



TRIGID NEW DEVELOPMENT APPLICATION

UPDATED JUNE 2025

Project Type (separate application required for each type):

- | | | |
|---|---|---|
| ☐ Industrial Project | ☐ Commercial Project | ☐ Annexation |
| ☐ Water Main Extension or
Other New Water
Infrastructure | ☐ Sewer Main Extension or
Other New Sewer
Infrastructure | ☐ Process Main Extension or
Other New Process
Infrastructure |

Do you own the beneficial interest in TRIGID Banked Water? If yes, please provide documentation.

Yes ☐ No ☐ Unknown ☐ N/A ☐

Will this project impact NDOT Right of Way? ☐ Yes ☐ No ☐ Unknown

Fee Amount submitted with this application: _____ Check No. _____ Date: _____

Land Owner/Applicant Information: (Legal Name and Address for Land Owner)

Name _____ Attn: _____
Mailing Address _____ Email _____
City _____ State _____ Zip Code _____
Phone _____ Cell _____

Contact Information: (If different than Land Owner information)

Name _____ Attn: _____
Mailing Address _____ Email _____
City _____ State _____ Zip Code _____
Phone _____ Cell _____

Engineering Firm:

Firm Name _____ Contact _____
Phone _____ Email _____

Contractor Information:

Firm Name _____ Contact _____
Phone _____ Email _____

Project Information:

Project Name _____
Service Address _____ City _____
Assessor Parcel # (APN) _____
Number of acres _____ Sq. footage of building _____
Location Description _____

Brief Project Description (Include any project phasing):

Explain how you plan to manage any industrial or process wastewater generated by your project:

Explain your cross-connection control plan for your project:

Has this project been submitted to Storey County? (Note: the project must be submitted under the same naming convention and plan set as submitted to Storey County - combining plan sets is prohibited.)

Infrastructure expansion projects will incur additional fees for inspections and meeting attendance. These fees will be charged on a T&M basis. Please initial acknowledgment here: _____

APPLICANT ACKNOWLEDGES THE FOLLOWING:

WATER RIGHTS DEDICATION – Applicant may be required to dedicate additional groundwater rights or acquire the beneficial interest in TRIGID banked water rights prior to issuance of a Will Serve Commitment and before service will be provided if the contract water right (if any) is insufficient to meet the project needs. TRIGID’s consent to all assignments of beneficial interest must be obtained prior to TRIGID issuing a Will Serve Commitment.

TRIGID RULES AND REGULATIONS – Applicant must comply with all TRIGID Rules, Rates and Regulations.

TRIGID FEES AND PLAN REVIEW TIMEFRAMES - A change of ownership during the application process and/or a change to plans after the plans have been approved will require a new application form for the new owner with proof of ownership. Plan Review and Inspection Fees are assessed on a “per plan set” basis. If a single parcel includes multiple civil improvement plan sets, multiple Review and Inspection Fees will be assessed. Additional fees may be required pursuant to TRIGID Resolution 20-003. Design review comments on all complete new development submittals will be provided within two weeks. If, upon initial evaluation, it is determined that additional review time will be necessary, TRIGID will inform the applicant or its agent in writing within five business days. Plan review comments and approvals are valid for one year; after which if the applicant updates the plans, TRI GID may require that the applicant resubmit the plans for review and pay a new review fee.

PUBLIC RECORDS - As TRIGID is subject to Nevada's public records act, TRIGID is required to provide non privileged public records to third parties upon request. When it receives a request, TRIGID will determine in its sole discretion, according to applicable law, whether the public records act applies to new development application documents. Marking a document “confidential” or with similar language before submitting it to TRIGID does not necessarily protect that document from disclosure in response to a public records request. TRIGID may, in its discretion, reject any such document and require that the document be resubmitted without such markings. If TRIGID determines that a document marked “confidential” or similar language should be produced in response to a public records request, TRIGID will notify the party who claims confidentiality that TRIGID plans to produce the document and provide a reasonable opportunity for that party to seek an appropriate protective order or other remedy or otherwise challenge or narrow the scope of that disclosure request or requirement. Applicant acknowledges and agrees that in the event it challenges in a legal proceeding TRIGID’s response to a public records request, in whole or in part, Applicant shall bear all of TRIGID’s fees and costs associated with such legal action, including any award of attorney’s fees.

Owner’s Signature _____Date_____

TRIGID Representative _____

Complete Submittal Date _____

Submittal Requirements:

ALL SUBMITTALS ARE TO BE IN DIGITAL FORM

Partial submittals will not be accepted without written authorization from TRIGID

Notes:

- 1 Complete submittal packages for new development must include:
 - Initial Review Fee
 - New Development Application
 - Complete Civil Improvement Plan Set
 - Complete Mechanical Plan Set showing fixtures
 - Complete Landscape and Irrigation Plan
 - Fixture Calculation Worksheet
 - Process Water Demand Projections (if applicable)
 - Fire Hydrant demand and duration information
 - Industrial Discharge Survey (if applicable)
- 2 Owner's Affidavit is required if Owner is appointing a third party agent for development review and will serve commitment coordination. Will Serves will only be issued to the Land Owner.
- 3 Fees must be paid by Check or Money Order only.
- 4 Initial Fees are due prior to plan review or modeling initiation:
 - Fire Flow Model Fee: \$500
 - New Water Service Plan Review and Inspection Fee: \$1500
 - New Sewer Service Plan Review and Inspection Fee: \$1500
 - New Process Water Service Plan Review and Inspection Fee: \$1500

****Note: Pursuant to Resolution 20-003 TRIGID is authorized to collect reimbursement of the actual costs incurred by the District for services primarily benefitting individual persons or entities rather than the District's customers at large. Any project may incur additional charges for new development support services in addition to and/or over and above the Plan Review and Inspection fees, including, but not limited to, engineering review and/or legal review required by the project. Final project costs will be assessed at time of New Customer Account Setup, prior to the commencement of service to the site.**

- 5 Connection fees are collected in addition to Plan Review and Inspection Fees, in accordance with Article 4 of the TRI General Improvement District Rules, Regulations, and Rates, for Water, Sewer, and Process Water.
- 6 Any modeling results, planning or technical memorandum provided by TRIGID in support of new development should be considered preliminary in nature and are dependent on the accuracy of the data received from others, including the applicant.
- 7 Plans Must be stamped and digitally signed. See Nevada Board of Professional Engineers and Land Surveyor's digital signature guide found at <http://www.nvbpels.org>.
- 8 All CAD files shall be full size drawings (maximum of 36 inches x 24 inches), shall follow industry standard layer controls and include the following, at a minimum:

Property Lines and Easements	Building Footprints and Pad Elevations
TRIGID Standard Details	Proposed Utility Piping
- 9 Above requirements are minimums. Additional information may be necessary depending upon the project complexity. TRIGID reserves the right to request any and all additional information it might need to process an application.



TRI General Improvement District
440 USA Parkway, #105
McCarran, Nevada 89437
775-636-6126

RE: Project Phasing Plans Required for Serial Will Serve Requests

Dear Applicant,

Tahoe-Reno Industrial Center, LLC, the Master Developer of TRI Center, operated TRIGID until 2020, when it turned over operations to the Storey County Board of County Commissioners as the ex officio Board of Trustees for TRIGID. During that transition, the Master Developer represented to TRIGID that Section 13.3 of the form Purchase and Sale Agreement the Master Developer used when selling land in TRI Center states:

After TRIGID has approved a quantity of water for Buyer's use in the Facility based on Buyer's improvement plans and approved by Seller, Buyer shall not be entitled to additional allocations of water controlled by Seller for future expansions, renovations, remodeling, retrofitting or other additional uses at the Facility; except under circumstances where Buyer is developing the Facility in phases and has not initially built out on all the Real Property purchased hereunder for the Facility, in which case Buyer shall be entitled to an additional allocation of water not to exceed the quantity of .5 acre foot per acre of Real Property on which Buyer is initially not built out, for combined domestic and irrigation purposes, for said subsequent phase(s). After TRIGID has approved a quantity of water for Buyer's use in any subsequent phase, based on Buyer's improvement plans and approved by Seller, Buyer shall not be entitled to additional allocations of water controlled by Seller for future expansions, renovations, remodeling, retrofitting or other additional uses in said subsequent phase(s).

TRIGID wants to ensure that all landowners in TRI Center comply with this language.

To that end, if you plan to develop your property in phases such that you will be requesting consecutive will-serve approvals for different phases of development, TRIGID requires that you submit a comprehensive phasing plan in order to verify your full build-out water requirements will not exceed the water allocation for the property and to confirm that you are in compliance with the foregoing language of the agreement. The phasing plan must specify the total water needs at full build out. No additional will-serve commitments will be issued until TRIGID receives this phasing plan.

Please feel free to contact us if you have questions or if you need additional information.

Respectfully,

Shari L. Whalen, P.E., CPM
General Manager

STATE OF _____)
: ss
COUNTY OF _____)

AFFIDAVIT OF OWNERSHIP

I, _____, being duly sworn, depose and say:

1. That I am (a) the owner of record, or (b) an authorized agent acting in my capacity as _____ of _____, the owner of record, (hereinafter "Owner") of that certain real property identified as Storey County Assessor's Parcel No. _____ (hereinafter "Property");

2. That Owner intends to develop the Property or is currently investigating the Property for potential development;

3. That Owner hereby authorizes and appoints _____ (hereinafter "Representative:") to assist Owner in its investigation and/or development of the Property;

4. That Owner hereby authorizes TRI General Improvement District (hereinafter "TRIGID") to discuss water service relating to the Property with Representative, to accept information relating to Owner and the Property with Representative, and to treat Representative as the Owner of the Property for all purposes relating to the application for water service for the Property; and

5. That Owner acknowledges that any and all contractual agreements for water service and/or necessary assignments of beneficial interest or grants of easements must be executed by Owner and not Representative, unless TRIGID is provided with an acceptable Special Power of Attorney.

Dated this _____ day of _____, 20_____.

OWNER:

By: _____

Subscribed and Sworn to this _____ day

Of _____, 20_____.

Notary Public