

*****NOTICE OF PUBLIC MEETING*****



**BOARD OF COUNTY COMMISSIONERS
REGULARLY SCHEDULED MEETING**
County Administration Building, Commission Chambers,
155 N. Taylor St., Suite 145, Fallon, NV 89406
August 05, 2021 at 8:15 AM

AGENDA

Live Webcasting:

<https://churchillconv.suiteonemedia.com/web.live>

If you attend the meeting at the physical location, you are required to wear a mask if you are not fully vaccinated.

If you wish to make a public comment, you may provide them at the meeting or via email, no later than 4:30 PM the day before the meeting, to: pammoore@churchillcountynv.gov and rpaholke@churchillcountynv.gov.

NOTES:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.
- II. Action will be taken on all Agenda items, unless otherwise noted.
- III. The Agenda is a tentative schedule. The Board of County Commissioners may act upon Agenda items in a different order than is stated in this notice, so as to affect the people's business in the most efficient manner possible.
- IV. In the Interest of time, the Board of County Commissioners reserves the right to impose uniform time limits upon matters devoted to public comment.
- V. Any statement made by a member of the Board of County Commissioners during the public meeting is absolutely privileged.

AGENDA

CALL TO ORDER.

PLEDGE OF ALLEGIANCE.

PUBLIC COMMENT.

VERIFICATION OF THE POSTING OF THE AGENDA.

CONSIDERATION AND POSSIBLE ACTION RE: APPROVAL OF AGENDA AS SUBMITTED OR REVISED.

CONSIDERATION AND POSSIBLE ACTION RE: APPROVAL OF THE MINUTES OF THE MEETING HELD ON:

1. July 1, 2021 Minutes of the Regular Board of County Commissioners Meeting

APPOINTMENTS:

2. Consideration and possible action re: Parcel Map Applications for six maps filed by Nev Dev LLC and Mason 1 LLC for property located north of Dillon Road, Assessor's Parcel Numbers 008-113-49 and 008-113-56, consisting of 80.0 acres in the E-1 zoning district, whereby these maps will implement the Tentative Parceling Plan that was approved by the Board of County Commissioners.
3. Consideration and possible action re: Application for funding in the amount of \$10,000 for the Cantaloupe Festival.

LETTERS RECEIVED:

4. Consideration and possible action re: William N. Pennington Life Center's Menu, Cooking Demonstrations, and Painting Classes for August 2021.
5. Consideration and possible action re: Nevada Division of Environmental Protection's notice of a public workshop to solicit comments on Proposed Amendments to Nevada Administrative Code Chapter 445B - Air Pollution.
6. Consideration and possible action re: Introduction of Tallon Rauch as the Transportation Planner Analyst for the Nevada Department of Transportation.
7. Consideration and possible action re: Nevada Division of Environmental Protection's notification of its decision to issue a renewed Water Pollution Control Permit to Don Jung/New Pass Mine (permittee) authorizing the operation of approved mining facilities in Churchill and Lander Counties, Nevada.
8. Consideration and possible action re: Bureau of Land Management's public consultation for Proposed Temporary Range Improvements for the Willow Creek and Stone Cabin Allotments.

NEW BUSINESS:

9. Consideration and possible action re: A Sending Site Application filed by the Eckert Family Trust for properties located at 1805 Norcutt Lane, 9295 Pasture Road, and farmland off of Pasture Road, Assessor's Parcel Numbers 006-111-25, 006-111-26, 006-111-27, 006-111-29 and 006-111-37, consisting of 262.88 acres with 220.08 acres of water rights in the A-10 zoning district, whereby the Applicant proposes to place a conservation easement on the property.
10. Consideration and possible action re: A Sending Site Application filed by Robert E. Smith, Jr. for properties located at 7250 Curry Road and 3303 Gwinn Marie Court, Assessor's Parcel Numbers 006-553-37 & 006-553-41, consisting of 211.0 acres with 89.81 acres of water righted property in the A-10 zoning district, whereby the Applicant proposes to place a conservation easement on the property.
11. Consideration and possible action re: Report from the Churchill County Sheriff regarding the the number of deaths of prisoners in the county jail, which was zero for the period of April through June, 2021.
12. Consideration and possible action re: Modifications to job description and pay range for Laboratory Scientist, as well as authorization to hire at an advanced step, up to step 13.
13. Consideration and possible action re: Approval of a proposal from Lumos & Associates to complete a boundary line adjustment for the county-owned parcels on Coleman Road (Assessor's Parcel Numbers 008-301-11 & 12) in the amount of \$7,905.

CONSENT ITEMS: (Action Items generally not requiring discussion or explanation.)

All matters listed under the Consent Agenda are considered routine and may be acted upon by the

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(775) 423-4092 Fax: (775) 423-7069, Contact Pamela D. Moore, pammoore@churchillcountynv.gov

Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

- 14. Consideration and possible action re: Building Department's Revenue Report for June 2021 totaling \$43,731.95 in revenue for the month.
- 15. Consideration and possible action re: Transfer of funds to the City of Fallon, in the amount of \$939,567.05 from Regional Transportation Fund 280 for the Front Street Reconstruction Project (prior Fiscal Year).
- 16. Consideration and possible action re: Transfer of funds to the Churchill County Road Department, in the amount of \$250,000, from Regional Transportation Fund 280 and Public Transit Fund 395 (prior Fiscal Year).
- 17. Consideration and possible action re: Transfer of funds to the City of Fallon, in the amount of \$225,000 from Public Transit Fund 395 for the Front Street Reconstruction Project (prior Fiscal Year).
- 18. Consideration and possible action re: Treasurer's Report for June 2021 showing a balance of \$56,768,879.91 in the account.
- 19. Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.
- 20. Consideration and possible action re: Quarterly Report of Churchill County's Economic Condition to the Department of Taxation for the quarter ending June 30, 2021.

PUBLIC COMMENT.

ADJOURNMENT.

AFFADAVIT OF POSTING:

STATE OF NEVADA

County of Churchill

*I, **Pamela D. Moore, Deputy Clerk to the Board**, do hereby affirm that I posted or caused to be posted, a copy of this notice of public meeting, on for before the **30th Day of July, 2021, between the hours of 8:00 and 11:00 AM**, at the following locations in Churchill County, Nevada.*

- 1. County Administration Building, 155 N. Taylor St., Fallon, NV
- 2. The Churchill County website: <https://www.churchillcountynv.gov>.
- 3. The State of Nevada website: <https://notice.nv.gov/>.

Pamela D. Moore, Deputy Clerk to the Board

Pamela D. Moore, Deputy Clerk to the Board, who was subscribed and sworn to before me this 30th day of July, 2021.

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Renae Pahalke

Renae Pahalke, Deputy Clerk

Endnotes

A. Disclosures

**Churchill County is an equal opportunity provider and employer.*

B. Accommodations/Nondiscrimination

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

*Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; or*

Fax: (202)690-7442; or

Email: program.intake@usda.gov.

C. Procedures

**The schedule of regular meetings of the Board of County Commissioners is provided for by Title 2, Chapter 2.04, of the Churchill County Code.*

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Board of County Commissioners reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Clerk's office, 775-423-4092. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Clerk's office. You are entitled to one copy of the supporting materials free of charge.*

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

July 1, 2021

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:16 AM on July 1, 2021.

PRESENT: Commissioner H. Peter Olsen, Chair,
Commissioner Gregory Koenig, Vice-Chair
Commissioner Justin Heath
County Manager Jim R. Barbee
Comptroller Sherry Wideman
Chief Deputy District Attorney Benjamin Shawcroft
Deputy Clerk to the Board Pamela D. Moore
Sheriff Richard Hickox

ABSENT: Clerk/Treasurer Linda Rothery

Pledge of Allegiance:

The Pledge of Allegiance was recited by the board and public.

Public Comment:

Chairman Olsen asked if there was any public comment. Geoff Knell said I would like to start out by reading Romans 13:1-5: “Everyone must submit to the governing authorities. For there is no authority except from God, and those that exist are instituted by God. So then, the one who resists authority is opposing God’s command, and those who oppose it will bring judgment on themselves. For rulers are not a terror to good conduct, but too bad. Do you want to be unafraid of the authority? Then do what is good, and you will receive his approval, for government is God’s servant for good. But if you do wrong, be afraid, for it does not carry the sword of no reason. For government is God’s servant, an avenger that brings wrath on the one who does wrong. Therefore, you must submit, not only because of wrath but also because of your conscience.” That passage has been really misinterpreted. It says to submit to government authority but God’s standard is not to shed innocent blood. God’s standard is not to allow promiscuity, fornication, and stuff like that. Our federal government and our state government are okay with that. I follow the Legislation and I cannot believe the garbage they are putting out, especially in our state. They are promoting Critical Race Theory (CRT) but they word it differently, although it is the exact same thing. That is being rammed down our throats to influence our children and adults in the colleges. What I am getting at is are you doing good? Are you representing God or are you representing evil? I just want to make that clear. Through the Bible, David, Esther, and Daniel defied the government. They rebelled because what the governments were doing was ungodly. As a believer in Jesus Christ, we do have the right to defy extreme evil. I just want to let you know that you have a decision to make. Are you doing God’s will or are you going to follow the Legislation by legal obligation? I would encourage you because I have learned a lot about the state Legislature. You all can make amendments. You can

introduce bills to repeal the Equality Act or CRT because you represent we the people. We gave you the authority but due to our Constitution and the Preamble of the United States, we can make you accountable. I want you to be aware of this in the direction that you are going and the decisions you make today.

Robert Johnson said I have lived here in Fallon for 42 years and I am a proud Constitutionalist. Gentlemen, do you believe in the Second Amendment? It states that a well-regulated militia being necessary to the security of a free state the right of the people to keep and bear arms shall not be infringed. Gentlemen, that is a law. I have a concealed carry permit. That law is an illegal law but it is a state law. One of the things that I am concerned about is how do you feel about supporting the Constitution? There are states, counties, and cities who are Second Amendment Sanctuaries. Missouri is one of the states that passed a law that says that any unconstitutional law is not valid in our state. I would like this county to become a Constitutional Second Amendment Sanctuary. I do not know how you feel about it, but I have a copy of the law and a summation here that I would like to leave with you. You can peruse it and I would like to have you consider that you pass this type of a law for this county. There were no further public comments.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 25th day of June, 2021, between the hours of 1:00 and 4:30 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

Consideration and possible action re: Approval of Agenda as revised:

Vice-Chair Koenig said the Performance Evaluation process for the County Manager item has been withdrawn, therefore, the Agenda needs to be revised accordingly.

**Commissioner Gregory Koenig made a motion approve the Agenda as revised.
Commissioner Justin Heath seconded the motion, which carried by unanimous vote.**

Consideration and possible action re: Approval of Minutes of the meeting held on:

A- May 20, 2021;

The Minutes of the meeting held on May 20, 2021 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on May 20, 2021 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

B- June 3, 2021;

The Minutes of the meeting held on June 3, 2021 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on June 3, 2021 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

C- June 10, 2021.

The Minutes of the meeting held on June 10, 2021 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on June 10, 2021 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Appointments:

8:15 AM - Consideration and possible action re: Request for funding to support the Fallon Lions Club Junior Rodeo in the amount of \$2,500

A copy of the Application for funding from the Fallon Lions Club Junior Rodeo is provided, along with a sponsorship request letter. The Junior Rodeo is being held September 3-6, 2021, and occurs on an annual basis. The Jr. Rodeo brings in many contestants 18 and under, plus their family and friends from a variety of Nevada counties and various states, and maintains free admission for all. The Fallon Lions Club Junior Rodeo has been dedicated to the youth of Nevada and surrounding states since 1969.

The Application has been reviewed by the County Manager for completion of required materials and the criteria appropriate to warrant county funding (such as: non-profit status, funding sources, community benefit, etc.). The board has provided support to the FLCJR for several years. In 2013 and 2015, \$1,000 was provided by the County and, 2017 - 2019 the county has provided \$2,500. The FLCJR is seeking \$2,500 this year. If the board chooses to sponsor this event at the requested level, we may opt to sponsor two (2) All Around Saddles (boys and girls) at \$1,000 each, and four (4) Sr. All Around Buckles at \$250 each. A county representative is welcome to attend and present the awards sponsored by the county. Our level of sponsorship would allow a sponsor banner to be displayed in the arena, announcement of our sponsorship during the rodeo, and a full-page ad in the FLCJR program.

FISCAL IMPACT: \$2,500 +/-

EXPLANATION OF IMPACT: Community Support / Miscellaneous Grants (100-401-70300).
FUNDING SOURCE:
 Community Support / Miscellaneous Grants (100-401-70300).
ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Gregory Koenig made a motion to approve funding for the Fallon Lions Club Junior Rodeo in the amount of \$2,500. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

8:20 AM - Consideration and possible action re: Proposal from EKAY Economic Consultants to update the Churchill County Housing Needs Assessment in the amount of \$5,000

In 2019 the Board of County Commissioners took action to approve a proposal from EKAY Economic Consultants for a Housing Needs Assessment. The original proposal outlined the scope of work in the following areas:

- I. Overview of Churchill County and the Regional Economy and Demographics
- II. Churchill County Residential Market Supply (Rental / Owner Occupied Market)
- III. Churchill County Residential Market Demand

In order to utilize the information in this assessment for the benefit of the county as well as grant applications, discussions with developers, planning for economic development, growth, etc. it is important that the information be updated periodically so that it remains relevant and useful. The scope of work outlined in the proposal (attached) includes the following:

- I. Churchill County Residential Market Supply
- II. Churchill County Residential Market Demand

FISCAL IMPACT: \$5,000

EXPLANATION OF IMPACT: The assessment update will be funded by using grants or non-restricted Social Services funds.

FUNDING SOURCE: 220-420 or 220-421 funds within Social Services Budget

ACTION REQUESTED: Accept

Bruce Breslow said we are short of housing of all types in the city and the county here. On top of that, the Navy has announced that between 1,100-1,300 new jobs are coming by 2025. Already, 22% of everybody that lives on the base commutes from a different county.

EnviroSafe Demil was awarded a contract from the Army and they will be building a plant north of town, which will employ 60 more people.

Today, at 10:00 AM, we are hosting the second site visit for a large agricultural manufacturing plant, which has fallen in love with our community and, if they elect to come here, it won't

happen overnight, but it would be another couple hundred jobs. There are companies of that size that are calling and looking at sites here every month. Mark Four, the victory logistics plant in Fernley, has 3 very large users coming with more than a couple thousand jobs. The Hazen area between the renewable energy park, which used to be owned by Jim Kingzett, has recently been bought by Terra Scales Investment Partners. They have joined CHIP and Industrial Realty Group with the Western Nevada Commerce Rail Park and they are now talking together instead of separately. Some have water, some have land, some have rail and, in trying to create some sort of financing district, that might be a way to get infrastructure into Hazen. As development comes east and jobs come east, Hazen is next in the line of fire.

As far as housing goes, D. R. Horton, which is the nation's largest builder by capacity, has signed a purchase and sale agreement to build about 100 homes here in Fallon. They will start in the fall. Several single-family and multi-family, not just developers, but builders, have been calling, talking, touring, looking at sites and they are asking for a lot more updated information.

We have always been about \$200,000 less than the Reno/Sparks area with new homes sales prices. The median sales price in Reno hit \$535,000. Homes here that were selling a couple years ago for \$230,000 are now selling for \$320,000. On a subdivision recently, they had a home buyer pull out at the last minute. They had to put the house back on the market. It is an 1,800 square foot house with about a 6,000 square foot lot and it sold for over \$400,000 and had 10 bids on it. This market is more than heating up and it is because of lack of supply, not the demand issue. We have demand, but we are building 2 or 3 homes at a time. What we are trying to do here, and I asked EKAY Economics to give us a reasonable price quote to update the housing study that they did for county in 2019. That was based on data from 2017, but we have a new census and new numbers and quite a bit of change in pricing in this area so we wanted to be able to have some real data that we could use when a home builder wants to know population, average income, sales prices and rental prices. Multi-family is going to be huge here. We have not had a new modern apartment complex in over 40 years. We have no apartment complex with a swimming pool or a club house. The pilots that fly in here that are coming from San Diego and North Carolina, want to bring their families to a place that has amenities but we don't have it. We now have developers looking at building that sort of product along with parks, walking trails, bike trails and things like that. I need more data, so we have asked for your consideration to update the housing study that was done in 2019.

Chairman Olsen asked if there was any public comment. Geoff Knell said I am really astonished at the numbers that you come up with. I am around Churchill County a lot. I ride a bicycle just to check things out and I see what is going on. I came across a construction site and it said the Department of Defense is asking for 300 homes. Did you know that? Bruce Breslow said yes. Geoff Knell said the housing project and subdivisions over on Coleman Road, right across from Walmart. Bruce Breslow said that is the Onda Verde development. Commissioner Koenig said, Bruce you don't need to answer questions on public comment. You can if you want to, but you are not obligated to answer questions. Geoff Knell said I am just trying to understand why. I think your data is not there yet, that is for sure. Your statement when I've seen actual production going on everywhere. Houses are being sucked up like that. I get offers to buy my home. If that was over \$300,000, boy, that would be great, but I like it here. Tell me, the \$5,000 for a

company when you can just go with our local stats, we can have that information without using a consultant. I am just going to say no. If you just look around, people are selling houses, sucking up apartments, which are filled, and we are lacking certain things. We need less government intervention. Chairman Olsen asked if there was any further public comment but there was none.

County Manager Barbee said just so you are aware, I talked to Shannon Ernst prior to the meeting and she does have grant money that will cover the expenditure if you approve this contract. This will come out of grant funding and not our General Fund.

Commissioner Koenig said I think it is important that we do this and I think Geoff proved my point. You are going to have random people from the community saying this and that. If you pull from the outside consultant that comes in and gives you numbers, those numbers are not skewed towards one opinion or another. The consultant has no interest in the county. With the example of the one subdivision we had proposed for a multi-unit housing, we had 100 people here complaining, so if you have these numbers from an outside consultant, when they show up complaining we can cite this study. Our county agrees we need growth but as long as it is not in their backyard, so anywhere you put it people around it are going to be complaining. If you have solid numbers from an outside consultant, we can point to them and say look, this is here in black and white in front of us, then it would be really helpful for us as these things come along and we have to irritate our constituents by agreeing to allow things to be built in a neighborhood. We would have some hard facts to prove that things need to be done.

Chairman Olsen said I would agree with you and, furthermore, this provides data for some of the people that have a hesitancy to come to our community, such as the builders and developers. They need the solid data and evidence because we have had those requests from people that are builders and developers. They want to know the objective data to show them and that, if they make this investment, they will get their investment back and make a little money. They need that affirmation for their banks and lenders before they can go forward and make a decision of whether to go to Fernley or Fallon or what to do.

Bruce Breslow said you are absolutely correct on all of that. D. R. Horton who happened to be building in Reno, also built, I believe, some in Elko but I am not sure about that. I heard that. They recognize this market; they are building in Fernley and they are telling us that people are fleeing the coastlines for many reasons. Not just taxes, they are now looking for Mayberry and we are the Mayberry of Nevada. We are the friendly community that still believes in apple pie and parades with tractors going down the main drag and all of the things that make us good here. It is the quality of life. We have a hospital and we have an aquatic center and a brand new Civic Center with an indoor arena. We have public and private schools and so much to offer here as a community that I think you are going to see spillover. There are people that actually looking for move up homes to get out of Fernley and are looking and buying in Fallon when they become available. They are only being built 2-3 at a time and, when they are built, they are sold. We need to upscale that. What D. R. Horton found was that to get a crew to come out here, all the sub-contractors charge a premium to drive from Reno out here. Even with that project penciled out at the prices that are the Fallon current market price, the apartment developers we just met with say, at this point, their numbers are also showing that it would be a good community to

build in. The tipping point, it can go either way, the economy can stop or it can heat up. There could be people that want to build nice communities and good apartments, or it may all fizzle out and go away, we don't know, but we have to build when you have a rising tide and, for the last 5 years here we have had a rising tide and we don't have a reason to believe it will stop in the next couple of years.

Chairman Olsen said it is important to note that there is no reason that our community cannot have those amenities that you are talking about. There is a desire for that and to a lot of people that might have lived here a long time, maybe they are priced out and they can't get there, but when it does, those homes that maybe don't have those amenities become open for them and the people that have not been able to get a home or apartment, there will be openings for them created by that infill that we might get. Those amenities just add to our community and makes it even better than what we have right now. We are already great for all the reasons you stated earlier and I think we have to plan for what may be, otherwise we won't be ready and we need to be ready for growth when it hits. It always has seemed that Fallon is the last one to the dance on these kinds of things. I feel like the center of gravity has moved. Some of it is because of the pricing in Reno and some because of U.S. Parkway or because of Fernley's issues with water and infrastructure. I think the center of gravity is moving towards Fallon and we had better be ready for it so that it happens the way our folks want it to happen.

Commissioner Justin Heath made a motion to approve the proposal from EKAY Economic Consultants to update the Churchill County Housing Needs Assessment. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

8:30 AM - Consideration and possible action re: Approval of an Agreement for Professional Services with Edrie LaVoie to provide Life Center organizational and financial structure development consulting as an independent contractor in the amount of \$1,500.00/week not to exceed 13 weeks

Edrie LaVoie, retired Lyon County Human Services Director, has agreed to provide consulting for the restructuring of the Life Center in organizational and fiscal management under placement of the Social Services Department. Mrs. LaVoie will assist in the development of grants, budget, and organizational structure of the William N. Pennington Life Center for a period not to go beyond August 2021 to support the placement of Senior Services under the structure of the Churchill County Social Services Department.

FISCAL IMPACT: \$1,500.00 / week not to exceed 13 weeks.

EXPLANATION OF IMPACT: Agreement for Professional Services as an independent contractor.

FUNDING SOURCE: Contracted Services budget under Social Services.

ACTION REQUESTED: Accept

Shannon Ernst, Social Services Director, made this presentation as outlined in the Agenda Report and stated above.

County Manager Barbee said I just want to reinforce how important this Contract is. We have been learning a lot very quickly in our engagement on the transition on the Life Center, but we

still don't know what we don't know and Edrie definitely does, so we want to continue to make a good as a transition as possible and ensure that our seniors have all access and every opportunity available to them as we transition through this.

Chairman Olsen asked if there was any public comment but there was none. Commissioner Koenig said that is \$6,000 a month so let's try to do this as quickly as we can for as few weeks as possible. It needs to be done but let's not drag that out if we can help it.

Commissioner Gregory Koenig made a motion to approve the Agreement for Professional Services with Edrie LaVoie as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Chairman Olsen said we are so lucky that Edrie was available and would come. It is going to be huge getting all the paperwork and things that need straightened out done.

8:45 AM - Consideration and possible action re: Recess the Board of County Commissioners' meeting for the purposes of convening the Churchill County Liquor Board

The board will recess the regular meeting to go into the Liquor Board meeting.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

The meeting was recessed at 8:55 AM and reconvened at 9:06 AM.

Letters Received:

A- Consideration and possible action re: Nevada Division of Environmental Protection (NDEP) notification that is has reviewed the Groundwater Monitoring Report for the First Quarter 2021 for Golden Gate Petroleum and the former Smedley's Chevron, 1755 W. Williams Avenue, Fallon, Nevada.

The Nevada Department of Environmental Protection (NDEP) provides notice of its review of the Groundwater Monitoring Report for the First Quarter 2021 for the former Smedley's Chevron and Golden Gate Petroleum located at 1755 W. Williams Avenue in Fallon, Nevada.

Thirteen monitoring wells were gauged and monitored on January 26, 2021. Groundwater levels ranged from 3961.00 feet above mean sea level to 3961.82 feet above mean sea level, which was generally the same as the previous sampling event. Groundwater levels have fluctuated approximately 1.5 overall feet since the start of site groundwater monitoring. Groundwater flowed to the south southeast with a hydraulic gradient between 0.0024 and 0.0030 feet per foot. This is generally consistent with previous monitoring events.

Groundwater samples were collected from all 13 monitoring wells. Chemicals of concern (COCs) include benzene, toluene, ethyl benzene, and xylene. The state and federal maximum contaminant level (MCL) for these COC are 5 micrograms per liter (Ug/ L), 1,000 Ug/L, 700

Ug/L, and 10,000 Ug/L respectively. The benzene MCL was exceeded in five of the thirteen samples. The detection level in MW-3 was increased to at or above the MCL due to high concentrations of target analytes. The ethylbenzene MCL was exceeded in MW-1, and MW-3. The toluene MCL was exceeded in MW-1, and MW-3. The detection level in MW-3 was increased due to high concentrations of target analytes. Total Xylenes exceeded the MCL in one of thirteen samples at 11,300 11g/L (MW-1).

Site upgrades, including removal of existing dispensers, under dispenser containment, dispenser islands, product piping and electrical located on the north side of the convenience store, occurred in February of 2021 and are not discussed in this report. MW-1 was removed during demolition activities.

The recommendation in this report includes continuing quarterly groundwater monitoring for four quarters following soil removal. Following the fourth quarter of post-remediation sampling, groundwater closure options will be evaluated. The NDEP concurs with the recommendations presented.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Consideration and possible action re: The Nevada Department of Environmental Protection's review of the UST Closure Report for Golden Gate Petroleum, 1755 W. Williams Avenue, Fallon, Nevada.

The Nevada Division of Environmental Protection (NDEP) has reviewed the UST Closure Report (Report) for Golden Gate Petroleum, 1755 W. Williams Avenue, Fallon, Nevada.

The report describes the closure of an underground storage tank (UST) system at Golden Gate Store #65. Closure activities included closure of three USTs in place, excavating test pits on both ends of the UST pit and collecting samples for analysis and excavating, and removing four dispensers and associated piping and collecting samples for analysis.

Contaminated soil encountered during this UST closure was associated with the dispensers and under-dispenser containment units (UDCs). This portion of the fueling system was associated with a spill reported by the former owner of the gas station and was reported on as a separate activity. The NDEP received the soil removal report on May 4, 2021 and sent a concurrence letter for this activity on May 12, 2021. No petroleum contamination remained in soil associated with the dispensers and UDCs following the soil removal. Based on the analytical results from the test pits associated with the UST closure, petroleum contamination was below reporting limits. McGinley does not recommend any further investigation or remediation associated with the UST system.

The NDEP concurs with the conclusion that no further investigation or remediation associated with the closed fueling system is warranted at this facility. Golden Gate and

their contractor PIS will complete and submit the required EPA forms through the NDEP online portal.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Consideration and possible action re: The Truckee Carson Irrigation District provides notice of a Hazard Mitigation and Irrigation System Modernization.

The Truckee-Carson Irrigation District expresses its gratitude for the board's service to our community.

The United States Department of the Interior, acting through the Bureau of Reclamation, has entered into contract with the Farmer's Conservation Alliance (FCA) for provision of a modernization plan for the Newlands Federal Reclamation Project (Project). The District's challenge, both now and in the future, is to upgrade the Project's aging infrastructure to better our water management efforts, pursuant to applicable federal decrees and regulation, for all those that rely upon Project waters. Moreover, TCID fully expects that improvements made to Project facilities will result in greater protection to the public from hazards, such as flooding or even drought.

In 2017, our community was saved from devastating flooding. Together, as federal, state, tribal, and local authorities, we improved the carrying capacity of the Carson River channel. We tirelessly created new facilities or improved old ones with which to redirect flood waters. Never to be forgotten are names such as the V-Line Emergency Weir or "VW" or the "Big Dig ." Our best efforts resulted in the addition of Project facilities that will forever protect this community against flooding. However, the lasting legacy of 2017 lies not in what was created; rather, it lies in the spirit of a community, and its people, to make great things happen!

TCID understands that the Hazard Mitigation Plan created by Churchill County, the City of Fallon, and the Fallon Paiute-Shoshone Tribe will be updated in the near future. The District believes that their irrigation modernization efforts should be made an important element of the plan. As just one example, the V-Line Emergency Weir, a dedicated flood control facility, is temporary in nature. It was constructed in part by placement of steel pilings and, to be made permanent, new construction will require replacement of the pilings with reinforced concrete all in the name of hazard mitigation. The District may also properly imagine such a facility being capable of remote operation. Assuming inclusion of irrigation modernization as an element of the plan, they believe that expanded federal or state funding opportunities would be made available to them. The District must find a way to improve Project facilities, such as the "VW", not only for the benefit of water users but for the safety of all our residents.

TCID respectfully requests the county's support that irrigation modernization be made a part of the Hazard Mitigation Plan and they ask the board to allow them to engage with the county during the revision process. The District would be pleased to provide proposed language for

consideration.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

D- Consideration and possible action re: The Nevada Division of Environmental Protection (NDEP) provides notice of its Release Response Report and Work Plan for additional ESA activities related to the gasoline release at Kenny Lee's home at 5855 Stillwater Road, Fallon, Nevada.

The NDEP has received and reviewed the Release Response Report and Work Plan for Additional ESA Activities (Report and Work Plan), prepared by McGinley and Associates (McGinley) on behalf of Kenny Lee. The Report and Work Plan is dated June 7, 2021 and was received by the NDEP via electronic mail. The report describes activities conducted in response to a release from a gasoline aboveground storage tank (AST) at the subject site. A workplan for additional environmental site assessment (ESA) activities is included. The objectives of the proposed Additional ESA are to further determine the magnitude and extent of impacts to soil and groundwater.

In July 2020, a 1,000-gallon AST rolled off the support platform and ruptured, resulting in 600 to 700 gallons of gasoline being released to the ground surface. The fuel entered and pooled in a 10 foot long by 10 foot wide excavation located proximal to the AST. Excavation of petroleum-impacted soil was conducted on September 14, 2020. McGinley provided oversight of the excavation activities and collected confirmation samples. Groundwater was encountered in the excavation at approximately 7.5 feet bgs. McGinley collected a groundwater grab sample from the excavation and a water sample from the on-site domestic well. The excavation was limited by proximal ASTs and other site structures including fencing and utilities.

Five post-excavation samples were collected. Analytical results for the soil samples for gasoline total petroleum hydrocarbons (TPH) were above the Nevada reporting limits of 100 milligrams per kilogram (mg/kg) for TPH in soil and ranged from 1,100 mg/kg to 2,300 mg/kg. One sample, S4, had three volatile organic compounds (VOCs) reported above their NDEP Analyte-Specific Closure Levels for residential soils. Analytical results for groundwater reported the VOCs benzene (2,900 micrograms per liter (Ug/L), toluene (14,000 Ug/L), ethylbenzene (2,600 Ug/L), and xylenes (13,800 Ug/L) which were reported above their state and federal maximum contaminant levels. The groundwater sample collected from the onsite domestic well was non-detect for all analytes. The report recommends additional investigation activities at the Site. The ESA Work Plan includes up to eight borings to further determine the magnitude and extent of impacts to soil and groundwater using a Geoprobe. Soil and groundwater samples will be collected during sampling activities. A report will be prepared documenting the findings of the field investigation and provide recommendations for the facility.

The NDEP concurs with the Report and Work Plan. They are asked to inform NDEP at least 2 weeks prior to the start of field work for additional ESA work.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

E- Consideration and possible action re: Letter from the Nevada Department of Taxation indicating that Churchill County's Final Budget for Fiscal Year 2021-22 is in compliance with statutes.

The Nevada Department of Taxation provides its letter indicating that Churchill County's Final Budget for Fiscal Year 2021-22 is in compliance with statutes. The following tax rates will be presented to the Nevada Tax Commission on June 25, 2021 for certification:

Operating Tax Rate	\$1.0560
Voter Approved Rate	\$0.0300
Legislative Override Rate	\$0.1969
Debt Service Rate	<u>\$0.0000</u>
Total	\$1.2829

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

F- Consideration and possible action re: the Nevada Division of Environmental Protection provides notice of its Concurrence with the Draft 2020 Annual Groundwater Monitoring Report, Installation Restoration Program Sites 1 and 14, Naval Air Station Fallon, Fallon, Nevada

The Nevada Division of Environmental Protection (NDEP), Bureau of Corrective Actions, Department of Defense Branch, has reviewed the Draft 2020 Annual Groundwater Monitoring Report, Installation Restoration Program Sites 1 and 14, Naval Air Station Fallon, Fallon, Nevada (Draft Sites 1 & 14 GMR). The Draft Sites 1 & 14 GMR was received by the NDEP on May 28,2021. The Draft Sites 1 & 14 GMR was prepared by the MMEC Group on behalf of the Department of the Navy.

The Draft Sites 1 & 14 GMR summarizes the results of the 2020 annual groundwater monitoring event, conducted in October 2020. This is the second annual groundwater monitoring event following the remedial action of excavation of impacted soil. The groundwater monitoring was conducted to comply with the selected remedy described in the final Record of Decision (ROD)for IRP Sites 1, 14, and 16 (Navy, 2015). The in-situ chemical oxidation and monitored natural attenuation, ongoing at Site 16, is not relevant to this groundwater monitoring report.

The 2020 annual groundwater monitoring event consisted of gauging water levels and collecting groundwater samples from 16 of the 17 existing groundwater monitoring wells (eight each at Sites 1 and 14). MW-19, associated with Site 14, is damaged and considered not repairable. Monitoring wells were inspected and any necessary repairs were catalogued. Groundwater flows to the southeast, which is consistent with the historic groundwater flow throughout the facility.

Four monitoring wells at Site 1 and six monitoring wells at Site 14 had one or more contaminant of concern exceeding the remediation goal.

Based on the results of the 2020 Annual Groundwater Monitoring Event, the following recommendations are made:

- Continue groundwater monitoring as planned with the potential for optimization after the third annual groundwater monitoring event once trends can be established.
- MW -19 will be removed from the monitoring program. Monitoring well MW -19 was inspected and could not be repaired. Data from remaining wells is considered sufficient to establish trends and assess the migration of contamination at IRP Site 14. If at a future date, the well network requires further delineation and monitoring in this area, a replacement well should be considered.
- Perform basic maintenance or repairs on 10 monitoring wells (AE1-MW-03, MW-15L, MW-16U, MW-17, MW-69, AE14-MW-03, CW-14-1-1, MW-22, MW-71, and MW-75) to remedy issues described in the Draft Sites 1 & 14 GMR.

The NDEP concurs with the Draft Sites 1 & 14 GMR. The Navy may finalize the document at its convenience. NDEP requests that, instead of a full new document, the Navy provide a final cover letter, new cover and spine for the binder, and a new cover page for the report stating final and including the finalization date.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Approval of one-step merit increase for County Manager Jim R. Barbee to Step 8 of Pay Grade 89 (\$5,669.60 bi-weekly).

Title 3 of the Churchill County Code stipulates that all employees will be evaluated at least once per year by their supervisors. The evaluation of County Manager Barbee was held at the June 16, 2021 meeting but the merit increase was not agenized and, thus, could not be considered.

Should the Commissioners agree that Mr. Barbee's performance is satisfactory or above, he would be eligible to receive a merit increase. In accordance with step-increase delays for fiscal year 20-21, the merit increase would go into effect three months after his anniversary date, making it effective August 21, 2021.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: Because the merit increase was budgeted, it will not impact the Budget that has been approved.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Geof Stark made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Gregory Koenig made a motion to approve a one-step merit increase, effective August 21, 2021. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Discussion re: Performance Evaluation process for the County Manager.

At the Board of County Commissioners' meeting on June 16, 2021, the board asked to discuss and approve a process for evaluating the County Manager. Staff is placing this item on the Agenda to open the discussion regarding the process. The purpose of this Agenda item is to allow the board to discuss the evaluation process and to allow staff to gather information from the board. Staff would bring forward a recommended process at another board meeting.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: This is only a discussion item.

FUNDING SOURCE: N/A

ACTION REQUESTED:

This item was withdrawn prior to the meeting.

New Business:

A- Consideration and possible action re: Adoption of Resolution 16-2021 assigning an additional portion of the ad valorem tax levy for Cooperative Extension for Fiscal Year 2021-2022.

The proposed Resolution sets forth the tax rate for support of the Cooperative Extension Program. The Budget and corresponding tax rate was prepared assuming the same tax rate from the current year, which is 2.0 cents. This Resolution is required by Nevada Revised Statutes.

FISCAL IMPACT: See Budget.

EXPLANATION OF IMPACT: The tax rate levy will support Cooperative Extension in Churchill County, Nevada.

FUNDING SOURCE: See Budget.

ACTION REQUESTED:

Comptroller Wideman made this presentation as outlined in the Agenda Report and stated above.

County Manager Barbee said part of the reason we pulled back was because they had not moved on rehiring the Cooperative Extension position. They have reached out and assured us they will and, not as a part-time, but as a regular full-time Cooperative Extension agent position. I believe it has been advertised and we are currently working on dates for interviews, so they have stepped up and met the requirement of what we were looking for, which a large part of these funds will support the staffing at that office.

A RESOLUTION ASSIGNING AN ADDITIONAL PORTION OF THE AD VALOREM TAX LEVY IN SUPPORT OF THE COOPERATIVE EXTENSION FUND FOR FISCAL

YEAR 2021-2022 AND OTHER MATTERS RELATING THERETO.

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to adopt Resolution 16-2021 assigning an additional portion of the ad valorem tax levy in support of Cooperative Extension for Fiscal Year 2022 and directing the Comptroller to include it in the Final Budget to the Department of Taxation as required by Nevada Revised Statutes. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: A Parcel Map Application filed by Bejona Enterprises LLC for property located at 6335 Reno Highway, Assessor's Parcel Number 008-573-05, consisting of 5.6 acres in the C-2/A-5 zoning districts, whereby an approved variance for the minimum lot size was approved to allow the residential parcel to be less than 5 acres as required by Churchill County Code in order to create a separate commercial lot.

The Applicant is requesting a Parcel Map to split the property into two lots roughly along the zoning boundary between the A-5 and C-2 zoning districts. Doing so would result in the A-5 lot being less than 5 acres in area, so the Applicant obtained a Variance to have a smaller lot size, which was approved by the Planning Commission.

The new A-5 zoned lot would have 2.2 acres and the C-2 zoned lot would have 3.1 acres. These properties will not be exclusively one zone only. The A-5 zoned lot will have a “flag-pole” driveway to the highway running through the C-2 zoned area. The C-2 zoned lot will have a small area of A-5 zoned land as the line jogs between buildings. Note that the new flagpole driveway will parallel another flagpole driveway previously created to serve the property south of the subject parcel.

The existing parcel has 2 dwellings and these will be retained with the new A-5 zoned parcel. One of the dwellings is very old, is referred to as the “host house,” and is being renovated. It is unclear if the improvements have been done according to building code standards. The new C-2 zoned lot will have the “old bait shop” building, which has been deemed as not suitable for occupancy. There have been improvements made, but not all have been to building code standards. It also has a well house and garage originally associated with the “host house”.

The existing parcel has road frontage on U.S. 50, which is a state-maintained paved road within its own strip of state-owned right-of-way. Splitting off the A-5 zoned land as a “flag-pole” lot will provide frontage on the highway; no road construction will be required with this map. No roads are offered for dedication; nor is it needed. NDOT has commented that only one access point connecting to the highway will be allowed. This will result in the old flagpole driveway, the new flagpole driveway, and a new commercial driveway all being clustered for highway access purposes. Additional complications exist due to a proposed “second” access point and access easement across Parcel 1 to serve Parcel 2, which are discussed below.

A problem has surfaced that relates to the accurate depiction of the property based on the Deeds creating and altering the parcel to its current configuration. These Deeds were confusingly written. After consultation with the County Surveyor, it was recommended that additional time is needed to confirm what the Deeds mean. This is the first map of the property so, theoretically, it should depict what is in the Deeds. The parcel configuration is derived from the current Deed which, in turn, is built from 2 previous Deeds: the original Deed (very old) and a Boundary Line Adjustment Deed (1973). The problem stems from the fact that one of the central features determining the configuration of the property is a 1/16th corner that is described in both Deeds. In the original Deed, it serves as the SE corner of the property. In the Boundary Line Adjustment Deed, the south line was moved north of the 1/16th corner by 80 feet and east line was moved further east by 63 feet. While the map may be accurate, there are also discrepancies that indicate it may not be correct. The east line in the original Deed followed the 1/16th section line for 746 feet to the 1/16th corner but the map shows the 746 feet distance running to the current property line (the one moved north of the 1/16th corner) and the nearby 1/16th corner is not shown. The east property line distance in the Boundary Line Adjustment Deed is also different than shown on the map by around 16 feet. Based upon a response from the County Contracted Surveyor, Jeff Creuss, the resolution of the boundary on the Bejona Enterprises Parcel Map was consistent with the practices of professional land surveying; therefore, the department staff have changed their recommendation to approval with recommended conditions, which the Planning Commission supported by recommending approval subject to the recommended conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) The map shall be modified to the satisfaction of the County Surveyor to accurately depict the property as described in the previous Deeds regarding metes and bounds and section corner ties.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) The note regarding the “radial” property line segment extending from the highway shall be moved to be near the line, with an arrow pointing to the line.
 - b) The angles listed for witness corners between lines L153, L154, and L155 shall be corrected (closer to 45 degrees rather than close to 90 degrees)
- 3) The access easement parallel to the floodway that crosses Parcel 1 to provide Parcel 2 with a 2nd highway access point shall be removed.
- 4) Water dedication requirements must be met prior to recording the map.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment but there was none. Commissioner Koenig said, if the property owners are here, I would like to hear their plan. We approved some lots but what are they going to do with them? Jerame Martinez, with Bejona Enterprises, said,

for now we just wanted to separate the zoning area. In parcel 2, we already have our residence built and we don't know for the commercial yet, as that is going to be for the future. We don't have any idea yet.

Commissioner Gregory Koenig made a motion to approve the Parcel Map Application for Bejona Enterprises to divide APN 008-573-05 into two parcels, subject to conditions as listed in the Agenda Report. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Transfer of funds to the City of Fallon in the amount of \$92,135.13 for the Kaiser Street sidewalk improvements and the design work associated with the reconstruction of Front Street.

The City of Fallon is requesting a transfer of funds for first and final payment in the amount of \$92,135.13 for the Kaiser Street sidewalk improvements(\$4,000) and the design work associated with the reconstruction of Front Street (\$88,135.13) out of Regional Transportation Fund 280, utilizing Fiscal Year 2021 funds. These funds were previously encumbered and approved by the Regional Transportation Commission.

FISCAL IMPACT: 92,135.13 from Regional Transportation Fund 280-631-70800.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: \$92,135.13 from Regional Transportation Fund 280-631-70800.

ACTION REQUESTED: Accept

Comptroller Wideman made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment. He said if you have not been down south Maine or looked at Front Street, man is that looking so much better. It is costing a lot but I am glad the city is doing what they are doing because it is improving the look of our city. Deputy Clerk Moore said that Naomi, from the Road Department, wanted to make sure you know this is from FY 2021.

Geoff Knell said I was at the City Council meeting and they were requesting \$100,000 and what you are offering is \$1,000 short. What is the difference? Commissioner Koenig said they round it up.

Commissioner Justin Heath made a motion to approve the transfer of funds to the City of Fallon in the amount of \$92,135.13. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

1:25 PM D- Consideration and possible action re: Approval of Resolution 17-2021 adopting and certifying Churchill County's Tax Rate for Fiscal Year 2021-2022

At the Commissioners' meeting held on May 20, 2021, Comptroller Wideman presented the proposed 2022 Churchill County tax rate of \$1.2829 and the Final Budget. During the meeting, the Final Budget and tax rate were approved by the Board of County Commissioners. The overall Churchill County tax rate is \$2.8629 and the City of Fallon rate is \$3.6600.

Once the Nevada Tax Commission certifies the ad valorem rates, the board is required to certify the combined tax rate in a resolution per NRS 361.460. The Nevada Tax Commission letter finding Churchill County's Budget to be in compliance is provided herewith.

FISCAL IMPACT: As budgeted.

EXPLANATION OF IMPACT: As budgeted.

FUNDING SOURCE: Churchill County Funds.

ACTION REQUESTED: Accept

A RESOLUTION IN ACCORDANCE WITH THE PROVISIONS OF NEVADA REVISED STATUTES CHAPTER 361.460 CERTIFYING THE COMBINED TAX RATE FOR THE LEVY OF TAXES BEGINNING JULY 1, 2021 AND SPECIFICALLY COMMITTING AND DESIGNATING THE NUMBER OF CENTS OF EACH ONE HUNDRED DOLLARS OF PROPERTY LEVY FOR EACH FUND, REMAINING UNTIL A SIMILAR BOARD ACTION IS TAKEN TO CHANGE THE COMMITMENT LEVELS AND OTHER MATTERS PROPERLY RELATING THERETO.

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Gregory Koenig made a motion to adopt Resolution 17-2021 certifying the combined tax rate for Fiscal Year beginning July 1, 2021 and ending June 30, 2022 as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Approval of positions for the Social Services Department and the William N. Pennington Life Center, which includes two full-time Office Specialists and one full-time Office Assistant for the Pennington Life Center and one part-time (19 hours per week) Bookkeeping Assistant to work at Social Services.

Staff is recommending the approval of four positions related to assumption of oversight of the William N. Pennington Life Center. A part-time Bookkeeping Assistant, working 19 hours per week, would be assigned to the Social Services Department to assist with grant oversight and administration. A full-time Office Assistant would act as a receptionist at the Life Center, greeting the public and providing information and direction to the public. In addition, the Office Assistant could provide administrative support to the Life Center while manning the reception desk. The two full-time Office Specialists would provide administrative support and program coordination at the Life Center. These four positions would replace the current office positions at the Life Center. Current employees are welcome to apply.

The county already has class specifications (job descriptions) for these job titles, so no approval is requested for class specification approval. (The class specifications for the positions are included with the Agenda Report for reference.) The Bookkeeping Assistant, at 19 hours per week, would not be eligible for PERS or health insurance. It would be assigned to pay grade 34 (\$15.72 to \$21.13 per hour). The other three positions are full-time positions, eligible for PERS

and health insurance. The Office Assistant is an entry-level office position assigned to pay grade 34 (\$15.72 to \$21.13 per hour). The Office Specialists require a couple years of experience and would be assigned to pay grade 39 (\$17.77 to \$23.90 per hour).

Staff requests permission to begin recruiting for the positions as soon as possible. Staff also requests permission to offer employment at an advanced-step placement (not to exceed the third step of the range) for more highly-qualified applicants, which would allow the county to potentially hire current Life Center employees at a higher step, depending on their experience.

FISCAL IMPACT: Approximately \$208,000.

EXPLANATION OF IMPACT: The impact is the TOTAL cost for the four positions. It does not calculate the difference between what is currently being paid by the Senior Coalition for employees and what the county would be paying. The fiscal impact includes costs for salaries and benefits (including PERS retirement and health insurance for the full-time positions).

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

HR Director Geof Stark made this presentation as outlined in the Agenda Report and stated above.

Shannon Ernst said it has taken us some time to evaluate the structure and, overall, what the need is for the staffing to ensure that we are meeting the needs of the participants and to have more participants in the future. Chairman Olsen said I expect that to evolve more.

Chairman Olsen asked if there was any public comment. Geoff Knell said I was just curious, since COVID realigned everything, is this a new hire or is this the add-ins to what was previous? Chairman Olsen said these are all new hires.

Chairman Olsen said I want to thank all the staff that have received other duties as assigned above and beyond, thank you for what you are doing. I was there last night and it was nice to see the seniors there, a bunch of kids, and some nice music, it was kind a cool. I hope for many more times like that.

Commissioner Justin Heath made a motion to approve two full-time Office Specialists and one full-time Office Assistant to work at the William N. Pennington Life Center, one part-time (19 hours per week) Bookkeeping Assistant to work at Social Services, and, furthermore, to approve immediate recruitment and hiring for the positions, authorizing potential hiring at an advanced step placement (not to exceed the third step of the range). Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Approval of class specification for Senior Food Specialist and assigning it to pay grade 39.

Presented for the board is a class specification (job description) for a Senior Food Specialist for the William N. Pennington Life Center. This position acts as the lead worker for the kitchen, overseeing the Food Specialists in the kitchen. The class specification is drafted based on a similar position at Lyon County and the county's needs for the position.

Staff requests the position be paid at Pay Grade 39 (\$17.77 to \$23.90 per hour). This Pay Grade is recommended from a review of the Pay Grade for the same positions in Lyon County, using their midpoint, and matching them to our Pay Grade that has the closest midpoint.

Staff requests permission to begin recruiting for the positions as soon as possible. Staff also requests permission to offer employment at an advanced-step placement (not to exceed the third step of the range) for more highly-qualified applicants, which would allow the county to potentially hire current Life Center employees at a higher step, depending on their experience.

FISCAL IMPACT: \$63,000.

EXPLANATION OF IMPACT: The fiscal impact calculates the full wages and benefits for the position for a full Fiscal Year, hired at the first step of the range. It does not calculate incremental cost (the difference between what the Life Center has currently budgeted and what the costs would be with the new Pay Grade). The county estimates the incremental cost would be much lower, approximately \$20,000.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

HR Director Geof Stark made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Gregory Koenig made a motion to approve the class specification (job description) for Senior Food Specialist, to assign it to Pay Grade 39, to authorize the recruitment to begin, and to approve hiring at an advanced step placement (up to Step 3). Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Notification of and approval of the apportionment of the FY 2021 Federal Payment in Lieu of Taxes (PILT) in the amount of \$2,492,770

Churchill County has recently received the annual Federal Payment in Lieu of Taxes. The amount received was \$2,492,770 compared to FY 2020 which was \$2,398,974, FY 19 \$2,346,920, FY 18 \$2,298,812, FY 17 \$2,260,796, FY 16 \$2,384,202, FY 15 \$2,003,488, FY 14 \$2,199,792, FY 13 \$2,053,174, and FY 12 amount of \$2,151,359. The amount budgeted was \$2,350,000 and is apportioned to the following funds:

Fund	Amount
General Fund	\$1,500,000
Parks & Recreation Fund	\$ 275,000
Risk Management Fund	\$ 50,000
Compensated Absences Fund	\$ 175,000
Debt Service Fund	\$ 350,000

The greater-than-anticipated amount of \$142,770 is recommended to increase the Debt Service Fund by \$23,915 since this amount should be 15% of PILT per the Letter of Conditions by the USDA. And the remaining amounts of \$43,855 to the General Fund, \$50,000 to Building Reserve, and \$25,000 to the Parks and Recreation Fund to help cover costs due to COVID-19. See the apportionment letter provided for more details.

FISCAL IMPACT: As outlined.

EXPLANATION OF IMPACT: As outlined.

FUNDING SOURCE: General Fund, Parks & Recreation Fund, Risk Management Fund, Compensated Absences Fund, Building Reserve, and Debt Service Fund.

ACTION REQUESTED: Accept

Comptroller Wideman made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment but there was none. Commissioner Koenig said I like the idea of \$142,770 as too much rather than \$142,770 as not enough. Chairman Olsen said amen. Comptroller Wideman said, hopefully, with the new American Rescue Plan, in 2022 and 2023 we should be getting more federal help because that was part of the allocation in the Rescue Plan PILT. I don't know what it is yet but, hopefully, it will be good.

Chairman Olsen said they always like dangling this in front of us every year and we have to beg, so that is nice to know it is going to be there.

Commissioner Justin Heath made a motion to note the receipt of the FY 2021 Federal Payment in Lieu of Taxes (PILT) and to approve the apportionment to the funds as recommended by the Comptroller. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Consent Items:

A- Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

A fund balance report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Acceptance of the Menu and Activity Calendar for the William N. Pennington Life Center for the month of July 2021.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED:

Commissioner Gregory Koenig made a motion to approve the Consent Agenda as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Consider Future Agenda Items:

There were no future Agenda items suggested.

Commissioner and Management Staff Reports:

Chairman Olsen reported on the following topics:

- Board of Health meeting.
- Employee Appreciation Dinner, which was done very well, with thanks to the committee.
- NACO meeting, where we learned Dagney Stapleton is retiring from that position. Vince Guthrow will be applying for the job but it is open to anybody. Some of these Legislative mandates will need to be dealt with, such as adequate facilities for our Justice Court, along with other nonsense the county does not have funds for.
- IEC meeting with the Navy. This is second formal meeting. We are starting to see a few weaknesses. I am trying to help the Chair address those in regard to the Open Meeting Law. The Navy gave a super brief 3-page report basically stating FRTC will be back in the hopper for a bill. They mentioned some things that turned out not to be quite true like Pole Line and Sand Canyon where they said they were addressed. We will wait to see what comes out. I had to make a formal request to have that request given to the committee so they can see it. Jeremy Drew is priceless in these negotiations and has been vitally important to our position. We must have his help.

Vice-Chairman Koenig reported on the following topics:

- Employee Appreciation Dinner and we had a good time.
- Museum Association meeting.
- Fallon Youth Club postponed their meeting and then rescheduled at same time as Museum Association meeting, so I couldn't make it.

Commissioner Heath reported on the following topics:

- I was racing go-carts so I didn't attend the dinner.
- Had a Senior Coalition meeting where they approved a policy for pay out of leave balances.
- WNDD meeting where Fallon is listed first in list.

County Manager Barbee reported on the following topics:

- Still sitting as solid as I want to be on the \$5M for Coleman water/wastewater project. I was informed, by Cassidy & Associates, that the \$300,000 earmark from Amodeo's office is also moving forward to give us preliminary engineering on site for a new water treatment facility in alignment with our water treatment facility plan. That ties to the WNDD site that is the #1 ranked in the state for the industrial park north of Sky Ranch PUD to connect to that. This water plant would support that component. We are hoping with additional grants through Merchant McIntyre that we are requesting, one through the RAYS grant Department of Transportation, and through the Department of Defense Community Enhancement Grant and then through the Economic Development grant on industrial commerce park to the north. With the combination of those, we may be in pretty good shape to get a significant portion of that infrastructure covered. That would open up properties directly connected to water and wastewater with good roadways for fire and emergency response to have new communities and developments put forward.
- We started looking at the Coleman property for a borderline adjustment to move forward through development and move forward in terms of the 3-lane road to be the connector between Coleman Road and Moody lane.
- We had some meetings relative to the Health District and laboratory. We had Dr. Pandori and other state folks tour the facility last week. We identified some additional walls we need to put in to control the collection of samples and speeding up replication of the samples for diagnosis for the sample. That whole project is started and is tied to COVID and has tied to COVID funding. We will have greater capacity beyond COVID testing. It will do multiple levels of disease testing.
- Employee Appreciation Dinner was great.
- We added Eureka to IAC to strengthen our position on natural resources with the Navy. Along with Jeremy Drew is Jake Tibbets , who will assist. Although this last meeting was a struggle, we did have some good accomplishments with adding new folks to help us with these natural resource issues.
- We continue to move forward with Senior Center and are making good advancements in bridging a good relationship with staff and making applications. We have some submitted already, so we will continue to march forward. We had a dance last night with 50 folks in attendance. We served punch and cookies and it was a really nice evening.

Sheriff Hickox reported on the following topics:

- I want to thank EMC for a great dinner. The food was awesome and I had fun.
- We met with Logically to go over the open tickets that do not get resolved. We have an agreement to meet more frequently.
- We have some medical needs for the jail, so we met with Jim and Shannon to work on that.
- We met with DCFS because we are having a hard time getting foster parents, so we are trying to get the word out.
- We have some traffic and safety issues so we met with the Navy and Fallon Police Department.

- We assisted the Tribe with their new hires.
- We have some meetings to develop a wellness app.
- We had our last investigator get certified.
- We hosted a child death investigation course over the week.
- We had a request by the state to host some confidential intel meetings.
- We have two audits coming up. The final review of last year's audit will be in two weeks.

Comptroller Wideman reported on the following topics:

- We have been closing out the year. We are working on getting our financials ready for the audit.

Pam Moore reported that **Clerk/Treasurer Rothery** is not here today because she is working on taxes for our new year. We were able to fill the position in our office.

Claims and Payroll Transmittals:

The Claims and Payroll Transmittals were submitted for the board's consideration and approval.

Public Comment:

Chairman Olsen asked if there was any public comment. Robert Johnson said I talked with you about an hour and a half ago about making this county a Second Amendment zone. I will be back to make sure that you are working on that and that you follow through and make sure we have safety.

Geoff Knell said I want to read some scripture out of the book of James, Chapter 4, Verse 7: "Therefore, submit to God but resist the devil and he will flee from you." I would like to give you an update; I have been out of the state. I have been to Ohio preaching and Louisiana about a pastor named Tony Spell who was arrested and fined and faced 18 years in prison for opening his church and resisting the governor's mask mandate and so forth. It went all the way up the Supreme Court in an emergency and back down to the District Court and ended up in the 5th District Court in New Orleans. That happened on June 7th and on that Friday, he won. All 3 judges, including the Governor of Louisiana were wrong. Our governor is wrong. I went to Phoenix and went to three abortion clinics. It is amazing how wicked this world is, it is really sad. Even though we don't have an abortion clinic here, we do have a problem with fornication, promiscuity, homosexuality, and the like. I plan on going to Wisconsin for tactical training fellowship and to preach. I will be busy. Whatever I have said in the past, it is in the past. We are about today. Don't worry about tomorrow. Tomorrow will take care of itself. You, everyone here, have a convicted day and stay strong. I would also like to talk with that man about the sanctuary county action. I may have something ready to present to you in the near future.

Adjournment:

The meeting was adjourned at 9:54 AM.

Approved: _____
H. Peter Olsen, Jr., Chairman

Approved: _____
Greg Koenig, Vice-Chairman

Approved: _____
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer

Renae Paholke, Deputy Clerk



Churchill County Agenda Report

Date Submitted: July 9, 2021

Agenda Item #: Appointments -

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Christian Spross, Director, Public Works, Planning & Zoning
Subject Title: Consideration and possible action re: Parcel Map Applications for six maps filed by Nev Dev LLC and Mason 1 LLC for properties located north of Dillon Road, Assessor's Parcel Numbers 008-113-49 and 008-113-56, consisting of 80.0 acres in the E-1 zoning district, whereby these maps will implement the Tentative Parceling Plan that was approved by the Board of County Commissioners

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Findings of Fact Motion: N/A

Recommend Board Action: motion (A) to approve the 6 parcel maps entitled 1st through 3rd Parcel Map for NEV DEV LLC and 4th through 6th Parcel Map for Mason 1 LLC to divide APNs 008-113-49 & 008-113-56 into 16 parcels, subject to the conditions as listed in the Agenda Report; (B) to accept the offer to grant easements identified on the maps; and (C) to reject all offers to dedicate lands and improvements at this time.

Discussion: The Master Plan land use designation for this area is Urbanizing, with the intent that urban densities and infrastructure be extended from the central core of the community over time. The zoning district is E-1, which allows 1-acre lots (or smaller) if adequate services are in place.

The site is located on Dillon Road and on the north side of the Sky Ridge development - a large neighborhood of 1-acre lots on well and septic systems. Large 1-acre developments like that are no longer allowed without community sewer and water services (and paved roads).

The Applicant has submitted a series of 6 Parcel Map Applications to implement the previously approved Tentative Parceling Plan to split 2 adjacent 40-acre vacant lots into 16 5-acre residential lots. The process for serial parcel maps is to do the first map of 3 small lots and a remainder, then, on the remainder, to do 3 small lots and a new remainder, then repeat the process until all lots in the plan are completed. Because they are used for larger developments, serial parcel maps are subject to additional requirements similar to subdivisions.

According to the development code, serial parcel maps are not allowed to create lots of less than 5-acres, so the Applicant has configured the plan to create 5-acre lots. In addition, new 5-acre

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Item 2.

lots must either front on a public road or have a paved road built to each new lot. Dillon Road is a paved county-maintained road, so the Applicant has arranged all lots to front Dillon Road and avoid the need to build a new paved road.

A copy of the Staff Report, prepared by the Public Works, Planning & Zoning Department, is attached for reference and lists the following recommended conditions for approval of the maps:

- 1) Changes shall be made for compliance with Churchill County Code and the parceling plan conditions of approval, including but not limited to:
 - a) Corrections for clarification and typographic errors/
 - b) Adding additional Note 2 references (regarding road maintenance agreements) on all road easements for the private driveways.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Corrections for clarification and typographic errors.
- 3) The shared driveways serving each group of 4 lots shall include the following:
 - a) Paved aprons meeting Road Dept. standards shall be provided for each driveway at its intersection with Dillon Road.
 - b) Shared driveways shall be constructed to county gravel road standards.
 - c) Each driveway shall be provided with signage near Dillon Road to state “Privately maintained driveway”.
 - d) Improvements for each shared driveway shall be completed or bonded before recording the maps that create the lots fronting the shared driveway.
- 4) A Road Maintenance Agreement acceptable to the Public Works Director shall be recorded, along with the maps creating the parcels using the driveway.

Recommended Conditions: N/A

Alternatives: Make changes as deemed appropriate.

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:

Jim R. Barbee, County Manager

Date: July 27, 2021

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Item 2.

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

1) None	_____	Aye: 0
2) None	_____	Nay: 0

(Vote Recorded By)

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Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

Item 2.

General Application Form

**** This application is NOT a permit. ** ** Please print to be readable. ****
**** You will also need to attach the forms that are specific to your project. ****

BRIEF PROJECT DESCRIPTION: 151 Parcel Map for NevDev LLC
 (I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E-1 Use Table Listing (CCC 18.08.250): RESID Review Req'd.: _____

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)
 _____ LAND DIV DGP

PC HEARING (See submittal schedule for assistance.) N/A Desired Date: 2/14 **NEXT** Submittal Deadline: 5/28

APPLICANT INFORMATION

1st submittal put on hold/parceling plan denied/resubmitted & redesigned // APUD 19 MAY 21

The **person's signature below** attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A govt. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. **NOTE: We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or govt. leaseholder, with limited exceptions.**

Legal Owner **Org./Govt. Official** **Govt. leaseholder**

Name (& title): Jessica Stanger, Manager

Organization (if any): NEV DEV LLC

Phone #: 775 745-9106 () _____

E-mail: _____

Mailing Address: 3305 Hwy 50A

Fernley, NV 89408

Signature: _____

Date: 1/19/21

Applicant (if not owner) **Representative/2nd Owner/Other**

Name (& title): Steve Bell

Organization (if any): Bell Land Surveying

Phone #: 775 240-3079 () _____

E-mail: stevenbell@yahoo.com

Mailing Address: 100Fillmore Way

Reno, NV 89519

Signature: _____

Date: 1/14/21

PROPERTY INFORMATION

Project Address(es): Dillon Road (vacant)

Nearest Intersection: Roberson Lane

Churchill County Parcel Numbers:
 A. 008-113-49 & 56 // 80.64 acres.

B. _____ // _____ acres.
 C. _____ // _____ acres.

Fronting Co. Road? NO YES Fronting State Hwy? NO YES Fronting TRACC Trail? NO YES
 Sewer or Water Svc. Area? NO YES Fronting Sewer/Water Line? NO YES Well Protection Area? NO YES
 NAS Fallon Overlay? NO YES NAS Fallon Noise Area? NO YES 100-yr Floodplain? NO YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY - SEE PAGE 2)
 DATE RCVD: 1/19/21 INITIALS: DGP FEE: \$ 1000

5/27 for Redesign



Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

Supplemental Land Division Application

**** This application is NOT a permit. ****

**** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION: | ST PARCEL MAP FOR NEV DEV LLC

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- DIVISION OF LAND INTO LARGE PARCEL** (new lots are 40 acres or more; can include any number)
- PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
 - Check here if it is a Second/Subsequent Parcel Map
- TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- SUBDIVISION** (new lots less than 40 acres & creating 5 lots or more)
 - Check here if it is a Final Subdivision Map
- REVERSION TO ACREAGE** (to merge any lot created by a land division map (not by deed))
- MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- WITH A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- General and Supplemental application forms** **Fee**
- Questionnaire for Land Divisions**
- All items identified on the Land Division Submittal Checklist**
- Map prepared by a surveyor or engineer**

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

These 6 consecutive Parcel Maps shows 5 Acre parcels created fronting on Dillon Road.

The Tentative Map was approved by the ~~Planning Commission on January 13, 2021~~

and answers these questions.

*Board of County Commissioners on 19 May 21
DGP*



Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. **Circle the correct Yes / No / N/A or other answer.** Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? **NO** YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
None: Mainly Parcel Modifications
 Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
 Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? **NO** YES
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) **N/A** YES NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)? **YES** NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? **NO** YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? N/A NO YES > Easements for it may be needed.

Irrigation

- Does the property have surface water rights? NO YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? NO YES > TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? N/A NO YES > Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? NO YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) YES NO > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) YES NO > Additional easements are needed
- Does the property border large tracts of undeveloped land? NO YES > Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? NO YES > A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? NO YES > Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? N/A Public Private
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
 N/A Residential Collector Arterial Major Arterial Park Minor (private)
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development? (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
per map YES NO > Easements need to be acquired
- Are there Public Utility Easements to each lot? (CCC 16.16.010.1.B) *per map* YES NO > Additional easements are needed
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
 - Community water system: Presumed to meet the standard
 - Community sewer system: Presumed to meet the standard
 - Wells: Application must demonstrate adequacy – see notes below
 - Septics: Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? N/A YES NO
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights N/A YES NO
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? NO YES > Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? NO YES > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? NO YES
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) NO YES > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? NO YES > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? NO YES > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? NO YES > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? NO YES > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the "dark skies" code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? NO YES > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? NO YES > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? NO YES > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) NO YES > Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? NO YES > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO YES > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO YES > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO YES > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO YES > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO YES > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO YES > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

June 24, 2021

Jeffery H. Cruess

P O Box 20602

Sun Valley, NV 89433

775-376-3763

Churchill County Planning Department
155 N. Taylor, Suite 194
Fallon, NV 89406

Re: Pre-check: 1st Parcel Map for Nev Dev LLC

T.C.I.D. I.D. #20-014

Surveyor – Steve Bell

This list represents a review for compliance with the Nevada Revised Statutes (NRS) and Churchill County Code (CCC). It does not constitute approval of the mathematical data or principles of surveying used to determine the boundaries of this property. Each item corresponds with the numbers placed on the review copy. If you disagree with any of the corrections or feel we have misinterpreted at item, please write your explanation on the map. Should you wish to discuss the comments please contact the person indicated above.

1. A wet stamp and original signature are required for all documents submitted for recording.
2. Add "or as noted" to the center line symbol description in the legend.
3. It appears there are no witness corners, you should remove the witness corner symbol in the legend

Regards,

Jeffery H. Cruess
Churchill County Surveyor

Jeffery H. Cruess



6/24/21

OFFICE OF THE CHURCHILL COUNTY ASSESSOR

DENISE L. MONDHINK-FELTON, ASSESSOR

155 N. Taylor St., Suite 200

Fallon, NV 89406-2783

Phone: 775-423-6584 Fax: 775-423-2429

www.churchillcounty.org



Item 2.

MAP REVIEW
Churchill County

MAP NAME: 1ST PARCEL MAP FOR NEV DEV LLC

PARCEL #: 008-113-49

TCID #: 20-014

SURVEYOR: BELL LAND SURVEYING - STEVEN N BELL

OWNER'S CERTIFICATE: OK

SIGNATURES: TYPED NAMES OK

NOTARY ACKNOWLEDGEMENT: TYPED NAMES OK

TITLE BLOCK: OK

BACKING DOCUMENTS: N/A

DEFERRED TO BE BILLED: N/A

COMMENTS: NEW PARCELS WILL NOT EXIST UNTIL FY 2022-2023

DATED: 6/15/2021

BY: HN

6/23/2021 dlf

Dean Patterson

From: Marie Henson
Sent: Tuesday, June 15, 2021 12:07 PM
To: Dean Patterson
Subject: RE: Dillon Rd North - 6 Parcel Maps

Dean,

The only comment I have, is basically the same as I submitted with the previous maps:

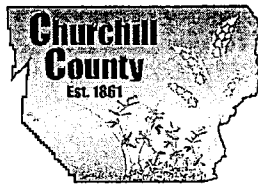
At the discretion of the Building Official, all parcels may be required to have a Soil Test Pit dug and inspected, prior to septic system approval.

If you have any questions, please let me know.

Regards,

Marie Henson

Building Official
 Churchill County
 Building Department
 155 N. Taylor Street, Ste 170
 Fallon, NV 89406
 O: 775-428-0264
 C: 775-427-3115
 F: 775-423-8185
mhenson@churchillcounty.org
www.churchillcountynv.gov



From: Dean Patterson <planning-ap@Churchillcounty.org>
Sent: Friday, June 11, 2021 4:31 PM
To: Marie Henson <mhenson@Churchillcounty.org>; Gary Fowkes <GFowkes@Churchillcounty.org>; Mitch Young (X2) (myoung@fallonfire.org) <myoung@fallonfire.org>; Heather Neidigh <assessor-hn@churchillcounty.org>; Leslie Notestine <assessor-ln@churchillcounty.org>; Dave Goudswaard (daveg@nvenergy.com) <daveg@nvenergy.com>; Stewart Nichols <stewart.nichols@cccomm.co>
Cc: Christian Spross <cspross@churchillcountynv.gov>
Subject: Dillon Rd North - 6 Parcel Maps

Hi all. For the last few months the McCreary's have been trying to get their Dillon Road – North Side project approved by the BOCC. This is NOT the Michelle Drive project right next door. They recently got the parceling plan approved by the BOCC and have submitted the 6 Parcel Maps to implement the plan. These are attached. Note that the “flagpole” lots have access on Dillon, so no official road needs to be built. But they will need to build the driveways to provide fire access to the sites, as well as paved road apron onto Dillon, and a road maintenance agreement for the driveways.

Please let me know if you have comments.

I would like to know if you want to meet to talk about it. Otherwise please provide comments – OR say that you have no comments. Thanks!

OWNER'S CERTIFICATE

THE UNDERSIGNED, NEV DEV LLC BEING THE OWNER OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT: 1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. 2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP. 3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN. 4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

NEV DEV LLC

JESSICA STANGER, MANAGING MEMBER

STATE OF NEVADA))SS COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JESSICA STANGER, MANAGING MEMBER OF NEV DEV LLC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

- (1) THAT THIS MAP IS APPROVED; AND (2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND (3) THAT THE BOARD REJECTS ALL OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND (4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS;

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

DATE TITLE PRINTED NAME SIGNATURE

C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE

CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE

CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE

SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT: 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS. 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE

GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE

MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP, AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

JEFF CRUESS, PLS 12456

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible. 2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project. 3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233. 4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon. 5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

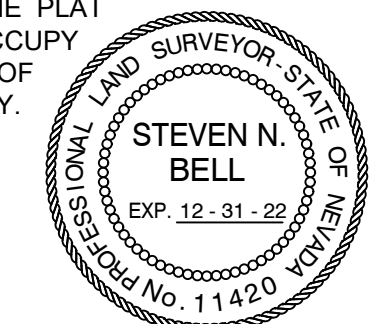
THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:

- (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; (2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON; (3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND; (4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY. ORDER NUMBER: 08 - 42685-20 DATED AUGUST 12, 2020, APN 8-113-49

Date Title Printed name Signature

SURVEYOR'S CERTIFICATE

- 1. STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAN McCREARY 2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. THE SURVEY WAS COMPLETED ON JUNE 24, 2021. 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL. 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



STEVEN N. BELL, P.L.S. 11420

OWNER

NEV DEV LLC RE/MAX TRADITIONS 3305 US 50 ALT. FERNLEY NV 89408

SITE: DILLON ROAD APN: 8 - 113 - 49 ZONE: E - 1 TOTAL AREA: 40.31 ACRES +/-

RECORDER'S CERTIFICATE

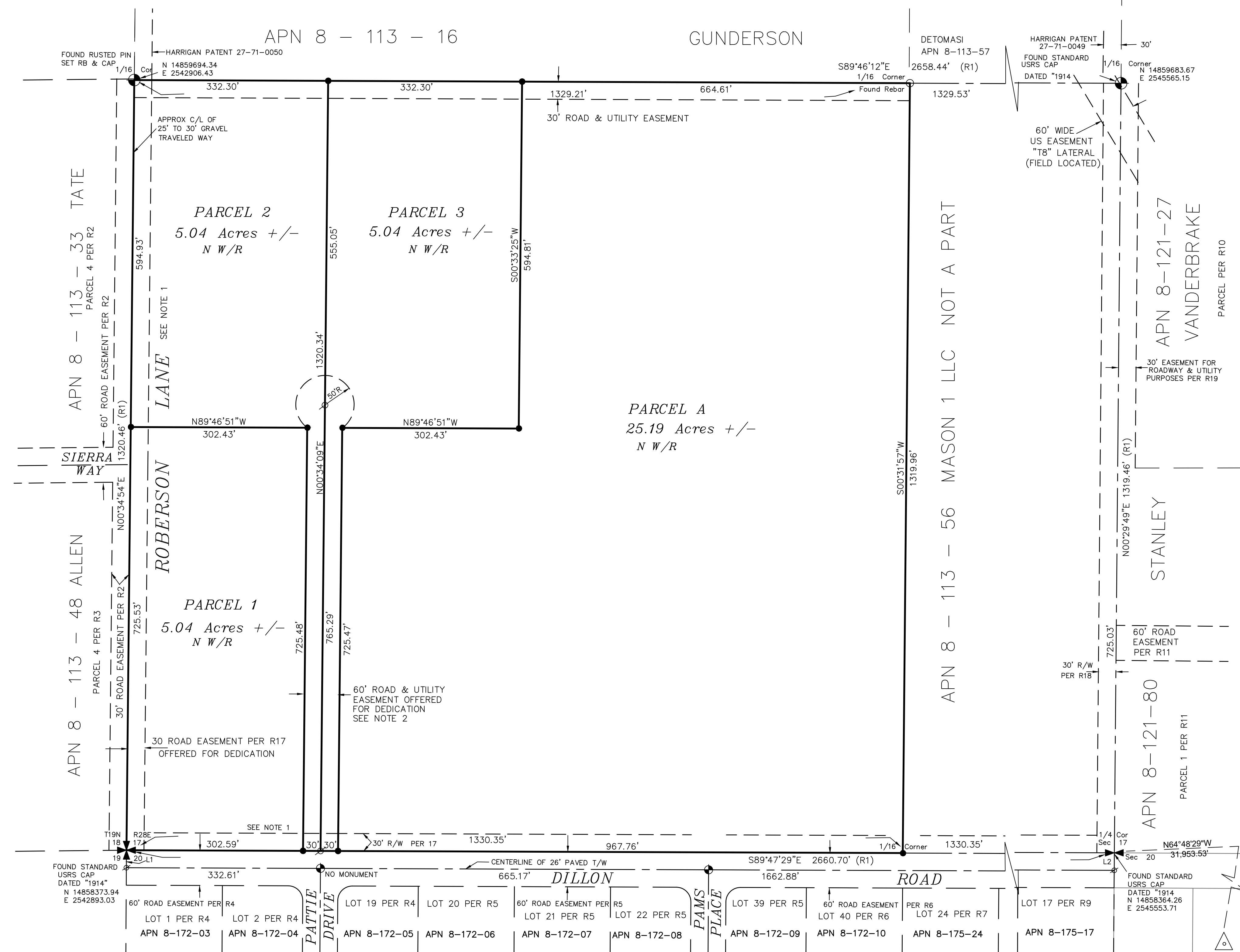
FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THE _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA. FEE: _____

CHURCHILL COUNTY RECORDER

DEPUTY

NOTE: IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER. TCID I.D. # 20 - 014

1st PARCEL MAP FOR NEV DEV LLC LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. CHURCHILL COUNTY NEVADA Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENNBELL@YAHOO.COM SHEET 1 OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES
 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

PUBLIC UTILITY EASEMENTS INCLUDE CATV.

- REFERENCES**
- R1 = ROS/BLA FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998.
 - R2 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172226 DATED 4/18/1980.
 - R3 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172227 DATED 4/18/1980.
 - R4 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 293033 DATED 10/19/1995.
 - R5 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 307398 DATED 8/6/1997.
 - R6 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352991 DATED 6/11/2003.
 - R7 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352992 DATED 6/11/2003.
 - R8 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372445 DATED 6/28/2005.
 - R9 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372446 DATED 6/28/2005.
 - R10 = ROS MAP FOR T.C.I.D BY EMERY, DOCUMENT 208740 DATED 9/20/1989.
 - R11 = PARCEL MAP FOR STANLEY BY SILVER STATE SURVEYING, DOCUMENT 349744 DATED 2/26/2003.
 - R17 = U.S. LAND PATENT, DOCUMENT NO. 145799, DATED MARCH 30, 1976.
 - R18 = U.S. LAND PATENT, DOCUMENT NO. 172498, DATED APRIL 30, 1980.
 - R19 = GRANT DEED TO TYLER, DOCUMENT NO. 225533, DATED FEBRUARY 6, 1987.

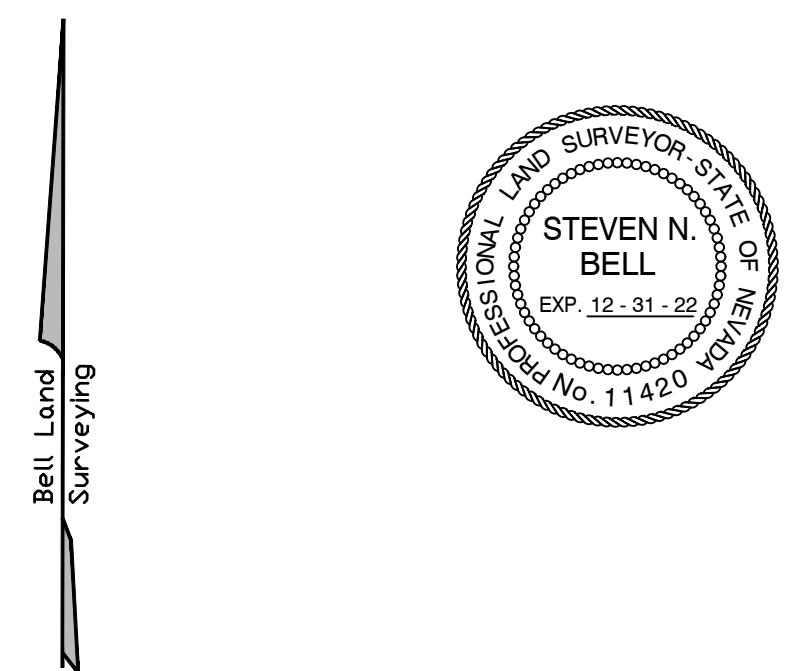
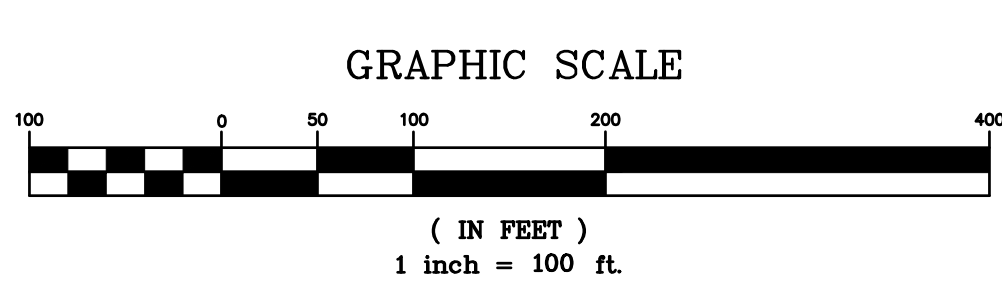
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°20'22"W
L2	30.00	N00°24'56"E

NOTE

- DIRECT ACCESS FOR ALL PARCELS ONTO DILLON ROAD AND ROBERSON LANE IS NOT PERMITTED, ACCESS MUST BE FROM SHARED ACCESS DRIVEWAYS.
- PARCELS FRONTING THIS ROAD EASEMENT ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED UNDER A SEPARATE DOCUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°47'29"E ON THE SOUTH LINE OF SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1.000 283



- LEGEND**
- ✦ SECTION OR 1/4 CORNER AS DESCRIBED.
 - ⊕ CENTERLINE MONUMENT STAMPED PLS10142 PER R6 - R8, OR AS NOTED.
 - SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
 - FOUND MONUMENT AS DESCRIBED
 - CALCULATED POINT, NOTHING SET.
 - (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER

NEV DEV LLC
 RE/MAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408

SITE: DILLON ROAD
 APN: 8-113-49
 ZONE: E-1
 TOTAL AREA: 40.31 ACRES +/-

NOTE:
 IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

TCID I.D. # 20-014

1st PARCEL MAP FOR
NEV DEV LLC

LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.& M.

CHURCHILL COUNTY NEVADA

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM

SHEET
2
 OF 2



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
http://nv-churchillcounty.civicplus.com

General Application Form

** This application is NOT a permit. ** ** Please print to be readable. **
** You will also need to attach the forms that are specific to your project. **

BRIEF PROJECT DESCRIPTION: 2nd Parcel Map for NevDev LLC
(I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E-1 Use Table Listing (CCC 18.08.250): Read. Review Req.: Land Div.

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

PC HEARING (See submittal schedule for assistance.) [] N/A Desired Date: NEXT Submittal Deadline: 5/28

APPLICANT INFORMATION

The person's signature below attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A gov. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. NOTE: We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or gov. leaseholder, with limited exceptions.

[X] Legal Owner [] Org./Govt. Official [] Govt. leaseholder

Name (& title): Jessica Stanger, Manager
Organization (if any): NEV DEV LLC
Phone #: (775) 745-9106
E-mail:
Mailing Address: 3305 Hwy 50A
Fernley, NV 89408

Signature: [Handwritten Signature]
Date: 1/19/21

[X] Applicant (if not owner) [] Representative/2nd Owner/Other

Name (& title): Steve Bell
Organization (if any): Bell Land Surveying
Phone #: (775) 240-3079
E-mail: stevenbell@yahoo.com
Mailing Address: 100 Fillmore Way
Reno, NV 89519

Signature: [Handwritten Signature]
Date: 1/14/21

PROPERTY INFORMATION

Project Address(es): Dillon Road (vacant)

Nearest Intersection: Roberson Lane

Churchill County Parcel Numbers:
A. 008-113-49 & 56 // 80.64 acres.

B. // acres.
C. // acres.

Fronting Co. Road? [] NO [X] YES Fronting State Hwy? [X] NO [] YES Fronting TRACC Trail? [X] NO [] YES
Sewer or Water Svc. Area? [X] NO [] YES Fronting Sewer/Water Line? [X] NO [] YES Well Protection Area? [X] NO [] YES
NAS Fallon Overlay? [X] NO [] YES NAS Fallon Noise Area? [X] NO [] YES 100-yr Floodplain? [X] NO [] YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY - SEE PAGE 2)
DATE RCVD: 1/19/21 INITIALS: DGP FEE: \$ 1000

5/27 for Redesign



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
http://nv-churchillcounty.civicplus.com

Item 2.

Supplemental Land Division Application

**** This application is NOT a permit. ****

**** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION: 2nd PARCEL MAP FOR NEV DEV LLC

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- DIVISION OF LAND INTO LARGE PARCEL** (new lots are 40 acres or more; can include any number)
- PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
- Check here if it is a Second/Subsequent Parcel Map
- TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- SUBDIVISION** (new lots less than 40 acres & creating 5 lots or more)
- Check here if it is a Final Subdivision Map
- REVERSION TO ACREAGE** (to merge any lot created by a land division map (not by deed))
- MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- WITH A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- General and Supplemental application forms** **Fee**
- Questionnaire for Land Divisions**
- All items identified on the Land Division Submittal Checklist**
- Map prepared by a surveyor or engineer**

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

These 6 consecutive Parcel Maps shows 5 Acre parcels created fronting on Dillon Road.

The Tentative Map was approved by the Planning Commission on January 13, 2021

and answers these questions.

*Board of County Commissioners on 19 MAY 21
DGP*



Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. **Circle the correct Yes / No / N/A or other answer.** Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? **NO** YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
None: Mainly Parcel Modifications
Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? **NO** YES
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) **N/A** YES NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)?
YES NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? **NO** YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? **(N/A)** **NO** YES > Easements for it may be needed.

Irrigation

- Does the property have surface water rights? **(NO)** YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? **NO** **(YES)** TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? **N/A** **(NO)** YES > Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? **(NO)** YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) **(YES)** **NO** > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) **(YES)** **NO** > Additional easements are needed
- Does the property border large tracts of undeveloped land? **NO** **(YES)** Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? **(NO)** YES > A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? **(NO)** YES > Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? N/A Public Private
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
 N/A Residential Collector Arterial Major Arterial Park Minor (private)
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development?
 (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
 per map YES NO > Easements need to be acquired
- Are there Public Utility Easements to each lot?
 (CCC 16.16.010.1.B) per map YES NO > Additional easements are needed
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
 Community water system: Presumed to meet the standard
 Community sewer system: Presumed to meet the standard
 Wells: Application must demonstrate adequacy – see notes below
 Septics Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? N/A YES NO
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights N/A YES NO
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? NO YES > Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? NO YES > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? NO YES
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) NO YES > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? NO YES > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? NO YES > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? NO YES > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? NO YES > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the “dark skies” code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? NO YES > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? NO YES > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? NO YES > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) NO YES > Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? NO YES > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO YES > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO YES > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO YES > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO YES > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO YES > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO YES > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

June 24, 2021

Jeffery H. Cruess

P O Box 20602

Sun Valley, NV 89433

775-376-3763

Churchill County Planning Department
155 N. Taylor, Suite 194
Fallon, NV 89406

Re: Pre-check: 2nd Parcel Map for Nev Dev LLC

T.C.I.D. I.D. #20-015

Surveyor – Steve Bell

This list represents a review for compliance with the Nevada Revised Statutes (NRS) and Churchill County Code (CCC). It does not constitute approval of the mathematical data or principles of surveying used to determine the boundaries of this property. Each item corresponds with the numbers placed on the review copy. If you disagree with any of the corrections or feel we have misinterpreted at item, please write your explanation on the map. Should you wish to discuss the comments please contact the person indicated above.

1. A wet stamp and original signature are required for all documents submitted for recording.
2. Add "or as noted" to the center line symbol description in the legend.
3. It appears there are no witness corners, you should remove the witness corner symbol in the legend

Regards,

Jeffery H. Cruess
Churchill County Surveyor

Jeffery H. Cruess



6/24/21

OFFICE OF THE CHURCHILL COUNTY ASSESSOR

DENISE L. MONDHINK-FELTON, ASSESSOR

155 N. Taylor St., Suite 200

Fallon, NV 89406-2783

Phone: 775-423-6584 Fax: 775-423-2429

www.churchillcounty.org



Item 2.

MAP REVIEW
Churchill County

MAP NAME: 2ND PARCEL MAP FOR NEV DEV LLC

PARCEL #: 008-113-60

TCID #: 20-015

SURVEYOR: BELL LAND SURVEYING - STEVEN N BELL

OWNER'S CERTIFICATE: OK

SIGNATURES: TYPED NAMES OK

NOTARY ACKNOWLEDGEMENT: TYPED NAMES OK

TITLE BLOCK: ADD PRIOR RECORDED MAP #

BACKING DOCUMENTS: N/A

DEFERRED TO BE BILLED: N/A

COMMENTS: NEW PARCELS WILL NOT EXIST UNTIL FY 2022-2023

DATED: 6/15/2021

BY: HN

6/23/2021 dff

Dean Patterson

From: Marie Henson
Sent: Tuesday, June 15, 2021 12:07 PM
To: Dean Patterson
Subject: RE: Dillon Rd North - 6 Parcel Maps

Dean,

The only comment I have, is basically the same as I submitted with the previous maps:

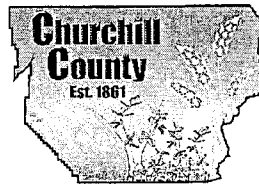
At the discretion of the Building Official, all parcels may be required to have a Soil Test Pit dug and inspected, prior to septic system approval.

If you have any questions, please let me know.

Regards,

Marie Henson

Building Official
 Churchill County
 Building Department
 155 N. Taylor Street, Ste 170
 Fallon, NV 89406
 O: 775-428-0264
 C: 775-427-3115
 F: 775-423-8185
mhenson@churchillcounty.org
www.churchillcountynv.gov



From: Dean Patterson <planning-ap@Churchillcounty.org>
Sent: Friday, June 11, 2021 4:31 PM
To: Marie Henson <mhenson@Churchillcounty.org>; Gary Fowkes <GFowkes@Churchillcounty.org>; Mitch Young (X2) (myoung@fallonfire.org) <myoung@fallonfire.org>; Heather Neidigh <assessor-hn@churchillcounty.org>; Leslie Notestine <assessor-ln@churchillcounty.org>; Dave Goudswaard (daveg@nvenergy.com) <daveg@nvenergy.com>; Stewart Nichols <stewart.nichols@cccomm.co>
Cc: Christian Spross <cspross@churchillcountynv.gov>
Subject: Dillon Rd North - 6 Parcel Maps

Hi all. For the last few months the McCreary's have been trying to get their Dillon Road – North Side project approved by the BOCC. This is NOT the Michelle Drive project right next door. They recently got the parceling plan approved by the BOCC and have submitted the 6 Parcel Maps to implement the plan. These are attached. Note that the “flagpole” lots have access on Dillon, so no official road needs to be built. But they will need to build the driveways to provide fire access to the sites, as well as paved road apron onto Dillon, and a road maintenance agreement for the driveways.

Please let me know if you have comments.

I would like to know if you want to meet to talk about it. Otherwise please provide comments – OR say that you have no comments. Thanks!

OWNER'S CERTIFICATE

THE UNDERSIGNED, NEV DEV LLC BEING THE OWNER OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT: 1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. 2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP. 3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN. 4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

NEV DEV LLC

JESSICA STANGER, MANAGING MEMBER

STATE OF NEVADA) JSS) COUNTY OF CHURCHILL)

ON PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JESSICA STANGER, MANAGING MEMBER OF NEV DEV LLC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

- (1) THAT THIS MAP IS APPROVED; AND (2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND (3) THAT THE BOARD REJECTS ALL OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND (4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS;

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

DATE TITLE PRINTED NAME SIGNATURE

C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE

CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE

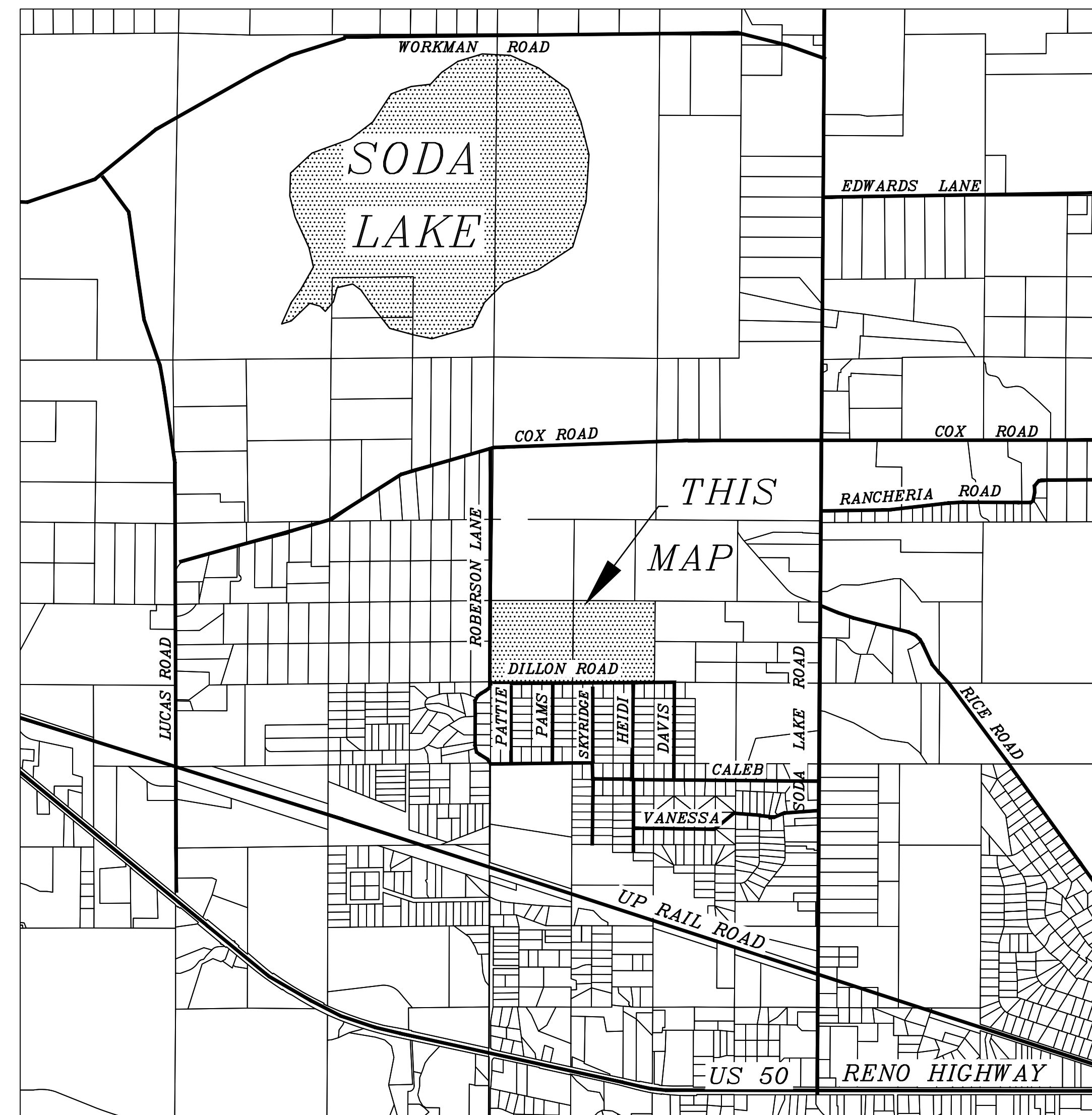
CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE

SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS. 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP, AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

JEFF CRUESS, PLS 12456

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible. 2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project. 3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233. 4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon. 5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:

- (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; (2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON; (3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND; (4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY. ORDER NUMBER: 08 - 42685-20 DATED AUGUST 12, 2020, APN 8-113-49

Date Title Printed name Signature

SURVEYOR'S CERTIFICATE

- 1. STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAN McCREARY 2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE SW1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. THE SURVEY WAS COMPLETED ON JUNE 24, 2021. 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL. 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

STEVEN N. BELL, P.L.S. 11420



OWNER

NEV DEV LLC RE/MAX TRADITIONS 3305 US 50 ALT. FERNLEY NV 89408

SITE: DILLON ROAD APN: 8 - 113 - 60 ZONE: E - 1 TOTAL AREA: 25.19 ACRES +/-

RECORDER'S CERTIFICATE

FILE NO. FILED FOR RECORD AT THE REQUEST OF OF DAY OF 2021, AT MINUTES PAST M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA. FEE:

CHURCHILL COUNTY RECORDER

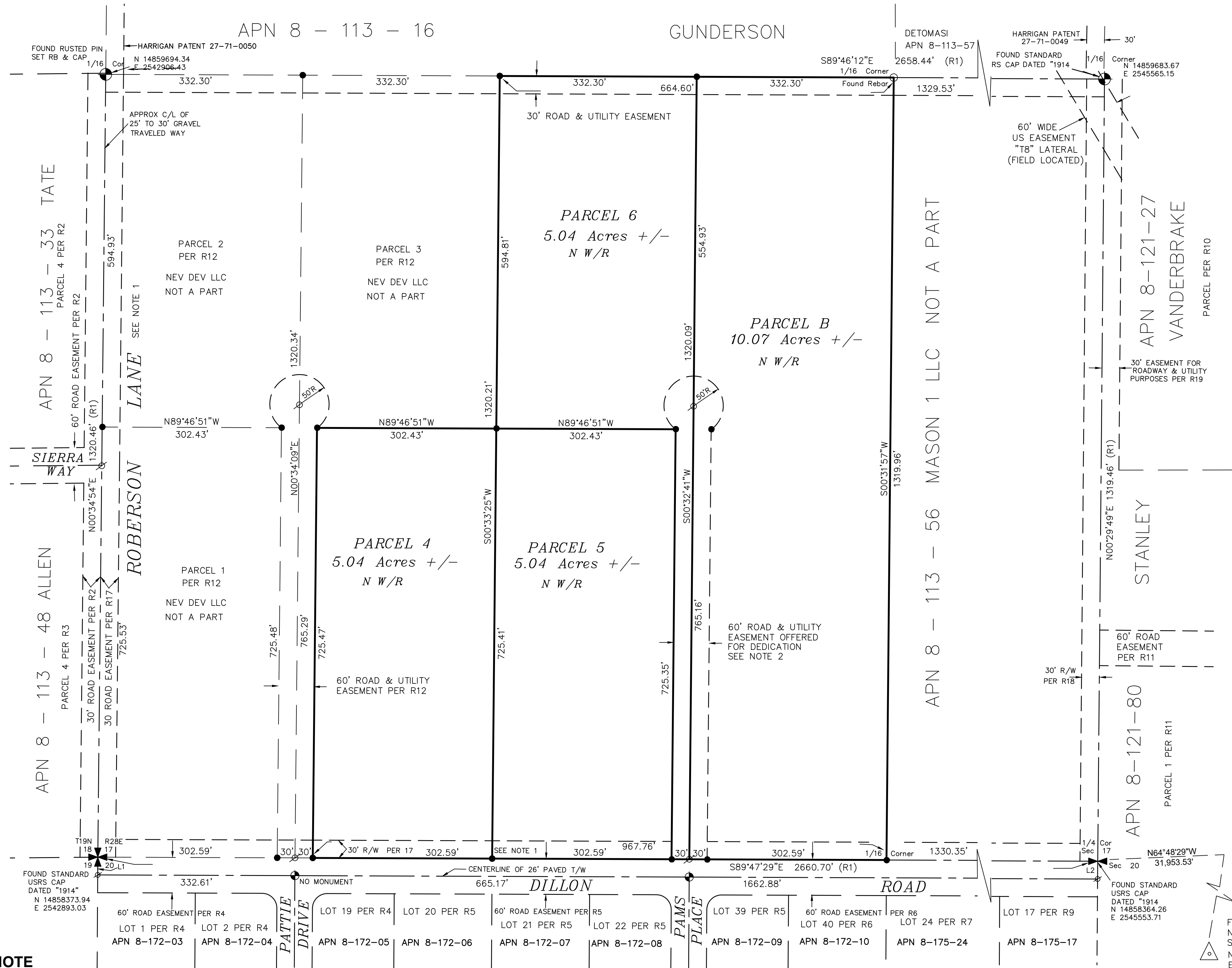
DEPUTY

NOTE: IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER. TCID I.D. # 20 - 015

2nd PARCEL MAP FOR NEV DEV LLC PARCEL A OF DOCUMENT No. LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M. CHURCHILL COUNTY NEVADA

Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENNBELL@YAHOO.COM

SHEET 1 OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES
 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.
 PUBLIC UTILITY EASEMENTS INCLUDE CATV.

REFERENCES

- R1 = ROS/BLA FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998.
- R2 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172226 DATED 4/18/1980.
- R3 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172227 DATED 4/18/1980.
- R4 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 293033 DATED 10/19/1995.
- R5 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 307398 DATED 8/6/1997.
- R6 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352991 DATED 6/11/2003.
- R7 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352992 DATED 6/11/2003.
- R8 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372445 DATED 6/28/2005.
- R9 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372446 DATED 6/28/2005.
- R10 = ROS MAP FOR T.C.I.D BY EMERY, DOCUMENT 208740 DATED 9/20/1989.
- R11 = PARCEL MAP FOR STANLEY BY SILVER STATE SURVEYING, DOCUMENT 349744 DATED 2/26/2003.
- R12 = 1st PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____.
- R17 = U.S. LAND PATENT, DOCUMENT NO. 145799, DATED MARCH 30, 1976.
- R18 = U.S. LAND PATENT, DOCUMENT NO. 172498, DATED APRIL 30, 1980.
- R19 = GRANT DEED TO TYLER, DOCUMENT NO. 225533, DATED FEBRUARY 6, 1987.

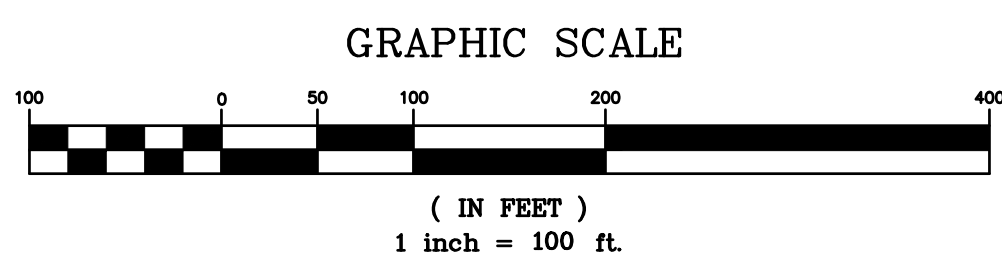
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°20'22"W
L2	30.00	N00°24'56"E

NOTE

- 1) DIRECT ACCESS FOR ALL PARCELS ONTO DILLON ROAD AND ROBERSON LANE IS NOT PERMITTED, ACCESS MUST BE FROM SHARED ACCESS DRIVEWAYS.
- 2) PARCELS FRONTING THIS ROAD EASEMENT ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED UNDER A SEPARATE DOCUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°47'29"E ON THE SOUTH LINE OF SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1.000 283



LEGEND

- ✕ SECTION OR 1/4 CORNER AS DESCRIBED.
 - ⊕ CENTERLINE MONUMENT STAMPED PLS10142 PER R6 - R8, OR AS NOTED.
 - SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
 - FOUND MONUMENT AS DESCRIBED
 - CALCULATED POINT, NOTHING SET.
- (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER

NEV DEV LLC
 RE/MAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408

SITE: DILLON ROAD
 APN: 8-113-60
 ZONE: E-1
 TOTAL AREA: 25.19 ACRES +/-

NOTE:
 IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

TCID I.D. # 20 - 015

2nd PARCEL MAP FOR
NEV DEV LLC
 PARCEL A OF DOCUMENT No. _____
 LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M. CHURCHILL COUNTY NEVADA

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM

SHEET
2
 OF 2



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
http://nv-churchillcounty.civicplus.com

General Application Form

** This application is NOT a permit. ** ** Please print to be readable. **
** You will also need to attach the forms that are specific to your project. **

BRIEF PROJECT DESCRIPTION: 3rd Parcel Map for NevDev LLC
(I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E-1 Use Table Listing (CCC 18.08.250): Revised. Review Req.: _____

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

PC HEARING (See submittal schedule for assistance.) [] N/A Desired Date: 7/19 NEXT Submittal Deadline: 5/28
Land Div.

APPLICANT INFORMATION

The person's signature below attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A gov. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. NOTE: We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or gov. leaseholder, with limited exceptions.

[X] Legal Owner [] Org./Govt. Official [] Govt. leaseholder

Name (& title): Jessica Stanger, Manager

Organization (if any): NEV DEV LLC

Phone #: 775 745-9106 ()

E-mail: _____

Mailing Address: 3305 Hwy 50A

Fernley, NV 89408

Signature: [Handwritten Signature]

Date: 1/19/21

[X] Applicant (if not owner) [] Representative/2nd Owner/Other

Name (& title): Steve Bell

Organization (if any): Bell Land Surveying

Phone #: 775 240-3079 ()

E-mail: stevenbell@yahoo.com

Mailing Address: 100 Fillmore Way

Reno, NV 89519

Signature: [Handwritten Signature]

Date: 1/14/21

PROPERTY INFORMATION

Project Address(es): Dillon Road (vacant)

Nearest Intersection: Roberson Lane

Churchill County Parcel Numbers:

A. 008-113-49 & 56 // 80.64 acres.

B. _____ // _____ acres.

C. _____ // _____ acres.

Fronting Co. Road? [] NO [X] YES Fronting State Hwy? [X] NO [] YES Fronting TRACC Trail? [X] NO [] YES

Sewer or Water Svc. Area? [X] NO [] YES Fronting Sewer/Water Line? [X] NO [] YES Well Protection Area? [X] NO [] YES

NAS Fallon Overlay? [X] NO [] YES NAS Fallon Noise Area? [X] NO [] YES 100-yr Floodplain? [X] NO [] YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY - SEE PAGE 2)
DATE RCVD: 1/19/21 INITIALS: DGP FEE: \$ 1000

5/21 for Redesign



Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

Supplemental Land Division Application

**** This application is NOT a permit. ** ** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION: 3rd PARCEL MAP FOR NEV DEV LLC

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- DIVISION OF LAND INTO LARGE PARCEL** (new lots are 40 acres or more; can include any number)
- PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
 - Check here if it is a Second/Subsequent Parcel Map
- TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- SUBDIVISION** (new lots less than 40 acres & creating 5 lots or more)
 - Check here if it is a Final Subdivision Map
- REVERSION TO ACREAGE** (to merge any lot created by a land division map (not by deed))
- MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- WITH A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- General and Supplemental application forms** **Fee**
- Questionnaire for Land Divisions**
- All items identified on the Land Division Submittal Checklist**
- Map prepared by a surveyor or engineer**

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

These 6 consecutive Parcel Maps shows 5 Acre parcels created fronting on Dillon Road.

The Tentative Map was approved by the ~~Planning Commission on January 13, 2021~~

and answers these questions.

Board of County Commissioners by on May 19, 2021
DGP



Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. **Circle the correct Yes / No / N/A or other answer.** Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? NO YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
 None: Mainly Parcel Modifications
 Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
 Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? NO YES
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) N/A YES NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)? YES NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? NO YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? **(N/A)** **NO** YES > Easements for it may be needed.

Irrigation

- Does the property have surface water rights? **(NO)** YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? **NO** **(YES)** YES > TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? **N/A** **(NO)** YES > Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? **(NO)** YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) **(YES)** **NO** > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) **(YES)** **NO** > Additional easements are needed
- Does the property border large tracts of undeveloped land? **NO** **(YES)** Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? **(NO)** YES > A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? **(NO)** YES > Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? N/A Public Private
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
 Residential Collector Arterial Major Arterial Park Minor (private)
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development?
 (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
 per map YES NO > Easements need to be acquired
- Are there Public Utility Easements to each lot?
 (CCC 16.16.010.1.B) per map YES NO > Additional easements are needed
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
 - Community water system: Presumed to meet the standard
 - Community sewer system: Presumed to meet the standard
 - Wells: Application must demonstrate adequacy – see notes below
 - Septics: Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? N/A YES NO
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights N/A YES NO
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? NO YES > Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? NO YES > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? NO YES
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) NO YES > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? NO YES > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? NO YES > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? NO YES > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? NO YES > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the "dark skies" code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? NO YES > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? NO YES > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? NO YES > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) NO YES > Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? NO YES > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO YES > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO YES > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO YES > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO YES > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO YES > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO YES > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

June 24, 2021

Jeffery H. Cruess

P O Box 20602

Sun Valley, NV 89433

775-376-3763

Churchill County Planning Department
155 N. Taylor, Suite 194
Fallon, NV 89406

Re: Pre-check: 3rd Parcel Map for Nev Dev LLC

T.C.I.D. I.D. #20-016

Surveyor – Steve Bell

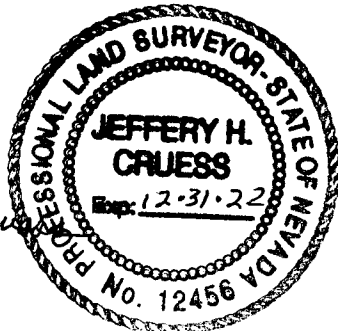
This list represents a review for compliance with the Nevada Revised Statutes (NRS) and Churchill County Code (CCC). It does not constitute approval of the mathematical data or principles of surveying used to determine the boundaries of this property. Each item corresponds with the numbers placed on the review copy. If you disagree with any of the corrections or feel we have misinterpreted at item, please write your explanation on the map. Should you wish to discuss the comments please contact the person indicated above.

1. A wet stamp and original signature are required for all documents submitted for recording.
2. Add "or as noted" to the center line symbol description in the legend.
3. It appears there are no witness corners, you should remove the witness corner symbol in the legend

Regards,

Jeffery H. Cruess
Churchill County Surveyor

Jeffery H. Cruess



6/24/21

OFFICE OF THE CHURCHILL COUNTY ASSESSOR

DENISE L. MONDHINK-FELTON, ASSESSOR

155 N. Taylor St., Suite 200

Fallon, NV 89406-2783

Phone: 775-423-6584 Fax: 775-423-2429

www.churchillcounty.org



Item 2.

MAP REVIEW
Churchill County

MAP NAME: 3RD PARCEL MAP FOR NEV DEV LLC

PARCEL #: 008-113-67

TCID #: 20-016

SURVEYOR: BELL LAND SURVEYING - STEVEN N BELL

OWNER'S CERTIFICATE: OK

SIGNATURES: TYPED NAMES OK

NOTARY ACKNOWLEDGEMENT: TYPED NAMES OK

TITLE BLOCK: ADD PRIOR RECORDED MAP #

BACKING DOCUMENTS: N/A

DEFERRED TO BE BILLED: N/A

COMMENTS: NEW PARCELS WILL NOT EXIST UNTIL FY 2022-2023

DATED: 6/15/2021

BY: HN

6/23/2021 dg

Dean Patterson

From: Marie Henson
Sent: Tuesday, June 15, 2021 12:07 PM
To: Dean Patterson
Subject: RE: Dillon Rd North - 6 Parcel Maps

Dean,

The only comment I have, is basically the same as I submitted with the previous maps:

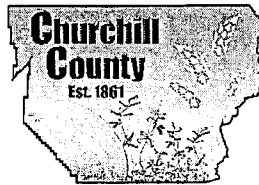
At the discretion of the Building Official, all parcels may be required to have a Soil Test Pit dug and inspected, prior to septic system approval.

If you have any questions, please let me know.

Regards,

Marie Henson

Building Official
 Churchill County
 Building Department
 155 N. Taylor Street, Ste 170
 Fallon, NV 89406
 O: 775-428-0264
 C: 775-427-3115
 F: 775-423-8185
mhenson@churchillcounty.org
www.churchillcountynv.gov



From: Dean Patterson <planning-ap@Churchillcounty.org>

Sent: Friday, June 11, 2021 4:31 PM

To: Marie Henson <mhenson@Churchillcounty.org>; Gary Fowkes <GFowkes@Churchillcounty.org>; Mitch Young (X2) (myoung@fallonfire.org) <myoung@fallonfire.org>; Heather Neidigh <assessor-hn@churchillcounty.org>; Leslie Notestine <assessor-ln@churchillcounty.org>; Dave Goudswaard (daveg@nvenergy.com) <daveg@nvenergy.com>; Stewart Nichols <stewart.nichols@cccomm.co>

Cc: Christian Spross <cspross@churchillcountynv.gov>

Subject: Dillon Rd North - 6 Parcel Maps

Hi all. For the last few months the McCreary's have been trying to get their Dillon Road – North Side project approved by the BOCC. This is NOT the Michelle Drive project right next door. They recently got the parceling plan approved by the BOCC and have submitted the 6 Parcel Maps to implement the plan. These are attached. Note that the “flagpole” lots have access on Dillon, so no official road needs to be built. But they will need to build the driveways to provide fire access to the sites, as well as paved road apron onto Dillon, and a road maintenance agreement for the driveways.

Please let me know if you have comments.

I would like to know if you want to meet to talk about it. Otherwise please provide comments – OR say that you have no comments. Thanks!

OWNER'S CERTIFICATE

THE UNDERSIGNED, NEV DEV LLC BEING THE OWNER OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT: 1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. 2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP. 3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN. 4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

NEV DEV LLC

JESSICA STANGER, MANAGING MEMBER

STATE OF NEVADA) JSS) COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JESSICA STANGER, MANAGING MEMBER OF NEV DEV LLC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

- (1) THAT THIS MAP IS APPROVED; AND
(2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
(3) THAT THE BOARD REJECTS ALL OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND
(4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS.

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

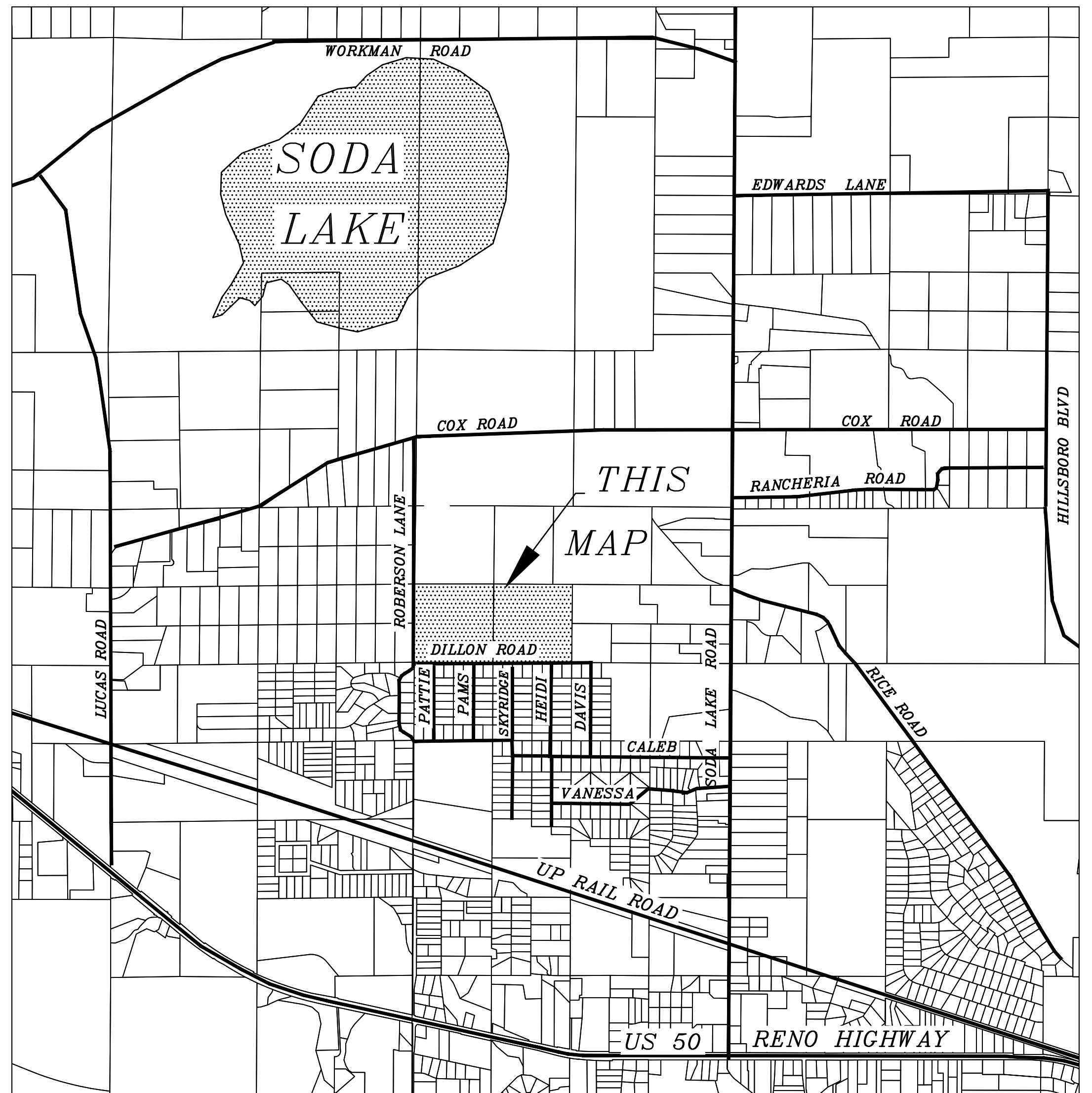
DATE TITLE PRINTED NAME SIGNATURE C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT: 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS. 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP, AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

JEFF CRUESS, PLS 12456

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible.
2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project.
3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233.
4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon.
5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:

- (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
(2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
(3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
(4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY.

ORDER NUMBER: 08 - 42585-20 DATED AUGUST 12, 2020, APN 8-113-49

DATE TITLE PRINTED NAME SIGNATURE

SURVEYOR'S CERTIFICATE

- 1. STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAN McCREARY
2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. THE SURVEY WAS COMPLETED ON JUNE 24, 2021.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



STEVEN N. BELL, P.L.S. 11420

OWNER

NEV DEV LLC RE/MAX TRADITIONS 3305 US 50 ALT. FERNLEY NV 89408

SITE: DILLON ROAD APN: 8 - 113 - 67 ZONE: E - 1 TOTAL AREA: 10.08 ACRES +/-

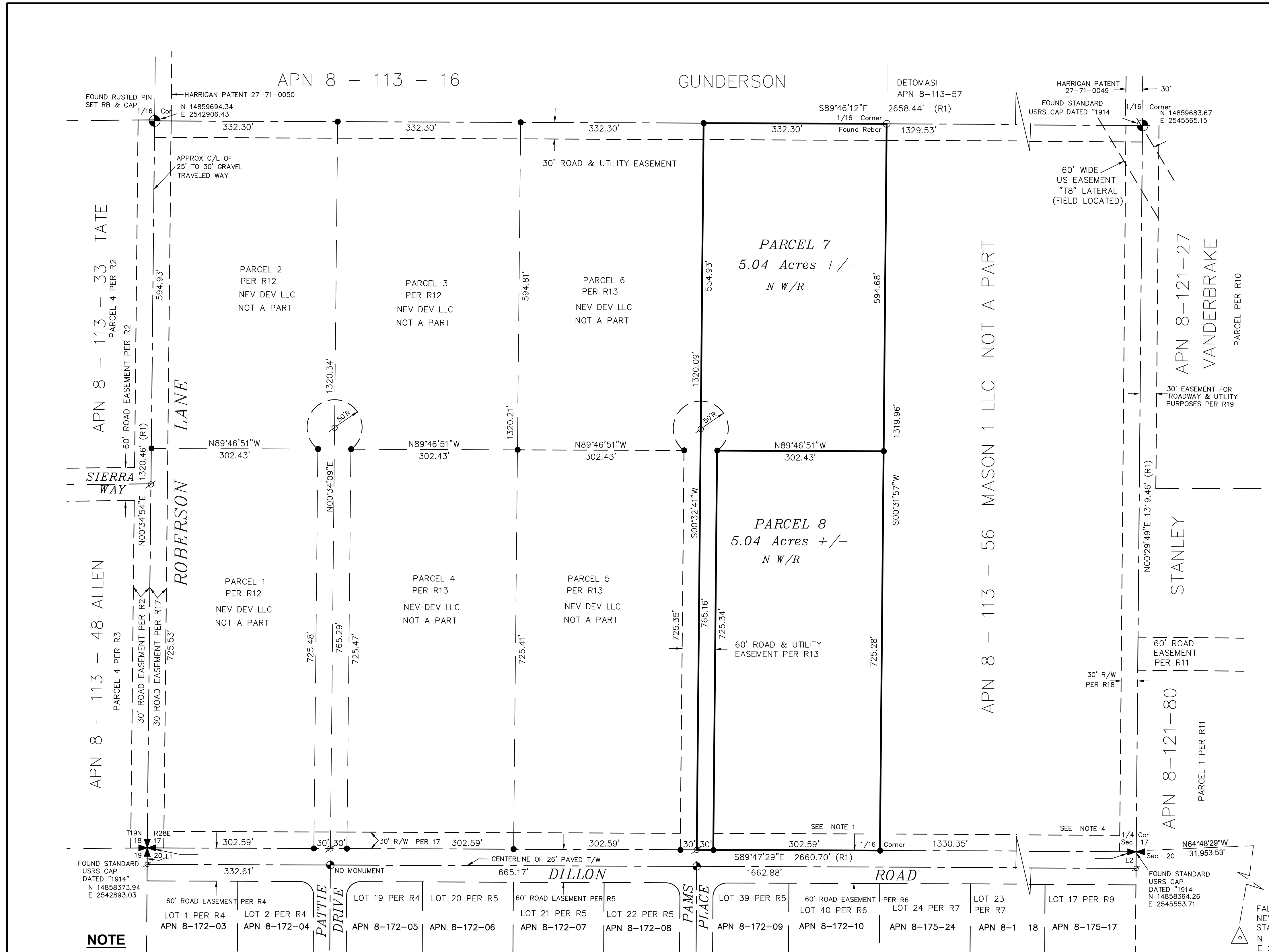
RECORDER'S CERTIFICATE

FILE NO. FILED FOR RECORD AT THE REQUEST OF _____ ON THE _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA. FEE: _____

CHURCHILL COUNTY RECORDER DEPUTY

NOTE: IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER. TCID I.D. # 20 - 016

3rd PARCEL MAP FOR NEV DEV LLC PARCEL B OF DOCUMENT No. LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. CHURCHILL COUNTY NEVADA Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENNBELL@YAHOO.COM SHEET 1 OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES
 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

PUBLIC UTILITY EASEMENTS INCLUDE CATV.

REFERENCES

- R1 = ROS/BLA FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998.
- R2 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172226 DATED 4/18/1980.
- R3 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172227 DATED 4/18/1980.
- R4 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 293033 DATED 10/19/1995.
- R5 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 307398 DATED 8/6/1997.
- R6 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352991 DATED 6/11/2003.
- R7 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352992 DATED 6/11/2003.
- R8 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372445 DATED 6/28/2005.
- R9 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372446 DATED 6/28/2005.
- R10 = ROS MAP FOR T.C.I.D BY EMERY, DOCUMENT 208740 DATED 9/20/1989.
- R11 = PARCEL MAP FOR STANLEY BY SILVER STATE SURVEYING, DOCUMENT 349744 DATED 2/26/2003
- R12 = 1st PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R13 = 2nd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R17 = U.S. LAND PATENT, DOCUMENT NO. 145799, DATED MARCH 30, 1976.
- R18 = U.S. LAND PATENT, DOCUMENT NO. 172498, DATED APRIL 30, 1980.
- R19 = GRANT DEED TO TYLER, DOCUMENT NO. 225533, DATED FEBRUARY 6, 1987.

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°20'22"W
L2	30.00	N00°24'56"E

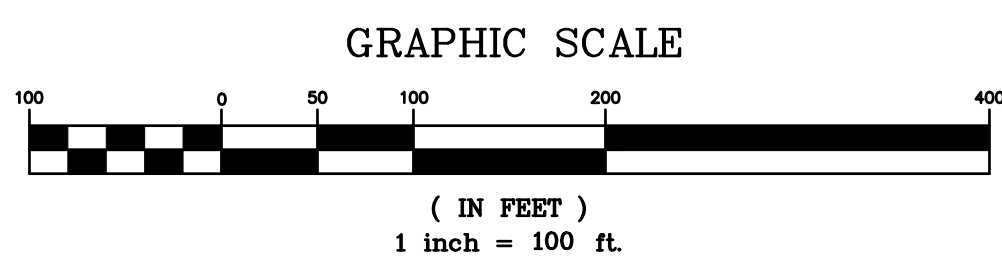
FALLON NDOT VRS STATION
 NEVADA WEST ZONE (2703)
 STATE PLANE GRID COORDS
 N 14840563.40
 E 2573739.66
 GROUND SF 1,000 283
 N 14844763.22
 E 2574468.07

NOTE

- 1) DIRECT ACCESS FOR ALL PARCELS ONTO DILLON ROAD AND ROBERSON LANE IS NOT PERMITTED, ACCESS MUST BE FROM SHARED ACCESS DRIVEWAYS.
- 2) PARCELS FRONTING THIS ROAD EASEMENT ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED UNDER A SEPARATE DOCUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°47'29"E ON THE SOUTH LINE OF SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1.000 283



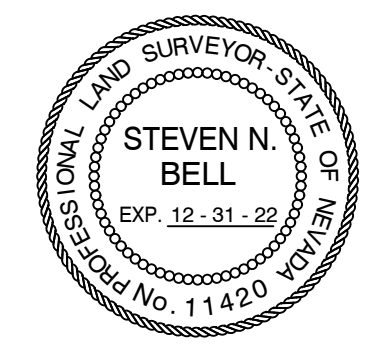
LEGEND

- SECTION OR 1/4 CORNER AS DESCRIBED.
- CENTERLINE MONUMENT STAMPED PLS10142 PER R6 - R8, OR AS NOTED.
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT, NOTHING SET.
- (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER

NEV DEV LLC
 RE/MAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408

SITE: DILLON ROAD
 APN: 8-113-67
 ZONE: E-1
 TOTAL AREA: 10.08 ACRES +/-



TCID I.D. # 20 - 016

3rd PARCEL MAP FOR
NEV DEV LLC
 PARCEL B OF DOCUMENT No. _____
 LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.& M.
 CHURCHILL COUNTY NEVADA

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM

SHEET
2
 OF 2



Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

Item 2.

General Application Form

**** This application is NOT a permit. ** ** Please print to be readable. ****
**** You will also need to attach the forms that are specific to your project. ****

BRIEF PROJECT DESCRIPTION: 4TH Parcel Map for Mason 1 LLC
 (I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E-1 Use Table Listing (CCC 18.08.250): Resid. Review Req.:

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

PC HEARING (See submittal schedule for assistance.) N/A Desired Date: 7/14 Submittal Deadline: 5/28

APPLICANT INFORMATION

The **person's signature below** attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A gov't. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. **NOTE:** We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or gov't. leaseholder, with limited exceptions.

Legal Owner **Org./Govt. Official** **Govt. leaseholder**

Name (& title): Jessica Stanger, Manager

Organization (if any): NEV DEV LLC

Phone #s: 775 745-9106 ()

E-mail:

Mailing Address: 3305 Hwy 50A

Fernley, NV 89408

Signature: [Signature]

Date: 11/19/21

Applicant (if not owner) **Representative/2nd Owner/Other**

Name (& title): Steve Bell

Organization (if any): Bell Land Surveying

Phone #s: 775 240-3079 ()

E-mail: stevenbell@yahoo.com

Mailing Address: 100 Fillmore Way

Reno, NV 89519

Signature: [Signature]

Date: 1/14/21

PROPERTY INFORMATION

Project Address(es): Dillon Road (vacant)

Nearest Intersection: Roberson Lane

Churchill County Parcel Numbers:
 A. 008-113-49 & 56 // 80.64 acres.

B. // acres.
 C. // acres.

Fronting Co. Road? NO YES Fronting State Hwy? NO YES Fronting TRACC Trail? NO YES
 Sewer or Water Svc. Area? NO YES Fronting Sewer/Water Line? NO YES Well Protection Area? NO YES
 NAS Fallon Overlay? NO YES NAS Fallon Noise Area? NO YES 100-yr Floodplain? NO YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY - SEE PAGE 2)
 DATE RCVD: 1/19/21 INITIALS: DBP FEE: \$ 1000

5/27 for Redesign



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
http://nv-churchillcounty.civicplus.com

Supplemental Land Division Application

**** This application is NOT a permit. ****

**** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION: 4TH PARCEL MAP FOR MASON 1 LLC

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- DIVISION OF LAND INTO LARGE PARCEL** (new lots are 40 acres or more; can include any number)
- PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
 - Check here if it is a Second/Subsequent Parcel Map
- TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- SUBDIVISION** (new lots less than 40 acres & creating 5 lots or more)
 - Check here if it is a Final Subdivision Map
- REVERSION TO ACREAGE** (to merge any lot created by a land division map (not by deed))
- MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- WITH A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- General and Supplemental application forms** **Fee**
- Questionnaire for Land Divisions**
- All items identified on the Land Division Submittal Checklist**
- Map prepared by a surveyor or engineer**

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

These 6 consecutive Parcel Maps shows 5 Acre parcels created fronting on Dillon Road.

The Tentative Map was approved by the ~~Planning Commission on January 13, 2021~~

and answers these questions.

*Bo. of County Commissioners on 19 May 21
DGP*



Planning Department

155 N. Taylor St., Ste. 194, Fallon, Nevada 89406

Off. 775-423-7627 // Fax 775-428-0259

<http://nv-churchillcounty.civicplus.com>

Item 2.

Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. **Circle the correct Yes / No / N/A or other answer.** Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? NO YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
None: Mainly Parcel Modifications
 Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
 Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? NO YES
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) N/A YES NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)? YES NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? NO YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? N/A NO YES > Easements for it may be needed.

Irrigation

- Does the property have surface water rights? NO YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? NO YES TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? N/A NO YES > Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? NO YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) YES NO > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) YES NO > Additional easements are needed
- Does the property border large tracts of undeveloped land? NO YES Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? NO YES > A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? NO YES > Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? N/A Public Private
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
 Residential Collector Arterial Major Arterial Park Minor (private)
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development? (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
per map YES NO > Easements need to be acquired
- Are there Public Utility Easements to each lot? (CCC 16.16.010.1.B) *per map* YES NO > Additional easements are needed
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
 Community water system: Presumed to meet the standard
 Community sewer system: Presumed to meet the standard
 Wells: Application must demonstrate adequacy – see notes below
 Septics: Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? N/A YES NO
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights N/A YES NO
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? NO YES > Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? NO YES > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? NO YES
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) NO YES > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? NO YES > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? NO YES > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? NO YES > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? NO YES > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the "dark skies" code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? NO YES > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? NO YES > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? NO YES > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) NO YES > Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? NO YES > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO YES > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO YES > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO YES > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO YES > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO YES > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO YES > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

June 24, 2021

Jeffery H. Cruess

P O Box 20602

Sun Valley, NV 89433

775-376-3763

Churchill County Planning Department
155 N. Taylor, Suite 194
Fallon, NV 89406

Re: Pre-check: 4th Parcel Map for Mason 1 LLC

T.C.I.D. I.D. #20-017

Surveyor – Steve Bell

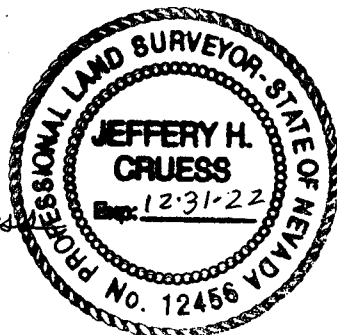
This list represents a review for compliance with the Nevada Revised Statutes (NRS) and Churchill County Code (CCC). It does not constitute approval of the mathematical data or principles of surveying used to determine the boundaries of this property. Each item corresponds with the numbers placed on the review copy. If you disagree with any of the corrections or feel we have misinterpreted at item, please write your explanation on the map. Should you wish to discuss the comments please contact the person indicated above.

- 1. A wet stamp and original signature are required for all documents submitted for recording.
- 2. It appears there are no witness corners, you should remove the witness corner symbol in the legend

Regards,

Jeffery H. Cruess
Churchill County Surveyor

Jeffery H. Cruess



6/24/21

OFFICE OF THE CHURCHILL COUNTY ASSESSOR

DENISE L. MONDHINK-FELTON, ASSESSOR

155 N. Taylor St., Suite 200

Fallon, NV 89406-2783

Phone: 775-423-6584 Fax: 775-423-2429

www.churchillcounty.org



Item 2.

MAP REVIEW
Churchill County

MAP NAME: 4TH PARCEL MAP FOR MASON 1 LLC

PARCEL #: 008-113-56

TCID #: 20-017

SURVEYOR: BELL LAND SURVEYING - STEVEN N BELL

OWNER'S CERTIFICATE: OK

SIGNATURES: TYPED NAMES OK

NOTARY ACKNOWLEDGEMENT: TYPED NAMES OK

TITLE BLOCK: OK

BACKING DOCUMENTS: N/A

DEFERRED TO BE BILLED: N/A

COMMENTS: NEW PARCELS WILL NOT EXIST UNTIL FY 2022-2023

DATED: 6/15/2021

BY: HN

6/23/2021 dg

Dean Patterson

From: Marie Henson
Sent: Tuesday, June 15, 2021 12:07 PM
To: Dean Patterson
Subject: RE: Dillon Rd North - 6 Parcel Maps

Dean,

The only comment I have, is basically the same as I submitted with the previous maps:

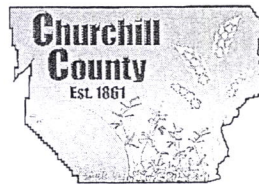
At the discretion of the Building Official, all parcels may be required to have a Soil Test Pit dug and inspected, prior to septic system approval.

If you have any questions, please let me know.

Regards,

Marie Henson

Building Official
 Churchill County
 Building Department
 155 N. Taylor Street, Ste 170
 Fallon, NV 89406
 O: 775-428-0264
 C: 775-427-3115
 F: 775-423-8185
mhenson@churchillcounty.org
www.churchillcountynv.gov



From: Dean Patterson <planning-ap@Churchillcounty.org>
Sent: Friday, June 11, 2021 4:31 PM
To: Marie Henson <mhenson@Churchillcounty.org>; Gary Fowkes <GFowkes@Churchillcounty.org>; Mitch Young (X2) (myoung@fallonfire.org) <myoung@fallonfire.org>; Heather Neidigh <assessor-hn@churchillcounty.org>; Leslie Notestine <assessor-ln@churchillcounty.org>; Dave Goudswaard (daveg@nvenergy.com) <daveg@nvenergy.com>; Stewart Nichols <stewart.nichols@cccomm.co>
Cc: Christian Spross <cspross@churchillcountynv.gov>
Subject: Dillon Rd North - 6 Parcel Maps

Hi all. For the last few months the McCreary's have been trying to get their Dillon Road – North Side project approved by the BOCC. This is NOT the Michelle Drive project right next door. They recently got the parceling plan approved by the BOCC and have submitted the 6 Parcel Maps to implement the plan. These are attached. Note that the “flagpole” lots have access on Dillon, so no official road needs to be built. But they will need to build the driveways to provide fire access to the sites, as well as paved road apron onto Dillon, and a road maintenance agreement for the driveways.

Please let me know if you have comments.

I would like to know if you want to meet to talk about it. Otherwise please provide comments – OR say that you have no comments. Thanks!

OWNER'S CERTIFICATE

THE UNDERSIGNED, MASON 1, LLC BEING THE OWNER OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT: 1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. 2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP. 3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN. 4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

MASON 1, LLC

JESSICA STANGER, MANAGING MEMBER

STATE OF NEVADA) JSS) COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JESSICA STANGER, MANAGING MEMBER OF MASON 1, LLC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

- (1) THAT THIS MAP IS APPROVED; AND
(2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
(3) THAT THE BOARD REJECTS ALL OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND
(4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS.

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

DATE TITLE PRINTED NAME SIGNATURE

C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE

CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE

CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE

SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT: 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS. 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP, AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

JEFF CRUESS, PLS 12456

OWNER

MASON 1 LLC RE/MAX TRADITIONS 3305 US 50 ALT. FERNLEY NV 89408

SITE: DILLON ROAD APN: 8 - 113 - 56 ZONE: E - 1 TOTAL AREA: 40.30 ACRES +/-

RECORDER'S CERTIFICATE

FILE NO. FILED FOR RECORD AT THE REQUEST OF _____ ON THE _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA. FEE: _____

CHURCHILL COUNTY RECORDER

DEPUTY

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible.
2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project.
3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233.
4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon.
5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT: (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; (2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON; (3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND; (4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY.

ORDER NUMBER: 08 - 42586-20 DATED OCTOBER 14, 2020, APN 8 - 113 - 56

Date Title Printed name Signature

SURVEYOR'S CERTIFICATE

I, STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAN MCCREARY

2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE SW1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M. THE SURVEY WAS COMPLETED ON JUNE 24, 2021.

3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

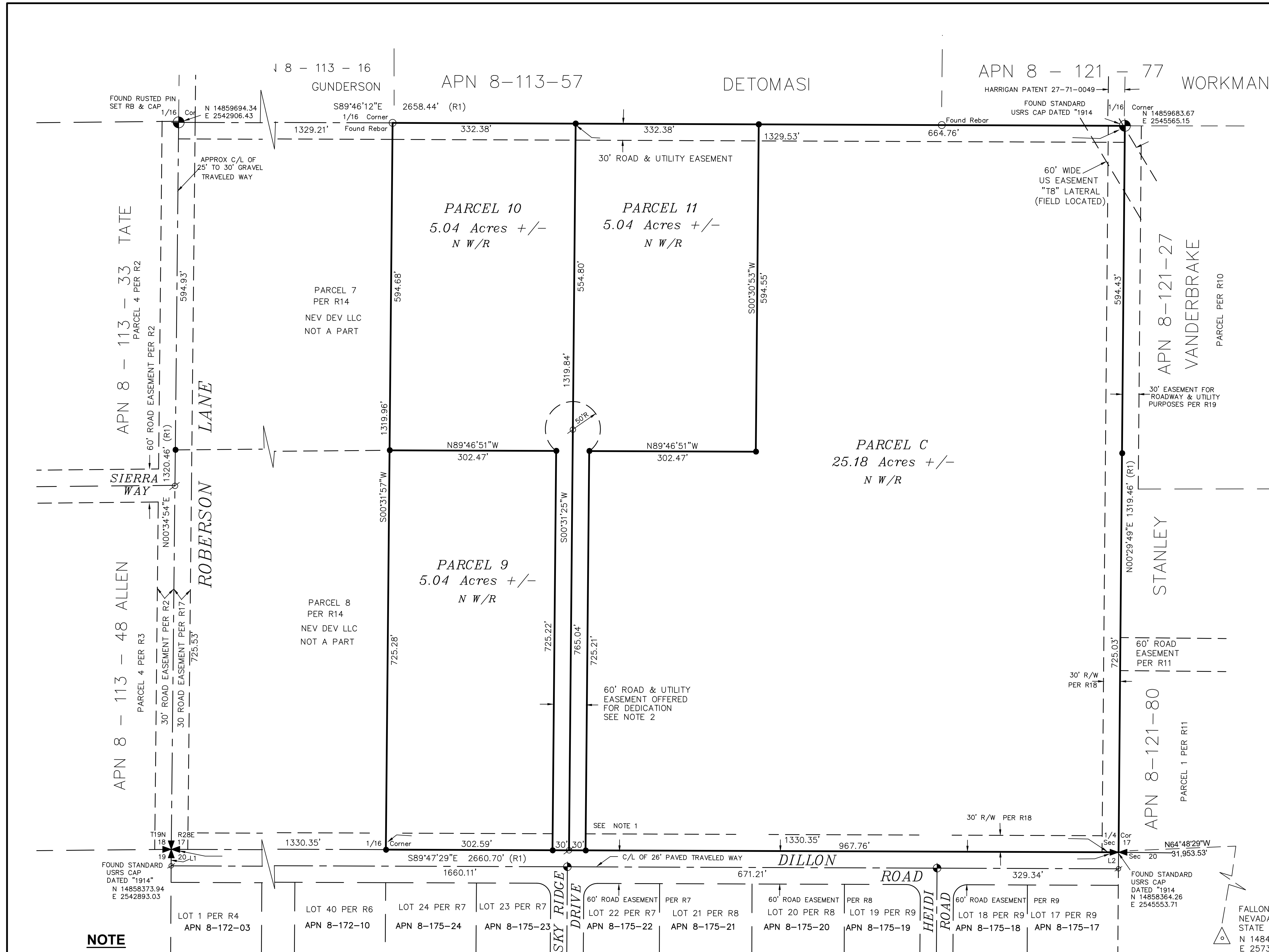
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

STEVEN N. BELL, P.L.S. 11420



NOTE: IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER. TCID I.D. # 20 - 017

4th PARCEL MAP FOR MASON 1 LLC LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M. CHURCHILL COUNTY NEVADA Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENNBELL@YAHOO.COM SHEET 1 OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES
 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.
 PUBLIC UTILITY EASEMENTS INCLUDE CATV.

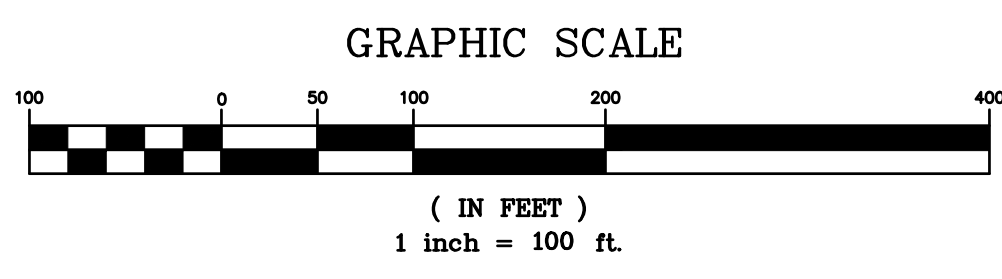
REFERENCES

- R1 = ROS/BLA FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998.
- R2 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172226 DATED 4/18/1980.
- R3 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172227 DATED 4/18/1980.
- R4 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 293033 DATED 10/19/1995.
- R5 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 307398 DATED 8/6/1997.
- R6 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352991 DATED 6/11/2003.
- R7 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352992 DATED 6/11/2003.
- R8 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372445 DATED 6/28/2005.
- R9 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372446 DATED 6/28/2005.
- R10 = ROS MAP FOR T.C.I.D BY EMERY, DOCUMENT 208740 DATED 9/20/1989.
- R11 = PARCEL MAP FOR STANLEY BY SILVER STATE SURVEYING, DOCUMENT 349744 DATED 2/26/2003
- R12 = 1st PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R13 = 2nd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R14 = 3rd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____, DATED _____
- R17 = U.S. LAND PATENT, DOCUMENT NO. 145799, DATED MARCH 30, 1976.
- R18 = U.S. LAND PATENT, DOCUMENT NO. 172498, DATED APRIL 30, 1980.
- R19 = GRANT DEED TO TYLER, DOCUMENT NO. 225533, DATED FEBRUARY 6, 1987.

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°20'22"W
L2	30.00	N00°24'56"E

NOTE
 1) DIRECT ACCESS FOR ALL PARCELS ONTO DILLON ROAD AND ROBERSON LANE IS NOT PERMITTED, ACCESS MUST BE FROM SHARED ACCESS DRIVEWAYS.
 2) PARCELS FRONTING THIS ROAD EASEMENT ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED UNDER A SEPARATE DOCUMENT

BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°47'29"E ON THE SOUTH LINE OF SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1.000 283



- LEGEND**
- ✚ SECTION OR 1/4 CORNER AS DESCRIBED.
 - ⊕ CENTERLINE MONUMENT STAMPED PLS10142 PER R6 - R8, OR AS NOTED.
 - SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
 - FOUND MONUMENT AS DESCRIBED
 - CALCULATED POINT, NOTHING SET.
- (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER
 MASON 1 LLC
 REMAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408
 SITE: DILLON ROAD
 APN: 8-113-56
 ZONE: E-1
 TOTAL AREA: 40.30 ACRES +/-

TCID I.D. # 20 - 017

NOTE:
 IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

4th PARCEL MAP FOR
MASON 1 LLC
 LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M.

CHURCHILL COUNTY NEVADA

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM

SHEET
2
 OF 2



Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

Item 2.

General Application Form

**** This application is NOT a permit. **** **** Please print to be readable. ****
**** You will also need to attach the forms that are specific to your project. ****

BRIEF PROJECT DESCRIPTION: 5th Parcel Map for Mason 1 LLC
 (I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E-1 Use Table Listing (CCC 18.08.250): Revised. Review Reqd.: Land Div.

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

PC HEARING (See submittal schedule for assistance.) N/A Desired Date: 7/14 Submittal Deadline: 5/28

APPLICANT INFORMATION

1st Submitted put on hold // Parceling Plan denied // Redesignated & Resubmitted // APVD 19 May 21 DGP

The **person's signature below** attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A govt. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. **NOTE:** We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or govt. leaseholder, with limited exceptions.

Legal Owner **Org./Govt. Official** **Govt. leaseholder**

Name (& title): Jessica Stanger, Manager

Organization (if any): NEV DEV LLC

Phone #: 775 745-9106 ()

E-mail: _____

Mailing Address: 3305 Hwy 50A

Fernley, NV 89408

Signature: [Signature]

Date: 11/09/21

Applicant (if not owner) **Representative/2nd Owner/Other**

Name (& title): Steve Bell

Organization (if any): Bell Land Surveying

Phone #: 775 240-3079 ()

E-mail: stevenbell@yahoo.com

Mailing Address: 100 Fillmore Way

Reno, NV 89519

Signature: [Signature]

Date: 11/14/21

PROPERTY INFORMATION

Project Address(es): Dillon Road (vacant)

Nearest Intersection: Roberson Lane

Churchill County Parcel Numbers:
 A. 008-113-49 & 56 // 80.64 acres.

B. _____ // _____ acres.
 C. _____ // _____ acres.

Fronting Co. Road? NO YES Fronting State Hwy? NO YES Fronting TRACC Trail? NO YES
 Sewer or Water Svc. Area? NO YES Fronting Sewer/Water Line? NO YES Well Protection Area? NO YES
 NAS Fallon Overlay? NO YES NAS Fallon Noise Area? NO YES 100-yr Floodplain? NO YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY - SEE PAGE 2)

DATE RCVD: 1/19/21 INITIALS: DGP FEE: \$ 1000

5/27 for Redesign



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
http://nv-churchillcounty.civicplus.com

Supplemental Land Division Application

**** This application is NOT a permit. ** ** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION: 5th PARCEL MAP FOR MASON 1 LLC

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- DIVISION OF LAND INTO LARGE PARCEL (new lots are 40 acres or more; can include any number)
- PARCEL MAP (new lots less than 40 acres & creating up to 4 lots)
 - Check here if it is a Second/Subsequent Parcel Map
- TENTATIVE PARCELING PLAN (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- SUBDIVISION (new lots less than 40 acres & creating 5 lots or more)
 - Check here if it is a Final Subdivision Map
- REVERSION TO ACREAGE (to merge any lot created by a land division map (not by deed))
- MAP OF AMENDMENT (to correct map error) - also check the above box for the map type to be amended.
- WITH A PLANNED UNIT DEVELOPMENT (PUD) - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- General and Supplemental application forms Fee
- Questionnaire for Land Divisions
- All items identified on the Land Division Submittal Checklist
- Map prepared by a surveyor or engineer

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

These 6 consecutive Parcel Maps shows 5 Acre parcels created fronting on Dillon Road.

The Tentative Map was approved by the ~~Planning Commission on January 13, 2021~~

and answers these questions.

*Bo. of County Commissioners on 19 May 21
DGP*



Planning Department

155 N. Taylor St., Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
<http://nv-churchillcounty.civicplus.com>

Item 2.

Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. **Circle the correct Yes / No / N/A or other answer.** Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? **NO** YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
None: Mainly Parcel Modifications
Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? **NO** YES
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) **N/A** YES NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)? **YES** NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? **NO** YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? N/A NO YES > Easements for it may be needed.

Irrigation

- Does the property have surface water rights? NO YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? NO YES > TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? N/A NO YES > Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? NO YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) YES NO > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) YES NO > Additional easements are needed
- Does the property border large tracts of undeveloped land? NO YES > Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? NO YES > A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? NO YES > Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? **N/A** Public Private
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
N/A Residential Collector Arterial Major Arterial Park Minor (private)
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development? (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
per map **YES** NO > Easements need to be acquired
- Are there Public Utility Easements to each lot? (CCC 16.16.010.1.B) *per map* **YES** NO > Additional easements are needed
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
Community water system: Presumed to meet the standard
Community sewer system: Presumed to meet the standard
Wells: Application must demonstrate adequacy – see notes below
Septics: Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? N/A YES **NO**
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights N/A YES NO
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? NO YES > Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? NO YES > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? NO YES
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) NO YES > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? NO YES > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? NO YES > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? NO YES > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? NO YES > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the "dark skies" code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? NO YES > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? NO YES > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? NO YES > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) NO YES > Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? NO YES > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO YES > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO YES > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO YES > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO YES > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO YES > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO YES > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

June 24, 2021

Jeffery H. Cruess

P O Box 20602

Sun Valley, NV 89433

775-376-3763

Churchill County Planning Department
155 N. Taylor, Suite 194
Fallon, NV 89406

Re: Pre-check: 5th Parcel Map for Mason 1 LLC

T.C.I.D. I.D. #20-018

Surveyor – Steve Bell

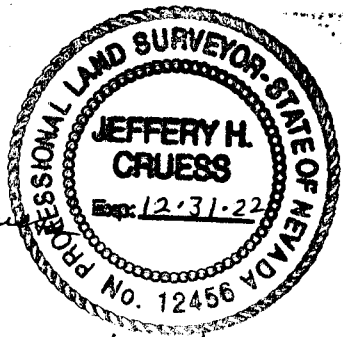
This list represents a review for compliance with the Nevada Revised Statutes (NRS) and Churchill County Code (CCC). It does not constitute approval of the mathematical data or principles of surveying used to determine the boundaries of this property. Each item corresponds with the numbers placed on the review copy. If you disagree with any of the corrections or feel we have misinterpreted at item, please write your explanation on the map. Should you wish to discuss the comments please contact the person indicated above.

1. A wet stamp and original signature are required for all documents submitted for recording.
2. It appears there are no witness corners, you should remove the witness corner symbol in the legend

Regards,

Jeffery H. Cruess
Churchill County Surveyor

Jeffery H. Cruess



6/24/21

OFFICE OF THE CHURCHILL COUNTY ASSESSOR

DENISE L. MONDHINK-FELTON, ASSESSOR

155 N. Taylor St., Suite 200

Fallon, NV 89406-2783

Phone: 775-423-6584 Fax: 775-423-2429

www.churchillcounty.org



Item 2.

MAP REVIEW
Churchill County

MAP NAME: 5TH PARCEL MAP FOR MASON 1 LLC

PARCEL #: 008-113-73

TCID #: 20-018

SURVEYOR: BELL LAND SURVEYING - STEVEN N BELL

OWNER'S CERTIFICATE: OK

SIGNATURES: TYPED NAMES OK

NOTARY ACKNOWLEDGEMENT: TYPED NAMES OK

TITLE BLOCK: ADD PRIOR RECORDED MAP #

BACKING DOCUMENTS: N/A

DEFERRED TO BE BILLED: N/A

COMMENTS: NEW PARCELS WILL NOT EXIST UNTIL FY 2022-2023

DATED: 6/15/2021

BY: HN

6/23/2021 *df*

Dean Patterson

From: Marie Henson
Sent: Tuesday, June 15, 2021 12:07 PM
To: Dean Patterson
Subject: RE: Dillon Rd North - 6 Parcel Maps

Dean,

The only comment I have, is basically the same as I submitted with the previous maps:

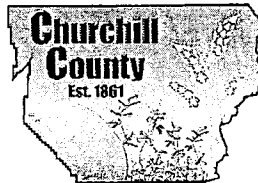
At the discretion of the Building Official, all parcels may be required to have a Soil Test Pit dug and inspected, prior to septic system approval.

If you have any questions, please let me know.

Regards,

Marie Henson

Building Official
 Churchill County
 Building Department
 155 N. Taylor Street, Ste 170
 Fallon, NV 89406
 O: 775-428-0264
 C: 775-427-3115
 F: 775-423-8185
mhenson@churchillcounty.org
www.churchillcountynv.gov



From: Dean Patterson <planning-ap@Churchillcounty.org>
Sent: Friday, June 11, 2021 4:31 PM
To: Marie Henson <mhenson@Churchillcounty.org>; Gary Fowkes <GFowkes@Churchillcounty.org>; Mitch Young (X2) (myoung@fallonfire.org) <myoung@fallonfire.org>; Heather Neidigh <assessor-hn@churchillcounty.org>; Leslie Notestine <assessor-ln@churchillcounty.org>; Dave Goudswaard (daveg@nvenergy.com) <daveg@nvenergy.com>; Stewart Nichols <stewart.nichols@cccomm.co>
Cc: Christian Spross <cspross@churchillcountynv.gov>
Subject: Dillon Rd North - 6 Parcel Maps

Hi all. For the last few months the McCreary's have been trying to get their Dillon Road – North Side project approved by the BOCC. This is NOT the Michelle Drive project right next door. They recently got the parceling plan approved by the BOCC and have submitted the 6 Parcel Maps to implement the plan. These are attached. Note that the “flagpole” lots have access on Dillon, so no official road needs to be built. But they will need to build the driveways to provide fire access to the sites, as well as paved road apron onto Dillon, and a road maintenance agreement for the driveways.

Please let me know if you have comments.

I would like to know if you want to meet to talk about it. Otherwise please provide comments – OR say that you have no comments. Thanks!

OWNER'S CERTIFICATE

THE UNDERSIGNED, MASON 1, LLC BEING THE OWNER OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT: 1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. 2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP. 3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN. 4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

MASON 1, LLC

JESSICA STANGER, MANAGING MEMBER

STATE OF NEVADA) JSS) COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JESSICA STANGER, MANAGING MEMBER OF MASON 1, LLC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

- (1) THAT THIS MAP IS APPROVED; AND
(2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
(3) THAT THE BOARD REJECTS ALL OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND
(4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS.

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

DATE TITLE PRINTED NAME SIGNATURE C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT: 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS. 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP, AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

JEFF CRUESS, PLS 12456

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible.
2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project.
3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233.
4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon.
5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:

- (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
(2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
(3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
(4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY.

ORDER NUMBER: 08 - 42586-20 DATED OCTOBER 14, 2020. APN 8 - 113 - 56

Date Title Printed name Signature

SURVEYOR'S CERTIFICATE

- 1. STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAN McCREARY
2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE SW1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. THE SURVEY WAS COMPLETED ON JUNE 24, 2021.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

STEVEN N. BELL, P.L.S. 11420



OWNER

MASON 1 LLC RE/MAX TRADITIONS 3305 US 50 ALT. FERNLEY NV 89408

SITE: DILLON ROAD APN: 8 - 113 - 73 ZONE: E - 1 TOTAL AREA: 25.19 ACRES +/-

RECORDER'S CERTIFICATE

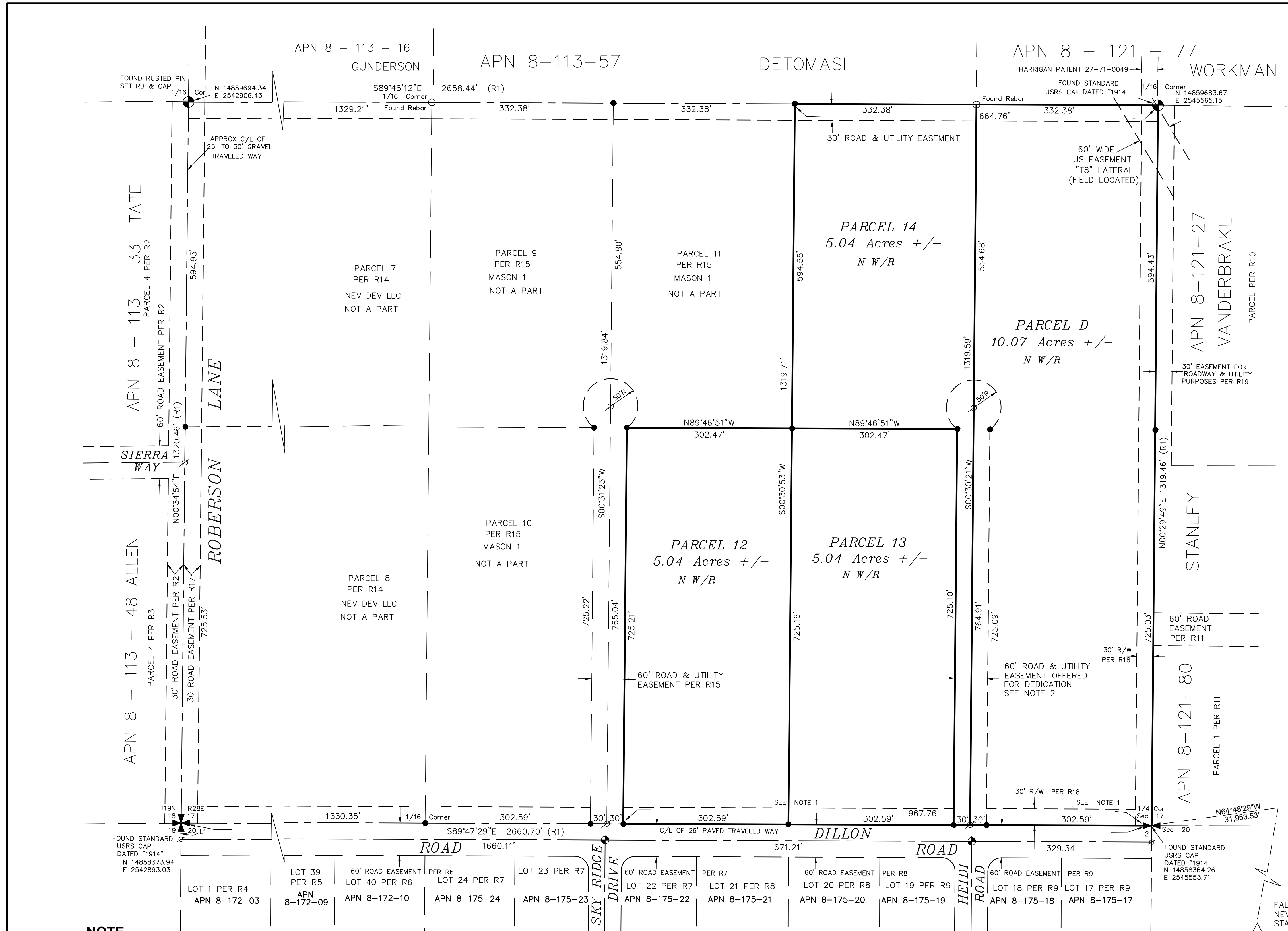
FILE NO. FILED FOR RECORD AT THE REQUEST OF OF ON THE DAY OF 2021, AT MINUTES PAST M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA. FEE:

CHURCHILL COUNTY RECORDER

DEPUTY

NOTE: IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER. TCID I.D. # 20 - 018

5th PARCEL MAP FOR MASON 1 LLC PARCEL C OF DOCUMENT No. LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M. CHURCHILL COUNTY NEVADA Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENNBELL@YAHOO.COM SHEET 1 OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES
 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.
 PUBLIC UTILITY EASEMENTS INCLUDE CATV.

REFERENCES

- R1 = ROS/BLA FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998.
- R2 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172226 DATED 4/18/1980.
- R3 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172227 DATED 4/18/1980.
- R4 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 293033 DATED 10/19/1995.
- R5 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 307398 DATED 8/6/1997.
- R6 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352991 DATED 6/11/2003.
- R7 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352992 DATED 6/11/2003.
- R8 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372445 DATED 6/28/2005.
- R9 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372446 DATED 6/28/2005.
- R10 = ROS MAP FOR T.C.I.D BY EMERY, DOCUMENT 208740 DATED 9/20/1989.
- R11 = PARCEL MAP FOR STANLEY BY SILVER STATE SURVEYING, DOCUMENT 349744 DATED 2/26/2003
- R12 = 1st PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____
- R13 = 2nd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____
- R14 = 3rd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____
- R15 = 4th PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____
- R17 = U.S. LAND PATENT, DOCUMENT NO. 145799, DATED MARCH 30, 1976.
- R18 = U.S. LAND PATENT, DOCUMENT NO. 172498, DATED APRIL 30, 1980.
- R19 = GRANT DEED TO TYLER, DOCUMENT NO. 225533, DATED FEBRUARY 6, 1987.

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°20'22"W
L2	30.00	N00°24'56"E

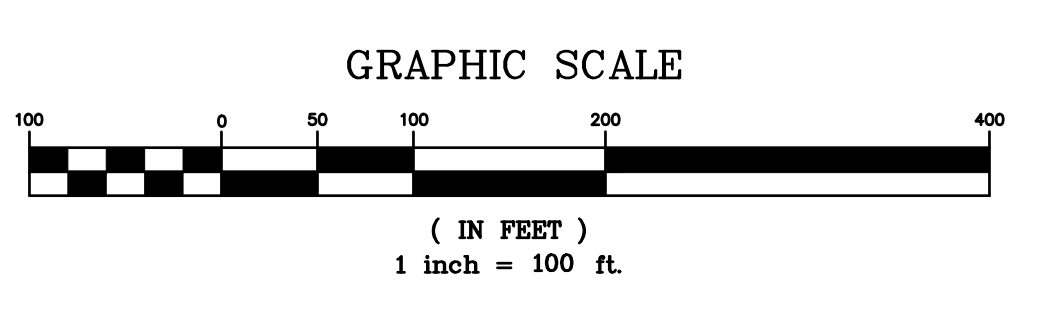
FALLON NDOT VRS STATION
 NEVADA WEST ZONE (2703)
 STATE PLANE GRID COORDS
 N 14840563.40
 E 2573739.66
 GROUND SF 1,000 283
 N 14844763.22
 E 2574468.07

NOTE

- 1) DIRECT ACCESS FOR ALL PARCELS ONTO DILLON ROAD AND ROBERSON LANE IS NOT PERMITTED, ACCESS MUST BE FROM SHARED ACCESS DRIVEWAYS.
- 2) PARCELS FRONTING THIS ROAD EASEMENT ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED UNDER A SEPARATE DOCUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°47'29"E ON THE SOUTH LINE OF SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1.000 283



LEGEND

- SECTION OR 1/4 CORNER AS DESCRIBED.
- CENTERLINE MONUMENT STAMPED PLS110142 PER R6 - R8, OR AS NOTED.
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT, NOTHING SET.
- (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER

MASON 1 LLC
 RE/MAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408
 SITE: DILLON ROAD
 APN: 8 - 113 - 73
 ZONE: E - 1
 TOTAL AREA: 25.19 ACRES +/-



TCID I.D. # 20 - 018

NOTE:
 IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

5th PARCEL MAP FOR
MASON 1 LLC
 PARCEL C OF DOCUMENT No. _____
 LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M.
 CHURCHILL COUNTY NEVADA

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM

SHEET
2
 OF 2



Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

Item 2.

General Application Form

**** This application is NOT a permit. ** ** Please print to be readable. ****
**** You will also need to attach the forms that are specific to your project. ****

BRIEF PROJECT DESCRIPTION: 6th Parcel Map for Mason 1 LLC
 (I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E-1 Use Table Listing (CCC 18.08.250): Revised. Review Reqd.: _____

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

PC HEARING (See submittal schedule for assistance.) N/A Desired Date: 7/14 Submittal Deadline: 5/28

APPLICANT INFORMATION

The **person's signature below** attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A govt. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. **NOTE: We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or govt. leaseholder, with limited exceptions.**

Legal Owner **Org./Govt. Official** **Govt. leaseholder**

Name (& title): Jessica Stanger, Manager

Organization (if any): NEV DEV LLC

Phone #s: 775 745-9106 () _____

E-mail: _____

Mailing Address: 3305 Hwy 50A

Fernley, NV 89408

Signature: [Signature]

Date: 1/19/21

Applicant (if not owner) **Representative/2nd Owner/Other**

Name (& title): Steve Bell

Organization (if any): Bell Land Surveying

Phone #s: 775 240-3079 () _____

E-mail: stevenbell@yahoo.com

Mailing Address: 100 Fillmore Way

Reno, NV 89519

Signature: [Signature]

Date: 1/14/21

PROPERTY INFORMATION

Project Address(es): Dillon Road (vacant)

Nearest Intersection: Roberson Lane

Churchill County Parcel Numbers:
 A. 008-113-49 & 56 // 80.64 acres.

B. _____ // _____ acres.
 C. _____ // _____ acres.

Fronting Co. Road? NO YES Fronting State Hwy? NO YES Fronting TRACC Trail? NO YES
 Sewer or Water Svc. Area? NO YES Fronting Sewer/Water Line? NO YES Well Protection Area? NO YES
 NAS Fallon Overlay? NO YES NAS Fallon Noise Area? NO YES 100-yr Floodplain? NO YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY - SEE PAGE 2)
 DATE RCVD: 1/19/21 INITIALS: [Signature] FEE: \$ 1000

5/27 for Redesign



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
http://nv-churchillcounty.civicplus.com

Supplemental Land Division Application

**** This application is NOT a permit. ** ** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION: ^{6th} PARCEL MAP FOR MASON 1 LLC

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- DIVISION OF LAND INTO LARGE PARCEL** (new lots are 40 acres or more; can include any number)
- PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
 - Check here if it is a Second/Subsequent Parcel Map
- TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- SUBDIVISION** (new lots less than 40 acres & creating 5 lots or more)
 - Check here if it is a Final Subdivision Map
- REVERSION TO ACREAGE** (to merge any lot created by a land division map (not by deed))
- MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- WITH A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- General and Supplemental application forms** **Fee**
- Questionnaire for Land Divisions**
- All items identified on the Land Division Submittal Checklist**
- Map prepared by a surveyor or engineer**

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

These 6 consecutive Parcel Maps shows 5 Acre parcels created fronting on Dillon Road.

The Tentative Map was approved by the ~~Planning Commission on January 13, 2021~~

and answers these questions.

*Bo. of County Commissioners on 19 May 21
DGP*



Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. **Circle the correct Yes / No / N/A or other answer.** Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? NO YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
None: Mainly Parcel Modifications
 Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
 Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? NO YES
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) YES NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) N/A YES NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)? YES NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? NO YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? **(N/A)** **NO** YES > Easements for it may be needed.

Irrigation

- Does the property have surface water rights? **(NO)** YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? **NO** **(YES)** YES > TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? **N/A** **(NO)** YES > Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? **(NO)** YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) **(YES)** **NO** > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) **(YES)** **NO** > Additional easements are needed
- Does the property border large tracts of undeveloped land? **NO** **(YES)** Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? **(NO)** YES > A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? **(NO)** YES > Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? N/A Public Private
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
 N/A Residential Collector Arterial Major Arterial Park Minor (private)
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development? (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
per map YES NO > Easements need to be acquired
- Are there Public Utility Easements to each lot? (CCC 16.16.010.1.B) *per map* YES NO > Additional easements are needed
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
Community water system: Presumed to meet the standard
Community sewer system: Presumed to meet the standard
 Wells: Application must demonstrate adequacy – see notes below
 Septics Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? N/A YES NO
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights N/A YES NO
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? NO YES > Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? NO YES > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? NO YES
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) NO YES > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? NO YES > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? NO YES > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? NO YES > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? NO YES > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the "dark skies" code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? NO YES > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? NO YES > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? NO YES > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) NO YES > Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? NO YES > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO YES > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO YES > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO YES > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO YES > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO YES > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO YES > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

June 24, 2021

Jeffery H. Cruess

P O Box 20602

Sun Valley, NV 89433

775-376-3763

Churchill County Planning Department
155 N. Taylor, Suite 194
Fallon, NV 89406

Re: Pre-check: 6th Parcel Map for Mason 1 LLC

T.C.I.D. I.D. #20-019

Surveyor – Steve Bell

This list represents a review for compliance with the Nevada Revised Statutes (NRS) and Churchill County Code (CCC). It does not constitute approval of the mathematical data or principles of surveying used to determine the boundaries of this property. Each item corresponds with the numbers placed on the review copy. If you disagree with any of the corrections or feel we have misinterpreted at item, please write your explanation on the map. Should you wish to discuss the comments please contact the person indicated above.

- 1. A wet stamp and original signature are required for all documents submitted for recording.
- 2. It appears there are no witness corners, you should remove the witness corner symbol in the legend

Regards,

Jeffery H. Cruess
Churchill County Surveyor

Jeffery H. Cruess



6/24/21

OFFICE OF THE CHURCHILL COUNTY ASSESSOR

DENISE L. MONDHINK-FELTON, ASSESSOR

155 N. Taylor St., Suite 200

Fallon, NV 89406-2783

Phone: 775-423-6584 Fax: 775-423-2429

www.churchillcounty.org



Item 2.

MAP REVIEW
Churchill County

MAP NAME: 6TH PARCEL MAP FOR MASON 1 LLC

PARCEL #: 008-113-77

TCID #: 20-019

SURVEYOR: BELL LAND SURVEYING - STEVEN N BELL

OWNER'S CERTIFICATE: OK

SIGNATURES: TYPED NAMES OK

NOTARY ACKNOWLEDGEMENT: TYPED NAMES OK

TITLE BLOCK: ADD PRIOR RECORDED MAP #

BACKING DOCUMENTS: N/A

DEFERRED TO BE BILLED: N/A

COMMENTS: NEW PARCELS WILL NOT EXIST UNTIL FY 2022-2023

DATED: 6/15/2021

BY: HN

6/23/2021 - dly

Dean Patterson

From: Marie Henson
Sent: Tuesday, June 15, 2021 12:07 PM
To: Dean Patterson
Subject: RE: Dillon Rd North - 6 Parcel Maps

Dean,

The only comment I have, is basically the same as I submitted with the previous maps:

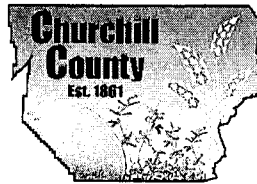
At the discretion of the Building Official, all parcels may be required to have a Soil Test Pit dug and inspected, prior to septic system approval.

If you have any questions, please let me know.

Regards,

Marie Henson

Building Official
 Churchill County
 Building Department
 155 N. Taylor Street, Ste 170
 Fallon, NV 89406
 O: 775-428-0264
 C: 775-427-3115
 F: 775-423-8185
mhenson@churchillcounty.org
www.churchillcountynv.gov



From: Dean Patterson <planning-ap@Churchillcounty.org>

Sent: Friday, June 11, 2021 4:31 PM

To: Marie Henson <mhenson@Churchillcounty.org>; Gary Fowkes <GFowkes@Churchillcounty.org>; Mitch Young (X2) <myoung@fallonfire.org> <myoung@fallonfire.org>; Heather Neidigh <assessor-hn@churchillcounty.org>; Leslie Notestine <assessor-ln@churchillcounty.org>; Dave Goudswaard (daveg@nvenergy.com) <daveg@nvenergy.com>; Stewart Nichols <stewart.nichols@cccomm.co>

Cc: Christian Spross <cspross@churchillcountynv.gov>

Subject: Dillon Rd North - 6 Parcel Maps

Hi all. For the last few months the McCreary's have been trying to get their Dillon Road – North Side project approved by the BOCC. This is NOT the Michelle Drive project right next door. They recently got the parceling plan approved by the BOCC and have submitted the 6 Parcel Maps to implement the plan. These are attached. Note that the “flagpole” lots have access on Dillon, so no official road needs to be built. But they will need to build the driveways to provide fire access to the sites, as well as paved road apron onto Dillon, and a road maintenance agreement for the driveways.

Please let me know if you have comments.

I would like to know if you want to meet to talk about it. Otherwise please provide comments – OR say that you have no comments. Thanks!

OWNER'S CERTIFICATE

THE UNDERSIGNED, MASON 1, LLC BEING THE OWNER OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT: 1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. 2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP. 3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN. 4. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

MASON 1, LLC

JESSICA STANGER, MANAGING MEMBER

STATE OF NEVADA) JSS) COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, JESSICA STANGER, MANAGING MEMBER OF MASON 1, LLC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

- (1) THAT THIS MAP IS APPROVED; AND (2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND (3) THAT THE BOARD REJECTS ALL OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND (4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS.

DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

DATE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

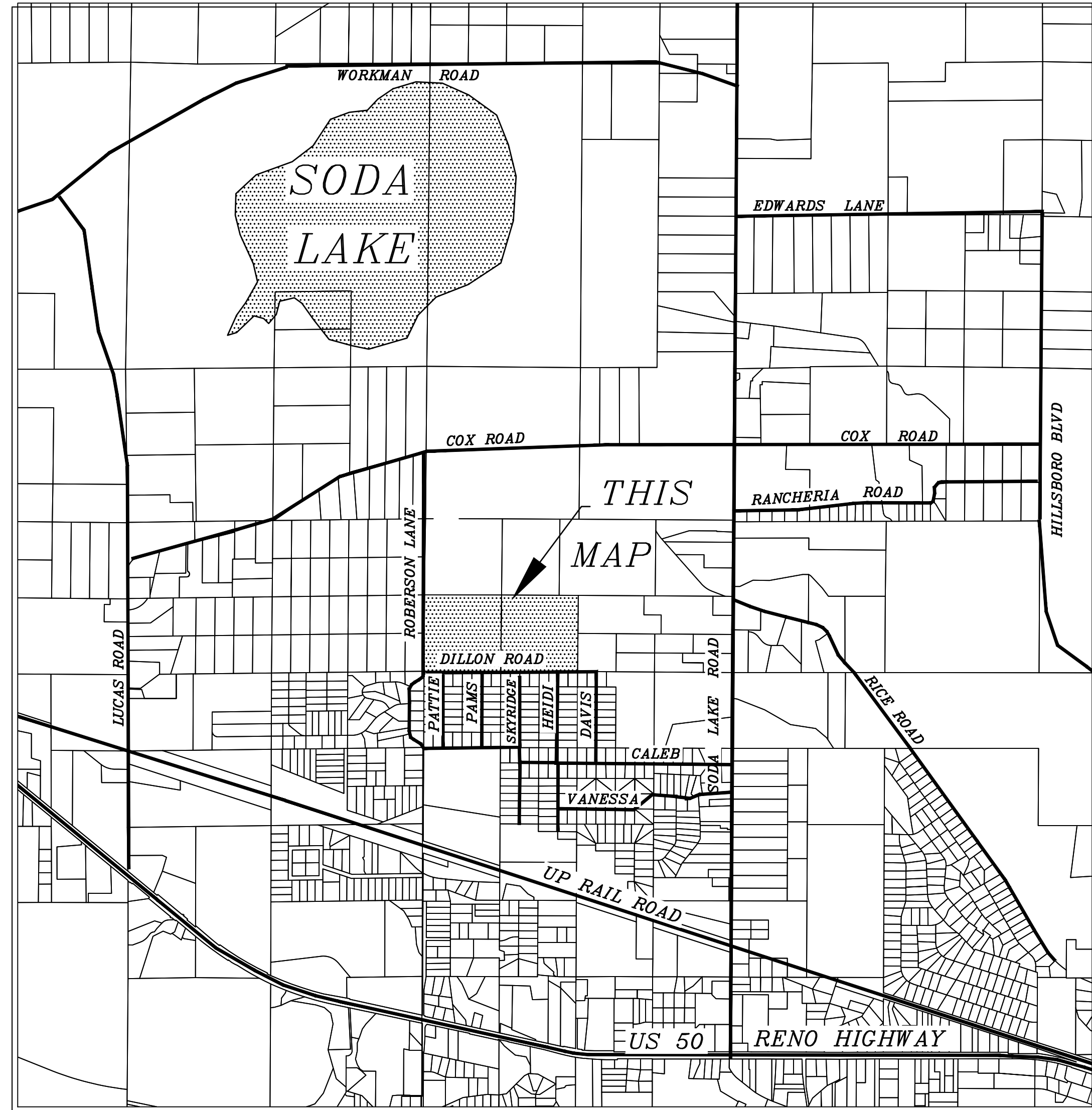
DATE TITLE PRINTED NAME SIGNATURE C.C. COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE CHURCHILL COUNTY UTILITIES

DATE TITLE PRINTED NAME SIGNATURE CHARTER COMMUNICATIONS

DATE TITLE PRINTED NAME SIGNATURE SIERRA PACIFIC POWER Co., dba NV ENERGY

DATE TITLE PRINTED NAME SIGNATURE SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID. 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS. 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE SIGNATURE GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE SIGNATURE MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP, AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

JEFF CRUESS, PLS 12456

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, RUSTY D. JARDINE, ESQ., MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:

- 1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible. 2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project. 3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233. 4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon. 5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF WESTERN NEVADA TITLE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:

- (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; (2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON; (3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND; (4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY.

ORDER NUMBER: 08 - 42586-20 DATED OCTOBER 14, 2020, APN 8 - 113 - 56

Date Title Printed name Signature

SURVEYOR'S CERTIFICATE

- 1. STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DAN McCREARY 2. THE LAND SURVEYED LIES WITHIN A PORTION OF THE SW1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.& M. THE SURVEY WAS COMPLETED ON JUNE 24, 2021. 3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL. 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

STEVEN N. BELL, P.L.S. 11420



OWNER

MASON 1 LLC RE/MAX TRADITIONS 3305 US 50 ALT. FERNLEY NV 89408

SITE: DILLON ROAD APN: 8 - 113 - 77 ZONE: E - 1 TOTAL AREA: 10.08 ACRES +/-

RECORDER'S CERTIFICATE

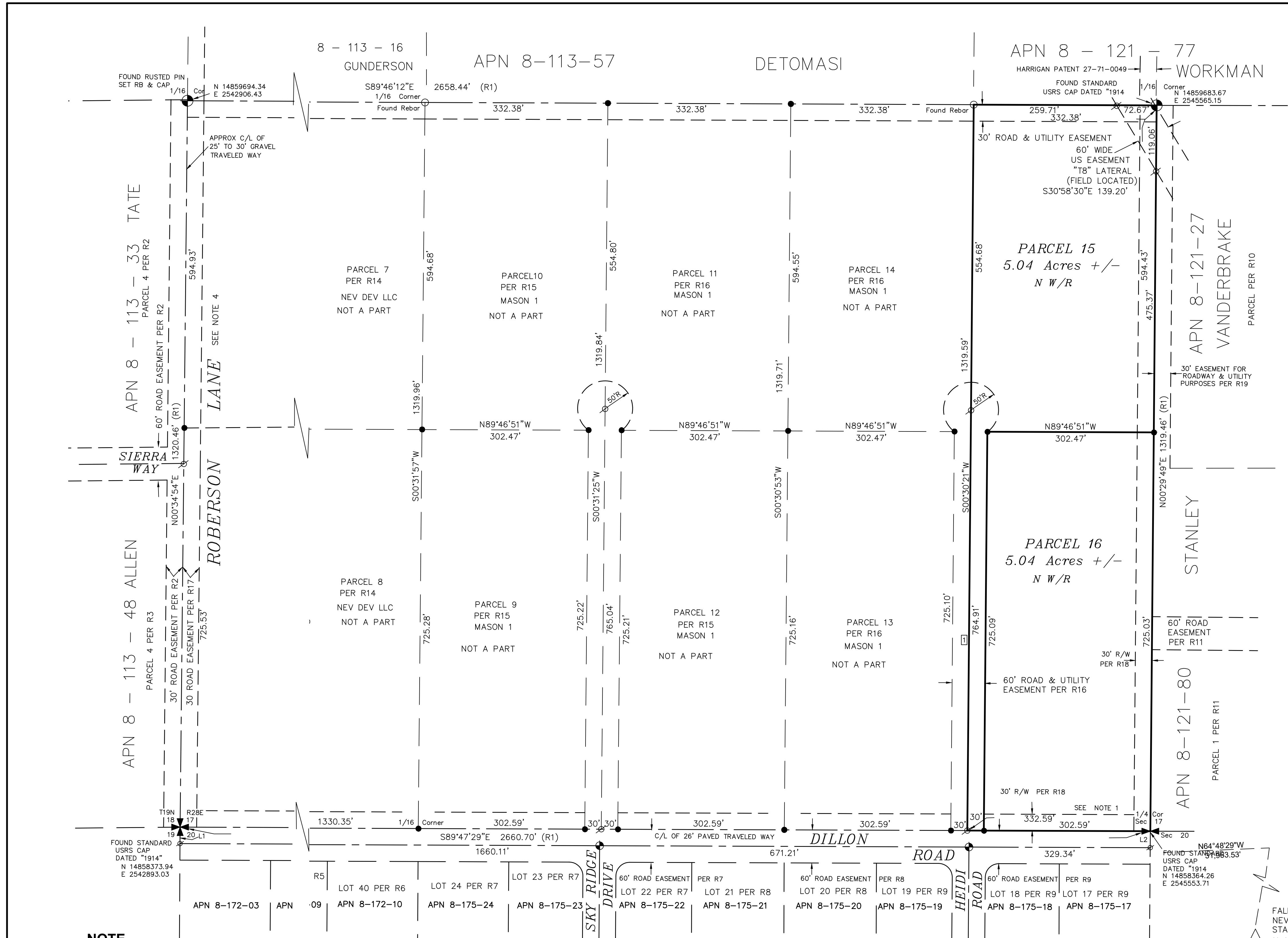
FILE NO. FILED FOR RECORD AT THE REQUEST OF _____ ON THE _____ DAY OF _____, 2020, AT _____ MINUTES PAST _____ M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA. FEE: _____

CHURCHILL COUNTY RECORDER

DEPUTY

NOTE: IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER. TCID I.D. # 20 - 019

6th PARCEL MAP FOR MASON 1 LLC PARCEL D OF DOCUMENT No. LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.& M. CHURCHILL COUNTY NEVADA Bell Land Surveying 100 Fillmore Way Reno, Nevada 89519 (775) 240-3079 FALLON: 775-423-8701 Email: STEVENNBELL@YAHOO.COM SHEET 1 OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES
 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.
 PUBLIC UTILITY EASEMENTS INCLUDE CATV.

- REFERENCES**
- R1 = ROS/BLA FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998.
 - R2 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172226 DATED 4/18/1980.
 - R3 = PARCEL MAP FOR ERNST BY WILSON, DOCUMENT 172227 DATED 4/18/1980.
 - R4 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 293033 DATED 10/19/1995.
 - R5 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 307398 DATED 8/6/1997.
 - R6 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352991 DATED 6/11/2003.
 - R7 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 352992 DATED 6/11/2003.
 - R8 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372445 DATED 6/28/2005.
 - R9 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT 372446 DATED 6/28/2005.
 - R10 = ROS MAP FOR T.C.I.D BY EMERY, DOCUMENT 208740 DATED 9/20/1989.
 - R11 = PARCEL MAP FOR STANLEY BY SILVER STATE SURVEYING, DOCUMENT 349744 DATED 2/26/2003.
 - R12 = 1st PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____.
 - R13 = 2nd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____.
 - R14 = 3rd PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____.
 - R15 = 4th PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____.
 - R16 = 5th PARCEL MAP FOR NEV DEV LLC BY BELL, DOCUMENT _____ DATED _____.
 - R17 = U.S. LAND PATENT, DOCUMENT NO. 145799, DATED MARCH 30, 1976.
 - R18 = U.S. LAND PATENT, DOCUMENT NO. 172498, DATED APRIL 30, 1980.
 - R19 = GRANT DEED TO TYLER, DOCUMENT NO. 225533, DATED FEBRUARY 6, 1987.

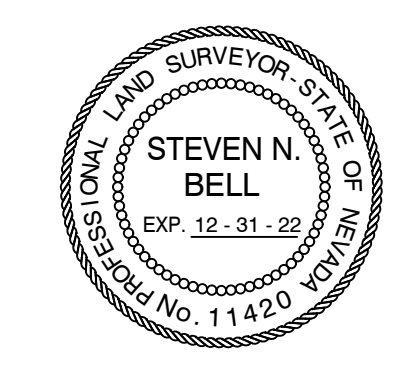
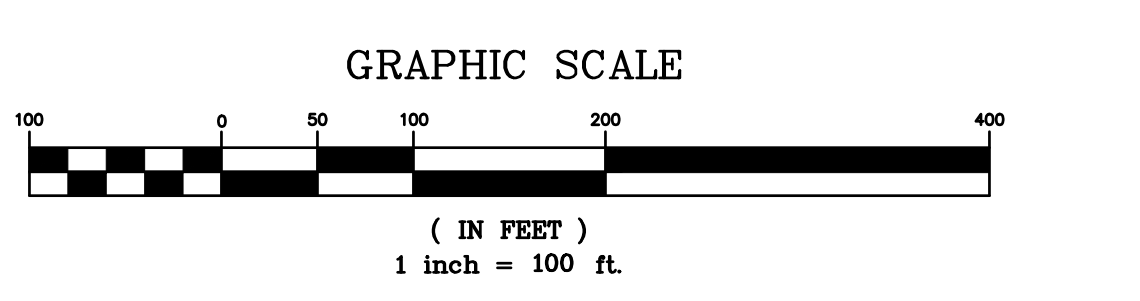
LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S00°20'22"W
L2	30.00	N00°24'56"E

NOTE

- 1) DIRECT ACCESS FOR ALL PARCELS ONTO DILLON ROAD AND ROBERSON LANE IS NOT PERMITTED, ACCESS MUST BE FROM SHARED ACCESS DRIVEWAYS.
- 2) PARCELS FRONTING THIS ROAD EASEMENT ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED UNDER A SEPARATE DOCUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°47'29"E ON THE SOUTH LINE OF SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1.000 283



- LEGEND**
- ✚ SECTION OR 1/4 CORNER AS DESCRIBED.
 - ⊕ CENTERLINE MONUMENT STAMPED PLS10142 PER R6 - R8, OR AS NOTED.
 - SET 5/8" REBAR AND PLS 11420 YELLOW CAP.
 - FOUND MONUMENT AS DESCRIBED.
 - CALCULATED POINT, NOTHING SET.
- (R1 =) RECORD MEASUREMENT PER REFERENCE.

OWNER

MASON 1 LLC
 RE/MAX TRADITIONS
 3305 US 50 ALT.
 FERNLEY NV 89408

SITE: DILLON ROAD
 APN: 8-113-77
 ZONE: E-1
 TOTAL AREA: 10.08 ACRES +/-

FALLON NDOT VRS STATION
 NEVADA WEST ZONE (2703)
 STATE PLANE GRID COORDS
 N 14840563.40
 E 2573739.66
 GROUND SF. 1.000 283
 N 14844763.22
 E 2574468.07

TCID I.D. # 20 - 019

NOTE:
 IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

6th PARCEL MAP FOR
MASON 1 LLC
 PARCEL D OF DOCUMENT No. _____
 LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M.

CHURCHILL COUNTY NEVADA

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079 FALLON: 775-423-8701
 Email: STEVENNBELL@YAHOO.COM

SHEET
2
 OF 2

Application:	<u>6-Serial Parcel Maps for 16 lots</u>	Use Listing:	<u>Land Division/ residential</u>
Applicant:	<u>Jessica Stranger of Nev Dev LLC</u>		
Owner:	<u>Nev Dev LLC (Maps 1-3) & Mason1 LLC (Maps 4-6)</u>		
Representative:	Steve Bell, Bell Land Surveying		
Site:	North side of Dillon Rd. (APN: 008-113-49 & -.56) – 80.64 acres		
Designations:	Master Plan – Urbanizing // Zoning - E-1		

Summary: The Master Plan land use designation for this area is Urbanizing, with the intent that urban densities and infrastructure be extended from the central core of the community over time. The zoning district is E-1, which allows 1-acre lots (or smaller) if adequate services are in place.

The site is located on Dillon Road and on the north side of the Sky Ridge development – which is a large neighborhood of 1-acre lots on well and septic systems. Large 1-acre developments like that are no longer allowed without community sewer or water services (and paved roads).

The applicant has submitted a series of 6 Parcel Map applications to implement the previously approved Tentative Parceling Plan to split 2 adjacent 40-acre vacant lots into 16 5-acre residential lots. The process for serial parcel maps is to do the first map of 3 small lots and a remainder, then on the remainder do 3 small lots and a new remainder, then repeat the process until all lots in the plan are completed. Because they are used for larger developments, serial parcel maps are subject to additional requirements similar to subdivisions.

According to the development code, serial parcel maps are not allowed to create lots of less than 5-acres, so the applicant has configured the plan to create 5-acre lots. In addition, new 5-acre lots must either front on a public road or have a paved road built to each new lot. Dillon Road is a paved County maintained road, so the applicant has arranged all lots to front Dillon Road and avoid the need to build a new paved road.

Road Issues

Initially, lot configuration dominated the review of the parceling plan, ultimately causing its rejection and redesign. The review of subsequent redesigned alternatives was dominated by road issues. The final approved parceling plan provides for 16 lots arranged in two rows. The south row has direct road frontage along Dillon Road. The north row of lots is provided with direct road frontage by making them “flagpole” lots where each pair of lots are configured to extend strips of lot down a shared driveway to touch on Dillon Road, with a public road easement lain on the driveway. The easement passes between a pair of south row lots that can also use the easement. This arrangement creates groups of 4 lots that each have frontage and usage of the driveway. Each driveway also lines up with the alignment of the existing roads in the Sky Ridge development so that the driveways have the future potential to directly extend those roads, and important issue during the parceling plan review.

Another major issue in the parceling plan approval, was the concern that owners would misconstrue the status of the private driveways to be public roads. Each driveway may have a road easement but will not be a road at this time. It will just be a shared driveway that is privately maintained. But it could be upgraded in the future if one or more of the four owners fronting the easement develops their property into smaller lots. To make the status of private driveway clear, each group of 4 lots will share maintenance costs through a private road maintenance agreement – a draft of which has been developed in conjunction with staff and included with the meeting packet. A recommended condition of approval will require that the final maintenance agreement for

each driveway be recorded with the maps creating the lots fronting on the driveway. In addition, the parceling plan approval also required that signage be posted on the driveway stating that it is privately maintained.

There are a number of road easements involved with this project. Dillon Road fronts the south side of the development, is a paved County-maintained road, and is in good condition. It lies within a 60' road easement on the south side of the property line that was established with the Sky Ridge development, and a 30' road easement from the original patent along the north side of the property line, giving a total width of 90-feet. The Road Supervisor has reviewed the proposal, and does not want individual lot access onto Dillon Road when the driveways are available. A parceling plan condition prohibits access onto Dillon Road, and these maps implement it. Roberson Lane runs along the west property line, lying in a 60' road easement centered on the property line, and is a privately maintained dirt road that is highly degraded in some places. It is not adequate to meet the requirements for new lots to access a publicly maintained road. A parceling plan condition prohibits access onto Roberson Lane, and these maps implement it. . The north property line has a proposed 30' access easement that provides half of a future 60' road easement in case properties to the north develop. The east property line also serves as the centerline of a 60' road easement; however the east half (off the property) is not complete along the full length. As noted above, the applicant proposes a 60' road easement between each pair of lots fronting Dillon Road that overlies the "flagpoles" to the rear pair of lots. These will be shared access driveways for groups of 4 lots that line up with the existing roads in the Sky Ridge Development. These driveways will need paved aprons onto Dillon Road. The apron and private road signage (noted above) will be needed to be installed or bonded before recording.

As required by NRS 278.378, offers to grant easements, and dedicate land to the County must be accepted or rejected along with approval of the map, and will take place with each parcel map. Staff often recommends that the lands under existing roads be dedicated along with recording the map so that the County has full ownership and authority of activities in the roadway. In this case, the existing Dillon Road is not on the property, Roberson Lane is a privately maintained road, and no new roads are proposed. Staff does NOT recommend the dedication of road lands for Dillon Road. Staff DOES recommend that Roberson Lane be "offered" for dedication but rejected by the County at this time. Staff recommends that the driveway road easements be "offered" for dedication but rejected by the County at this time. As usual, all easements that are offered would be accepted by the County. Appropriate recommended actions are included in the motions.

Development Issues

The property is a mix of different land features. Each lot has a reasonable area of generally flat and easily developable land, and this is usually near Dillon Road. The exception is that Lot 5 will be significantly encumbered by a salt pan depression near Dillon Road, which is unsuitable for home construction due to water ponding, and unsuitable for septic system operation due to clay soils. But the lot is big enough to provide a developable area away from the depression. The flagpole segments of Lots 6 and 7 will also cross the edge of the salt pan depression, and driveway construction will need to deal with it. The north row of new lots have much of their area located on sand hills. These are not high, but many have steep side-slopes. Making those areas more accessible for use will require minor grading of the steep slopes and developing these lots may be a challenge in locations where they may be pure sand.

Criteria Review:

CCC 16.04.040(C) Design Standards: Churchill County has adopted development standards, which shall be complied with in all application submittals.

The proposed development must conform to the County Development Code. Conditions of approval will address specific issues.

- **Setbacks and Easements:** New lot lines will not create setback problems for existing buildings. The existing and proposed road easements, including those provided for the driveways, will have setbacks that limit the location of buildings.
- **Lot size and width:** The E-1 zone has a 1-acre minimum lot size. The proposed lots comply with this standard. Minimum lot width is 60', with a minimum average width of 100.' The proposed lots comply.
- **Access, sewer, and water facilities:** See comments under Criterion 4, below.
- **Water rights and community development fees:** Community development fees will be due with home construction on the proposed vacant lot. The exception is that water dedication is required for new lots, unless no water rights exist on the property, in which case a payment-in-lieu is allowed. The existing lots are vacant and do not have water rights. The 16 proposed lots will have to make a payment-in-lieu of water rights fee of \$3276 per lot, paid with the parcel maps creating the lots.
- **Adjacent Property Access:** County standards require that firefighting access be provide to large tracts of land adjacent to a development. Standards also require that development not isolate lots behind the development from access. The south, east, and west edges of the property already have access easements. The development proposes another access easement along the north property line. This will provide access to the large undeveloped properties north of the project.

CCC 16.04.050(A) Conditional Development Approval: The planning director, planning commission or county commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. Conformity with the master plan.

The **Master Plan** designates the area as Urbanizing and is implemented by the existing E-1 zoning district. Most Master Plan policies are not applicable to the issue of a land division, but **Goals PSF 1 and 2** (and their associated policies) tie the use of sewer and water services to lot size, especially for lots of less than 5-acres. As noted previously, the 5-acre lot configuration was chosen to use the serial parcel map process and because community services are required for developments with smaller lots. Both **GOAL LU 2** and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2, below.

2. Compatibility with existing adjacent properties and uses.

The adjacent uses are smaller-lot residential development south and west of the property. The proposed lots will be 5-acres, and most of these lots (excluding a homesite) will be largely undeveloped. The proposal is compatible with the nearby developed areas, and with the adjacent largely vacant lands to the north and east. The 16 proposed lots will be residential, which are allowed uses under the zoning code. Very little alteration of the neighborhood character will result from the proposal other than an increase in traffic and human activity due to the additional lots being developed.

3. Protection of the public health, safety and general welfare.

The creation of 16 additional developable lot will substantially increase human activity on Dillon Road, and modestly increase human activity in the immediate vicinity, but such activity is of the same character as the existing neighborhood. The protection of public health, safety and welfare will not be affected.

4. That adequate public facilities and services are available to the development.

With the proposal, the potential development of two existing lots will become the potential development of 16 lots, thus increasing potential future traffic on adjacent roads. As described previously, due to road condition and traffic concerns, the parceling plan approval prohibited access onto Roberson Lane and Dillon Road, and these maps implement it. This means that all lots need to take access on the shared driveways they front on, then those driveways will access onto Dillon Road.

See the discussion above regarding road issues. Dillon Road is a County maintained paved road that will not be overburdened by the project traffic. Roberson Lane is inadequate to provide access to new lots, and its use is prohibited (as noted previously). New road easements are being provided for the shared driveways that are adequate for the current proposed development, but can be adequately upgraded for additional development in the future. While the driveways do not have to be paved, the parceling plan required that they be constructed to County gravel road standards, and this is carried through to these maps in the recommended conditions of approval.

There are no public sewer and water facilities on or near the site. Other public utilities (power, communication, gas) do exist in the Sky Ridge neighborhood and can serve the proposed lots. Current county practice is for road easements and property lines to include utility easements.

As previously discussed, new septic systems will be needed for each proposed lot. In certain locations, soils may pose problems for septic systems, particularly in or near the depression with the clay and alkali soils on Lots 5, 6, & 7, and also in those extremely sandy locations on all lots, but the lots are large enough to find suitable septic locations. New water wells will be needed for each proposed lot, and no obvious problems with water supply exist.

- 5. As a part of the review and analysis of the development request, findings of conformance with the goals and objectives of the code and the master plan must be made in order to recommend approval and impose conditions. The conditions imposed by the staff may be modified by the final decision-making body.**

Based on the above assessment, options for Findings are provided below.

STAFF RECOMMENDATION: APPROVAL - as provided below.

MOTION FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [**HAVE BEEN // HAVE NOT BEEN**] met for 6 parcel map applications implementing a previously approved parceling plan on APN 008-113-49 & -.56. to split the lots into 16 parcels thereby [**MEETING // NOT MEETING**] the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A), as described in the Staff Report.

For DENIAL the motion should ADD:

Specifically, the project fails to **[ADD NEEDED REASONING RELATED TO CRITERIA]**

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

- Based on the previously adopted findings made for this project, I move to recommend that the Board of County Commissioners:
 - (A) [**APPROVE // DENY**] the 6 parcel maps entitled 1st through 3rd Parcel Map for Nev Dev LLC, and 4th through 6th Parcel Map for Mason1 LLC to divide APNs 008-113-49 & -.56 into 16 parcels.
[For **APPROVAL add**] This approval is subject to conditions, as listed in the Staff Report.
 - (B) ACCEPT the offer to grant easements identified on the map.
 - (C) REJECT all offers to dedicate lands and improvements at this time

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) Changes shall be made for compliance with Churchill County Code and the parceling plan conditions of approval, including but not limited to:
 - a) Corrections for clarification and typographic errors
 - b) Adding additional Note 2 references (regarding road maintenance agreements) on all road easements for the private driveways.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Corrections for clarification and typographic errors
- 3) The shared driveways serving each group of 4 lots shall include the following:
 - a) Paved aprons meeting Road Dept. standards shall be provided for each driveway at its intersection with Dillon Road.
 - b) Shared driveways shall be constructed to County gravel road standards.
 - c) Each driveway shall be provided with signage near Dillon Road to state "Privately maintained driveway"
 - d) Improvements for each shared driveway shall be completed or bonded before recording the maps that create the lots fronting the shared driveway.
- 4) A road maintenance agreement acceptable to the Public Works Director shall be recorded along with the maps creating the parcels using the driveway.

EACH GROUP OF 4 LOTS WILL GET ONE OF THESE AGREEMENTS ON THEIR SHARED DRIVEWAY

PRIVATE ROAD MAINTENANCE AGREEMENT

Churchill County, Nevada

The conditions, terms and covenants expressed in this document shall run with the land for each parcel listed in Exhibit A and shall bind current and successor owners.

1. AGREEMENT PURPOSES

The undersigned acknowledge that the purposes of this agreement are: (a) to acknowledge that the easement serving the benefiting properties is a public access and utility easement with a driveway that is privately maintained, (b) to provide a mechanism for maintenance of the private driveway, and (c) to provide terms for sharing road maintenance costs in the event of future development of the benefiting properties.

2. BENEFITING PROPERTIES

The properties served by and benefiting from use of the private driveway, are each described in Exhibit A attached and made a part hereof. Management of road maintenance activities shall be determined by majority vote by owners of the benefiting properties. Each of the benefiting properties is provided with one vote and one share of road maintenance costs. In the event of a benefiting property being further divided, the new parcels shall also be subject to this maintenance agreement and shall become benefiting properties, and costs shall be reapportioned equally among all benefiting properties. In the event of a benefiting property or subsequently divided property being developed for non-residential use, a proportionate share of future cost responsibility and voting privileges shall be determined by vote of the current benefiting property owners and assigned to the non-residential use based on the traffic generated.

3. COST OF ROAD MAINTENANCE

All costs associated with maintenance of the private driveway shall be apportioned to each benefiting property as described above.

Owners of benefiting properties shall determine by vote the rules and methods for the management of maintenance activities and handling of funds, as needed. Owners of benefiting properties shall appoint one of the owners to oversee maintenance and repair of the private driveway. That owner will arrange on behalf of all owners all private road maintenance. The actual cost of the maintenance shall be billed no less frequently than once each year.

Potential road maintenance shall include but not be limited to snow plowing, grading, adding gravel, maintaining drainage ditches and stormwater detention basins, repair and patching of the road surface, replacement of road signs, street lighting and related power bills, and any necessary insurance coverage for the private road.

When damage to the road is caused by, or on behalf of, or in the service of an individual owner of a benefiting property, that owner shall be responsible for the full cost of repair of said damage. Disputes shall be resolved by majority vote of the benefiting property owners.

4. USE OF PRIVATE ROAD

Each owner of a benefiting property shall have use of the private driveway without any form of interference or obstruction resulting from actions of any other benefiting parcel owner. Each owner of a benefiting property may further develop their property as allowed under County law, subject to the provisions this agreement.

5. ENFORCEMENTS OF THIS AGREEMENT

Any owner(s) of a benefiting property has the right to commence an action against any other benefiting parcel owner(s) who may be in violation of this agreement.

The conditions, terms and covenants contained in this Agreement shall be binding on the undersigned benefiting parcel owners and their successors or assigns in title.

6. COUNTY DISCLAIMER

It is understood and agreed that Churchill County, the Churchill County Road Department and its officers and agents shall not be liable or responsible in any manner for the maintenance or improvement of the private driveway, nor are they liable or responsible for any cause of action, claim, damages or demand of any kind or character arising out of or by reason of the activities or improvements involving the private driveway.

7. INVALIDITY

Should any provision of this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected, and each term and condition shall be valid and enforceable to the extent permitted by law.

8. TERM

This Agreement shall be perpetual and shall encumber and run with the land as long as the road remains private.

EXHIBIT A

[Owner(s) Name]

Parcel XXXXX of Parcel Map for XXXXXXXXXXXXXXXX, Document XXXXX Churchill County Records.

APN XXX-YYY-ZZ

ADD NOTARY BLOCK

[Owner(s) Name]

Parcel XXXXX of Parcel Map for XXXXXXXXXXXXXXXX, Document XXXXX Churchill County Records.

APN XXX-YYY-ZZ

ADD NOTARY BLOCK

[Owner(s) Name]

Parcel XXXXX of Parcel Map for XXXXXXXXXXXXXXXX, Document XXXXX Churchill County Records.

APN XXX-YYY-ZZ

ADD NOTARY BLOCK

[Owner(s) Name]

Parcel XXXXX of Parcel Map for XXXXXXXXXXXXXXXX, Document XXXXX Churchill County Records.

APN XXX-YYY-ZZ

ADD NOTARY BLOCK



Churchill County Agenda Report

Item 3.

Date Submitted: July 16, 2021

Agenda Item #: Appointments -
8:25 AM

Meeting Date Requested: August 5,
2021

To: Board of County Commissioners
From: Zip Upham, Chairman, Fallon Festival Association, Inc.
Subject Title: Consideration and possible action re: Application for funding in the amount of \$10,000 for the 2021 Fallon Cantaloupe Festival & Country Fair

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve funding for the Fallon Cantaloupe Festival & Country Fair in the amount of \$10,000 for Fiscal Year 2022.

Discussion: A copy of the Application for funding submitted by the Fallon Festival Association, Inc. in the amount of \$10,000 to support the Cantaloupe Festival & Country Fair in FY22 is provided. The Cantaloupe Festival & Country Fair is being held August 27 - 29, 2021 and is an annual reoccurring event. This festival has been a part of Churchill County for the past 36 years (with last year being cancelled due to the pandemic). It is a tradition for many and also helps promote tourism by attracting people from outside the area.

This application has been reviewed by the County Manager for completion of required materials and the criteria appropriate to warrant county funding (such as: non-profit status, funding sources, community benefit, etc.). The application submitted by the Fallon Festival Association, Inc. indicates a requested amount of \$10,000 in support funding from the county, which is the same funding level the county has provided in the past.

Alternatives: This request is for \$10,000. The board may determine to grant more or less funding than what is being sought. The FY22 budget was approved with \$10,000 for continued support of the Cantaloupe Festival & Country Fair.

Fiscal Impact: \$10,000

Explanation of Impact: As the county has a longstanding history of supporting this event, our FY22 budget included support for the Cantaloupe Festival & Country Fair in the amount of \$10,000, so there are adequate resources budgeted to continue supporting this event.

Funding Source: Community Support/Fair Committee Expenses (100-401-55710).

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Churchill County Agenda Report

Prepared By: Julie Guerrero, Executive Assistant

Reviewed By:

Jim R. Barbee, County Manager

Date: July 27, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None Aye: 0
2) None Nay: 0

(Vote Recorded By)

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*Application for Funding from Churchill County
to Support a Community Event or Program*



All applications must be completed and submitted to the Churchill County Manager's Office at 155 N. Taylor Street, Suite 153, Fallon, NV 89406. Applications will be reviewed and evaluated by a committee, and subsequently reviewed for final determination during a public meeting by the Board of Churchill County Commissioners. If you have any questions regarding this application or process, please contact the County Manager's Office at (775) 423-5136.

Churchill County has limited funds available to support community projects/programs during any one fiscal year. Projects are approved by the Board of County Commissioners and are subject to annual approval.



*Application for Funding from
Churchill County to Support a Community Event or Program*

ORGANIZATION INFORMATION

Name of Organization (or Company): Fallon Festival Association, Inc.
Chief Executive Officer: Zip Upham
Mailing & Web Address: PO Box 1202 falloncantaloupefestival.com
City: Fallon State: NV Zip: 89406 Tel & E-mail: 775-427-1477 zipupham@gmail.com
How long organized (or in business): 36 years Tax I.D. #: 27-1811685
Purpose of Organization: To create premier event promoting the Churchill County/Fallon area.
Total Annual Budget: \$173,627.00
Is the organization a Non-Profit Business (501c3 Designation)? 501 (c) (4)

PROJECT / EVENT DETAILS

Project/Event Title: Fallon Cantaloupe Festival & Country Fair
Date of Event: 8.27.2021 - 8.29.2021 Is this an annual/reoccurring event: Yes
Project Director: Zip Upham Tel & E-mail: 775-427-1477 zipupham@gmail.com
Mailing Address: PO Box 1202, Fallon NV 89407
Location of Project/Event or Target Markets: Churchill County Fairgrounds - Targeting Northern NV
Estimated # of participants: 14,000+
Does the event allow for public access by County residents? Yes
What cost (if any) for admission? General Admission Tickets - \$2.00-\$12.00
Summarize the objectives of this project/event? (attach additional sheet if necessary) Attached Separate

What are the long term goals of this project? Attached Separate

Total estimated cost of project: \$173,627.00

Funds requested from Churchill County: \$10,000.00

List the amount of funding assistance from the *County or CC Communications* over the past five years: 2016/2017-County-\$10,000;CCComm-\$20,000;2018-County-\$10,000;CCComm-\$20,000;2019-County-\$10,000;CCComm-\$20,000

Total funds collected (or estimated) from other sources: Sponsors/Grants:\$40,000;Admissions/Other-\$60,000

How long do you anticipate funding will be needed to support this program/event and will it be self-supporting? The Festival & Fair requires continuous sponsor/grant funding to continue operations

EXPENSES: Please itemize all expenses including, items on which community support funds will be expended. List amounts paid to administrators/coordinator/consultants.

- Attached Separate •
- •
- •
- •

REVENUE: Please itemize all revenue including requested community support monies.

Specifically list revenues raised by the organization.

- Attached Separate •
- •
- •
- •

COMMUNITY BENEFITS:

Please describe the benefits of this program/event to the residents of this community. Include any additional information you feel is important for the Commissioners to consider

The Fallon Cantaloupe Festival & Country Fair is a well-known event in Northern Nevada.

The event brings in large amount of out of town guests every year to our community, creating a positive image of Fallon and providing opportunities for boosts in the local economy, as tourists visit local businesses and stay in local hotels during the weekend. The Festival brings a low cost entertainment option to Churchill County, with many activities and educational booths focused on promoting local charities and other non-profits, as well as expanding knowledge of our region's agriculture importance and history.

Signature of Project Director: Michelle Gabiola-Rogers Date: 7.1.21

Application for Funding from Churchill County to Support a Community Event of Program

Project Title: Fallon Cantaloupe Festival & Country Fair

Supplemental Sheets

Summarize the objectives of this project/event:

The Fallon Festival Association's mission is to create a premier event for the entire family promoting the Fallon area, celebrating our agricultural past and present, showcasing local talent, and supporting Nevada business.

Additional objectives are to expand our program of activities as well as opportunities for local charities and Non-profit organizations to showcase their projects and raise funds for operation. The Fallon Festival Association continually adjusts aspects of the event to create a fun, family activity-oriented event in rural Northern Nevada.

Our additional objectives are to constantly create, expand, and promote a quality event that commemorates the history of Churchill County and the famed Hearts of Gold cantaloupe variety. The committee is also working toward maintaining financial stability so that we may continue business throughout the year and be in a position to secure activities as needed for all future events.

What are the long-term goals of this project?

The long-term goals of the Fallon Cantaloupe Festival & Country Fair's organizing committee are to:

- Brand Churchill County/Fallon as an appealing tourist destination.
- Increase tourism in the area by marketing the Cantaloupe Festival & Country Fair as a worthwhile event, maintaining a consistent out-of-town to local guest participation rate.
- Include as many community members and organizations to facilitate a county-wide celebration that positively affects the local economy.
- Grow the amount of agricultural and educational exhibits, fostering a family centered, wholesome, and learning community experience.

2021 Estimated Expenses and Revenue

Fallon Cantaloupe Festival & Country Fair- 2021 Event Budget			
Expenses	2021 Budgeted	Revenue	2021 Budgeted
Advertising/Marketing	\$17,000.00	Admissions	\$85,627.00
Banking Service Fees	\$2,000.00	CarnivalCommission	\$3,000.00
Business Expenses	\$200.00	Vendors	\$18,000.00
Facilities and Equipment	\$16,300.00	Public Support	\$65,000.00
Insurance	\$2,400.00	Misc. Rev.	\$2,000.00
Legal and Professional Fees & Consulting	\$18,000.00		
Operations	\$2,200.00		
Other Types of Expenses	\$200.00		
Payroll Expenses	\$0.00		
Program Activities	\$65,300.00		
2021 Start-up Funds	\$50,027.00		
Capital Improvements Fund	\$0.00		
TOTAL:	\$173,627.00	TOTAL:	\$173,627.00



Churchill County Agenda Report

Item 4.

Date Submitted: July 26, 2021

Agenda Item #: Letters Received - A

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners

From: Shannon Ernst, Social Services Director

Subject Title: Consideration and possible action re: William N. Pennington Life Center's Menu, Cooking Demonstrations, and Painting Classes for August 2021.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: N/A

Discussion: The Menu, Cooking Demonstrations flyer, and Painting Classes for the William N. Pennington Life Center are provided for the month of August 2021 for the information of the board and public.

Alternatives: N/A


Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A


Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Reviewed By:



Jim R. Barbee, County Manager

Date: July 27, 2021



Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

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Churchill County Agenda Report

Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

- 1) None Aye: 0
- 2) None Nay: 0

(Vote Recorded By)

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Monday	Tuesday	Wednesday	Thursday	Friday
2 Sweet n Sour Meatballs Rice Peas Fruit	3 Spaghetti w/ Meat Sauce Zucchini Garlic stick Fruit	4 Roast Chicken Baked Beans Mixed Veggie Fruit	5 Beef Taco w/ Fixins Red beans Fruit	6 Italian Sandwich Pasta Salad Fruit Cookie Bar
9 BBQ Chicken Breast Au Gratin Potatoes Mix Veggie Fruit	10 Tater Tot Casserole Peas & Carrots Roll Fruit	11  Chicken Fried Steak Potato & Gravy Green Beans Fruit Birthday Cake	12 Hearty Potato Soup Ham Sandwich Fruit cup Pudding	13 Chicken strips Fries Broccoli Salad Brownie
16 Beef patty w/ Potato & Gravy Diced Carrots Fruit	17 Chicken Egg Roll Fried rice Veggie Medley Fruit	18 Honey Garlic Chicken Roasted Potato Broccoli Fruit	19 Lasagna Casserole Green Beans Garlic Stick Fruit	20 Pulled Pork Baked Beans Cole Slaw Roll Fruit
23 Chicken Fried Chicken w/ Potato & Country Gravy Mixed Veggie Fruit	24 Beef Stir Fry w/ Noodles Spring roll Fruit Crisp	25 Chicken Enchilada Casserole Green Beans Cornbread Fruit	26 Cheesy Ham Bake Potato Veggie Blend Roll Fruit	27 Chicken Salad Sandwich Chips Tomato & Cucumber Salad Fruit
30 Grilled Sausage w/ Peppers & Onions Rice w/ Mixed Veggie Fruit	31 Hot Turkey Sandwich w/ Potato & Gravy Carrots Fruit			

Lunch Served 11:30 a.m. – 12:30 p.m. Meals and Wheels Delivered as Scheduled
Substitutions may be necessary due to shipping shortages, weather, other issues etc.

Age 60 and over: \$3.00 Suggested Donation (under age 60: \$6.00)

Cooking Demonstrations

Join local Chef Chase Johnson on a 3-week food tour series, accompanying the Virtual History presented by the Churchill County Library

Tuesdays: August 10, 17, & 24

Demo begins at 2:00 p.m.

In the Pennington Life Center Recreation Room

.....
August Virtual History Course:

Greece

Wednesdays: August 11, 18, & 23

In the Pennington Life Center Recreation Room

Brought to you by the Churchill County Parks and Recreation and Social Services Departments



WILLIAM N. PENNINGTON
LIFE CENTER

Cooking Demonstrations

Join local Chef Chase Johnson on a 3-week food tour series, accompanying the Virtual History presented by the Churchill County Library

Tuesdays: August 10, 17, & 24

Demo begins at 2:00 p.m.

In the Pennington Life Center Recreation Room

.....
August Virtual History Course:

Greece

Wednesdays: August 11, 18, & 23

In the Pennington Life Center Recreation Room

Brought to you by the Churchill County Parks and Recreation and Social Services Departments



WILLIAM N. PENNINGTON
LIFE CENTER

A Way of Seeing

Imagination | Creativity | Collaboration

Join local artist Patricia Sammons in an exploration of art and discover the joy of creativity.

**Classes will be held on Mondays
beginning August 23rd from 1-3 p.m.
At the Pennington Life Center**

All levels of artists are encouraged to participate!

Suggested Donation of \$1 for those over age 60
Suggested donation of \$5 for those under age 60

Brought to you by the Churchill County Parks and Recreation and Social Services Departments



WILLIAM N. PENNINGTON
LIFE CENTER



Churchill County Agenda Report

Item 5.

Date Submitted: July 26, 2021

Agenda Item #: Letters Received -
B

Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners
From: Nevada Division of Environmental Protection (NDEP)
Subject Title: Consideration and possible action re: Nevada Division of Environmental Protection's notice of a public workshop to solicit comments on Proposed Amendments to Nevada Administrative Code Chapter 445B - Air Pollution.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: None; informational only.

Discussion: The Nevada Division of Environmental Protection (NDEP) provides notice of a public workshop to solicit comments on Proposed Amendments to Nevada Administrative Code (NAC) Chapter 445B - Air Pollution. The workshop will be held in Carson City on July 28, 2021 from 1:300 PM to 4:00 PM, with video conferencing from Las Vegas.

NDEP is proposing to amend NAC 445B.22097 relative to emissions standards for certain new motor vehicles offered for sale in Nevada. The proposed regulation adopts, by reference, the California Low Emission Vehicle Standards and Zero Emissions Vehicle Program. The workshop has been scheduled to solicit comments from persons interested in the amendments. If adopted, this regulation may be submitted to the USEPA as a revision to the Nevada State Implementation Plan.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Pamela D. Moore, Deputy Clerk to the Board

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Churchill County Agenda Report


Item 5.

Reviewed By:




 Jim R. Barbee, County Manager

Date: July 27, 2021



 Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021



 Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion:

- | | |
|---------|---------------|
| 1) None | Aye: 0 |
| 2) None | Nay: 0 |



(Vote Recorded By)

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Notice of Workshop to Solicit Comments on Proposed Amendments to Nevada Administrative Code Chapter 445B – Air Pollution

The Nevada Division of Environmental Protection (NDEP) is proposing a regulation that will adopt new emissions standards for certain new motor vehicles offered for sale in Nevada. The proposed regulation adopts by reference the California Low Emission Vehicle standards and Zero Emissions Vehicle Program. The following workshop has been scheduled to solicit comments from persons interested in the amendments, which are described below. If adopted, this regulation may be submitted to the USEPA as a revision to the Nevada State Implementation Plan. The workshop agenda is on the reverse side of this announcement.

RECEIVED

JUL 19 2021

CHURCHILL COUNTY
COMMISSIONERS

**July 28, 2021
1:30 PM to 4:00 PM**

<p>Tahoe Conference Room 2nd Floor 901 S. Stewart Street CARSON CITY</p>	<p>Video Conference to NDEP Red Rock Conference Room 375 E. Warm Springs Rd., Ste. 200 LAS VEGAS</p>
<p>Great Basin Conference Room (overflow seating if needed) 4th Floor</p>	<p>Weblink to Workshop: https://call.lifesizecloud.com/9956724 Phone: +1 (877) 422-8614 Conference ID: 9956724#</p>

Permanent Regulation R093-20: The amendments proposed here to the Nevada Administrative Code (NAC) Chapter 445B adopt by reference:

- 1) The California Low Emission Vehicle (LEV) standards for exhaust emissions and fuel evaporative emissions of criteria pollutants and greenhouse gases from mobile internal combustion engines found in new passenger cars, light-duty trucks, medium-duty vehicles, and medium-duty passenger vehicles produced and delivered for sale in Nevada starting with model year 2025 vehicles.
- 2) The California Zero Emission Vehicle (ZEV) program, starting with sales of model year 2025 vehicles. The ZEV program requires that automobile manufacturers earn a specified percentage of credits that are related to the production and delivery for sale of new passenger cars and light-duty trucks in the state that are zero emission vehicles.

The proposed amendments and related materials are available on the NDEP website at: <https://ndep.nv.gov/posts/category/air>. A copy of materials relating to the proposed regulations may also be obtained at the workshop or from Sig Jaunarajs at NDEP, 901 S. Stewart Street, Suite 4001, Carson City, NV 89701; (775) 687-9392; or e-mail sjaunara@ndep.nv.gov. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Sig Jaunarajs no later than 3 working days before the workshop.



**Public Workshop to Solicit Comments on Proposed
Amendments to Nevada Administrative Code Chapter 445B – Air
Pollution**

**July 28, 2021
1:30 PM to 4:00 PM**

<p>Tahoe Conference Room 2nd Floor 901 S. Stewart Street CARSON CITY</p>	<p>Video Conference to NDEP Red Rock Conference Room 375 E. Warm Springs Rd., Ste. 200 LAS VEGAS</p>
<p>Great Basin Conference Room (overflow seating if needed) 4th Floor</p>	<p>Weblink to Workshop: https://call.lifesizecloud.com/9956724 Phone: +1 (877) 422-8614 Conference ID: 9956724#</p>

AGENDA

(No action items)

1. Welcome, introductions.
2. Review of agenda; regulation adoption timeline.
3. Presentation of proposed regulation R093-20: Proposed amendment of NAC 445B that will adopt by reference certain emissions standards of the State of California; the California Low Emission Vehicle (LEV) standards and the California Zero Emission Vehicle (ZEV) program.
4. Public comments and questions on proposed regulation R093-20.*
5. Adjourn

* Public comment may be limited to three minutes per person at the discretion of the chairperson. The chair reserves the right to dispense with repetitive comments on a given topic.

The proposed amendments and related materials are available on the NDEP website at: <https://ndep.nv.gov/posts/category/air>. A copy of materials relating to the proposed regulations may also be obtained at the workshop or from Sig Jaunara at NDEP, 901 S. Stewart Street, Suite 4001, Carson City, NV 89701; (775) 687-9392; or e-mail sjaunara@ndep.nv.gov. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Sig Jaunara no later than 3 working days before the workshop.

This notice has been posted on the official State website, the Nevada Legislature website and the NDEP website, at the NDEP offices in Carson City and Las Vegas, at the State Library in Carson City and at County libraries throughout Nevada.



Churchill County Agenda Report

Item 6.

Date Submitted: July 26, 2021

Agenda Item #: Letters Received - C

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Tallon Rauch, Transportation Planner Analyst, Nevada Department of Transportation
Subject Title: Consideration and possible action re: Introduction of Tallon Rauch as the Transportation Planner Analyst for the Nevada Department of Transportation.

Type of Action Requested:

Does this action require a Business Impact Statement? No

Recommend Board Action: None; informational only.

Discussion: Tallon Rauch, from the Nevada Department of Transportation, writes to introduce himself as the Transportation Planner Analyst. He joins Guinevere Hobdy in temporarily taking on the responsibility as the Rural Counties Liaison. Lee Bonner was the previous point of contact at NDOT but has retired from the State of Nevada. NDOT is currently looking for a qualified person to fill his position. However, in the meantime, Mr. Rauch will be the main point of contact.

Mr. Rauch writes that Churchill County has NDOT's full support for transportation needs. As part of this commitment, NDOT is embarking on some new changes to the County Consultation Program. These changes will include new goals, tools, and approach to planning for Churchill County's needs, education of their One Nevada Program, and new meeting platforms. To build this new program, NDOT will be pausing the County Tours for 2021. The workshops will be held in the fall/winter of 2021 and again in the spring of 2022, at which time NDOT will collaborate with Churchill County on the county's short and long range transportation needs.

In the interim, questions, concerns, or needs can be sent to Tallon Rauch at: trauch@dot.nv.gov or by telephone at 775-434-4548. Guinevere Hobdy can be reached by email at: ghobdy@dot.nv.gov or via telephone at 775-430-3868.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A


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Churchill County Agenda Report


Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Reviewed By:




Jim R. Barbee, County Manager

Date: July 27, 2021



Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021



Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None		Aye: 0
2) None		Nay: 0



(Vote Recorded By)

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STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

RECEIVED

JUL 12 2021

CHURCHILL COUNTY
COMMISSIONERS

Item 6.

KRISTINA L. SWALLOW, P.E., Director

In Reply Refer to:

Pete Olsen
Chairman
Churchill County Commission
155 N Taylor Street Suite 110
Fallon, NV 89406

Dear Chairman Olsen,

I hope this letter finds you well. My name is Tallon Rauch and in March of this year I began work at the Nevada Department of Transportation as a Transportation Planner Analyst. I join Guinevere Hobby in temporarily taking on the responsibility as the Rural Counties liaison. As you know, Lee Bonner was the previous point of contact at NDOT with issues concerning Rural Counties and Tribes. I would like to inform you that as of June, Lee has retired from the State of Nevada.

I am excited to say that we are currently looking for a qualified person to fill his position, however in the meantime I will be your main point of contact. As I continue to learn and fill into my position, I would like to emphasize that you still have our full support in your transportation needs. I believe the first step in having an outstanding working relationship is good communication and I intend to make sure that our communication system is both positive and consistent.

As part of our commitment to this relationship, I would like to share we are embarking on some new changes to the County consultation program. These changes will include new goals, tools, and approach to planning for your needs, education of our One Nevada program and new meeting platforms. To build this new program that will benefit your communities we will be pausing the County Tours for 2021. The workshops will be held in the fall/winter of 2021 and again in spring of 2022 at which time we will collaborate with you on your short and long range transportation needs. In the interim should you have immediate concerns, questions, or needs please contact us so we can assist with those timely.

You can email me anytime at trauch@dot.nv.gov or give me a call on my cell phone at 775-434-4548. My supervisor, Guinevere, can be reached at ghobdy@dot.nv.gov, as well as on her cell phone, where she can be contacted at 775-430-3868.

I look forward to speaking with, working with, and supporting you.

Sincerely,



Tallon Rauch
Transportation Planner Analyst – Aviation, Rural Counties & Tribes
trauch@dot.nv.gov
w. 775-888-7123
m. 775-434-4548



Churchill County Agenda Report

Item 7.

Date Submitted: July 27, 2021

Agenda Item #: Letters Received -
D

Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners
From: Aimee Keys, Chief, Bureau of Mining Regulation and Reclamation
Subject Title: Consideration and possible action re: Nevada Division of Environmental Protection's notification of its decision to issue a renewed Water Pollution Control Permit to Don Jung/New Pass Mine (permittee) authorizing the operation of approved mining facilities in Churchill and Lander Counties, Nevada.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: None; informational only.

Discussion: The Nevada Division of Environmental Protection (NDEP) provides notice of its decision to issue a renewed Water Pollution Control Permit NEV0093114 to Don Jung/New Pass Mine (permittee). This permit authorizes the operation of approved mining facilities in Churchill and Lander Counties, Nevada. The Division has been provided with sufficient information, in accordance with Nevada Administrative Code (NAC) 445A.350 through 445A.447, to assure that the waters of the state will not be degraded by this operation and that public safety and health will be protected.

The Permit will become effective August 22, 2021. The final determination of the Administrator may be appealed to the State Environmental Commission pursuant to Nevada Revised Statute (NRS) 445A.605 and NAC 445A.407. All requests for appeals must be filed by 5:00 PM, August 2, 2021, on Form 3, with the State Environmental Commission, 901 South Stewart Street, Suite 4001, Carson City, Nevada 89701-5249.

No comments were received during the public comment period.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

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Churchill County Agenda Report

Item 7.

Prepared By: Renae Paholke, Deputy Clerk

Reviewed By:

Jim R. Barbee, County Manager

Date: July 27, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None	_____	Aye: 0
2) None	_____	Nay: 0

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



NEVADA DIVISION OF
**ENVIRONMENTAL
 PROTECTION**

STATE OF NEVADA Item 7.

Department of Conservation & Natural Resources

Steve Sisolak, Governor
 Bradley Crowell, Director
 Greg Lovato, Administrator

23 July 2021

NOTICE OF DECISION

**WATER POLLUTION CONTROL PERMIT
 NUMBER NEV0093114**

**Don Jung/New Pass Mine
 New Pass Mine**

RECEIVED

JUL 26 2021

CHURCHILL COUNTY
 COMMISSIONERS

The Administrator of the Nevada Division of Environmental Protection (the Division) has decided to issue renewed Water Pollution Control Permit NEV0093114 to Don Jung/New Pass Mine (Permittee). This Permit authorizes the operation of approved mining facilities in Churchill and Lander Counties, Nevada. The Division has been provided with sufficient information, in accordance with Nevada Administrative Code (NAC) 445A.350 through 445A.447, to assure that the waters of the State will not be degraded by this operation, and that public safety and health will be protected.

The Permit will become effective 22 August 2021. The final determination of the Administrator may be appealed to the State Environmental Commission pursuant to Nevada Revised Statute (NRS) 445A.605 and NAC 445A.407. All requests for appeals must be filed by 5:00 PM, 2 August 2021, on Form 3, with the State Environmental Commission, 901 South Stewart Street, Suite 4001, Carson City, Nevada 89701-5249. For more information, contact Lisa A. Kreskey at lkreskey@ndep.nv.gov (775) 687-9415 or visit the Division public notice website at <https://ndep.nv.gov/posts>.

No comments were received during the public comment period.

STATE OF NEVADA
 Department of Conservation and Natural Resources
 Division of Environmental Protection
 Bureau of Mining Regulation and Reclamation
Water Pollution Control Permit

Permittee: **Donald E. Jung**
New Pass Mine
2271 Enterprise Road
Reno, Nevada 89521

Permit Number: **NEV0093114**
 Review Type/Year Revision: **Renewal 2021, Revision 00**

Pursuant to Nevada Revised Statutes (NRS) 445A.300 through 445A.730, inclusive, and regulations promulgated thereunder by the State Environmental Commission and implemented by the Division of Environmental Protection (the Division), this Permit authorizes the Permittee to construct, operate, and close the **New Pass Mining Project**, in accordance with the limitations, requirements and other conditions set forth in this Permit. The Permittee is authorized to process, by gravity separation methods without the use of chemicals, up to **1,000 tons** of ore per year.

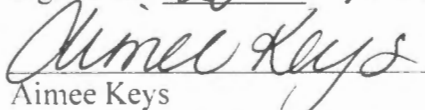
The facility is located in Lander and Churchill Counties, on private and public land within portions of Sections 9, 10, 15 and 16, Township 20 North, Range 40 East, Mount Diablo Baseline and Meridian, approximately 27 miles northwest of the town of Austin, Nevada.

The Permittee must comply with all terms and conditions of this Permit and all applicable statutes and regulation.

This Permit is based on the assumption that the information submitted in the application of 16 August 1993, as modified by subsequent approved amendments, is accurate and that the facility has been constructed and is being operated as specified in the application. The Permittee must inform the Division of any deviation from or changes in the information in the application, which may affect the Permittee's ability to comply with applicable regulations or Permit conditions.

This Permit is effective as of **22 August 2021**, and shall remain in effect until **20 August 2026**, unless modified, suspended, or revoked.

Signed this 20th day of **July 2021**.


 Aimee Keys
 Chief, Bureau of Mining Regulation and Reclamation

I. Specific Facility Conditions and Limitations

A. In accordance with operating plans and facility design plans reviewed and approved by the Division the Permittee shall:

1. Construct, operate, and close the facility in accordance with those plans;
2. Contain within the fluid management system all process fluids including all meteoric waters which enter the system as a result of the 25-year, 24-hour storm event; and
3. Not release or discharge any process or non-process contaminants from the fluid management system

B. Permit Schedule of Compliance:

1. By **22 October 2021**, identify and label all drums on the property and ensure any with chemicals are stored on secondary containment.
2. By **22 February 2022**, remove all petroleum-contaminated soil from the property and dispose of it with a facility permitted to receive it. Copies of disposal receipts are required by the due date.

The schedule of compliance items above are not considered completed until approved in writing by the Division.

C. The fluid management system covered by this Permit consists of the following process components:

1. The gravity mill, mill building, and all tanks, basins, sumps, pumps, and piping necessary to interconnect the components within the building; and
2. The unlined tailings storage facilities identified as '1st Tails Pond' and '2nd Tails Pond' and all transfer pipelines, valves, and pumps used in conveyance, control or detection of process fluids between the process components.

D. Monitoring Requirements

<u>Identification</u>	<u>Parameter</u>	<u>Frequency</u>
1. Water Supply Well (WS)	Profile I ⁽¹⁾	Annually
2. <u>Process Materials</u> Tailings solids (TS)	MWMP-Profile I ^(1,2) and ANP/AGP ^(3,4)	Semi-annually (2 nd and 4 th quarters), when generated
3. <u>Mined Materials</u> Waste rock (WR)	MWMP-Profile I ^(1,2) and ANP/AGP ^(3,4)	Semi-annually (2 nd and 4 th quarters), when generated

The Permittee may request a reduction of the monitoring frequency after four quarters of complete monitoring based on justification other than cost. Such reductions may be considered modifications to the Permit and require payment of modification fees.

Abbreviations:

ANP/AGP = Acid Neutralizing Potential : Acid Generation Potential ratio; ASTM = American Society for Testing and Materials; CaCO₃ = calcium carbonate; mg/L = milligrams per liter; MWMP = Meteoric Water Mobility Procedure; μS/cm = micro-Siemens per centimeter; NAC = Nevada Administrative Code; NDEP = Nevada Division of Environmental Protection; N = nitrogen; PCS = petroleum-contaminated soil; SU = standard units;

Footnotes:

(1) Profile I:

Alkalinity (as CaCO ₃) Bicarbonate Total	Cadmium	Magnesium	Silver
	Calcium	Manganese	Sodium
	Chloride	Mercury	Sulfate
Aluminum	Chromium	Nitrate + Nitrite (as N)	Thallium
Antimony	Copper	Nitrogen, Total (as N)	Total Dissolved Solids
Arsenic	Fluoride	pH (+ 0.1 SU) ⁽⁶⁾	Zinc
Barium	Iron	Potassium	-
Beryllium	Lead	Selenium	-

- (2) The Meteoric Water Mobility Procedure (MWMP) shall be performed by a Nevada-approved laboratory, in accordance with ASTM Method E 2242 (or the most current method).
- (3) When static testing⁽⁴⁾ characterization of Mined Materials shows the potential for acid generation as set forth in the current version of the Division guidance document “Waste Rock, Overburden, and Ore Evaluation,” the Permittee shall, as applicable, notify the Division in writing and initiate kinetic testing⁽⁵⁾ within 10 days.
- If the kinetic test⁽⁵⁾ results indicate acid generation conditions exist, the Permittee shall submit in writing, within 30 days, the methods proposed for providing containment of these materials and the anticipated impact this acid generation potential may have on final stabilization of all components affected as defined in Nevada Administrative Code (NAC) 445A.359.
- (4) Acid Neutralizing Potential/Acid Generating Potential (ANP/AGP, also known as static testing or acid-base accounting) shall be performed by a Nevada-certified laboratory, using a LECO-type analysis, with full sulfur speciation, in accordance with the most recently updated Nevada Modified Sobek Procedure (see the Division website).
- (5) Kinetic testing (humidity cell testing) shall be performed by a Nevada-approved laboratory, in accordance with ASTM Method D 5744-07 Option ‘A’ (or the most current approved method); tests shall be run for a minimum of 20 weeks and for a longer duration if warranted or recommended by the analytical laboratory or required by the Division; samples shall be collected weekly (all weeks) and

measurements shall be recorded for redox potential, pH, specific conductance ($\mu\text{S}/\text{cm}$), acidity and/or alkalinity (as deemed appropriate by the laboratory), sulfate, iron (total, plus ferric and ferrous speciation if total iron > 0.6 mg/L and pH < 5 SU), and dissolved calcium and magnesium; weekly filtered extracts per the method will be digested and analyzed for total recoverable concentrations during week 0, 1, 2, 4, 8, 12, 16, and 20; 4-week extracts thereafter (i.e., week 24, 28, 32, etc.) shall be analyzed by a Nevada-certified analytical laboratory for Profile I⁽¹⁾ parameters, and specific conductance ($\mu\text{S}/\text{cm}$) and acidity and/or alkalinity shall be recorded as recommended by the analytical laboratory; final results reported shall include initial and final static test results⁽⁴⁾, a Profile I⁽¹⁾ analysis of the final leachate, all kinetic test results above, and any additional analyses required by the Division.

(6) All sample analyses resulting in a pH value less than or equal to 5.0 SU shall also be analyzed for acidity (mg/L, as CaCO_3 equivalent).

E. Semi-annual and annual monitoring reports and release reporting shall be in accordance with Part II.B.

F. All sampling and analytical accuracy shall be in accordance with Part II.E.

G. Permit Limitations

1. The use of any chemical or flocculant in the beneficiation process is prohibited without prior written approval from the Division.

Exceedances of these limitations may be Permit violations and shall be reported as specified in Part II.B.4.

H. The facility shall maintain an automated or a manual calibrated rain gauge, which shall be monitored at least daily to record precipitation (inches of water) every day that the site is manned. A written and/or electronic record of daily accumulations of precipitation shall be maintained on site.

I. The Permittee shall inspect all control devices, systems, and facilities weekly and during (when possible) and after major storm events. These inspections are performed to detect evidence of:

1. Deterioration, malfunction, or improper operation of control or monitoring systems;
2. Sudden changes in the data from any monitoring device;
3. The presence of liquids in leak detection systems; and
4. Severe erosion or other signs of deterioration in dikes, diversions, closure covers, or other containment devices.

J. Prior to initiating permanent closure activities at the facility, or at any process component or other source within the facility, the Permittee must have an approved final permanent closure plan.

K. The Permittee shall remit an annual review and services fee in accordance with NAC 445A.232 starting July 1 after the effective date of this Permit and every year

thereafter until the Permit is terminated or the facility has received final closure certification from the Division.

- L. The Permittee shall not dispose of or treat Petroleum-Contaminated Soil (PCS) on the mine site without first obtaining from the Division approval of a PCS Management Plan.
- M. When performing dust suppression activities, the Permittee shall use best management practices and appropriate selection of water source and additives to prevent degradation of waters of the State. If a dust suppressant exceeds a water quality standard and the corresponding natural background water concentration in the area where dust suppression will occur, the Permittee shall demonstrate no potential to degrade waters of the State.
- N. Continuing Investigations: None required.

II. General Facility Conditions and Limitations

A. General Requirements

- 1. The Permittee shall achieve compliance with the conditions, limitations, and requirements of the Permit upon commencement of each relevant activity. The Administrator may, upon the request of the Permittee and after public notice (if required), revise or modify a Schedule of Compliance in an issued Permit if he or she determines good and valid cause (such as an act of God, a labor strike, materials shortage or other event over which Permittee has little or no control) exists for such revision.
- 2. The Permittee shall at all times maintain in good working order and operate as efficiently as possible, all devices, facilities, and systems installed or used by the Permittee to achieve compliance with the terms and conditions of this Permit.
- 3. Whenever the Permittee becomes aware that he or she failed to submit any relevant facts in the Permit application or submitted incorrect information in a Permit application or in any report to the Administrator, the Permittee shall promptly submit such facts or correct information. Any inaccuracies found in this information may be grounds for revocation or modification of this Permit and appropriate enforcement action.

B. Reporting Requirements

- 1. The Permittee shall submit semi-annual reports (following the 2nd and 4th quarters) in Division-approved electronic format, which are due on or before the 28th day of the month following the quarter and must contain the following:
 - a. Analytical results of the MWMP-Profile I and ANP/AGP testing for the materials identified in Parts I.D.2 and I.D.3, reported on an Excel spreadsheet;
 - b. A record releases, and the remedial actions taken in accordance with the approved Emergency Response Plan on NDEP Form 0490 or equivalent; and

- c. For any kinetic test initiated, continued, or terminated with Division approval during the quarter, provide a brief report of the test status and an evaluation of the results to date, which shall include all analytical data generated from the date testing was initiated through the reporting quarter.

Facilities which have not initiated mining or construction or are in temporary closure, must submit a monitoring report identifying the status of mining or construction. Subsequent to any noncompliance or any facility expansion which provides increased capacity, the Division may require an accelerated monitoring frequency.

2. The Permittee shall submit an annual report, in Division-approved electronic format, by February 28th of each year, for the preceding calendar year, which contains the following:
 - a. Analytical results of a water quality sample collected from the water supply well, identified in Part I.D.1 reported on an Excel spreadsheet;
 - b. A synopsis of releases on NDEP Form 0390 or equivalent;
 - c. A brief summary of site operations, including the number of tons of ore milled during the year, construction and expansion activities, and any problems with the fluid management system;
 - d. A table of total monthly precipitation amounts recorded in accordance with Part I.H, reported for either a five-year history previous to the date of submittal or the history since initial Permit issuance, whichever is shorter;
 - e. An updated version of the facility monitoring and sampling procedures and protocols;
 - f. An updated evaluation of the closure plans using specific characterization data for each process component with respect to achieving stabilization; and
3. Release Reporting Requirements: The following applies to facilities with an approved Emergency Response Plan. If a site does not have an approved Emergency Response Plan, then all releases must be reported as per NAC 445A.347 or NAC 445A.3473, as appropriate.
 - a. A release of any quantity of hazardous substance, as defined at NAC 445A.3454, to surface water, or that threatens a vulnerable resource, as defined at NAC 445A.3459, must be reported to the Division as soon as practicable after knowledge of the release, and after the Permittee notifies any emergency response agencies, if required, and initiates any action required to prevent or abate any imminent danger to the environment or the health or safety of persons. An oral report shall be made by telephone to (888) 331-6337 for in-State callers or (775) 687-9485 for out-of-State callers, and a written report shall be provided within 10 days in accordance with Part II.B.4.b.
 - b. A release of a hazardous substance in a quantity equal to or greater than that which is required to be reported to the National Response Center pursuant to 40 Code of Federal Regulations (CFR) Part 302 must be reported as required by NAC 445A.3473 and Part II.B.3.a.

- c. A release of a non-petroleum hazardous substance not subject to Parts II.B.3.a. or II.B.3.b., released to soil or other surfaces of land, and the quantity is equal to or exceeds 500 gallons or 4,000 pounds, or that is discovered in or on groundwater in any quantity, shall be reported to the Division no later than 5:00 P.M. of the first working day after knowledge of the release. An oral report shall be made by telephone to (888) 331-6337 for in-State callers or (775) 687-9485 for out-of-State callers, and a written report shall be provided within 10 days in accordance with Part II.B.4.b. Smaller releases, with total quantity greater than 25 gallons or 200 pounds and less than 500 gallons or 4,000 pounds, released to soil or other surfaces of land, or discovered in at least 3 cubic yards of soil, shall be reported quarterly on NDEP Form 0390 or equivalent.
 - d. Petroleum Products and Coolants: If a release is subject to Parts II.B.3.a. or II.B.3.b., report as specified in Part II.B.3.a. Otherwise, if a release of any quantity is discovered on or in groundwater, or if the total quantity is equal to or greater than 100 gallons released to soil or other surfaces of land, report as specified in Part II.B.3.c. Smaller releases, with total quantity greater than 25 gallons but less than 100 gallons, released to soil or other surfaces of land, or if discovered in at least 3 cubic yards of soil, shall be reported quarterly on NDEP Form 0390 or equivalent.
4. The Permittee shall report to the Administrator any noncompliance with the Permit.
- a. Each such event shall be reported orally by telephone to (775) 687-9400, not later than 5:00 P.M. of the next regular workday from the time the Permittee has knowledge of the circumstances. This report shall include the following:
 - i. Name, address, and telephone number of the owner or operator;
 - ii. Name, address, and telephone number of the facility;
 - iii. Date, time, and type of incident, condition, or circumstance;
 - iv. If reportable hazardous substances were released, identify material and report total gallons and quantity of contaminant;
 - v. Human and animal mortality or injury;
 - vi. An assessment of actual or potential hazard to human health and the environment outside the facility; and
 - vii. If applicable, the estimated quantity of material that will be disposed and the disposal location.
 - b. A written summary shall be provided within 10 days of the time the Permittee makes the oral report. The written summary shall contain:
 - i. A description of the incident and its cause;
 - ii. The periods of the incident (including exact dates and times);

- iii. If reportable hazardous substances were released, the steps taken and planned to complete, as soon as reasonably practicable, an assessment of the extent and magnitude of the contamination pursuant to NAC 445A.2269;
 - iv. Whether the cause and its consequences have been corrected, and if not, the anticipated time each is expected to continue; and
 - v. The steps taken or planned to reduce, eliminate, and prevent recurrence of the event.
- c. The Permittee shall take all available and reasonable actions, including more frequent and enhanced monitoring to:
- i. Determine the effect and extent of each incident;
 - ii. Minimize any potential impact to the waters of the State arising from each incident;
 - iii. Minimize the effect of each incident upon domestic animals and all wildlife; and
 - iv. Minimize the endangerment of the public health and safety which arises from each incident.
- d. If required by the Division, the Permittee shall submit, as soon as reasonably practicable, a final written report summarizing any related actions, assessments, or evaluations not included in the report required in Part II.B.4.b. and including any other information necessary to determine and minimize the potential for degradation of waters of the State and the impact to human health and the environment. Submittal of the final report does not relieve the Permittee from any additional actions, assessments, or evaluations that may be required by the Division.

C. Administrative Requirements

1. A valid Permit must be maintained until permanent closure is complete. Therefore, unless permanent closure has been completed, and termination of the Permit has been approved in writing by the Division, the Permittee shall apply for Permit renewal not later than 120 days before the Permit expires.
2. Except as required by NAC 445A.419 for a Permit transfer, the Permittee shall submit current Permit contact information described in paragraphs (a) through (c) of subsection 2 of NAC 445A.394 within 30 days after any change in previously submitted information.
3. All reports and other information requested by the Administrator shall be signed and certified as required by NAC 445A.231.
4. All reports required by this Permit, including, but not limited to, monitoring reports, corrective action reports, and as-built reports, as applicable, and all applications for Permit modifications, shall be submitted in Division-approved electronic format.

5. The Permittee shall submit any new or updated Universal Transverse Mercator (UTM) location data for all monitoring points specified in Part I.D, expressed in meters and decimals of a meter, using the Nevada Coordinate System of 1983 (also known as the North American Datum of 1983 or NAD83, ref NRS 327.005), with each Permit renewal, as-built report, and monitoring plan update, as applicable. Data shall be submitted electronically to the Division in Excel format.
6. When ordered consistent with Nevada Statutes, the Permittee shall furnish any relevant information in order to determine whether cause exists for modifying, revoking and reissuing, or permanently revoking this Permit, or to determine compliance with this Permit.
7. The Permittee shall maintain a copy of, and all modifications to, the current Permit at the Permitted facilities at all times.
8. The Permittee is required to retain during operation, closure and post-closure monitoring, all records of monitoring activities and analytical results, including all original strip chart or data logger recordings for continuous monitoring instrumentation, and all calibration and maintenance records. This period of retention must be extended during the course of any unresolved litigation.
9. The provisions of this Permit are severable. If any provision of this Permit, or the application of any provision of this Permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this Permit, shall not thereby be affected.
10. The Permittee is authorized to manage fluids and solid wastes in accordance with the conditions of this Permit. Issuance of this Permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of Federal, State or local law or regulations. Compliance with the terms of this Permit does not constitute a defense to any order issued or any action brought under the Water Pollution Control Statutes for releases or discharges from facilities or units not regulated by this Permit. NRS 445A.675 provides that any person who violates a Permit condition is subject to administrative or judicial action provided in NRS 445A.690 through 445A.705.

D. Division Authority

1. The Permittee shall allow authorized representatives of the Division, at reasonable times, and upon the presentation of credentials to:
2. Enter the premises of the Permittee where a regulated activity is conducted or where records are kept per the conditions of this Permit;
3. Have access to and copy any record that must be kept per the conditions of this Permit;
4. Inspect and photograph any facilities, equipment (including monitoring and control equipment), practices, or operations regulated by this Permit; and
5. Sample or monitor for any substance or parameter at any location for the purposes of assuring Permit and regulatory compliance.

E. Sampling and Analysis Requirements

1. Samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity.
2. For each measurement or sample taken pursuant to the conditions of this Permit, the Permittee shall record the following information:
 - a. The exact place, date, and time of the inspection, observation, measurement, or sampling; and
 - b. The person(s) who inspected, observed, measured, or sampled.
3. Samples must be taken, preserved, and labeled according to Division approved methods.
4. Standard environmental monitoring chain of custody procedures must be followed.
5. Samples shall be analyzed by a laboratory certified or approved by the State of Nevada, as applicable for the method(s) being performed. The Permittee must identify in all required reports the certified and approved laboratories used to perform the analyses, analytical methods performed (electronic version of report only), laboratory reference number, sample dates and laboratory test dates.
6. The accuracy of analytical results, unless otherwise specified, shall be expressed in mg/L and be reliable to at least two significant digits. The analytical methods used must have a practical quantitation limit (PQL) equal to or less than one-half the reference value for Profile I parameters. Laboratories shall report the lowest reasonable PQL based on in-house method detection limit studies. Samples for Profile I parameters shall be filtered and analyzed for the dissolved fraction, unless otherwise required by the Division. Unless otherwise approved by the Division, analytical results that are less than the PQL shall be reported quantitatively by listing the PQL value preceded by the "<" symbol.

F. Permit Modification Requirements

1. Any material modification, as defined at NAC 445A.365, plan to construct a new process component, or proposed change to Permit requirements must be reported to the Division by submittal of an application for a Permit modification, or if such changes are in conformance with the existing Permit, by submittal of a written notice of the changes. The Permit modification application must comply with NAC 445A.391 through 445A.399, 445A.410, 445A.412, 445A.414, 445A.415, 445A.416, 445A.417, 445A.440, and 445A.442, as applicable. The construction or modification shall not commence, nor shall a change to the Permit be effective, until written Division approval is obtained.
2. Prior to the commencement of mining activities at any site within the State which is owned or operated by the Permittee but not identified and characterized in a previously submitted application or report, the Permittee shall submit to the Division a report which identifies the locations of the proposed

mine areas and waste disposal sites and characterizes the potential of mined materials areas to release pollutants. Prior to development of these areas the Division shall determine if any of these new sources will be classified as process components and require engineered containment as well as Permit modification.

3. The Permittee shall notify the Division in writing at least 30 days before the introduction of process solution into a new process component or into an existing process component that has been materially modified, or of the intent to commence active operation of that process component. Before introducing process solution or commencing active operation, the Permittee shall obtain written authorization from the Division.
4. The Permittee must obtain a written determination from the Administrator of any planned process component construction or material modification, or any proposed change to Permit requirements, as to whether it is considered a Permit modification, and if so, what type.
5. The Permittee must give advance notice to the Administrator of any planned changes or activities which are not material modifications in the Permitted facility that may result in noncompliance with Permit requirements.

Prepared by: L. A. Kreskey
Date: 18 June 2021

Revision 00 2021 Renewal effective 22 August 2021



Churchill County Agenda Report

Item 8.

Date Submitted: July 27, 2021

Agenda Item #: Letters Received -
E

Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners
From: Perry Wickham, Field Manager, BLM
Subject Title: Consideration and possible action re: Bureau of Land Management's public consultation for Proposed Temporary Range Improvements for the Willow Creek and Stone Cabin Allotments.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: None; informational only.

Discussion: Bureau of Land Management's public consultation for Proposed Temporary Range Improvements for the Willow Creek and Stone Cabin Allotments in Nye County, Nevada. This action was developed with coordination between the Bureau of Land Management (BLM) and Stone Cabin Ranch, LLC (hereafter, permittee) to improve livestock distribution in response to drought.

The proposed project location in the Willow Creek and Stone Cabin Allotments is located approximately 45 miles northeast of Tonopah, Nevada. The allotments comprise approximately 408,463 total acres in the Stone Cabin Valley, bounded by the Monitor Range to the west and the Hot Creek Range to the east and characterized by steep mountains, salt-desert shrub/perennial grass foothills, and alkali valley bottoms. The major vegetation type in the vicinity of the project area is a mix of salt-desert shrub/perennial grasses and sagebrush shrubland.

The grazing system for the Stone Cabin Allotment was established with the 1982 Stone Cabin Partnership Allotment Management Plan (AMP) and grazing occurs in accordance with the Area Manager's Final Decision issued September 1989. The grazing system for the Willow Creek Allotment was established with the 1986 U.S. Forest Service Monitor Complex C&H Allotment AMP. Stone Cabin Ranch, LLC is permitted year-round grazing of 1,992 Animal Unit Months (AUMs) of cattle in Stone Cabin Allotment, and 341 AUMs of cattle from June 11 to October 10 in Willow Creek Allotment.

Other resources were examined when selecting proposed sites. None of the proposed locations impact riparian areas within either allotment. The entirety of the proposed action occurs within

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Churchill County Agenda Report

the Stone Cabin HMA. All sites are located outside of Wilderness Study Areas (WSA).

This Proposed Action is to authorize the permittee to temporarily place an above-ground pipeline and two water troughs for the purpose of improving distribution of livestock during drought. The temporary pipeline would join a permanent line where it runs beneath a road and be placed along the fence dividing the Willow Creek and Stone Cabin Allotments. The temporary above-ground pipeline would run approximately 6,441 feet, or 1.2 miles on the Willow Creek side of the boundary fence. A terminal trough would be placed on each side of the fence, approximately 100 feet from the fence, to make use of available forage in both allotments.

This action would allow for water to be transported via above ground pipeline to troughs in pastures that currently have few water sources. Under this Proposed Action, the temporary pipeline and two troughs will be approved. These sites have been selected based on previous disturbance along existing roads and fence line. All troughs will be equipped with wildlife escape ladders to prevent wildlife mortality.

Allowing the permittees to utilize temporary water sources would enable them to more effectively control the distribution of their livestock and reduce the risk of overgrazing in a drought-affected environment.

The TFO is intending to issue a Proposed Decision for the implementation of temporary pipeline and troughs. A DNA would be completed prior to the issuance of a Proposed Decision. This Proposed Action is in accordance with 43 CFR § 4120.3 and §4160.1-3, which describe the regulatory process to approve temporary range improvements.

This letter serves as the opportunity for the interested public, partners, and state, local, and tribal governments to provide comments on this Proposed Action within the Willow Creek and Stone Cabin Allotments. Please submit any comments in writing to the above address within 7 days of the date posted on this letter. If you have any questions, please contact Brian Truax, Rangeland Management Specialist at (775) 482-7830 or by email at btruax@blm.gov.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Renae Paholke, Deputy Clerk

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Churchill County Agenda Report

Reviewed By:

Jim R. Barbee, County Manager

Date: July 27, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None	_____	<u>Aye: 0</u>
2) None	_____	<u>Nay: 0</u>

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Tonopah Field Office
P.O. Box 911 (1553 South Main Street)
Tonopah, Nevada 89049
Phone: 775-482-7800 Fax: 775-482-7810
<https://www.blm.gov/nevada>



Item 8.

In Reply Refer To:
4110 (NVB0200)

RECEIVED
JUL 26 2021

pd

CHURCHILL COUNTY
COMMISSIONERS

PUBLIC CONSULTATION FOR THE WILLOW CREEK AND STONE CABIN ALLOTMENTS PROPOSED TEMPORARY RANGE IMPROVEMENTS TONOPAH FIELD OFFICE

Dear Interested Public:

This public consultation letter proposes an action that would implement temporary range improvements on the Willow Creek and Stone Cabin Allotments, Nye County, Nevada. This action was developed with coordination between the Bureau of Land Management (BLM) and Stone Cabin Ranch, LLC (hereafter, permittee) to improve livestock distribution in response to drought.

The proposed project location in the Willow Creek and Stone Cabin Allotments is located approximately 45 miles northeast of Tonopah, Nevada. The allotments comprise approximately 408,463 total acres in the Stone Cabin Valley, bounded by the Monitor Range to the west and the Hot Creek Range to the east, and characterized by steep mountains, salt-desert shrub/perennial grass foothills, and alkali valley bottoms. The major vegetation type in the vicinity of the project area is a mix of salt-desert shrub/perennial grasses and sagebrush shrubland.

The grazing system for the Stone Cabin Allotment was established with the 1982 Stone Cabin Partnership Allotment Management Plan (AMP) and grazing occurs in accordance with the Area Manager's Final Decision issued September 1989. The grazing system for the Willow Creek Allotment was established with the 1986 U.S. Forest Service Monitor Complex C&H Allotment AMP. Stone Cabin Ranch, LLC is permitted year-round grazing of 1,992 Animal Unit Months (AUMs) of cattle in Stone Cabin Allotment, and 341 AUMs of cattle from June 11 to October 10 in Willow Creek Allotment.

Other resources were examined when selecting proposed sites. None of the proposed locations impact riparian areas within either allotment. The entirety of the proposed action occurs within the Stone Cabin HMA. All sites are located outside of Wilderness Study Areas (WSA).

Proposed Actions.

This Proposed Action is to authorize the permittee to temporarily place an above-ground pipeline and two water troughs for the purpose of improving distribution of livestock during drought. The temporary pipeline would join a permanent line where it runs beneath a road and be placed along the fence dividing the Willow Creek and Stone Cabin Allotments. The temporary above-ground pipeline would run approximately 6,441 feet, or 1.2 miles on the Willow Creek side of the boundary fence. A terminal trough would be placed on each side of the fence, approximately 100 feet from the fence, to make use of available forage in both allotments.

To date, the permittee has taken voluntary actions in response to drought including changing season of use, partially reducing Animal Unit Months (AUM) in the allotment, and removing all livestock from other allotments for which they hold permits. The project area has received little to no livestock in previous years due to its distance from water. Drought indicators have been field-verified during visits to the Willow Creek Allotment in April and July 2021 and visits to the Stone Cabin Allotment in April, June, and July 2021.

The BMDO analyzed the use of temporary above ground pipelines as one of several possible DRAs in the Battle Mountain Drought Management Environmental Assessment (EA), DOI-BLM-NV-B000-2012-0005-EA. This proposed action will be evaluated against the referenced EA, and if deemed appropriate, a Determination of National Environmental Policy Act (NEPA) Adequacy (DNA) will be issued. A Decision will be issued by the TFO in accordance with 43 CFR §4160. A Class III Cultural resource inventory was completed for each proposed site, with negative results.

Range Improvement	UTM	Legal Description
Pipeline terminus #1	11S 533668E 4259908N	Township 7N., Range 48E. Sec. 7
Pipeline terminus #2	11S 535268E 4260970N	Township 7N., Range 48E., Sec. 5
Willow Creek trough	11S 535253E 4260989N	Township 7N., Range 48E., Sec. 5
Stone Cabin trough	11S 535300E 4260936N	Township 7N., Range 48E., Sec. 5

Table 1: Locations of pipeline and troughs

Rationale

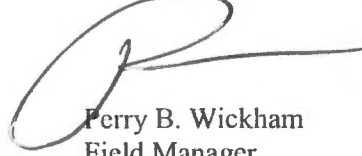
In arid-land pastures, water is the most effective tool for affecting distribution of cattle (Ganskopp, 2001). Water developments can dramatically alter grazing distribution, especially if pastures contain areas that are horizontally or vertically far from water (Bailey, 2010). Cattle are not likely to use areas farther than 2 miles from water and considerations in stocking rate should be made as distance from water increases (Holechek, 1988).

This action would allow for water to be transported via above ground pipeline to troughs in pastures that currently have few water sources. Under this Proposed Action, the temporary pipeline and two troughs will be approved. These sites have been selected based on previous disturbance along existing roads and fenceline. All troughs will be equipped with wildlife escape ladders to prevent wildlife mortality.

Allowing the permittee to utilize temporary water sources would enable them to more effectively control the distribution of their livestock and reduce the risk of overgrazing in a drought-affected environment. The TFO is intending to issue a Proposed Decision for the implementation of temporary pipeline and troughs. A DNA would be completed prior to the issuance of a Proposed Decision. This Proposed Action is in accordance with 43 CFR § 4120.3 and §4160.1-3, which describe the regulatory process to approve temporary range improvements.

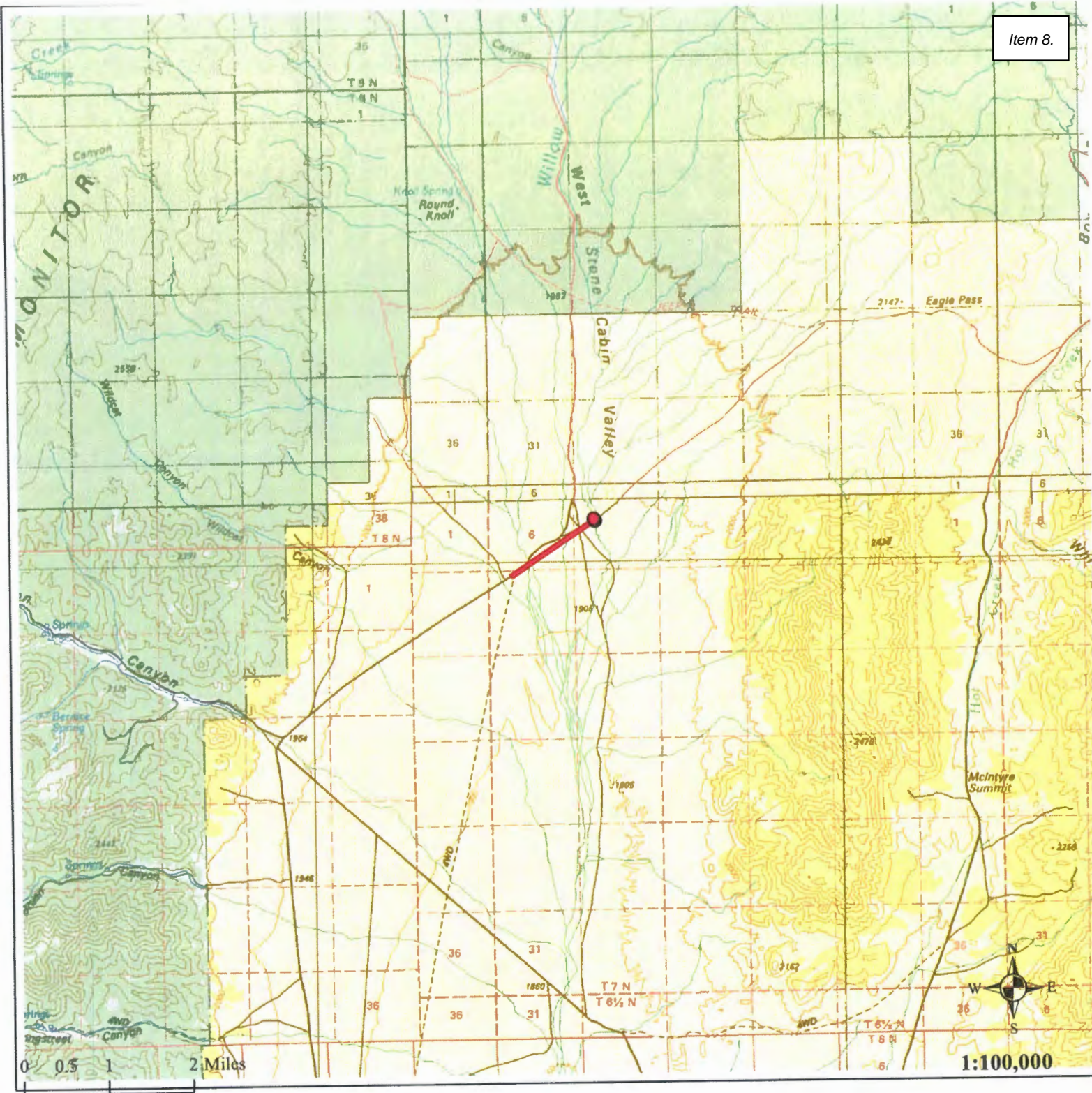
This letter serves as the opportunity for the interested public, partners, and state, local, and tribal governments to provide comments on this Proposed Action within the Willow Creek and Stone Cabin Allotments. Please submit any comments in writing to the above address within 7 days of the date posted on this letter. If you have any questions, please contact Brian Truax, Rangeland Management Specialist at (775) 482-7830 or by email at btruax@blm.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Perry B. Wickham', with a long horizontal flourish extending to the right.

Perry B. Wickham
Field Manager

Enclosure
Interested Public
Maps



Temporary Pipeline and Troughs

Willow Creek and Stone Cabin Allotments

- Troughs
- Temporary Pipeline



United States Department of the Interior
 Bureau of Land Management
 Tonopah Field Office
 1553 S. Main St./PO Box 911
 Tonopah, NV 89049

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual or aggregate use with other data. Original data were compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notification.

NAD83 UTM ZONE 11N

Map Date: 8/9/2018



Churchill County Agenda Report

Item 9.

Date Submitted: June 23, 2021

Agenda Item #: New Business - A

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Christian Spross, Director, Public Works, Planning & Zoning
Subject Title: Consideration and possible action re: A Sending Site Application filed by the Eckert Family Trust for properties located at 1805 Norcutt Lane, 9295 Pasture Road, and farmland off of Pasture Road, Assessor's Parcel Numbers 006-111-25, 006-111-26, 006-111-27, 006-111-29 and 006-111-37, consisting of 262.88 acres with 220.08 acres of water rights in the A-10 zoning district, whereby the Applicant proposes to place a conservation easement on the property.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Findings of Fact Motion: N/A

Recommend Board Action: motion to approve the Sending Site application for the Eckert Family Trust on properties at 1805 Norcutt Lane, 9295 Pasture Road, and adjacent farmland (APNs: 006-111-25, 006-111-26, 006-111-27, 006-111-29 & 006-111-37), consisting of 262.88 acres with 220.08 acres of surface water rights, based upon meeting the criteria for a Sending Site, and to approve 352 TDRs for the same properties.

Discussion: This Application is for approval of a Sending Site and Transfer of Development Rights calculation. The subject properties meet the 20-acre minimum parcel size for a Sending Site, have water rights, meet the zoning district requirements, and are located within the military operations buffer zone, as well as meeting the additional qualification of totaling more than 100 acres.

The Sending Site Review Committee reviewed the Application on June 21, 2021 and recommends approval of the Sending Site. The Committee recommended a total of 352 Transferable Development Rights (TDRs). The Planning Commission also recommended approval at their July 14, 2021 meeting.

Recommended Conditions: N/A

Alternatives: N/A

Prepared By: Diane Moyle, Administrative Assistant


The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report


Item 9.

Reviewed By:




Jim R. Barbee, County Manager

Date: July 28, 2021



Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021



Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None Aye: 0
2) None Nay: 0



(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

**CHURCHILL COUNTY
APPLICATION FOR SENDING SITE AND TRANSFER OF
DEVELOPMENT RIGHTS CALCULATION**

A. APPLICANT INFORMATION

1. Applicant Name & Mailing address: Eckert Family Trust, 9295 Pasture Rd.
City, State, and Zip: Fallon, NV 89406
Phone No.: (775) 427-2610
Fax No.: NA
Email: eckert@phonewave.net

2. All Persons/Firms having an ownership interest in the property:

Name David P. Eckert (Dave), Trustee
Mailing address 9295 Pasture Rd., Fallon, NV 89406
Telephone Cell: (775) 427-2610, Home: (775) 423-2610

Name Victoria A. Eckert (Vicky), Trustee
Mailing address 9295 Pasture Rd., Fallon, NV 89406
Telephone (775) 427-4415

Name _____
Mailing address NA
Telephone _____

3. Firm Name, Corporate or Business Name: NA

4. Type of legal entity:
 individual
 corporation incorporated in the State of Nevada
 general partnership created in the State of Nevada
 limited partnership created in the State of Nevada
 limited liability company created in the State of Nevada
 other: Revocable Trust

5. Contact Person at Applicant's Organization:
Name Dave Eckert
Mailing Address 9295 Pasture Rd., Fallon, NV 89406
Telephone C: (775) 427-2610, Fax NA
H: (775) 423-2610

6. Are there any material facts or circumstances (e.g., pending litigation, bankruptcy, code enforcement actions, etc.) relating to any of the parties to the proposed transaction, which may potentially affect the application approval or TDR transaction? Yes
If yes, please explain:

NA

B. PROPERTY INFORMATION

1. General location of property (including nearest intersection): US-95 S and Pasture Road; Pasture Road and Norcutt Lane

2. List Assessor's parcel number(s) and acreage:

APN <u>006-111-25</u>	Section, township, and range <u>17N, 29E, 8</u>	Acreage <u>11.78</u>
APN <u>006-111-26</u>	Section, township, and range <u>17N, 29E, 8</u>	Acreage <u>14.17</u>
APN <u>006-111-27</u>	Section, township, and range <u>17N, 29E, 8</u>	Acreage <u>135.79</u>
APN <u>006-111-29</u>	Section, township, and range <u>17N, 29E, 7</u>	Acreage <u>20</u>
<u>006-111-37</u>	<u>17N, 29E, 7</u>	<u>81.14</u>
Total Acreage:		<u>262.88</u>

3. Present zoning: A10

4. Amount of water rights appurtenant to the property 220.08

Please provide a copy of the TCID Water Right Detail.

If no water rights are appurtenant to the property, has irrigation been removed and or vegetation been stripped from the property within the last six (6) years? Yes (NA) No ()

If yes, attach an affidavit of compliance with the Dust Control requirements of Churchill County Code.

5. Property location (Check if applicable)

Water resource area (X) Military Installation buffer zone (X)
FEMA designated flood plain () (Include copy of FEMA map) Other () _____

C. LAND USE INFORMATION

Describe the Sending Site providing details about the current land uses including number and types of livestock, wildlife species, a general description of crops and acreage, native fauna, wetlands and other property characteristics that have a community benefit that would be degraded by increased residential development

Provide any other information including photos and maps that clearly describe the sending site.

Dave and Vicky Eckert own and farm 262.88 acres with 220.08 water righted acres, currently planted in alfalfa and rotated with teff for grain when necessary. The Greenhead Duck Club/Carson Lake Pasture is to the East of the property, which brings many wildlife species to the property. The wildlife includes mule deer, coyotes, cottontail rabbits, snow geese, quail, hawks, and many more bird species.

Current number of homes on the property: 2

Number of reservations for future permanent homes on the property: please appraise with 0 and 1 [Please Note: This may affect the appraisal value for the easement and purchase price for the easement should the Navy and/or County participate to purchase the easement.]

Please attach copies of any documents that may assist the sending site review committee in determining the community benefit of the sending site.

D. CONSERVATION EASEMENT DESCRIPTION

*A **Conservation Easement** – a legal agreement between a landowner and an eligible organization that restricts future activities on the parcel, parcel(s) or portion thereof to protect its conservation, agricultural, open space or similar value in perpetuity.*

A conservation easement granted through the TDR program shall be required for land and water contained in the sending site. The conservation easement may be placed on the entire parcel or parcels or only the portion of the parcel or parcels that is qualified as the sending site. The conservation easement shall indicate the portion of the parcel or parcels restricted from future residential development, or limitations on future residential and nonresidential development within the conservation easement and the amount of water right.

Provide information that briefly describes the proposed conservation easement including:

- **Assessor’s plat map or maps of the parcel or parcels**
- **A site plan depicting the proposed conservation easement area, existing and proposed residential units, submerged lands, any area already in a conservation easement or similar encumbrance**
- **A brief description of the site resources including appurtenant water rights, including a copy of the TCID Water Right Detail and TCID map showing water application/irrigation**
- **If the site is qualifying as habitat for a threatened or endangered species:**
 - i) **A wildlife habitat conservation plan, or**
 - ii) **A wildlife habitat restoration plan, and**
 - iii) **A wildlife present conditions report.**

Please list the attachments providing the above information:

<u>Assessor's plat map</u>	<u>Map identifying buildings</u>
<u>USDA Farm Service Agency's maps</u>	<u>Deeds</u>
<u>TCID Water Right Detail Records</u>	<u>_____</u>

Are there any existing easements for access, utilities, or any other purposes or other encumbrances? Yes No. If yes, show on site plan or maps and provide the recorded document number. _____

List all lien holders (mortgages, deeds of trust, lessees, or other encumbrances). Lien holders will be required to subordinate their mortgage or deed of trust to the conservation easement:

_____ **NA** _____

Are there any properties adjacent to your lands that are subject to existing conservation easements, variance or plat restrictions, or public owned open space?
 Yes No Don't Know

E. TRANSFER OF DEVELOPMENT RIGHTS CALCULATION

BASE DENSITY

Sending sites designated on the zoning map as A-5, A-10 or RR-20 and in the Master Plan as outside of the urbanizing area shall be assigned a base density of one (1) equivalent residential units (ERC) per four (4) acres

006-111-25	11.78	2.95
APN 006-111-26	Acreage 14.17	Acreage/4 x 1ERC = 3.54
APN 006-111-27	Acreage 135.79	Acreage/4 x 1ERC = 33.95
APN 006-111-29	Acreage 20	Acreage/4 x 1ERC = 5
006-111-37	81.14	20.29
		Total = 65.73 ERCs (1)

WATER RIGHTED ACREAGE

One (1) equivalent residential unit per irrigated water righted acre.

006-111-25	10.3
APN: 006-111-26	Water righted acres: 11.10
APN: 006-111-27	Water righted acres: 124.83
APN: 006-111-29	Water righted acres: 5.6
006-111-37	68.25
Total water righted acres 220.08 x 1ERC = 220.08 ERCs (2)	

BONUS AREAS:

a. Sending sites or a portion thereof located within a drinking water recharge protection or Water Resource area, military operations buffer area, or FEMA designated flood plain are allocated 1.5 ERCs per 10 acres. *(Note: this calculation is not cumulative. Only include the acreage of the parcels located within one of these sites)*

006-111-25	11.78
APN: 006-111-26	Acreage 14.17
APN: 006-111-27	Acreage 135.79
APN: 006-111-29	Acreage 20
006-111-37	81.14
Total acres= 262.88/10 = 26.288 x 1.5	
Acreage /10 x 1.5 ERCs = 39.43 ERCs (3)	

b. Sending sites/parcels which total 100 or more acres are allocated one (1) ERC per ten (10) acres. *(Note: Calculate total acreage of all parcels included in the sending site application. Total acreage/10 x 1ERC)*

006-111-25	11.78
APN 006-111-26	Acreage 14.17
APN 006-111-27	Acreage 135.79
APN 006-111-29	Acreage 20
006-111-37	81.14
Total Acreage= 262.88	
Total Acreage (262.88/10 x 1ERC = 26.29 ERCs (4)	

c. Sending sites providing beneficial public access as defined by the County to recreation areas, walking trails, bicycle paths, wetlands, rivers, lakes, State parks, or Federal lands - 10 ERCs per parcel;

Walking trail: ___ APN: _____ Bicycle path: ___ APN: _____
 Wetland: ___ APN: NA River: ___ APN: NA
 Lake: ___ APN: NA State park: ___ APN: _____
 Federal land: ___ APN: _____

Total number of parcels providing access = _____
 10 x number of parcels providing access = _____ ERCs

TOTAL NUMBER OF ERCs:

Total Base Density = 65.73

Total Water Righted = 220.08

Total Bonus Area (a) = 39.43

Total Bonus Area (b) = 26.29

Total Bonus Area (c) = 0

GRAND TOTAL = 351.53 = **TOTAL TDRs** 351.53

VERIFICATION

David P. Eckert and Victoria A. Eckert, BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE HAS AN INTEREST IN THE PROPERTY DESCRIBED IN THE FOREGOING APPLICATION; THAT HE/SHE HAS READ SAID APPLICATION AND KNOWS THE CONTENTS THEREOF; THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT TO HIS/HER KNOWLEDGE EXCEPT THOSE CLEARLY INDICATED TO BE TRUE AND CORRECT TO HIS/HER BELIEF WITHIN THE LIMITS OF HIS/HER KNOWLEDGE; THAT THE TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE HAS BEEN READ AND UNDERSTOOD; THAT THE INFORMATION PROVIDED ABOUT THE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM HAS BEEN READ AND UNDERSTOOD; AND THE BENEFITS AND IMPLICATIONS OF CONSERVATION EASEMENTS HAVE BEEN DISCUSSED WITH ALL INDIVIDUALS WHO HAVE AN INTEREST IN THE PROPERTY DESCRIBED.

FURTHERMORE, HE/SHE AFFIRM THAT THE SENDING SITE FOR WHICH TDR CERTIFICATES ARE SOUGHT CONTAINS ONLY UNDIVIDED LEGAL LOTS AND THAT NO SUBSTANDARD LOTS OUTSIDE OF THE SENDING SITE ARE HELD IN COMMON OWNERSHIP WITH THE SENDING SITE.

HE/SHE UNDERSTAND THAT THIS APPLICATION IS SUBJECT TO REVIEW FOR CONSISTENCY WITH SELECTION POLICIES AND CRITERIA BY THE SENDING SITE REVIEW COMMITTEE IN ORDER TO PROPERLY EVALUATE AND PROCESS THIS APPLICATION. I/WE AGREE TO ALLOW SENDING SITE REVIEW COMMITTEE ENTRY TO OUR PROPERTY WITH ADVANCE NOTICE. **HE/SHE UNDERSTANDS THAT THE \$150 FILING FEE IS NONREFUNDABLE.**

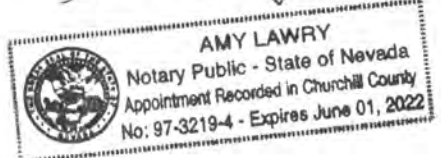
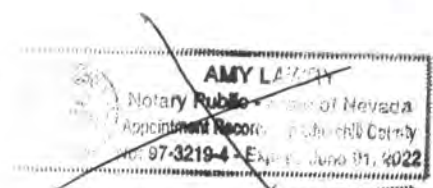
SIGNED: David P. Eckert
Victoria A. Eckert

MAILING ADDRESS 9295 Pasture Rd., Fallon, NV 89406

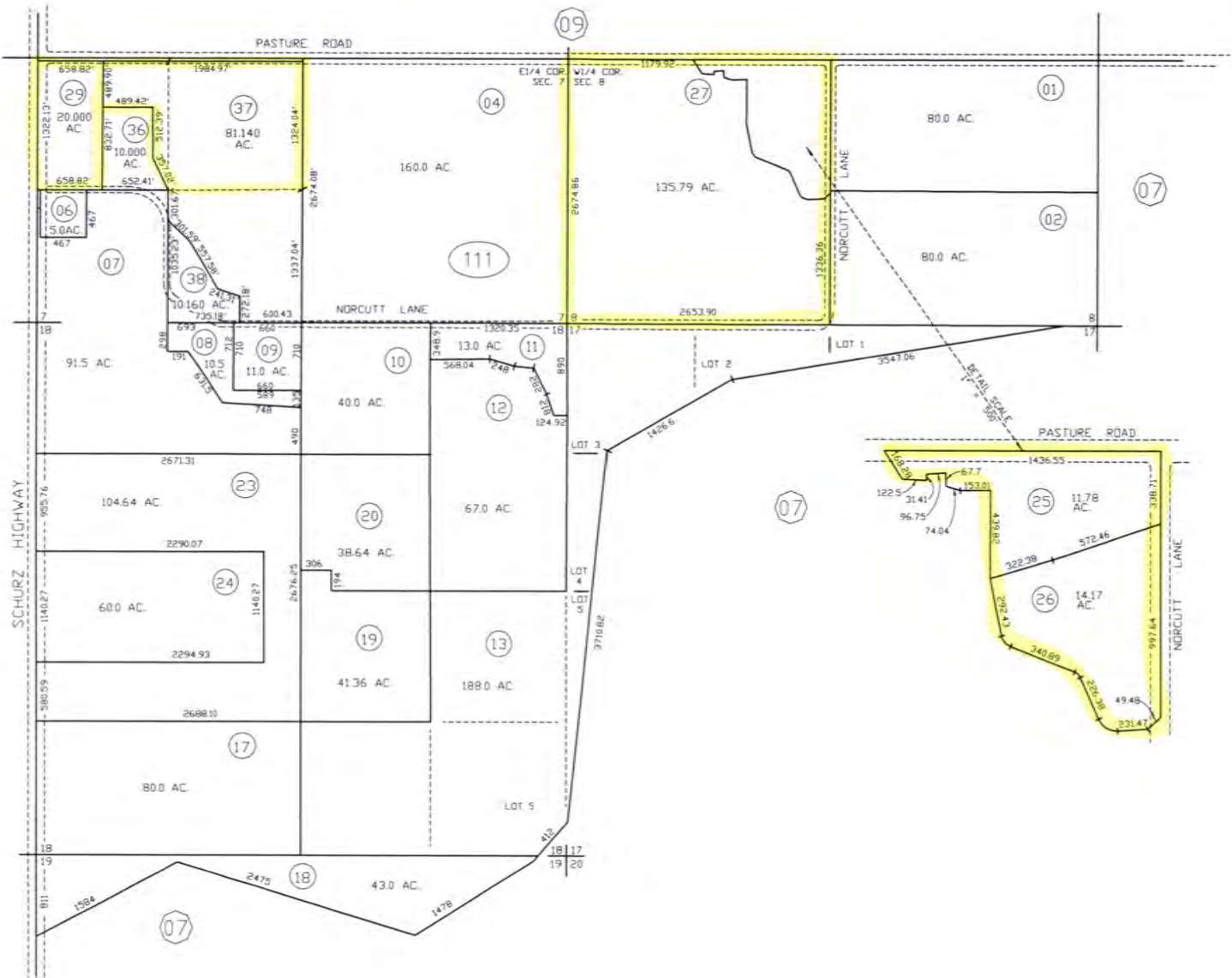
PHONE: (775) 427-2610

SUBSCRIBED AND SWORN TO BEFORE ME BY David P. Eckert + Victoria A. Eckert
THIS 14 DAY OF May, 2021.

Amy Lawry
NOTARY PUBLIC, IN AND FOR THE STATE OF Nevada
County of Churchill



06-11



17 N. TOWNSHIP
 29 E. RANGE
 7, 8, 17, 18, 19 SECTION

NOTE: This plan is for assessment use only and does not represent a survey. No liability is assumed for errors or omissions. The assessment purposes is accurate, not recommended and Churchill County expressly disclaims any liability for use other than for assessment purposes.

LEGEND

ZONING ———
 ELLIPSE ○
 BRACKET []
 PARCEL # ○
 ROAD ———
 EASEMENT - - - - -

ZONE
 A-10

LAST REVISED:
 JUNE 18, 2013

STATE OF NEVADA
 COUNTY OF
 CHURCHILL
 REVISED BY:
 ASSESSOR
 FISCAL YEAR
 2019/2020

1"=1000'
 06-11

Item 9.

Google Maps 9295 Pasture Rd



9295 Pasture Rd

Truckee-Carson Irrigation District
 Water Rights Detail Record

Serial #: **9022**

Owner's Name: **Eckert F.U.**

Control #:		Eckert, David & Vicky		
APN:	C	9295 Pasture Rd.		
Hold:		Fallon	NV	89406-
Pump Permit:		Phone:	(775) 423-2610	
Property		Irrigator's Name:	Eckert, David/Lance	
Physical Address				
		Phone 1:	(775) 427-2610	
		Phone 2:	(775) 427-2611	
		Phone 3:		

Assessment: **No, Parcels are not assessed at all**

District	Lateral	Takeout
Central	A15	A15-T21 (Meter)
	G	G-T24
	G4	G4-T2 (Meter)
	G4	G4-T3 (Meter)
	G4	G4-T8 (Meter)

	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	.00	.00	.00	.00	.00

This Control Serial # is also used for ordering water on the following Serial #'s

- Serial #: **34**
- Serial #: **34-A**
- Serial #: **34-A-1**
- Serial #: **6-10**
- Serial #: **6-10-C**

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.

Truckee-Carson Irrigation District
 Water Rights Detail Record

Serial #: **34-A-1**

Owner's Name: **Eckert Family Trust**

Control #: **9022**

David & Victoria Eckert, Trustees

APN: **611125 C**

9295 Pasture Rd.

Hold:

Fallon

NV

89406-

Pump Permit:

Phone: **(775) 423-2610**

Property

Irrigator's Name:

Physical Address **Pasture Rd.**

Phone 1:

Phone 2:

Phone 3:

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout
Central	A15	A15-T21 (Meter)

Description	Sc	Tn	Rn	Total		W.R.	Susp	Duty
				Acres	Acres			
Pt. SW1/4 fr 34 PM 287624	08	17	29	1.18	1.18			3.5
WRA 286194, QCD 286193 6/95, to 5804-A						-.25		3.5
Pt. SW2 fr 34-A PM 287624	08	17	29	10.60	10.60			3.5
10-02 Void agreement FR 5804-A						.25		3.5
04-17 WRT 86628 TO 34 farm map						-1.48		3.5
Totals				11.78	10.30	.00		
				1.5	2.99			3.5
Irrigated Acreage:				.00	.00	10.30	.00	4.5
								Other

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.

Truckee-Carson Irrigation District
Water Rights Detail Record

Serial #: **34-A**

Owner's Name: **Eckert Family Trust**

Control #: 9022 APN: 611126 C Hold: Pump Permit:	David & Victoria Eckert, Trustees 9295 Pasture Rd. Fallon NV 89406- Phone: (775) 423-2610
---	--

Property Physical Address 1805 Norcutt Ln. Phone 1: (775) 427-2610 Phone 2: (775) 427-2611 Phone 3:	Irrigator's Name: Eckert, Dave or Lance
--	--

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout							
Central	A15	A15-T21 (Meter)							
Description			Sc	Tn	Rn	Total Acres	W.R. Acres	Susp	Duty
Pt. NE4 SW4, Pt. SE4 SW4			8	17	29	24.77	24.22		3.5
Pt. SW4 to 34-A-1 PM 287624			08	17	29	-10.60	-10.60		3.5
WRA 286194, QCD 286193 6/95, to 5804-A							-.25		3.5
10-02 Void agreement FR 5804-A							.25		3.5
12-05 # 376503 TO 6500							-2.52		3.5
WRT 86628 Farm map net -0-									
Totals						14.17	11.10	.00	
						1.5	2.99	3.5	4.5
Irrigated Acreage:						.00	.00	10.50	.00
							Other		

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.

Truckee-Carson Irrigation District
Water Rights Detail Record

Serial #: **34**

Owner's Name: **Eckert Family Trust**

<p>Control #: 9022</p> <p>APN: 611127 C</p> <p>Hold:</p> <p>Pump Permit:</p> <p>Property</p> <p>Physical Address 9295 Pasture Rd.</p>	<p>David & Victoria Eckert, Trustees</p> <p>9295 Pasture Rd.</p> <p>Fallon NV 89406-</p> <p>Phone: (775) 423-2610</p> <p>Irrigator's Name:</p> <p>Phone 1:</p> <p>Phone 2:</p> <p>Phone 3:</p>
--	--

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout					
Central	G4	G4-T8 (Meter)					
Description	Sc	Tn	Rn	Total Acres	W.R. Acres	Susp	Duty
Pt. SW4	8	17	29	137.75	135.78		3.5
Pt. SW4 to 34-A-1 PM 287624	08	17	29	-1.18	-1.18		3.5
WRA 286194, QCD 286193 6/95, 94131 to 5804-A					-0.25		3.5
QCDWR 307561 7/97 to 5806 fr 5804-A (.25ac)							
06-05 #371439 TO 6500					-14.25		3.5
04-17 WRT 86628 FR 187-B-3 farm map					3.00		3.5
04-17 WRT 86628 FR 34-A-1 farm map					1.48		3.5
04-17 WRT 86628 FR 6-10 farm map					.25		3.5
Totals				136.57	124.83	.00	
				1.5	2.99	3.5	4.5
Irrigated Acreage:				.00	.00	123.47	.00
					Other		

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.

Truckee-Carson Irrigation District
Water Rights Detail Record

Serial #: **6-10**

Owner's Name: **Eckert Family Trust**

Control #: 9022 APN: 611129 C Hold: Pump Permit: Property Physical Address 9475 Pasture Rd.	Owner: David & Victoria Eckert, Trustees 9295 Pasture Rd. Fallon NV 89406-0000 Phone: (775) 423-2610 Irrigator's Name: Phone 1: Phone 2: Phone 3:
---	--

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout					
Central	G	G-T24					
Description	Sc	Tn	Rn	Total Acres	W.R. Acres	Susp	Duty
NW4 SW4; E2 SW4	7	17	29	118.00	75.00		3.5
BOR Reclass 2/85							
WRT 51049 7/88 fr 15					11.80		3.5
Contested Transfer Irrigated Acres Reduced							
05-03 WRT 67230 TO 970-A					-17.80		3.5
05-03 WRT 67230 TO 970-C					-69.00		3.5
Pt SW4 02-12 PM 422548 TO 6-10-A	7	17	29	-40.74			
Pt SW4 02-12 PM 422548 TO 6-10-B	7	17	29	-30.00			
Pt SW4 02-12 PM 422548 TO 6-10-C	7	17	29	-30.57			
New survey				3.31			
02-13 WRT 82026 FR 319					7.65		3.5
04-17 WRT 86628 TO 6-10-C Farm Map					-1.80		3.5
04-17 WRT 86628 TO 34 farm map					-.25		3.5
				Total	W.R.		
				Acres	Acres	Susp	Duty
Totals				20.00	5.60	.00	

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Truckee-Carson Irrigation District
Water Rights Detail Record

Serial #: **6-10**

Owner's Name: **Eckert Family Trust**

	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	.00	.00	5.60	.00	.00

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Truckee-Carson Irrigation District
Water Rights Detail Record

Serial #: **6-10-C**

Owner's Name: **Eckert, David & Victoria A.**

Control #: 9022 APN: 611137 C Hold: Pump Permit: Property Physical Address Pasture Rd.	9295 Pasture Rd. Fallon NV 89406- Phone: (775) 423-2610 Irrigator's Name: Eckert, David Phone 1: () - Phone 2: (775) 427-2610 Phone 3:
--	--

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout			Total	W.R.			
Description			Sc	Tn	Rn	Acres	Acres	Susp	Duty
Central	G	G-T24 (Meter)							
	G4	G4-T2 (Meter)							
	G4	G4-T3 (Meter)							
Pt SW4 02-12 PM 422548 FR 6-10			7	17	29	30.57			
02-13 B 432368 FR 6-10-A			7	17	29	2.05			
02-13 B 432368 FR 6-10-B			7	17	29	4.06			
02-13 WRT 82027 FR 625-6							6.00		3.5
02-13 WRT 82027 FR 625-1							12.00		3.5
02-13 WRT 82027 FR 961							4.90		3.5
02-13 WRT 82027 FR 7001							7.00		3.5
06-13 B 435319 FR 6-10-A			7	17	29	28.69	25.55		3.5
06-13 B 435319 FR 6-10-B			7	17	29	15.78	11.00		3.5
04-17 WRT 86628 FR 6-10 farm map							1.80		3.5
Total							W.R.		
Totals						81.15	68.25		

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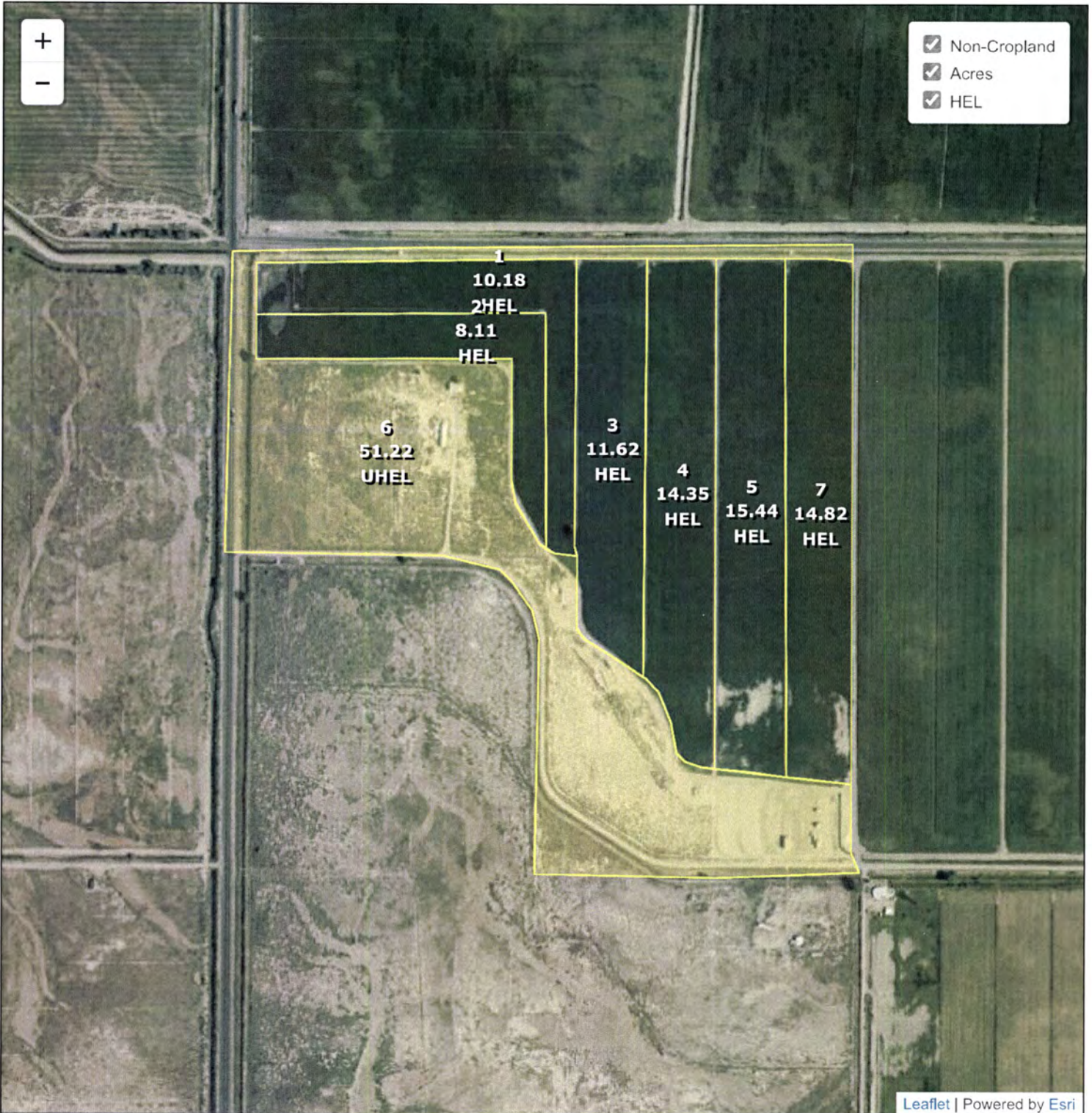
Truckee-Carson Irrigation District
Water Rights Detail Record

Serial #: **6-10-C**

Owner's Name: **Eckert, David & Victoria A.**

	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	.00	.00	68.25	.00	.00

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.



Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Leaflet | Powered by Esri
 2021 Crop Year

Farm 1427
 Tract 650



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Leaflet | Powered by Esri

Common Land Unit
 Cropland
 Non-cropland
 CRP

Farm **2280**
Tract **2383**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

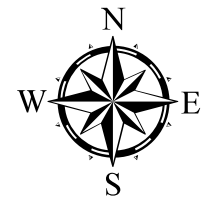
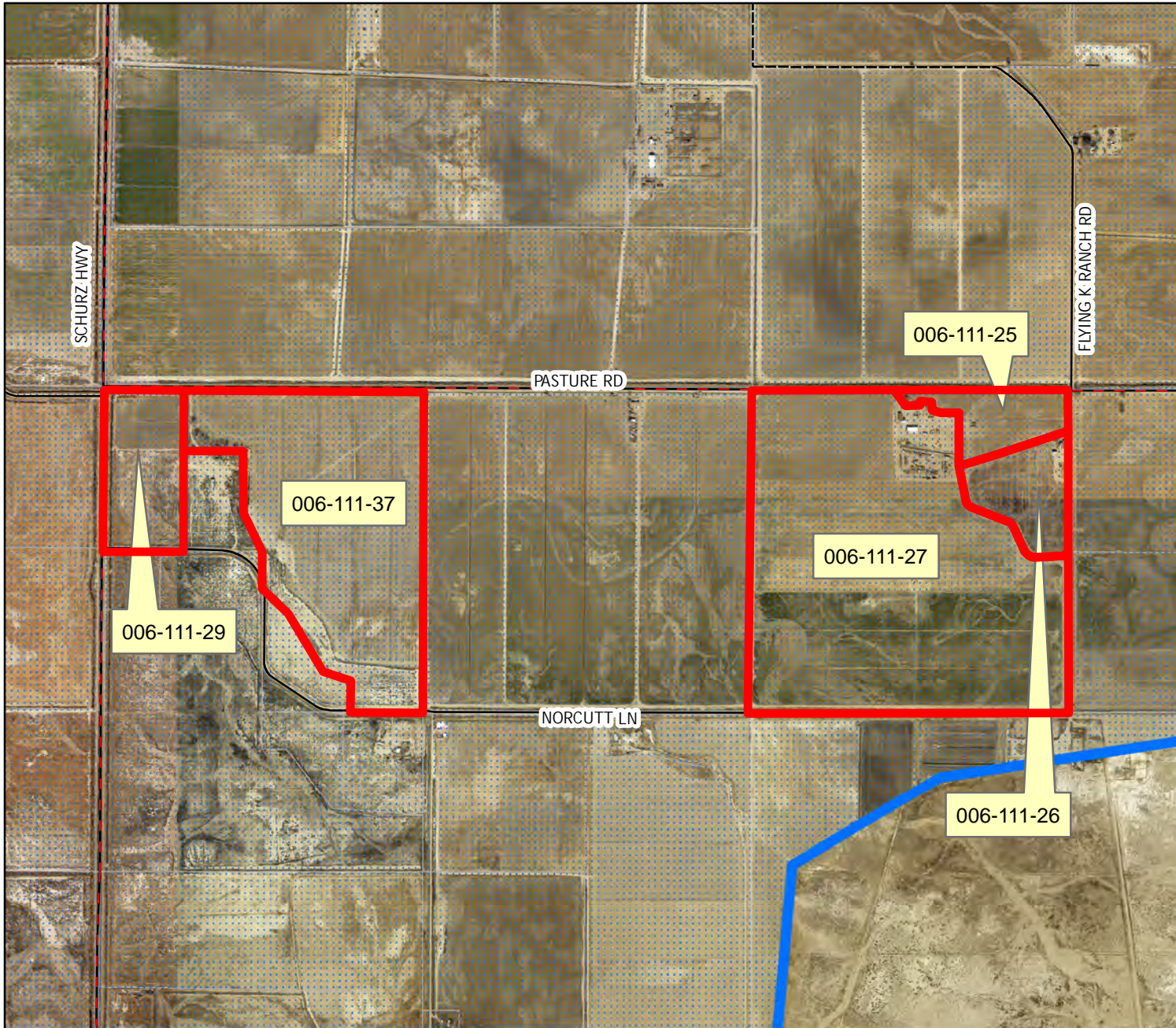
2021 Crop Year



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

APN 006-111-25, 006-111-26, 006-111-27, 006-111-29 and 006-111-37 Eckert Family Trust Property

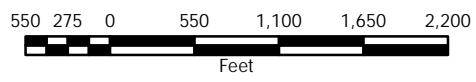


Legend

- █ 60 dB
- █ 65 dB
- █ 70 dB
- █ 75 dB
- █ 80 dB
- █ 85 dB

Accident Potential Zones

- ZONE**
- APZ I
 - APZ II
 - Clear Zone
 - Primary Surface

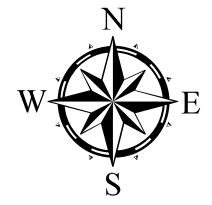


Map Prepared by: adm
May 25, 2021
Churchill County Planning Department



This map is intended to depict approximate boundaries and does not represent a survey. For accurate boundaries and acreages a survey by a licensed surveyor is needed. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Use of this map for other than illustrative purposes is not recommended, and Churchill County expressly disclaims any liability for use other than for illustrative purposes.

APN 006-111-25, 006-111-26, 006-111-27, 006-111-29 and 006-111-37 Eckert Family Trust Property

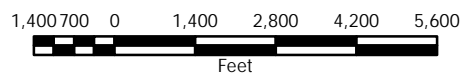
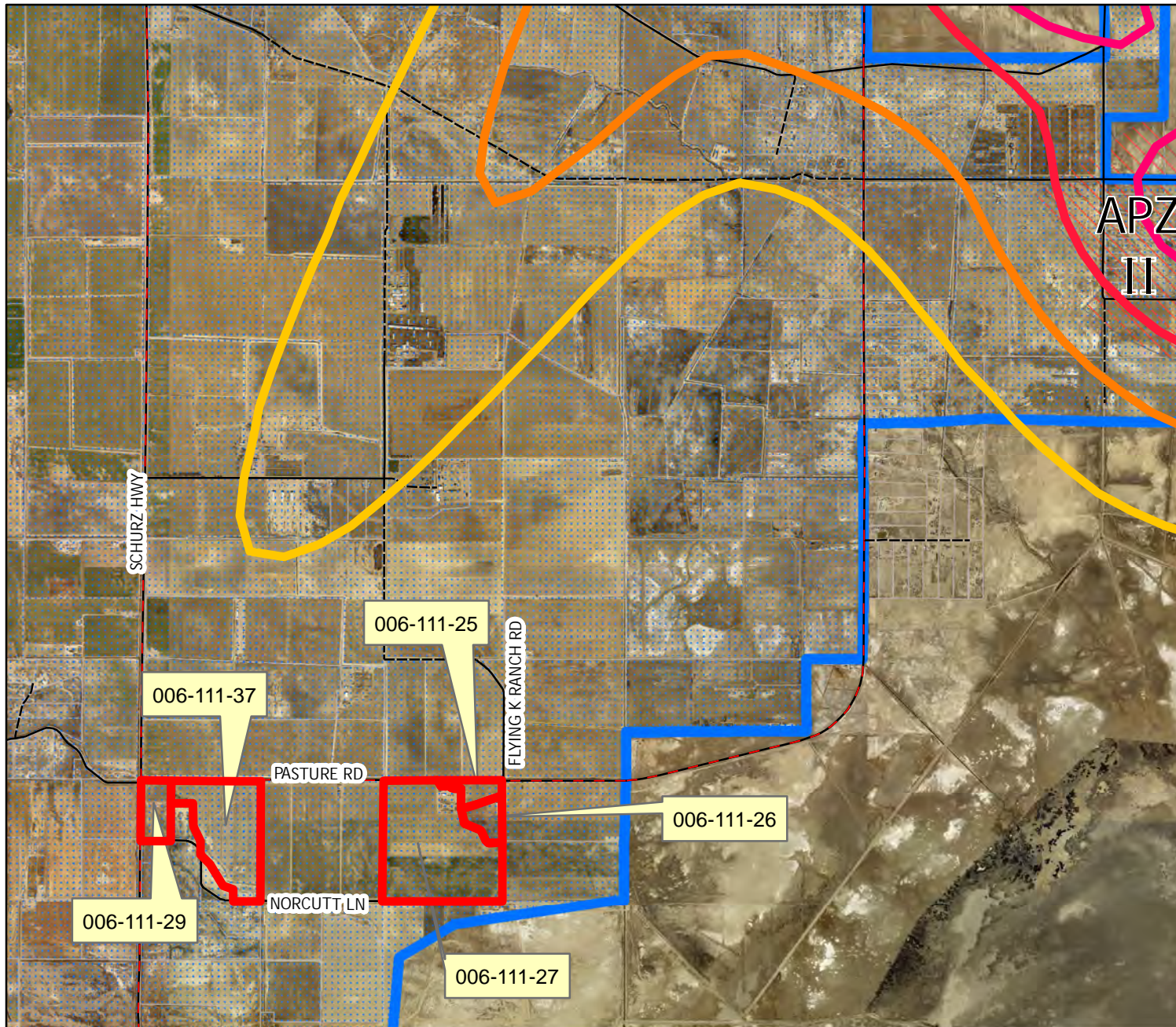


Legend

- 60 dB
- 65 dB
- 70 dB
- 75 dB
- 80 dB
- 85 dB

Accident Potential Zones

- ZONE**
- APZ I
 - APZ II
 - Clear Zone
 - Primary Surface



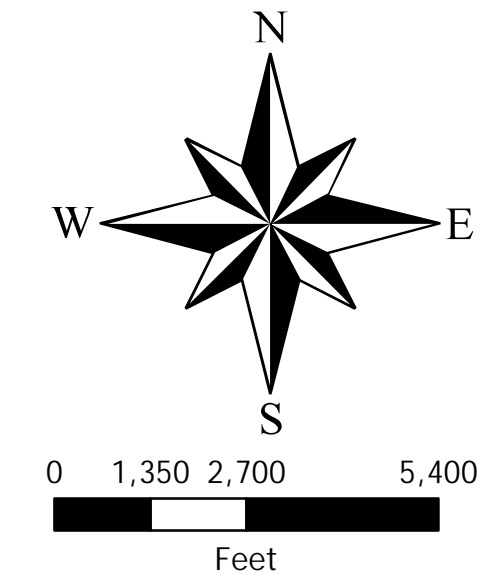
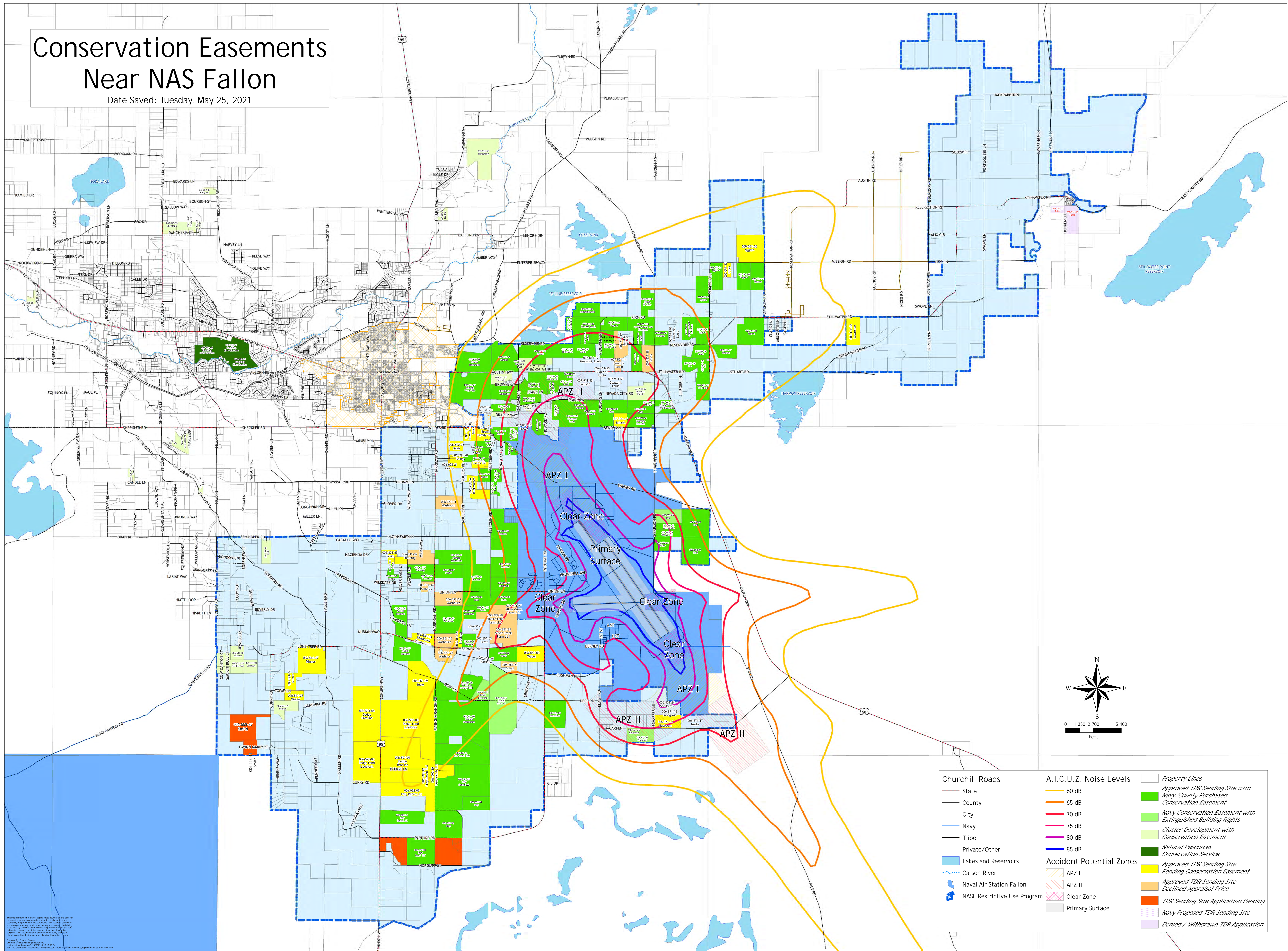
Map Prepared by: adm
May 25, 2021
Churchill County Planning Department



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Conservation Easements Near NAS Fallon

Date Saved: Tuesday, May 25, 2021



- | | | |
|------------------------------|---------------------------------|--|
| Churchill Roads | A.I.C.U.Z. Noise Levels | Property Lines |
| State | 60 dB | Approved TDR Sending Site with Navy/County Purchased Conservation Easement |
| County | 65 dB | Navy Conservation Easement with Extinguished Building Rights |
| City | 70 dB | Cluster Development with Conservation Easement |
| Navy | 75 dB | Natural Resources Conservation Service |
| Tribe | 80 dB | Approved TDR Sending Site Pending Conservation Easement |
| Private/Other | 85 dB | Approved TDR Sending Site Declined Appraisal Price |
| Lakes and Reservoirs | | TDR Sending Site Application Pending |
| Carson River | Accident Potential Zones | Navy Proposed TDR Sending Site |
| Naval Air Station Fallon | APZ I | Denied / Withdrawn TDR Application |
| NASF Restrictive Use Program | APZ II | |
| | Clear Zone | |
| | Primary Surface | |

This map is intended to provide a general overview of the information and is not intended to be used for legal purposes. The information on this map is for informational purposes only and should not be used for legal purposes. The information on this map is for informational purposes only and should not be used for legal purposes. The information on this map is for informational purposes only and should not be used for legal purposes.

Applicant: Eckert Family Trust
 Phone: 775-427-2610

APN: 006-111-25, -26, -27, -29 -37
 Address: 1805 Norcutt Ln, 9295 Pasture Rd Pasture Rd

D. TRANSFER OF DEVELOPMENT RIGHTS CALCULATION

BASE DENSITY:

Sending sites designated on the zoning map as A-5, A-10 or RR-20 and in the Master Plan as outside of the urbanizing area shall be assigned a base density of one (1) equivalent residential units (ERC) per four (4) acres.

<u>006-111-25</u>	APN	<u>11.780</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>2.945</u>
<u>006-111-26</u>	APN	<u>14.170</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>3.543</u>
<u>006-111-27</u>	APN	<u>135.790</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>33.948</u>
<u>006-111-29</u>	APN	<u>20.000</u>	Acreage	:	Acreage/4 X 2	ERC =	<u>5.000</u>
<u>006-111-37</u>	APN	<u>81.140</u>	Acreage	:	Acreage/4 X 3	ERC =	<u>20.285</u>
			Total	=	<u>65.720</u>	ERCs	

WATER RIGHTED ACREAGE:

One (1) equivalent residential unit per irrigated water righted acre.

<u>006-111-25</u>	APN	Water righted acres:	<u>10.300</u>
<u>006-111-26</u>	APN	Water righted acres:	<u>11.100</u>
<u>006-111-27</u>	APN	Water righted acres:	<u>124.830</u>
<u>006-111-29</u>	APN	Water righted acres:	<u>5.600</u>
<u>006-111-37</u>	APN	Water righted acres:	<u>68.250</u>
Total water righted acres =		<u>220.080</u>	X 1 ERC = <u>220.080</u> ERCs

BONUS AREAS:

a. Sending sites or a portion thereof located within a drinking water recharge protection or Water Resource area, military operations buffer area, or FEMA designated flood plain are allocated 1.5 ERCs per 10 acres.

(Note: this calculation is not cumulative. Only include the acreage of the parcels located within one of these sites.)

<u>006-111-25</u>	APN	<u>11.780</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>1.767</u>
<u>006-111-26</u>	APN	<u>14.170</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>2.126</u>
<u>006-111-27</u>	APN	<u>135.790</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>20.369</u>
<u>006-111-29</u>	APN	<u>20.000</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>3.000</u>
<u>006-111-37</u>	APN	<u>81.140</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>12.171</u>
			Total	=	<u>39.432</u>	ERCs	

b. Sending sites/parcels which total 100 or more acres are allocated one (1) ERC per ten (10) acres.

(Note: Calculate total acreage of all parcels included in the sending site application. Total acreage/10 X 1 ERC)

<u>006-111-25</u>	APN	<u>11.780</u>	Acreage		<u>006-111-29</u>	APN	<u>20.000</u>	Acreage
<u>006-111-26</u>	APN	<u>14.170</u>	Acreage		<u>006-111-37</u>	APN	<u>81.140</u>	Acreage
<u>006-111-27</u>	APN	<u>135.790</u>	Acreage			APN		Acreage
Total Acreage		<u>262.880</u>	/10 X 1 ERC	=	<u>26.288</u>	ERCs		

Applicant: Eckert Family Trust
Phone: 775-427-2610

APN: 006-111-25, -26, -27, -29 -37
Address: 1805 Norcutt Ln, 9295 Pasture Rd Pasture Rd

c. Sending sites providing beneficial public access as defined by the County to recreation areas, walking trails, bicycle paths, wetlands, rivers, lakes, State parks, or Federal lands - 10 ERCs per parcel.

Walking trail:	_____	APN:	_____	Bicycle path:	_____	APN:	_____
Wetland:	_____	APN:	_____	River:	_____	APN:	_____
Lake:	_____	APN:	_____	State park:	_____	APN:	_____
Federal land:	_____	APN:	_____				

Total number of parcels providing access = _____
 10 X number of parcels providing access = 0.000 ERCs

TOTAL NUMBER OF ERCs:

Total Base Density:	<u>65.720</u>		
Total Water Righted Acreage:	<u>220.080</u>		
Total Bonus Area (a):	<u>39.432</u>		
Total Bonus Area (b):	<u>26.288</u>		
Total Bonus Area (c):	<u>0.000</u>		
Grand Total	<u>351.520</u>	=	TOTAL TDRs <u>352</u>

**SENDING SITE REVIEW APPLICATION REVIEW
& TDR CALCULATION**

Applicant: Eckert Family Trust dated October 23, 2013
APN: 006-111-25, 006-111-26, 006-111-27, 006-111-29 & 006-111-37

Property Location: 1805 Norcutt Ln, 9295 Pasture Rd & Farmland off Pasture Rd
Zoning: A-10

Sending Site Criteria:

- Designation in the Churchill County Master Plan;
- Located within the military installation buffer area;
- Designation in the Churchill County Master Plan as RR-20, A-10 or A-5, through either:
 - a. Existing zoning of the parcel(s); or
 - b. Identification of proposed rural or resource area or open space sites that meet the definition of open space, per Churchill County Master Plan, or
- Identification as habitat for federally listed endangered or threatened;
- Water resource areas set aside for the benefit of Churchill County;
- Other areas

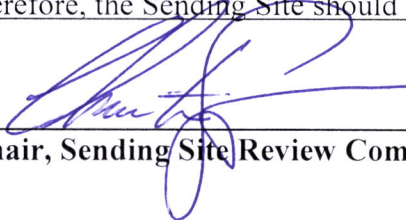
Acreage of proposed sending site: 262.88

Number of water righted acres: 220.08

Comments: There is sufficient acreage to beneficially use all of the water rights appurtenant to these parcels and they plan to increase the irrigated acreage to use all of the water rights. They are requesting an appraisal with and without one (1) additional residence for 006-111-29, along Schurz Highway.

Recommendation on Sending Site:

Since these properties meet the criteria to be a Sending Site including acreage, zoning, location in the buffer area, and water recharge area, it is recommended that Assessor's Parcel Number 006-111-25, -26, -27, -29 & -37 be approved as Sending Sites. The calculation for Transferrable Development Rights (TDRs) should include all of the water righted acreage since they will be able to beneficially use the water on these properties; therefore, the Sending Site should be approved for 352 TDRs.



Chair, Sending Site Review Committee

6/23/2021

Date

Application:	<u>TDR Sending Site Approval</u>	Use Listing:	<u>Agriculture & Single Family</u>
Applicant:	<u>Eckert Family Trust</u>	Owner:	<u>Eckert Family Trust</u>
Site:	1805 Norcutt Ln, 9295 Pasture Rd. and nearby farmland on Pasture Rd (APN: 006-111-25, -26, -27, -29 & -37) 262.88 acres with 220.08 acres of surface water-rights		
Designations:	Master Plan - Agriculture // Zoning - A-10		

Summary: This application is for approval of a Sending Site and Transfer of Development Rights calculation. The subject property meets the 20-acre minimum parcel size for a sending site, has water rights, meets the zoning district requirements, totals more than 100 acres, and is located within the military operations buffer zone.

The Sending Site Committee reviewed the application on June 21, 2021 and recommends approval of the sending site. The Committee recommended a total of 352 TDRs.

Staff Recommendation: **APPROVAL - as provided below.**

- **For APPROVAL the motion should include:** Based on the information provided in the application, in the staff report, and heard at this hearing, I move to recommend the following to the Board of County Commissioners:
 - (a) approval of the Sending Site application for the Eckert Family Trust on property at 1805 Norcutt Ln, 9295 Pasture Rd and farmland on Pasture Rd (APN: 006-111-25, -26, -27, -29 & -37), consisting of 262.88 acres with 220.08 acres of surface water-rights, based upon meeting the criteria for a Sending Site; and
 - (b) approval of 352 TDRs for the same property.

Excerpt from 7/14/2021 Planning Commission:

Consideration and possible action re: A sending site application filed by the Eckert Family Trust for properties located at 1805 Norcutt Lane, 9295 Pasture Road, and farmland off of Pasture Road, Assessor's Parcel Numbers 006-111-25, 006-111-26, 006-111-27, 006-111-29 and 006-111-37, consisting of 262.88 acres with 220.08 acres of water rights in the A-10 zoning district. The applicant proposes to place a conservation easement on the property.

Director Chris Spross informed that the Sending Site Review Committee went over this application and decided that it met the criteria in Churchill County Code for a Sending Site, and they also determined that it was eligible for 352 Transfer of Development Rights (TDRs). The Sending Site Review Committee recommended approval of this application.

Member Zack Bunyard, based on the information provided in the application, in the staff report, and heard at this hearing, I move to recommend the following to the Board of County Commissioners: (a) approval of the Sending Site application for the Eckert Family Trust on property at 1805 Norcutt Ln, 9295 Pasture Rd and farmland on Pasture Rd (APN: 006-111-25, -26, -27, -29 & -37), consisting of 262.88 acres with 220.08 acres of surface water-rights, based upon meeting the criteria for a Sending Site; and (b) approval of 352 Transfer of Development Rights for the same property. Member Myles Getto seconded the motion and the decision carried by unanimous vote.



Churchill County Agenda Report

Item 10.

Date Submitted: June 23, 2021

Agenda Item #: New Business - B

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Christian Spross, Director, Public Works, Planning & Zoning
Subject Title: Consideration and possible action re: Application for a Sending Site Application by Robert E. Smith, Jr. for properties located at 7250 Curry Road and 3303 Gwinn Marie Court, Assessor's Parcel Numbers 006-553-37 & 006-553-41, consisting of 211.0 acres with 89.81 acres of water righted property in the A-10 zoning district, whereby the Applicant proposes to place a conservation easement on the property.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Findings of Fact Motion: N/A

Recommend Board Action: motion to approve the Sending Site Application for Robert Smith, Jr. on properties at 7250 Curry Road and 3303 Gwinn Marie Court (APNs: 006-553-37 & 006-553-41), consisting of 211 acres with 89.81 acres of surface water rights, based upon meeting the criteria for a Sending Site; and (b) approve 195 TDRs for the same properties.

Discussion: This Application is for approval of a Sending Site and Transfer of Development Rights calculation. The subject property meets the 20-acre minimum parcel size for a Sending Site, has water rights, meets the zoning district requirements, and is located within the military operations buffer zone, as well as qualifying for the additional benefit for totaling more than 100 acres.

The Sending Site Review Committee reviewed the Application on June 21, 2021 and recommends approval of the Sending Site. The Committee recommended a total of 195 Transferrable Development Rights (TDRs). The Planning Commission also recommended approval at their July 14, 2021 meeting.

Recommended Conditions: N/A

Alternatives: N/A


Prepared By: Diane Moyle, Administrative Assistant

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.




Churchill County Agenda Report

Reviewed By:




Jim R. Barbee, County Manager

Date: July 28, 2021



Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021



Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None Aye: 0
2) None Nay: 0



(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

**CHURCHILL COUNTY
APPLICATION FOR SENDING SITE AND TRANSFER OF
DEVELOPMENT RIGHTS CALCULATION**

A. APPLICANT INFORMATION

1. Applicant Name & Mailing address: 7250 Curry Rd
City, State, and Zip: Fallon, NV 89406
Phone No.: (775) 427-8035
Fax No.: (775) 423-6408
Email: deb101253@gmail.com

2. All Persons/Firms having an ownership interest in the property:

Name Robert E. Smith Jr.
Mailing address 7250 Curry Rd, Fallon, NV 89406
Telephone (775) 427-8035

Name _____
Mailing address _____
Telephone _____

Name _____
Mailing address _____
Telephone _____

3. Firm Name, Corporate or Business Name: _____

4. Type of legal entity:
 individual
 corporation incorporated in the State of Nevada
 general partnership created in the State of Nevada
 limited partnership created in the State of Nevada
 limited liability company created in the State of Nevada
 other: _____

5. Contact Person at Applicant's Organization:
Name Robert E. Smith Jr.
Mailing Address 7250 Curry Rd, Fallon, NV 89406
Telephone (775) 427-8035 Fax (775) 423-6408

6. Are there any material facts or circumstances (e.g., pending litigation, bankruptcy, code enforcement actions, etc.) relating to any of the parties to the proposed transaction, which may potentially affect the application approval or TDR transaction? [] Yes
If yes, please explain:
NO

B. PROPERTY INFORMATION

1. General location of property (including nearest intersection): Curry Rd.
turn off Lone Tree

2. List Assessor's parcel number(s) and acreage:
APN 006-553-37 Section, township, and range 34;18;28 Acreage 164.3
APN 006-553-41 Section, township, and range 34;18;28 Acreage 46.7
APN _____ Section, township, and range _____ Acreage _____
APN _____ Section, township, and range _____ Acreage _____

Total Acreage: 211

3. Present zoning: A

4. Amount of water rights appurtenant to the property 89.81
Please provide a copy of the TCID Water Right Detail.
If no water rights are appurtenant to the property, has irrigation been removed and or
vegetation been stripped from the property within the last six (6) years? Yes () No ()
If yes, attach an affidavit of compliance with the Dust Control requirements of Churchill
County Code.

5. Property location (Check if applicable)
Water resource area Military Installation buffer zone
FEMA designated flood plain () (Include copy of FEMA map) Other () _____

C. LAND USE INFORMATION

Describe the Sending Site providing details about the current land uses including number
and types of livestock, wildlife species, a general description of crops and acreage, native
fauna, wetlands and other property characteristics that have a community benefit that
would be degraded by increased residential development
Provide any other information including photos and maps that clearly describe the
sending site.

alfalfa, livestock

Current number of homes on the property: 23

Number of reservations for future homes on the property: 1 w appraisal w or w/o Reservation
[Please Note: This may affect the appraisal value for the easement and purchase price for the easement should the Navy and/or County participate to purchase the easement.]

Please attach copies of any documents that may assist the sending site review committee
in determining the community benefit of the sending site.

D. CONSERVATION EASEMENT DESCRIPTION

*A **Conservation Easement** – a legal agreement between a landowner and an eligible organization that restricts future activities on the parcel, parcel(s) or portion thereof to protect its conservation, agricultural, open space or similar value in perpetuity.*

A conservation easement granted through the TDR program shall be required for land and water contained in the sending site. The conservation easement may be placed on the entire parcel or parcels or only the portion of the parcel or parcels that is qualified as the sending site. The conservation easement shall indicate the portion of the parcel or parcels restricted from future residential development, or limitations on future residential and nonresidential development within the conservation easement and the amount of water right.

Provide information that briefly describes the proposed conservation easement including:

- Assessor’s plat map or maps of the parcel or parcels
- A site plan depicting the proposed conservation easement area, existing and proposed residential units, submerged lands, any area already in a conservation easement or similar encumbrance
- A brief description of the site resources including appurtenant water rights, including a copy of the TCID Water Right Detail and TCID map showing water application/irrigation
- If the site is qualifying as habitat for a threatened or endangered species:
 - i) A wildlife habitat conservation plan, or
 - ii) A wildlife habitat restoration plan, and
 - iii) A wildlife present conditions report.

Please list the attachments providing the above information:

TCID W/R + map _____

Are there any existing easements for access, utilities, or any other purposes or other encumbrances? Yes No. If yes, show on site plan or maps and provide the recorded document number. _____

List all lien holders (mortgages, deeds of trust, lessees, or other encumbrances). Lien holders will be required to subordinate their mortgage or deed of trust to the conservation easement.

Ag Credit _____

Are there any properties adjacent to your lands that are subject to existing conservation easements, variance or plat restrictions, or public owned open space?

Yes No Don't Know

E. TRANSFER OF DEVELOPMENT RIGHTS CALCULATION

BASE DENSITY

Sending sites designated on the zoning map as A-5, A-10 or RR-20 and in the Master Plan as outside of the urbanizing area shall be assigned a base density of one (1) equivalent residential units (ERC) per four (4) acres

APN 006-553-37 Acreage 144.3: Acreage/4 x 1ERC = 41.075
 APN 006-553-41 Acreage 46.7: Acreage/4 x 1ERC = 11.675
 APN _____ Acreage _____: Acreage/4 x 1ERC = _____

Total = 52.75 ERCs (1)

WATER RIGHTED ACREAGE

One (1) equivalent residential unit per irrigated water righted acre.

APN: 006-553-37 Water righted acres: 82.91
 APN: 006-553-41 Water righted acres: 6.9
 APN: _____ Water righted acres: _____

Total water righted acres = 89.81

Total water righted acres 89.81 x 1ERC = 89.81 ERCs (2)

BONUS AREAS:

a. Sending sites or a portion thereof located within a drinking water recharge protection or Water Resource area, military operations buffer area, or FEMA designated flood plain are allocated 1.5 ERCs per 10 acres. (*Note: this calculation is not cumulative. Only include the acreage of the parcels located within one of these sites*)

APN: 006-553-37 Acreage 144.3 006-553-41 46.7
 Acreage /10 x 1.5 ERCs = 24.645 ERCs (3)
31.65

b. Sending sites/parcels which total 100 or more acres are allocated one (1) ERC per ten (10) acres. (*Note: Calculate total acreage of all parcels included in the sending site application. Total acreage/10 x 1ERC*)

APN 006-553-37 Acreage 144.3 APN _____ Acreage _____
 APN 006-553-41 Acreage 46.7 APN _____ Acreage _____
 Total Acreage = _____

Total Acreage (211) /10 x 1ERC = 21.1 ERCs (4)

c. Sending sites providing beneficial public access as defined by the County to recreation areas, walking trails, bicycle paths, wetlands, rivers, lakes, State parks, or Federal lands - 10 ERCs per parcel;

Walking trail: ___ APN: _____ Bicycle path: ___ APN: _____
 Wetland: ___ APN: _____ River: ___ APN: _____
 Lake: ___ APN: _____ State park: ___ APN: _____
 Federal land: ___ APN: _____

Total number of parcels providing access = _____
 10 x number of parcels providing access = _____ ERCs

TOTAL NUMBER OF ERCs:

Total Base Density = 52.75

Total Water Righted = 89.81

Total Bonus Area (a) = 24.645

Total Bonus Area (b) = 21.1

Total Bonus Area (c) = _____

GRAND TOTAL = 195.31 = TOTAL TDRs 195

VERIFICATION

Robert E. Smith Jr., BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE HAS AN INTEREST IN THE PROPERTY DESCRIBED IN THE FOREGOING APPLICATION; THAT HE/SHE HAS READ SAID APPLICATION AND KNOWS THE CONTENTS THEREOF; THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT TO HIS/HER KNOWLEDGE EXCEPT THOSE CLEARLY INDICATED TO BE TRUE AND CORRECT TO HIS/HER BELIEF WITHIN THE LIMITS OF HIS/HER KNOWLEDGE; THAT THE TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE HAS BEEN READ AND UNDERSTOOD; THAT THE INFORMATION PROVIDED ABOUT THE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM HAS BEEN READ AND UNDERSTOOD; AND THE BENEFITS AND IMPLICATIONS OF CONSERVATION EASEMENTS HAVE BEEN DISCUSSED WITH ALL INDIVIDUALS WHO HAVE AN INTEREST IN THE PROPERTY DESCRIBED.

FURTHERMORE, HE/SHE AFFIRM THAT THE SENDING SITE FOR WHICH TDR CERTIFICATES ARE SOUGHT CONTAINS ONLY UNDIVIDED LEGAL LOTS AND THAT NO SUBSTANDARD LOTS OUTSIDE OF THE SENDING SITE ARE HELD IN COMMON OWNERSHIP WITH THE SENDING SITE.

HE/SHE UNDERSTAND THAT THIS APPLICATION IS SUBJECT TO REVIEW FOR CONSISTENCY WITH SELECTION POLICIES AND CRITERIA BY THE SENDING SITE REVIEW COMMITTEE IN ORDER TO PROPERLY EVALUATE AND PROCESS THIS APPLICATION. I/WE AGREE TO ALLOW SENDING SITE REVIEW COMMITTEE ENTRY TO OUR PROPERTY WITH ADVANCE NOTICE. **HE/SHE UNDERSTANDS THAT THE \$150 FILING FEE IS NONREFUNDABLE.**

SIGNED: Robert E. Smith Jr.

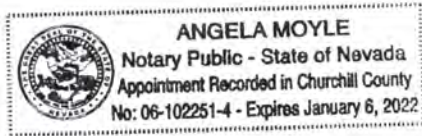
MAILING ADDRESS 7250 Carry Rd, Fallon, NV 89406

PHONE: (775) 427-8035

SUBSCRIBED AND SWORN TO BEFORE ME BY Robert Earl Smith, Jr.

THIS 1st DAY OF June, 2021.

Angela Moyle
NOTARY PUBLIC, IN AND FOR THE
STATE OF Nevada
County of Churchill



06-55



NOTE: This plat for assessment uses only and does not represent a survey. No liability is assumed as to the accuracy of the data furnished herein. Use of this plat for other than assessment purposes is definitely not recommended and Churchill County expressly disclaims any liability for use other than for assessment purposes.

TOWNSHIP 18 N. RANGE 28 E. SECTION 34, 35, 36

LEGEND
 ZONING
 ELLIPSE
 BRACKET
 PARCEL #
 ROAD
 EASEMENT

ZONE
 A-10 & RR-20

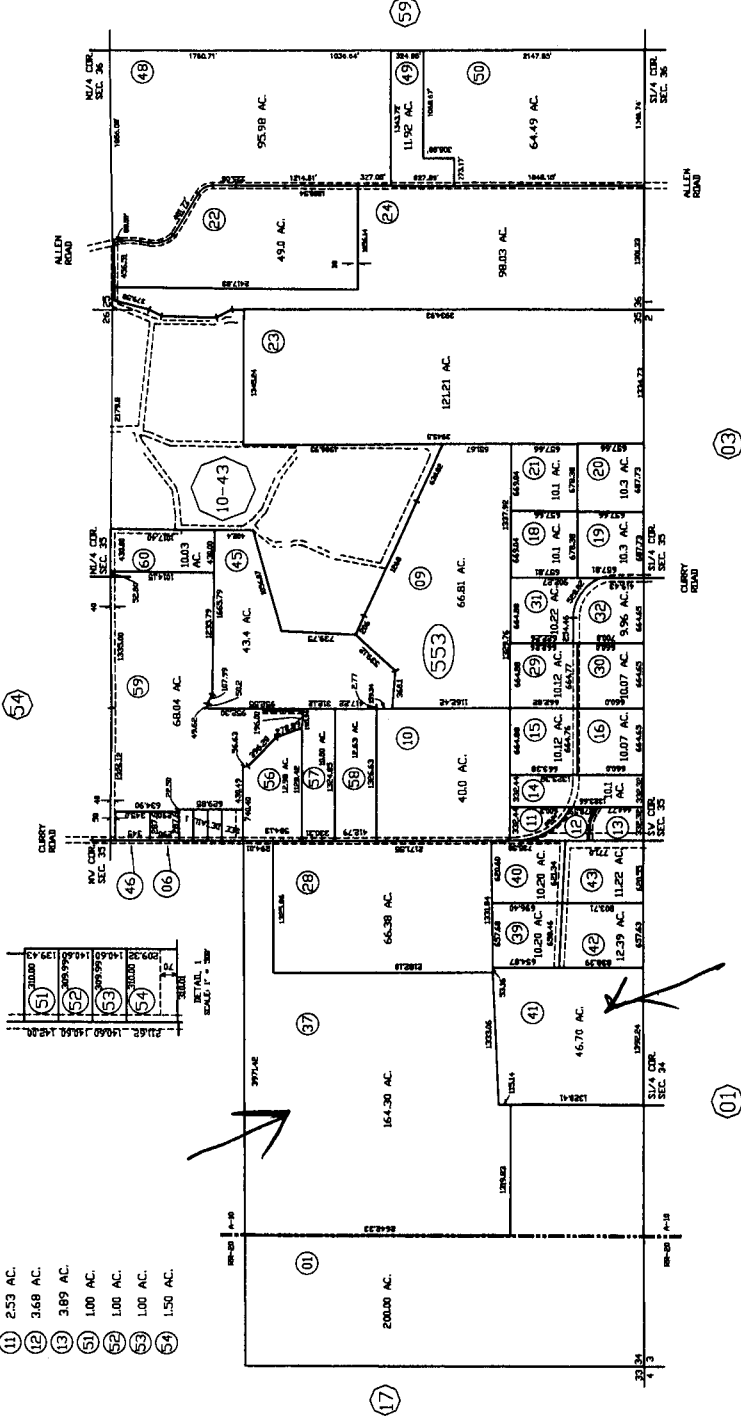
LAST REVISED:
 JULY 18, 2006

STATE OF NEVADA
 COUNTY OF CHURCHILL
 REVISED BY:
 ASSESSOR
 FISCAL YEAR
 2020/2021

1"=1200'
 WHEN ON 11" X 17" PAPER
 06-55

- 45 2.28 AC.
- 06 1.91 AC.
- 11 2.53 AC.
- 12 3.68 AC.
- 13 3.89 AC.
- 51 1.00 AC.
- 52 1.00 AC.
- 53 1.00 AC.
- 54 1.50 AC.

SECTION	AREA
34	146.60
35	145.80
36	145.80



SCALE CORRECT WHEN ON 11" X 17" PAPER.
 THE LINE BELOW THIS TEXT IS 1" IN LENGTH.

Truckee-Carson Irrigation District
Water Rights Detail Record

Item 10.

5/13/2021

Serial #: 174

Owner's Name: **Smith Revocable Living Trust, et al**

Control #:	Molly F. Smith, Trustee		
APN: 655337 C	7250 Curry Rd.		
Hold:	Fallon	NV	89406-9268
Pump Permit:	Phone: (775) 423-4440		
Property	Irrigator's Name: Debbie or Marsha		
Physical Address	7250 Curry Rd.		

Phone 1: (775) 427-4609

Phone 2: (775) 426-8270

Phone 3:

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout			Total	W.R.			
			Sc	Tn	Rn	Acres	Acres	Susp	Duty
West	E1	E1-T15 (Meter)							
	E1	E1-T16 (Meter)							
	E1	E1-T17 (Meter)							
	E1	E1-T18 (Meter)							
Pt. S2 NE4, Pt. SE4, SE4 NW4									
			34	18	28	247.71	77.00		4.5
BOR Reclass 2/86									
			34	18	28	5.91	5.91		3.5
B/B Reduction Court Orderd 2/88 (5.91ac)									
6/30/88 B/B Adjustment									
						3.10	3.10		3.5
						-3.10	-3.10		4.5
PM 250935 3/90									
						-70.32			
						-10.20			
						-10.20			
New Survey									
						1.40			
WRT 50005 7/86 NET -0-									
WRT 58582 3/93									

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.

Truckee-Carson Irrigation District
 Water Rights Detail Record

P Item 10.
 5/13/2021

Serial #: 174

Owner's Name: **Smith Revocable Living Trust, et al**

WRT 60823 1/95

Contested Transfer Irrigated Acres Reduced

8/8/94 Court Order Bench/Bottom Reduction

-73.90 acres @ 4.5 Bench	-73.90	4.5
--------------------------	--------	-----

+73.90 acres @ 3.5 Bottom	73.90	3.5
---------------------------	-------	-----

Alloc. restored wrt 50005 per ruling 4825

Alloc reduced wrt 50005 per BOR 3/5/03

Alloc restored 50005 per 4/3/03 order

PLT protest lifted 50005 2/18/05

WRT 80788 permit 11/11 net -0-

Per Federal Watermaster 6/6/12.

-82.91 acres at 3.5 Bottom	-82.91	3.5
----------------------------	--------	-----

+82.91 acres at 4.5 Bench	82.91	4.5
---------------------------	-------	-----

3/13 wrt 82089 farm map net -0-

	Total	W.R.		
	Acres	Acres	Susp	Duty
Totals	164.30	82.91	.00	

	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	.00	.00	.00	82.91	.00

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Truckee-Carson Irrigation District
Water Rights Detail Record

Page Item 10.
5/13/2021

Serial #: **174-A**

Owner's Name: **Smith Jr., Robert E.**

Control #: **7250 Curry Rd.**

APN: **655341 C**

Hold: **Fallon NV 89406-9268**

Pump Permit: Phone: **(775) 423-4440**

Property Irrigator's Name: **Debbie, Marcia or Jeremy**

Physical Address **3303 Gwinn Marie Crt.**

Phone 1: **(775) 427-4609**

Phone 2: **(775) 426-8270**

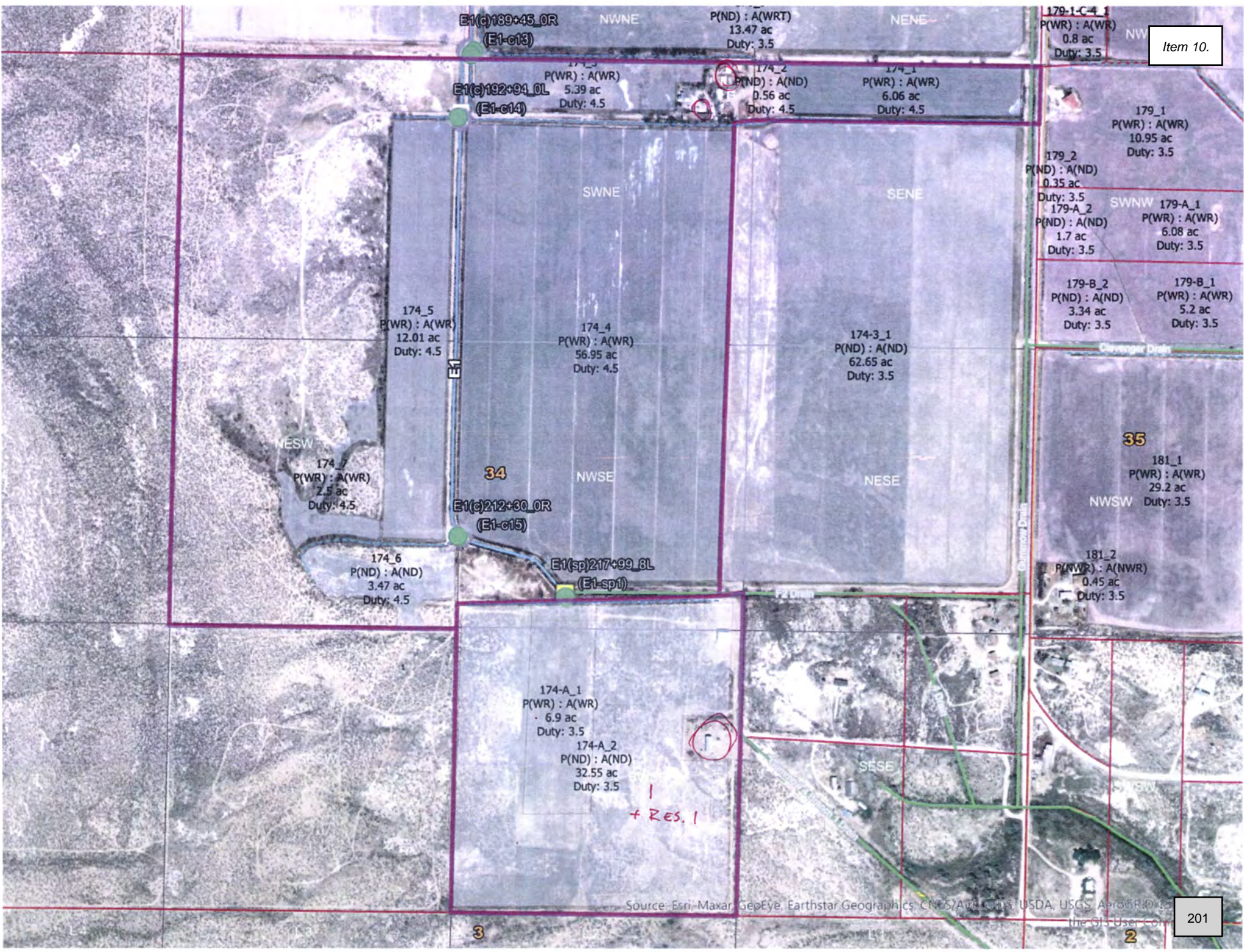
Phone 3:

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout
West	E1	E1-T19 (Meter)

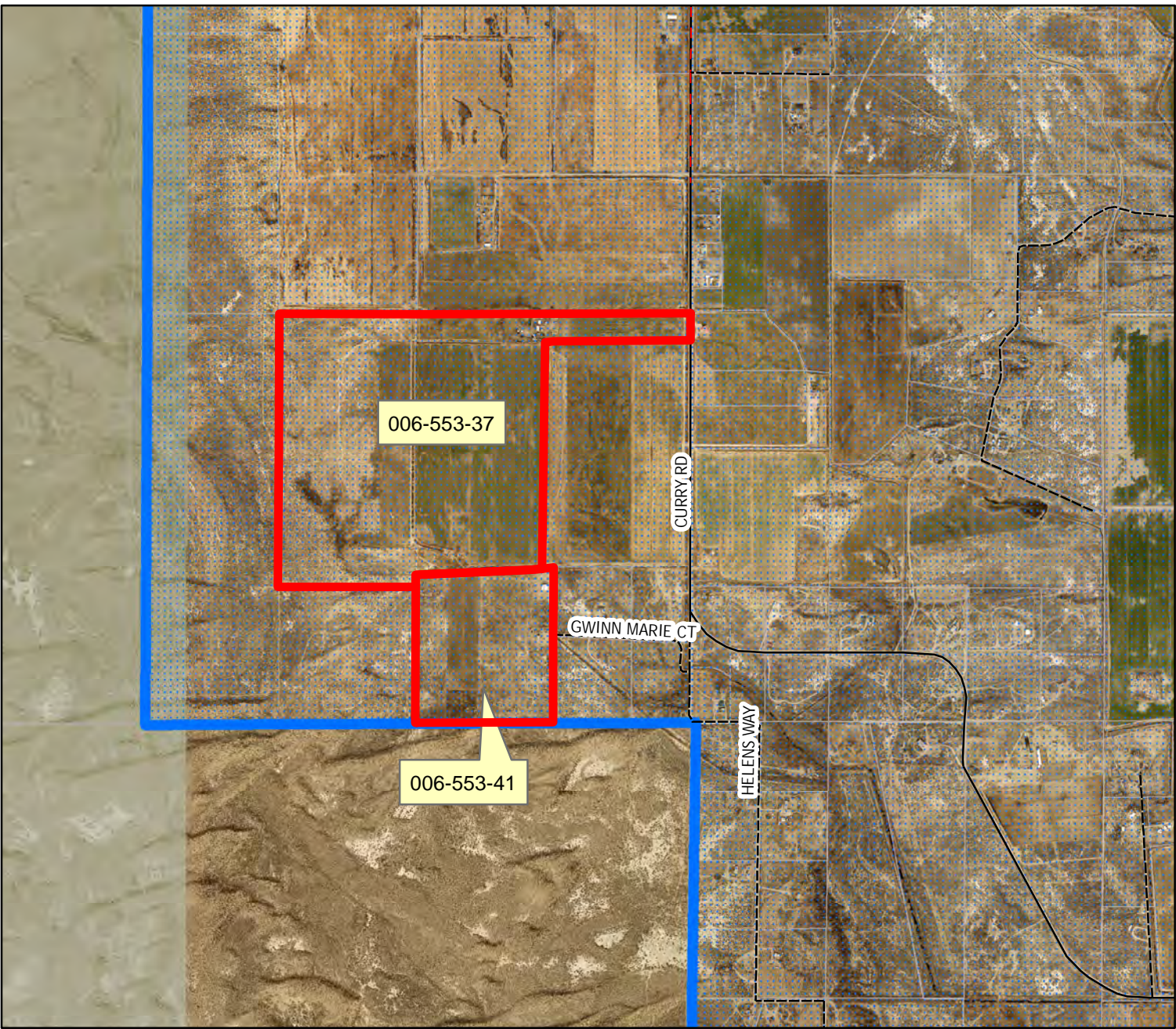
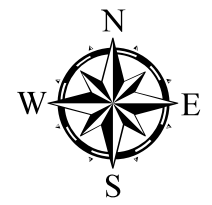
Description	Sc	Tn	Rn	Total	W.R.		Duty
				Acres	Acres	Susp	
Pt. SE4 PM 250935 3/90 fr 174	34	18	28	70.32			
PM 253137 6/90				-12.39			
to 174-D				-11.22			
to 174-E							
11-14 WRT 83776 farm map FR 658-C					6.90		3.5
				Total	W.R.		
				Acres	Acres	Susp	Duty
				46.71	6.90	.00	
				Totals			
				1.5	2.99	3.5	4.5
Irrigated Acreage:	.00	.00	6.90	.00		.00	Other

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.



Item 10.





APN 006-553-37 and 006-553-41 Smith Property

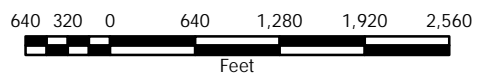


Legend

-  60 dB
-  65 dB
-  70 dB
-  75 dB
-  80 dB
-  85 dB

Accident Potential Zones

- ZONE**
-  APZ I
 -  APZ II
 -  Clear Zone
 -  Primary Surface

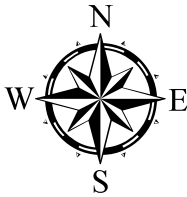
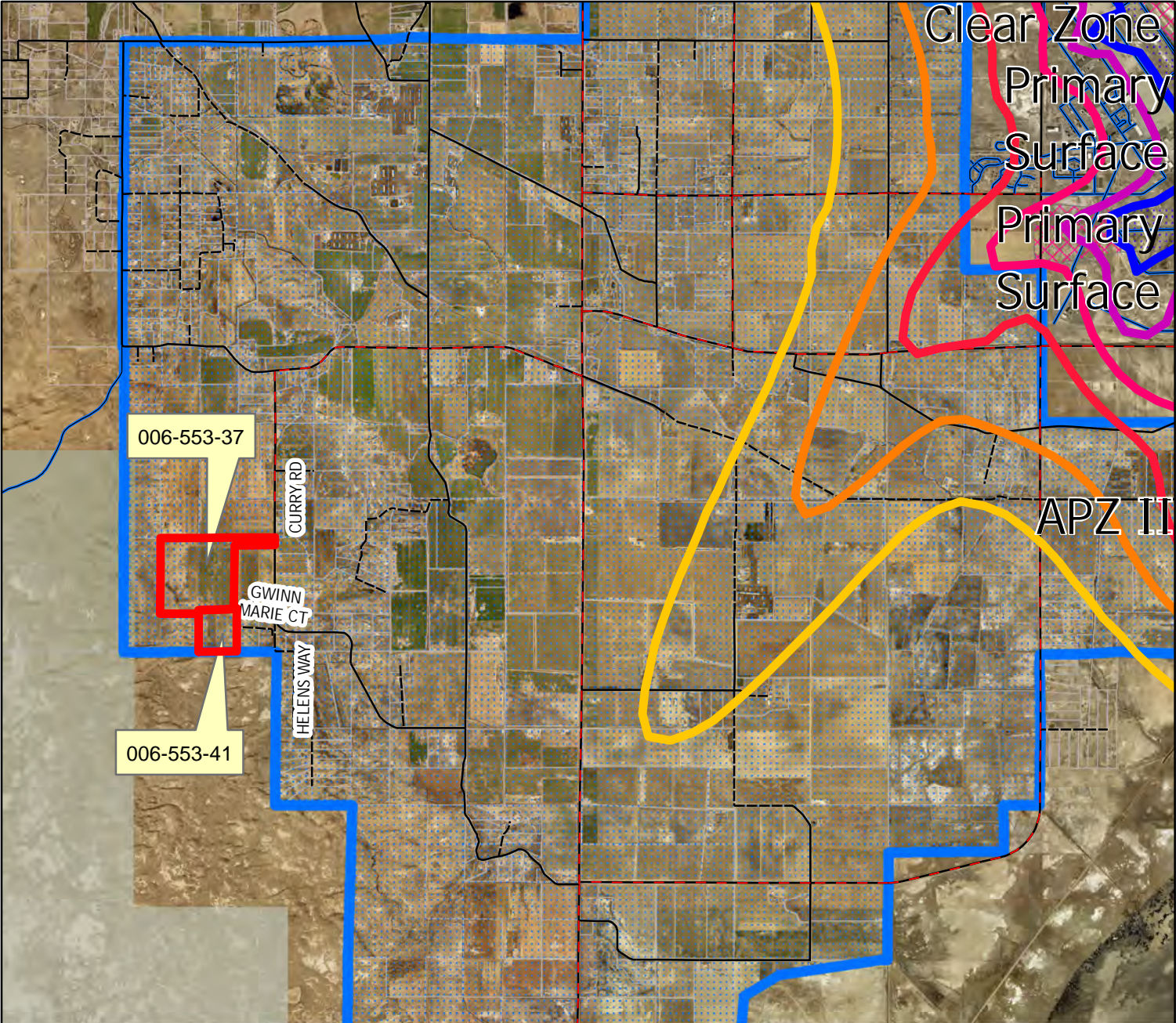


Map Prepared by: adm
May 25, 2021
Churchill County Planning Department



This map is intended to depict approximate boundaries and does not represent a survey. For accurate boundaries and acreages a survey by a licensed surveyor is needed. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Use of this map for other than illustrative purposes is not recommended, and Churchill County expressly disclaims any liability for use other than for illustrative purposes.

APN 006-553-37 and 006-553-41 Smith Property

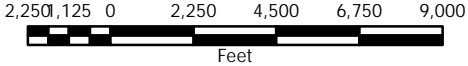


Legend

- 60 dB
- 65 dB
- 70 dB
- 75 dB
- 80 dB
- 85 dB

Accident Potential Zones

- | | |
|-----------------|--|
| ZONE | |
| APZ I | |
| APZ II | |
| Clear Zone | |
| Primary Surface | |



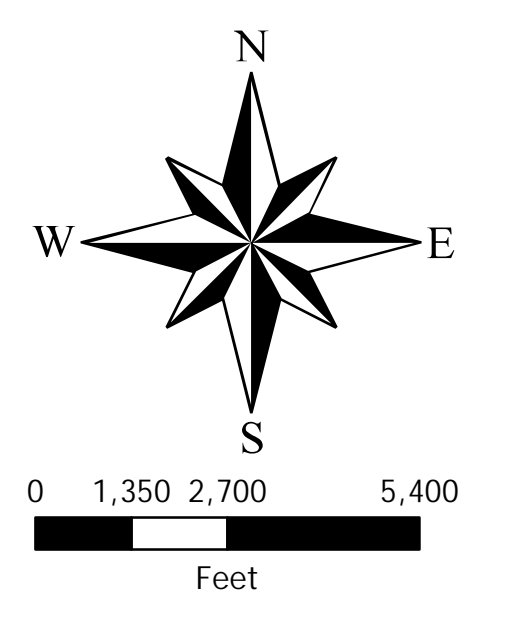
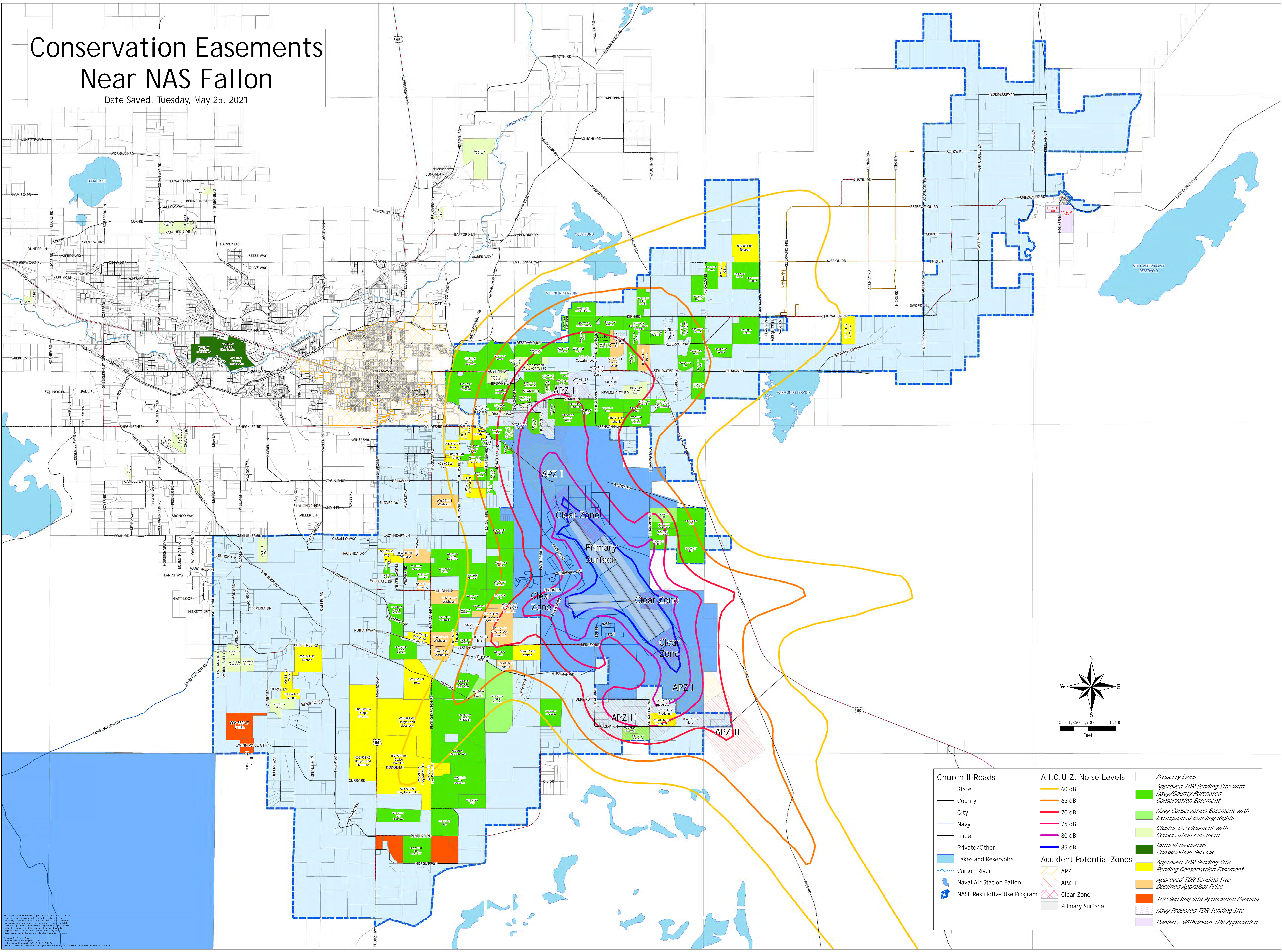
Map Prepared by: adm
May 25, 2021
Churchill County Planning Department



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Conservation Easements Near NAS Fallon

Date Saved: Tuesday, May 25, 2021



Churchill Roads	A.I.C.U.Z. Noise Levels	Property Lines
State	60 dB	Approved TDR Sending Site with Navy/County Purchased Conservation Easement
County	65 dB	Navy Conservation Easement with Extinguished Building Rights
City	70 dB	Cluster Development with Conservation Easement
Navy	75 dB	Natural Resources Conservation Service
Tribe	80 dB	Approved TDR Sending Site Pending Conservation Easement
Private/Other	85 dB	Approved TDR Sending Site Declined Appraisal Price
Lakes and Reservoirs	Accident Potential Zones	TDR Sending Site Application Pending
Carson River	APZ I	Navy Proposed TDR Sending Site
Naval Air Station Fallon	APZ II	Denied / Withdrawn TDR Application
NASF Restrictive Use Program	Clear Zone	
	Primary Surface	

This map is intended to provide a general overview of the subject matter and does not constitute a warranty or representation of any kind. The user of this map assumes all liability for any errors or omissions. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

Applicant: Robert E Smith Jr
 Phone: 775-427-8035, 423-6408

APN: 006-553-37, 006-553-41
 Address: 7250 Curry Rd

D. TRANSFER OF DEVELOPMENT RIGHTS CALCULATION

BASE DENSITY:

Sending sites designated on the zoning map as A-5, A-10 or RR-20 and in the Master Plan as outside of the urbanizing area shall be assigned a base density of one (1) equivalent residential units (ERC) per four (4) acres.

<u>006-553-37</u>	APN	<u>164.300</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>41.075</u>
<u>006-553-41</u>	APN	<u>46.700</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>11.675</u>
<u>0</u>	APN	<u>0.000</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>0.000</u>
			Total	=	<u>52.750</u>	ERCs	

WATER RIGHTED ACREAGE:

One (1) equivalent residential unit per irrigated water righted acre.

<u>006-553-37</u>	APN	Water righted acres:	<u>82.910</u>
<u>006-553-41</u>	APN	Water righted acres:	<u>6.900</u>
<u>0</u>	APN	Water righted acres:	<u>0.000</u>
Total water righted acres =		<u>89.810</u>	X 1 ERC = <u>89.810</u> ERCs

BONUS AREAS:

a. Sending sites or a portion thereof located within a drinking water recharge protection or Water Resource area, military operations buffer area, or FEMA designated flood plain are allocated 1.5 ERCs per 10 acres.

(Note: this calculation is not cumulative. Only include the acreage of the parcels located within one of these sites.)

<u>006-553-37</u>	APN	<u>164.300</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>24.645</u>
<u>006-553-41</u>	APN	<u>46.700</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>7.005</u>
<u>0</u>	APN	<u>0.000</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>0.000</u>
			Total	=	<u>31.650</u>	ERCs	

b. Sending sites/parcels which total 100 or more acres are allocated one (1) ERC per ten (10) acres.

(Note: Calculate total acreage of all parcels included in the sending site application. Total acreage/10 X 1 ERC)

<u>006-553-37</u>	APN	<u>164.300</u>	Acreage	<u> </u>	APN	<u> </u>	Acreage
<u>006-553-41</u>	APN	<u>46.700</u>	Acreage	<u> </u>	APN	<u> </u>	Acreage
Total Acreage		<u>211.000</u>	/10 X 1 ERC	=	<u>21.100</u>	ERCs	

Applicant: Robert E Smith Jr
Phone: 775-427-8035, 423-6408

APN: 006-553-37, 006-553-41
Address: 7250 Curry Rd

c. Sending sites providing beneficial public access as defined by the County to recreation areas, walking trails, bicycle paths, wetlands, rivers, lakes, State parks, or Federal lands - 10 ERCs per parcel.

Walking trail:	_____	APN:	_____	Bicycle path:	_____	APN:	_____
Wetland:	_____	APN:	_____	River:	_____	APN:	_____
Lake:	_____	APN:	_____	State park:	_____	APN:	_____
Federal land:	_____	APN:	_____				

Total number of parcels providing access = _____
 10 X number of parcels providing access = 0.000 ERCs

TOTAL NUMBER OF ERCs:

Total Base Density:	<u>52.750</u>		
Total Water Righted Acreage:	<u>89.810</u>		
Total Bonus Area (a):	<u>31.650</u>		
Total Bonus Area (b):	<u>21.100</u>		
Total Bonus Area (c):	<u>0.000</u>		
Grand Total	<u>195.310</u>	=	TOTAL TDRs <u>195</u>

**SENDING SITE REVIEW APPLICATION REVIEW
& TDR CALCULATION**

Applicant: Robert E. Smith Jr.

APN: 006-553-37 & 006-553-41

Property Location: 7250 Curry Rd & 3303 Gwinn Marie Ct

Zoning: A-10

Sending Site Criteria:

- Designation in the Churchill County Master Plan;
- Located within the military installation buffer area;
- Designation in the Churchill County Master Plan as RR-20, A-10 or A-5, through either:
 - a. Existing zoning of the parcel(s); or
 - b. Identification of proposed rural or resource area or open space sites that meet the definition of open space, per Churchill County Master Plan, or
- Identification as habitat for federally listed endangered or threatened;
- Water resource areas set aside for the benefit of Churchill County;
- Other areas

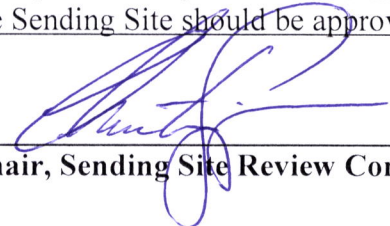
Acreage of proposed sending site: 211.0

Number of water righted acres: 89.8

Comments: These parcels are at the far west end of the buffer area and border on two (2) sides the bombing range in the southwest area of the county. The applicant is requesting an appraisal with and without a future residence.

Recommendation on Sending Site:

Since these properties meet the criteria to be a Sending Site including acreage, zoning, location in the buffer area, and water recharge area, it is recommended that Assessor's Parcel Numbers 006-553-37 & 006-553-41 be approved as Sending Sites. The calculation for Transferrable Development Rights (TDRs) should include all of the water righted acreage since they will be able to beneficially use the water on these properties; therefore, the Sending Site should be approved for 195 TDRs.



 Chair, Sending Site Review Committee

6/23/2021

 Date

Application:	<u>TDR Sending Site Approval</u>	Use Listing:	<u>Agriculture & Single Family</u>
Applicant:	<u>Robert Smith Jr.</u>	Owner:	<u>Robert Smith, Jr</u>
Site:	7250 Curry Road & 3303 Gwinn Marie Court (APN: 006-553-37 & -41) 211.0 acres with 89.81 acres of surface water-rights		
Designations:	Master Plan - Agriculture // Zoning - A-10		

Summary: This application is for approval of a Sending Site and Transfer of Development Rights calculation. The subject property meets the 20-acre minimum parcel size for a sending site, has water rights, meets the zoning district requirements, totals more than 100 acres and is located within the military operations buffer zone.

The Sending Site Committee reviewed the application on June 21, 2021 and recommends approval of the sending site. The Committee recommended a total of 195 TDRs.

Staff Recommendation: **APPROVAL - as provided below.**

□ **For APPROVAL the motion should include:** Based on the information provided in the application, in the staff report, and heard at this hearing, I move to recommend the following to the Board of County Commissioners:

- (a) approval of the Sending Site application for Robert E. Smith Jr. on property at 7250 Curry Road & 3303 Gwinn Marie Court (APN: 006-553-37 & -41), consisting of 211.0 acres with 89.81 acres of surface water-rights, based upon meeting the criteria for a Sending Site; and
- (b) approval of 195 TDRs for the same property.

Excerpt from 7/14/2021 Planning Commission:

Consideration and possible action re: A sending site application filed by Robert E. Smith, Jr. for properties located at 7250 Curry Road and 3303 Gwinn Marie Court, Assessor's Parcel Numbers 006-553-37 & 006-553-41, consisting of 211.0 acres with 89.81 acres of water righted property in the A-10 zoning district. The applicant proposes to place a conservation easement on the property.

Director Chris Spross informed that the Sending Site Review Committee went over this application and decided that it met the criteria in Churchill County Code for a Sending Site, and they also determined that it was eligible for 195 Transfer of Development Rights (TDRs). The Sending Site Review Committee recommended approval of this application.

Member Charlie Arciniega, based on the information provided in the application, in the staff report, and heard at this hearing, I move to recommend the following to the Board of County Commissioners: (a) approval of the Sending Site application for Robert E. Smith Jr. on property at 7250 Curry Road & 3303 Gwinn Marie Court (APN: 006-553-37 & -41), consisting of 211.0 acres with 89.81 acres of surface water-rights, based upon meeting the criteria for a Sending Site; and (b) approval of 195 Transfer of Development Rights for the same property. Vice Chair Charlotte Louis seconded the motion and the decision carried by unanimous vote.



Churchill County Agenda Report

Item 11.

Date Submitted: July 19, 2021

Agenda Item #: New Business - C
Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners
From: Sheriff Richard Hickox
Subject Title: Consideration and possible action re: Report from the Churchill County Sheriff regarding the the number of deaths of prisoners in the county jail, which was zero for the period of April through June, 2021.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to acknowledge receipt and review of the Report from the Sheriff.

Discussion: Nevada Revised Statutes require a Report from the Churchill County Sheriff regarding the number of deaths of prisoners in the county jail and any known circumstances surrounding any such deaths. There were no such deaths at the jail for the period of April through June, 2021.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Reviewed By:

Jim R. Barbee, County Manager

Date: July 28, 2021

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

1) None	_____	Aye: 0
2) None	_____	Nay: 0

(Vote Recorded By)

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July1, 2021

Pete Olsen- Chairman County Commissioner
Greg Koenig – County Commissioner
Justin Heath- County Commissioner
Jim Barbee- County Manager

155 North Taylor Street
Fallon, Nevada 89406

Gentlemen,

In compliance with Nevada Revised Statute I am officially notifying you in writing that there were no reportable in custody deaths during the second quarter of 2021, that period being from April 1, 2021 thru June 30, 2021.

Respectfully,

A handwritten signature in blue ink that reads "Richard C. Hickox Jr. 177".

Richard C. Hickox Jr. 177
Churchill County Sheriff



Churchill County Agenda Report

Item 12.

Date Submitted: July 22, 2021

Agenda Item #: New Business - D

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Geof Stark, Human Resources Director and Shannon Ernst, Social Services Director
Subject Title: Consideration and possible action re: Modifications to job description and pay range for Laboratory Scientist, as well as authorization to hire at an advanced step, up to step 13.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the updated class specification for a Laboratory Scientist, to assign it to Pay Grade 63, and to approve the hiring at an advanced step, up to Step 13.

Discussion: In December of 2020, the board approved a class specification (job description) for a Laboratory Scientist and assigned it to Pay Grade 60. After that was adopted, the county recruited and eventually hired someone for the position. Afterwards, we were notified that our minimum requirements for the position did not meet the requirements set forth by the State of Nevada for someone who supervises the lab.

The county has now revised the class specification, referencing the state's requirements. Based on a higher level of education and experience, staff recommends placing the position at a higher Pay Grade. The recommended Pay Grade is Grade 63 (\$66,800 to \$89,900), the same grade that is used for the Community Health Nurse.

Based on the county's previous recruitment and on what staff has been hearing about recruitment for similar positions in the state, it is expected that recruitment for this position may prove challenging. Staff requests the ability to hire at an advanced step, up to Step 13, to be able to attract and hire a fully-qualified individual.

Alternatives:

- Make more changes to the class specification.
- Not approve the class specification.
- Not approve the new Pay Grade.
- Not approve hiring at an advanced step or limit it to a lower step as the maximum.

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Churchill County Agenda Report

Fiscal Impact: \$6,500 to \$37,600.

Explanation of Impact: The fiscal impact includes full-time wages and benefits (including health insurance and PERS) for a full 12 months. The low number represents the increase in costs if the county hires at the first step of Grade 63 (instead of Step 1 of Grade 60). The high number represents the increase in costs if the county hires at the 13th step of Grade 63 (instead of Step 1 of Grade 60).

Funding Source: Grant funding.

Prepared By: Geof Stark, Human Resources Director

Reviewed By:

Jim R. Barbee, County Manager

Date: July 27, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None	_____	Aye: 0
2) None	_____	Nay: 0

(Vote Recorded By)

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Churchill County Agenda Report

Item 12.

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JOB DESCRIPTION

JOB TITLE: Laboratory Scientist
DEPARTMENT: Social Services
REPORTS TO: Social Services Director
8/5/2021

FLSA: Exempt
JOB CODE: 1079
DATE: 12/3/2020

POSITION SUMMARY:

Under ~~general supervision~~administrative direction, oversees the overall operation of a laboratory and uses extensive knowledge to independently perform high complexity laboratory analytical procedures on blood, body fluids, and public health investigation-related samples; performs support tasks related to testing samples and reporting results; and performs related work as required.

DISTINGUISHING CHARACTERISTICS:

None.

ESSENTIAL FUNCTIONS:

- Demonstrates regular, reliable, and punctual attendance.
- Plans, organizes, coordinates, and oversees the overall operation of the assigned laboratory.
- Performs routine preparation and laboratory analyses for human disease and public health threat samples in accordance with designated laboratory principles and practices and laboratory standard operating procedures.
- Maintains laboratory instrumentation, equipment, pipets, and testing supply/reagent inventory; perform standard equipment calibrations.
- Performs Quality Control at the time new supplies/reagents/kits are received in the laboratory; reports and resolves discrepancies and errors; performs ongoing quality control responsibilities regarding laboratory functions; reviews quality control/quality assurance assigned data to evaluate documentation requirements; logs quality control data.
- Collects and analyzes analytical data and interprets test and quality control/quality assurance results; organizes and reports results and data, via designated information management systems, and to other program personnel, as needed.
- Ensures all available samples are tested in accordance with assigned employee schedule and analyses are in-line with published turn-around-times (TATs) to meet quality measure thresholds.
- Develops, writes, and reviews new procedures for the laboratory; collaborates in the development and implementation of new testing procedures as required to support rapid public health response in the community and the state; initiates and carries out projects to improve laboratory operations.
- Develops and maintains acceptable criteria, laboratory procedure manuals, reports, guidelines, and research protocols to ensure appropriate documentation and procedures are available at all times.
- Performs support tasks that are required to maintain laboratory operations – these tasks may include, but are not necessarily limited to, specimen collection, sample handling, specimen preparation, information system procedures, customer support, and common clerical duties.
- Trains other staff, as directed.

This job description indicates, in general, the nature and levels of work, knowledge, skills, abilities and other essential functions (as covered under the Americans with Disabilities Act) expected of the incumbent. It is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities required of the incumbent. Incumbent may be asked to perform other duties as required.



JOB DESCRIPTION

LABORATORY SCIENTIST

- Maintains proficiency and updated knowledge on disease causes and controls to continuously improve the quality of laboratory testing and customer service surrounding testing performed.
- Communicates instrument repair needs, assay problems, and data issues to the supervisor expeditiously so proactive notification of clients and/or redirecting of testing can be coordinated to minimize result TATs.
- Observes all safety requirements in the laboratory setting; maintains comprehensive knowledge for all procedures that are required to be performed.
- Organizes and ensures reagents are made in advance, QC/QA activities are completed on time, and waste is removed appropriately and sterilized (if needed) in a timely fashion.
- Communicates technical information relating to abnormal test result reporting, test results, methodology, test specificity/sensitivity, and factors that can influence test results to other health professionals and public health partners.
- Contacts appropriate health officials expeditiously when a positive of public health significance and/or reportable result is identified; ensures appropriate confirmatory testing is performed on positive screening testing.
- Participates, as directed, in County Board of Health meetings, County Commission meetings, and other public meetings and forums.
- Performs duties as assigned in the event of a public health emergency.
- Represents the county with dignity, integrity, and a spirit of cooperation in all relationships with staff and the public.

QUALIFICATIONS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

Education and Experience:

~~Bachelor's degree from an accredited college or university in biology, microbiology, chemistry; AND two (2) years of full-time, professional experience in a laboratory setting~~ Qualification as a General supervisor of a licensed laboratory as outlined in Nevada Administrative Code (NAC) 652.410; OR an equivalent combination of education, training, and experience.

Required Knowledge and Skills

Knowledge of:

- General clinical laboratory equipment, procedures, techniques, and quality control/assurance.
- Medical environment.
- Administration of Public Health regulations – NRS 439.640 and NAC 439
- Hazardous waste materials such as chemicals and/or bio-hazardous materials.
- Related safety, health, and environmental regulatory compliance standards, laws, and regulations, such as Occupational Safety and Health Administration (OSHA), CLIA, CAP, FDA, EPA, NDEP, etc.

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JOB DESCRIPTION

LABORATORY SCIENTIST

- Implementation of emergency response and management and safety program management, written safety programs, inspections, safety training, emergency preparedness and response, hazardous materials management and response.
- Laboratory licensing requirements and operational mandates.
- HIPAA Regulations and Compliance strategies.
- Current laboratory and public health principles and practices.
- Computer applications related to the work.
- Correct business English, including spelling, grammar, and punctuation.
- Techniques for dealing with a variety of individuals from various socioeconomic, ethnic, and cultural backgrounds, in person and over the telephone, often where relations may be confrontational or strained.

Skill in:

- Working with hazardous materials such as chemicals and/or bio-hazardous materials.
- Applying laboratory technical knowledge and understanding of workflow.
- Exercising independent judgment to plan, develop, and conduct laboratory assignments.
- Maintaining confidential information.
- Researching, analyzing, and compiling data for reports.
- Interviewing, communicating with, and instructing individuals from various socioeconomic, ethnic, and cultural backgrounds, in person and over the telephone, often where relations may be confrontational or strained.
- Interpreting, applying, and adapting regulations, policies, and procedures.
- Analyzing situations accurately and taking effective action.
- Using initiative and independent judgment within established procedural guidelines.
- Communicating orally in a clear, concise manner, tailoring the message to the intended audience.
- Writing technical and narrative reports and other written materials.
- Contributing effectively to the accomplishment of team or work unit goals, objectives, and activities.
- Demonstrating courteous and cooperative behavior when interacting with the public, other agencies, and county staff; acts in a manner that promotes a harmonious and effective workplace environment.

REQUIRED CERTIFICATES, LICENSES, AND REGISTRATIONS:

- Nevada Driver's License.
- Preferred – Certification by the American Society of Clinical Pathologists (ASCP) as a Medical Technologist, Medical Laboratory Specialist, Clinical Laboratory Technologist/Scientist, Specialist in Chemistry or equivalent.

SCHEDULE OR TRAVEL REQUIREMENTS:

- Weekend and Holiday work may be required on a rotation or regular schedule, if job assignment warrants.
- After hour call-in work may be required in response to public health emergencies or significant events.

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JOB DESCRIPTION

LABORATORY SCIENTIST

- Scheduling of hours may be changed, as necessary.

PHYSICAL DEMANDS & WORKING ENVIRONMENT:

The physical demands described herein are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Mobility to work in a typical office and clinic environment, and use standard office, laboratory, and health-related equipment; stamina to sit for extended periods of time; strength and agility to lift and carry up to 20 pounds; vision to read printed materials and a computer screen, and hearing and speech to communicate over the telephone and in person; mobility and dexterity to drive a motor vehicle to various work sites; potential exposure to communicable diseases; exposure to potentially hazardous medications and bodily fluids.

CONDITIONS OF EMPLOYMENT:

1. *Continued employment is contingent upon all required licenses and certificates being maintained in active status without suspension or revocation.*
2. *New employees are required to submit to a background investigation and if hired for a safety-sensitive position, a drug/alcohol screen. Employment is contingent upon passing the background and the drug/alcohol screen (if applicable).*
3. *Churchill County participates in E-Verify and will provide the Social Security Administration (SSA) and, if necessary, the Department of Homeland Security (DHS, with information from each applicant's Form I-9 to confirm work authorization. All candidates who are offered employment must complete Section 1 of the Form I-9 along with the required proof of their right to work in the United States and proof of their identity prior to starting employment. Please be prepared to provide required documentation as soon as possible after the job offer is made.*

I have read and understand the contents of this Job Description, and I have received a copy of this Job Description for my records.

PRINT NAME: _____

SIGNATURE: _____ **DATE:** _____

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**Churchill County, NV
Grade and Step Pay Plan (21-22)**

Item 12.

Grade	Step													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
60	\$ 29.85	\$ 30.59	\$ 31.36	\$ 32.15	\$ 32.96	\$ 33.79	\$ 34.63	\$ 35.50	\$ 36.39	\$ 37.30	\$ 38.22	\$ 39.18	\$ 40.16	60
60	\$ 62,088.00	\$ 63,627.20	\$ 65,228.80	\$ 66,872.00	\$ 68,556.80	\$ 70,283.20	\$ 72,030.40	\$ 73,840.00	\$ 75,691.20	\$ 77,584.00	\$ 79,497.60	\$ 81,494.40	\$ 83,532.80	60
61	\$ 30.59	\$ 31.36	\$ 32.15	\$ 32.96	\$ 33.79	\$ 34.63	\$ 35.50	\$ 36.39	\$ 37.30	\$ 38.22	\$ 39.18	\$ 40.16	\$ 41.17	61
61	\$ 63,627.20	\$ 65,228.80	\$ 66,872.00	\$ 68,556.80	\$ 70,283.20	\$ 72,030.40	\$ 73,840.00	\$ 75,691.20	\$ 77,584.00	\$ 79,497.60	\$ 81,494.40	\$ 83,532.80	\$ 85,633.60	61
62	\$ 31.36	\$ 32.15	\$ 32.96	\$ 33.79	\$ 34.63	\$ 35.50	\$ 36.39	\$ 37.30	\$ 38.22	\$ 39.18	\$ 40.16	\$ 41.17	\$ 42.19	62
62	\$ 65,228.80	\$ 66,872.00	\$ 68,556.80	\$ 70,283.20	\$ 72,030.40	\$ 73,840.00	\$ 75,691.20	\$ 77,584.00	\$ 79,497.60	\$ 81,494.40	\$ 83,532.80	\$ 85,633.60	\$ 87,755.20	62
63	\$ 32.15	\$ 32.96	\$ 33.79	\$ 34.63	\$ 35.50	\$ 36.39	\$ 37.30	\$ 38.22	\$ 39.18	\$ 40.16	\$ 41.17	\$ 42.19	\$ 43.25	63
63	\$ 66,872.00	\$ 68,556.80	\$ 70,283.20	\$ 72,030.40	\$ 73,840.00	\$ 75,691.20	\$ 77,584.00	\$ 79,497.60	\$ 81,494.40	\$ 83,532.80	\$ 85,633.60	\$ 87,755.20	\$ 89,960.00	63



Churchill County Agenda Report

Item 13.

Date Submitted: July 23, 2021

Agenda Item #: New Business - E
Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners
From: Benjamin Shawcroft, District Attorney's Office
Subject Title: Consideration and possible action re: Approval of a proposal from Lumos & Associates to complete a boundary line adjustment for the county-owned parcels on Coleman Road (Assessor's Parcel Numbers 008-301-11 & 12) in the amount of \$7,905.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the proposal with Lumos & Associates as presented.

Discussion: Churchill County owns both properties on Coleman Road identified as Assessor's Parcel Numbers 008-301-11 & 12. These properties were acquired in order to plan for future development, including housing and construction of a road and bridge. In preparation for that design and work, staff is seeking to adjust the boundaries of those parcels.

Alternatives: Not approve.

Fiscal Impact: \$7,905.

Explanation of Impact: Cost of the work.

Funding Source: General Fund.

Prepared By: Benjamin Shawcroft, Chief Deputy DA

Reviewed By:

Jim R. Barbee, County Manager

Date: July 12, 2021

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Churchill County Agenda Report

Item 13.

Ben Shawcroft

Date: July 12, 2021

Benjamin Shawcroft, Chief Deputy DA

Sherry Wideman

Date: July 13, 2021

Sherry Wideman, Comptroller

Board Action Taken:

Motion:

1) None

Aye: 0

2) None

Nay: 0

Renae Paholke

(Vote Recorded By)

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Carson City • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Fallon
178 S. Maine Street
Fallon, Nevada 89406
775.423.2188

June 22, 2021

Exhibit A

LA21.620

Mr. Ben Shawcroft
Chief Deputy DA – Civil, Churchill County
165 N. Ada Street
Fallon, NV 89406

RE: Coleman Road Boundary Line Adjustment Survey (APNs 008-³⁰⁾11 & 12), Churchill County, NV

Dear Ben,

Lumos and Associates (Lumos) would like to thank you for the opportunity of providing survey services for your project. Based upon our understanding of the project, the following Scope of Work is proposed.

SCOPE OF WORK

Task 1 – Parcel Corner Search

Lumos will conduct a records search of your property and calculate search coordinates and monument types for the corner locations. Lumos will perform field surveying measurements to locate monuments and evidence that affect the boundary of the subject property. All monuments that are found during this initial search will be flagged for your field inspection. This work can be completed within four to six (4-6) weeks from your notice to proceed.

Task 2 – Boundary Line Adjustment Map

Lumos and Associates will prepare a Boundary Line Adjustment map to assist you in re-establishing the desired boundaries for the parcels in question. This task will include all necessary fieldwork to locate in structures and existing property corners to meet the BLA Application requirements and setting of the new property corners as required by statute. This work can be completed within eight (8) weeks from your notice to proceed.

Task 3 – Legal Descriptions for BLA

Lumos will provide the client legal descriptions of the new boundaries for the subject parcels to assist with the preparation of their new supporting deeds. Once the client has provided an attorney or title company with these stamped legal descriptions, they can prepare the proper deed documents. Completed deeds should be returned to us prior to the submittal of the BLA Application to the County. This work can be completed within eight (8) weeks from your notice to proceed.

Task 4 – Boundary Line Adjustment Processing

Lumos will prepare the Boundary Line Adjustment map application package and submit to Churchill County. Lumos will attend the required meetings and represent the project on your behalf. Lumos will coordinate the application, review, and signatures of the final map with the various agencies and utilities who will need to sign the map.

Prior to final submittal to the County, you will be required to review, approve and sign the map as well as pay account in full. If payment is not made, the maps will not be submitted possibly causing a delay.

Lumos Fees

Task	Description	Fee
Task 1	Parcel Corner Search	\$1,800
Task 2	Boundary Line Adjustment Map	\$2,220
Task 3	Legal Descriptions for BLA	\$1,665
Task 4	Boundary Line Adjustment Processing	\$2,220
	Total	\$7,905

Supplemental Materials

In order to complete the project, Lumos and Associates will require that the following items be provided prior to commencing work:

- Preliminary Title Report less than 6 months old, for all effected parcels.
- Agency Filing Fees
- BLA Deeds

Lumos and Associates will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are "Due upon Receipt" and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1½ % per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Work outside the established SCOPE OF WORK can be performed on a time and materials basis in accordance with the most current fee schedule. The attached Standard Conditions of Agreement are a part of this proposal. This proposal is valid for 90 working days from this date.

We look forward to working with you on this project, and if you have any questions or require any additional information, please contact me. You may authorize this work by signing this agreement and initialing the Standard Contract Provisions.

Sincerely,

A handwritten signature in blue ink that reads "David C. Crook". The signature is written in a cursive style with a large initial "D".

David C. Crook, P.L.S., W.R.S.
Project Manager, Survey Division
Lumos and Associates

STANDARD PROVISIONS OF AGREEMENT

1. AGREEMENT

These Standard Provisions of Agreement are deemed part of the attached Agreement. As used herein, the term "Agreement" will mean the attached Agreement, the Proposal attached thereto as Exhibit "A," these Standard Provisions of Agreement, and any other exhibits attached hereto and specifically incorporated herein. Consultant shall provide for the Client the scope of services described in the referenced Proposal, and all services not specifically described therein are excluded from Consultant's scope of services.

2. BILLING AND PAYMENT

Fees and other charges shall be billed monthly as the work progresses and shall be due and payable at the time of billing. Ten (10) days are allowed for processing payment, and any unpaid balance remaining twenty (20) days after the date of the original invoice shall be considered past due. Any unpaid balance remaining thirty (30) days after the date of the original invoice shall be considered Critically Past Due. Consultant reserves the right to suspend services on accounts with outstanding balances that are Critically Past Due. Consultant shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension. Upon payment in full by the Client, Consultant shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension. In the event Client fails to pay Consultant within forty-five (45) days or more after invoices are rendered, Client agrees that Consultant shall have the right in its sole discretion to consider said default a material breach of the Agreement and the duties of Consultant under this Agreement terminated, without requiring the seven (7) days written advance notice otherwise required for termination pursuant to Section hereof.

Any payment not received within thirty (30) days of date of the original invoice shall accrue interest at the rate of eighteen percent (18%) per annum.

Client hereby agrees that the balance as stated on any invoice from Consultant to Client is correct and is acceptable to Client unless, within ten (10) days from the date of the original invoice, Client notifies Consultant in writing of the particular item that is alleged to be in error or is otherwise in dispute.

Client shall pay the costs for checking and inspection fees, zoning and annexation applications fees, assessment fees, soils engineering fees, soils testing fees, aerial topography fees, and all other fees, permits, bond premiums, title company charges, blueprints and reproductions, and all other charges not specifically covered by the terms of this Agreement.

For projects that extend for more than one (1) year from the date of the Agreement, Consultant shall be entitled to an increase in fees in proportion to the increase in the Consumer Price Index over the preceding year, for the duration of the Agreement.

3. TERMINATION

This Agreement may be terminated by either party upon seven (7) days advance written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.

In the event all or any portion of the services performed or partially performed by Consultant be suspended, abandoned, or terminated, Client shall pay Consultant for all fees, charges and services provided up to the date of termination. In return, Consultant shall provide Client with copies of all drawings, specifications and reports prepared or partially prepared up to the date of termination, at Client's expense and for use solely with respect to the Project. Payment in full up to the date of termination shall be a condition precedent to Consultant's providing copies of all drawings, specifications and reports, regardless of the pendency of any dispute.

4. ADDITIONAL SERVICES

Client may request that Consultant provide services beyond those set forth in Consultant's Proposal ("Additional Services"). The scope of such Additional Services and the compensation therefore shall be as mutually agreed upon in writing by Client and Consultant prior to commencement of such Additional Services.

The Consultant shall comply with applicable laws, codes and regulations in effect as of the date it provides its services pursuant to the standard of care in the industry. Changes to Consultant's services made necessary by newly enacted laws, codes and regulations after such date shall entitle the Consultant to a reasonable adjustment in the schedule and additional compensation in accordance with this Additional Services provision. In addition, the Consultant shall be entitled to rely reasonably on interpretations and approvals given by government officials with responsibility for enforcing such laws, codes, and regulations and shall not be responsible for changes made by such officials to interpretations or approvals previously given.

5. STANDARD OF CARE

Consultant shall perform its services in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant's profession currently practicing in the same locality under similar circumstances and with reasonable diligence and expediency consistent with sound professional practices ("Standard of Care"). Nothing contained herein shall be construed to constitute a guarantee, warranty or assurance, either express or implied of the services to be provided herein.

6. COST ESTIMATES

Consultant makes no representation concerning estimates of construction costs other than that these are estimates only and Consultant shall not be responsible for fluctuations in cost factors. Any such estimates prepared or agreed to by Consultant represent the Consultant's judgment as a design professional. It is recognized that neither the Consultant nor the Client has control over the cost of labor, materials or equipment; the contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Consultant cannot and does not warrant or represent that bids or negotiated prices will not vary from the Client's budget or from any estimate of construction cost prepared or agreed to by the Consultant.

7. LIMITATIONS ON RESPONSIBILITIES

Consultant shall not be responsible for the acts or omissions of the Client, Client's other consultants, contractors, subcontractors, their agents or employees, or other persons providing work or services on the Project. Consultant does not guarantee the completion or quality of performance of work performed by the construction contractor(s) or other third parties. Site safety is the sole responsibility of the contractor. Consultant shall neither have control over nor be in charge of, nor be responsible for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work for the Project.

Unless retained to perform a geotechnical investigation, Consultant makes no representations concerning soil conditions and Consultant is not responsible for any liability that may arise out of the making or failure to make soils surveys, or subsurface soil tests, or general soil testing.

Unless specifically included in the Proposal's scope of services, Consultant is neither responsible for notifying Client of any expiration or renewal dates for permits and/or approvals of any type or description, nor for renewing or requesting a renewal from any agency, municipality, or authority of any permits and/or approvals that may be due to expire.

8. OWNERSHIP OF DOCUMENTS

Drawings, details, specifications, reports, and other documents prepared by Consultant, including those in electronic form, are instruments of service for use solely with respect to this Project. Consultant shall be deemed the author and owner of the Consultant's instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. Upon execution of this Agreement Consultant grants to Client a nonexclusive license to reproduce the Consultant's Instruments of Service solely for purposes of the Project, provided the Client shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. Client shall not use the instruments of service for future additions or alterations to this Project or for other projects without Consultant's prior written consent. Any unauthorized use, reuse or modifications of the instruments of service shall be at the Client's sole risk and without liability to Consultant, and Client agrees to defend, indemnify and hold harmless Consultant from all claims and damages arising out of or purported to arise out of the use, reuse, or modification of the Instruments of Service.

9. INDEMNIFICATION

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Consultant from and against any claims, damages, liabilities, suits, demands, losses, expenses or costs (including reasonable attorneys' fees and costs of defense) ("Claims"), to the extent caused by Client's negligent acts, errors, or omissions and those of its contractors, subcontractors or consultants or anyone for whom Client is legally liable, except for claims or litigation arising through the sole negligence or willful misconduct of Consultant..

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless Client from and against any claims, damages, liabilities, suits, demands, losses, expenses to the extent they are determined to have been caused by the negligent acts, errors or omissions of Consultant or anyone for whom Consultant is legally liable, to the extent consistent with the Limitation of Liability provision herein. Consultant shall not have an obligation to indemnify and hold harmless Client for claims or litigation arising through the sole negligence or willful misconduct of Client or anyone for whom Client is legally liable.

Neither party shall have an upfront duty to defend the other but shall reimburse reasonably incurred defense fees and costs (for fees and costs actually incurred in defending claims attributable to the other party's fault) to the extent of its indemnity obligation herein. Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

10. RIGHT OF ENTRY

Client shall secure the permission necessary to allow Consultant's personnel and equipment access to the project site and any adjacent properties necessary to perform the services at no cost to Consultant. While Consultant will take all reasonable precautions to minimize any damages to the property, it is understood by the Client that in the normal course of field work some damage may occur, the correction of which is not part of this Agreement.

11. SAMPLES

Samples obtained for materials testing will be discarded upon completion of testing, and portions of samples not tested or unused shall be preserved for not longer than thirty (30) days.

12. GOVERNING LAW; DISPUTES

This Agreement shall be governed by the laws of the state, in which the Project is located, and all dispute resolution proceedings shall be venued in the county and state in which the services are rendered unless the parties mutually agree otherwise in writing.

The parties agree to first endeavor in good faith to resolve any dispute arising out of or related to this Agreement by mediation pursuant to the Construction Industry Mediation Rules of the American Arbitration Association or JAMS. Mediation shall be a condition precedent to the instigation of any legal proceedings. If the claim or controversy is not resolved by mediation, the claim or controversy may be resolved by final and binding arbitration, if the parties so mutually agree in writing prior to the commencement of any arbitration proceeding. Absent express mutual consent to arbitrate, all disputes shall be litigated in a court of competent jurisdiction in the state in which the Project is located.

13. NO THIRD PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant.

14. WAIVER OF CONSEQUENTIAL DAMAGES

Notwithstanding any other provision in this Agreement, and to the fullest extent permitted by law, neither the Consultant nor the Client shall be liable to the other for, or shall make, any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, damage to reputation or any other consequential damages either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty.

15. FORCE MAJEURE

Client and Consultant are aware that many factors outside the Consultant's control may affect the Consultant's ability to complete the services to be provided under this Agreement. Client agrees that Consultant is not responsible for damages arising directly or indirectly from any delays for causes beyond Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in a timely manner; failure of performance by Client or Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions.

16. SOLE CORPORATE REMEDY

It is intended by the parties to this Agreement that the Client's obligations and Consultant's services in connection with the Project shall not subject the Client's or Consultant's individual shareholders, officers, directors, members, managers or employees to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the parties agree that as their sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against the business entities that are the parties to this Agreement and not against any of the parties' individual shareholders, officers, directors, members, managers or employees, except for acts of willful misconduct or as otherwise prohibited by law.

17. HAZARDOUS MATERIALS

The Consultant shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site. In the event the Consultant or any other party encounters any

hazardous materials, or should it become known to the Consultant that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the Consultant's services, the Consultant may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriate consultants or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations. Consultant shall not be responsible for locating or abating any hazardous materials.

18. LIMITATION OF LIABILITY

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant relating to Consultant's provision of services in accordance with this Agreement, the risks have been allocated such that the Client agrees that Consultant's total liability to Client for any and all injuries, claims, losses, expenses or damages whatsoever (including attorneys' fees and costs and expert witness fees and costs) arising out of or in any way related to the services provided for the Project and/or under this Agreement, regardless of theories of liability or causes of action asserted (unless otherwise prohibited by law) including, but not limited to, allegations of Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty, shall not exceed the total sum of \$50,000 or the total amount of fees paid to Consultant under this Agreement, whichever is less. In no event shall Consultant's liability exceed the sum of Consultant's available professional liability insurance coverage at the time of settlement or judgment. Client and Consultant hereby acknowledge that this provision was expressly negotiated and agreed upon.

19. MISCELLANEOUS

(a) Client and Consultant each respectively bind themselves, their partners, successors, executors, administrators, and assigns to the Agreement.

(b) Client agrees to cooperate fully with Consultant on the Project and to provide any and all information and/or documents reasonably necessary for Consultant to perform the agreed scope of services as detailed in the Agreement, and Consultant shall be entitled to rely upon the accuracy and completeness thereof.

(c) Neither Client nor Consultant shall assign its interest in the Agreement without the prior express written consent of the other.

(d) It is expressly understood that Consultant is an independent contractor and in no event will the Consultant, its agents, employees, representatives, or servants, be considered as the agent, employee, representative or servant of Client. Nothing contained in this Agreement or any action by Consultant shall be construed to impose a fiduciary duty on Consultant or create a fiduciary relationship between Consultant and Client or between Consultant and any third party.

(e) If any provision of this Agreement is invalid or unenforceable, such provision shall (i) be modified to the minimum extent necessary to render it valid and enforceable, or (ii) if it cannot be so modified, be deemed not to be a part of this Agreement and shall not affect the validity or enforceability of the remaining provisions.

(f) Waiver of any provision of this Agreement by either party shall not be deemed to constitute a waiver of any other provision of this Agreement, nor shall such waiver constitute a continuing waiver.

(g) This Agreement, and the attachments hereto, shall constitute the entire understanding between the parties, and no modification shall be binding unless in writing and signed by the parties.

20. RETAINER

Client agrees to deposit the sum of zero \$ 0 as a retainer, receipt of which is a prerequisite for Consultant to perform services for Client. The retainer will be held by Consultant to secure payment of Consultant's invoices in Consultant's general accounts with all benefits accruing to Consultant. Consultant, at its sole discretion, may apply the retainer to any outstanding invoices which Client has failed to pay in the time frames set forth in this Agreement; however, nothing herein shall be interpreted to relieve Client from paying Consultant's invoices as set forth in this Agreement. If any portion of the retainer is applied to an outstanding invoice, Client shall, within five (5) days of Consultant's request, replenish the retainer account to the original amount listed herein. The retainer, or unused portion thereof, shall be refunded to Client within thirty (30) days after Consultant's services conclude or termination of this Agreement, whichever comes first, provided that there is no balance owed to Consultant. If a balance is owed to Consultant when services conclude or this Agreement is terminated, Client will be refunded the difference between the amount owed and the remaining retainer, if any. Nothing herein shall limit Consultant's rights to collect any remaining balance owed by Client once the retainer is depleted.



Churchill County Agenda Report

Item 14.

Date Submitted: July 13, 2021

Agenda Item #: Consent Items - A

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners

From: Jera Pierson, Permit Technician

Subject Title: Consideration and possible action re: Building Department's Revenue Report for June 2021 totaling \$43,731.95 in revenue for the month.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Consent Agenda as submitted.

Discussion: The Building Department provides its Revenue Report June 2021 for the board's consideration and acceptance. The total of \$43,731.95 was received for the month.

Alternatives: N/A

Fiscal Impact: \$43,731.95

Explanation of Impact: Fees collected to help offset services provided.

Funding Source: General Fund

Prepared By: Jera Pierson, Office Specialist

Reviewed By:

Jim R. Barbee, County Manager

Date: July 27, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Rept: BP3160
 Run: 07/01/21 08:05:27

Churchill County Building Department
 General Ledger
 From: 06/01/21 To: 06/30/21

Item 14. 1

Trans Date	Seq#	Rcpt Nbr	Received From:	Recpt Amt Cat. shown	Permit Type/#	SCHOL	COLL	WATER	HKUP	SEWER	HKUP
						100-3125		760-3575		770-3575	
6/02/21	1	10638	CHRISTINE PETERSON	50.00	B 9039						
6/03/21	3	10640	TRENTON DOTSON	50.00	B 9040						
6/03/21	5	10642	BOB SODERBURG	2,589.70	B 9041						
6/03/21	7	10644	BEN PECK	100.40	B 9042						
6/03/21	9	10646	JACK HALLBERG	83.00	B 9043						
6/03/21	1	10648	ORMAT NEVADA	5,179.10	B 9044						
6/03/21	3	10650	SCOTT NELSON	100.00	1064						
6/07/21	5	10653	KATHY SCHLIEVE	50.00	B 9045						
6/08/21	6	10655	CORY PLAZIER CONSTRUCTION	9,233.10	B 9047	9.00					
6/08/21	8	10657	JOSE RODRIGUEZ-SEGURA	4,600.00	S 2603	9.00					
6/08/21	9	10659	SEAN HISKETT	100.00	1065						
6/08/21	10	10661	DAN CONNER	50.00	B 9048						
6/09/21	11	10663	CHRISTINE PETERSON	50.00	B 9049						
6/09/21	13	10665	TIM PLANTS	242.75	B 9051						
6/09/21	1	10667	HAMMOND HOMES & CONSTRUCT	410.70	B 9052						
6/09/21	3	10669	DANIEL OBRIEN	85.20	B 9053						
6/10/21	5	10671	BONNIE BLOCK	122.30	B 9054						
6/14/21	7	10673	LAURENCE SHIPMAN	178.20	B 9055						
6/15/21	9	10675	NATHAN SUMERS	100.00	X 1066						
6/15/21	10	10677	JOSHUA VITTORI	200.00	X 1067						
6/16/21	1	10679	NATHAN SUMERS	100.00	1068						
6/17/21	2	10681	CATHOLEEN RAYBURN	100.00	1069						
6/17/21	3	10683	RONALD FRY	50.00	B 9056						
6/17/21	5	10685	ALEXANDER KEATS	50.00	B 9057						
6/21/21	6	10687	SEAN HISKETT	100.00	X 1070						
6/21/21	7	10689	BRIAN BYRD	748.00	B 9058						
6/22/21	1	10691	JAMES MARTIN	50.00	B 9059						
6/28/21	3	10693	FALLON FOOD MART	400.00	S 2604						
6/28/21	4	10695	HANK WHOLE	264.65	B 9060						
6/28/21	5	10696	JASON DAVIDSON	5.00							
6/28/21	6	10698	MICHAEL CASEY	127.80	B 9061						
6/29/21	7	10700	HAMMOND HOMES & CONSTRUCT	76.05	B 9062						
6/29/21	9	10702	CORY PLAZIER CONSTRUCTION	155.10	B 9063						
6/29/21	11	10704	FRANK LIPERA	129.30	B 9064						
6/29/21	1	10706	STILLWATER HOMES	405.00	B 9065						
6/30/21	3	10708	AMMERON ENTERPRISE	5,819.10	B 9066	9.00					
6/30/21	5	10710	AMMERON ENTERPRISES	5,758.40	B 9067	9.00					
6/30/21	7	10712	AMMERON ENTERPRISES	5,819.10	B 9068	9.00					
Totals:				43,731.95		45.00					

Rept: BP3160
 Run: 07/01/21 08:05:27

Churchill County Building Department
 General Ledger
 From: 06/01/21 To: 06/30/21

Item 14. 1

Batch Date	Rcpt Seq#	Nmbr	Received From:	Recpt Amt Cat. shown	Permit Type/#	BLDG 100-3124	PERMT 100-3155	MH SET 100-3155	PRM MH 100-3128	CNV 100-3129	SEPTIC 246-3125	FEE 380-3355	OTHER FEES 211-3131	PARK FEES 211-3132	WATER FEES 211-3132	ROAD FEE A 814-31256	ROAD FEE B	SCHOOL RCT		
6/02/21	1	10638	CHRISTINE PETERSON	50.00	B 9039	50.00														
6/03/21	3	10640	TRENTON DOTSON	50.00	B 9040	50.00														
6/03/21	5	10642	BOB SODERBURG	2,589.70	B 9041	2,589.70														
6/03/21	7	10644	BEN PECK	100.40	B 9042	100.40														
6/03/21	9	10646	JACK HALLBERG	83.00	B 9043	83.00														
6/03/21	1	10648	ORMAT NEVADA	5,179.10	B 9044	5,179.10														
6/03/21	3	10650	SCOTT NELSON	100.00	1064							100.00								
6/07/21	5	10653	KATHY SCHLIEVE	50.00	B 9045	50.00														
6/08/21	6	10655	CORY PLAZIER CONSTRUCTION	9,233.10	B 9047	1,757.10								1,000.00	3,276.00	2,300.00			891.00	
6/08/21	8	10657	JOSE RODRIGUEZ-SEGURA	4,600.00	S 2603			200.00		200.00				1,000.00					2,300.00	891.00
6/08/21	9	10659	SEAN HISKETT	100.00	1065						100.00									
6/08/21	10	10661	DAN CONNER	50.00	B 9048	50.00														
6/09/21	11	10663	CHRISTINE PETERSON	50.00	B 9049	50.00														
6/09/21	13	10665	TIM PLANTS	242.75	B 9051	242.75														
6/09/21	1	10667	HAMMOND HOMES & CONSTRUCT	410.70	B 9052	410.70														
6/09/21	3	10669	DANIEL OBRIEN	85.20	B 9053	85.20														
6/10/21	5	10671	BONNIE BLOCK	122.30	B 9054	122.30														
6/14/21	7	10673	LAURENCE SHIPMAN	178.20	B 9055	178.20														
6/15/21	9	10675	NATHAN SUMERS	100.00	X 1066							100.00								
6/15/21	10	10677	JOSHUA VITTORI	200.00	X 1067								200.00							
6/16/21	1	10679	NATHAN SUMERS	100.00	1068															
6/17/21	2	10681	CATHOLEEN RAYBURN	100.00	1069															
6/17/21	3	10683	RONALD FRY	50.00	B 9056	50.00														
6/17/21	5	10685	ALEXANDER KEATS	50.00	B 9057	50.00														
6/21/21	6	10687	SEAN HISKETT	100.00	X 1070								100.00							
6/21/21	7	10689	BRIAN BYRD	748.00	B 9058	748.00														
6/22/21	1	10691	JAMES MARTIN	50.00	B 9059	50.00														
6/28/21	3	10693	FALLON FOOD MART	400.00	S 2604			200.00		200.00										
6/28/21	4	10695	HANK WHOLE	264.65	B 9060	264.65														
6/28/21	5	10696	JASON DAVIDSON	5.00									5.00							
6/28/21	6	10698	MICHAEL CASEY	127.80	B 9061	127.80														
6/29/21	7	10700	HAMMOND HOMES & CONSTRUCT	76.05	B 9062	76.05														
6/29/21	9	10702	CORY PLAZIER CONSTRUCTION	155.10	B 9063	155.10														
6/29/21	11	10704	FRANK LIPERA	129.30	B 9064	129.30														
6/29/21	1	10706	STILLWATER HOMES	405.00	B 9065	405.00														
6/30/21	3	10708	AMMERON ENTERPRISE	5,819.10	B 9066	1,619.10								1,000.00					2,300.00	891.00
6/30/21	5	10710	AMMERON ENTERPRISES	5,758.40	B 9067	1,558.40								1,000.00					2,300.00	891.00
6/30/21	7	10712	AMMERON ENTERPRISES	5,819.10	B 9068	1,619.10								1,000.00					2,300.00	891.00
Totals:				43,731.95			17,850.95	400.00	400.00	800.00	5.00	5,000.00	3,276.00	9,200.00	2,300.00	2,300.00			4,455.00	



Churchill County Agenda Report

Item 15.

Date Submitted: July 21, 2021

Agenda Item #: Consent Items - B

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Naomi Steele, Secretary, Regional Transportation Commission
Subject Title: Consideration and possible action re: Transfer of funds to the City of Fallon, in the amount of \$939,567.05, from Regional Transportation Fund 280 for the Front Street Reconstruction Project (prior Fiscal Year).

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the transfer of funds to the City of Fallon in the amount of \$939,567.05 from Regional Transportation Fund 280 for the Front Street Reconstruction Project, as approved by the Regional Transportation Commission.

Discussion: The City of Fallon is requesting a transfer of funds for first and final payment in the amount of \$939,567.05, from Regional Transportation Fund 280, for the Front Street Reconstruction Project, utilizing Fiscal Year 2021 funds. These funds were previously encumbered and approved by the Regional Transportation Commission at the July 21, 2021 meeting.

Alternatives: N/A

Fiscal Impact: \$939,567.05 from Regional Transportation Fund 280-631-70800 (prior Fiscal Year).

Explanation of Impact: N/A

Funding Source: Regional Transportation Fund 280-631-70800.

Prepared By: Naomi Steele, Office Supervisor - Road

Reviewed By:

Jim R. Barbee, County Manager

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

1) None	_____	Aye: 0
2) None	_____	Nay: 0

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Item 16.

Date Submitted: July 21, 2021

Agenda Item #: Consent Items - C

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Naomi Steele, Secretary, Regional Transportation Commission
Subject Title: Consideration and possible action re: Transfer of funds to the Churchill County Road Department, in the amount of \$250,000, from Regional Transportation Fund 280 and Public Transit Fund 395 (prior Fiscal Year).

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the transfer of funds to the Churchill County Road Department in the amount of \$250,000, as approved by the Regional Transportation Commission.

Discussion: The Churchill County Road Department is requesting a transfer of funds in the amount of \$250,000 for first and final payment of FY 2021 Road and Bridge Projects for the 4th quarter. The transfer is to be split 50/50 from Regional Transportation Fund 280 and Public Transit Fund 395, utilizing Fiscal Year 2021 funds. These funds were previously encumbered and approved by the Regional Transportation Commission at the July 21, 2021 meeting.

Alternatives: N/A

Fiscal Impact: \$125,000 from Regional Transportation Fund 280-630-85300 and \$125,000 from Public Transit Fund 395-881-85300 (prior fiscal year)

Explanation of Impact: As outlined.

Funding Source: Regional Transportation Fund 280-630-85300 and Public Transit Fund 395-881-85300.

Prepared By: Naomi Steele, Office Supervisor - Road

Reviewed By:

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Jim R. Barbee, County Manager

Date: July 28, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

- | | | |
|---------|-------|---------------|
| 1) None | _____ | Aye: 0 |
| 2) None | _____ | Nay: 0 |

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Item 17.

Date Submitted: July 22, 2021

Agenda Item #: Consent Items - D

Meeting Date Requested: August 5, 2021

To: Board of County Commissioners
From: Naomi Steele, Secretary, Regional Transportation Commission
Subject Title: Consideration and possible action re: Transfer of funds to the City of Fallon, in the amount of \$225,000, from Public Transit Fund 395 for the Front Street Reconstruction Project (prior Fiscal Year).

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to transfer funds to the City of Fallon, in the amount of \$225,000, from Public Transit Fund 395 for the Front Street Reconstruction Project.

Discussion: The City of Fallon is requesting a transfer of funds for the first and final payment, in the amount of \$225,000, from Public Transit Fund 395 for the Front Street Reconstruction Project, utilizing Fiscal Year 2021 funds. These funds were previously encumbered and approved by the Regional Transportation Commission at the July 21, 2021 meeting.

Alternatives: N/A


Fiscal Impact: \$225,000 from Public Transit Fund 395-881-70700 (prior Fiscal Year).

Explanation of Impact: As outlined.

Funding Source: Public Transit Fund 395-881-70700.


Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Reviewed By:



Jim R. Barbee, County Manager

Date: July 28, 2021



Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Item 17.

[Handwritten Signature]

Sherry Wideman, Comptroller

Date: July 28, 2021

Board Action Taken:

Motion: _____

- | | |
|---------|---------------|
| 1) None | <u>Aye: 0</u> |
| 2) None | <u>Nay: 0</u> |

[Handwritten Signature]

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Item 18.

Date Submitted: July 26, 2021

Agenda Item #: Consent Items - E
Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners

From: Linda Rothery, Clerk/Treasurer

Subject Title: Consideration and possible action re: Treasurer's Report for June 2021 showing a balance of \$56,768,879.91 in the account.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Consent Agenda as submitted.

Discussion: Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for June 2021, which shows a balance of \$56,768,879.91 in the account. This report is provided for the board's consideration and acceptance.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Reviewed By:

Jim R. Barbee, County Manager

Date: July 27, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Date: July 28, 2021

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

- | | | |
|---------|-------|---------------|
| 1) None | _____ | Aye: 0 |
| 2) None | _____ | Nay: 0 |

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Office of Churchill County Clerk/Treasurer
Linda Rothery, Clerk/Treasurer
155 N. Taylor Street, Suite 110, Fallon, NV 89406

TREASURER'S MONTHLY REPORT JUNE 2021

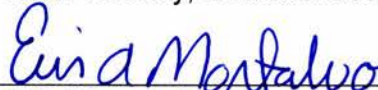
Fund Balance	56,768,879.91
Unapportioned Items:	
Property Taxes	0.00
Personal Property Taxes	0.00
Total	<u>\$56,768,879.91</u>

Cash in Bank:	
Property Sales Proceeds	246,072.07
Wells Fargo Checking - Genco	13,835,656.93
Wells Fargo - Water & Sewer	127,001.56
Cash on Hand	2,697.90
Investments	42,557,451.45
Total	<u>\$56,768,879.91</u>

June 2021 Bank Reconciliation was completed July 14, 2021

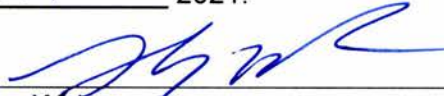
I, Linda Rothery, Churchill County Treasurer, State of Nevada, do hereby certify that the above are true and correct statements.

Linda Rothery, Churchill County Treasurer



Chief Deputy Treasurer

Approved this 21st day of JULY 2021.



Sherry Wideman
Churchill County Comptroller



Churchill County, NV

Treasurers Report Summary

Date Range: 06/01/2021 - 06/30/2021

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
100 - GENERAL FUND	11,396,114.38	2,638,469.68	3,283,941.61	155,262.87	155,262.87	10,440,116.71	11,551,377.25	-1,111,260.54
101 - STABILIZATION OF OPERATN	1,777,180.02	446.33	0.00	446.33	446.33	1,776,733.69	1,777,626.35	-892.66
201 - FORFEITURES-SEIZED ASSET	44,937.41	11.29	0.00	11.29	11.29	44,926.12	44,948.70	-22.58
210 - ROAD FUND	1,585,137.64	337,829.93	217,344.49	211,078.21	211,078.21	1,283,466.66	1,796,215.85	-512,749.19
211 - ROAD IMPACT FUND	928,148.86	11,732.23	0.00	11,732.23	11,732.23	916,416.63	939,881.09	-23,464.46
220 - SOCIAL SERVICES	214,986.49	88,612.37	201,594.17	-60,209.06	-60,209.06	222,422.81	154,777.43	67,645.38
230 - COOPERATIVE EXTENSION	140,457.57	112.25	1,313.29	-679.32	-679.32	140,615.17	139,778.25	836.92
240 - PUBLIC LIBRARY	200,555.18	644.62	73,300.93	-54,458.88	-54,458.88	236,816.63	146,096.30	90,720.33
245 - PARKS AND RECREATION	66,525.76	421,232.89	151,045.32	318,738.56	318,738.56	-300,763.79	385,264.32	-686,028.11
246 - RESIDENT CONST TAX-PARKS	398,869.70	5,099.86	0.00	5,099.86	5,099.86	393,769.84	403,969.56	-10,199.72
250 - CEMETERY BEAUTIFICATION	96.13	0.00	96.13	-96.13	-96.13	192.26	0.00	192.26
260 - INDIGENT DONATIONS/GIFTS	48,490.15	172.18	0.00	172.18	172.18	48,317.97	48,662.33	-344.36
265 - AB 65 COURT FEE FUND	745,616.27	6,819.74	0.00	6,819.74	6,819.74	738,796.53	752,436.01	-13,639.48
270 - LAW LIBRARY	88,192.82	1,077.09	1,066.00	544.09	544.09	87,115.73	88,736.91	-1,621.18
280 - REGIONAL TRANSPORTATION	2,376,144.36	127,022.23	217,135.13	2,022.23	2,022.23	2,281,987.00	2,378,166.59	-96,179.59
310 - TECHNOLOGY FEE	282,923.25	3,680.04	14,580.00	3,680.04	3,680.04	264,663.21	286,603.29	-21,940.08
311 - E-911 SYSTEM FUND	207,124.21	6,391.35	900.65	5,490.70	5,490.70	201,633.51	212,614.91	-10,981.40
320 - LIBRARY GIFT FUND	77,274.23	19.41	428.27	-408.86	-408.86	77,683.09	76,865.37	817.72
330 - RISK MANAGEMENT	591,988.13	50,148.10	0.00	50,455.80	50,455.80	541,224.63	642,443.93	-101,219.30
340 - COMPENSATED ABSENCES	401,652.54	183,419.65	20,921.94	163,474.10	163,474.10	237,202.05	565,126.64	-327,924.59
350 - UNEMPLOYMNT COMPENSATION	259,300.43	65.12	0.00	65.12	65.12	259,235.31	259,365.55	-130.24
365 - RESTITUTION/GRAFFITI FND	55,688.45	3,123.91	1,055.00	2,068.91	2,068.91	53,619.54	57,757.36	-4,137.82
367 - DISTRICT COURT SECURITY	36,637.49	1,369.05	26,135.25	-24,766.20	-24,766.20	61,403.69	11,871.29	49,532.40
370 - ADMIN ASSESSMENT FUND	18,070.56	2,825.00	0.00	2,825.00	2,825.00	15,245.56	20,895.56	-5,650.00
380 - WATER RESOURCE FUND	503,027.68	4,511.81	575,467.09	-540,253.69	-540,253.69	1,012,579.78	-37,226.01	1,049,805.79
385 - INFRASTRUCTURE TAX FUND	2,573,465.86	35,702.28	0.00	35,702.28	35,702.28	2,537,763.58	2,609,168.14	-71,404.56
390 - RECREATION DONATIONS	54,005.21	1,938.56	632.00	1,306.56	1,306.56	52,698.65	55,311.77	-2,613.12
391 - DOMESTIC VIOLENCE	845.00	570.00	1,010.00	130.00	130.00	145.00	975.00	-830.00
392 - HOSPITAL SALE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
393 - INDIG HOSPITAL CARE-MVA	12,606.74	115.71	12,422.45	115.71	115.71	68.58	12,722.45	-12,653.87
394 - INDIGENT SERVICES	1,023,760.15	721.20	81,262.75	-79,618.67	-79,618.67	1,102,455.94	944,141.48	158,314.46
395 - PUBLIC TRANSIT	2,345,028.51	88,228.82	125,000.00	-36,771.18	-36,771.18	2,381,799.69	2,308,257.33	73,542.36
396 - SR CIT AD VALOREM LEVY	133,485.46	416.95	0.00	416.95	416.95	133,068.51	133,902.41	-833.90
397 - ONE CENT FUEL EXCISE TAX	154,088.72	6,717.57	19,925.28	-13,207.71	-13,207.71	167,296.43	140,881.01	26,415.42
398 - FAIRGROUNDS SALE PROCEED	127,521.04	0.00	127,521.04	-127,521.04	-127,521.04	255,042.08	0.00	255,042.08
400 - COUNTY DEBT SERVICE	11,844,376.08	442,398.95	176,701.00	265,697.95	265,697.95	11,578,678.13	12,110,074.03	-531,395.90
510 - BUILDING RESERVE	5,092,788.84	96,311.86	0.00	96,311.86	96,311.86	4,996,476.98	5,189,100.70	-192,623.72

Treasurers Report

Date Range: 06/01/2021 - 06/30/2021

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
515 - CAPITAL PROJECTS TX LEVY	2,010,005.61	887.51	9,019.96	887.51	887.51	2,000,098.14	2,010,893.12	-10,794.98
520 - EXTRA ORDINARY REPAIR	1,189,125.39	10,756.88	0.00	10,756.88	10,756.88	1,178,368.51	1,199,882.27	-21,513.76
525 - FIRE EQUIPMENT APPARATUS	1,936,213.86	577.27	0.00	577.27	577.27	1,935,636.59	1,936,791.13	-1,154.54
530 - ROAD EQUIPT REPLACEMENT	748,123.47	2,876.13	0.00	2,876.13	2,876.13	745,247.34	750,999.60	-5,752.26
760 - WATER UTILITY ENTERPRISE	1,814,757.60	70,742.64	33,845.53	-24,186.68	-24,186.68	1,900,028.07	1,790,570.92	109,457.15
770 - WASTE WATER FUND	1,803,303.75	55,985.91	29,331.09	50,972.78	50,972.78	1,728,013.01	1,854,276.53	-126,263.52
780 - CHURCHILL CO GOLF COURSE	1,112.90	0.28	0.00	0.28	0.28	1,112.62	1,113.18	-0.56
810 - SCHOLARSHIP ACTIVITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 - CCSD OPERATING	389,663.08	40,537.65	430,200.73	-349,125.43	-349,125.43	698,250.86	40,537.65	657,713.21
812 - CCSD DEBT SERVICE - T & A	285,752.57	4,245.06	289,997.63	-281,507.51	-281,507.51	563,015.02	4,245.06	558,769.96
813 - CCSD BUILDING- T&A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
814 - CCSD RESIDENTAL CONST TAX	10,692.00	4,455.00	16,038.00	4,455.00	4,455.00	-9,801.00	15,147.00	-24,948.00
815 - PROPERTY SALES PROCEEDS	246,072.07	0.00	0.00	0.00	0.00	246,072.07	246,072.07	0.00
820 - DEFERRED COMP PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
822 - LAH ENVIRONMENTAL ALL IAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
823 - SCHOLARSHIP TRUST FUND	25,448.59	1,806.26	-760.50	2,566.76	2,566.76	22,881.83	28,015.35	-5,133.52
825 - MOSQUITO ABATE DIST-T&A	95,134.39	44,528.39	139,662.78	-50,606.00	-50,606.00	101,212.00	44,528.39	56,683.61
831 - STATE OF NEVADA - T&A	212,152.42	81,851.80	243,250.87	54,695.02	54,695.02	-58,636.69	266,847.44	-325,484.13
832 - CITY OF FALLON- T&A	3,209.34	12,452.46	17,796.80	7,108.12	7,108.12	-16,351.24	10,317.46	-26,668.70
833 - ST FISH&GAME/WLDLIFE T&A	3,757.66	0.00	0.00	0.00	0.00	3,757.66	3,757.66	0.00
834 - TCID - T&A	21,169.44	9,088.50	30,257.94	-12,080.94	-12,080.94	24,161.88	9,088.50	15,073.38
835 - CTWD - T&A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
836 - RANGE IMPROV #2 - T & A	3,225.80	0.00	0.00	0.00	0.00	3,225.80	3,225.80	0.00
837 - RANGE IMPROV #3 - T & A	7,977.05	0.00	0.00	0.00	0.00	7,977.05	7,977.05	0.00
838 - CHILD SUPPORT TRUST T&A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
839 - JUSTICE COURT TRUST-T&A	143,926.17	40,917.00	3,685.00	37,232.00	37,232.00	106,694.17	181,158.17	-74,464.00
840 - RANGE IMPROV #6	202.88	0.00	202.88	-202.88	-202.88	405.76	0.00	405.76
841 - MISCELLANEOUS TRUST-T&A	21,492.04	138.00	165.00	-27.00	-27.00	21,519.04	21,465.04	54.00
842 - RECORDER TRUST T & A	101,609.79	0.00	0.00	0.00	0.00	101,609.79	101,609.79	0.00
846 - COURT CLERKS TRUST-T&A	30,951.58	1,120.00	500.00	620.00	620.00	30,331.58	31,571.58	-1,240.00
999 - POOLED CASH FUND	0.00	0.00	0.00	425,572.89	425,572.89	-851,145.78	* 425,572.89	-1,276,718.67

Report Total: 56,912,190.77 4,950,924.77 6,573,993.50 282,262.03 282,262.03 54,724,597.98 57,194,452.80 -2,469,854.82

56,768,897.91

* June 2021 (FY 21) payroll paid in July 2021 (FY 22).
Amount will be reflected in July 2020 bank reconciliation.

WELLS FARGO CHECKING - GENERAL COUNTY ACCOUNT			
BANK RECONCILIATION RECAP			
July-21			
BANK STATEMENT		TRIAL BALANCE	
06/30/2021 Ending Balance	\$13,903,101.28	06/30/2021 Ending Balance	\$13,835,656.93
Outstanding Checks/Debits	(107,534.30)	Outstanding Credits	200.00
Outstanding Deposits/Credits	40,289.95	Outstanding Debits	0.00
Adjusted Ending Balance	\$13,835,856.93	Adjusted Ending Balance	\$13,835,856.93

Prepared by:
 Erin A. Montalvo
 July 14, 2021



Churchill County Agenda Report

Item 19.

Date Submitted: July 28, 2021

Agenda Item #: Consent Items - F
Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners
From: Sherry Wideman, Comptroller
Subject Title: Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Consent Agenda as submitted

Discussion: A fund balance report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.

Alternatives: N/A


Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A


Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Reviewed By:



Jim R. Barbee, County Manager

Date: July 28, 2021



Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Date: July 28, 2021

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

- | | | |
|---------|-------|---------------|
| 1) None | _____ | Aye: 0 |
| 2) None | _____ | Nay: 0 |

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
100 - GENERAL FUND	9,623,273.64	319,537.06	1,244,706.19	8,698,104.51
101 - STABILIZATION OF OPERATN	1,778,024.14	0.00	0.00	1,778,024.14
201 - FORFEITURES-SEIZED ASSET	44,958.76	0.00	0.00	44,958.76
210 - ROAD FUND	1,658,038.60	57.96	61,055.07	1,597,041.49
211 - ROAD IMPACT FUND	940,090.13	2,300.00	0.00	942,390.13
220 - SOCIAL SERVICES	54,279.53	21,359.65	73,280.19	2,358.99
230 - COOPERATIVE EXTENSION	124,937.80	0.00	3,450.00	121,487.80
240 - PUBLIC LIBRARY	111,840.23	258.74	21,012.33	91,086.64
245 - PARKS AND RECREATION	304,798.51	58,736.92	35,274.97	328,260.46
246 - RESIDENT CONST TAX-PARKS	404,059.40	1,000.00	0.00	405,059.40
250 - CEMETERY BEAUTIFICATION	0.00	0.00	0.00	0.00
260 - INDIGENT DONATIONS/GIFTS	48,673.20	0.00	0.00	48,673.20
265 - AB 65 COURT FEE FUND	752,603.64	5,605.00	0.00	758,208.64
270 - LAW LIBRARY	88,223.71	790.00	0.00	89,013.71
280 - REGIONAL TRANSPORTATION	2,286,563.48	0.00	0.00	2,286,563.48
310 - TECHNOLOGY FEE	272,087.02	2,050.00	39,485.39	234,651.63
311 - E-911 SYSTEM FUND	217,157.48	1,148.63	0.00	218,306.11
320 - LIBRARY GIFT FUND	76,882.62	0.00	420.78	76,461.84
330 - RISK MANAGEMENT	643,486.96	0.00	0.00	643,486.96
340 - COMPENSATED ABSENCES	563,447.42	0.00	8,794.43	554,652.99
350 - UNEMPLOYMNT COMPENSATION	259,423.59	0.00	0.00	259,423.59
365 - RESTITUTION/GRAFFITI FND	57,770.05	5,077.31	3,108.36	59,739.00
367 - DISTRICT COURT SECURITY	11,846.77	1,020.00	1,150.79	11,715.98
370 - ADMIN ASSESSMENT FUND	20,895.56	2,805.00	0.00	23,700.56
380 - WATER RESOURCE FUND	304,337.75	9,828.00	0.00	314,165.75
385 - INFRASTRUCTURE TAX FUND	2,609,748.09	0.00	0.00	2,609,748.09
390 - RECREATION DONATIONS	55,324.00	0.00	0.00	55,324.00
391 - DOMESTIC VIOLENCE	405.00	320.00	0.00	725.00
393 - INDIG HOSPITAL CARE-MVA	300.00	0.00	0.00	300.00
394 - INDIGENT SERVICES	904,181.72	0.00	1,515.28	902,666.44
395 - PUBLIC TRANSIT	2,308,778.04	0.00	0.00	2,308,778.04
396 - SR CIT AD VALOREM LEVY	133,950.93	0.00	3,250.39	130,700.54
397 - ONE CENT FUEL EXCISE TAX	140,914.02	0.00	0.00	140,914.02
398 - FAIRGROUNDS SALE PROCEED	0.00	0.00	0.00	0.00
400 - COUNTY DEBT SERVICE	12,112,754.57	0.00	0.00	12,112,754.57
510 - BUILDING RESERVE	5,190,251.26	650.00	0.00	5,190,901.26
515 - CAPITAL PROJECTS TX LEVY	2,002,323.11	0.00	0.00	2,002,323.11
520 - EXTRA ORDINARY REPAIR	1,199,863.50	0.00	3,709.27	1,196,154.23
525 - FIRE EQUIPMENT APPARATUS	1,937,224.53	0.00	0.00	1,937,224.53
530 - ROAD EQUIPT REPLACEMENT	751,167.35	0.00	0.00	751,167.35
Report Total:	49,994,886.11	432,544.27	1,500,213.44	48,927,216.94



Churchill County Agenda Report

Item 20.

Date Submitted: July 28, 2021

Agenda Item #: Consent Items - G
Meeting Date Requested: August 5,
2021

To: Board of Churchill County Commissioners
From: Sherry Wideman, Comptroller
Subject Title: Consideration and possible action re: Quarterly Report of Churchill County's Economic Condition to the Department of Taxation for the quarter ending June 30, 2021.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Quarterly Report and note receipt in the Official Minutes of the meeting of the Board of County Commissioners.

Discussion: Provided for the board's review and consideration is the revised quarterly report that is prepared in accordance with the Nevada Administrative Code (NAC). This report has been revised by the Committee on Local Government Finance. The report must be submitted to the Department of Taxation within 45 days of completion of the prior quarter. A signed copy will be forwarded to the department in a timely basis.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Reviewed By:

Jim R. Barbee, County Manager

Date: July 28, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.



Churchill County Agenda Report

Date: July 28, 2021

Benjamin Shawcroft, Chief Deputy DA

Date: July 29, 2021

Sherry Wideman, Comptroller

Board Action Taken:

Motion:

1) None

Aye: 0

2) None

Nay: 0

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

QUESTIONS REGARDING ECONOMIC CONDITIONS

- Yes No Since the last filing:
1. Has any employer that accounts for 15 % or more of the employment in the area closed or significantly reduced operations since the previous report? If yes, please provide details on page 2.
 2. Has your entity experienced a cumulative increase or decrease of 10% or more in population or assessed valuation in the past two years? If yes, please provide details on page 2.
 3. Has there been any significant event(s) in the region which could affect your entity positively? If yes, please provide details on page 2.
 4. Has there been any significant event(s) in the region which could affect your entity negatively? If yes, please provide details on page 2.
 5. Has anything significant occurred which could affect your expected level of revenues? If yes, please provide details on page 2.

QUESTIONS REGARDING OPERATIONS

6. Has the ending fund balance in your general (principal operating) fund had an unexplained, unbudgeted, or unanticipated decline for the past two fiscal years? If yes, please provide details on page 2.
7. Has the entity entered into any new debt arrangements since the previous report? If yes, please provide details on page 2.
8. Has the entity borrowed money to pay for current operations? If yes, please provide details on page 2.
9. Has the entity made an interfund loan(s) to pay for current operations? If yes, please provide details on page 2.
10. Has the entity failed to pay timely any contributions to governmental agencies for the benefits of its employees, (for example, PERS, Workmen's Comp or Federal taxes)? If yes, please provide details on page 2.
11. Has the entity failed to make timely payments for debt service, to vendors or others? If yes, please provide details on page 2.
12. Has the entity augmented the appropriated expenses for any proprietary fund since the previous report? If yes, please provide details on page 2.

13. Cash and cash equivalents (unaudited) as of quarter ending June 30, 2021
(Enterprise Fund(s) Only)

	<u>Prior Year</u>	<u>Current Year</u>
	<u>\$21,670,211.17</u>	<u>\$22,739,273.17</u>

14. General Fund Ending Balance (unaudited) as of quarter ending June 30, 2021

	<u>Prior Year</u>	<u>Current Year</u>
	<u>\$ 4,574,457.33</u>	<u>\$ 11,551,377.25</u>

15. Cash and cash equivalents (unaudited) as of quarter ending June 30, 2021
(General Fund Only)

	<u>Prior Year</u>	<u>Current Year</u>
	<u>\$ 4,574,457.33</u>	<u>\$ 11,551,377.25</u>

5 _____

7.	Date	Type	Amount
	4/6/2021	Revenue Bond - Event Center	\$ 9,068,000
	5/6/2021	Revenue Bond -CC Comm	\$ 6,000,000

8.	Date	Lender	Amount
	_____	_____	_____
	_____	_____	_____

9.	Date	From Fund	To Fund	Amount
	_____	_____	_____	_____
	_____	_____	_____	_____

10-11. _____

12.	Date	Fund	Amount
	6/30/2021	CC Communications Telephone Fund	\$ 1,300,000
	6/30/2021	CC Communications Broadband Fund	\$ 1,300,000
	6/30/2021	CC Communications Long Distance	\$ 300,000

13-15. _____

PREPARED BY: Sherry Wideman, CPA Comptroller _____
 Name/Title Signature

PERSON SIGNING CERTIFIES ALL INFORMATION PROVIDED IS TRUE & CORRECT FOR THE PERIOD INDICATED.

REVIEWED BY: Jim Barbee, County Manager _____
 Name/Title Signature