		48	53.00	TOTAL:		664	11,788.36
OTHER WASH SERVICES-				ARM PLANS REDEEMED-			
Misc. Wash	6.63	498	3,303.00	Unl. Midtown Rdmd	-5.75	1,565	-8,998.75
TOTAL:		498	3,303.00	Unl. SuperHard Rdmd	-15.75	50	-787.50
GROSS WASH SALES- 113,361.25				Unl. TW Ice Rdmd	-12.75	415	-5,291.25
LESS WASH DISCOUNTS-				Unl. Uptown Rdmd	-9.74	567	-5,524.25
Rewash-TW Ice	-9.00	2	-18.00	TOTAL:		2,597	-20,601.75
Rewash-Downtown	-3.75	24	-90.00	ARM PLANS TERMINATED-			
Rewash-Midtown	-2.00	2	-4.00	Discontinue ARM Plan	0.00	32	0.00
Rewash-Base	-3.75	6	-22.50	Terminate ARM Plan	0.00	8	0.00
Comp. Wash-Pkg	-6.00	9	-54.00	Unl. Midtown Rfnd	0.00	4	0.00
Comp Wash-Base	-3.75	11	-41.25	Unl. TW Ice Rfnd	0.00	2	0.00
Rewash-Uptown	-6.00	2	-12.00	Unl. Uptown Rfnd	0.00	2	0.00
Misc. Wash Discount	-1.02	769	-780.75	TOTAL:		48	0.00
Reno PD HA Disc.	-2.00	101	-202.00	PREPAIDS SOLD-			
NDOT HA Disc.	-2.00	38	-76.00	Buy3Get1 Midtown	17.25	61	1,052.25
Washoe Co. HA Disc.	-1.50	13	-19.50	Buy3Get1 TW Ice	37.50	8	300.00
TOTAL:		977	-1,320.00	Buy3Get1 Uptown	29.25	6	175.50
LESS LOYALTY DISC-				TOTAL:		75	1,527.75
Today's Midtown Dsc	-5.75	58	-333.50	LESS PREPAIDS REDEEMED-			
Today's TW Ice Dsc	-12.75	15	-191.25	B4G2-SprHrdShll Rdmd	-15.75	1	-15.75
Today's Uptown Dsc	-9.75	21	-204.75	TW Ice Wash Ppd Rdmd	-12.75	40	-510.00
Today's SHard Dsc	-15.75	6	-94.50	Midtown Ppd Rdmd	-5.75	238	-1,368.50
TOTAL:		100	-824.00	B4G2-Uptown Rdmd	-9.75	5	-48.75
NET CARWASH SALES: 111,217.25				Downtown Ppd Rdmd	-3.75	11	-41.25
EXPRESS DETAIL SALES				B3G1-TW Ice Rdmd	-12.75	2	-25.50
EXPRESS DETAIL SALES-				B3G1-Uptown Rdmd	-9.75	59	-575.25
TOTAL:		0	0.00	B3G1-Downtown Rdmd	-3.75	26	-97.50
LESS EXP. DET. COUPONS-				B3G1-Midtown Rdmd	-5.75	3	-17.25
TOTAL:		0	0.00	CARD-TW Ice Rdmd	-12.75	1	-12.75
NET EXP. DET. SALES: 0.00				CARD-Downtown Rdmd	-3.75	9	-33.75
				CARD-Midtown Rdmd	-5.75	5	-28.75
				TOTAL:		400	-2,775.00
				LESS WEBSITE DISC/RDMD-			
				TOTAL:		0	0.00
				LESS WEBSITE DISC/RDMD-			



RAIL CITY CAR WASH LLC *SEPT-20*

Page 1
 Account No. 01855642
 Billing Date 10/02/20
 Next Meter Read Date 10/29/20

Service Address:
 2401 PRATER WAY
 SPARKS, NV 89431-8220

Previous Statement Balance	Payments	Balance Forward (=)	Additional Activity (+ or -)	New Water Charges (+)	NEW Charges Past Due On	New Balance (=)
\$2,187.67	\$2,187.67 CR	\$0.00	\$0.21 CR	\$2,118.06	10/23/20	\$2,117.85

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$2,187.67
Payments	Payment - THANK YOU	\$2,187.67 CR
	Total Payments	\$2,187.67 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$1,988.79
	Regional Water Mgmt Fee - 1.5%	\$29.83
	Right of Way Toll-Sparks - 5%	\$99.44
	Total New Water Charges	\$2,118.06
	New Balance	\$2,117.85

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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T101002-10267-00000177

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!



Account No. 01855642 Amount Due:
Past Due On: 10/23/20 Amount Enclosed: \$ _____
***** DO NOT PAY *****

Your bank account will be drafted on 10/23/20

005134 000000177



RAIL CITY CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207



Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



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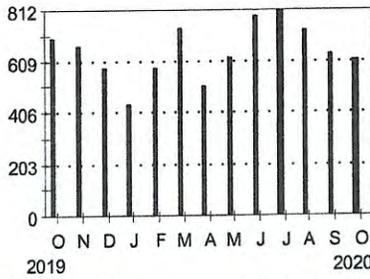


The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.

Every day is a good day to conserve water. As fall sets in, don't forget that your landscaping needs less water.

Water Charges

Avg Use per Month (1,000 gallons)



Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34034294	GMW02	30	08/31	09/30	67174	67789	Actual	1	615

Customer Charge	2" Service	\$28.54
Tier 1 Water Usage Charge	50 THOUSAND GALLONS X 1.82000	\$91.00
Tier 2 Water Usage Charge	160 THOUSAND GALLONS X 2.95000	\$472.00
Tier 3 Water Usage Charge	405 THOUSAND GALLONS X 3.45000	\$1,397.25
TOTAL CURRENT CHARGES - Water Charges		\$1,988.79

USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	30	615,000	20,500	66.29
LAST MONTH	31	634,000	20,452	66.27
LAST YEAR	32	697,000	21,781	70.99

SEPT-20
AUG-20

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

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Late Charges

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Account Statement

ACCOUNT INFORMATION

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 9/1/2020 to 9/30/2020
 BILLING DATE: 10/21/2020
 DUE DATE: 11/18/2020

METER READING

NO ACTIVE METER FOUND

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

SPECIAL MESSAGE

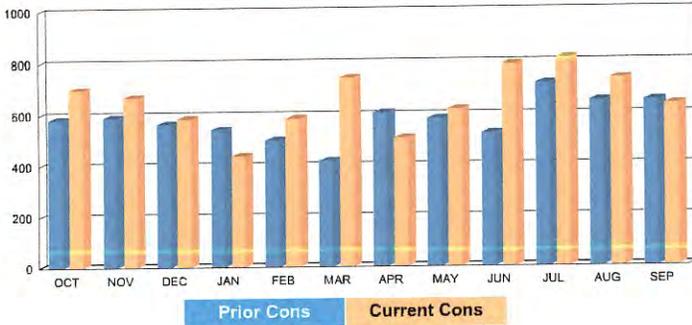
CURRENT CHARGES

Commercial Sewer 3,093.93
 Carwash, wand 145.82
 Storm Commercial 684.71
 Commercial Flood Fee 405.76
TOTAL CURRENT CHARGES 4,330.22

test

BILL SUMMARY

PREVIOUS BALANCE 5,018.59
 PAYMENTS RECEIVED -5,018.59
 ADJUSTMENTS 0.00
 ADDITIONAL BILLING 0.00
 CURRENT CHARGES 4,330.22
TOTAL AMOUNT DUE 4,330.22



Payment Coupon

AMOUNT DUE

TOTAL AMOUNT DUE BY 11/18/2020 4,330.22

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
 PLEASE MAKE CHECK PAYABLE TO:
CITY OF SPARKS

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: * 9/1/2020 to 9/30/2020
 BILLING DATE: 10/21/2020
 DUE DATE: 11/18/2020

CITY OF SPARKS
 P.O. BOX 857
 SPARKS, NV 89432

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

0250030000000433022

Account Number	Due Date
025003-000	11/18/2020
Service Period	Total Amount Due
9/1/2020 - 9/30/2020	\$4,330.22

Account Name	STEPHEN N PARKER LIVING TRUST
Service Address	2401 PRATER WY

Engage & Connect

@cityofsparks



ACCOUNT SUMMARY

Previous Balance	\$5,018.59
Payments	-\$5,018.59
Balance Forward	\$0.00

SUMMARY OF CHARGES

Commercial Sewer	\$3,093.93
Storm Commercial	\$684.71
Commercial Flood Fee	\$405.76
Carwash, Wand	\$145.82

Current Charges \$4,330.22

Total Amount Due \$4,330.22

Auto Pay - Please Do Not Pay

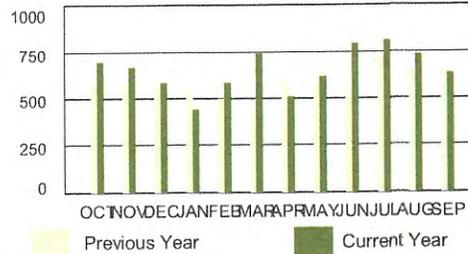
CONSUMPTION

CURRENT USAGE

Meter 125199

Consumption 634

Monthly Water Usage



QUESTIONS ABOUT YOUR BILL

Business Hours:

Office Hours 8:00 a.m. to 5:00 p.m. Monday-Friday

Closed Weekends and Holidays

(Drop box located by the west entrance of City Hall available for payments)

Billing Information (775) 353-5555

Email customerservice@cityofsparks.us

IMPORTANT MESSAGES

GO PAPERLESS!

Save paper and de-clutter your mailbox and switch to email. For details visit www.cityofsparks.us



An 8.33% penalty will be charged against unpaid balances existing after the due date on your billing statement.

Any unpaid sewer fee charges and penalties accrued thereon shall result in a lien being filed against the property serviced pursuant to SMC 13.27.040 and 13.27.070.

City of Sparks
PO BOX 857
SPARKS NV 89432-0857



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STEPHEN N PARKER LIVING TRUST
C/O ERNIE IONNO RAIL CITY CARWASH
3270 ROXBURY DR
RENO NV 89523-6207

Account Name	STEPHEN N PARKER LIVING TRUST	
Service Address	2401 PRATER WY	
Account Number	Amount Will Be Deducted on	Total Amount Due
025003-000	11/18/2020	\$4,330.22
Service Period	Amount Enclosed	
9/1/2020 - 9/30/2020	\$	

Auto Pay - Please Do Not Pay

CITY OF SPARKS
PO BOX 857
SPARKS NV 89432-0857

Usage breakdown

From: Cruz, Patricia (pcruz@cityofsparks.us)
 To: eionno@att.net
 Date: Friday, June 4, 2021, 01:34 PM PDT

Hello,

Below is the breakdown of water usage for each billing.

July

8/20/2020		Billing	00000000		\$5,537.52		8/24/2020	\$4,144.22	\$974.26	\$0.00	\$0.00	\$0.00	\$0.00	
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D	Read Date	Prior F
SEWER	02			Consumption	\$3,928.40		\$0.00	1	100.00	\$111.00	7/1/2020	7/31/2020	6/30/2020	5/29
SEWER	02			Flat	\$29.29		\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29
SEWER	TC			Consumption	\$186.53		\$0.00	1	100.00	\$111.00	7/1/2020	7/31/2020	6/30/2020	5/29
STORM	02			Consumption	\$867.79		\$0.00	1	100.00	\$111.00	7/1/2020	7/31/2020	6/30/2020	5/29
STORM	02			Flat	\$6.47		\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29
RIVER FLOOD	02			Consumption	\$515.20		\$0.00	1	100.00	\$111.00	7/1/2020	7/31/2020	6/30/2020	5/29
RIVER FLOOD	02			Flat	\$3.84		\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29

August

9/22/2020		Billing	00000000		\$5,018.59		9/23/2020	\$3,755.86	\$792.33	\$0.00	\$0.00	\$0.00	\$0.00	
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D	Read Date	Prior F
SEWER	02			Consumption	\$3,557.52		\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
SEWER	02			Flat	\$29.29		\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
SEWER	TC			Consumption	\$169.05		\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
STORM	02			Consumption	\$785.86		\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
STORM	02			Flat	\$6.47		\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
RIVER FLOOD	02			Consumption	\$466.56		\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
RIVER FLOOD	02			Flat	\$3.84		\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20

September 

10/21/2020		Billing	00000000		\$4,330.22		10/22/2020	\$3,239.75	\$684.71	\$0.00	\$0.00	\$0.00	\$0.00	
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D	Read Date	Prior F
SEWER	02			Consumption	\$3,064.64		\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
SEWER	02			Flat	\$29.29		\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
SEWER	TC			Consumption	\$145.82		\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
STORM	02			Consumption	\$678.24		\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
STORM	02			Flat	\$6.47		\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
RIVER FLOOD	02			Consumption	\$401.92		\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
RIVER FLOOD	02			Flat	\$3.84		\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20

Patricia Cruz | Customer Service
 431 Prater Way | Sparks, NV 89431 | ☎: 775.353.5555 | 📠: fax 775.353.7802 | ✉: customerservice@cityofsparks.us



General Sales Report

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				LESS EXP. DET. COUPONS-			
WASH PACKAGES-				TOTAL:			
Midtown Wash	2.00	5,895	11,790.00			0	0.00
Downtown Wash	3.75	6,139	23,021.25	NET EXP. DET. SALES:			
Uptown Wash	6.00	2,741	16,446.00				
Turtle Wax Ice Wash	9.00	1,817	16,353.00	NET SITE SALES:			
Super Hard Shell Wsh	12.00	492	5,904.00				
TOTAL:		17,084	73,514.25	119,647.52			
WASH EXTRA SERVICES-				ARM PLANS SOLD-			
Triple Foam	1.00	62	62.00	Unl. Midtown Sld	14.99	68	1,019.32
Tire Shine	2.00	5	10.00	Unl. SuperHard Sld	29.99	5	149.95
Turtle Wax Ice Extr	3.00	5	15.00	Unl. TW Ice Sld	24.99	17	424.83
Turtle Wax Fire Wax	2.00	3	6.00	Unl. Uptown Sld	19.99	21	419.79
TOTAL:		75	93.00	TOTAL:		111	2,013.89
OTHER WASH SERVICES-				ARM PLANS RECHARGED-			
Misc. Wash	15.74	456	7,175.77	Unl. Midtown Rchg	14.99	413	6,190.87
TOTAL:		456	7,175.77	Unl. SuperHard Rchg	29.99	1	29.99
GROSS WASH SALES-				Unl. TW Ice Rchg	24.99	121	3,023.79
			121,826.77	Unl. Uptown Rchg	19.99	138	2,758.62
LESS WASH DISCOUNTS-				TOTAL:		673	12,003.27
Rewash-TW Ice	-9.00	2	-18.00	ARM PLANS REDEEMED-			
Rewash-Downtown	-3.75	16	-60.00	Unl. Midtown Rdmd	-5.75	1,863	-10,712.25
Rewash-Midtown	-2.00	2	-4.00	Unl. SuperHard Rdmd	-15.75	42	-661.50
Rewash-Base	-3.75	8	-30.00	Unl. TW Ice Rdmd	-12.74	521	-6,635.75
Comp. Wash-Pkg	-6.08	37	-225.00	Unl. Uptown Rdmd	-9.75	600	-5,850.00
Comp Wash-Base	-3.75	48	-180.00	TOTAL:		3,026	-23,859.50
Rewash-Uptown	-6.00	4	-24.00	ARM PLANS TERMINATED-			
Misc. Wash Discount	-1.02	440	-448.75	Discontinue ARM Plan	0.00	31	0.00
Reno PD HA Disc.	-2.00	103	-206.00	Terminate ARM Plan	0.00	3	0.00
NDOT HA Disc.	-2.00	27	-54.00	Unl. TW Ice Rfnd	0.00	2	0.00
Washoe Co. HA Disc.	-1.50	13	-19.50	Unl. Uptown Rfnd	0.00	1	0.00
TOTAL:		700	-1,269.25	TOTAL:		37	0.00
LESS LOYALTY DISC-				PREPAIDS SOLD-			
Owner Wash-Base	-3.75	3	-11.25	Buy3Get1 Midtown	17.25	47	810.75
Owner Wash-Extra	-12.00	3	-36.00	Buy3Get1 TW Ice	37.50	8	300.00
Today's Midtown Dsc	-5.75	68	-391.00	Buy3Get1 Uptown	29.25	9	263.25
Today's TW Ice Dsc	-12.75	16	-204.00	TOTAL:		64	1,374.00
Today's Uptown Dsc	-9.75	20	-195.00	LESS PREPAIDS REDEEMED-			
Today's SHard Dsc	-15.75	5	-78.75	B4G2-SprHrdShll Rdmd	-15.75	1	-15.75
TOTAL:		115	-916.00	TW Ice Wash Ppd Rdmd	-12.75	32	-408.00
NET CARWASH SALES:			119,641.52	Midtown Ppd Rdmd	-5.75	222	-1,276.50
EXPRESS DETAIL SALES				B4G2-Uptown Rdmd	-9.75	7	-68.25
EXPRESS DETAIL SALES-				Downtown Ppd Rdmd	-3.75	9	-33.75
Misc. Open Detail	2.00	3	6.00	B3G1-TW Ice Rdmd	-12.75	1	-12.75
TOTAL:		3	6.00	B3G1-Uptown Rdmd	-9.75	34	-331.50
				B3G1-Downtown Rdmd	-3.75	25	-93.75
				B2G1 Downtown Rdmd	-3.75	3	-11.25
				CARD-TW Ice Rdmd	-12.75	1	-12.75
				CARD-Uptown Rdmd	-9.75	4	-39.00
				CARD-Downtown Rdmd	-3.75	5	-18.75
				CARD-Midtown Rdmd	-5.75	3	-17.25



Account Statement

ACCOUNT INFORMATION

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 8/1/2020 to 8/31/2020
 BILLING DATE: 9/22/2020
 DUE DATE: 10/19/2020

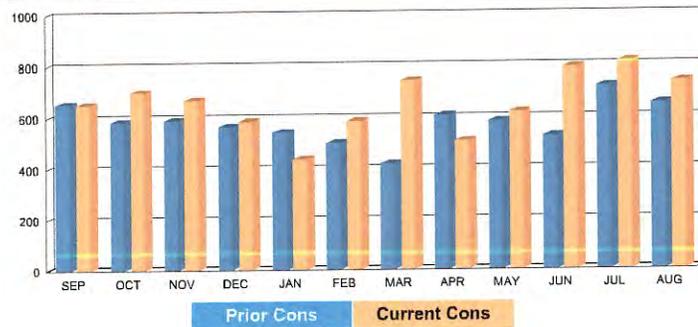
METER READING

NO ACTIVE METER FOUND

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

SPECIAL MESSAGE

test



CURRENT CHARGES

Commercial Sewer 3,586.81
 Carwash, wand 169.05
 Storm Commercial 792.33
 Commercial Flood Fee 470.40
TOTAL CURRENT CHARGES 5,018.59

BILL SUMMARY

PREVIOUS BALANCE 5,537.52
 PAYMENTS RECEIVED -5,537.52
 ADJUSTMENTS 0.00
 ADDITIONAL BILLING 0.00
 CURRENT CHARGES 5,018.59
TOTAL AMOUNT DUE 5,018.59

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
 PLEASE MAKE CHECK PAYABLE TO:

CITY OF SPARKS

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: * 8/1/2020 to 8/31/2020
 BILLING DATE: 9/22/2020
 DUE DATE: 10/19/2020

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

AMOUNT DUE

TOTAL AMOUNT DUE BY 10/19/2020 5,018.59

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

CITY OF SPARKS
 P.O. BOX 857
 SPARKS, NV 89432

0250030000000501859

Usage breakdown

From: Cruz, Patricia (pcruz@cityofsparks.us)

To: eionno@att.net

Date: Friday, June 4, 2021, 01:34 PM PDT

Hello,

Below is the breakdown of water usage for each billing.

July

9/20/2020 Billing		00000000		\$5,537.52		8/24/2020		\$4,144.22		\$874.26		\$0.00		\$0.00		\$0.00		\$0.00	
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A.	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D.	Read Date	Prior					
SEWER	02			Consumption	\$3,928.40	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29					
SEWER	02			Flat	\$29.29	\$0.00	\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29					
SEWER	TC			Consumption	\$186.53	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29					
STORM	02			Consumption	\$867.79	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29					
STORM	02			Flat	\$6.47	\$0.00	\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29					
RIVER FLOOD	02			Consumption	\$515.20	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29					
RIVER FLOOD	02			Flat	\$3.84	\$0.00	\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29					

August ✂

9/22/2020 Billing		00000000		\$5,018.59		9/23/2020		\$3,756.86		\$792.33		\$0.00		\$0.00		\$0.00		\$0.00	
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A.	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D.	Read Date	Prior					
SEWER	02			Consumption	\$3,557.52	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20					
SEWER	02			Flat	\$29.29	\$0.00	\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20					
SEWER	TC			Consumption	\$169.05	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20					
STORM	02			Consumption	\$785.86	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20					
STORM	02			Flat	\$6.47	\$0.00	\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20					
RIVER FLOOD	02			Consumption	\$466.56	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20					
RIVER FLOOD	02			Flat	\$3.84	\$0.00	\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20					

September

10/21/2020 Billing		00000000		\$4,330.22		10/22/2020		\$3,239.75		\$684.71		\$0.00		\$0.00		\$0.00		\$0.00	
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A.	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D.	Read Date	Prior					
SEWER	02			Consumption	\$3,064.64	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20					
SEWER	02			Flat	\$29.29	\$0.00	\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20					
SEWER	TC			Consumption	\$145.82	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20					
STORM	02			Consumption	\$678.24	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20					
STORM	02			Flat	\$6.47	\$0.00	\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20					
RIVER FLOOD	02			Consumption	\$401.92	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20					
RIVER FLOOD	02			Flat	\$3.84	\$0.00	\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20					

Patricia Cruz | Customer Service
 431 Prater Way | Sparks, NV 89431 | ☎: 775.353.5555 | 📠: fax 775.353.7802 | ✉: customerservice@cityofsparks.us



General Sales Report

Metro Carwash
 Rail City Car Wash

Wed 07/01/2020 12:00:00am
 Fri 07/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				TOTAL:			
				0 0.00			
WASH PACKAGES-				NET EXP. DET. SALES:			
				0.00			
WASH EXTRA SERVICES-				NET SITE SALES:			
				123,245.71			
OTHER WASH SERVICES-				ARM PLANS SOLD-			
Midtown Wash	2.00	6,501	13,002.00	Unl. Midtown Sld	14.99	89	1,334.11
Downtown Wash	3.75	6,555	24,581.25	Unl. SuperHard Sld	29.99	1	29.99
Uptown Wash	6.00	2,956	17,736.00	Unl. TW Ice Sld	24.99	24	599.76
Turtle Wax Ice Wash	9.00	2,205	19,845.00	Unl. Uptown Sld	19.99	26	519.74
Super Hard Shell Wash	12.00	282	3,384.00	TOTAL:		140	2,483.60
TOTAL:		18,499	78,548.25	ARM PLANS RECHARGED-			
WASH EXTRA SERVICES-				Unl. Midtown Rchg	14.99	384	5,756.16
Triple Foam	1.00	110	110.00	Unl. TW Ice Rchg	24.99	119	2,973.81
Tire Shine	2.00	5	10.00	Unl. Uptown Rchg	19.99	133	2,658.67
Turtle Wax Fire Wax	2.00	1	2.00	TOTAL:		636	11,388.64
TOTAL:		116	122.00	ARM PLANS REDEEMED-			
OTHER WASH SERVICES-				Unl. Midtown Rdmd	-5.75	1,833	-10,539.75
Misc. Wash	3.67	580	2,126.21	Unl. SuperHard Rdmd	-15.75	25	-393.75
TOTAL:		580	2,126.21	Unl. TW Ice Rdmd	-12.75	526	-6,706.50
GROSS WASH SALES-				Unl. Uptown Rdmd	-9.75	645	-6,288.75
			125,586.46	TOTAL:		3,029	-23,928.75
LESS WASH DISCOUNTS-				ARM PLANS TERMINATED-			
Rewash-TW Ice	-9.00	5	-45.00	Discontinue ARM Plan	0.00	42	0.00
Rewash-Downtown	-3.75	21	-78.75	Terminate ARM Plan	0.00	6	0.00
Rewash-Midtown	-2.00	5	-10.00	Unl. Midtown Rfnd	0.00	3	0.00
Rewash-Base	-3.75	13	-48.75	Unl. TW Ice Rfnd	0.00	1	0.00
Comp. Wash-Pkg	-5.81	42	-244.00	Unl. Uptown Rfnd	-0.70	2	-1.40
Comp Wash-Base	-3.75	47	-176.25	TOTAL:		54	-1.40
Rewash-Uptown	-6.00	3	-18.00	PREPAIDS SOLD-			
Misc. Wash Discount	-1.07	253	-271.25	Buy3Get1 Midtown	17.25	62	1,069.50
Reno PD HA Disc.	-2.00	123	-246.00	Buy3Get1 TW Ice	37.50	10	375.00
NDOT HA Disc.	-2.00	32	-64.00	Buy3Get1 Uptown	29.25	6	175.50
Washoe Co. HA Disc.	-1.50	25	-37.50	TOTAL:		78	1,620.00
TOTAL:		569	-1,239.50	LESS PREPAIDS REDEEMED-			
LESS LOYALTY DISC-				TW Ice Wash Ppd Rdmd	-12.75	43	-548.25
Owner Wash-Base	-3.75	2	-7.50	Midtown Ppd Rdmd	-5.75	273	-1,569.75
Owner Wash-Extra	-12.00	2	-24.00	B4G2-Uptown Rdmd	-9.42	12	-113.00
Today's Midtown Dsc	-5.75	86	-494.50	Downtown Ppd Rdmd	-3.75	11	-41.25
Today's TW Ice Dsc	-12.75	24	-306.00	B3G1-TW Ice Rdmd	-12.75	2	-25.50
Today's Uptown Dsc	-9.75	26	-253.50	B3G1-Uptown Rdmd	-9.75	27	-263.25
Today's SHard Dsc	-15.75	1	-15.75	B3G1-Downtown Rdmd	-3.75	39	-146.25
TOTAL:		141	-1,101.25	B3G1-Midtown Rdmd	-5.75	10	-57.50
NET CARWASH SALES:				CARD-TW Ice Rdmd	-12.75	3	-38.25
			123,245.71	CARD-Uptown Rdmd	-9.75	2	-19.50
EXPRESS DETAIL SALES				CARD-Downtown Rdmd	-3.75	11	-41.25
				CARD-Midtown Rdmd	-5.75	5	-28.75
EXPRESS DETAIL SALES-				TOTAL:		438	-2,892.50
TOTAL:		0	0.00	LESS WEBSITE DISC/RDMD-			
LESS EXP. DET. COUPONS-				TOTAL:		0	0.00



Account Statement

ACCOUNT INFORMATION

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 7/1/2020 to 7/31/2020
 BILLING DATE: 8/20/2020
 DUE DATE: 9/18/2020

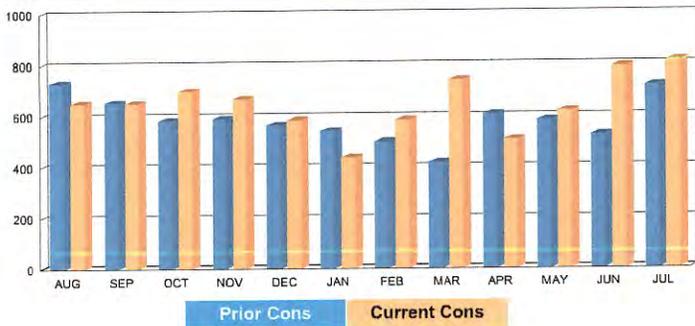
METER READING

NO ACTIVE METER FOUND

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

SPECIAL MESSAGE

test



CURRENT CHARGES

Commercial Sewer 3,957.69
 Carwash, wand 186.53
 Storm Commercial 874.26
 Commercial Flood Fee 519.04
TOTAL CURRENT CHARGES 5,537.52

BILL SUMMARY

PREVIOUS BALANCE 5,187.60
 PAYMENTS RECEIVED -5,187.60
 ADJUSTMENTS 0.00
 ADDITIONAL BILLING 0.00
 CURRENT CHARGES 5,537.52
TOTAL AMOUNT DUE 5,537.52

AMOUNT DUE

TOTAL AMOUNT DUE BY 9/18/2020 5,537.52

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

CITY OF SPARKS
 P.O. BOX 857
 SPARKS, NV 89432

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
 PLEASE MAKE CHECK PAYABLE TO:
CITY OF SPARKS

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 7/1/2020 to 7/31/2020
 BILLING DATE: 8/20/2020
 DUE DATE: 9/18/2020

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

0250030000000553752

Usage breakdown

From: Cruz, Patricia (pcruz@cityofsparks.us)
 To: eionno@att.net
 Date: Friday, June 4, 2021, 01:34 PM PDT

Hello,

Below is the breakdown of water usage for each billing.

July ✈

8/20/2020 Billing		00000000		\$5,537.52 8/24/2020		\$4,144.22	\$874.26	\$0.00	\$0.00	\$0.00	\$0.00			
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D.	Read Date	Prior
SEWER	02			Consumption	\$3,928.40	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29
SEWER	02			Flat	\$29.29	\$0.00	\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29
SEWER	TC			Consumption	\$186.53	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29
STORM	02			Consumption	\$867.79	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29
STORM	02			Flat	\$6.47	\$0.00	\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29
RIVER FLOOD	02			Consumption	\$515.20	\$0.00	\$0.00	1	100.00	811.00	7/1/2020	7/31/2020	6/30/2020	5/29
RIVER FLOOD	02			Flat	\$3.84	\$0.00	\$0.00	1	100.00	0.00	7/1/2020	7/31/2020	6/30/2020	5/29

August

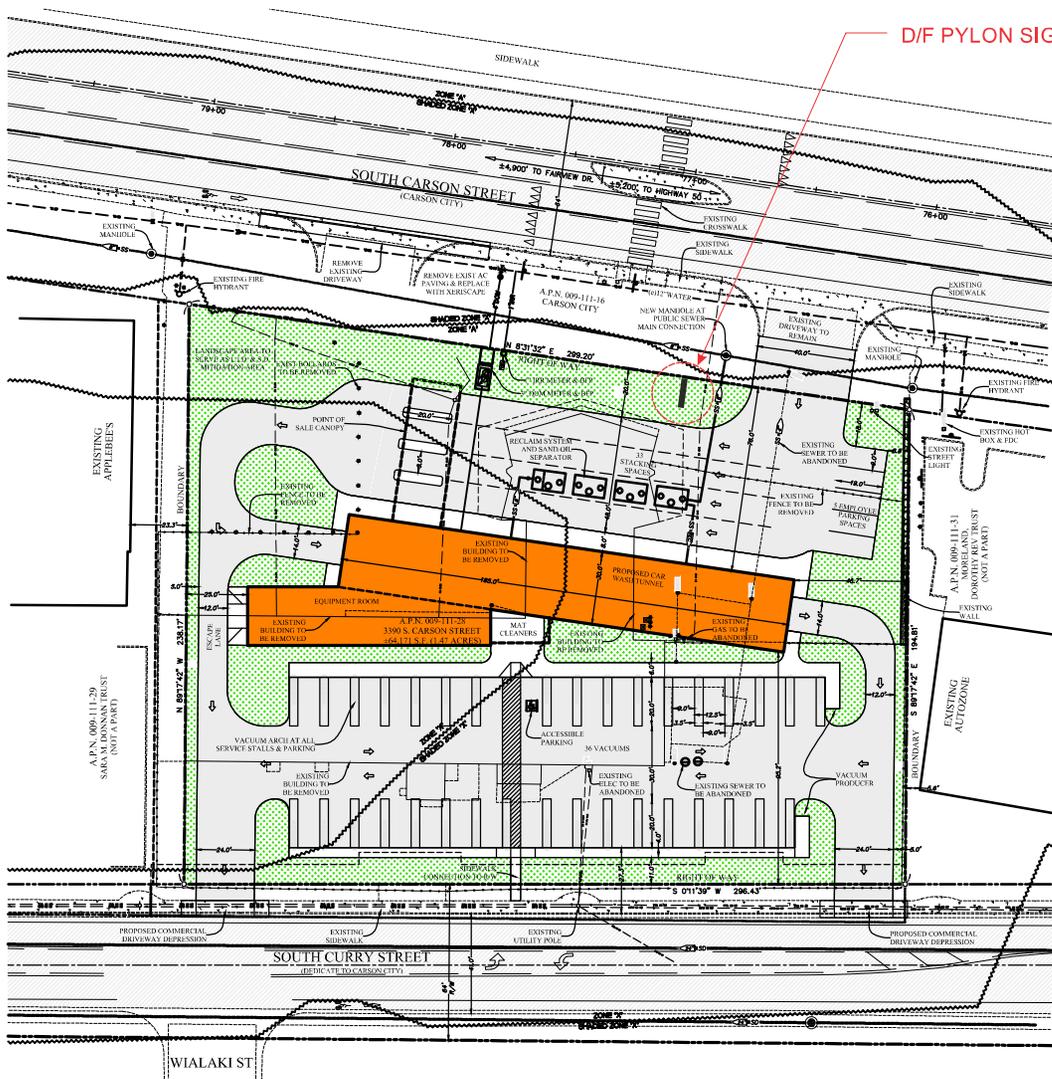
9/22/2020 Billing		00000000		\$5,018.59 9/23/2020		\$3,755.86	\$792.33	\$0.00	\$0.00	\$0.00	\$0.00			
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D.	Read Date	Prior
SEWER	02			Consumption	\$3,557.52	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
SEWER	02			Flat	\$29.29	\$0.00	\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
SEWER	TC			Consumption	\$169.05	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
STORM	02			Consumption	\$785.86	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
STORM	02			Flat	\$6.47	\$0.00	\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
RIVER FLOOD	02			Consumption	\$465.55	\$0.00	\$0.00	1	100.00	735.00	8/1/2020	8/31/2020	7/31/2020	6/30/20
RIVER FLOOD	02			Flat	\$3.84	\$0.00	\$0.00	1	100.00	0.00	8/1/2020	8/31/2020	7/31/2020	6/30/20

September

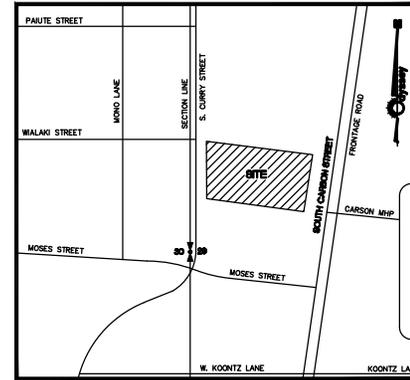
10/21/2020 Billing		00000000		\$4,330.22 10/22/2020		\$3,239.75	\$684.71	\$0.00	\$0.00	\$0.00	\$0.00			
Service	Rate Code	Tax Code	Fee Code	Detail Code	Amount	Budgeted	Budget Actual A	No. of Units	% of Period	Billable Consumption	Period Begin	Period End D.	Read Date	Prior
SEWER	02			Consumption	\$3,064.64	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
SEWER	02			Flat	\$29.29	\$0.00	\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
SEWER	TC			Consumption	\$145.82	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
STORM	02			Consumption	\$678.24	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
STORM	02			Flat	\$6.47	\$0.00	\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
RIVER FLOOD	02			Consumption	\$401.92	\$0.00	\$0.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31/20
RIVER FLOOD	02			Flat	\$3.84	\$0.00	\$0.00	1	100.00	0.00	9/1/2020	9/30/2020	8/31/2020	7/31/20

Patricia Cruz | Customer Service
 431 Prater Way | Sparks, NV 89431 | ☎: 775.353.5555 | 📠: fax 775.353.7802 | ✉: customerservice@cityofsparks.us



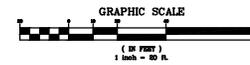


D/F Pylon Sign @ 20'-0" Height



VICINITY MAP
NOT TO SCALE

- LEGEND:
- A.C. PARKING AREA
 - CONCRETE AREA
 - LANDSCAPE AREA
 - BUILDING AREA



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project name **METRO EXPRESS**
location **SOUTH CARSON ST., CARSON CITY, NV.**

file name jdesign 2021\Metro Car Wash Carson City\Overland\Sign Concepts MB Rev1.cdr
manuf. file name

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sales rep **Bob Moore**
designer **Bachman**
complete date **06/14/21**
revision date **07/01/21**



design number **6280-21**
Sheet 1 of 5



NIGHT VIEW

Pylon Sign Concept D
SCALE: 1/4"=1'-0"

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project name & location	METRO EXPRESS SOUTH CARSON ST. CARSON CITY, NV.
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revision date	0701/21



design number
6280-21
Sheet 2 of 5



WEST ELEVATION
SCALE: 1/8"=1'-0"



NIGHT VIEW

NORTH ELEVATION
SCALE: 1/16"=1'-0"

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revision date	0701/21



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Sheet 3 of 5



EAST ELEVATION
SCALE: 1/8"=1'-0"



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Sheet 4 of 5



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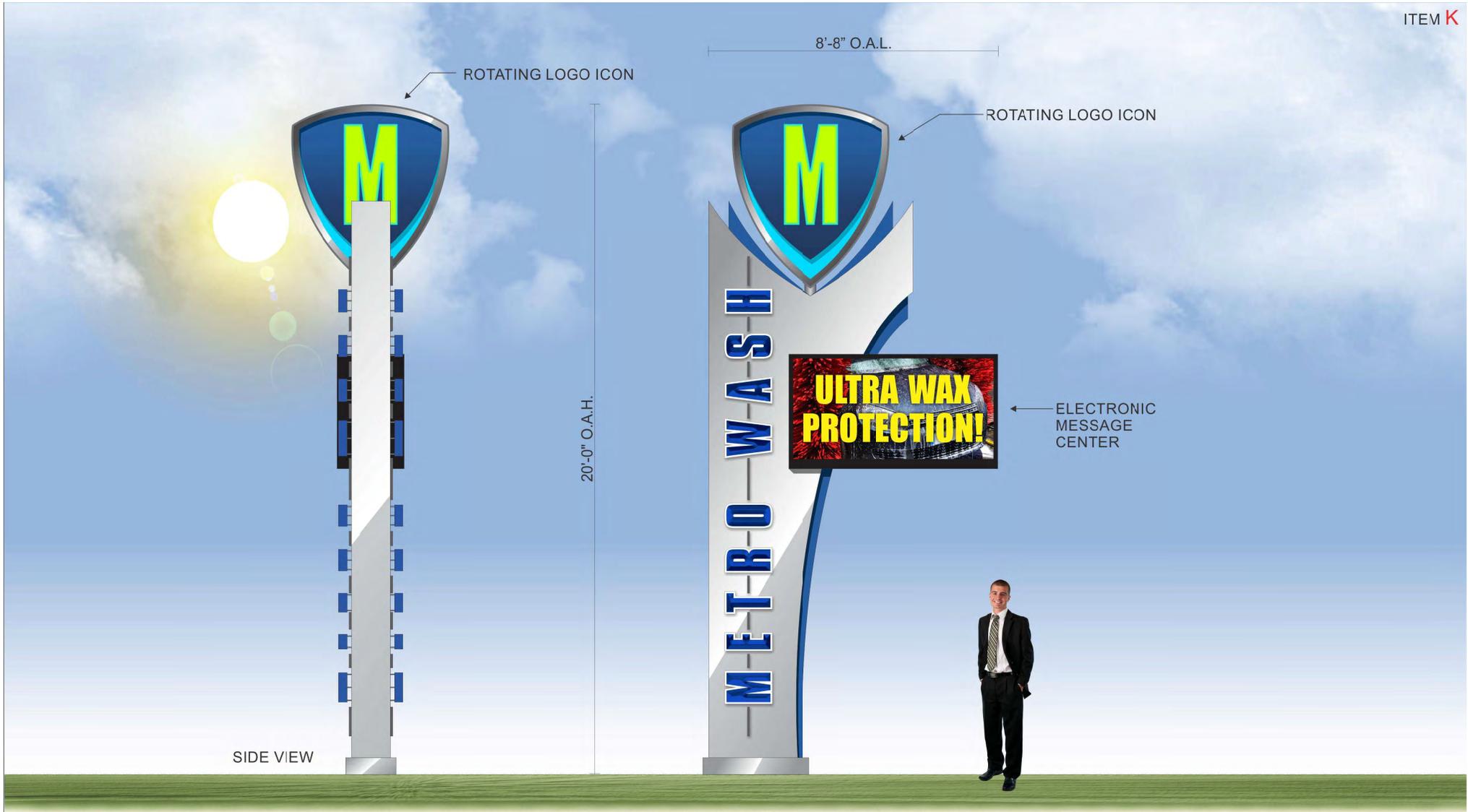
authorized signature	date approved
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sales rep	Bob Moore
designer	Bachman
complete date	06/14/21
revision date	0701/21



design number
6280-21

Sheet 5 of 5



SIDE VIEW

DOUBLE FACE INTERNAL AND HALO-ILLUMINATED PYLON WITH ROTATING ICON AND ELECTRONIC MESSAGE CENTER- SCALE: 3/8" = 1'-0"



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project name & location	Metro Car Wash 3390 S. Carson St. Carson City, Nevada
file name	j:\design 2021\metro car wash carson city\logo dev.cdr
manuf. file name	j:\design 2021\metro car wash carson city\logo dev.plt

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sales rep	bob sr.
designer	brodie
complete date	6/15/21
revision date	



design number
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SIDE VIEW

DOUBLE FACE INTERNAL AND HALO-ILLUMINATED PYLON WITH ROTATING ICON AND ELECTRONIC MESSAGE CENTER- SCALE: 3/8" = 1'-0"

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project name & location	Metro Car Wash 3390 S. Carson St. Carson City, Nevada
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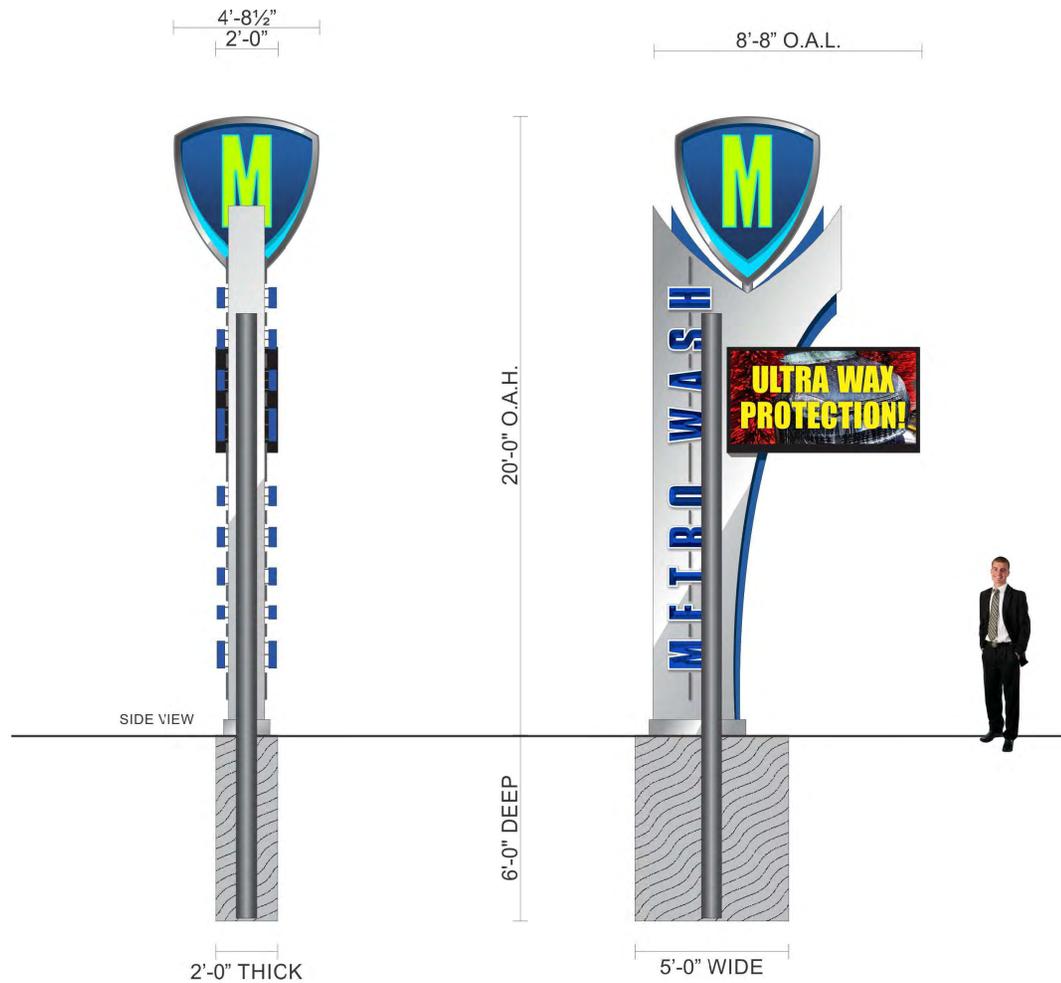
authorized signature	date approved
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sales rep	bob sr.
designer	brodie
complete date	6/15/21
revision date	



design number
6280-21

FOOTING DETAIL



SPECIFICATIONS-
 8" (.322 WALL) STEEL PIPE SUPPORT REQUIRED.
 2'T x 5'W x 6'D FOOTING REQUIRED.
 2¼ YDS. CONCRETE REQUIRED.

**** 2'-0" x 5'-0" FOOTPRINT**

DOUBLE FACE INTERNAL AND HALO-ILLUMINATED PYLON WITH ROTATING ICON AND ELECTRONIC MESSAGE CENTER- SCALE: ¼" = 1'-0"

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BIRDS EYE VIEW FROM SOUTHEAST
SCALE: NTS



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WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"



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August 23, 2021

Our File Number: 307692.00001

VIA E-MAIL

Chairman Charles Borders & Honorable Commissioners
Carson City Growth Management Commission
108 E. Proctor Street
Carson City, Nevada 89701

RE: Growth Management application for 3390 S. Carson Street (File # GM-2021-0131)

Dear Chairman Borders and Honorable Commissioners:

I. INTRODUCTION AND BACKGROUND

This office represents Capitol Carwash, LLC, a Nevada limited liability company, the applicant in the above-referenced matter (the "Applicant"). The Applicant is proposing a state-of-the-art car wash facility ("Metro Carwash") at the property located at 3390 S. Carson Street (the "Property"), which will provide a new option for Carson City residents to wash their vehicles with significantly less water than would be used by home washes and most, if not all, alternatives facilities in Carson City. This letter sets forth the legal and policy rationale for approval of the Car Wash's water usage request. We also take the opportunity in this letter to respond to unfounded and unsupported contentions from a business competitor.

Granting this request will allow for an attractive and state-of-the-art facility to replace an unattractive, vacant, and unsafe property in the redevelopment area of South Carson, which promotes recreation and tourism in the greater vicinity. In order to ensure that the Metro Carwash will not be limited in the number of vehicles that it may serve per day, the Applicant has requested usage of 46,000 gallons per day ("GPD") of water from the City. The request for 46,000 GPD represents a net benefit to Carson City, as each 35 gallons used per wash at Metro Carwash would be nearly one third to one quarter of the amount used for home washes or at less efficient carwashes.¹ At an approximate water usage of 35 gallons used per vehicle ("GPV"), the request for 46,000 GPD would allow the Metro Carwash to serve approximately 1,314 vehicles per day, which roughly corresponds to 5.8% of the average daily traffic counts for this area of S. Carson Street.² The Applicant anticipates that it will reach this level of service after approximately five

¹ The Southwest Car Wash Association states the average home washer uses 100-130 gallons per vehicle ("GPV"). See Letter from Chuck Space, Executive Director, Southwest Car Wash Association, to Ernie Ionno, attached hereto as Exhibit "A".

² The traffic count is taken from the Nevada Department of Transportation's ("NDOT") Traffic Records Information Access ("TRINA") application for Station No. 0250148, which provides the traffic count for S.

years of operation. As explained in more detail herein, each customer of the Metro Carwash would otherwise use more water washing at home – roughly an additional 65 to 95 GPV washing at home – but for this new, highly efficient facility. Stated plainly, the Metro Carwash will save water resources for Carson City of approximately 31,174,650 to 45,562,950 gallons annually during any year in which Metro Carwash serves an average 1,314 customers per day instead of being washed in a driveway. The Applicant realizes every car washed is not likely to be a driveway conversion, however a 40% home driveway capture rate is being used for conservative modeling, which equals approximately 26 GPV.

Because the Metro Carwash will meet or exceed all required findings of approval for the requested water usage, including state-of-the-art water conservation, and significant benefits to the vicinity, the Applicant requests that the Growth Management Commission approve the Applicant's request for 46,000 GPD, subject to the conditions of approval recommended by staff and the Applicant.

II. LEGAL ANALYSIS

a. Legal Framework

Presently, the Growth Management Commission is only required to consider whether the use meets the criteria set forth in Carson City Municipal Code ("CCMC") Section 18.12.070:

- (1) Quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- (2) Ability of the city to deliver water service to the structure;
- (3) Other effects of water usage;
- (4) Ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- (5) Ability of the City's sewer system to carry the wastewater for treatment; and
- (6) Other effects of wastewater disposal.³

Additionally, the Board of Supervisors recently adopted an ordinance which has not yet gone into effect (Resolution 2021-R-23, referred to herein as the "2022 Ordinance"), but which may provide guidance to the Growth Management Commission prior to the effective date. Pursuant to the 2022 Ordinance, water users will need to demonstrate that the proposed use "utilizes water conservation measures and techniques" and whether "the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism."

Indeed, the Car Wash will comply with the requirements of CCMC § 18.12.070 and the aspirational framework of the 2022 Ordinance.

Carson Street between Koontz Lane and Fairview Drive. For 2020, the TRINA application shows approximately 22,700 annual average daily traffic ("AADT").

³ See Carson City Municipal Code ("CCMC") § 18.12.070(1) (setting forth general criteria for the Growth Management Commission to consider).

b. *The Car Wash utilizes the most state-of-the-art technologies for water conservation; will assist Carson City in significant conservation of water resources.*

The primary consideration for the Growth Management Commission under the existing CCMC requirements, is whether the proposed use will conserve water. Here, the Applicant is proposing a use that will provide state-of-the-art water conservation technologies, which will allow the City to recapture nearly all used water for adaptive reuse. By utilizing modern car wash equipment, water reclamation systems, and advanced production line control technology, the use will consume approximately 35 gallons per vehicle washed, an amount which is 10 to 15 percent less fresh water than historically realized by the Applicant at its prior sites.⁴ Indeed, the more cars that are washed at a professional car wash, results in additional net water savings for City Carson. The Metro Carwash will save roughly 65-95 GPV in excess water usage per vehicle washed at home, none of which would be otherwise recaptured by the City. Moreover, the proposed Metro Carwash is already being acclaimed by the Southwest Car Wash Association (“SCWA”) as “one of the finest examples of modern car wash design, development, municipal collaboration, and how professional carwashes will be built today and into the future.”⁵

Carson City’s Water Conservation Resources indicate that “[w]ashing your car at home can use two to three times more water than a commercial car wash, and water that flows into the street (and into the storm drain) cannot be recovered and reused.”⁶ In fact, washing cars at home, or through alternative wash methods such as in-bay automatic washes commonly found at gas stations, utilize upwards of 75-150 gallons of fresh water per vehicle, which is a far greater amount of water consumption per vehicle when compared to the new Metro Carwash. In other jurisdictions, home car washing has been discouraged or outright banned in favor of more efficient professional carwashes.⁷ In furtherance of the goal of conserving water, Metro Carwash will encourage local groups who might ordinarily “put on a charity (or fundraising) car wash” to raise funds to instead use the Metro Carwash facilities for fundraising purposes.⁸ Stated plainly, the

⁴ The Applicant previously provided this Commission with a letter including statistics demonstrating that the Metro Car Wash sites in Reno and Sparks were retrofitted after acquisition to provide water usage at rates ranging in approximately 40-45 GPV. See Letter from Metro Carwash to Growth Management Commission, dated July 6, 2021. The Carson City Car Wash will be built from scratch, and developed to be the among the most efficient car wash facilities in all of Northern Nevada.

⁵ See **Exhibit “A”**.

⁶ <https://www.carson.org/government/departments-g-z/public-works/divisions/water/conservation-tips>.

⁷ For example, the Southern Nevada Water Authority only permits 1 home car wash per week. <https://www.snwa.com/importance-of-conservation/restricting-outdoor-water-use/index.html>; see also <https://lasvegassun.com/news/2003/dec/05/home-car-washing-may-screech-to-halt/>. The SCWA Letter also indicates that “[m]ost cities like Carson City promote professional car washing as an effective water saving practice, however most cities actually implement a moratorium and ban home car washing during advanced stages of drought.” Exhibit “A”.

⁸ Historically, many schools have put on car washes at their school facilities or in other public places to raise funds. See, e.g., <https://carsonnow.org/story/08/14/2019/car-wash-saturday-chs-benefit-carson-high-girls-and-boys-soccer-program> (Carson High School held carwash in 2019 to benefit soccer program). In order to avoid the loss of water resources that occurs in these types of events, Metro Carwash anticipates it will donate car washes to school activities so that customers may have their vehicles washed in the Metro Carwash facility, but with a significant portion of proceeds going to the designated activity.

more water that is used at Metro Carwash will reflect exponential water savings overall. By investing water resources in professional car washes, Carson City will ultimately be able to better encourage residents to avoid wasteful home washing and conserve more of this precious resource.

At present, South Carson is underserved by car washes, with only one other automated conveyerized user in the vicinity.⁹ Based on figures provided in a letter by a lawyer for a competitor seeking to block this development, that competitor indicates that it only captured approximately 11,700 cars in its busiest month in the last six years, which represents 1.7% of AADT for this area. Considering these figures were taken during extreme wash conditions, driven by smoke and ash from nearby fires, and most likely attracting less than 1% on an annual normalized basis, the Applicant believes the area is underserved by professional car washes.¹⁰ Based on the Applicant's five-year projection, Metro Carwash anticipates it will capture consumers in an amount reflecting up to 5.8% of AADT with this modern facility. NDOT's TRINA application estimates approximately 22,700 AADT for this section of S. Carson Street, of which 5.8% corresponds to 1,316 consumers daily. To serve that number of consumers, who would otherwise wash at home and consume roughly 131,600-171,080 gallons of fresh water daily, instead, Metro Carwash utilizing 35 GPV will require only 46,000 GPD. This comports with the 2-3 times water savings that Carson City notes on its own website.¹¹ Assuming that every car washed at the new Metro Carwash would have used the aforementioned car wash alternatives (home washes or in-bay automatics), we believe that Carson City will actually realize and accrue a net gain of water saved with every car washed at Metro. In fact, city water saved will easily calculate into tens of millions of gallons of water saved annually.

Indeed, the Applicant is a member of the International Carwash Association and participates in its Water Saver program. Strict guidelines must be met before Water Saver certification is received. Additionally, the use will consume 65 to 73 percent less fresh water than

⁹ We note that an attorney/lobbyist submitted a letter to this body on behalf of a business competitor, purporting concern over drought conditions, and submitting that this competitor only utilizes 26 GPV. Letter from Allison MacKenzie, Ltd, dated July 28, 2021 ("Competitor Letter"). To the extent that those unsupported contentions are accurate, it is probable that the competitor operates its conveyor at a higher speed, to compensate for being less than half the size and length of the new Metro, which would likely result in a less thorough wash and could discourage repeat business. Moreover, we understand that this competitor provides unlimited monthly car wash memberships at roughly \$9.99 to customers, a practice likely to result in a customer base of users coming through and washing the same cars multiple times over a short period of time. A more fair and accurate analysis would demonstrate their use of water for the same vehicle over a single month. Although the competitor's attorney/lobbyist purports that it "does not wish to discourage healthy and fair competition" and instead is concerned about drought conditions, it is clear that more professional car wash options will provide a net benefit to Carson City's water resources. Indeed additional professional car washes should be encouraged and incorporated as an effective drought management response.

¹⁰ See Competitor Letter. The Competitor Letter states that it only washed 11,700 cars in all of June 2021. Given that TRINA indicates 22,5000 AADT for this area, that number of cars washed represents approximately 1.73% of total daily traffic in year 2020 numbers. The Applicant is seeking water entitlement that would correspond to roughly 5.8% of AADT for this area, which is where the 46,000 GPD number is generated. Again, the more car washes that occur in a professional car wash setting, ultimately save water overall for Carson City.

¹¹ <https://www.carson.org/government/departments-g-z/public-works/divisions/water/conservation-tips>.

the average home car wash – according to the Southwest Car Wash Association, the home driveway washer consumes approximately 100-130 GPV.¹² Metro Carwash has recognized and captured all the development criteria and technology of the SCWA Water Conservation Program.¹³

Consequently, all of the criteria of CCMC § 18.12.070 are met. First, the quantity of water to be used by the Applicant is actually significantly lower than other uses – home washes or in-bay automatics would utilize significantly more water per vehicle. Additionally, the City’s professional engineering staff has indicated in the staff report that the City will not have any issue actually providing the water requested. Accordingly, the Metro Carwash use complies with the existing standards for Growth Management applications and warrants approval.

However, the staff report goes on to note that “[t]he City’s water resources are not infinite” and argues that the Growth Management Commission should consider the not-yet-effective provisions of the 2022 Ordinance under the existing law’s prong for “other effects of water usage.” Although the 2022 Ordinance cannot legally bind this application, to the extent that it is useful for this body, the Applicant provides further analysis indicating that all future-findings will also be met.

c. The Car Wash will meet or exceed the aspirational goals of the 2022 Ordinance by redevelopment of a formerly blighted property on S. Carson Street, reducing overall car wash water usage per vehicle across the City, and by creating roughly 15 new jobs in South Carson.

The existing condition of the Property is an unattractive, vacant property that will be modernized and will be a unique draw for the area. Upon information and belief, the Property was once a Jeep car dealership, but the most recent former tenant of the Property provided sales of used parts. South Carson is new and exciting as the retail hub of the City, and also where most of the car dealerships are located. We understand that South Carson is also undergoing significant redevelopment, with the addition of roughly 370 new residential units in this area, most with home and self-washing bans,¹⁴ and more coming online in the next several years. As the population continues to rise, and the lawyer for the competitor indicating that its facility is apparently already at record setting capacity, there is presently a desperate need for an additional professional car wash specifically in South Carson.

In terms of providing “health, welfare, safety or quality of life”, the Metro Carwash will take a vacant property in the redevelopment zone and develop it into one of the most efficient and attractive carwashes in all of Northern Nevada. As described above, this carwash will save approximately 26 gallons of water per vehicle washed, resulting in a serious benefit to the welfare and quality of life of this community.

¹² See **Exhibit “A”**.

¹³ *Id.*

¹⁴ Apartments, condominiums, community living, and similar uses routinely restrict or ban vehicle washing anywhere in the complex.

Prior to the completion of the Carson City I-580 bypass, the average daily traffic count on S. Carson street was over 44,000 cars per day.¹⁵ This same traffic count fell by nearly half upon completion of the bypass in 2017 and has remained flat ever since. Metro Carwash will contribute to the overall health and vitality of the S. Carson Street business corridor because the modern professional car wash is proven to be an excellent and effective retail anchor with its high volume, fast turn business model.

There will be additional benefits in terms of the economic welfare of Carson City, realized from the Applicant's unique and dynamic site plan. The property in its present condition has two separate ingress and egress driveways on S Carson St. The driveway to the north will be closed and the driveway to the south will be designated a one-way entrance only, which will provide a safer condition for S. Carson Street. Upon completion of the service, all customers and cars will be directed to exit onto Curry Street, where reentry to S. Carson Street will be achieved through controlled intersections. The Metro Carwash exit onto Curry Street is also likely to result in increased retail opportunity for businesses on Curry Street.

With respect to safety, it is indisputable that a clean car is a safe car. Windshields and headlights take the brunt of bugs and road grime, but mirrors, tail lights, and turn signals get covered with road film too making it harder to see and be seen by other drivers. This is especially so during winter months because road sand and salt will cover the whole car and it's harder to wash and clean. The need and importance of driving a clean car increases during winter months, but desire and feasibility to wash at home in the driveway decreases during cold conditions. Consequently, the Metro Carwash will contribute to community safety.

The addition of Metro Carwash to South Carson will also result in significant benefits to quality of life. The Applicant has demonstrated that it has a deep love for Carson City and Northern Nevada, and will be an ongoing community partner for the life of Metro Carwash. Unlike national brand carwash companies, nearly all company profits, employee earnings, and local taxes will be retained and redistributed in Carson City and the local economy. Metro Carwash plans to be a community partner – in the past Metro Carwash has donated thousands of carwashes to nurses during National Nurses Week, provides free car washes to veterans, first responders and active service members as a part of Grace for Vets, and provides free car washes to community schools to raise money for school activities. All of this charitable giving will continue in Carson City. Community is important to Metro Carwash, and the Applicant will absolutely give back to Carson City.

Moreover, in much the same way modern appliances and everyday conveniences improve our quality of life, so do professional car washes. Metro Carwash will be fast, efficient, environmentally sound, affordable, and conveniently located for the vast majority of the Carson City motoring public. This new service will allow more time for Carson City residents to shop, relax, and enjoy more of what the Carson Valley has to offer.

¹⁵ See NDOT TRINA numbers for years 2011 through 2016.

Metro Carwash will provide 12-15 high quality jobs, including high paying professional management and maintenance positions, with an anticipated annual budgeted payroll of approximately \$627,100, which is based on Metro Carwash washing 1,316 vehicles on daily average and using approximately 46,000 GPD. These jobs will include several high-quality first jobs for young -adults, recovery jobs after a setback, and production jobs that will provide the training and experience that larger users, such as a Tesla Gigafactory or similar might seek. Well-paying entry level jobs contribute to the health and well-being of a community's employment and economic system, and Metro Carwash is excited to assist in this endeavor.

Finally, Metro Carwash is an exciting project that will host many car wash operators and association members to tour this impressive facility and modern conservation marvel. Indeed, some consumers will likely be intrigued and compelled to visit and experience the new Metro Carwash, perhaps coming from nearby communities such as Minden, Gardnerville, Dayton, Lake Tahoe, and the greater Reno-Sparks area.

III. CONCLUSION

The Applicant's request for 46,000 GPD is reasonable and common sense, as this use will more efficiently utilize water resources that would otherwise be wasted. Indeed, professional carwashes save as much as 65-95 gallons per vehicle, and the Metro Carwash will be an exciting state-of-the-art facility to be located in Carson City. Metro Carwash will not only conserve and protect the City's precious water resources and thereby contribute to the long-term health and welfare of the community, it will also provide tremendous safety benefits by ensuring clean cars are on the roads; provide community services in the form of charitable carwashes for nurses, veterans, and schools; provide quality jobs; and contribute to the economic health of South Carson. Accordingly, Metro Carwash meets all requirements for approval. Moreover, the request will meet all future goals under the 2022 Ordinance. Consequently, the Applicant requests that the Growth Management Commission approve this application.

Please do not hesitate to contact the undersigned with any questions.

Sincerely,

LEWIS ROCA ROTHGERBER CHRISTIE LLP

/s/ Michael W. Cabrera

Garrett D. Gordon, Esq.
Michael W. Cabrera, Esq.



EXHIBIT "A"

SOUTHWEST CAR WASH ASSOCIATION

Dedicated to the Advancement of the Car Wash Industry

Ernie Ionno
Carson City Metro Express
Carson City, Nevada

Ernie

Thank you for sharing the business brief and outline for your new Metro Express Car Wash in Carson City. In my 35 years as Executive Director of the Southwest Car Wash Association, which represents over 1200 members and over 6000 locations of professional car washes, many located in some of the most drought stricken regions in the United States, your proposed carwash is one of the finest examples of modern car wash design, development, municipal collaboration, and how professional carwashes will be built today and into the future.

The Carson City Metro Carwash is an exciting project that is a great example of water conservation, drought management, and the future of professional car washing. You have recognized and captured all of the development criteria and technology of the SCWA Water Conservation Program that SCWA believes is so important in operating, promoting, and demonstrating proper and effective environmental practices. The working partnership that is being created between you and the Carson City is very impressive. With your permission, I would like to share your professional car wash as an outstanding example and template for effective drought management with our association members and their respective municipalities.

The SCWA Water Conservation Program is an effort of SCWA to work closely with communities in providing data and education for our car wash members; public officials and the general public on how the professional car wash saves water and offers an environmentally friendly alternative to the age old problem of "driveway" washing. The SCWA Water Conservation Program began over 20 years ago when the City of San Antonio, Texas came to SCWA during a drought situation and asked for information on car wash operations. The resulting partnership created a program and data that has been used in many other cities and regions over the years to demonstrate the fact that car washes really do not use large amounts of water relative to other businesses in the community. We have worked with cities such as Dallas; Austin; Denver; Houston; Albuquerque; Baton Rouge to name a few. Most cities like Carson City promote professional car washing as an effective water saving practice, however most cities actually implement a moratorium and ban home car washing during advanced stages of drought.

Just a few of the facts we learned in our research:

- The typical express car wash will use only about 35 gallons per wash.
- Driveway washers will use 100-130 gallons of water per car with an open hose.
- Residential water use will average 60-70% of the community water supply - with lawn watering over 50% of the municipal water supply.
- The average professional car wash will use less than .2% of the total municipal water supply and is usually not even in the top 100 water users in a community.
- The professional car wash sends the water used back to the city through the sanitary sewer providing water for other uses such as golf courses.

- The new car wash operations such as yours include reclaim systems – further saving water resources.
- From a business perspective water conservation and efficiency is just good business and economic sense for the car wash owner.

Second to home purchases, automobiles are the biggest personal investment people make and we all understand that people will be washing their cars. As industry professionals, we view professional car washes an effective environmental and water conservation practice, consumer focus groups clearly show that most people view washing their car washing as a fun recreational activity that demonstrates their pride of ownership, driving a clean car feels good. Automobile manufacturers statistics indicate that the average auto owner will wash their vehicles at least every 6 weeks and many will wash once a week. With this in mind, communities want to offer the most efficient, environmentally friendly and water conserving options. This has been proven to be the professional car wash.

Professional car wash operations such as the one you are planning will provide the appropriate alternative for the Carson City community to wash their vehicles while saving our valuable water resources. Another benefit professional car washes bring to a community is our charity car wash program. Many non-profit organizations in a community like to host “charity car washes” to raise funds. This is usually done at a business on parking lot pavement. All this does is push dirty water with metals and hydrocarbons into the storm sewer and on into our lakes, rivers and streams creating an environmental disaster. The Charity Car Wash Program you will provide for the Carson City community will offer the opportunity for recognized charities to have fund raising projects in an environmentally friendly situation while saving many gallons of water. This program also teaches younger people (and some older) proper techniques for washing and maintaining vehicles.

Again we wanted to congratulate you on your project and the partnership you have created with Carson City. We are proud of SCWA members like you who are the hard working business owners that bring such value to their communities. As your project progresses we would like to have the opportunity to plan one of our SCWA Car Wash Tours in Carson City to highlight your car wash. As you know we usually host a large number of car wash owners and operators who enjoy seeing new and successful sites.

Please keep us up to date on your progress.

Sincerely,



Chuck

Chuck Space
SCWA Executive Director

DRAFT MINUTES
Carson City Growth Management Commission Regular Meeting
Wednesday, September 29, 2021 ● 5:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chair – Charles Borders, Jr.

Vice Chair – Jay Wiggins

Commissioner – Paul Esswein

Commissioner – Nathaniel Killgore

Commissioner – Sena Loyd

Commissioner – Richard Perry

Commissioner – Teri Preston

Staff

Hope Sullivan, Community Development Director

Heather Ferris, Planning Manager

Todd Reese, Deputy District Attorney

Tamar Warren, Senior Public Meetings Clerk

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

The approved minutes of this meeting are available on www.Carson.org/minutes.

1. CALL TO ORDER – GROWTH MANAGEMENT COMMISSION

(5:01:22) – Chairperson Borders called the Growth Management Commission meeting to order at 5:01 p.m. and noted that the Planning Commission meeting will take place prior to the Growth Management Commission meeting.

2. ROLL CALL AND DETERMINATION OF QUORUM

(9:13:26) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Charles Borders, Jr.	Present	
Vice Chair Jay Wiggins	Present	
Commissioner Paul Esswein	Absent	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Absent	
Commissioner Teri Preston	Present	

3. PLEDGE OF ALLEGIANCE

(5:02:15) – Vice Chairperson Wiggins led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(9:13:49) – Chairperson Borders entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – AUGUST 25, 2021.

(9:14:05) – Chairperson Borders introduced the item and entertained comments or changes.

(9:14:28) – Vice Chair Wiggins moved to approve the minutes of the August 25, 2021 Growth Management Commission meeting as amended. The motion was seconded by Commissioner Killgore.

RESULT:	APPROVED (6-0-1)
MOVER:	Wiggins
SECONDER:	Killgore
AYES:	Borders, Wiggins, Killgore, Loyd, Preston
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

6. MEETING ITEMS

6.A GM-2021-0131 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A GROWTH MANAGEMENT APPROVAL TO ALLOW FOR A DAILY WATER USAGE OF 29,500 GALLONS PER DAY FOR A PROPOSED DRIVE-THROUGH CARWASH ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”), LOCATED AT 3390 S. CARSON STREET, APN 009-111-28.

(9:15:09) – Chairperson Borders introduced the item. Ms. Sullivan gave background including information that the item had been continued at the request of the applicant. She also presented the Staff Report and accompanying documents, and responded to clarifying questions. Vice Chair Wiggins expressed concern regarding transferability and Ms. Sullivan recommended adding a non-transferability Condition of Approval. Commissioner Preston inquired about the well on the property and Ms. Sullivan explained that the applicants would look into the well as an additional source of water should they need over 29,500 gallons per day.

(9:23:25) – Applicant representative and attorney Michael Cabrera noted that the Commission at its last meeting had been concerned about the quantity of water requested at the previous meeting based on the drought conditions. He also explained that at Vice Chair Wiggins’ request, they had revised Condition of Approval No. 3 to reflect: *Each year for ~~three~~ five years after commencement of the use, the applicant shall submit to the Growth Management Commission documentation of actual water use in the form of gallons per day and peak flow for any consecutive 15 minutes.* Mr. Cabrera also noted that the overall water use request had been reduced to 29,500 gallons per day. He also reviewed highlights of the presentation, incorporated into the record, he had made at the last Growth Management meeting and introduced Metro Carwash founder Ernie Ionno. Mr. Cabrera explained that the traffic counts were modified and based on 2019 numbers as 2020 was a slower traffic year due to the COVID-19 pandemic.

(9:39:58) – Commissioner Loyd inquired about the total amount of water used per vehicle, including the recycled water. Mr. Ionno stated that approximately 70-80 total gallons of wash water were used per vehicle. Mr. Cabrera indicated that they currently had 0.72-acre feet of well-water rights; however, they might have the possibility of purchasing more. He also clarified that in order to use the well water along with City water, Staff had requested them to “demonstrate that we can do that before moving forward.” Chairperson Borders entertained public comment.

(9:42:07) – Carson City Chamber of Commerce Executive Director Ronni Hannaman believed that the proposed carwash would be “a very good thing for South Carson Street which is in the Redevelopment zone, and the property in question has been blighted for years.” She also believed that the auto dealers were in need of a nearby carwash. Ms. Hannaman also applauded the applicant’s willingness to meet the City “almost half-way” and to fill a vacant property.

(9:44:20) – Jim Cavilia, attorney at the Law Offices of Allison MacKenzie (whose letter is incorporated into the record) introduced himself as a representative of Raceway Carwash. Mr. Cavilia reminded the Commission that they has discretion and could either approve or deny the application. He believed that the Commission should consider “other effects of water usage” which he defined as “what do you think is a good use of Carson City’s limited water resources?” Mr. Cavilia requested denial of the application based on the fact that other carwashes in town operate within the allowable water limits.

(9:47:29) – Mark Wray, introduced himself as an attorney and called Mr. Cavilia’s statements “misleading” when he stated that Metro Carwash would use three times the amount of water as other carwashes. He noted that Raceway Carwash had purchased two of Mr. Ionno’s carwashes in Reno that use more than 29,500 gallons of water per day. Mr. Wray believed that the City would not “lose the ability to have more water to allocate to people by giving approval to this project.” He also cited information on communities who had banned washing cars in a driveway or on a lawn, noting that the water would be used wisely by the carwash.

(9:53:12) – Ms. Sullivan clarified that this review is discretionary. She also explained that the Growth Management Commission had made a decision to review opportunity costs of a project; however, those criteria were not in effect at this time and that this application would be treated in the same manner as the nine applications before it. Ms. Sullivan addressed the transferability question noting that “an entitlement certificate runs with the land.” She also noted that the Commission has the right to create Conditions of Approval limiting transferability to new owners or for a new use.

(9:57:10) – Commissioner Loyd inquired about water pressure changes outlined in Mr. Cavilia’s letter. Mr. Pottéy clarified that pressure below 10 psi would cause issues; however, to his knowledge, there had not been such pressure drops. Chair Borders reminded the Commission that “to allocate this amount of water is a real unknown,” regardless of the drought conditions.

(10:02:05) – Commissioner Wiggins indicated that he would support the item with the added condition of terminating the water rights in case of a change of use, and he saw this as an opportunity to have the latest technology in carwashes. Commissioner Preston was informed that change of use was easier to track than change of ownership, as Staff were unable to track sales. Chairperson Borders inquired whether the project could be approved based on a schedule of incremental use year-over-year. Ms. Sullivan believed it could

be feasible but cumbersome. She also explained to Commissioner Preston that a Condition of Approval to have annual reporting of water use was provided and requested an explanation of from each Commissioner on their position. Chairperson Borders reminded the Commissioners that the non-transferability condition would be added. Mr. Cabrera confirmed that the Condition of Approval they have agreed to is that “as long as the use is not changed, the entitlement would remain on the site. If the ownership changes, that [Condition will be] nullified.”

(10:08:50) – Chairperson Borders noted that he still had issues with the requested water amount. Commissioner Preston acknowledged the concessions made by the applicant; however, she still felt the requested amount was high. Commissioner Killgore and Commissioner Preston believed that 25,000 gallons would be acceptable to them. Commissioner Loyd was also concerned with the requested water amount. Vice Chair Wiggins believed that the lot could accommodate two businesses that may use 14,999 gallons of water per each day with no way of tracking the usage. He believed that the applicant would use the water as efficiently as possible. Chairperson Borders entertained a motion.

(10:12:24) – Vice Chair Wiggins moved to approve GM-2021-0131 based on the review criteria in place at the time of application with the addition of Condition No. 8 as stated by the Community Development Director.

Ms. Sullivan reread into the record the added Condition No. 8: *This is approved based on the representation of water conservation and operations. Because of this authorization to utilize 29,500 gallons [of water] per day is non-transferrable, any change of use will be limited to the threshold in effect at that time, unless a larger water use is authorized by the Growth Management Commission.*

The motion was seconded by Commissioner Killgore.

RESULT:	APPROVED (3-2-0)
MOVER:	Wiggins
SECONDER:	Killgore
AYES:	Wiggins, Loyd, Killgore
NAYS:	Borders, Preston
ABSTENTIONS:	None
ABSENT:	Esswein, Perry

7. PUBLIC COMMENT

(10:14:05) – Chairperson Borders entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ADJOURN AS THE GROWTH MANAGEMENT COMMISSION

(10:14:31) – Chairperson Borders adjourned the Growth Management Commission meeting at 10:14 p.m.

The Minutes of the, September 29, 2021 Carson City Growth Management Commission meeting are so approved this _____ day of _____, _____.